

Bradpole Parish Council Report for the Bridport Area Neighbourhood Plan Environment & Heritage Working Group



This report identifies those sites within the Bradpole Civil Parish boundaries (including Pymore East) which Bradpole Parish Council considers worthy of consideration for inclusion in the Bridport Area Neighbourhood Plan (hereunder abbreviated to NP).

The [sites](#) are listed under category headings but there is some overlap between categories.

Reasons for the sites' inclusion are provided in *italics*.

This is the first step in the process, it will be for the NP team to advance the process by assessing the sites, contacting landowners, mapping and policy making etc.

This report deliberately limits itself to those areas of concern to the Environment & Heritage Group of the NP.

Other NP working groups have been set up to cover items such as Housing, Transport, Economy, Community Services, Education etc.

To make the best use of work already carried out by other bodies we have referred to the following documents:

- NDDC Neighbourhood Planning Guidance. Prepared by N.Dorset but provides some useful national policy information.
- Bothenhampton, Bradpole & Walditch Conservation Area Appraisal 2007. This lists some important sites within Bradpole.
- NP planning advice notes.
- Bradpole Parish Plan 2011.
- 2015 Adopted Local Plan.

BRADPOLE & PYMORE

Bradpole Civil Parish lies to the northeast of Bridport bounded by the River Brit to the west and the Rivers Asker & Mangerton, together with the A 35 road, to the East. Hilltops, which are a typical feature of the surrounding area, are to be seen to the west and the east of the Parish.

To the north there is a large tract of hedged farmland with no particular features other than a couple of footpaths, a stretch of river and extensive countryside views.

The Civil Parish of Bradpole is within a designated Area of Outstanding Natural Beauty (AONB).

The historic village of Bradpole is a Conservation Area.



The village of Pymore is bisected by the River Brit. Buildings on the eastern side of the river fall within Bradpole Civil Parish.

During the 18th century Pymore had developed as a rope, twine and sail making centre supported by the growing of flax and hemp in surrounding fields. During the mid-20th century this industry ceased in Pymore and in due course the redundant buildings were converted into dwellings. There is a partly developed designated light industrial area.



The village is once again an individual settlement within the Civil Parishes of Bradpole (east of the river) and Allington (west of the river).

The importance of the local environment was reflected in the 2011 Bradpole Parish Plan:

"The existing open spaces and rural areas and the existing conservation area are an asset to the Parish and should be safeguarded."

SITE CATEGORIES

GREEN SPACES

Examples: outdoor recreation areas, amenity green spaces, private gardens, allotments, green corridors, spaces that maintain the rural character of the village/parish, cycle routes and other rights of way.

Parish Council owned land:
(No planning permissions held)

Gore Cross Green (c1 h.a.), between the A 3066 and Hemlets Close, Bradpole.



A flat, fence-enclosed recreational field used by local residents. Bradpole Parish Council is gradually adding to and improving the leisure facilities thereon in line with the aspirations of the 2011 Parish Plan. The field also acts as an open gap between the residential area, the A 3066 and the Gore Cross Industrial estate.

Pageants Field (0.33h.a.), Pageants Close, Bradpole



An amenity field within the residential estate. There is an equipped children's play area. There are badger setts around the partly hedged perimeter.

The Gore. Off of Townsend Way.



A green artery path through the residential estate.

Railway Gardens, Railway Crossing and Allotments. Caley Way, Bradpole.



An small linear amenity area, adjacent to housing, with seating following the line of the old railway, complete with level crossing gates which are maintained by the Parish Council. There are also 4 Parish Council owned allotments.

WDDC owned land

An small (< 0.3 h.a.) enclosed area to the S.W. of Higher Street behind a new rank of “cottages” in the centre of the village Conservation Area.

The developer of the new houses, in agreement with WDDC, is creating a wildlife area with the planting of native trees and wildlife-attractive flora etc.

Privately owned land:

(not thought to have planning permission)

A green enclosure in the centre of the village at the junction of Middle Street & Caley Way.

Enhances the rural character of Bradpole village within the conservation area.

Recreational land at The Sir John Colfox Academy.

An important sports and recreational area for the academy.

Recreational land at St Catherine’s Primary School, Pymore Road.

An important sports and recreational area for the primary school.

The valleys of the Rivers Asker & Brit

Important green corridors.

The River Brit contributes to the character of [Pymore](#) village particularly as it was used to power the local mills.



The valley of the River Asker, known locally as “Happy Island”, is well utilised as a recreational area by local residents living adjacent to this land and by those from the wider Bridport area. See also under [Cycle routes](#) and other rights of way.



The Asker valley in this part is privately owned in separate parcels. See also below under [“Landscape Features”](#) and [“Wildlife Areas”](#).

GREEN SPACES (cont)

Cycle routes and other rights of way (*protected under other areas of the law but worthy of note*)

The Trailway between Bradpole & Bridport.

A recently opened way used by cyclist, pedestrians, etc. across privately owned land.



Several footpaths cross both the built up areas and the open spaces within the Civil Parish. These are listed by Dorset C.C. as: W6/2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 16, 17, 18, 20, 21, 22, 23, 25, 26, 27, 29.

All of these paths are important liaisons across the Civil Parish and with neighbouring settlements.

In particular the following are enhanced by the Green environment through which they pass;

W6/2, 3, 26, follows the Mangerton River along the Parish boundary and offer good views.

W6/7 provides views across the old village of Bradpole.

W6/9 part of the long distance Monarch's Way footpath . The path, together with the field over which it passes, is important to local residents providing a public access across private land to the Asker valley and offering extensive views of the neighbouring hills, & landscape towards the Jurassic Coast.

W6/20, 21, 22 footpaths around Watton Hill with corresponding views.

OPEN GAPS

Examples: open areas that identify Bradpole and /or Pymore from other settlements

Land alongside Pymore Road to the west of The Sir John Colfox Academy and the Gore Cross industrial estate.

Although within Bradpole Civil Parish this strip offers an open gap which helps to identify Pymore as a separate settlement.

Land to the south of Pymore between the River Brit and along Pymore Road.

Provides an Open Gap separating the settlement of Pymore from that of Bridport.

RURAL VIEWS

Examples; hilltops, river views, meadows.



View from Watton Hill towards upper Lee lane and the countryside beyond

Hilltops: Watton Hill, & Barrow Hill with its prominent burial mound .

Privately owned, the hilltops and views thereof from within and around Bradpole enhance the character of both Bradpole and the larger Bridport area. The burial mound is important to the historic setting of the village.

SPECIAL LANDSCAPE FEATURES

Examples: rivers and their banks, floodplains, stands of trees, woodlands, orchards.



The River Asker, together with its tributary the Mangerton River, flows through the Civil Parish.

The rivers, banks and active floodplains are important landscape features. See also under "[Wildlife Areas](#)" & "[Green Spaces](#)"

The River Brit forms the western boundary to the civil parish and enters Bridport at the southern end.

The river, riverbanks and reed beds are important landscape features and particularly enhance the character of [Pymore](#).

Barrow Hill.

A prominent burial mound, privately owned.

Watton Hill

The privately owned woodland on top of Watton Hill enhances the particular character of the area.

[Bradpole Conservation Area](#) has a number tree groups particularly at the privately owned St James Nursing Home.



WILDLIFE AREAS

Examples: areas of biodiversity, rivers and their valleys.

River Asker.

The river, banks, private gardens and floodplain constitute a wildlife corridor. The area is referred to in the 2015 Local Plan section 13.4.

River Brit.

A wildlife corridor frequented by otters.

Woodlands atop Watton Hill.



Badgers, Deer etc. live in and visit this area of woodland.

HERITAGE SITES

Examples: Church, churchyard/cemetery, heritage/historic buildings, old railway corridor/features, old bridges, rural & agricultural buildings.

The centre of [Bradpole](#) village is a Conservation Area.

A Conservation Appraisal was undertaken in 2007 and is available at <https://www.dorsetforyou.com/conservation/west>

HERITAGE SITES (cont)

The following introduction taken from the Appraisal highlights the importance of the buildings and structures within the Conservation area:

“Bradpole

The particular qualities of the whole Conservation Area are:

- An attractive wider setting, within the Dorset AONB, with low rounded hills and hedges to the north and east and a wide green corridor along the river to the east and SE;
- Important individual trees and tree groups within the village, particularly in the grounds of St James' Nursing Home and on the lower part of Higher Street;
- A reasonably intact historic plan focused on the raised churchyard and a rectangle of lanes;
- **Ten Listed Building entries**, including a spired Victorian Parish Church, table tombs and two large gentry houses;
- **Seventeen unlisted buildings** or groups of character and quality and/or of group and townscape value, including the former school, Forster Memorial Institute, two large gentry houses and a number of C19 cottages and terraced houses;
- Several coherent groups of good quality buildings, linked by stone walls, hedges and trees;
- Attractive details, such as distinctive local building materials (Inferior Oolite, Forest Marble and brick clays), stone walls, pavements, cast iron railings and gates and plaques.”

Amongst the ten Grade II listed buildings the Conservation Appraisal identifies these key sites :

- **Holy Trinity Parish Church**, showing various Victorian rebuildings and extensions: a main body of 1845-6, a spire of 1863 and a 1897 NE chapel and vestry by C E Ponting; some attractive interior fittings and, externally, a good grouping of building elements that shows up well across the village;



- **Myrtle House**, a handsome, large presence in Higher Street, thatched and with some refined late C18 details; good stone boundary wall and gate piers.
- **Home Farmhouse**, another major element, with a symmetrical front and bracketed door canopy, iron railings,
- **The Old Vicarage**, c. 1845 Tudor revival with sashes under drip moulds, quality ashlar front and arched gateway; conspicuous from the churchyard and in upper part of Higher Street;
- **Lynn Cottage**, 1815 commemorative date stone.

All 10 listed buildings are, of course, important village features.

Amongst the important unlisted buildings:

The Forster Memorial Institute,



Apart from its heritage interest this hall is used by the community as the Village Hall. Owned and managed by a Trust.

The whole group of buildings 1-5 Higher Street, Alexandria, Cairo, Village Hall and Old Vicarage are important as a coherent group, as are the cottages looking down Middle Street from the churchyard. (a view used on the cover of the conservation area appraisal). The high pavements at Village Road/Middle Street and the high wall to the churchyard with the war memorial are features particular to the character of the village.

HERITAGE SITES (cont)

Other individual and grouped properties of character within the conservation area are to be found in the 2007 Conservation Appraisal (pages 25 ~33) together with reasons for their inclusion.

NOTE: The Appraisal did conclude that in the past some insensitive alterations and extensions within the Conservation Area had resulted in loss of detail on several unlisted buildings of quality and group value.

We consider that to protect the historic character of the village this should be avoided in the future.

Beyond the conservation area:

King Charles II Stone and a grass verge at the junction of Lee Lane and the A 35.

A stone memorial erected in 1901 to commemorate the 350th anniversary of King Charles II "escape" via the route now known as "The Monarch's Way"



[Railway Crossing Gates](#) at Caley Way / Trinity Way, Bradpole.

A pair of railway crossing gates owned maintained as a heritage site by Bradpole Parish Council.

Sheep Wash on Lee Lane Bradpole.

An agricultural construction which is a heritage site from Bradpole's past.

3 old bridges across the [River Asker](#).

One at Lee lane adjacent to the Sheep Wash, and two along the river valley to the south one of which carries the Monarch's Way Footpath across the river.

[Burial mound at Barrow Hill](#).

Landscape feature.

Pymore (east), there are a number of grade 2 listed privately owned buildings including:

The Manager's House at Pymore Mills

Bridge to the Managers' office at Pymore Mills.

Raw Materials Store & Ropery Warehouse at Pymore Mills

Pymore Inn, being the only public house within the Bradpole Civil parish

GENERAL COMMENTS

We are not aware of any current planning permissions on the sites detailed in this report.

We do not believe that any of the land referred to in this report has been allocated for development in the 2015 Local Plan.

Other than the protection afforded by AONB and [Conservation Area](#) status we are not aware of any other protection having been registered for these sites.

This report has been produced by Parish Councillors at no cost to Bradpole Parish Council. As such, certain detailed information regarding land ownership (searches etc.), plot sizes, maps, wildlife area studies etc. has not been included.

Approved by Bradpole Parish Council
3rd March 2016

[Return to beginning](#)