

Application Number:	P/LBC/2026/02523
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Keynston Mill Lane Bridge Tarrant Keyneston
Proposal:	Take down the partially collapsed masonry arch and replace with a reinforced concrete arch (underneath the track) / reinforced masonry underneath the building wall.
Applicant name:	Dorset Council Jack Wiltshire
Agent	James Statham – Dorset Council
Case Officer:	Sarah Baines
Ward	Cranborne Chase
Parish council	Tarrant Keyneston
Ward Member(s):	Cllr Brown
Publicity expiry date	13.6.26
Officer site visit dates	2.9.26 & 24.9.26
Decision due	9.7.26

- Reason application is going to committee:** The subject bridge is owned by Dorset Council.
- Summary of recommendation:**
GRANT listed building consent subject to conditions as set out in section **18** of this report.
- Reason for the recommendation:**
The proposed work is necessary and will preserve and enhance the historic fabric of the listed bridge by keeping it safe for users and safeguarding the attached Mill Building. It is not considered to result in any harm to the listed building.

4. Key planning issues

This must include all those headings which will then be discussed in full in the Planning Assessment section 15

Issue	Conclusion
Principle of development	Regard given to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation.

Issue	Conclusion
Scale, design, impact on character and appearance	The work will preserve the historic fabric of the bridge. No harm on the character and appearance of the listed building.
Impact on the living conditions of the occupants and neighbouring properties	Will safeguard structural integrity if listed mill building
Impact on landscape or heritage assets	No harm to the architectural and historical significance of the heritage asset. No harm to the character of the surrounding landscape.
Highway impacts, safety, access and parking	Necessary work for the bridge to remain safe for all users of the highway. The footpath is currently closed for safety reasons and whilst the work is being undertaken.
Impact on trees	No impact on trees.
Biodiversity	Mill Structure supports large bat roost. Mill leat supports fish species. Aquatic invertebrates, voles and grass snake. Mitigations measures are however in place during the works including supervision of dam installation.
EIA (if relevant)	No work to remove or prune vegetation or scrub should be carried out within the fish passage period. A member of the Natural Environment Team will be present when the works to underpin the mill wall takes place to monitor bat disturbance.

5. Description of site

- Tarrant Keyneston Mill is located at grid reference 391445.00 103492.00. The mill is located at the end of the class D trackway known as Keyneston Mill Lane. The footbridge provides access to the River Stour and forms part of the Stour Valley Way ref E22/14.

- The footbridge forms the masonry arch that spans the mill race/leat that feeds Tarrant Keyneston Mill. The footbridge is grade II listed - ref 1304079 and is early 19th Century. The footbridge is attached to the C19 undershot wheelhouse at the western end of the mill building and directly supports the front elevation of the wheelhouse and mill building. Although not mentioned in the list description, the footbridge is an ancillary structure in the curtilage of the listed building and forms part of the listing. The Mill building and footbridge are not located in the conservation area.
- The bridge arch is segmental, with a relatively flat profile. The arch is constructed of two half brick rings in stretcher bond. The arch's abutments are brickwork and spring from the front wall of the Mill building. Beyond the downstream abutments are stone training walls.
- The downstream headwall is of brick masonry construction with a layer of render atop in a curved profile. A second smaller arch is visible in the brickwork and runs parallel to the main arch. The smaller arch has been blocked off with concrete blocks. Condition unknown.
- The River Stour feeds into the mill race upstream, flows under the mill into the mill pond and back into the River Stour downstream.

6. Description of development

- The masonry arch has partially collapsed, likely due to regular flood water and debris washing through the wheelhouse from the River Stour. The collapse is affecting the main mill building wall, which the bridge supports, and having lost some support, is now trying to span the leat by arching up. Diagonal cracking within the mill wall is evident and urgent repair of the bridge arch is required to prevent any further damage or loss of significant fabric to the bridge and main mill building.
- Due to the condition of the arch, it is not possible to repair it in situ. Urgent remediation action is required to take down and stabilise the masonry arch that spans the mill race. The arch has several defects, and the following work requires listed building consent:
 - Dismantle and rebuild the arch over the highway
 - Install concealed concrete backing above brickwork arch and stainless steel bed joint reinforcement in the horizontal brick joints above the arch using lime mortar, where reconstructed.
 - Take down and reconstruct the downstream headwall where it has been damaged by vegetation
- Planning permission is not required to take down and rebuild the footbridge.
- Temporary propping to support the failed arch and mill wall are deemed urgent for structural and public safety reasons as set out in the Design and Access Statement and do not require listed building consent.

7. Background and relevant planning history

- P/PAP/2026/00211 – pre-application enquiry for the repair of the masonry bridge that spans the mill race at grade II Keyneston Mill.

8. List of constraints

LB - Grade: II Listed Building: KEYNESTON MILL List Entry: 1304079

LP - North Dorset Local Plan Part 1 (2011-2031); Adopted; Outside settlement boundaries (countryside); Policy 2

PROW - Right of Way: Footpath E22/14

DESI - Area of Outstanding Natural Beauty (AONB): Cranborne Chase & West Wiltshire Downs boundary

EA - Flood Zone FZ3

9. Consultations

All consultee responses can be viewed in full on the website.

- **Spetisbury Parish Council** - The Parish Council fully supports this application.
- **Ramblers Association** – no objection to the proposed works which are clearly necessary. Would like to be consulted regarding the public right of way during the works as it forms part of the Stour Valley Way.
- **South Tarrant Valley Parish Council** – no comments
- **DC Rights of Way Officer** - There is already a RoW closure in place which runs until 2nd September 2026. If the works over run, another closure will be required. The Stour Valley Way is also diverted due to this issue.
- **Historic England** - Historic England has no objection to the application on heritage grounds provided that the need for a concrete backing is demonstrated via a structural assessment and that the impact of introducing concrete into the brick structure is carefully considered. Your authority should take these representations into account in determining the application.

Representations received

Total - objections	Total - No objections	Total - comments
0	0	0

10. Duties

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - sets out the duty to 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 when considering whether to grant listed building consent.

Section 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty) when making any decision which affects such land.

11. Material Considerations

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework 2024 (as amended 2025)

Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 200 states that: *"any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification"*. Paragraph 212 says that when considering designated heritage assets, 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. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 66 'Conserving and Enhancing the Historic Environment' includes a general duty to 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'*

- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, 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. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

- Dorset AONB Landscape Character Assessment - Chalk River Valley – Stour tributary valley – Type 5

12. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

13. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. There are no identified impacts on person with protected characteristics.

14. Public Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Works and repairs to the listed footbridge bridge and mill	Preserve designated heritage asset and road safety

What	Amount / value

15. Planning Assessment

Principle of development –

Policy 5 of the Local Plan states that any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation. For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance.

Para 212 & 213 of the NPPF requires that 'great weight' be given to the asset's conservation and that any harm to the significance of the heritage asset should require clear and convincing justification. Para 138 of Historic England's Conservation Principles advocates that new work should aspire to a quality of design and execution which may be valued now and in the future.

Impact on the heritage asset

- **Dismantle and rebuild the arch over the highway** - the reconstruction of the arch in brick would align with conservation principles for the repair of historic buildings including the retention of historic fabric and keeping change to a minimum in order to preserve character and significance.
- **Structural support:** further support is recommended between the arches using reinforced cement and stainless-steel bed joints to protect the structure from future flood and vehicular use. The backing has to be concrete to have sufficient strength and lifespan to make the repair viable.

Officers have given consideration to Historic England's concerns of using cement and the potential for damage to historic brickwork from trapped moisture, and recommend a condition, to include a breathable barrier between the two materials to encourage the movement of moisture away from historic brickwork. Conditions recommended to agree samples of new brickwork, mortar mix and finish on site prior to reconstruction of the arch as well as a record (level 2) during the works to dismantle the arch to better inform reconstruction and the historic record of the mill.

Clear and convincing justifications as safety reasons for the works have been provided. As such, it is understood that the use of concrete is necessary. The work is not considered to harm the significance of the listed building but will preserve the overall structure and continued use of the public right of way.

- **Repairs to the headwall** - seek minimal intervention and retention where possible. A condition is recommended to confirm method of works and finish if taken down and reconstruction deemed necessary prior to the headwall being taken down.
- **Summary** - The proposal would result in no harm to the historic significance of the building.

16. Environmental implications

Bats

As bats could be utilising the space beneath the footbridge for feeding and mitigation is required so that the works are undertaken in a manner that reduces the impacts to bats. As such, a member of the Natural Environment Team will be present when the works to take down the arch takes place. They will supervise the careful removal by hand of the dislodged blocks as well as the underpinning works to the mill wall to monitor bat disturbance. If a bat is found it will be placed into a bat box or suitable container.

Fish and invertebrates

The leat likely supports aquatic invertebrates including the invasive North American signal crayfish. Also, Stickleback, the eggs of the Bullhead *Cottus Perifretum* were also recorded in the leat under a brick. Atlantic Salmon, Brown Trout and European Eel could be using the space under the bridge. As such a series of measures is recommended to mitigate contamination and damage to habitats and spread of invasive species. Any fish that get stuck in the dammed area will be moved with a net and bucket to outside of dammed area into the watercourse. A member of the Natural Environment Team will also be present when the works to install the dam takes place. The works should be undertaken outside the period between 1 October and 14 March and avoid disrupting fish passage to spawning grounds.

European water vole

As voles could use the leat to commute beneath the bridge and in the future for feeding and mitigation is required so that the works are undertaken in a manner that reduces the impacts to the water vole. As such, a member of the Natural Environment Team will be present when the works to install the dam takes place.

Reptiles

There is limited potential for grass snake in the leat. A minimal area will be taken up with the works footprint.

Nesting birds

There was no evidence of nesting birds however, habitat suitable for nesting is present within the surrounding area of the bridge. The proposed works do not have the potential to impact protected or nesting birds.

17. Summary of issues and the planning balance

The proposal would not lead to harm to the historic fabric, character or setting of the listed building.

18. Recommendation

Grant listed building consent subject to the following conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan
 - Existing and proposed plans BS2171-706-01
 - Temporary propping BS2171-703-01
3. The works hereby permitted shall be carried out in accordance with the following approved documents:
 - Design, access and heritage statement – April 2026
4. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the Bridge Ecology and Biodiversity Mitigation Report, conducted by the Dorset Council Natural Environment Team on 8/06/26, must be strictly adhered to during the carrying out of the works.

The works hereby approved must not be first brought into use unless and until:

- i) the mitigation, compensation and enhancement measures detailed in the Bridge Ecology and Biodiversity Mitigation Report have been completed in full, in accordance with any specified timetable.
- ii) evidence of compliance, including photographic evidence, in accordance with section B of the Bridge Ecology and Biodiversity Mitigation Report has been supplied to the Local Planning Authority. The development shall subsequently be implemented entirely in accordance with the Bridge Ecology and Biodiversity Mitigation Report and thereafter the approved

mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

5. During the works to take down the arch, a historic record of the arch shall be made and submitted to and agreed in writing with the Local Planning Authority. This record shall include, amongst other relevant details, photographs and description of the construction of the arch.

Reason: To ensure that an adequate record is made in the interests of historic information.

6. Prior to the commencement of work to the brick wall and arch, a sample panel of brickwork for both areas shall be constructed on site and shall be inspected and approved in writing by the Local Planning Authority. The sample panel shall be approximately 2 square meters in size. Once approved the panel shall remain on site until the completion of works and brickwork shall be constructed to match the approved sample panel.

Reason: For the avoidance of doubt and the interests of preserving the character and appearance of the listed building.

7. Prior to works to the headwall, a method statement/ schedule of works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a full and detailed specification of all materials and finishes to be used in the works. The development shall be carried out only in accordance with the approved method statement/ schedule of works.

Reason: To preserve the special architectural and historic interest of the listed building.

8. Prior to the reconstruction of the arch, details of a breathable backing to be installed between the concrete and brickwork for the protection of historic brickwork and shall be submitted and agreed in writing by the Local Planning Authority. Thereafter the scheme shall be completed in accordance with the agreed scheme.

Reason: To protect the retained historic buildings(s) from deterioration by adverse weather conditions.

Informative:

Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

Case Officer: Sarah Baines

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.