

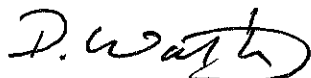
West Dorset District Council

**Historic Environment Assessment
of Land North and South-East of Dorchester**

West Dorset District Council

Historic Environment Assessment of Land North and South-East of Dorchester

Approved

A handwritten signature in black ink, appearing to read 'D. Watkins', enclosed within a circular scribble.

Dominic Watkins

Position

Director

Date

17th June 2013

Revision

Final

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- Rohan Torkildsen – Historic Environment Planning Adviser, English Heritage

The CBA Consultant Team comprised:

- Dominic Watkins – Project Director
- Emma Clarke – Heritage Assessor
- Daniel Bray/Rosie Marston – GIS Support

Chris Blandford Associates
June 2013

1.0 INTRODUCTION

1.1 Background

1.1.1 Dorchester is situated in the west of Dorset north of Weymouth (see **Figure 1**). It is the largest town in the District and has been the County town since 1305. Dorchester has a strong settlement history, dating back to the prehistoric period, where settlement was focused on Maiden Castle (an Iron Age hillfort to the southwest of the town). The Romans inhabited and walled the town around AD 70, naming it Durnovaria. Steady growth followed throughout the Medieval and Post-Medieval periods, however, Dorchester remained a compact town within the boundaries of the old town walls until the latter part of the 19th century. More recent settlement history is evident in the new 'urban village' of Poundbury founded in 1993 that forms the western extension of the town.

1.1.2 West Dorset District Council is currently in the process of preparing a new Local Plan jointly with Weymouth and Portland Borough Council. Feedback from consultation on the pre-submission draft Local Plan that took place during June/July 2012 included significant concerns about proposed development site allocations in Sherbourne, Beaminster and Crossways.

1.1.3 As a result, the Council undertook additional consultation between 31 January and 14 March 2013 on an alternative strategy for the distribution of development in West Dorset, involving the addition of a site on Land South-East of Dorchester (Proposed Policy DOR 11) to provide around 1,000 homes and 3ha of employment land. Feedback from the additional consultation highlighted heritage and cultural matters as a prime issue in the consideration of the soundness of Policy DOR 11.

1.1.4 A mixed use development of approximately 1,500 dwellings and 7 ha of employment land on Land North of Dorchester is also being promoted by developers. This site has also been subject to consultation as part of the Local Plan process.

1.2 Purpose of the Study

1.2.1 In April 2013, West Dorset District Council commissioned Chris Blandford Associates (CBA) to undertake a Historic Environment Assessment of Land North and South-East of Dorchester. The aim the Assessment is to provide advice on the heritage and cultural implications of the two Sites as part of the technical evidence base for the Local Plan.

1.2.2 The key objectives of the study are to:

- Review and map designated and undesignated heritage assets.
- Review and define, where practicable, the settings and visual relationships/intervisibility of designated heritage assets.
- Identify archaeological significance and potential.
- Review the character of the historic landscape and evaluate its sensitivity to change.
- Evaluate the capacity of the historic environment to accommodate development on the identified Sites.

1.2.3 See the glossary in **Appendix B** for definitions of the key terms used throughout this study.

1.3 Scope of the Study

1.3.1 The boundaries of the North of Dorchester and South-East of Dorchester development Site options are shown on see **Figure 2**.

1.3.2 As agreed with the steering group, the core Study Area for the assessment extends to 1500m around the boundary of each Site to allow for consideration of impacts on the setting of heritage assets in the surrounding landscape (see **Figure 2**).

1.3.3 In addition, the assessment also considers the potential for impacts from development of the Sites on two key designated heritage assets beyond the core Study Area as shown on **Figure 1** - Maiden Castle (a Scheduled Monument) and Hardy's Monument (a Listed Building). Both of these heritage assets fall within the theoretical Zone of Visual Influence (ZVI) of two and three storey development modelled in respect of both Sites by West Dorset District Council (the ZVI mapping is included in **Appendix E**).

1.4 Planning Policy Context

National Planning Policy Framework

1.4.1 The National Planning Policy Framework (NPPF) published in March 2012 supersedes Planning Policy Statement 5: Planning for the Historic Environment as Government Policy on the management of change to the historic environment in England. Section 12 sets out the Government's policies and principles on conserving and enhancing the historic environment through the planning process.

1.4.2 With regards to plan-making, NPPF 126 states:

'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most

at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- the desirability of new development making a positive contribution to local character and distinctiveness, and
- opportunities to draw on the contribution made by the historic environment to the character of a place.'

1.4.3 NPPF 129 states:

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

1.4.4 With respect to designated heritage assets, NPPF 132 states:

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

1.4.5 With respect to non-designated heritage assets, NPPF 135 states:

'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 affect directly or indirectly 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.'

1.4.6 With respect to the setting of heritage assets, NPPF 137 states:

'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 or better reveal the significance of the asset should be treated favourably.'

Local Plan

West Dorset Local Plan (Adopted 2006)

1.4.7 The saved policies of the adopted West Dorset Local Plan related to protection of the historic environment are:

- SA16 - Historic Parks and Gardens of International and National Importance
- SA17 - Historic Parks and Gardens of Regional and County Importance
- SA18 - Demolition of Listed Buildings
- SA19 - Alterations, Extensions and Changes of Use of Listed Buildings
- SA20 - Settings of Listed Buildings
- SA21 - Protection of Character or Appearance of Conservation Areas
- SA22 - Demolition within a Conservation Area
- SA23 - Sites of National Archaeological Significance
- SA24 - Sites of Regional or County Archaeological Significance

West Dorset, Weymouth & Portland Local Plan

1.4.8 The pre-submission draft of the West Dorset, Weymouth & Portland Local Plan sets out the Councils' proposed planning policies for the historic environment, which will supersede the saved policies from the 2006 Local Plan once adopted.

1.4.9 The Councils' strategic approach to the historic environment is set out in Section 2.1.1 of the draft Local Plan, which states:

'High priority will be given to protecting and enhancing the area's built heritage and archaeological sites and sites and features – including its Listed Buildings and Conservation Areas, and other features with local historic or cultural associations, particularly where it contributes to the area's local distinctiveness.

Much of the area retains strong links with its past heritage, providing a sense of continuity and local identity and pride. This includes a rich historic and built heritage largely protected through Listed Building and Conservation Area status. There is also a multitude of archaeological sites and features. There are also cultural associations with some of these places through the works of authors such as Thomas Hardy, William Barnes and Jane Austen and painters such as Fra Newbery. These heritage assets cannot be readily replaced, and provide wide social, cultural and economic benefits.'

1.4.10 Section 2.3.3 states:

'Where development is likely to impact on a built heritage asset, a statement of heritage significance must be submitted with the application. This should normally include:

- *Reference to the Dorset Historic Environment Record*
- *Information on the purpose of works/justification for the development*
- *A description of the built heritage asset and its setting, including its historical context and evolution (identifying any key phases when additions or alterations*

have taken place). Where there is evidence of deliberate neglect of or damage to a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision.

- *An assessment of its overall significance, and the significance of the particular element(s) affected by the proposal, identifying the degree of harm if any.*

Proposals that would make a positive contribution to, or better reveal the significance of a heritage asset will be encouraged.

1.4.11 Policy ENV 4 provides the basis for decision-making with regards to development proposals that may affect aspects of the historic environment:

'ENV 4 – BUILT HERITAGE AND ARCHAEOLOGICAL REMAINS:

i) The area's built heritage and archaeological remains will be protected from adverse development. The level of protection afforded will reflect the level of significance of that asset and the contribution it makes to local character and sense of place. There will be a general presumption in favour of preservation.

ii) Opportunities should be taken to enhance the area's built heritage where possible.

iii) Where nationally important archaeological remains and their settings are affected by proposed development, there will be a presumption in favour of their physical preservation. Development will not be permitted which would have an adverse effect upon the remains and their settings. The level of protection afforded to sites of county or regional archaeological importance will depend upon:

- *The intrinsic importance of the remains and their settings;*
- *The need for the development and availability of alternative sites;*
- *The opportunities for mitigating measures and whether the remains are preserved in situ;*
- *The potential benefits, particularly to education, recreation and tourism.*

Adequate provision must be made for preserving any archaeological remains, either in situ or by record.

iv) Proposals for development within a Conservation Area, or outside but which would affect its setting or the views into or out of the area, will not be permitted unless they preserve or enhance the character or appearance of the Conservation Area. Adverse impacts on buildings, open spaces (including garden areas and the setting of Important Local Buildings), views or features (including trees, walls and architectural features such as windows, doors, chimneys, porches, fireplaces, staircases and ironmongery) which make a positive contribution to the character or appearance of the area, will not normally be permitted.

v) Alterations or additions to, or change of use of, a Listed Building will not be permitted if they are likely to have an adverse effect on the historic or architectural special features, character or integrity of the building. The original plan form, roof construction, interior and exterior features must be retained where practicable. The replacement of doors, windows and other features with those constructed of non-traditional materials or of a non-traditional design to the building will not normally be permitted. Development that adversely affects the setting of a Listed Building will not be permitted.

vi) The total or substantial demolition of a Listed Building will be wholly exceptional. Permission will not be granted for the total or substantial demolition of an Important

Local Building or an unlisted building that singularly or collectively makes a positive contribution to the character of a conservation area, unless:

- *all reasonable steps have been taken to retain the benefits of that asset for the local community, and*
- *its redevelopment will produce substantial planning benefits, including economic regeneration or environmental enhancement.*

Measures must be taken during demolition and building works to ensure structural stability of retained parts and adjoining structures. Adequate provision must be made for appropriate recording and interpretation.

2.0 METHODOLOGY

2.1 General Approach

2.1.1 Approaches to assessing the historic environment's capacity to accommodate change are evolving. In the absence of a published methodology, the general approach is based on current best practice such as the Historic Environment Assessment of Yeovil Periphery undertaken by CBA for South Somerset District Council in 2010 updated to reflect the NPPF and English Heritage Guidance on the Setting of Heritage Assets.

2.1.2 In overview, the study comprised the following main elements of work:

1. Desk-Based Studies
2. Field Survey
3. Assessment and Evaluation

2.2 Desk-Based Studies

2.2.1 The initial stage of the study involved desk-based studies to bring together existing information about the nature of the rich historic environment around Dorchester. A range of primary and secondary documentary sources were collated, alongside digital data. The following sources were consulted:

- Dorset County Council Historic Environment Record (HER), comprising a database of all recorded archaeological sites, findspots and archaeological events within the county.
- Dorset County Council Historic Landscape Characterisation (HLC), comprising a record of historic character types throughout the county and strategies for its management.
- National heritage datasets, including the National Monuments Record (NMR), Parks and Gardens UK, Images of England, MAGIC¹.
- Ordnance Survey maps.
- Local Historic Environment datasets, including Important Local Buildings².

2.2.2 A critical review of each aspect of existing data, documents and records was then undertaken under the following key themes:

Historic Landscapes

2.2.3 The Dorset Historic Landscape Characterisation (HLC) project classifies the current landscape into a series of different historic landscape character types (for example 'Enclosed, planned enclosure') based on analysis of historical maps. As part of the desk-study phase, the HLC data

¹ <http://magic.defra.gov.uk/>

² Detailed list of Important Local Buildings not available.

(see **Figure 4**) and the relevant HLC type descriptions (see **Appendix F**) within the Study Area were reviewed.

Recorded Archaeology

2.2.4 The Dorset Historic Environment Records (HER) provided a key data sources for this study, detailing descriptions of fully excavated sites and known archaeological features within the Study Area. Archaeology provided one of the greatest challenges in terms of describing and evaluating the historic environment, particularly in terms of buried archaeology. This is predominately due to the fact the data is not complete, nor can it be made complete through survey and analysis. Instead, the process focussed on understanding the archaeological potential of an area and the character of that potential. Structured queries of the HER were undertaken to produce an overview map (see **Figure 6**) of the key archaeological sites and features within the Study Area. These were categorised according to different epochs, as follows:

- Prehistoric (up to and including Iron Age)
- Roman and Anglo-Saxon (43AD – 1066)
- Medieval/Post-Medieval (1066-1799)
- Modern (Post 1800)
- Unknown Age/Origin.

2.2.5 The type of monument was also noted for each record (for example barrow, ditch, henge, field boundary, see **Appendix C**).

Heritage Assets

2.2.6 The Study Area is particularly rich in designated and non-designated heritage assets. The location of Registered Parks and Gardens, Conservation Areas, Listed Buildings, Scheduled Monuments and Important Local Buildings within the Study Area were mapped and accompanying descriptions reviewed (where available).

2.3 Field Survey

2.3.1 A field visit was undertaken in April 2013 to assess the settings of designated heritage assets located within the Study Area.

2.3.2 The general approach to defining the settings of designated heritage assets is based on the English Heritage Guidance on the Setting of Heritage Assets, which defines ‘setting’ as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed 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’.

2.3.3 The English Heritage Guidance goes on to states that:

‘Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or within the asset. Setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset’.

‘Setting will generally be more extensive than curtilage. Extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration, by spatial associations and our understanding of the historic relationship between places’.

2.3.4 The important contribution that views and intervisibility make to setting is also emphasised the English Heritage Guidance:

‘The setting of any heritage asset is likely to include a wide variety of views of, across, or including that asset, and views of the surroundings from or through the asset (e.g. long distance views including numerous heritage assets, views from within extensive heritage assets, historical associations of a particular view which contribute to setting). Intervisibility between heritage assets and natural features can make a particularly important contribution to significance.’

2.3.5 The settings of nationally Registered Historic Parks and Gardens, Conservation Areas and Scheduled Monuments were assessed for the Study Area. A broadly similar methodology was used to assess the settings of the above historic assets, based upon the following key tasks:

- Review of documentary sources related to the asset in order to determine potential historic, cultural and literary associations.
- Visual analysis to determine the viewshed of the designated heritage asset, and key views into the assets/Sites, key views from the assets/Sites and key views between assets/Sites³.
- Perceptual analysis (undertaken in tandem with the visual analysis).

2.3.6 For each asset, the estimated viewshed and key views were marked on a 1:25,000 scale base map. It should be noted that the definitions of setting and key views for this study do not represent detailed setting analysis. They provide a strategic overview of the settings of the designated heritage assets within the Study Area for this scale of assessment (see **Figure 7**).

³ The assessment of key views from and to Historic Parks & Gardens, Conservation Areas and Scheduled Monuments was undertaken in line with ‘Seeing History in the View: A method of assessing heritage significance within views’ (English Heritage, 2008).

2.3.7 In line with the objectives and available timescales for this study, it should be noted that the settings of individual Listed Buildings and Important Local Buildings within the Study Area have not been assessed in detail by the field work⁴.

2.3.8 Field survey was undertaken from publicly accessible viewpoints, including Public Rights of Way and roads. In some cases, it was not possible to assess views from heritage assets due to private ownership.

2.4 Assessment and Evaluation

2.4.1 This stage drew on the findings of the desk-based studies and field survey work to provide an assessment and evaluation of the each Site presented under the following headings:

Historic Landscapes

2.4.2 A brief description of the pattern of historic landscapes, based on the Dorset HLC data.

Archaeology

2.4.3 A bullet point list of the key archaeological sites based on the Dorset Historic Environment Record, under the following epochs:

- Prehistoric
- Roman
- Medieval and Post Medieval
- Modern

Designated Heritage Assets

2.4.4 A table detailing the following information for each designated heritage asset within the Study Area:

Scheduled Monuments	Name, brief description
Parks and Gardens	Name, Grade, brief description
Conservation Areas	Name
Listed Buildings	Name, Grade (I, II*, II)

⁴ More detailed analysis to define the settings of individual Listed Buildings and Important Local Buildings should be undertaken as part of a heritage statement/EIA prepared to support any planning application for development of the Sites.

Non-Designated Heritage Assets

2.4.5 A bullet point list summarising the number and general location of Important Local Buildings.

Setting and Views

2.4.6 A short paragraph detailing the key setting issues (including key views, intervisibility, cultural and historic associations) for the following designated heritage assets:

- Scheduled Monuments
- Parks and Gardens
- Conservation Areas
- Listed Buildings

Sensitivities

2.4.7 For each Site, an assessment of the historic environment's sensitivities to change is provided. This involved making judgements about the implications of changes associated with urban development on the historic landscape and designated heritage assets and their settings. In line with current policy and guidance, the following key considerations were taken into account in relation to assessing the inherent sensitivity of the historic environment:

- The relative significance of the historic landscape and designated heritage asset.
- The contribution made by the setting and context (including views into, out of and between heritage assets).

2.4.8 A scale of relative sensitivity was defined for historic landscapes and designated heritage assets, as set out below.

Sensitivity of Historic Landscapes

2.4.9 Based on the sensitivity to change categories set out in **Table 2.1** below, each type of historic landscape (as defined by the Dorset HLC⁵) was assessed in terms of relative inherent sensitivity to change⁶. The results of the analysis are shown on **Figure 8**.

Table 2.1: Sensitivity of Historic Landscapes

Sensitivity of Historic Landscapes	Definition
High Sensitivity	There is likelihood of damage to highly significant historic landscapes (as set out below). Major physical change is likely to significantly affect the

⁵ This was informed by information set out within the Dorset HLC report (see **Appendix F**)

⁶ Judgements about sensitivity are not absolute in terms of numerical values, but are based on broad-brush evaluation of the HLC data.

	integrity of historic field boundaries/pattern or historic settlement pattern.
Moderate Sensitivity	There is likelihood of damage to significant historic landscapes (as set out below). Any major physical change is liable to alter the fabric, form and nature of the historic landscape of these areas, however they are not necessarily of high significance although their loss would degrade the overall character of the historic landscape.
Low Sensitivity	Although major physical change will alter the character and fabric of these areas, this is unlikely to fundamentally degrade the nature of less significant historic landscapes.
Highly Significant Historic Landscapes – ‘Well preserved historic landscapes, demonstrating considerable coherence and time-depth’	
<ul style="list-style-type: none"> • Enclosed – strip fields • Enclosed – piecemeal enclosure • Enclosed – paddocks/closes • Woodland – coppice • Woodland – deciduous • Water association – water meadows • Water association – valley floor • Water association – withy bed • Settlement – country house • Settlement – historic core 	
Significant Historic Landscapes - ‘Legible pre-20th century fieldscapes and enclosure patterns, some of which retain visible elements of earlier patterns’	
<ul style="list-style-type: none"> • Enclosed – planned enclosure • Enclosed – other amorphous • Enclosed – other regular • Woodland – plantation, deciduous • Settlement – complex • Settlement – dispersed • Settlement – linear • Settlement – nucleated • Water association – lake • Woodland – mixed • Woodland – mixed plantation 	
Less Significant Historic Landscapes - ‘Almost wholly modern landscapes, created through the removal of historic boundaries or features or by the creation of new features, such as golf courses or urban expansion’	
<ul style="list-style-type: none"> • Woodland – coniferous • Communication – railway station • Communication – railway yard • Enclosed – modern field • Industrial – estate • Industrial – factory • Industrial – other • Open ground – rough ground • Recreation – garden • Recreation – golf course • Recreation – municipal park • Recreation – other • Recreation – playing field • Recreation – recreation ground • Recreation – sports field • Settlement – estate 	

- Settlement – grid layout
- Settlement – municipal facility
- Settlement – municipal school
- Settlement – other
- Settlement – urban
- Water association – sewerage works
- Woodland – scrub

Sensitivity of Designated Heritage Assets and their Settings

2.4.10 The evaluation of the sensitivity of designated heritage assets included their settings. The sensitivity evaluation was based upon analysis of the following datasets/asset types:

- Listed Building data (provided by West Dorset District Council);
- Conservation Area data (provided by West Dorset District Council);
- Registered Parks and Gardens data (provided by West Dorset District Council).

2.4.11 As noted earlier, in line with the objectives and available timescales for this study, the settings of individual Listed Buildings within the Study Area have not been assessed in detail by the field work⁷. In order to reflect the settings of Listed Buildings within the sensitivity analysis, an indicative buffer of 250m has been mapped around each Listed Building record for the purposes of this study. The buffer highlights the potential high sensitivity of the immediate environs of each Listed Building to change, as well as drawing attention to the historic sensitivity of the building itself. The relative significance of the asset is recognised in both the sensitivity value and the buffer area.

2.4.12 Based on the sensitivity to change categories set out in **Table 2.2** below, each type of designated heritage asset was assessed in terms of relative inherent sensitivity to change. The results of the analysis are shown on **Figure 9**.

Table 2.2: Sensitivity of Designated Heritage Assets

Sensitivity of Designated Heritage Assets	Definition
High Sensitivity	There is a high likelihood of damage to highly significant and complex designated heritage assets of national significance as well as damaging the complex relationship between such resources, resulting from major physical change.
Moderate Sensitivity	Major physical change is likely to impact on designated heritage assets of regional or local significance and effect relationships between such resources.
Low Sensitivity	These areas contain few significant designated heritage assets overall. (By virtue of their historic

⁷ More detailed analysis to define the settings of individual Listed Buildings should be undertaken as part of a heritage statement/EIA prepared to support any planning application for development of the Sites.

	significance or inherent integrity, where present, these assets are, however, likely to be affected by major physical change).
* NPPF notes that the highest significance is afforded to Scheduled Monuments, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens.	

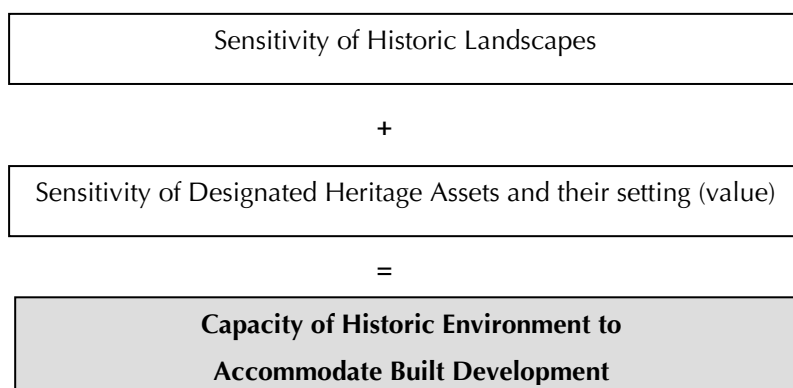
Known Archaeology and Archaeological Potential

2.4.13 Information regarding known archaeological sites and findspots was collated from the Dorset Historic Environment Record. For each Site, the total number of archaeological sites/findspots was calculated (see **Appendix C**). Each Site was then assessed in terms of its archaeological potential.

Evaluation of Capacity of Historic Environment to Accommodate Change

2.4.14 Approaches to assessing the capacity of the historic environment to accommodate change are evolving. In the absence of a published methodology, this study seeks to address the issue of capacity in accordance with best practice approaches to assessing 'landscape capacity'⁸, which states that capacity is based upon a combination of judgments about sensitivity and value.

Table 2.3: Historic Environment Capacity Matrix



⁸ Landscape Character Assessment – Guidance for England and Scotland: Topic Paper 6 – Techniques and Criteria for Judging Landscape Capacity and Sensitivity (Countryside Agency/Scottish Natural Heritage, 2002)

SENSITIVITY OF HISTORIC LANDSCAPES	Low	Moderate	Moderate-High	High
	Moderate	Moderate-Low	Moderate	Moderate-High
	High	Low	Moderate - Low	Moderate
		High	Moderate	Low
		SENSITIVITY OF DESIGNATED HERITAGE ASSETS AND THEIR SETTINGS		

2.4.15 As set out within **Table 2.3** above, the following capacity judgments have been applied:

Table 2.4: Capacity of Historic Environment to Accommodate Built Development

Capacity of Historic Environment to Accommodate Built Development	Definition
High capacity	Historic landscape sensitivity and sensitivity of designated heritage assets and their settings are assessed as low. Key characteristics of the historic environment are robust and would not be adversely affected by a significant amount of built development. Assessed as being able to absorb built development.
Moderate-high capacity	Historic landscape sensitivity and sensitivity of designated heritage assets and their settings are assessed between moderate and low. A significant amount of built development would generally not adversely affect the character of the historic environment. Assessed as having a relatively good ability to absorb built development.
Moderate capacity	Historic landscape sensitivity and sensitivity of designated heritage assets and their settings are assessed as moderate. Key characteristics of the historic environment are relatively robust though would potentially be adversely affected by any significant amount of built development. Assessed as having some ability to absorb built development.
Moderate-low capacity	Historic landscape sensitivity and sensitivity of designated heritage assets and their settings are assessed as between high and moderate. Any significant amount of built development would generally adversely affect the character of the historic environment. Assessed as having limited ability to absorb built development.
Low capacity	Historic landscape sensitivity and sensitivity of designated heritage assets and their settings are assessed as high. Key characteristics of the historic

	<p>environment would be adversely affected by any significant amount of built development and would result in a significant change in character. Assessed as having very limited ability to absorb built development.</p>
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2.4.16 The historic environment capacity of each Site to accommodate built development was assessed against the above criteria. Where areas of land within the Sites were identified as having potential capacity to accommodate development, key development principles are provided to help mitigate the risk of harm to identified features of historic environment interest.

3.0 NORTH DORCHESTER ASSESSMENT

3.1 General

3.1.1 The Site comprises approximately 72.5ha of open countryside to the north of Dorchester. The Site is situated to the north of the watermeadows along the River Frome valley. The topography rises from south to north across the Site, facilitating long distance views southwards across the river valley towards Dorchester town centre and the historic core. In the east, the land rises to form a plateau overlooking the village of Stinsford to the east and the associated grounds of Kingston Maurward Historic Park and Garden. The historic village of Charminster is situated approximately 600 metres to the north-west of the Site. The historic hamlet of Frome Whitfield is also situated in close proximity (500 metres) to the south-west of the Site.

3.2 Evidence

Historic Landscapes

3.2.1 The Site is dominated by fields of planned enclosure, which originate from the Post-Medieval period (1540-1800). They comprise very regular fields with straight boundaries, characteristic of parliamentary enclosure⁹. In the south-eastern corner of the Site, a small pocket of fields are characterised as enclosed (regular fields).

3.2.2 Immediately adjacent to the southern edge of the Site (within 500m) fields within the Frome Valley are characterised as water meadows – which were developed in the 19th century. They include developed, semi-natural floodplain or valley floor areas with a system of flood control for the production of hay. They are considered to have a unique character of inter-leaving ridges and channels. To the south of the Frome Valley, historic landscape character is dominated by the settlement types within Dorchester. Settlement also abuts the eastern edge of the Site (at Stinsford) and is situated in relatively close proximity to the western boundary of the Site (1500m) at Charminster.

3.2.3 The current historic landscape to the north of the Site (within 500m and 1500m) comprises a mixture of planned enclosure fields and other enclosed regular fields, which are interspersed with pockets of coppiced woodland.

Archaeology

Within Site

- Number of Known Archaeological Sites or Findspots - 21

⁹See **Appendix F**.

Prehistoric

- Prehistoric findspot (type unknown) (MDO 2503)
- 2 Prehistoric ditches (MDO 2515, MDO 2516)

Roman

- A Roman ditch (MDO 2522)
- Roman findspot (type unknown) (MDO 2502)

Medieval and Post Medieval

- Post Medieval coffin (age unknown) (MDO 2497)
- Two instances of Medieval/Post Medieval field boundaries (ridge and furrow) (MDO 20968, MDO 20978)
- A Medieval/Post Medieval field boundary (which is a possible water meadow) (MDO 20527)
- A Medieval/Post Medieval strip lynchet (MDO 2487)
- A Medieval/Post Medieval Deserted Settlement (MDO 20966)
- A Medieval/Post Medieval Path (MDO 20529)
- 4 Medieval/Post Medieval Chalk Pits (MDO 20526, MDO 20529, MDO 20528, MDO 20981)
- A Medieval/Post Medieval Path (MDO 20529)
- 3 Medieval/Post Medieval Ditches (MDO 2515, MDO 2516, MDO 2522)

Modern

- None recorded

Within 500m

- Number of Known Archaeological Sites or Findspots - 78
- Refer to **Appendix C** for details

Within 1500m

- Number of Known Archaeological Sites or Findspots - 1595
- Refer to **Appendix C** for details

Designated Heritage Assets

Heritage Asset	Evidence
Scheduled Monuments	Within Site <ul style="list-style-type: none">• None Within 500m <ul style="list-style-type: none">• None Within 1500m <ul style="list-style-type: none">• Roman Road in Kingston Park• Lower Bockhampton Bridge• Enclosure on Mount Pleasant• Outer defences of Roman town walls to the west of St Genevieve's Convent• Part of Roman, Saxon and Medieval town within the grounds of Wollaston House.• Dorchester Roman Walls and Colliton Park Roman house• Poundbury Camp, associated monuments and section of Roman

Heritage Asset	Evidence
	<p>aqueduct - This major chalk bluff overlooking the River Frome has provided a focus of human settlement for over 4,000 years. It includes evidence of a Neolithic settlement of the 3rd millennium BC, a substantial Bronze Age occupation within hut plans, pits and field systems; an extensive Iron Age hillfort and associated earthworks, plus other structures, enclosures and related burials</p> <ul style="list-style-type: none"> • Grey's Bridge <p>Beyond 1500m</p> <ul style="list-style-type: none"> • Maiden Castle (c.3750m from the Site)
<p>Parks and Gardens</p>	<p>Within Site</p> <ul style="list-style-type: none"> • None <p>Within 500m</p> <p><u>Kingston Maurward – Grade II*¹⁰</u></p> <p>Comprises some 4ha of formal gardens and informal pleasure grounds, a c.96ha lake and c.89ha of parkland. The parkland dates to the 18th century with early 20th century formal gardens laid out by Sir Cecil Hanbury and Lady Hanbury. A brief summary of historical ownership/changes to the park are set out below:</p> <ul style="list-style-type: none"> - Late 14th century – manor of Kingston acquired by the Grey family - By late 16th century, Christopher Grey had completed a new manor house - Early 18th century – house was superseded by a new mansion to its west built for George Pitt - 1700s/1800s – house was owned by various members of the Pitt family who laid out extensive park and pleasure grounds - 1845 – William Grey Pitt sold Kingston Maurward to Francis Martin MP, whose wife educated the young Thomas Hardy - Post WWI – Sir Cecil Hanbury and his wife laid out a series of formal gardens to the west of the mansion. - During the 1920s, Sir Cecil and Lady Hanbury entertained leading politicians and also Thomas Hardy, who had built his own house, Max Gate, c.1.25 km south-west of Kingston Maurward - During WWII the house and grounds served as a base for preparations for the D-Day landings - 1949 – The Dorset Farm Institute (later to become an Agricultural and Horticultural College) opened within the grounds. <p><u>Town Walks – Dorchester</u></p> <p>This historic park and garden comprises a group of 18th century public walks laid out on the course of the Roman Town Walls. The Roman town of Durnovaria, which occupied the site of modern Dorchester, was protected by elaborate defences. An earth bank and ditch were constructed c.AD130, whilst after AD300, a stone wall was constructed on the bank to increase the effectiveness of the defences. The site is divided into 6 tree-lined walks which are situated to the north-west, west, south-west, south and south-west of the ancient centre of Dorchester. The Town Walks park and garden are mentioned in Thomas Hardy's novel, the Mayor of Casterbridge (1886).</p> <p><u>Borough Gardens – Dorchester</u></p> <p>This historic park and garden comprises a late 19th century public park laid out to the design of William Goldring. Plans for laying out the new</p>

¹⁰ Site Reference Number: 1710

Heritage Asset	Evidence
	<p>park were commissioned between 1854 and 1919.</p> <p>Within 1500m</p> <ul style="list-style-type: none"> • None
<p>Conservation Areas</p>	<p>Within Site</p> <ul style="list-style-type: none"> • None <p>Within 500m</p> <p><u>Stinsford</u> Situated within the boundary of Kingston Maurward Historic Park and Garden, Stinsford Conservation Area has major cultural historic significance for connections with Thomas Hardy, particularly at Stinsford Church and churchyard. It contains important trees that enhance the settings of buildings, particularly at Stinsford Church and churchyard; 30 Listed Buildings (including three Grade I buildings) and a Scheduled Monument. There is a rich palette of building materials and details, including local limestone, cob, smooth render, brick, thatch, clay plain tiles and pantiles¹¹.</p> <p><u>Dorchester</u> Key visible historic landmarks include St Peter’s church tower, All Saint’s spire, the Corn Exchange clock tower, the water tower and brewery chimney. The historic core of the town is sited on a spur of high ground above the Frome, with a steep escarpment towards the river and a pronounced fall from west to east. The area occupied by Dorchester and its surrounding landscape, has a long history of occupation and settlement, stretching back to the Neolithic and Bronze Ages. The area of the later town and the surrounding countryside was of great ceremonial or religious significance, with three major Neolithic monuments at Maumbury Rings, on a 12 acre site at Mount Pleasant and in the eastern part of the historic core. The Romans arrived in 43-44 AD. Of the known public buildings, the Maumbury Rings henge was converted to an amphitheatre, extensive baths were provided in an area adjacent to Icen Way; and a 9-mile aqueduct brought water from the direction of today’s Frampton. Chance finds and planned excavations have uncovered evidence of a prosperous settlement in the 3rd and 4th centuries, with fine mosaics, wall paintings and elegant town houses.</p> <p>Post-Medieval developments included a Free School, several almshouses and a hospital. The 19th century also saw a remarkable provision of civic and religious buildings in the High Street, in the form of the County Museum, the Town Hall and Corn Exchange and the rebuilding of All Saints and Holy Trinity churches. The County Hospital was established in 1841 and the Eldridge Pope Brewery in 1881. The first mainline railway arrived in 1847.</p> <p>The 20th century saw the development of Dorchester as a county town (County Hall was built with Colliton Park from 1938 onwards). Tourism evolved around the area’s antiquities and the literary connections of Thomas Hardy and William Barnes. The countryside expanded into the countryside of the Manor of Fordington¹².</p>

¹¹ Puddletown, Stinsford and Lower Bockhampton and Tolpuddle Conservation Area Appraisal, West Dorset District Council,

¹² Dorchester Conservation Area Appraisal – Supplementary Planning Guidance, Adopted July 2003, West Dorset District Council

Heritage Asset	Evidence
	<p>Within 1500m</p> <p><u>Charminster</u> This Conservation Area contains a rich archaeological heritage, notably the sites of six medieval deserted settlements in the wider Parish, cultivation remains and prehistoric earthworks. Within the historic core there is a largely historic plan form. The Conservation Area contains 21 Listed Buildings, including two Grade I buildings (the Church tower and earlier portions of Wolfeton House) and a nationally rare building type in the Grade II* Riding House¹³.</p> <p><u>Higher Kingston</u> No information available.</p>
Listed Buildings	<p>Within Site</p> <ul style="list-style-type: none"> • None <p>Within 500m</p> <ul style="list-style-type: none"> • Church of St Michael – Grade I • Unidentified monument in the churchyard , 30M north east of the vestry of the church of St Michael – Grade II • William Jacob Monument in the churchyard, 3.5 m north of the chancel of the church of Saint Michael Grade II • Milestone – Grade II • John Cox Monument in the churchyard, 6, north of the vestry of the Church of Saint Michael – Grade II • Cull monument in the churchyard, 5m south of the south wall of the church of St Michael – Grade II • William Cox Monument – Grade II • Stinsford Farm House – Grade II • 1 and 2 Stinsford Cottages – Grade II • Stinsford House – Grade II • Birkin House – Grade II • Grey’s Bridge – Grade II • Grey’s Bridge (that part in the Parish of Stinsford) – Grade II • Meaden Monument and one unidentified monument in the churchyard , 50m north of the west end of the north isle of the church of Saint Michael – Grade II • Gate piers at the entrance to the churchyard of the church of Saint Michael – Grade II • Gate piers 30m west of Stinsford House and dwarf walls linking to these to the house – Grade II • Thomas and Martha Brooks monuments in the churchyard 14m north of the chancel of the church of Saint Michael – Grade II • 4 Hardy Monuments in the churchyard immediately north of the Thomas Brooks Monument – Grade II • 3 Hardy Monuments in the churchyard immediately north of the 4 headstones – Grade II • Boundary and garden walls, steps and alcoves south and southeast of Stinsford House including boundary wall to churchyard – Grade II <p>Within 1500m</p> <ul style="list-style-type: none"> • See Appendix D for details

¹³ Cerne Abbas, Charminster, Sydling St Nicholas and Godmanstone Conservation Area Appraisal, West Dorset District Council.

Heritage Asset	Evidence
	Beyond 1500m <ul style="list-style-type: none"> Hardy's Monument – Grade II (c.9000m from the Site)

Non-Designated Heritage Assets

- There are no Important Local Buildings within the Site, 2 within 500m of the Site and 219 within 1500m of the Site (generally associated with the Dorchester Conservation Area).
- The network of public rights of way across the Site and within its setting that generally follows historic routes.

3.3 Setting and Views

Scheduled Monuments

- Given the height, sloping nature and open public access of Poundbury hillfort and adjacent Scheduled Roman Aqueduct (situated within 1500m of the Site, to the southwest), there is strong intervisibility between the Site and this Scheduled Monument. The Site is visible within views northeast from the hillfort and the monument also forms the backdrop to views southwest from the Site set within the context of the adjacent Dorchester Conservation Area.
- Key views and strong intervisibility between Scheduled Monuments within Dorchester town, including the Roman Town Walls and Collition Park Roman house. There is, however, limited perceived intervisibility between these Scheduled Monuments and the Site.
- There is limited intervisibility between the Site and Maiden Castle.

Parks and Gardens

Kingston Maurward

- There are extensive southerly views from the high ground within the historic park and garden site across the valley of the River Frome towards plantations associated with Came House, c. 1.75km to the south-west;
- Key views into the Parkland from the lower lying corridor of the River Frome to the south;
- Strong intervisibility between the Historic Park and Garden and Stinsford Conservation Area (and their settings);
- Strong intervisibility from the eastern edge of the northern Site towards/between Kingston Maurward Historic Park and Garden and Stinsford Conservation Area.

Town Walks and Borough Gardens – Dorchester

- These two Historic Parks and Gardens are contained within the urban fabric of Dorchester. Views into and out of these assets are therefore primarily limited to nearby urban streetscapes.

Conservation Areas

Stinsford

- Strong intervisibility from the eastern edge of the northern Site towards/between Kingston Maurward Historic Park and Garden and Stinsford Conservation Area.

Dorchester

- Due to the elevated nature of Dorchester Conservation Area (situated on the eastern end of a chalk upland spur, above the adjacent lower lying corridor of the River Frome), there is strong intervisibility between key heritage assets (such as St Peter's church tower, All Saints' spire, the Corn Exchange clock tower, the water tower and brewery chimney) and the Site.
- The Site forms the rural backdrop to views northwards from the Conservation Area (forming the northern rising valley side of the Frome valley). Key views southwards from the Site are dominated by the historic skyline of Dorchester Conservation Area (High Street). This is particularly prominent within the southern part of the Site.
- Potential development on the Site would be likely to impact on the landscape and urban features that form the setting of the Conservation Area, which partly comprises the patchwork of water meadows, rounded chalk spurs, chalk valley slopes and open agricultural fields to the south of town. From its southern setting, looking northwards, the Conservation Area is viewed sitting on a high chalk spur, with a range of key historic landmarks prominent within the view, including St Peter's church, the Corn Exchange clock tower, the water tower and the brewery chimney¹⁴.

Charminster

- Despite its relatively close proximity to the western edge of the Site, there are no perceived intervisibility issues between the Conservation Area and the Site.

Higher Kingston

- There is no intervisibility between this Conservation Area and the Site.

Listed Buildings

Hardy's Monument – Grade II

- There is limited intervisibility between the Site and Hardy's Monument.

Grey's Bridge – Grade II

- There is strong intervisibility between the Site and Grey's Bridge

3.4 Sensitivities

Sensitivity of Historic Landscapes

- Historic Landscape Sensitivity is considered to be moderate (i.e. there is likelihood of damage to significant historic landscapes). Any major physical change is liable to alter the fabric, form and nature of the historic landscape of these areas, however, they are not necessarily of high significance, although their loss would degrade the overall character of the area. Although overall Sensitivity is considered to be moderate, the sensitivity of the historic watermeadows is considered to be high as result of their unique character.
- The network of public rights of way across the Site and within its 500m and 1500m settings that generally follows historic routes. This is considered to be a sensitive/significant element of the overall historic landscape of the area.

¹⁴ Dorchester Conservation Area Appraisal, Supplementary Planning Guidance, Adopted July 2003

Sensitivity of Designated Heritage Assets and their Settings

- Sensitivity of Designated Heritage Assets is considered to be high (i.e. there is a high likelihood of damage to highly significant designated heritage assets of national significance as well as damaging the complex relationship between such assets) within the eastern and southern parts of the Site as a result of the intervisibility between the Site, Kingston Maurward Historic Park and Garden and Stinsford Conservation Area and their settings (in the east) and Dorchester Conservation Area (and its setting) in the south.

Potential for Known and Unknown Archaeology

- Given the number of archaeological sites and findspots within the Site and its setting, it is considered that there is moderate potential for unknown archaeology.

3.5 Capacity for Development

Historic Environment Capacity for Development of Land at North Dorchester

- The historic environment capacity for development of land at North Dorchester is shown on **Figure 10**.
- The eastern and southern parts of the Site are assessed as having moderate-low historic environment capacity, which means that this land has limited capacity for development due to need to protect the settings of adjacent designated heritage assets.
- The remainder of the site is assessed as having moderate-high historic environment capacity, which means that this land has good capacity for development.

Key Development Principles

- Potential development should avoid the eastern and southern parts of the Site in order to protect the settings of adjacent designated heritage assets.
- The design and layout of any development should respect the wider settings of the Kingston Maurward Historic Park and Garden, Stinsford Conservation Area and Dorchester Conservation Area and key views across, into and between them.
- Provision of a strategic landscape buffer to soften the southern and eastern edge of any potential development area.
- An appropriate programme of archaeological investigations should be undertaken to assess the archaeological potential of any development areas within the Site.

4.0 SOUTH-EAST DORCHESTER ASSESSMENT

4.1 General

4.1.1 The Site comprises approximately 42ha of open countryside to the south-east of Dorchester, immediately adjacent to the existing urban edge and A35 road corridor. The majority of the Site is relatively low-lying, however the Site rises dramatically from north to south to meet a ridge of land which forms its southern boundary. A belt of plantation woodland along the southern boundary of the Site limits some views southwards towards adjacent landscapes. However, the ridge also provides open views in places across the historic landscapes of Came Park and towards the site of the Medieval village of Winterbourne Herrington. The Site is located outside but immediately adjacent to the boundary of the Dorset Area of Outstanding Natural Beauty (AONB).

4.2 Evidence

Historic Landscapes

4.2.1 The entirety of the Site comprises historic fields of piecemeal enclosure, which date from the Medieval (1066-1539) to Post-Medieval (1540-1800) periods. They are likely to owe their origin to gradual enclosure by local arrangement between farmers who wished to consolidate their holdings, or by single small landowners or tenants.

4.2.2 Immediately adjacent to the northern edge of the Site (within 500m) historic landscape character is dominated by the varying settlement types within Dorchester. At greater distance from the northern boundary of the Site (1500m), watermeadows within the Frome Valley dominate the historic landscape.

4.2.3 Historic landscapes to the south of the Site comprise a strong pattern of country house settlement (including Came House and parkland) and the remains of the medieval village of Winterbourne Herrington). The northern edge of the parkland is lined with a belt of deciduous plantation woodland. Watermeadows associated with the South Winterbourne stream corridor run through the parkland of Came House, forming a striking linear historic landscape feature (running east-west, between 500-1500m of the Site).

Archaeology

Within Site

- Number of Known Archaeological Sites or Findspots - 5

Prehistoric

- A late Prehistoric round barrow/hut or circle (MDO 20825)

Roman

- None recorded

Medieval and Post Medieval

- Medieval to Post Medieval field boundary (MDO 20823)
- Medieval to Post Medieval trackway (MDO 20831)
- Medieval to Post Medieval ditch or boundary ditch (MDO 18328)
- Post Medieval Chalk Pit (MDO 20829)

Modern

- None recorded

Within 500m

- Number of Known Archaeological Sites or Findspots – 180
- Refer to **Appendix C** for details

Within 1500m

- Number of Known Archaeological Sites or Findspots – 997
- Refer to **Appendix C** for details

Designated Heritage Assets

Heritage Asset	Evidence
Scheduled Monuments	Within Site <ul style="list-style-type: none">• None Within 500m <ul style="list-style-type: none">• Enclosure on Mount Pleasant• 2 bowl barrows on Conygar Hill Within 1500m <ul style="list-style-type: none">• Medieval settlement of Winterbourne Farringdon and associated remains• 2 bowl barrows on Frome Hill• Herrington Round Barrows• Maumbury Rings• Outer defences of Roman Town, west of St Genevive's convent• Dorchester Roman Walls and Collition Park Roman House• Grey's Bridge• Part of Roman, Saxon and Medieval town within the grounds of Wollaston House• Medieval Settlement remains at Whitcombe Beyond 1500m <ul style="list-style-type: none">• Maiden Castle (c.2200m from the Site)
Parks and Gardens	Within Site <ul style="list-style-type: none">• None

Heritage Asset	Evidence
	<p>Within 500m</p> <ul style="list-style-type: none"> • None <p>Within 1500m</p> <p><u>Town Walks – Dorchester</u> This Historic Park and Garden comprises a group of 18th century public walks laid out on the course of the Roman Town Walls. The Roman town of Durnovaria, which occupied the site of modern Dorchester, was protected by elaborate defences. An earth bank and ditch were constructed c.AD130, whilst after AD300 a stone wall was constructed on the bank to increase the effectiveness of the defences. The site is divided into six tree-lined walks which are situated to the north-west, west, south-west, south and south-west of the ancient centre of Dorchester. The Town Walks Historic Park and Garden are mentioned in Thomas Hardy’s novel, the Mayor of Casterbridge (1886).</p> <p><u>Borough Gardens – Dorchester</u> This historic park and garden comprises a late 19th century public park laid out to the design of William Goldring. Plans for laying out the new park were commissioned between 1854 and 1919.</p>
<p>Conservation Areas</p>	<p>Within Site</p> <ul style="list-style-type: none"> • None <p>Within 500m</p> <ul style="list-style-type: none"> • None <p>Within 1500m</p> <p><u>Stinsford</u> Situated within the boundary of Kingston Maurward Historic Park and Garden, Stinsford Conservation Area has major cultural historic significance in the Thomas Hardy connections, particularly at Stinsford Church and churchyard. It contains important trees that enhance the settings of buildings, particularly at Stinsford Church and churchyard; 30 Listed Buildings (including 3 Grade I buildings) and a Scheduled Monument. There is a rich palette of building materials and details, including local limestone, cob, smooth render, brick, thatch, clay plain tiles and pantiles¹⁵.</p> <p><u>Dorchester</u> Key visible historic landmarks include St Peter’s church tower, All Saints’ spire, the Corn Exchange clock tower, the water tower and brewery chimney. The historic core of the town is sited on a spur of high ground above the Frome, with a steep escarpment towards the river and a pronounced fall from west to east. The area occupied by Dorchester and its surrounding landscape, has a long history of occupation and settlement, stretching back to the Neolithic and Bronze Ages. The area of the later town and the surrounding countryside was of great ceremonial or religious significance, with three major Neolithic monuments at Maumbury Rings, on a 12 acre site at Mount Pleasant and in the eastern part of the historic core. The Romans arrived in 43-44 AD. Of the known public buildings, the Maumbury Rings henge was converted to an amphitheatre, extensive baths were provided in an area adjacent to Icen Way; and a 9-mile aqueduct brought water from the</p>

¹⁵ Puddletown, Stinsford and Lower Bockhampton and Tolpuddle Conservation Area Appraisal, West Dorset District Council

Heritage Asset	Evidence
	<p>direction of today's Frampton. Chance finds and planned excavations have uncovered evidence of a prosperous settlement in the 3rd and 4th centuries, with fine mosaics, wall paintings and elegant town houses.</p> <p>Post-Medieval developments included a Free School, several almshouses and a hospital. The 19th century also saw a remarkable provision of civic and religious buildings in the High Street, in the form of the County Museum, the Town Hall and Corn Exchange and the rebuilding of All Saints and Holy Trinity churches. The County Hospital was established in 1841 and the Eldridge Pope Brewery in 1881. The first mainline railway arrived in 1847.</p> <p>The 20th century saw the development of Dorchester as a county town (County Hall was built with Colliton Park from 1938 onwards). Tourism evolved around the area's antiquities and the literary connections of Thomas Hardy and William Barnes. The countryside expanded into the countryside of the Manor of Fordington¹⁶.</p> <p><u>Whitcombe</u> No information available.</p>
Listed Buildings	<p>Within Site</p> <ul style="list-style-type: none"> • None <p>Within 500m</p> <ul style="list-style-type: none"> • Max Gate – Grade I • Came Lodge – Grade II • Old Came Rectory – Grade II • Wareham Bridge – Alington Road – Grade II <p>Within 1500m</p> <ul style="list-style-type: none"> • See Appendix D for details <p>Beyond 1500m</p> <ul style="list-style-type: none"> • Hardy's Monument – Grade II (c.8400m from the Site)

Non-Designated Heritage Assets

- There are no Locally Important Buildings within the Site, none within 500m of the Site and 135 within 1500m of the Site (generally associated with the Dorchester Conservation Area).
- Came Park associated with Came House.
- The former settlements of Winterbourne Came, Farrington and Herrington.
- The watermeadows at South Winterbourne.
- The network of public rights of way across the Site and within its setting that generally follows historic routes.
- The historic road between Winterborne Came and Max Gate.
- The historic settlement of Fordington¹⁷ situated on a pronounced area of higher ground to the northwest of the Site.

¹⁶ Dorchester Conservation Area Appraisal – Supplementary Planning Guidance, Adopted July 2003, West Dorset District Council
¹⁷ Dorchester Conservation Area Appraisal – Supplementary Planning Guidance, Adopted July 2003, West Dorset District Council (page 11).

4.3 Setting and Views

Scheduled Monuments

- There is likely to be strong intervisibility between the Site and the Conquer Barrow Scheduled Monument and its setting to the northwest of the Site.
- Intervisibility with the Site of Winterbourne Herrington Scheduled Monument (to the south of the Site within 1500m) is limited by the ridge at the southern edge of the Site.
- There is likely to be a low level of intervisibility between the Site and Maiden Castle. Potential views of the Site from the top of Maiden Castle are likely to be set within views of the existing skyline of Dorchester's townscape.

Parks and Gardens

Town Walks and Borough Gardens – Dorchester

- These two historic parks and gardens are contained within the urban fabric of Dorchester. Views into and out of these assets are therefore limited to nearby urban streetscapes.

Conservation Areas

- Due to distance from the Dorchester, Whitcombe and Stinsford Conservation Areas, there are considered to be limited intervisibility issues with the Site. There is likely to be some intervisibility with parts of Dorchester Conservation Area and its setting (including the historic settlement of Fordington, which is situated on higher ground).

Listed Buildings

Max Gate – Grade I

- The northern part of the Site provides the immediate landscape setting to Max Gate, a Grade I Listed Building. There are also strong cultural associations with Thomas Hardy, who designed the house and lived there for many years. Whilst the setting of the house is compromised in places by existing infrastructure, views from the property currently comprise open, rural landscape, which formed the inspiration for much of Hardy's writing. Hardy had strong natural and cultural associations with the landscape of this area, and often walked to the nearby Came Rectory (a Grade II Listed Building in close proximity to the eastern edge of the Site), to visit his literary mentor the Revd William Barnes. There are direct views from Max Gate towards/across the Site.

Old Came Rectory – Grade II

- The eastern part of the Site is within close proximity to Old Came Rectory which has strong cultural associations with Thomas Hardy. Whilst the Site forms part of the setting to Old Came Rectory, there is limited intervisibility between the Site and the Rectory due to the intervening road corridor.

Came Lodge – Grade II

- There are no direct views between Came Lodge and the Site or vice versa, due to the wooded ridge at the southern edge of the Site.

Hardy's Monument – Grade II

- There is limited intervisibility between the Site and Hardy's Monument.

4.4 Sensitivities

Sensitivity of Historic Landscapes

- Historic Landscape Sensitivity is considered to be High (there is likelihood of damage to highly significant historic landscapes. Major physical change is likely to significantly affect the integrity of historic field boundaries/pattern or historic settlement pattern) as a result of piecemeal enclosure fields, which date from the Medieval period and the pattern of watermeadows at South Winterbourne.

Sensitivity of Heritage Assets and their Settings

- Sensitivity of Heritage Assets is considered to be High (there is a high likelihood of damage to highly significant and complex heritage assets of national significance as well as damaging the complex relationship between such assets) in the northern and eastern parts of the Site as a result of the presence of Max Gate (Grade I) and Old Came Rectory (Grade II) Listed Buildings and their settings. As mentioned above, these Listed Buildings have strong historical and cultural associations with Thomas Hardy, who lived at Max Gate and frequently visited Old Came Rectory. The network of public rights of way across the Site and within its setting that generally follows historic routes is also a key historic sensitivity.

Potential for Known and Unknown Archaeology

- Based on the existing number and spread of archaeological findspots within the Site (see **Appendix C**), it is considered that there is moderate potential for unknown archaeology.

4.5 Capacity for Development

Historic Environment Capacity for Development of Land at South-East Dorchester

- The historic environment capacity for development of land at South-East Dorchester is shown on **Figure 11**.
- The northern and eastern parts of the Site are assessed as having low to moderate-low historic environment capacity, which means that this land has very limited capacity for development due to need to protect the settings of the adjacent Max Gate and Old Came Rectory Listed Buildings.
- The remainder of the site is assessed as having moderate historic environment capacity, which means that this land has some capacity for development.

Key Development Principles

- Potential development should avoid the northern and eastern parts of the Site in order to protect the settings of adjacent designated heritage assets.
- The design and layout of any development should respect the wider settings of the Max Gate and Old Came Rectory Listed Buildings, key views from Max Gate and the contextual relationship between the two buildings.
- Provision of a strategic landscape buffer to soften the northern and eastern edge of any potential development area.
- Potential development should avoid the flanks of the prominent ridge of higher land along the southern edge of the Site, as this forms the backdrop to views southwards from Max Gate and may also be visible from designated and non-designated heritage assets to the south of the ridge (Winterbourne Herrington Scheduled Monument and Came House Grade II Listed Building, Came Park, the water meadows of South Winterbourne, and the former historic settlements of Winterbourne Came, Farrington and Herrington).
- An appropriate programme of archaeological investigations should be undertaken to assess the archaeological potential of any development areas within the Site.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Key Findings

5.1.1 The key findings relating to the historic environment assessment for both of the Sites are summarised below side-by-side for comparison:

EVIDENCE	North Dorchester	South-East Dorchester
Heritage Assets within Site		
Scheduled Monuments	None	None
Historic Parks and Gardens	None	None
Conservation Areas	None	None
Listed Buildings	None	None
Important Local Buildings	None	None
Historic Landscapes	The Site is dominated by historic fields of planned enclosure, which date from the Post-Medieval period, comprising very regular shaped fields with straight boundaries characteristic of parliamentary enclosure.	The entirety of the Site comprises historic fields of piecemeal enclosure dating from the Medieval to Post-Medieval periods.
Number of known Archaeological Sites and Findspots	21 No.	5 No.
Heritage Assets within 500m		
Scheduled Monuments	None	2 No.
Historic Parks and Gardens	<ul style="list-style-type: none"> Kingston Maurward Town Walks, Dorchester Borough Gardens, Dorchester 	None
Conservation Areas	<ul style="list-style-type: none"> Stinsford Dorchester 	None
Listed Buildings	<ul style="list-style-type: none"> Grade I - 1 No. Grade II - 19 No. 	<ul style="list-style-type: none"> Grade I - 1 No. Grade II - 3 No.
Important Local Buildings	2 No.	None
Heritage Assets within 1500m		
Scheduled Monuments	8 No.	9 No.
Historic Parks and Gardens	Kingston Maurward	<ul style="list-style-type: none"> Town Walks, Dorchester Borough Gardens, Dorchester
Conservation Areas	<ul style="list-style-type: none"> Higher Kingston Charminster 	<ul style="list-style-type: none"> Stinsford Dorchester Whitcombe
Listed Buildings	<ul style="list-style-type: none"> Grade I - 8 No. Grade II - 281 No. Grade II* - 16 No. 	<ul style="list-style-type: none"> Grade I - 6 No. Grade II - 197 No. Grade II* - 14 No.
Important Local Buildings	219 No.	135 No.

EVALUATION	North Dorchester	South-East Dorchester
Sensitivity of Historic Landscapes	Moderate	High
Sensitivity of Designated Heritage Assets and their Settings	High	High
Archaeological Potential	Moderate	Moderate

5.1.2 As can be seen from the above, neither of the Sites contains any designated heritage assets within their boundaries. As is expected given the rich historic environment of this part of the District, both of the Sites exhibit landscape characteristics and features of historic interest, and comprise a range of recorded archaeological sites with further archaeological potential. Notwithstanding these site considerations, a key constraint for the allocation of either area of land as a strategic development site within the Local Plan is the need to respect the high sensitivity of the settings of designated heritage assets beyond the Sites' boundaries.

5.2 Historic Environment Capacity for Development of North Dorchester Site

5.2.1 The historic environment capacity for development of land at North Dorchester is shown on **Figure 10**. The eastern and southern parts of the Site are assessed as having moderate-low historic environment capacity, which means that this land has limited capacity for development due to need to protect the settings of adjacent designated heritage assets.

5.2.2 The remainder of the site is assessed as having moderate-high historic environment capacity, which means that this land has good capacity for development assuming the following key development principles are applied:

- Potential development should avoid the eastern and southern parts of the Site in order to protect the settings of adjacent designated heritage assets.
- The design and layout of any development should respect the wider settings of the Kingston Maurward Historic Park and Garden, Stinsford Conservation Area and Dorchester Conservation Area and key views across, into and between them.
- Provision of a strategic landscape buffer to soften the southern and eastern edge of any potential development area.
- An appropriate programme of archaeological investigations should be undertaken to assess the archaeological potential of any development areas within the Site.

5.3 Historic Environment Capacity for Development of South-East Dorchester Site

5.3.1 The historic environment capacity for development of land at South-East Dorchester is shown on **Figure 11**.

5.3.2 The northern and eastern parts of the Site are assessed as having low to moderate-low historic environment capacity, which means that this land has very limited capacity for development

due to need to protect the settings of the adjacent Max Gate and Old Came Rectory Listed Buildings.

5.3.3 The remainder of the site is assessed as having moderate historic environment capacity, which means that this land has some capacity for development assuming the following key development principles are applied:

- Potential development should avoid the northern and eastern parts of the Site in order to protect the settings of adjacent designated heritage assets.
- The design and layout of any development should respect the wider settings of the Max Gate and Old Came Rectory Listed Buildings, key views from Max Gate and the contextual relationship between the two buildings.
- Provision of a strategic landscape buffer to soften the northern and eastern edge of any potential development area.
- Potential development should avoid the flanks of the prominent ridge of higher land along the southern edge of the Site, as this forms the backdrop to views southwards from Max Gate and may also be visible from designated and non-designated heritage assets to the south of the ridge (Winterbourne Herrington Scheduled Monument and Came House Grade II Listed Building, Came Park, the water meadows of South Winterbourne, and the former historic settlements of Winterbourne Came, Farringdon and Herrington).
- An appropriate programme of archaeological investigations should be undertaken to assess the archaeological potential of any development areas within the Site.

5.4 Key Historic Environment Considerations for Site Development

5.4.1 Taking into account the findings of the historic environment assessments summarised above, it is considered that parts (but not all) of both Sites have the potential to accommodate some level of urban development without unacceptable harm on designated heritage assets or their settings. Any proposals would need to respond to site-specific opportunities and constraints, and archaeological investigations would need to be undertaken to inform site development.

5.4.2 In all cases, any potential new development should be of the highest architectural and landscape design quality. Where there is potential for direct or indirect impacts on the historic environment, mitigation measures are recommended. Depending on the nature of the site, the following measures may be appropriate:

- Careful consideration of building heights, massing and location to avoid key views to, across or between designated heritage assets.
- Development layouts that promote retention of green spaces and corridors to protect important views and, wherever possible, seek to integrate and encourage interpretation of historic landscape features such as historic field patterns, boundaries and routeways.

- Use of buffer planting and/or landscaped bunds to screen development edges and minimise visual impacts on the settings of designated heritage assets (where appropriate to the historic landscape context).
- Where there is potential of undiscovered archaeological remains, further archaeological surveys should be undertaken. There is likely to be unrecorded archaeology within both Sites that is not as yet included on the Dorset Historic Environment Record and there should be an expectation of consequences to development, with designs potentially needing to adapt in order to address findings in liaison with the Dorset Historic Environment Service.