

Station Road Moreton Dorset

A HERITAGE IMPACT ASSESSMENT

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Looking after the past, today...   

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EXECUTIVE SUMMARY

Context One Heritage & Archaeology (CI) has prepared this Heritage Impact Assessment to support inclusion in the Dorset Mineral Sites Plan of a proposed aggregates extraction site at Station Road, Moreton, Dorset. The aim of the assessment is to provide information on the impact to the significance of any heritage assets that might be affected by the proposal and identify opportunities for change that conserve, enhance and better reveal their significance.

There are forty designated heritage assets within a 2km radius of the Site. Of these, the majority are Listed buildings, one Grade I, one Grade II, and numerous Grade II Listed, fifteen of which are within 500m of the Site. The majority of the Listed structures are situated to the north and east of the eastern portion of the Site within the village of Moreton and are associated with the Moreton Conservation Area, the western zone of which is directly to the north of the Site. Its southern boundary runs along the north side of Station Road and extends to the east of the Site. Additional groups of Listed buildings are associated with The Frampton Arms to the south-west, and Hurst Farm and Hurst Bridge to the north of the Site. There are three Scheduled monuments, all Bronze Age barrows, situated in an arc from the south-east to south-west of the Site. The assets outside of the Moreton Conservation Area have no discernible historic or other relationship with the Site, and neither is there any intervisibility. This is also true of the majority of the Conservation Area and most of the buildings within it, with no discernible effect on views, noise, traffic, dust, light or odours. It is clear that neither of the Listed buildings of the highest significance within the 2km research radius have a direct relationship with the Site, being screened by the interposed buildings and woodland. The only connection is that the land covered by the Site is part of the historic landscape which emerged from 18th and 19th century developments associated with the Moreton Estate. Of the remaining heritage assets, the majority were both distant from the Site and screened by interposed and extensive mature vegetation, in particular within the central and eastern part of the Moreton Conservation Area. The proposals would not produce any harm to the setting or significance of designated assets in the centre of the village, including the New Cemetery and Lawrence's grave. In actuality, a direct relationship only occurs between the Site and the southern part of the western zone of the Conservation Area where it fronts onto Station Road. There are similar relationships with the two Grade II Listed buildings in this area, East Cottage and Lilac Cottage/Santa Maria.*

As the proposals would cause change to the immediate setting of East Cottage, Lilac Cottage/Santa Maria and the Conservation Area the following factors were considered in order to assess harm: scale and nature of the proposals; previous use of the Site; historical relationship of the Site with the wider planned landscape, including the nearby Grade II Listed buildings; and the existing soundscape. The historic layout and structure of the landscape and the buildings within it chart the changes and planned development of the Moreton estate from the 18th century onwards and this also lends significance to the Moreton Conservation Area. The fabric of East Cottage and Lilac Cottage/Santa Maria will not be affected by the proposed development on the Site. However, detailed consideration of the relationships between these heritage assets and the Site has concluded that there are glimpsed views from both the Listed buildings and the Moreton Conservation Area. There is potential, especially in winter, for there to be a change in particular to the middle distance legibility of the historical agricultural setting by loss of the internal boundaries with their mature trees in this part of the Site. The ambience and soundscape of both the Moreton Conservation Area and East Cottage and Lilac Cottage/Santa Maria is currently rural and tranquil. It is possible that noise, dust and odours may affect these assets. Therefore, it has been determined that there will be change to the setting which will constitute less than substantial harm to the significance of these assets. Mitigation might be provided by removing the north-east part of the scheme, that is the remainder of the north-easternmost field. This would create a greater separation from the northernmost edge of the proposed area, retain the line of mature hedge and deciduous trees which form part of the middle distance view, and reduce the potential impact of noise, dust and odours, by providing an additional screen between the Site and Station Road. Retention of this field boundary would also preserve more of the historic 18th and 19th century land form and landscape organisation.

It is noted that the exact impact on heritage assets will depend on the eventual sequence and methods of extraction. The avoidance of tall spoil heaps during the extraction process would reduce these particularly visually intrusive additions to views. It is considered that impacts could be minimised during the extraction phase through parcel by parcel extraction. Given the historic nature of the boundary systems within the Site, and the degree to which these relate to the 18th and early 19th century development of the Moreton Estate and reflected within the Conservation Area, it would be desirable to maintain as much of these as possible. It would certainly be necessary to reinstate those which have to be removed following completion of extraction. This would mitigate the long-term effects on setting, even if the landform is permanently altered and essentially a reconstruction. Changes to the current land form would therefore be inevitable, but it is particularly desirable to avoid the worst of these impacts at the eastern end of the Site. Consequently, restoration plans would need to take this into account and designed with compensative measures in mind. In addition, appropriate evaluation and mitigation in relation to the archaeological potential of the Site may provide the opportunity for greater understanding of the post-medieval estate development in this area by elucidating the creation, use and abandonment of the farm holding in the middle of the Site as shown on the mid-19th century maps.

INTRODUCTION

Context One Heritage & Archaeology (CI) has prepared this Heritage Impact Assessment (the 'assessment') to accompany the Dorset Mineral Sites Plan of a proposed aggregates extraction site at Station Road, Moreton, Dorset (the 'Site') (AS25). The assessment was commissioned by Dorset County Council (DCC).

The Heritage Assessment was preceded by a scoping exercise (referred to as Phase 1) which provided baseline heritage data for twelve sites under consideration. The results were presented as a series of short statements accompanied by summary figures showing the Site boundaries and all heritage assets within their environs. Following this, the Site was selected by DCC as requiring a second stage of examination (Phase 2) based on a predefined brief to:

- ◆ evaluate the potential level of impact from the proposed allocation on heritage assets and (where applicable) their settings;
- ◆ where impacts were identified, to assess whether these might be sufficiently mitigated so that the level of impact from the plan is acceptable.

The Heritage Assessment indicated the potential for below ground archaeology within the area of the Site, but also noted the proximity of a number of designated assets. It was considered that the proposed inclusion of the Site in the Dorset Mineral Sites Plan might impact their settings and thereby significance. In a letter dated 31 January 2018 Rohan Torkildsen (Principal South West and West Midlands Historic Environment Planning Adviser, Historic England) commented on the pre-submission draft of the

Mineral Sites Plan, and with respect to the Site referred to informal comments made in June 2017 by Benjamin Webb (Conservation Officer, Purbeck District Council). These comments noted:

- ◆ the proximity and potential views of the Site from Station Road and the Moreton Conservation Area especially during the winter months the Site forming part of the broader rural landscape with the fields included forming 'an important component of the rural agricultural context of the settlement.' This also relates to the historical development of the landscape which provides context to the village and Conservation Area;
- ◆ the proximity of the Site to a number of Grade II Listed buildings within the part of the Moreton Conservation Area known as The Common

The aim of this assessment is therefore to provide information on the impact to the significance of any heritage assets that might be affected by the proposal and identify opportunities for change that conserve, enhance and better reveal significance. It expands on the heritage assessment work already undertaken, and extends the previous 500m research buffer to encompass a greater part of the Moreton Conservation Area and component designated assets.

THE SITE

The Site comprises a number of fields totalling c. 60ha which are currently in agricultural use; it is bordered on the west by the B3390 from Crossways to Waddock Cross. On its north side the Site is bounded by the section of Station Road which runs from the B3390 into the village of Moreton, excepting the eastern half where the Site boundary is stepped back from the road by c. 100m to the south. On the south-east side, the Site is bounded by the lane from Red Bridge to Moreton; and on the south-west by a wooded area. The Site is generally flat and slopes gently from south-west to north-east at c. 33-35m above Ordnance Datum (aOD). The recorded geology for the Site is Poole Formation - Sand (BGS, 2018). The soils are described as loamy with naturally high groundwater (CSAIS, 2018).

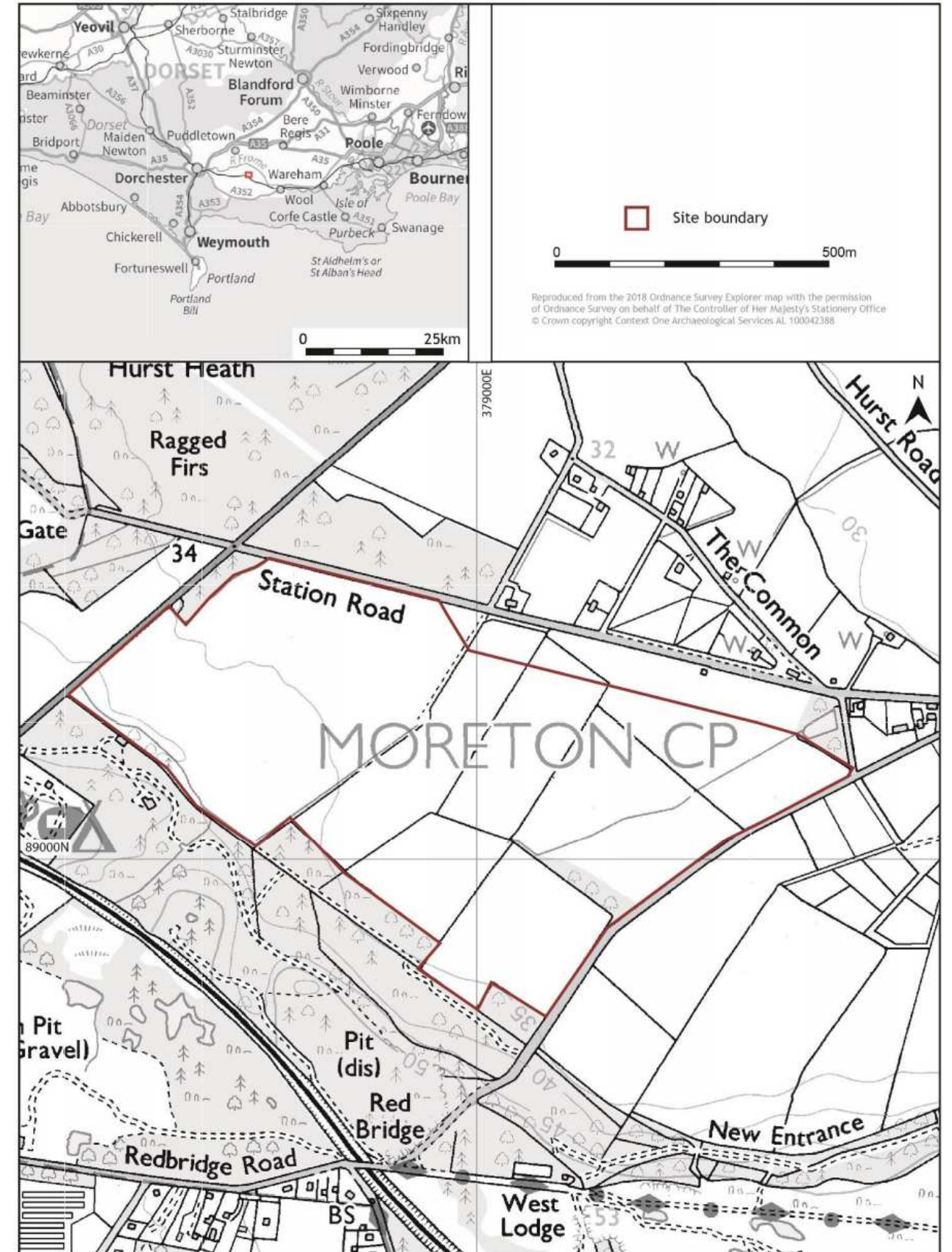


Figure 1. Site setting

THE PROPOSAL

The Site is currently in agricultural use (Plates 1 & 2), mainly for arable cultivation. It comprises a series of fields of varying sizes, separated by hedged boundaries with a range of hedge species and a large number of mature deciduous trees.

The proposals are for open cast extraction of sand and gravel. Extraction across the area will take place over a period of around 15 years with successive working of discrete areas across the Site. Following completion of extraction in each area, reinstatement will be implemented, combining a return to agriculture with nature conservation measures in the form of wetland, with increased public access. It is expected that a processing plant will be located at Hurst Farm, which is situated on the B3390 to the north, with material from Station Road transported to Hurst Farm for processing. Access to and from the Site are presumed to be at the western end of the Station Road Site onto the B3390, and there would be no quarry transport use of Station Road. The potential changes affecting the historic environment therefore relate to those generated by the process of aggregate extraction and also the long-term effects of the change to landform and layout.



Plate 1. Aerial view of western part of Site (facing NW)



Plate 2. Aerial view of eastern part of Site (facing SE)

THE HISTORIC ENVIRONMENT

The National Planning Policy Framework, 2018 (NPPF) identifies three tenets for conserving and enhancing the historic environment that local planning authorities should take account of when determining planning applications.

These are:

'the desirability of sustaining and enhancing the significance of heritage assets** and putting them to viable uses consistent with their conservation;*

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

the desirability of new development making a positive contribution to local character and distinctiveness' (NPPF 20128 para. 131.)

In order to achieve this, there may be a requirement to carry out one or more studies or investigations such as desk-based assessment, settings assessment, heritage impact assessment, and evaluation through geophysical survey and/or trial trenching.

This work is often carried out at the pre-application stage in order that the significance of any heritage assets can be properly understood as early as possible so that the evidence can be used to inform the scope and form of a proposed development.

in most instances, an assessment of heritage assets will focus on designated assets although non-designated assets that can be demonstrated as having equivalent significance will also be considered.

Every heritage asset, whether designated or not has a setting, and the

contribution it makes to its significance or appreciation, is a key factor in determining the level of protection afforded to that asset.

The National Planning Policy Framework, 2012 (NPPF) describes the setting of a heritage asset 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'.

Setting itself is not a heritage asset or designation in its own right, but its importance lies in the elements it contributes to the significance of the heritage asset to which it relates. NPPF also suggests that;

'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'.

Historic England guidance accepts that;

many places are within the setting of a heritage asset and are subject to some degree of change over time'.

and that the

'protection of the setting of heritage assets need not prevent change' (Historic England 2015, 2)

This is echoed in Conservation Principles, 2008 (para. 4.1) although it also points out that:

'conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations' (para 4.2)

Acknowledging that change to the setting of heritage assets is normal, a key consideration is whether such changes are regarded as neutral, harmful or beneficial to the significance of the heritage asset (Historic England 2015, 2). Harm arises when change adversely alters an element, or elements, of the setting of an asset which contributes to its significance (*ibid.*). This necessarily will differ between assets of the same type or grade, the location of the asset, and the nature of its setting (*ibid.*, 6).



**NPPF defines the significance of a heritage asset as being its value to the present and to future generations because of its heritage interest (Annex 2: Glossary, 71).*

The strength of this value can be judged on the merits of four criteria; historic, archaeological, architectural and artistic interest (Historic England 2017, 7-11)

***A heritage asset is defined by NPPF as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing) (Annex 2: Glossary, 67)*

PLANNING POLICY FRAMEWORK

Statutes

The primary statute for the protection of nationally important monuments and archaeological remains in England is the *Ancient Monuments & Archaeological Areas Act, 1979* (as amended). The aim of the Act is to preserve the best examples of the nation's heritage assets for the benefit of current and future generations. A list of legally protected monuments, known as Scheduled Monuments, are added by the Secretary of State for Culture, Media and Sport, on the advice of Historic England. Scheduled Monument Consent is required to carry out any works on such monuments.

The legal protection of nationally important buildings is enshrined in the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Buildings are 'listed' under three categories according to their significance; Grade I, Grade II* and Grade II. Grade I Listed buildings are considered to be of exceptional interest and account for just 2.5% of all designated buildings in England. Grade II* Listed buildings are particularly important and of more than special interest; these account for 5.8% of all designated buildings. Grade II Listed buildings are of special interest and make up 91.7% of all Listed buildings. Listed Building Consent is required to undertake any work to such buildings. Part 1, 16.2 of the Act states:

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Other heritage assets such as World Heritage Sites (WHS); Conservation Areas (CA); Registered Parks and Gardens; and Registered Battlefield Sites are considered under national planning guidance or Local Plan policy.

National Planning Policies

The National Planning Policy Framework (NPPF), 2018 includes four paragraphs that consider proposals affecting heritage assets:

'189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

190. 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.'

192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

and c) the desirability of new development making a positive contribution to local character and distinctiveness.'

The NPPF also includes ten paragraphs that consider the potential impacts to heritage assets from development proposals:

'193. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional..'*

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site;

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

PLANNING POLICY FRAMEWORK

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.'

Local Planning Policies

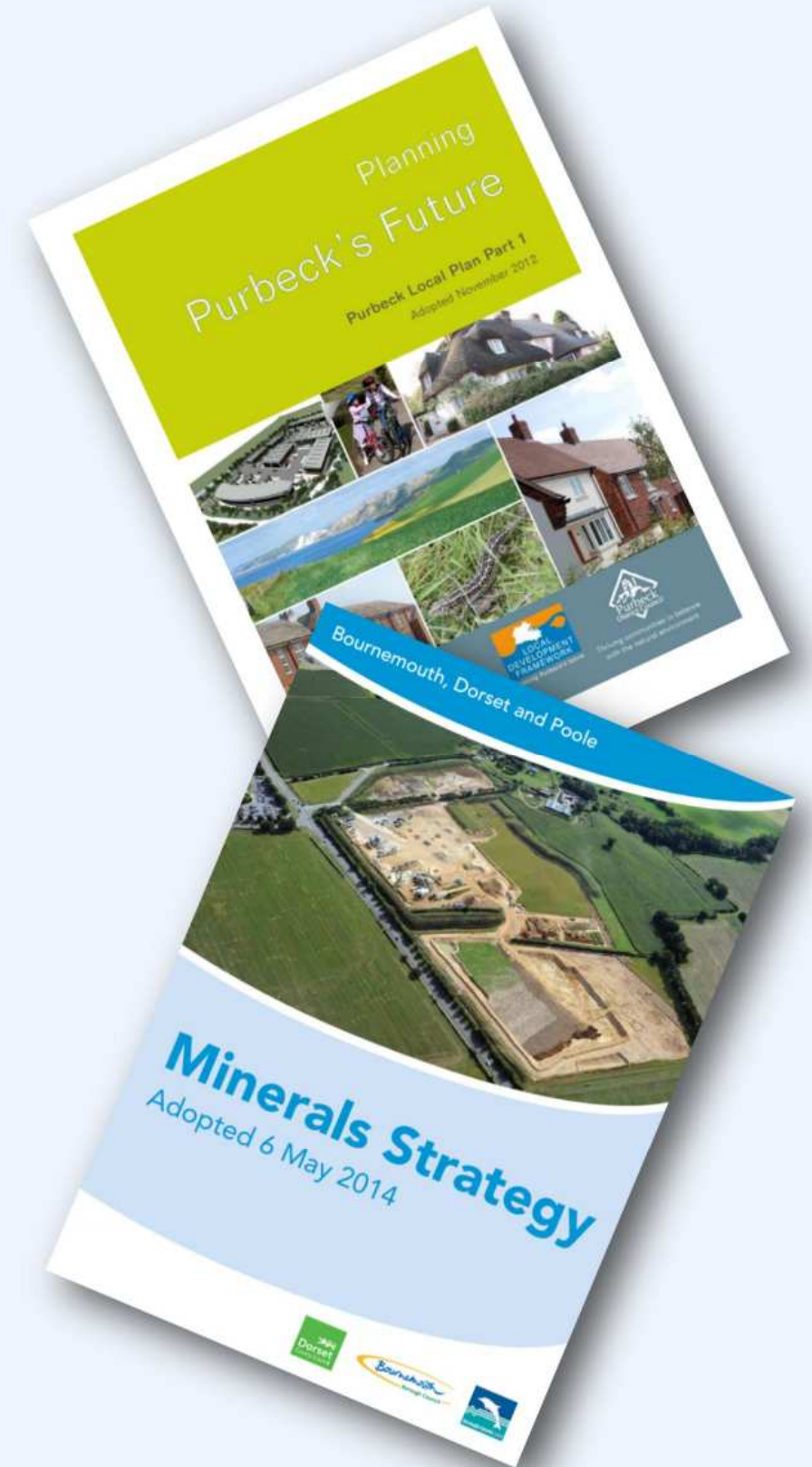
Planning for Purbeck's Future Purbeck Local Plan Part 1:

'Policy LHH: Landscape, Historic Environment and Heritage Proposals for development and other works will be expected to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows) and heritage assets - be these locally, nationally or internationally designated or otherwise formally identified by the Local Planning Authority. In considering the acceptability of proposals the Council will assess their direct, indirect and cumulative impacts relative to the significance of the asset affected, and balance them against other sustainable development objectives. Wherever appropriate, proposals affecting landscape, historic environment or heritage assets will be expected to deliver enhancement and improved conservation of those assets. Proposals that would result in an unacceptable impact of light pollution from artificial light on intrinsically dark landscapes and nature conservation will not be permitted.'

Bournemouth, Dorset and Poole Minerals Strategy:

'Policy DM7 - The Historic Environment

Proposals for minerals development in Bournemouth, Dorset and Poole will only be permitted where it can be demonstrated through an authoritative process of assessment and evaluation that heritage assets and their settings will be conserved in a manner appropriate to their significance. Adverse impacts should be avoided or mitigated to an acceptable level. Where the presence of historic assets of national significance is proven, either through designation or a process of assessment, their preservation in situ will be required. Any other historic assets should be preserved in situ if possible, or otherwise by record.'



PLANNING POLICY FRAMEWORK

Production of Local Plans

Advice on the treatment of heritage assets in the production of local plans is contained in The Historic Environment and Site Allocations in Local Plans (Advice Note 3) (Historic England 2015). This states that:

‘A positive strategy for the historic environment in Local Plans can ensure that site allocations avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. At the same time, the allocation of sites for development may present opportunities for the historic environment.’

It further states:

‘In allocating sites, in order to be found sound, it is important to note that as set out in paragraph 182 of the NPPF the proposals are to be positively prepared; justified; effective and consistent with national policy. It is also important to note various legislative and policy requirements:

The Local Plan should set out a positive strategy for the conservation and enjoyment of the historic environment, in which the desirability of sustaining and enhancing the significance of heritage assets should be considered (NPPF paragraph 126); the associated statutory duty regarding the desirability of preserving or enhancing the character or appearance of a conservation area must be considered in this regard (S72, Planning (Listed Buildings and Conservation Areas) Act 1990);

Development will be expected to avoid or minimise conflict between any heritage asset’s conservation and any aspect of the proposal, taking into account an assessment of its significance (NPPF paragraph 129); conservation and the more important the asset, the greater the weight to the asset’s conservation there should be (NPPF paragraph 132);

Local plans must be prepared with the objective of contributing to the achievement of sustainable development (NPPF, paragraph 151). As such, significant adverse impacts on the three dimensions of sustainable development (including heritage and therefore environmental impacts) should be avoided in the first instance. Only where adverse impacts are unavoidable should mitigation or compensation measures be considered (NPPF paragraph 152). Any proposals that would result in harm to heritage assets need to be fully justified and evidenced to ensure they are appropriate, including mitigation or compensation measures.’

The Historic Environment and Site Allocations in Local Plans (Advice Note 3) advocates a staged process for the consideration of Sites for inclusion in local plans (Historic England 2015, 3-4):

‘Stage 1 – Evidence gathering (enhancing baseline information e.g. understand the potential impact of site allocations on historic places; study of the significance of heritage assets, including assessment of their setting; assessment to understand heritage impacts in greater detail; or the identification of new heritage assets)

Stage 2 – Site Selection (identify sites which are appropriate for inclusion; provide justification for the omission of sites where there is identified harm; and set out clear criteria for sites that are acceptable in principle)

Stage 3 – Site Allocation Policies (The policy and/or supporting text should include clear references to the historic environment and specific heritage assets where appropriate, and at a level appropriate to the size and complexity of the site)’

The Historic England site selection methodology (Historic England 2015, 5) lays out the following process for carrying out heritage assessments on potential site allocations:

‘STEP 1: Identify which heritage assets are affected by the potential site allocation:

- ◆ *Informed by the evidence base, local heritage expertise and, where needed, site surveys*
- ◆ *Buffer zones and set distances can be a useful starting point but may not be appropriate or sufficient in all cases. Heritage assets that lie outside of these areas may also need identifying and careful consideration.*

STEP 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:

- ◆ *Understanding the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations (e.g. cultural or intellectual)*
- ◆ *Understanding the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility (for example, the impact of*

noise, dust or vibration)

- ◆ *Recognising that additional assessment may be required due to the nature of the heritage assets and the lack of existing information*
- ◆ *For a number of assets, it may be that a site makes very little or no contribution to significance.*

STEP 3: Identify what impact the allocation might have on that significance, considering:

- ◆ *Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views*
- ◆ *Form and appearance of development e.g. prominence, scale and massing, materials, movement*
- ◆ *Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use*
- ◆ *Secondary effects e.g. increased traffic movement through historic town centres as a result of new development*

STEP 4: Consider maximising enhancements and avoiding harm through:

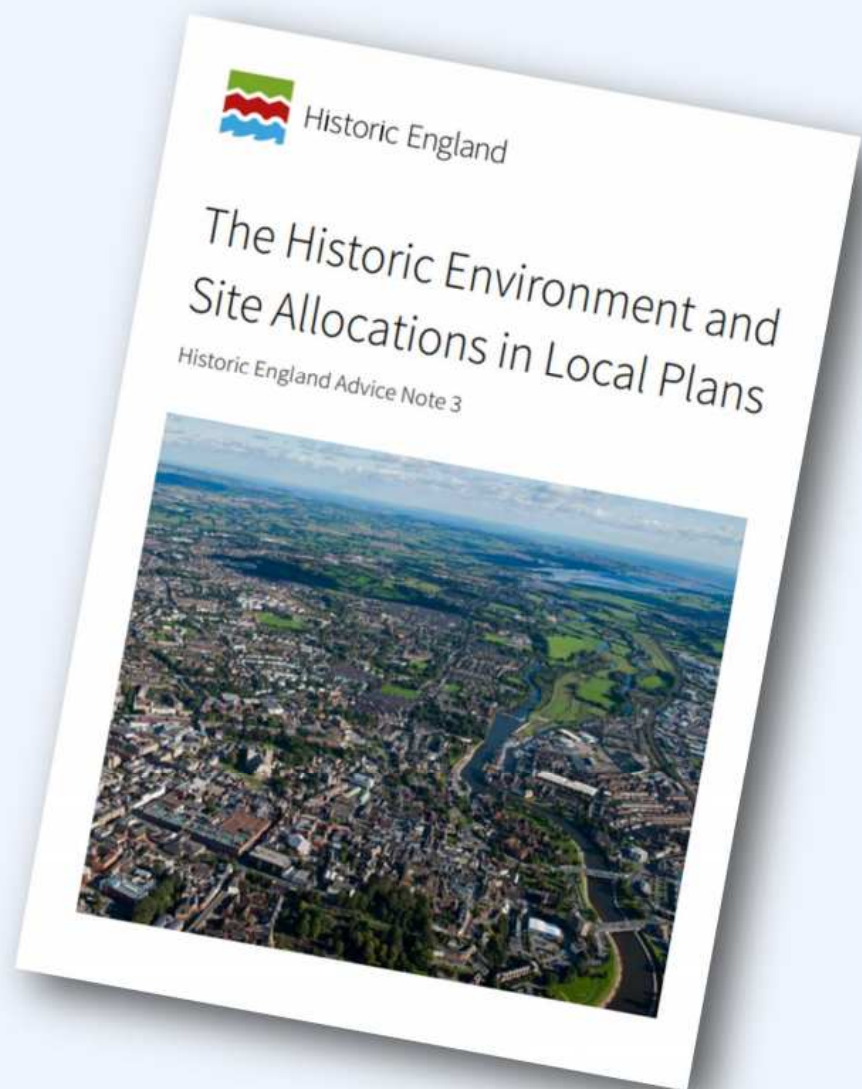
- ◆ *Maximising Enhancement*
- ◆ *Public access and interpretation*
- ◆ *Increasing understanding through research and recording*
- ◆ *Repair/regeneration of heritage assets*
- ◆ *Removal from Heritage at Risk Register*
- ◆ *Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design*

Avoiding Harm

- ◆ *Identifying reasonable alternative sites*
- ◆ *Amendments to site boundary, quantum of development and types of development*
- ◆ *Relocating development within the site*
- ◆ *Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings*
- ◆ *Addressing infrastructure issues such as traffic management*

STEP 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness:

- ◆ *Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)*
- ◆ *Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence*
- ◆ *Effective in terms of deliverability, so that enhancement is maximised and harm minimised*
- ◆ *Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance.'*



ASSESSMENT METHODOLOGY

Phase 1 provided the baseline information required as part of Stage 1 (Evidence Gathering) as set-out in *The Historic Environment and Site Allocations in Local Plans (Advice Note 3)*, and Step 1 of the site selection methodology within the same document (Historic England 2015, 3-5), by identifying the heritage assets which are likely to be affected by the adoption of each of the proposed Sites. Phase 2 enhanced Stage 1 (Evidence Gathering) so that Stage 2 (Site selection) could be implemented. It addressed Step 2 of Historic England's recommended process, with brief consideration of elements of Steps 3 to 5 where possible, recognising that additional assessment might be required should the Site proceed to planning application stage and once details of form and appearance of the facility were available for consideration.

CI established a study area around the Site. Factors that can influence the size of such an area are often site-specific but it is also the case that the impact to the significance of heritage assets beyond a certain distance from a source is unlikely to register as harmful due to the diminishment of issues such as physical connections, historical association, visibility and noise. Initially, this was set at a 500m radius from the Site centre, and included all designated and non-designated assets in order to assess potential impact on any possible below ground archaeological features or deposits and identify other assets in the vicinity which might be subject to impact.

This Heritage Impact Assessment addresses Stage 3 (Site Allocation Policies) and Steps 2 to 5 of Historic England's recommended process. The study area was extended to a 2km radius from the Site centre to encapsulate specific heritage assets identified by Historic England. To ensure a consistent approach, all designated heritage assets within this extended radius were included. The study focused on assets of the Highest Significance as these are accorded more weight in determining planning applications, including Scheduled Monuments, Conservation Areas, and Grade I and Grade II* Listed

buildings. Assets of Less than Highest Significance, mostly Grade II Listed buildings, were included where they were deemed to carry equivalent significance.

Baseline information relating to the archaeological/historical background was primarily drawn from the county Historic Environment Record (HER). Documentary, pictorial and literary sources were inspected at the Dorset History Centre. Heritage assets within the Site and environs are located and enumerated on **Figure 3**. Where Heritage assets are discussed in the text, or listed in the tables and figures, they are often accompanied by their Historic England List Entry number or unique HER identifier.

To assess the potential impacts of a proposed development on the setting of nearby heritage assets, Historic England (HE) has produced a five-step approach to achieve a settings assessment (2017). This includes;

- 1. identifying the heritage assets affected and their settings'**
- 2. assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)**
- 3. assessing the effect of the proposed development on the significance of the asset(s)**
- 4. maximising enhancement and minimising harm**
- 5. making and documenting the decision and monitoring outcomes'**

The first four Steps are examined in this assessment although it is not possible to discuss Step 5 at this juncture.

The selected heritage assets are next assessed for their visual relationship with the Site. Setting is often articulated with reference to views to and from a

heritage asset and these contribute to its significance. The visual relationships of an asset can be complex but it is first necessary to establish whether there is any intervisibility (line of sight) between the selected assets and the Site as part of a viewshed analysis. As a starting point, a Zone of Theoretical Visibility (ZTV) is produced as a computer-generated plot to illustrate the theoretical extent of visibility of the Site. For most sites, a reference point is established at the Site centre with a viewing height of 1.6m above ground to replicate average eye-level. However, in some instances, it is appropriate to establish multiple observation points depending on the size of the Site or marked variations in the topography. Observation heights might also vary in order to demonstrate potential lines of sight from first floor windows or the top of a roof, for example.

LiDAR DTM data at a 1m/0.5m resolution is utilised as a basis for the ZTV. This largely represents land form and mostly excludes man-made objects such as buildings, and vegetation such as trees and hedges. The result of this analysis is to demonstrate whether, hypothetically at least, there is uninterrupted intervisibility between each asset and the Site at the selected observation point.

Using the ZTV model to establish the maximum parameters for a viewshed analysis, this is tested in the field to measure the actual extent of visibility or Zone of Visual Influence (ZVI). As might be expected, the ZVI is less extensive than the ZTV as it considers above ground obstacles in addition to land form. Field testing comprises viewing the heritage asset from within the Site and externally along public roads and footpaths to test the ZTV for unobstructed lines of sight. When assessing intervisibility, seasonal variation in foliage is also considered. A photographic record is carried out and includes available views of the Site from within the study area. This comprises single photographs, and composite digital images to mimic an immediate field of view (60° arc). A small drone is often used to capture line of sight photographs from different observation heights above the Site to demonstrate a real-world view of a proposed structure(s).

A BRIEF HISTORY

The small village of Moreton is situated c. 9km to the east of Dorchester on the River Frome. The topography is generally flat or gently undulating, typical of the wide base of the river valley. The landscape is characterised by heathland and gravel terraces, parts of which have historically been improved for agriculture, and the name Moreton refers to the wet lowland landscape. There are two references to Moreton in the Domesday survey of 1086, one manor held by Robert, from the Count of Mortain, incorporating a mill, meadowland, and pasture (Morris 1983, Section 26.56), and which is probably located in the current village core, whilst the other manor may have been in the area of Hurst situated to the north-west. The Frampton family held Moreton manor since the 14th century. The church of St Magnus the Martyr and St Nicholas of Myra was medieval in origin but was completely remodelled in the 1770s by the Frampton family (RCHME 1970, 174). A 16th century manor house, possibly situated in the location of a medieval building, was replaced by the current Moreton House, the construction of which commenced in the 1740s (RCHME 1970, 175-176). The village was greatly affected by wholesale reorganisation of the estate during the 18th century, particularly in the area around Moreton House and the church. Large parts of the surrounding heathland were enclosed at the same time (Taylor 1970, 154). Station Road itself was established in the mid-18th century, and buildings located along its north-west side as planned development onto the heath in the later 18th century and early 19th century.

There is a single non-designated heritage asset recorded on the Site, an extensive area of medieval to post-medieval gravel extraction pits. The area around the Site also includes non-designated assets ranging from prehistory to the 20th century. There is therefore some potential for the presence of archaeological features and deposits on the Site (Randall 2017). With respect to designated assets, the Site is closely adjacent to the Moreton Conservation Area, which extends along the north side of Station Road to the north of the Site. There is one Grade I, one Grade II* and numerous Grade II Listed buildings within the 2km radius, with a total of 15 Grade II Listed buildings

falling within 500m of the Site, most of them associated with the Moreton Conservation Area. The Moreton Conservation Area Appraisal Document (2015) provides the following description:

'The conservation area retains the character of a small estate village, a significant proportion of which is of eighteenth/early nineteenth century date. These provide an interesting insight into contemporary improvement of the estate which included a planned extension of the village and extensive landscaping, set within the context of the inclosure of surrounding common land and heath.'

The maps referred to are held at the Dorset History Centre, or are available in digital format (Randall, 2017). Extracts of selected maps are presented in [Figure 2](#).

The earliest map available is an Ordnance Survey drawing of 1805 ([a on Figure 2](#)). This shows the area of the Site encompassing a number of fields, with the western half as one large unit of rough grazing or waste. An area in the north-east corner of the Site is also rough grazing, whilst there is a rectilinear arrangement of fields through the centre. The extant boundaries of the Site as currently configured are in large part contiguous with boundaries which can be identified on this map, and the layout of the roads is coterminous with the layout today. There are a number of buildings shown to the north-east of the Site which can be identified with several extant buildings. These are situated on the northern side of the Common, and can be identified with Summer, Beehive, Primrose and Honeysuckle Cottages, all now Grade II Listed buildings, and confirming their dating to earlier than this map.

The 1839 Moreton Tithe Map ([b on Figure 2](#)) shows the Site area as common land and several enclosed fields. A number of enclosures occupied a band extending south-west to north-east across the centre of the Site, with

common land to either side. Referring to the Tithe Apportionment, virtually all of the area, including The Common, was in the ownership of James Frampton with two parcels (148 and 149) in the southern part of the Site (green on the map) being glebe land and providing income for the Rev William Buller. These glebe fields were let to John Sansom, in pasture and referred to as Lot Field. One field (plot no. 147) in the south-eastern corner of the Site was let by James Frampton to Benjamin Brownjohn as pasture. The remainder of the enclosed land was let to John Scutt. Most of it was pasture, excepting parcels 153-156 situated in the central northern part of the Site which were arable. This land is adjacent to a small rectangular building and yard which is situated in their north-eastern corner (plot no. 157), described on the apportionment as a barn and yard, with the use 'homestead'. Represented on the accompanying tithe apportionment, this plot was too small to be represented on the map. The description might imply that there was also a dwelling included. This was also let to John Scutt. It was clearly an integral part of the holding represented by the fields in this area, which therefore appear to have been laid out at some point prior to 1839 as a planned unit. This would be in keeping with the deliberate development of the village and surroundings by the Framptons from the late 18th century. The variety of later 18th century buildings described above within the current Moreton Conservation Area can all be identified on this map.

The Site appears as fields on the 1889 1st edition Ordnance Survey (OS) ([c on Figure 2](#)). The boundaries established on the 1839 Tithe map were still in place, with some amalgamations (such as three parcels in the middle of the Site which had formed part of the holding described above becoming one field), and with new land boundaries added in the eastern part of the Site to subdivide the area which was previously heath or common land. The building seen on the Tithe had by this point disappeared, so the area was presumably being farmed from elsewhere. Buildings are shown for the first time in the locations of East Cottage and Lilac Cottage/Santa Maria. The arrangement of field boundaries is almost identical on the 1902 OS map ([d on Figure 2](#)). The

majority of boundaries remain the same on the 1963 OS map (e on Figure 2); the only change is the amalgamation of four small parcels into one in the south-eastern corner, and two parcels into one in the north-eastern corner. It is clear from this consideration that the Site has been in agricultural use since at least the early part of the 19th century. Furthermore, the extant land boundaries are in large part of similar duration, the currently layout reflecting the organisation of the farming landscape of probably the later 18th century or even earlier. The present internal organisation of the Site is therefore a component of the historic landscape character and relates to other planned 18th and 19th century developments which are enshrined in the layout and organisation of the Moreton Conservation Area, and particularly in the sequence of expansion onto the heath.

There is limited evidence of prehistoric activity in the area (Randall 2017), but the use of the western portion of the Site as common grazing or waste land is underlined by the presence here of medieval to post-medieval gravel extraction pits, occupying an area of c. 400m within the angle of the B3390 and Station Road. This area is shown on the historic maps as being heath in 1839 but appears to have been incorporated within the cultivated landscape by 1889. The extraction presumably took place before this date. The historic mapping also indicates the potential for the central portion of the Site to have been the location of a post-medieval farming unit which would have related to the wholesale landscape reorganisation in the environs.



a) Detail from Ordnance Survey Drawing, 1805



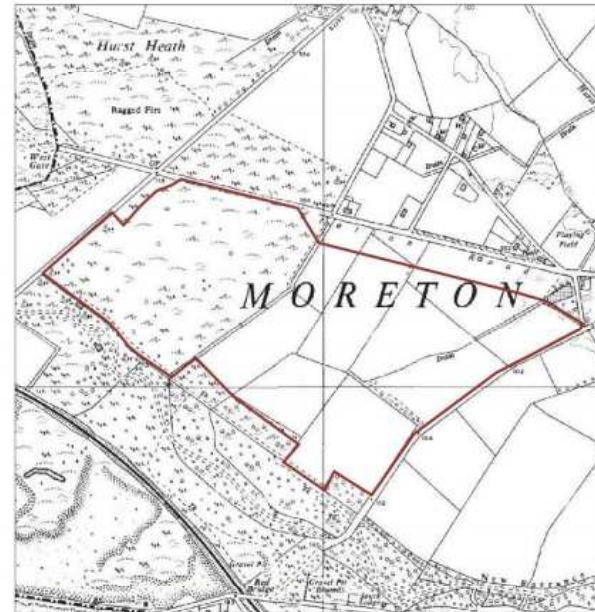
b) Detail from Tithe Map, 1839



c) Detail from Ordnance Survey 25" Map, 1889



d) Detail from Ordnance Survey 25" Map, 1902



e) Detail from Ordnance Survey 6" Map, 1963



Reproduced from the 2018 Ordnance Survey Explorer map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office
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Project - Dorset Minerals and Waste	
AS25 Station Road	
Title	
Historic map regression	
Scale	1:20.000 at A3
0 1km	
Project code	C1/DBA/18/DMW
Figure No.	2
©Context One Heritage and Archaeology	

Figure 2. Historic map regression

RESULTS

The assessment table below (Table 1) lists the identified heritage assets within the study area and indicates the presence or absence or significance criteria for each asset.

There are forty designated heritage assets within a 2km radius of the Site. Of these, the majority are Listed buildings and include one Grade I, one Grade II* and several Grade II (Figure 3, nos. 1-17, & 21). Fifteen Grade II Listed buildings are within 500m of the Site (Figure 3, nos. 1-15), with the Grade I and II* buildings c. 1.5-1.6km to the east, (Figure 3 nos. 16 & 17) along with a number of additional Grade II Listed buildings and structures within the 2km radius. The majority of the Listed structures are situated to the north and east of the eastern portion of the Site within the village of Moreton and are associated with the Moreton Conservation Area (Figure 3 no. 22). The western part of the Conservation Area, The Common, is directly to the north of the Site, its southern boundary running along the north side of Station Road. The other components of the Conservation Area extend c. 2.3km to the east of the eastern end of the Site. Additional groups of designated buildings are associated with The Frampton Arms c. 300m to the south-west adjacent to Moreton station (Figure 3 no. 14 & 15), and Hurst Farm and Hurst Bridge (Figure 3), c. 1km to the north of the Site. There are three Scheduled monuments within a 2km radius of the Site, all of them Bronze Age barrows (Figure 3 nos. 18-20), situated c. 1.5-1.8km distant in an arc from the south-east to south-west of the Site.

According to the ZTV (Figure 3), all of the assets to the south and south-west of the Site are screened by the topography, as are most of the assets in the eastern part of the Conservation Area to the east of the Site. This was confirmed by the Site visit. There are theoretical lines of sight between the Site and part of the Conservation Area and ten of the Grade II Listed buildings within its western portion, directly to the north of the Site, and in parts of Moreton Park to the east. Due to the relatively flat topography, no assets

DESCRIPTION	DESIGNATION*	SIGNIFICANCE			
		EVIDENTIAL	HISTORICAL	AESTHETIC	COMMUNAL
HERITAGE ASSET					
1. Manor House HE Ref. 1323356	GII	✓	✓	✓	X
2. Stable at the Manor House HE Ref. 1120451	GII	✓	✓	✓	X
3. Granary at the Manor House HE Ref. 1304961	GII	✓	✓	✓	X
4. Manor Farm Cottages HE Ref. 1152036	GII	✓	✓	✓	X
5. Rose Cottages HE Ref. 1120448	GII	✓	✓	✓	X
6. Hedera Cottage HE Ref. 1323354	GII	✓	✓	✓	X
7. The Green HE Ref. 1120447	GII	✓	✓	✓	X
8. East Cottage HE Ref. 1323353	GII	✓	✓	✓	X
9. Lilac Cottage & Santa Maria HE Ref. 1120443	GII	✓	✓	✓	X
10. Summer Cottage HE Ref. 1120445	GII	✓	✓	✓	X
11. Beehive Cottage HE Ref. 1323351	GII	✓	✓	✓	X
12. Primrose Cottage HE Ref. 1120444	GII	✓	✓	✓	X
13. Honeysuckle Cottage HE Ref. 1323352	GII	✓	✓	✓	X
14. Frampton Arms stable HE Refs 1152107	GII	✓	✓	✓	✓
15. Frampton Arms HE Ref. 1120466	GII	✓	✓	✓	✓
16. Moreton House HE Ref. 1305008	GII	✓	✓	✓	X
17. Parish Church of SS Magnus the Martyr and Nicholas of Myra	GII*	✓	✓	✓	✓
18. Bell barrow and two bowl barrows on Old Knowle, 835m NNW of Whitcombe Vale Farm HE Ref. 1016193	SM	✓	✓	✓	✓

DESCRIPTION	DESIGNATION*	SIGNIFICANCE			
		EVIDENTIAL	HISTORICAL	AESTHETIC	COMMUNAL
HERITAGE ASSET					
19. Tadnoll Barrow HE Ref. 1003223	SM	✓	✓	✓	✓
20. Barrow S of Tinker's Barrow Plantation HE Ref. 1002804	SM	✓	✓	✓	✓
21. Grave of TE Lawrence (Lawrence of Arabia) in New Cemetery	SM	✓	✓	✓	✓
22. Moreton Conservation Area	CA	✓	✓	✓	✓
*Designation abbreviations		RPG = Registered Park & Garden			
SM = Scheduled Monument		RB = Registered Battlefield			
GI = Grade 1 Listed Building		ND = Non-designated			
GII* = Grade 2* Listed Building					
GII = Grade 2 Listed Building					
CA = Conservation Area					
WHS = World Heritage Site					

Table 1. Heritage Assets within the study area with significance rating

overlook or are overlooked by the Site. In addition, there is a considerable amount of mature woodland, hedgerows and single field trees in this area. The majority of these are deciduous but comprise a wide range of species providing a range of heights and in places, dense cover.

The closest view of the Site will normally be from the B3390 at the west end, and on the north side along its length from Station Road. At the Site's eastern extent this includes views from the western portion of the Moreton Conservation Area. The Site can be seen also from agricultural land to the east on the other side of Redbridge Road, and from the edge of woodland along its southern border. There is therefore both intervisibility and kinetic views from a number of locations within surrounding land which incorporate the Site and elements, or the location, of designated assets, particularly the

Station Road, Moreton, Dorset.

A HERITAGE IMPACT ASSESSMENT

southern border of the Conservation Area. It is not currently possible to assess such views from private land, paths or thoroughfares, so the primary location from which kinetic views are currently possible is limited to the roadway.

There is some undulation of the ground surface in the north-western corner of the western-most field, consistent with a known area of medieval or post-medieval gravel extraction constituting a non-designated heritage asset. The remaining boundaries are all consistent with those seen on the historic maps, most of which date to at least the earlier 19th century, with a couple relating to reclamation of heathland in the mid-19th century. The maturity of some of the trees along these boundaries confirms the longevity of this layout, indicating that the hedges themselves are of longstanding, and implying that most parts of the current arrangement may predate the earliest map evidence. There is a substantial bank within the hedge line of the southern boundary of the field directly south of Station Road at the north-eastern corner of the Site. This boundary is first apparent on the 1889 OS map, relating to sub-division of the area of heath which had remained in this area at least until the time of the Tithe map. The current layout of the Site itself is therefore a relic of the land management practices of the 18th and 19th century and relates both to the general development of the Moreton Estate in the post-medieval period, and the structure of the area within the Moreton Conservation Area.

The Site is effectively bracketed between wooded areas to north and south (Plates 1, 3 & 4), and roads to east and west, which sever it from more long distance views. Despite the sight lines indicated on the ZTV, ground truthing has proven that, at least during the summer months, the Site is only intervisible with the south-western edge of the Moreton Conservation Area and the two Grade II Listed properties which front onto Station Road in this area (Figure 4). No other assets have any discernible intervisibility with the Site, and this includes assets in the area of Hurst Farm to the north-west, the Frampton Arms to the south-west and the three Scheduled Monuments, three Bronze

Age barrows along the southern side of the Frome Valley forming an arc from the south-west to the south-east of the Site (Plate 4).

This assessment therefore examines the area of the Moreton Conservation Area and the buildings and structures it contains but focusses its detailed consideration on the assets with proven intervisibility with the Site and/or are close enough to be affected by other impacts such as noise, vibration, dust, odour or light pollution. This includes various parts of the Moreton Conservation Area, which faces the Site on two aspects (one facing south, one west). The western portion, The Common, to the north of the Site contains ten Grade II Listed buildings all of which are classified as being of less than highest significance and are therefore either locally or regionally important.



Plate 3. Aerial view showing woodland between Site and Station Road (facing NE)



Plate 4. Aerial view across centre of Site towards woodland to the south (facing SW)

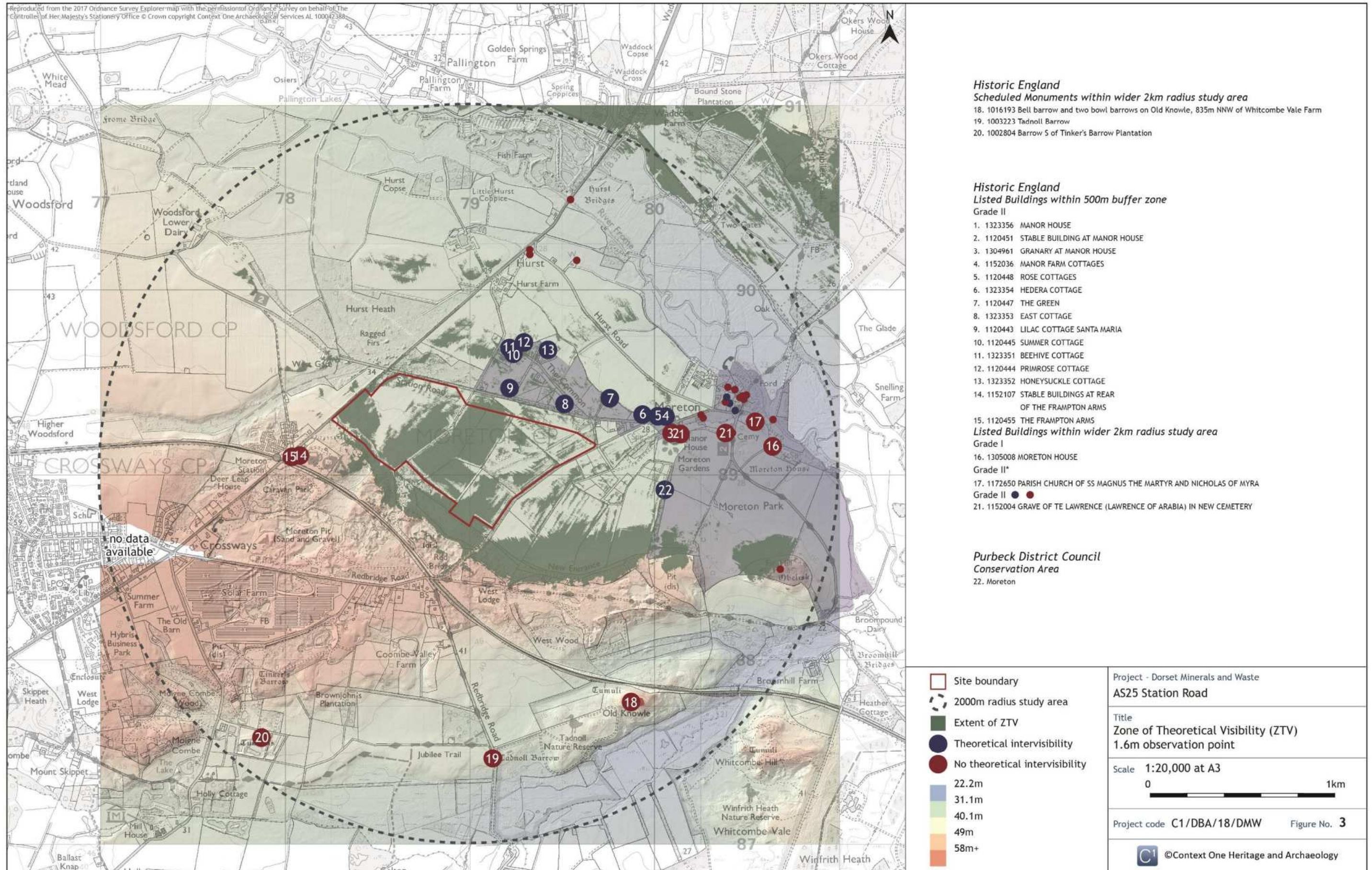


Figure 3. Zone of Theoretical Visibility (ZTV)

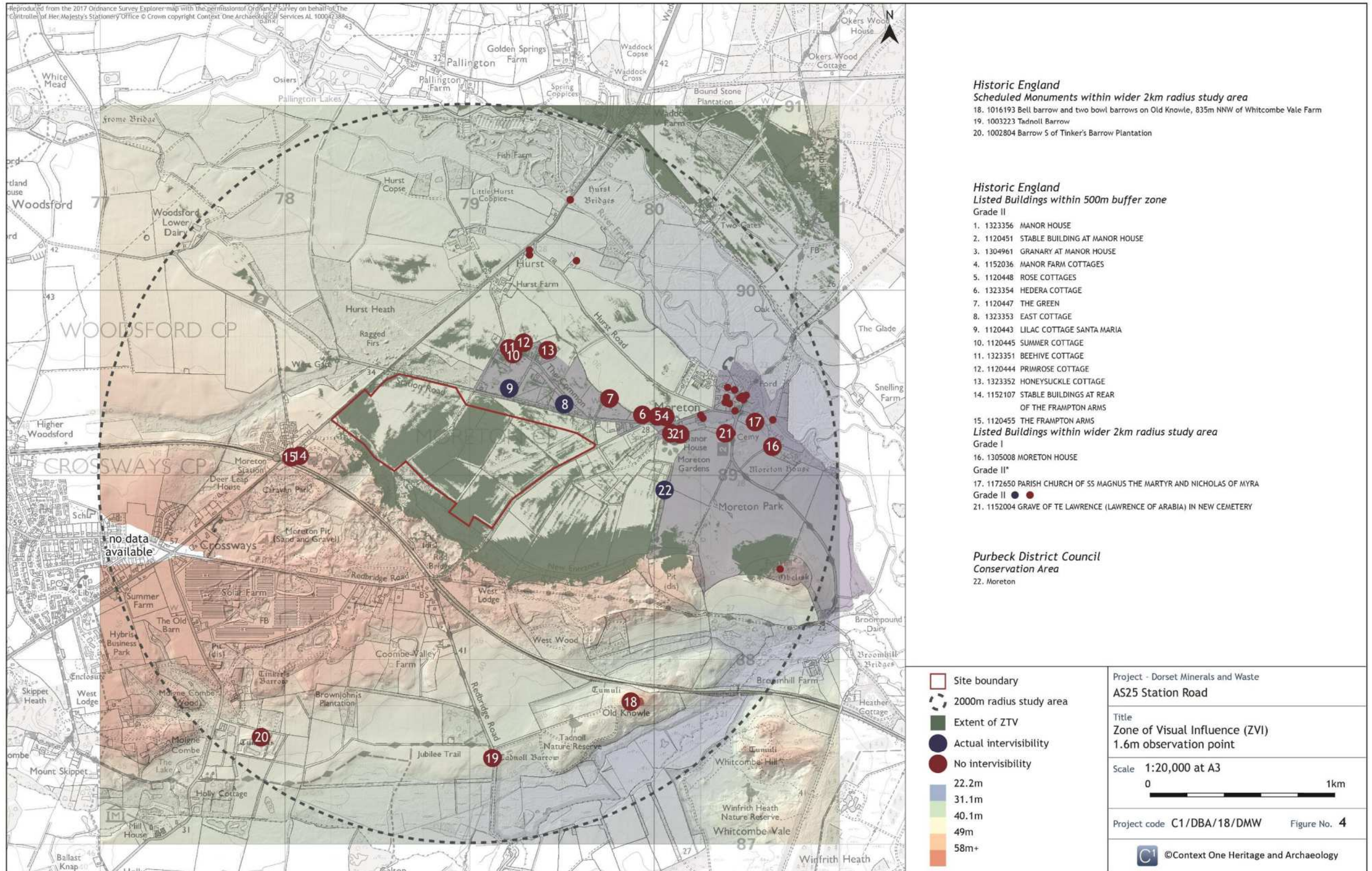


Figure 4. Zone of Visual Influence (ZVI)

EFFECT TO SIGNIFICANCE AND MITIGATION

The Conservation Area

The Moreton Conservation Area ([Figure 3 no. 22](#)) was designated in 1982 and amended in 1984 to include the western area, The Common. The nature of the village and environs has been examined in the Moreton Conservation Area Appraisal Document (Purbeck District Council 2015), which summarises:

'The conservation area retains the character of a small estate village, a significant proportion of which is of eighteenth/early nineteenth century date. These provide an interesting insight into contemporary improvement of the estate which included a planned extension of the village and extensive landscaping, set within the context of the inclosure of surrounding common land and heath. Continuity of ownership since the medieval period adds historic depth. Association of the village with important historic figures and events including James Frampton, prosecutor of the Tolpuddle Martyrs, Lawrence of Arabia, and World War II, provide further historic and social interest.'

The Moreton Conservation Area is divided into four zones.

Zone 1: The Street

'historically 'Back Street', characterised by presence of small dwellings set close to the street frontage'

The north-eastern portion of the Site itself fronts onto Moreton Conservation Area character Zone 2: Station Road, which was historically 'Fore Street', and the public face of the village. The zone is chiefly characterised by the presence of large higher status buildings and cottages set within ample plots, including

the large walled enclosures of Moreton Gardens.'

It is also noted that many houses in Zone 2 are hidden from view within their plots.

Zone 3: The Common

'a late eighteenth century planned extension of Moreton, at one time known as 'New Moreton', built as an incursion into Moreton Common. The zone is characterised by the presence of vernacular and other simply built cottages showing consistent orientation, but inconsistent placement within linear enclosures. Here the relationship of buildings to open space and boundaries is a crucial aspect of designed character.'

Zone 4: Moreton Park and associated riverside landscaping.

'Boundaries correspond to the nineteenth century OS demarcation which remains little changed in landscape terms. The zone is characterised by a careful composition of buildings, structures, open space and woodland planting.'

With respect to planned planting around Moreton in the 18th and 19th centuries, the Moreton Conservation Area Appraisal Document notes that:

'Many oak trees appear to have been planted at this time, and specimens of similar age occur throughout the conservation area, planted regularly along Station Road and lanes within the immediate setting of the conservation area.'

Given its statutory designation, the Moreton Conservation Area is regarded as an asset of the highest significance. This is derived from the designated assets which it contains, in combination with non-designated assets and with

its relationship with the surrounding landscape. Evidential significance is contributed by the fabric of those component structures, whilst historical significance is imparted by the relationships between them, the layout and legible development of the village as a place and an embodiment of the social and economic situation of the 18th century. The aesthetic significance of the Moreton Conservation Area is derived from the contribution of the designated and non-designated assets and other features in combination with a quiet, rural, and frequently wooded location. It is also largely unchanged, although there is some low-key modern development which attempts to blend with the vernacular architecture. The Conservation Area has a communal value in that it combines these various elements to provide a sense of place for the inhabitants of the village of Moreton.

Many of the buildings within the village and which contribute to its appearance, atmosphere and ambience are Grade II Listed. Individually, they are regarded as having less than the highest significance as heritage assets, although the Manor ([Figure 3 no. 1](#)) is considered to be particularly significant in this location on the basis that it has 18th century or earlier fabric, was constructed by the landowning family responsible for the planned development of the village and its surroundings, is a pivotal element of the village (although the core is now to the north-east), and has direct relationships with other assets, a stable and granary ([Figure 3 no. 2 & 3](#)) (RCHME 1970, 178). Moreton House ([Figure 3 no. 16](#)) is Grade I Listed and therefore an asset of the highest significance. It is situated within Moreton Park which constitutes the eastern, and largest portion of the Conservation Area. The Grade II* Listed Church of Saints Magnus and Nicholas of Myra ([Figure 3 no. 17](#)) is located between Moreton House and the village and is also of the highest significance. All of the remaining buildings associated with the Conservation Area, both in the core of the village (Manor Cottages, Rose Cottage and Herdera Cottage, [Figure 3 no. 4-6](#)), development to the west of the village (The Green, East Cottage and Lilac Cottage/Santa Maria, [Figure 3 no. 7-9](#)), and to the north-west along The Common (Summer Cottage, Beehive Cottage, Primrose Cottage and Honeysuckle Cottage, [Figure 3 no.](#)

10-13) date to the 18th century, and are related to the planned re-ordering and expansion of the village by the Frampton family.

The nature of the Moreton Conservation Area is therefore related to the historical development of the village of Moreton and the surrounding estate. Much of the area is very open, including the parkland surrounding Moreton House in the east; the small nucleated village core in the north-eastern corner; development around the junction of Station Road, Redbridge Road and Hurst Road in the centre; and dispersed buildings and gardens along Station Road heading west; and to the north-west on The Common. The re-ordering of the landscape, both within the area now covered by the Conservation Area and those areas bordering on to it which occurred in the later 18th and early 19th century, is largely preserved without major change. The dispersed, ordered and planned vision of the Frampton family for the village and estate is therefore easily legible, allowing interpretation and appreciation as a whole, as well as in its collection of component buildings and other elements. The seclusion provided by a generally wooded landscape as well as its predominantly rural location contribute and lend meaning to the original plan and its interpretation (Plates 1-4). Views of the Conservation Area, and its relationship with the landscape, are limited by the relatively flat landscape, particularly from the west and north, and there are relatively few vantage points to the south and east. However the approach to the Conservation Area from the west, along Station Road, incorporates multiple opportunities to experience the south-western edge of the Conservation Area (at points including roadside Listed buildings) and the north-eastern corner of the Site, within the same purview to either side of the primary access road to Moreton. The road is lined with mature vegetation and trees on both sides, but provides similar glimpsed views of the close agricultural or wooded landscape beyond on both sides of the road.

Moreton Village

The Grade II* Listed church of Saints Magnus the Martyr and Nicholas of Myra (HE Ref. 1172650 **Figure 3 no. 17; Plate 5**) is situated to the east of the core of the village, c. 800m to the east of the Site. The church was built in 1776 and replaced the medieval structure. It is constructed in Portland stone and is an early example of Gothic revival. As such it relates to the general reworking of the layout of the village and estate during this period. The church sustained bomb damage during the Second World War, and now incorporates a series of important etched glass windows by Lawrence Whistler. It is popular with visitors to the area. The Grade I Listed Moreton House (HE Ref. 1305008; **Figure 3 no. 16; Plate 6**), is located to the south-east of the church, set in its own grounds of Moreton Park; it is c. 900m to the east of the eastern extent of the Site. It was constructed in the 1740s for the Frampton family, extended in 1779, and replaced a house dating to the 16th century. It comprises three main elements, two of them service ranges, and one apparently incorporating fabric from the earlier building. The main house is ashlar construction with a stone slate roof, of two storeys with attics and a basement. Both the church and Moreton House are of the highest significance and derive their significance from their fabric as important buildings of the 18th century settlement, as well as their spatial and historical relationship with each other and the village. Moreton House has an indirect historical relationship with the Site, in that the Site comprised part of the estate of which the house was the centre. There is however no intervisibility whatsoever between either the house or the church with the Site. This is due to a number of interposed structures and hedges/trees, and the distance across the heavily wooded valley. They are also now divided from the rest of the village to the north-west by the Station/Hurst Road as it turns south towards Winfrith Newburgh. This road is disproportionately busy for a rural road at particular times of day and at weekends due to the role of the village as a popular visitor destination. The soundscape is dominated by distant agricultural equipment and machinery and localised vehicle noise. Traffic from the Site will not be routed via this road, so it is unlikely that the proposals will give rise to any additional traffic or concomitant vibration in this area. Given

the separation distance and lack of intervisibility or other strong relationship between these assets and the Site, it is considered that there will be no harm to the settings and thereby, significance, of these assets.

The core of the village, situated near the Ford (**Plate 7**), comprises a cluster of Grade II Listed cottages, fronting onto The Street (**Plate 8**), and around the junction with Station/Hurst Road, which includes the old School House, now a tearoom (**Plate 9**). Moreton village and thereby the Conservation Area also attract interest from its early 20th century historical associations. The New Cemetery which contains the Grade II Listed grave of TE Lawrence (Lawrence of Arabia) (HE Ref. 1152004 **Figure 3 no. 21**) lies in the eastern extent of the cemetery, c. 750m or so to the east of the Site (**Plates 10 & 11**). The village buildings derive their significance from the evidential value of their fabric and their immediate village setting, whilst in the latter case, the significance is derived entirely from the historical value of the grave as the resting place of TE Lawrence. There is however no intervisibility with the Site from the village core or the New Cemetery. The soundscape is dominated by road traffic, and in the case of the New Cemetery, this is particularly marked due to crowded roadside parking for visitors to the cemetery, tea rooms, adjacent Walled Garden visitor attraction and café, the church and other parts of the village. There is also a campsite between the New Cemetery and the Site, the easternmost corner of which is some 800m distant. There is some distant sound of agricultural machinery and equipment. The immediate setting of the Lawrence grave is often not a tranquil location due to the number of visitors and degree of traffic noise, and disturbance from existing adjacent activities. It is considered that this would overcome any distant sound from machinery operation. Given the lack of intervisibility, the reduced likelihood of sounds of working machinery reaching this distance, and no likelihood of increased traffic on the village side of the Site, it is regarded that there will be no harm to the settings or therefore the significance of these assets.



Plate 5. Church of SS Magnus the Martyr and Nicholas of Myra (facing NW)



Plate 6. Moreton House (facing SE)



Plate 7. Moreton Ford. The Site is located c. 1.8km beyond the trees to the south-west



Plate 8. The Street (facing W)



Plate 9. The old School and Station/Hurst Road (facing NW)



Plate 10. The grave of TE Lawrence



Plate 11. The New Cemetery. The gate structure dates from c. 1800, and the original entrance

The Manor (HE Ref. 1323356; [Figure 3 no. 1](#)) is Grade II Listed and was originally Moreton Farmhouse and served as the home farm for Moreton House. It was constructed in 1772 by James Frampton (RCHME 1970, 178) of Portland stone and brick, and, with the Grade II Listed stable and granary (HE Refs 1120451 & 1304961; [Figure 3 no. 2 & 3](#); [Plate 12](#)) formed a key component of the re-organised later 18th century estate. There is no intervisibility between these buildings and the Site, with interposed buildings and woodland between them. A pair of Grade II Listed, probably late 18th century, brick and thatched cottages, the Manor Farm Cottages (HE Ref. 1152036; [Figure 3 no. 4](#)), are situated just to the north of the Manor House ([Plate 13](#)). Paired cottages are a particular feature throughout the Conservation area and reflect the late 18th century estate planning. The Grade II Listed Rose Cottages (HE Ref. 1120448; [Figure 3 no. 5](#)), of brick construction with a tiled roof, are of similar date and situated immediately to the west facing the street front. Neither of these pairs of buildings has any intervisibility with the Site ([Plate 14](#)) and the soundscape is currently dominated by traffic on the Station Road, although this is deadened by the tree cover.

Hedera Cottage (HE Ref. 1323354; [Figure 3 no. 6](#)), also Grade II Listed, is likewise located on Station Road, c. 250m to the east of the boundary of the Site. It is of rubble stone construction with brick detail and is also likely to be of late 18th century date (RCHME 1970, 178). It cannot be seen from the road and has no discernible intervisibility with the Site ([Plate 15](#)). The Green (HE Ref. 1120447; [Figure 3 no. 7](#)), also Grade II Listed, is set back from Station Road, and situated c. 220m to the north of the Site. This brick and cob thatched cottage is also likely to date from the end of the 18th century and most likely originated as two cottages (RCHME 1970, 178). It is not possible to see it from Station Road, and has no intervisibility with the Site, with interposed trees and further buildings between it and the far eastern corner of the proposed Site.

The significance of these buildings, which are all of less than the highest significance, is largely derived from the evidential value of their fabric as later 18th century buildings and their individual and combined historical value in charting the planned development of the village and Moreton Estate. They also have aesthetic value which contributes to the Moreton Conservation Area and this is enhanced by the similar character of neighbouring designated and non-designated buildings and structures, as well as the rural village ambience. In practice, none of these buildings have discernible intervisibility with the Site, and their immediate visual setting will remain unaltered from any aspect. Indeed in many cases, they are isolated within their plots, oriented with their primary views away from the Site and screened from the roadside. Their tranquillity, in the case of the roadside buildings, including Manor Farm Cottages, Rose Cottages and Hedera Cottage, is already affected by the amount of traffic which uses the road through the village and the accumulation of parked vehicles from members of the public visiting the heart of the village and the New Cemetery. These assets are all at some distance from the Site, and there are several interposed lines of trees and plantations. These not only provide visual screening but will also provide a baffle for noise and will screen dust created during potential works. It is therefore anticipated that there will be no harm to these assets.

Station Road

The Grade II Listed East Cottage (HE Ref. 1323353; [Figure 3 no. 8](#) [Plate 16](#)) is situated on Station Road, c. 100m to the north of the Site boundary. It comprises a pair of rendered cottages and is also probably 18th century in date (RCHME 1970, 178). There are glimpsed views of a field, part of which comprises an element of the Site, through the roadside hedge and line of trees (which in places comprises two rows of planting), along the south side of Station Road ([Plate 17](#)). The boundary of the allocated Site at this point is located c. 100m to the south of the boundary with the road, which reduces the angles from which the proposed Site will be able to be made out. However, East Cottage is oriented with its frontage towards the north-west,

and it is from this aspect it is to be best appreciated, and from which it has its primary outlook. Nevertheless, when the trees and shrubs of the roadside hedge are without foliage, there would be some visibility of extraction works; this could be exacerbated dependent on the height of any spoil heaps generated with the duration of the actual extraction, although restoration to a similar landform could mitigate any long-term effect. However, loss of the boundaries internal to the Site, with their mature deciduous trees could provide a considerable change to the middle distance views at certain times of year. East Cottage could theoretically be experienced within the same view from multiple points along Station Road as it passes between the house and the north-eastern portion of the Site. As mentioned above, this is to a degree mitigated by the glimpsed nature of both the property and the location of the Site from Station Road, due to the vegetation and trees on each side of the road. The degree to which activity on the proposed Site creates an impact within these kinetic views is to a great degree dependent on the location and scale of potential spoil heaps.

The house is set back from the road and is itself surrounded by trees, making it secluded and providing a tranquil ambience. There is some sporadic disturbance to this from passing traffic on Station Road. It is considered that there would probably be some additional noise resulting from extraction works, dependent on the time of year (relating to the dampening effects of foliage) and intensity of work and types of equipment used. Consideration should also be made with respect to the potential for dust to be created by the extraction and the impact that may occur, given that the prevailing wind is from the south-west. However it seems unlikely that there would be impact from vibration with a buffer in excess of 100m. Additional road traffic will not be created with Site transport exiting onto the B3390 rather than Station Road.



Plate 12. The Stables at The Manor (facing SW)



Plate 13. Manor Farm Cottages (to right) and Rose Cottages (to left) (facing NW)



Plate 14. View towards the Site from Manor Farm Cottages and Rose Cottages (facing SW)



Plate 15. View towards the Site from Hedera Cottage (facing SW)



Plate 16. East Cottage from Station Road (facing NE)



Plate 18 Lilac Cottage and Santa Maria (facing NE)



Plate 17. View from East Cottage towards the Site (facing S)

Around 200m to the west along Station Road are Lilac Cottage and Santa Maria (HE Ref. 1120443; [Figure 3 no. 9](#); [Plate 18](#)), a pair of 18th to 19th century Grade II Listed cottages with rendered walls and tiled roofs. The situation of this pair of cottages, opposite the Site and with a secluded and tranquil location, is very similar to that noted for East Cottage; this pair of cottages is also oriented facing the north-west. The views ([Plate 19](#)) are alike, with almost identical considerations in respect to kinetic views of the Site and the asset, and the same issues with regards to potential noise, dust and odours would also apply.

The significance of these buildings is largely derived from the evidential value of their fabric as later 18th century buildings and their historical value, relationships with other contemporary buildings, and association with the surrounding structured landscape in charting the development of Moreton Estate. They also have aesthetic value which contributes to the dispersed and rural nature of the Station Road part of the Moreton Conservation Area. This stretch of road frontage is also the closest point that the Moreton Conservation Area comes to the Site. Both Listed buildings and this portion of the Conservation Area have glimpsed views of the Site, but that is not reciprocated from the northern edge of the Site area ([Plate 20](#)). There is likely to be a degree of visual impact within the immediate purview of these assets, particularly to the middle distance should the prominent and mature hedgerow trees within the Site be removed. However, there are limited locations from which views of these buildings can be appreciated and which also include a view of the Site, including the kinetic views potentially achievable along Station Road, and which would vary in extent dependent on the time of year. Whilst the majority of the buildings' significance is invested in their fabric, which will not be affected by the proposals, there will be some alterations to the setting and given the relationships of the buildings to the planned landscape, their significance. This is considered to constitute less than substantial harm, but could be further mitigated by moving the north-eastern boundary of the Site back from what is currently proposed to the next hedged boundary to the south, resulting in both a greater physical separation

and in the retention of the hedge and mature trees which provides both an additional screen and preservation of the middle distance view.



Plate 19 View from Lilac Cottage and Santa Maria towards the Site (facing S)



Plate 20. Aerial view from the northern edge of the Site towards East Cottage, Lilac Cottage and Santa Maria

The Common

The Grade II Listed Summer Cottage (HE Ref. 1120445; [Figure 3 no. 10](#)) is situated c. 350m to the north of the Site. It fronts onto The Common and comprises a probable 18th century cob and thatched cottage (RCHME 1970, 178). The house is set in its own grounds with its main aspect towards the west and primary relationships with the adjacent Beehive Cottage. There is no intervisibility with the Site due to the dense deciduous trees to the south ([Plate 21](#)). Next door, Beehive Cottage (HE Ref. 1323351; [Figure 3 no. 11](#); [Plate 22](#)), also Grade II Listed, is of similar date and construction (RCHME 1970, 178). Its main aspect is towards the east, relates most closely to Summer Cottage, and is surrounded by trees. On the north side of The Common, Grade II Listed Primrose Cottage (HE Ref. 1120444; [Figure 3 no 12](#)) is also a rendered cob and thatched 18th century cottage. Honeysuckle Cottage (HE Ref. 1323352; [Figure 3 no. 13](#) RCHME 1970, 178), again Grade II Listed, and similar to Primrose Cottage, is set back from The Common, c. 350m from the northern boundary of the Site. Neither can be seen from the road ([Plate 23](#)). These buildings are situated in relatively generous plots separated by open ground, which contributes to the character of this part of the Moreton Conservation Area, part of the early 19th century planned development by the Frampton family. The Estate records of 1802 have leases starting after 1795 and incorporate provision for the housing of paupers in this area. 'The Common' refers to this area having previously been common grazing available to cottagers (Purbeck District Council 2015). The significance of these buildings is largely derived from the evidential value of their fabric as later 18th century buildings, and historical value in charting the development of the western part of the Moreton Estate. They also have aesthetic value which contributes to the dispersed and rural nature of the Station Road part of the Conservation Area. However, given the total lack of intervisibility, and the separation distance from the Site and tree cover reducing the likelihood of noise, vibration or dust reaching these buildings, it is considered that there will be no harm to the setting and thereby significance, of these assets.



Plate 21. Summer Cottage, with the location of the Site beyond (facing SSE)



Plate 23 The north side of The Common (facing E)



Plate 22 Beehive Cottage, with the location of the Site beyond (facing S)

Conclusion

There are forty designated heritage assets within a 2km radius of the Site. Of these, the majority are Listed buildings, one Grade I, one Grade II*, and numerous Grade II Listed, fifteen of which are within 500m of the Site. Most of the Listed structures are situated to the north and east of the eastern portion of the Site within the village of Moreton. These are associated with the Moreton Conservation Area, the western zone of which is directly to the north of the Site with its southern boundary running along the north side of Station Road and extending to the east of the Site. Additional groups of Listed buildings are associated with The Frampton Arms to the south-west, and Hurst Dairy House and Hurst Bridge to the north. There are three Scheduled monuments, all of them Bronze Age barrows, situated in an arc extending from the south-east to south-west of the Site. The assets outside of the Moreton Conservation Area, excepting Hurst Dairy House and barn which are part of the wider post-medieval planned agricultural landscape, have no discernible historic or other relationship to the Site. There is no intervisibility between the Site and any assets which are not within the adjacent part of the Conservation Area. This is also true of the greater part of the Conservation Area itself and the majority of buildings within it, where there will be no discernible effect on views, noise, traffic, dust, light or odours.

It is clear that neither of the Listed buildings of the highest significance within the 2km research radius, the parish church and Moreton House, have a direct relationship with the Site, being screened by the interposed buildings and woodland. The only connection is that the land covered by the Site is part of the historic landscape which emerged from developments of the 18th and 19th century associated with the Moreton Estate; as such any concerns relating to these apply equally to the situation of the Conservation Area. Of the remaining heritage assets, the majority are both distant from the Site and screened by interposed and extensive vegetation, in particular within the central and eastern part of the Moreton Conservation Area. The proposals

would not produce any harm to the setting or significance of designated assets in the centre of the village, including the New Cemetery and Lawrence's grave. In actuality, a direct visual relationship only occurs between the Site and the southern part of the western zone of the Conservation Area where it fronts onto Station Road. This also applies to the two Grade II Listed buildings in this area, East Cottage and Lilac Cottage/Santa Maria.

The significance of East Cottage and Lilac Cottage/Santa Maria is based on the evidential value of their fabric, and their historic relationship to the layout of the Moreton Estate. The historic layout and structure of the landscape and the buildings within it, which chart the changes and the planned development of the Moreton estate from the 18th century onwards, in turn lend significance to the Moreton Conservation Area. The fabric of East Cottage and Lilac Cottage/Santa Maria will not be directly affected by the proposed development on the Site. However, detailed consideration of the relationships between these heritage assets and the Site has concluded that there are glimpsed views of the Site from both the Listed buildings and the Moreton Conservation Area, and multiple viewpoints along Station Road in this area where the Site and the assets can be seen in relation, albeit as glimpses. Whilst views are not apparently reciprocal from the north part of the Site, and the main aspects of these properties do not face the Site, there is potential, especially in winter for there to be a change to the middle distance legibility of the historical agricultural setting. This would be created by the loss of the internal boundaries in this part of the Site with their mature trees. The ambience and soundscape of both the Moreton Conservation Area and East Cottage and Lilac Cottage/Santa Maria is currently rural and tranquil and intrusive noise is contributed by local vehicle and agricultural traffic and equipment. It is possible that noise, dust and odours may also affect these assets at this separation distance from the proposed northern boundary of the Site. Therefore, in these cases it has been determined that there will be change to the setting, and because of the specific relationship of these buildings to the immediate landscape layout, this would likely constitute less than substantial harm to their significance. Mitigation might be provided by

way of removing the north-east part of the scheme, that is the remainder of the north-easternmost field. This would create a greater separation from the northernmost edge of the proposed area, have the advantage of retaining the line of mature hedge and deciduous trees which form part of the middle distance view, and reduce the potential impact of noise, dust and odours by providing an additional screen between the Site and Station Road. Retention of this field boundary would also preserve more of the historic 18th and 19th century land form, and landscape organisation.

It is noted that the exact impact on heritage assets will depend on the eventual sequence and methods of extraction. However, on balance it is considered that impacts can be minimised during the extraction phase by employing of parcel by parcel extraction. The avoidance of tall spoil dumps during the extraction process would reduce these particularly visually intrusive additions to views or appearance of a scarred landscape. It is suggested that in order to mitigate impacts from noise, vibration and dust on the Moreton Conservation Area in general and East Cottage and Lilac Cottage/Santa Maria in particular, it would be beneficial to move the north-eastern boundary back to the next field boundary to the south, which incorporates a line of mature trees. Further detailed consideration should be undertaken with respect to these aspects as part of a planning application process.

Given the historic nature of the system of boundaries within the Site, and the degree to which these relate to the 18th and early 19th century development of the Moreton Estate as reflected within the Conservation Area, it would be desirable to maintain as much of these as possible. It would certainly be necessary to reinstate those which have to be removed after completion of extraction. This would mitigate the long-term effects on setting, even if the landform is permanently altered and would be essentially a reconstruction. Many aspects of the likely impacts will be temporary in nature and limited to the period of active extraction, albeit that this may last for some years, if not decades. However, these will not create permanent change to setting.

However changes to the current land form would be permanent, although this could be remedied with respect to the visual impact by sympathetic restoration. A full photographic and topographic survey should be considered in advance of the extraction to record the existing landscape and facilitate the restoration. It is however particularly desirable to avoid the worst of these impacts at the eastern end of the Site. Consequently, restoration plans would need to take this into account and be agreed in order to provide some compensative mitigation. This approach would address many of the concerns voiced in the Conservation Officer's unofficial comments. In addition, appropriate evaluation and mitigation in relation to the archaeological potential of the Site may provide the opportunity for greater understanding of the post-medieval estate development in this area by elucidating the creation, use and abandonment of the farm holding in the middle of the Site as shown on the mid-19th century maps.



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