

Philliol's Farm Nr. Bovington 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 (the 'assessment') to support inclusion in the Dorset Mineral Sites Plan of a proposed aggregates extraction site at Philliol's Farm, near Bovington, 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 any opportunities for change that conserve, enhance and better reveal their significance.

There are thirteen designated heritage assets within a 2km radius of the Site. Of these, seven are Scheduled Monuments, five are Grade II Listed, and one, the Piddle Valley Conservation Area. Two of the Listed buildings are situated in the centre of the Site, whilst two others are within 500m, as are two of the Scheduled Monuments. The small eastern extent of the Piddle Valley Conservation Area, an asset of the highest significance, is 2km distant from the Site and has no discernible historic or other relationship with the Site and no intervisibility. There are numerous non-designated heritage assets both within and immediately surrounding the Site. The two Grade II Listed buildings at Philliol's Farm, Philliol's Barn and Granary, are situated at the mid-point of the road between the northern and southern portions of the proposed extraction Site. They have a direct visual and historical relationship with the surrounding land. The Grade II Listed Warren House and Lower Stockley farmhouse also have relationships with the Site. The Site is surrounded to the south-west, west, north-west and north by a network of Bronze Age barrows, the majority of which are Scheduled Monuments. The majority of these barrows are distant from the Site, but most occupy prominent and elevated locations in the landscape which contributes to their significance. It is clear that they are positioned specifically in relation to the landform of this part of the Piddle Valley, and intervisibility across the Site and towards each other is a key element in their significance.

The proposals would cause change to the immediate setting of Philliol's Barn and Granary. Their significance is based on the evidential value of their fabric, and their historic relationship to the layout of the Philliol's farmyard and wider land holding. The historic layout and structure of the landscape and buildings within it, which chart the changes and planned development of the farm from the 18th century onwards, as well as the remains of now demolished elements of the farm, lends significance to the Listed buildings by providing them with context. Whilst the fabric of the Barn and Granary are unlikely to be directly impacted by the proposed development on the Site, considerations must be made with respect to subsidence and vibration. There is an opportunity to repair and restore the buildings, in conjunction with a programme of historic building recording, however the proposed change to the surrounding land is extensive severing them from the remains of the historic farmstead and the landscape which they once served. Detailed consideration of the relationships between these heritage assets and the Site has concluded that there would be long ranging views of the works from all aspects of the buildings, which would last for the duration of the extraction. The restoration plans seem to imply that, whilst the layout of the existing hedges would be retained or reconstituted to assist with the long-term impact to the visual setting, the land would not be restored to the same level. The ground in this area is very level, and any changes to landform would alter the legibility of the buildings in relation to the agricultural landscape within which they were deliberately positioned to exploit. There would also be considerable change to the immediate setting of the water meadows to the south. The ambience and soundscape of both the barn and granary is currently rural and tranquil. The proposed separation distance between these assets and the Site boundaries means that noise, dust and odours may affect them for the duration of the works, although it is not possible at this stage to exactly quantify the degree. The proposals would result in major alterations to the historic landscape affecting aspects of setting which directly contribute to the meaning and significance of both of these assets. Therefore it has been determined that the proposals will constitute substantial harm to the significance of these assets. There are similar issues with respect to the setting of Warren Farm and Lower Stockley farmhouse however given the greater physical separation from the Site, and the less intimate historical relationship with the land itself, this is regarded as less than substantial harm.

The Site is also situated in the centre of a network of Bronze Age barrows which mark the ridges and gravel terraces of the Piddle Valley in this area. There are views and historic relationships between the Site and the monuments themselves, where the Site is interposed between the lines of sight and historic relationships. The significance of each of the Scheduled Monuments are supported and enhanced by understanding them as part of a network, marking this particular space in the river valley. There would be a visual impact on individual monuments and the group as a whole for the duration of the work, and if the land is not restored to its original form this would be an abiding change. Given that the visual setting of these monuments, established over a considerable distance from the time of their creation as a group, is a crucial element in their legibility, this is regarded as substantial harm to their setting and thereby significance.

It is noted that the exact impact on heritage assets will depend on the eventual sequence and methods of extraction and landscape restoration. However, it is considered that the degree to which impacts can be minimised during the extraction phase cannot be fully assessed. Consideration of parcel by parcel extraction would retain the historic network of hedges and provide some limitation to immediate visual impact. 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. Removal of areas or moving boundaries further back so that they are not adjacent to the Philliol's Farm Barn and Granary, Warren House and Lower Stockley Farm would provide some reduction in visual impact, particularly in the latter cases, although this cannot completely remove the impact. However, given the relatively small size of the Site the degree to which this could be achieved may be difficult or render the project unfeasible. Given the historic character of the area and system of boundaries within the Site, and the degree to which these relate to the 18th and early 19th century development of the farm, it would be desirable to maintain as many of these as possible. It would certainly be necessary to reinstate those which have to be removed after completion of extraction. An approach to reinstatement would need to be considered which would restore the existing landform as much as possible. This would mitigate the long-term effects on setting, even if the landform is permanently altered and essentially a reconstruction.

Changes to the current landform would therefore be inevitable, but it is particularly desirable to avoid the worst of these impacts immediately around the farm buildings. Consequently, restoration plans would need to take this into account and be agreed in order to provide some compensative mitigation. Maintenance of as much of the current landform as possible would also address some of the issues relating to the setting and impact on significance of the Scheduled barrows, as well as the setting of the non-designated water meadows. The construction of a haul road to the east of the Site to access the Wareham road would avoid the Scheduled barrows to the north of the Site, but would have to run through an area where there are numerous and extensive non-designated features which appear to represent historic or post-medieval trackways, enclosures and other features related to the Second World War military training area (Randall 2017a). In addition, further appropriate evaluation and mitigation in relation to the archaeological potential of the Site may provide the opportunity for greater understanding of the prehistoric, Romano-British and earlier medieval settlement of the area and the post-medieval estate development of the farm by elucidating the creation, use and abandonment of the farm buildings in the middle of the Site as shown on the mid-19th century maps.

INTRODUCTION

Context One Heritage & Archaeology (C1) has prepared this Heritage Impact Assessment (the 'assessment') to support inclusion in the Dorset Mineral Sites Plan of a proposed aggregates extraction site at Philliol's Farm, near Bovington, Dorset (the 'Site') (AS12). 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 which might have their settings and thereby significance impacted in some way by the proposed inclusion of the Site. In a letter dated 31 January 2018 Mr 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 Mr Benjamin Webb (Conservation Officer, Purbeck District Council). These comments noted that:

- ◆ the proposals would have a direct impact on part of the area of the historic farmstead as shown on historic mapping;
- ◆ quarrying would have a direct visual impact on the immediate setting of the historic assets particularly across the south side of the Site and interrupt relationships with the water meadows;
- ◆ impacts relating to access via narrow lanes;
- ◆ potential for damage to the fabric of heritage assets from vibration etc. due to working close to them.

The aim of this Heritage Impact 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 any 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 2km to consider longer distance views and other impacts which might in particular affect prehistoric field monuments located in prominent positions.

THE SITE

The Site comprises open agricultural land situated c. 3km to the north-east of Bovington, and c. 3.5km to the south-east of Bere Regis. The Site is an irregular oval area which is divided into two areas either side of the road which branches from the Bere Regis to Wool Road, and is defined by the valley of the River Piddle on the south-western side where it meets the Bere Stream. The northern part of the Site, on its north side, borders the scrubby heathland of Philliol's Heath, with an area of woodland to the west, the road on the south side and further agricultural land to the east. The southern portion of the Site borders the road on its north aspect, with the buildings of Philliol's Farm itself midway along the boundary (and excluded from the proposed scheme); it borders further agricultural land to the west, south and east.

The Site slopes from north to south at c. 37m above Ordnance Datum (aOD) on its northern edge to c. 17m aOD on the southern side near the river, with the majority of the area gently sloping and a steeper decline immediately to the north of the river. The recorded geology for the Site is Broadstone Sand Member - Sand (BGS, 2017). The soils are described as freely draining slightly acid loam in the south part of the Site and naturally wet very acid sandy and loamy soils to the north (CSAIS, 2017).

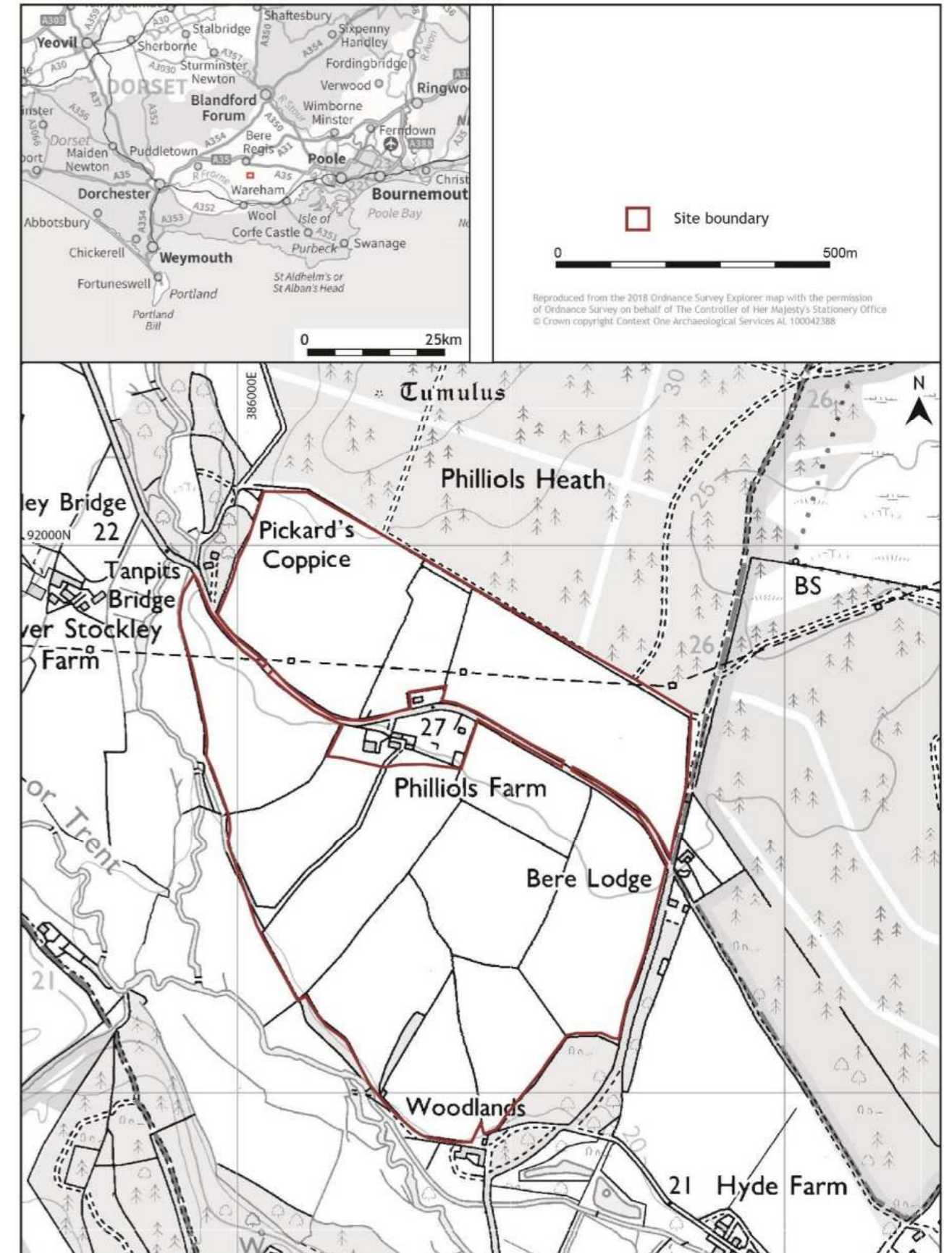


Figure 1. Site setting

THE PROPOSAL

The Site is currently in agricultural use ([Plate 1](#)), providing grazing for beef production. It comprises a series of fields of varying sizes, separated by hedged boundaries with a range of hedge species and some mature deciduous trees. There are areas of woodland which border the Site to the south-east, east, and north. A single track road runs through the centre of the Site from west to east, with the buildings associated with the traditional yard of Philliol's Farm situated to the south of this road roughly at the midpoint of the Site; the current farmhouse is nearby to the east on the same side of the road. There are two cottages on the north side of the road opposite the farm yard. The land is currently in two ownerships and covered by three separate tenancies.

The proposals are for open cast extraction of sand and gravel with subsequent restoration to a combination of agricultural land and wetland. Extraction across the area will take place over a period of around 6-7 years. Restoration is intended to occur sequentially behind extraction, and it is anticipated that the ground level will be reduced across the entire area. The suggestion is that 'on completion the whole farmstead will sit on an island of raised ground' (Site Assessment of AS12 – Philliol's Farm). The access/egress route for traffic to and from the Site is yet to be fully explored, but at present is proposed to involve the identification or construction of a haul road from the Site heading north with a route avoiding Philliol's Heath and Bere Heath to link with the Bere Regis-Wareham road and the A35. It is not planned to use the existing road through the Site, although this would have to be crossed to create access to a haul road from the south part of the Site. Processing will take place in a separate location.



Plate 1. Philliol's Farm from the centre of the south part of the Site facing NE

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

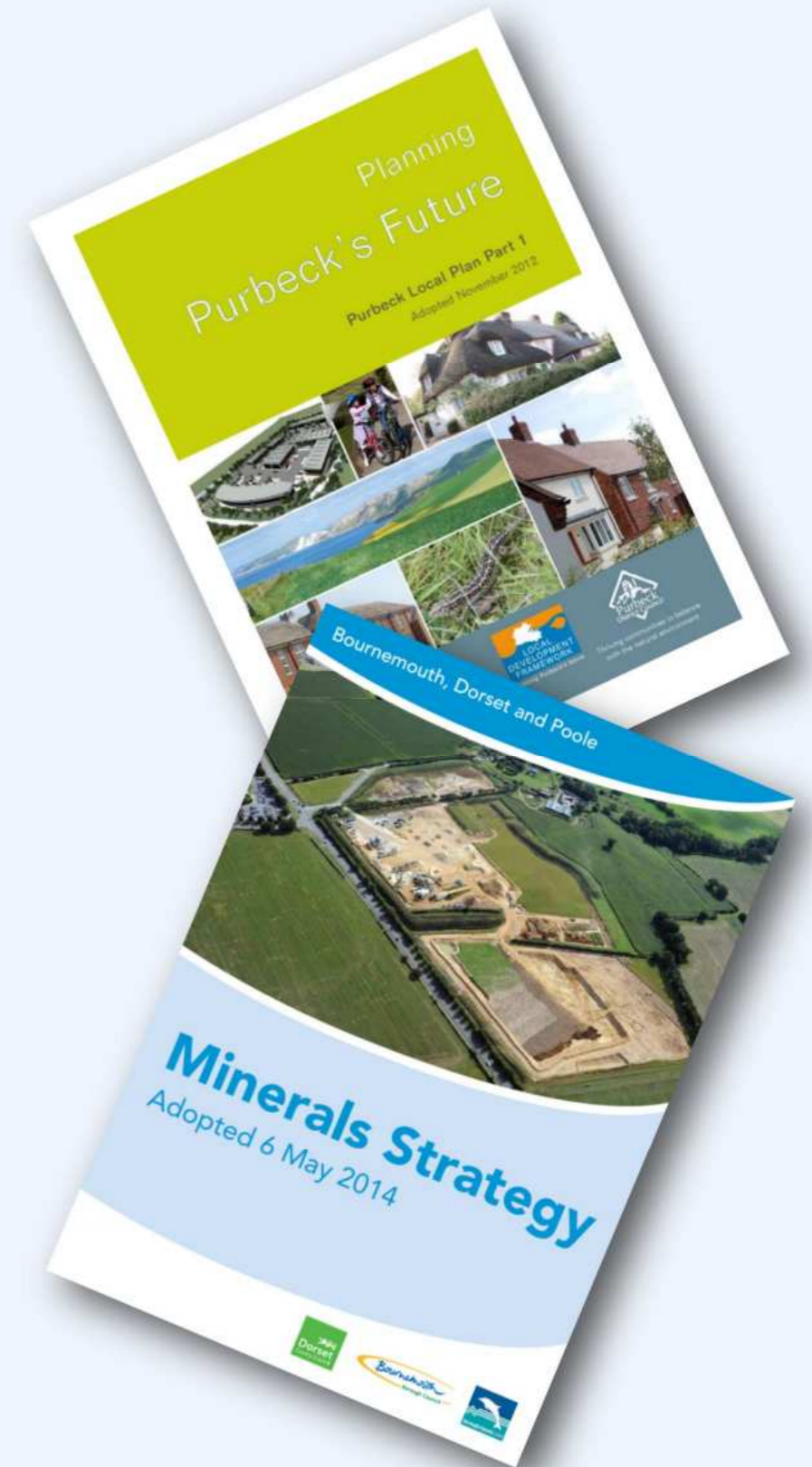
Planning for Purbeck's Future Purbeck Local Plan Part 1:

'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:

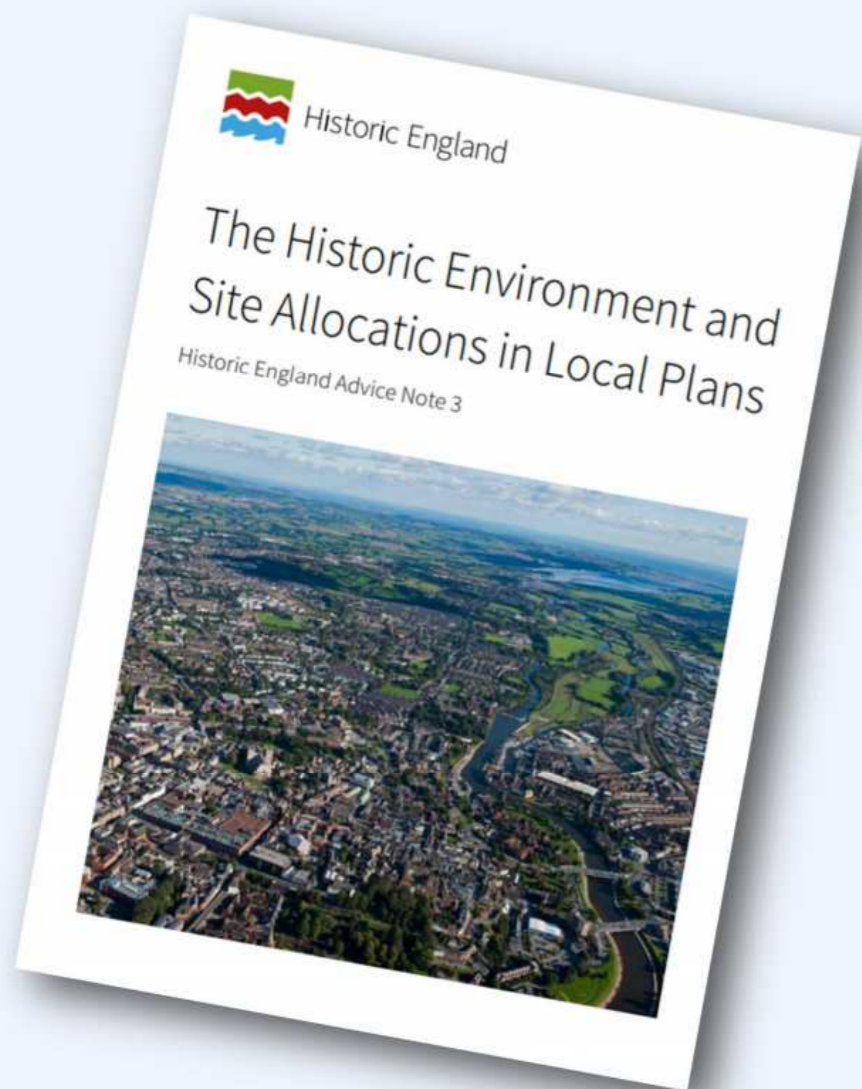
- ◆ *Maximising Enhancement*
- ◆ *Public access and interpretation*
- ◆ *Increasing understanding through research and recording*
- ◆ *Repair/regeneration of heritage assets*
- ◆ *Removal from Heritage at Risk Register*
- ◆ *Better revealing of significance of assets e.g. through introduction of new 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 METHDODOLOGY

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 Site is in the middle of the Dorset heath, in an area of dispersed settlement. The closest historical nucleated centre was at Bere Regis, a sizeable village situated c. 11km to the north-west of Wareham. The Site is within the particularly large historical parish of Bere Regis, which incorporated large areas of heathland, mainly to the south of the village of Bere Regis itself. Situated in the base of the wide river valley of the Piddle, with high ground to the north, and the south, the topography is gently undulating with the land falling away to the braided course of the River Piddle to the south-west. The main gravel terrace forms a visible rise running west to east through the southern part of the southern portion of the Site along the north bank of the river, with a marked drop to the river side on its southern aspect.

In the historic period, the Dorset heaths were sparsely occupied (Taylor 1970). Bere Regis was mentioned in Domesday, with three original settlements at Shitterton (on the west side of the current settlement), Bere itself and Doddings Farm (to the south-west) (RCHME 1970, 11; Thom & Thom 1983 Sections 1,2; 24,1; & 55,15). The other small areas of settlement on the heaths to the south and south-east generally developed later, leaving the dispersed pattern which is extant in the current landscape. The name of Philliol's Farm derives from the name Filiol or Filliol, a family who held extensive lands in north-east and central Dorset in the 14th and 15th century. Stockley, the holding to the north, had also been held by the Filiol's in the early 15th century (Hutchins 1861, 140). Chamberlayne's Farm (to the north-west), Stockley (immediately to the west), Philliol's Farm and Hyde (to the south-east) therefore appear to represent a series of new holdings which developed in the later medieval period situated in a row along the course of the River Piddle, all being first recorded from the mid-13th to mid-14th centuries (RCHME 1970 11-13). Inquisitions post-mortem for John Filiol in 1403 records '2 virgates of land in Stokley', and for William Filoll in 1415 '1 toft, 6 bovates of land, 7 acres of meadow, 6 acres of pasture, 8 acres of wood in Stokkels' (Fry 1894), although it is unclear as to the exact locations of

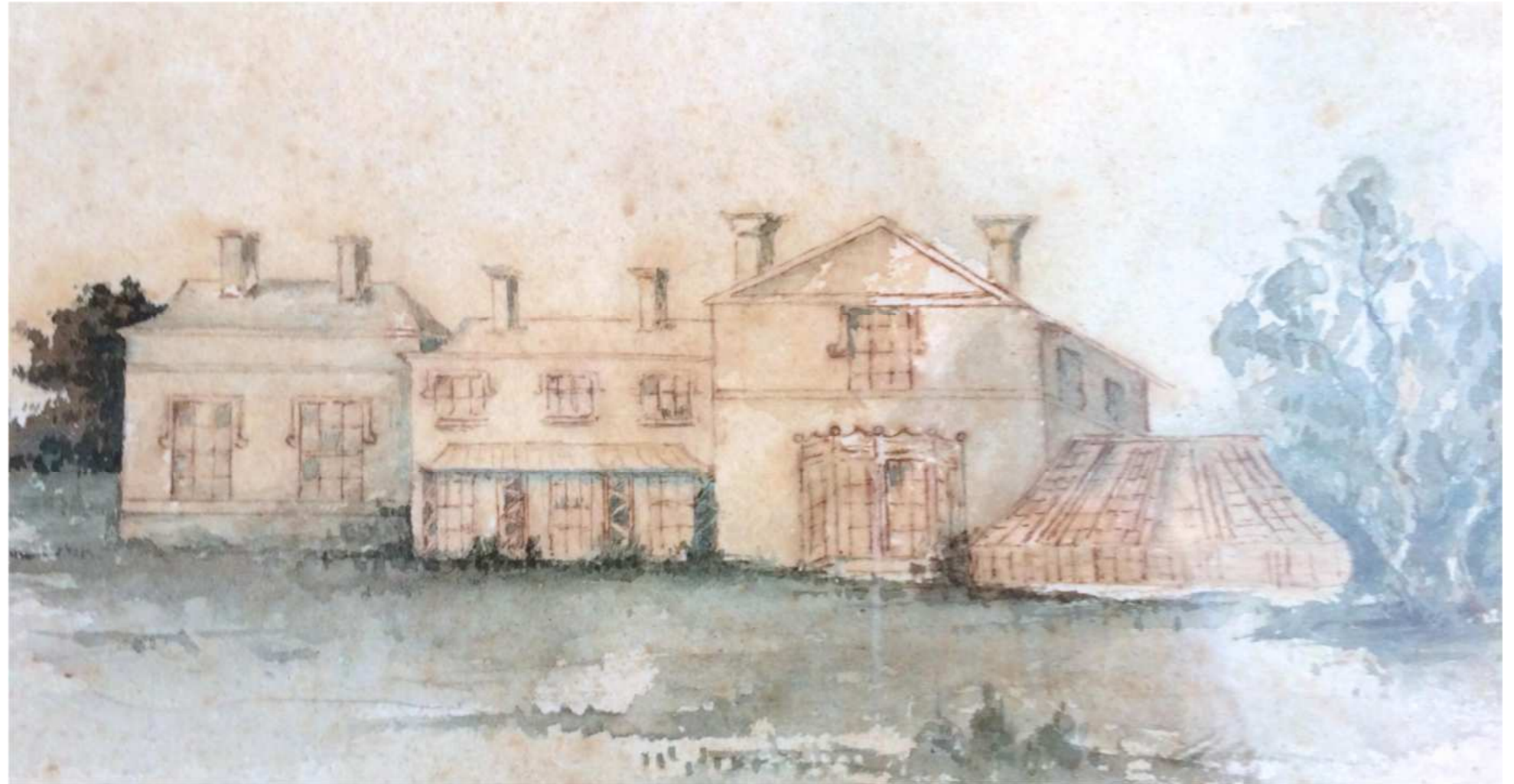


Plate 2. Mid-19th century watercolour of Philliol's Manor House (by kind permission of Mrs Baldwin)

these land holdings. The Filiols still held land in the neighbouring Doddingsbere during the reign of Henry VIII (Hutchins 1861, 140).

Philliol's Farm changed hands several times during the post-medieval period. It was occupied by the Turner family in the later 17th century, passing to the Ekins family in 1690 (Hutchins 1861, 122, 140), the last of whom, Hervey, died in 1799. A lease document of 1714, between John Poulden and Jane Ekins, widow, refers to a messuage (generally a house and outbuildings) at 'Stockley alias Philliots' with two gardens, an orchard and land (Dorset History Centre D1/10509). Rights over the tithes of corn and hay at Philliol's appear to have been held by the Manuel family of Bloxworth, evidenced by a series of mortgages between 1716 and 1825 (Dorset History Centre D-FRA/R/2).

The significance of the holding in the early 19th century is attested by a reference to 'Philiol's' being, along with Bloxworth, one of two 'gentleman's seats' within Bere Regis parish, at the time occupied by H. King Esq. (Crosby 1807, 47). It was subsequently bought by Mr W G Peach, then passed to a Mr William Hallett, whose son married into the Radclyffe family who owned the neighbouring land at Hyde. William Hallett owned Philliol's in 1824 when the freehold of the tithes was sold (Dorset History Centre D-FRA/R/2). Philliol's Farm comprised part of a wider area of land which was obtained by JSWSE Drax in the early 1840s (Hutchins 1861, 140; Dorset History Centre BR D-RGB/KF/39/20). A water colour painting of the main house was produced by Miss Mary Radclyffe in the mid-19th century (Plate 2). By this point the use of the house was changing. A note (dated 1886) on the back of Miss Radclyffe's

painting implies that the painting of the 'Philliol's Manor House' predated the house becoming a farmhouse in 1865 or 1866 'on the death of Squire Hallett'. However, the change in emphasis appears to have taken place before this; there are no residents noted as being at Philliol's in the 1841 census, and by 1851, the house was occupied by Thomas White Ingram and his family, listed as a 'farmer of 290 acres employing 9 labourers'. Two other families, headed by a waggoner and an agricultural labourer, also lived at Philliol's. The house subsequently burned down, although it is unclear when this occurred, whilst the attached walled garden wall survived, only collapsing in 1979 (Mrs Baldwin pers. comm).

This area of the Piddle Valley was focussed on dairy production in the 19th century, and it is intrinsic to the development of the farm holdings along the valley floor and in the current structure of the landscape. Dairying has been a key component of Dorset farming through the whole post-medieval period, with a focus on butter and cheese production until the latter part of the 19th century when liquid milk became more important with the advent of rail connections (Horn 1978). In the Piddle valley, the water meadow systems were intimately related to the dairy industry. After the middle of the 19th century there were radical changes in dairy supply nationally with imports leaving Dorset one of the few areas of the country to continue cheesemaking in the later 19th century (Historic England 2006). The dairy industry in Dorset was however in serious decline in the years after the Second World War, with an increase in the size of dairy herds, and a reduction from 2,042 dairy farmers in 1969 from 2,811 in 1955 (Beynon and Davies 1970, 6-7).

No Scheduled Monuments (SMs) are present within the boundaries of the Site, but there is a Scheduled Bronze Age bowl barrow, situated c. 250m to the north of the northern Site boundary (Figure 3 no. 1). In addition, there are two further Scheduled barrows on Lockyer's Hill, c. 1.4km to the north (Figure 3 nos. 6 & 7), a Scheduled barrow on Warren Heath, c. 1km to the south-west (Figure 3 no. 8); the End Barrow c. 2.2km to the north-west (Figure 3 no. 12); another on Gallow's Hill, c. 2km to the west-south-west

(Figure 3 no. 9), and a pair c. 2.2km to the south (Figure 3 no. 13). There are no Listed buildings recorded within the Site itself, although the two Grade II Listed buildings at Philliol's Farm, are surrounded on all sides by the two halves of the Site (HE Nos 1323635 & 1262858). In addition, Lower Stockley Farmhouse (Figure 3 no 2), also Grade II Listed and dating to the late 18th century is situated c. 200m to the west of the Site. The Grade II Listed 17th century Warren House (Figure 3 no. 3), is located c. 400m to the west-south-west. The south-eastern tip of the Piddle Valley Conservation Area is located c. 2km to the north-east of the Site.

The HER (Dorset County Council) lists a number of non-designated heritage assets in the 500m research buffer (as detailed in (Randall, 2017)). Three non-designated assets are within the Site itself, some of which cover large parts of it, and which include a findspot of a Neolithic object, post-medieval cultivation marks and extraction pits as well as other non-designated assets within the environs. Many of these relate to post-medieval agriculture, boundaries and trackways, although there are also potentially earlier features, with a number of structures/features which relate to the Second World War. In addition, previous archaeological field investigations have been carried out on large areas of the Site. Fieldwalking was undertaken in 2004 in two fields to the south-west and in a field to the north-east of the Philliol's Farm buildings (Ford 2004). Archaeological evaluation trenches were excavated during 2005 in both the northern and southern parts of the Site (Wallis 2005). This revealed archaeological features and deposits of a variety of dates in several locations with artefacts and ecofactual material recovered from the field evaluation.

The non-designated heritage assets within the Site include a findspot of a Neolithic flint axe (HER Ref. MDO7158) situated within the northern portion of the Site. A number of parallel linear earthworks have been noted as covering extensive areas of the Site, both to the north and the south of the farm/road. These are likely to comprise post-medieval cultivation and drainage features (HER Ref. MDO30027) and relate to post-medieval/early modern

attempts to improve the heathland for more productive agricultural use. Also, within the Site, towards the south-western boundary of the southern portion, are two extractive pits (HER No. MDO30029) relating to previous gravel/sand digging. In addition, the Site has designated and non-designated assets on all sides dating from the Bronze Age through to the post-medieval period within a radius of 500m. This includes Bronze Age barrows, discussed below. Immediately adjacent along the southern boundary of the south part of the Site, are extensive post-medieval water meadows which run north-west to south-east through the Frome Valley (HER Ref. MDO30025), which are immediately overlooked by the bank of the gravel terrace. There are further water meadows situated at Lower Stockley Farm (HER Ref. MDO30020), c. 250m to the north-west of the Site. These form part of the Piddle Valley network of meadows, which have their origins in the 17th century and were an integral element in the agricultural system of the valley, in this case being intimately related to dairying into the 20th century.

Previous evaluation work on the Site has identified significant clusters of worked flint characteristic of the Mesolithic period, and the Neolithic or possibly Bronze Age periods, c. 350m to the south-west of the Philliol's Farm buildings (Ford 2004; Wallis 2005). These are distributed along the riverside gravel terrace. A pit containing parts of two Beaker vessels and a food vessel which dates to the earliest Bronze Age, was excavated during the field evaluation near the location of the lithic scatters. A further pit containing Early-Middle Bronze Age pottery was excavated (Wallis 2005) c. 150m to the north of Philliol's Cottages. A further feature in the south part of the Site, produced pottery which could be of Late Bronze Age date (ibid.). The archaeological field evaluation also produced Late Iron Age and Romano-British pottery from a closely defined area in the south and south-eastern corner of the Site. Features which could be assigned a date included a Late Iron Age pit, and at least two ditches of the Romano-British period (Wallis 2005). A number of undated features seen in the evaluation along the southern border of the Site could date to the Bronze Age, Iron Age or

Romano-British period. Evaluation trenches in the north-western part of the north portion of the Site revealed a large north-south aligned ditch in four places. In excess of 2m wide, it would have comprised a major landscape feature rather than a field boundary and contained pottery of the later 4th or 5th century (Wallis 2005). Features potentially dating to this immediate post-Roman period are rarely identified and have some significance.

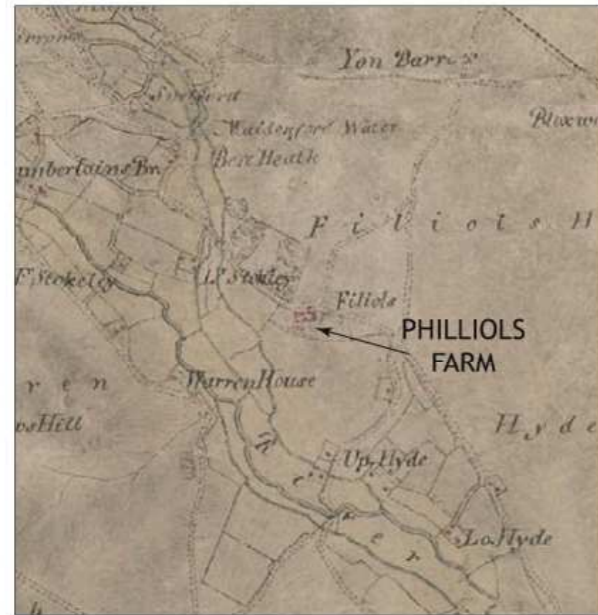
The maps referred to are held at the Dorset History Centre, or are available in digital format (Randall, 2017). Extracts of selected maps are presented in [Figure 2](#).

Filiol's Heath appears on the 1805 Ordnance survey 1" drawing ([a on Figure 2](#)). The area of the farm buildings is shown, with a selection of buildings around a west-east orientated rectilinear plan on the south side of the road. Some of the heath had already been enclosed, on the north-western aspect that would be part of the current Site, as well as around the established road system running west-east through the Site from Stockley to Lower Hyde. Whilst the scale means that it is difficult to plot the Site boundary exactly on this map, there are a couple of enclosures with buildings shown in the southern tip of the Site, named Up Hyde. The farm is shown as 'Philioles' on the Bere Regis Inclosure maps of 1844, which give the same arrangement of fields north of the road. Only the area to the north of the road is represented, labelled as 'Old Inclosures', which implies they may have been of some long standing at this point ([b on Figure 2](#)). The whole area of the Site is shown as a series of enclosed fields on the Bere Regis Tithe Map of 1845 ([c on Figure 2](#)). A series of buildings are apparent set back from the southern side of the Stockley to Hyde road, and a pond is depicted on the north side of the road opposite the buildings; this is shown in this location on all subsequent maps. A pair of west-east aligned structures, situated parallel to each other, can be identified as extant barns on the Site today, whilst buildings are shown extending the yard area eastwards, of which the south-eastern corner corresponds with the current location of the listed Granary. Further east again, is a large building, presumably the main house, with a garden or

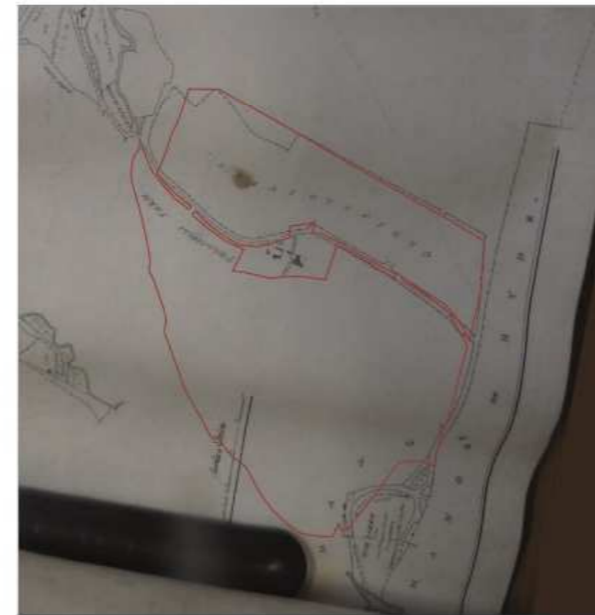
yard behind it on its eastern side. There were considerably more fields covering the area than are present today, mainly small and rectilinear. The outline of the Site is however largely contiguous with boundaries which existed in that period, although there have been some subsequent alterations. Most of the land at that point was owned by John Samuel Wanley Sawbridge Erle Drax, a local landowner with extensive holdings. A substantial area in the southern corner of the Site was owned by John Charles Radclyffe Esq. Most of the parcels owned by Drax were rented to Joseph Alner, and quite clearly were being farmed from Philliol's Farm which was situated in the centre. The area of the farm itself is clearly shown with a series of buildings and small enclosures around them (parcels 450-453) which were described in the apportionment as a 'homestead, pleasure ground and shrubbery'. The farm, with the buildings at the centre, were clearly a coherent unit during the 19th century. This echoes the parish survey of 1820 which lists 'Philioles', then in the possession of Nathaniel Peach Esq, as having a house, garden, a cottage and tan house. The map does not appear to survive, but the list of fields and range of pasture, arable and woods is similar to that depicted by the later Tithe map and apportionment. This implies that the 1844 arrangement was most likely already well established. There are again buildings shown at the southern tip of the Site, in the location where some buildings were shown on the 1805 drawing. Whilst it appears that these buildings are partly within the Site, distinctive boundaries in the area imply that there is a distortion in the Tithe Map which means the Site boundary does not exactly scale onto it at this point.

The Site appears on the 1889 1st edition Ordnance Survey (OS) map ([d on Figure 2](#)) with a very similar arrangement of buildings around the farm. The buildings covered the same general area as in 1844, with some changes in configuration at the eastern end, in what appears to have been a rearrangement of the footprint of the main house and garden. A number of field boundaries had been removed by this time to create larger land parcels, particularly in the northern part of the Site; there are some dog legs preserved which retain the alignment of the earlier map. There also appears to have

been some reversion to scrub along the northern boundary, as shown by the same depiction as that for Philliol's Heath. At the southern tip of the Site is a configuration of buildings which is very similar to that shown in this area on the Tithe Map, but clearly without the boundary of the Site and now named 'Woodlands'. The plan of this building remained the same on subsequent maps, and it seems that Woodlands was the successor to two smaller buildings within discrete plots in the early 19th century, with a name change from Up Hyde to Woodlands. The layout of fields and buildings remained largely the same on the 1902 map ([e on Figure 2](#)). The 1955 OS map ([f on Figure 2](#)) shows that a larger number of field boundaries had been removed and fields amalgamated, and the outline of the main house had disappeared from the farm yard area. There was still some indication of scrub in the northern part of the Site adjacent to Philliol's Heath. A building had by this point been built opposite the farm on the north side of the road. What had remained a separate orchard to the south-east of the buildings was now incorporated into a larger field and remnant trees shown. In two locations near the buildings the map is marked 'stones' (immediately to the south of the buildings) and 'stone' to the east. This latter location is contiguous with the end of a boundary which had remained throughout the entire series of maps.



a) Detail from Ordnance Survey Drawing, 1805



b) Detail from Bere Regis Inclosure Map, 1844



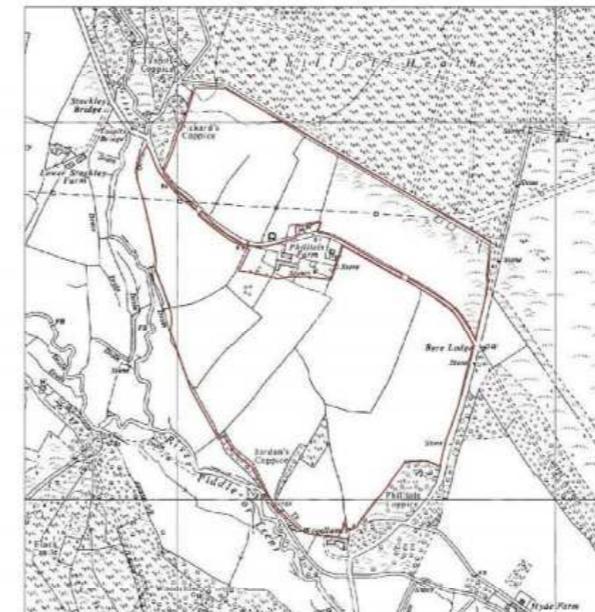
c) Detail from Tithe Map, 1844



d) Detail from Ordnance Survey 25" Map, 1889



e) Detail from Ordnance Survey 25" Map, 1902



f) Detail from Ordnance Survey 6" Map, 1955

N Site boundary

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Project - Dorset Minerals and Waste	
AS12 Philliols Farm	
Title	
Historic map regression	
Scale	1:20.000 at A3
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.

The Bronze Age barrows (Figure 3 nos. 1,6-9), the closest situated c. 250m to the north upslope from the Site on the heath, have statutory designations as Scheduled Monuments and are therefore regarded as heritage assets of the highest significance. Their significance is primarily evidential and historic and derived from the physical structure and the potential artefactual and ecofactual deposits they may contain. Landscape location and the relationships between Bronze Age funerary monuments and the broader landscape, are understood to be a key element in the siting of monuments and key to their significance. The location of the barrows, situated on the edge of the ridges to the west, north-west and north-east, the base of the slope to the west, and on the adjoining part of the heath, emphasises their intervisibility and connection with one another, regardless of the sequence of their construction, and their relationship to views across the base of the river valley. This adds to both their individual and group significance, whilst the other non-designated prehistoric findspots and sites in the immediate area, add to the context of the monuments and potential for understanding them.

The buildings which are designated as Grade II have less than the highest significance as heritage assets. Those at Philliol's Farm (Figure 3 nos. 4 & 5) may be regarded as occupying the upper end of this category given their association with each other and their relationship to the surrounding landscape, which has some antiquity as a manorial unit. There are a number of other Grade II Listed buildings associated with the farming settlements through the valley. Culeaze Farmhouse (Figure 3 no. 11) is an early 18th century farmhouse, c. 1.6km to the north-west of the Site; Lower Stockley Farmhouse (Figure 3 no. 2) is a late 18th century farmhouse, c. 200m to the west of the north-western extent of the Site; Warren House (Figure 3 no. 3) has 17th

century origins, c. 400m to the south-west. They all derive their primary significance from the evidential and aesthetic value of their physical fabric as post-medieval structures; and from their historic association with the distinctive dispersed settlement pattern which arose in the late medieval period. The immediate and wider physical setting of each heritage asset is set-out in Table 1. All of these assets have an entirely rural setting, and the contribution of setting to the significance of the heritage assets is defined by close, moderate and longer distance views, with close views in particular between the two buildings at Philliol's Farm, and to their immediate surroundings.

According to the ZTV (Figure 3), all of the assets within and immediately to the north and west of the Site have intervisibility with the centre of the Site. Due to the location of the Philliol's Farm buildings in the centre of the proposed extraction area, they are intervisible with all parts of the proposed area, and this involves both very close and longer views. There are theoretical lines of sight between the Site and the majority of the designated assets within the area assessed. The ZTV suggests that the Scheduled barrows on Lockyers Hill to the north are screened by the topography (although these have intervisibility with the other barrows overlooking the Site from the west), as is Culeaze Farmhouse to the north-west in the base of the valley. These observations were confirmed during the Site visit, together with the potential for visibility with a number of other Scheduled barrows to the north and west of the Site although the immediate locations of the barrows are currently wooded with plantation. The eastern tip of the Bere Regis Conservation Area to the north-west of the Site has some limited apparent intervisibility with the Site, but this could not be ground truthed given the lack of elevation and distance from the Site. Due to the relatively flat topography of the Piddle Valley the closest assets, excepting those associated with the core of Philliol's Farm itself, do not overlook and are not overlooked by the Site, but enjoy level views. There is a considerable amount of mature woodland, hedgerows and occasional single field trees in this area, which interrupt the closer views. Many trees in the centre of the Site, along the river bank to the south and to

DESCRIPTION	DESIGNATION*	SIGNIFICANCE			
		EVIDENTIAL	HISTORICAL	AESTHETIC	COMMUNAL
HERITAGE ASSET					
1. Bowl barrow E of Bere Heath Farm HE Ref.1015365	GII	✓	✓	✓	✓
2. Lower Stockley Farmhouse HE Ref. 1119887	GII	✓	✓	X	X
3. Warren House HE Ref. 1323271	SM	✓	✓	✓	✓
4. Barn at Philliol's Farm HE Ref. 1323635	GII	✓	✓	✓	✓
5. Granary at Philliol's Farm HE Ref. 1262858	GII	✓	✓	✓	✓
6. Bowl barrow on Lockyer's Hill, 760m north-east of Bere Heath Farm HE Ref. 1015364	SM	✓	✓	✓	X
7. Bowl barrow on Lockyer's Hill, 820m south-west of Lower Woodbury Farm HE Ref. 1015363	SM	✓	✓	✓	X
8. Bowl barrow on Warren Heath, 350m south-west of Warren House HE Ref. 1019367	SM	✓	✓	✓	✓
9. Bowl barrow on Gallows Hill HE Ref. 1015343	SM	✓	✓	✓	✓
10. Piddle Valley Conservation Area	CA	✓	✓	✓	X
11. Culeaze Farmhouse HE Ref.1119889	GII	✓	✓	X	X
12. The End Barrow HE Ref. 1017462	SM	✓	✓	✓	✓
13. Two bowl barrows on South Heath, 900m SSE of The Bungalow HE Ref. 1017694	SM	✓	✓	✓	✓
Designation abbreviations SM = Scheduled Monument GI = Grade 1 Listed Building GII = Grade 2* Listed Building GII = Grade 2 Listed Building CA = Conservation Area WHS = World Heritage Site		RPG = Registered Park & Garden RB = Registered Battlefield ND = Non-designated			

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



Plate 3. Central portion of southern part of Site (facing N)

the west, are deciduous and comprise a wide range of species providing a range of heights and sporadic dense cover. However, to the north and more distantly on the ridges around the location of the Scheduled barrows on the high ground, they mainly comprise evergreen plantation.

The closest view of the Site is generally from the road which runs through the centre, from which there are close and medium views over most of the Site area, including the Listed buildings of Philliol's Farm. The Site can also be seen from agricultural land to the north and west, as well as from longer distance views on the flanks of the ridges to the east and the west, both from public highways, footpaths and publicly accessible areas of plantation forest. There has been some alteration in the boundaries from those seen in the earliest historic maps, but those which remain are part of the network of parcel boundaries which can be observed on the 1845 Tithe Map. The maturity of some of the trees along the outer boundaries, and the diversity of species within them, confirms the longevity of this layout, indicating that the hedges themselves are of longstanding. The current layout of the Site itself is therefore a relic of the land management practices of the 18th and 19th century, and possibly earlier. A few boundaries and rows of extant field trees have been lost since the 1950s, but this was not as a result of deliberate removal, but due to losses in the 1970s as a result of Dutch Elm Disease. On the southern edge of the Site, which borders the river, there is a sparse arrangement of shrubby hedge species, and with the notable rise of the gravel terrace above the river,



Plate 4. Aerial view of the southern portion of the Site (facing SE)

there is clear intervisibility over extensive areas of the non-designated water meadows which form an integral part of a system throughout this part of the valley of the Piddle.

The Site is effectively bracketed by wooded areas to the north and east

(Plates 3 - 6), which screens middle distance views from this direction. However due to the road bisecting the Site (Plate 7) and running west to east, the Site is extensively visible from a variety of locations along the length of that road, as well as kinetic views from the Bere Regis to Wool road more distantly to the west (Plate 8). Whilst some close views would be screened during the summer months, due to deciduous trees, this would be seasonally



Plate 5. View of the south-eastern portion of the Site

variable. More distantly, assets are currently located with their immediate surroundings being dominated by evergreen plantation, and are not individually visible; however, the elevated locations are clearly intervisible (Figure 4), and are likely to have been entirely visible in the past.

Given these considerations, this assessment examines the immediate area of the Philliol's Farm buildings and the Bronze Age barrows situated in the wider surrounding landscape. It 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.



Plate 7. Road through the Site facing NW



Plate 8. Location of the Site from BR to Wool road west of Warren Farm



Plate 6. View of the north portion of the Site



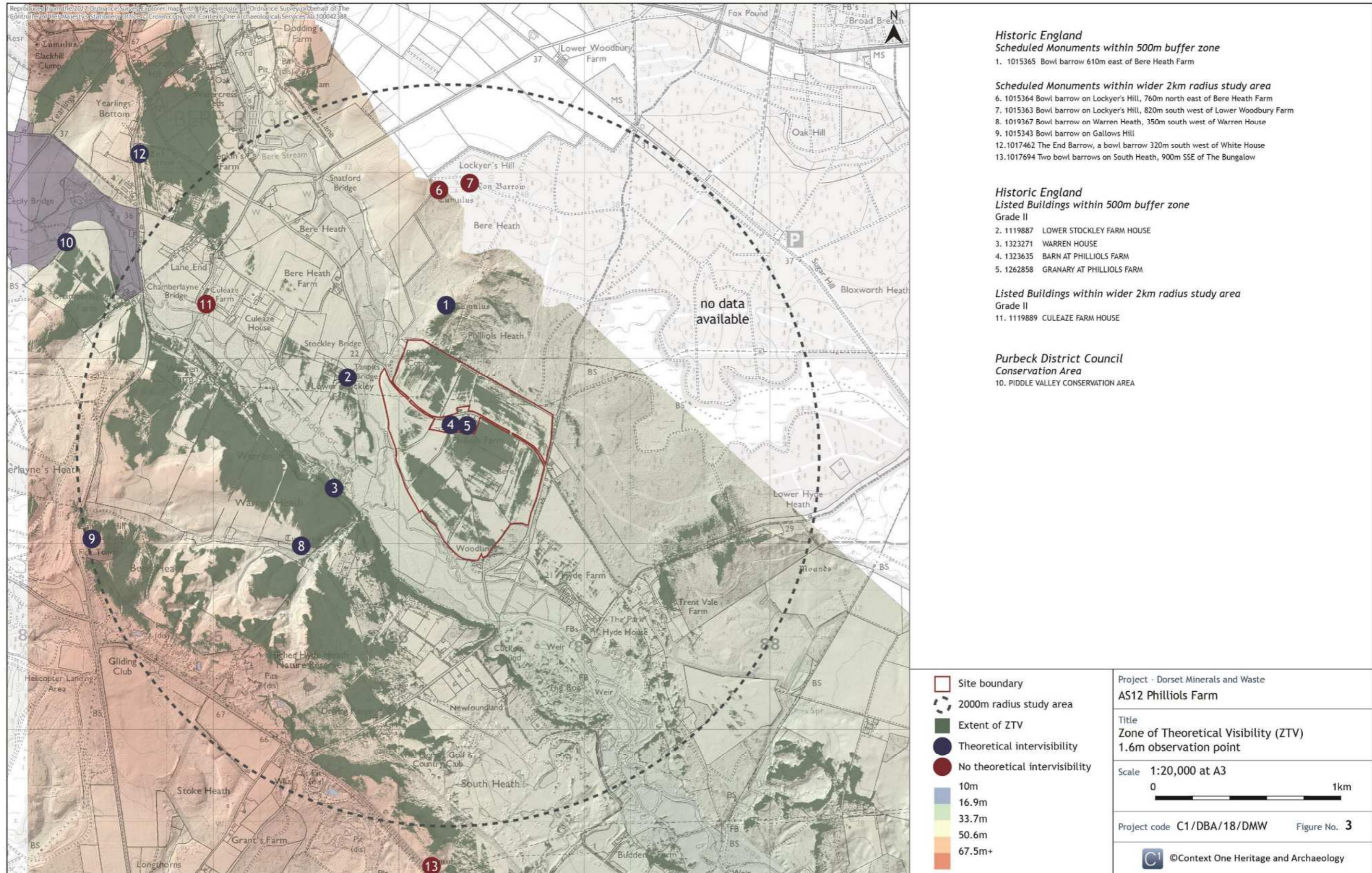


Figure 3. Zone of Theoretical Visibility (ZTV)

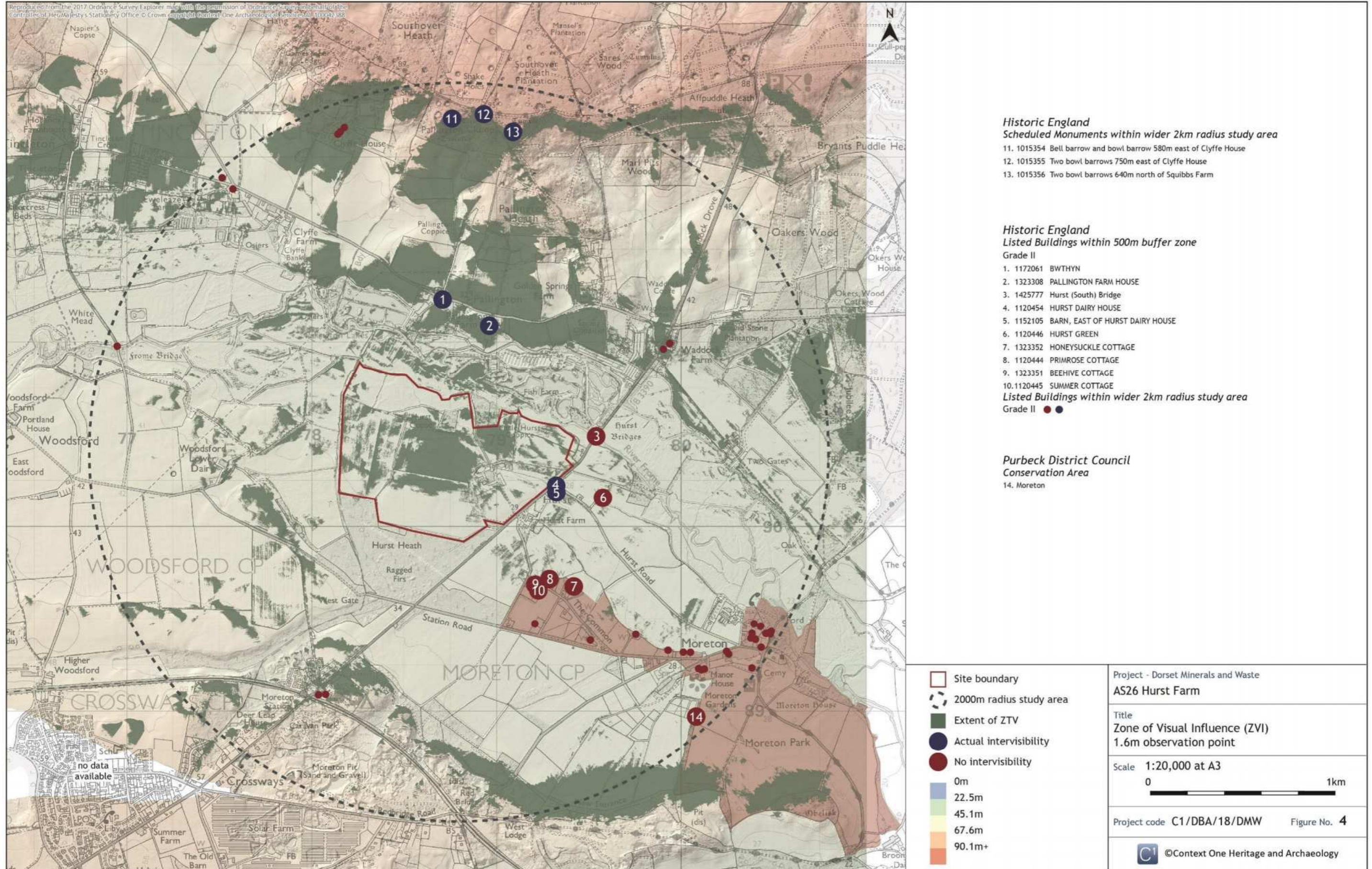


Figure 4. Zone of Visual Influence (ZVI)

EFFECT TO SIGNIFICANCE AND MITIGATION

The Conservation Area

The Piddle Valley Conservation Area (designated 1977, 1981 and 1987 as three separate areas and revised 2018) is to the north-west of the Site. It is a narrow and elongated area which runs along the valley of the Piddle, incorporating, from west to east, the villages of Affpuddle, Briantspuddle, Throop and Turnerspuddle (Purbeck District Council 2018). It also incorporates considerable areas of their immediate agricultural, and specifically water meadow, landscape and is regarded as a heritage asset of the highest importance. The furthest easterly tip of the Conservation Area is c. 1.9km to the north of the centre of the Site. This part of the Conservation Area does not contain any other designated heritage assets and is predominantly water meadows. However, there is no demonstrable intervisibility with the Site, given the limited shape and scale of the Conservation Area as it projects towards the Site, and the distance between them. Neither is there any likelihood of noise, vibration, or dust from the Site affecting the Conservation Area over this distance, and given the planned route of traffic. It is considered that there is likely to be no harm to the setting or thereby significance of the Piddle Valley Conservation Area.

Philliol's Farm Buildings

Situated between the two halves of the Site on the southern side of the road is Philliol's Farm itself (Plate 9). The barn is Grade II Listed (HE No. 1323635; HER Ref. MDO17131; Figure 3 no. 4), with brick walls and buttresses (Plate 10). It has a corrugated iron roof with coped gables and a projecting hipped cart porch on the south side. A date on the western gable gives '1748'. A building to the north of the barn, of brick with a tiled roof, is also 18th century in date (RCHME 1970,21) (Plate 11); this is not listed but is a contemporary component of the farmstead and is of equal significance. The Grade II Listed two-storey granary (HE No. 1262858; HER Ref. MDO17132;



Plate 9. Aerial view of Philliol's Farm yard (facing E)



Plate 10. Philliol's Farm (Listed) Barn (facing NW)



Plate 11. Philliol's Farm (Unlisted Barn) (facing N)

Figure 3 no. 5) was formerly known as the 'Pigeon House' (Plate 12). It has brick walls and a tiled roof with stone eaves courses and moulded coped gables. As Grade II Listed structures both the barn and granary are considered to be of less than the highest significance, with the non-Listed building having equal significance. They derive their significance from the evidential value of their fabric as the surviving components of the 18th century farm. Brick construction of barns and other farm buildings commenced from the 17th century onward in Dorset. Whilst they have aesthetic value, this is currently limited by their somewhat dilapidated condition. They can however be regarded as lending each other further significance as contemporary and related elements of what was probably a planned farmyard, which most likely developed as part of the re-orientation of English farming of the mid-18th century. While the holding was in the possession of a number of families who were resident, the main house was likely let to higher profile individuals. The arrangement of the existing buildings, combined with the known location of ranges of farm buildings which no longer exist to the west and east, seem to conform to a loose courtyard plan which would have been associated with an operation of some size or status which is likely to have developed in the 18th century (cf Historic England 2006). The un-listed barn, standing parallel to the Listed barn on its north side, has evidence in particular in its southern wall of having been built at a similar time (Plate 13), and is therefore part of the development of the 18th century layout. As such, it is an important component of the historic farmstead and is of equal significance.

The original house appears to have been situated to the east of the barns and granary. It is unclear when it was demolished but according to the mapping it appears this was after 1902. The building depicted in a watercolour from the mid-19th century (Plate 2), comprises three ranges in a classical style, but the arrangement of the wings depicted in the painting hints that the mid-19th century structure may have incorporated an earlier core. The overall arrangement is of a loose yard configuration with the house separated from the working areas. The situation of the farm yard within the historic arrangement of fields also includes a deep farm pond located on the opposite



Plate 12. Philliol's Farm Granary facing SW



Plate 13. Philliol's Farm un-listed barn detail of south wall (facing N)

side of the road from the yard (Plate 14) which is shown on all of the maps from 1844 onward and which appears to be an integral part of the farm arrangement.



Plate 14. Philliol's Farm Pond (facing NW)

A block of Purbeck marble (limestone) is situated c. 50m to the south of the granary (Plate 15). This is on the boundary of the Site, to the south of the yard of Philliol's Farm. It is in the location of 'stones' marked on the 1955 OS map, but unlike another 'stone' shown on the map to the east (but not seen) it does not coincide with any of the boundaries shown on the historic maps. It would have been positioned immediately to the south of the original house. The stone is plain, with a curved top and has the initials 'EED' inscribed on the south-facing aspect. It is assumed that this comprises an estate marker of the Drax family, who are the current land owners. It is suggested that the initials stand for Emle-Erle-Drax. Admiral Hon. Sir Reginald Aylmer Ranfurly Plunkett-Erle-Erle-Drax (1880-1967), adopted the full version of the surname in 1916 although there are some indications of some members of the family using this configuration of Emle-Erle-Drax during the 19th century, the individual component surnames relating to marriages in the mid-18th century. The style



Plate 15. Inscribed stone at Philliol's Farm (facing N)

of the stone and its inscription therefore would be consistent with an earlier 20th century origin, and it does not appear on the 1902 OS map.

Both of the extant Listed buildings reflect a spatial and historical relationship with the immediate landscape. The southern boundary of the Site comprises the gravel terrace (Plate 16), which runs along the north side of the River Piddle (Plate 17). To the south of the river are a series of non-designated water meadows (Plate 18), which would have been related to the farming regime of the area, and both lend significance and are lent significance by the land and buildings of Philliol's Farm. The surrounding land supplies the *raison d'être* for the farm, and it also reflects the location of the late medieval estate. The Philliol's Farm barn and granary therefore has a direct historical and physical relationship with the Site, in that the Site comprised the land on which the farm depended. There is very clear intervisibility from the buildings with all of the land to the south. On the north, the buildings are divided from the northern part of the Site by the road, and from immediately adjacent to the barns, the view immediately north is screened by Philliol's Cottages and the roadside hedges. The extraction process would have a very considerable



Plate 16. Philliol's Farm gravel bank (facing SE)

impact on the visual setting of the Philliol's Farm buildings during the extraction process. This would be largely related to the change in landform but could be exacerbated dependent on the height of any spoil heaps generated for the duration of the actual extraction. In addition, taking into account planned restoration allowing for a reduction in the final ground surface there would be a long-term alteration in the landform. A permanent change in the landform would not only have an effect on the visual setting of and from the Philliol's Farm buildings in all directions, but would also have the result of severing the buildings from their original purpose. The internal boundaries within the Site are the remains of the network of fields which made up the original organisation of the farming unit since the earlier 19th century, many of which have already been lost. The further loss of these boundaries would diminish the legibility of the landscape in which the Philliol's Farm buildings were constructed for their specific farming purpose. Consequently, their retention would be most desirable, and parcel by parcel extraction preferable.



Plate 17. River Piddle on the SW side of the Site (facing NW)



Plate 18. Southern boundary facing over water meadows

The soundscape is dominated by the sporadic noise of agricultural equipment and machinery and infrequent localised vehicle noise. It was noted during the visit that sound travels, and is amplified, for a considerable distance across the generally level valley floor. It is therefore likely that the proposals will give rise to both considerable noise from extraction equipment and heavy lorries. There are therefore also issues with vibration, both that caused by the extraction process, but also from the use of heavy vehicles on a haul road, the location of which is yet to be suggested. There are also likely to be issues with dust from the quarrying process, and this may travel some distance in the flat landscape. The prevailing winds are from the south-west, so it is likely that the Philliol's Farm buildings would be adversely affected by this during the extraction process, particularly by works on the south-west part of the Site.

The significance of the Philliol's Farm buildings is invested in both their fabric and their visual and historic relationship with the landscape. Given the condition of the buildings, there is potential for there to be an adverse effect on the fabric of the structures from vibration from the adjacent workings and access by heavy vehicles. The rural tranquillity would be disrupted throughout the period of the works. The proposals also would affect both a short term and permanent alteration to the visual setting of the barn and granary (both from and towards the buildings from multiple views), as well as the related non-designated water meadows to the south. Extraction in all areas around the buildings would effectively sever their historic relationship with the immediate landscape which was the reason for their original construction, and remove an appreciation of their context. The current proposals would also remove the location, and potentially buried remains of the other original components of the farm holding. It is therefore considered that the current proposals constitute substantial harm to both the Philliol's Farm barn and Granary, together with the non-designated building.

Lower Stockley Farmhouse and Warren House

Grade II Listed Warren House (HE No. 1323271; [Figure 3 no. 3](#)) is a brick construction with a tiled roof. It comprises a pair of cottages, formerly a single house, situated on the River *Piddle* c. 400m to the west-south-west of the boundary of the southern portion of the Site. The building was extended in the 19th and 20th century, but has 17th century origins. Lower Stockley farmhouse, also Grade II Listed (HE No. 1119887; RCHME 1970,21; [Figure 3 no. 2](#)), is positioned c. 200m west-north-west of the north-western corner of the Site ([Plate 19](#)). This brick and tiled farmhouse dates from the late 18th century. The significance of these buildings, which are of less than the highest significance, is largely derived from the evidential value of their fabric 17th and 18th century buildings and their historical value in charting the development of the dairy farming economy of this part of the valley of the Piddle. They also have aesthetic value which contributes to the rural character and ambience of the immediate area, preserving the late medieval dispersed settlement pattern. A non-designated post-medieval watermill was located at Warren Farm (HER No. MDO7192), and there are further water meadows, upstream from those adjacent to Philliol's Farm, at Lower Stockley (HER Ref. MDO30020), which indicates how these units fit within the wider historic landscape. Whilst the area around Warren Farm is wooded, it has a clear line of sight across the historic water meadows and river to the Site, and the views towards the east will be affected during the extraction process by quarry scars and potentially spoil dumps, and possibly in the longer term dependent on the exact organisation of restoration. There is a clear historic relationship between Warren Farm, the water meadows and its wider farming landscape, which lends it significance. The proximity to the Site, lack of interposed vegetation or buildings and degree to which sound travels on the valley floor is likely to alter the traditionally tranquil rural soundscape during the period of extraction. It is therefore anticipated that there will be less than substantial harm to this asset.

Lower Stockley is situated c. 100m from the western extent of the Site. There are some interposed deciduous hedges between the Site and this asset, and the generally level nature of the valley floor means that there is limited



Plate 19. Lower Stockley (facing W)

visibility over the Site. There are however a number of views along the road from Bere Regis through the Site where Lower Stockley can be seen within the same vista as the western end of the Site. Whilst the land itself is associated with the adjacent holding, the current form of the landscape forms the agricultural backdrop to the land associated with Lower Stockley itself, reflecting the pastoral use of the entire valley. There are therefore likely to be visual impacts on views from and including Lower Stockley which change its agricultural setting both for the duration of the extraction, and dependent on the location of any remaining changes to the landform such as ponds, in the long term. This may also affect the non-designated heritage assets of the water meadows associated with Lower Stockley, which are contiguous with

those to the west of Philliol's Farm. As with other assets, there are likely to be impacts to the tranquil rural soundscape from extraction equipment and heavy vehicle traffic on the Site, and the possibility of dust, although this is lesser in this case due to the prevailing wind direction. Whilst Lower Stockley is set back from the road and is not likely to be affected by vibration from traffic which should be accessing the Site via a haul road to the north, there is still likely to be additional noise. It is therefore considered that there is likely to be less than substantial harm to this asset.

The barrows

A Bronze Age round barrow (HE No. 1015365; HER Ref. MDO7100; **Figure 3 no. 1**) is situated c. 150m to the north of the northern boundary of the Site. This barrow is named 'Fox Barrow'. It comprises a c. 20m diameter mound which remains standing to a height of c. 1.5m, with a surrounding ditch c. 1.5-2m wide. Its role as a local landmark in the past is underlined by its inclusion on a map of 1777 produced by Isaac Taylor. A number of other barrows occur in the wider heath landscape. The 'Yon Barrow' (HE No. 1015363; **Figure 3 no. 7**) is located on Lockyer's Hill, c. 1km to the north of the northern boundary of the Site, with another Scheduled barrow (HE No. 1015364; **Figure 3 no. 6**) a short distance to its west. These are both bowl barrows, the Yon Barrow comprising a substantial mound of c. 15m diameter and c. 2.5m high, with its companion c. 8m in diameter and 1.5m high. Both had surrounding ditches c. 1.5m wide. A further non-designated possible barrow (HER Ref. MDO30012) is located to the south-east of the Yon Barrow. Another barrow is located on the lower flanks of the north-east facing valley side to the south of Warren Farm (HE No. 1019367; **Figure 3 no. 8**), c. 500m to the south-west of the southern Site boundary. This bowl barrow is situated on the edge of a plateau overlooking the confluence of two tributaries on its south side, and is therefore of interest in marking the relationship between the higher ground and the rivers themselves. The mound largely comprises pebble flint and is substantial being c. 25m in diameter and c. 0.5m in height. A bowl barrow on Gallow's Hill (HE No. 1015343; **Figure 3 no. 9**), c. 2km due west of the centre of the Site is located on a prominent ridge overlooking the heathland to the north and east. The mound comprises earth, sand and turf, c. 19m in diameter and c. 0.8m in height, and surrounding ditch c. 2m in width. The End Barrow (HE No. 1017462; **Figure 3 no. 12**) to the north-west, is a bowl barrow, situated on a ridge overlooking the Piddle Valley facing down the valley to the south east. The mound is composed of sand, earth and turf, with maximum dimensions of c. 17m in diameter and c. 1.8m in height. Surrounding the mound is a ditch c. 2m wide. To the south, c. 2.1km from the centre of the Site, are a pair of bowl barrows on South Heath (HE No. 1017694; **Figure 3 no. 13**). These



Plate 20. Gallow's Hill facing SE showing plantation and edge of the ridge (facing SE)

are situated on the edge of the ridge on an east-facing slope, overlooking the Piddle Valley to the north east and Frome Valley to the south east, and are significant marker points linking views of the two major river valleys. These barrows are aligned north-west by south-east, each have a mound composed of sand, gravel and turf, with maximum dimensions of c. 14m-18m in diameter and c. 1.8m-2m in height, with a surrounding ditch c. 1.5m in width. Both barrows have been damaged by former military training activities (RCHME 1970, 178).

The significance of all of these monuments is derived from the evidential value of their structure as prehistoric constructions with associated buried deposits, and from the selection of their specific location within the topography referencing natural landscape features and anthropogenic elements, including other similar monuments. In these cases, the high ground and its relationship to the river valley is a primary contributor to the significance of each

monument. The originally prominent nature of these barrows in this landscape is attested by the number which have specific names, indicating that they have retained some communal significance for the local inhabitants through recent centuries. In most cases there is no immediately evident intervisibility between the Site and the individual monuments because of localised vegetation around the barrows themselves. However, all of the barrows are located in elevated positions, the ones to the west in particular are situated on the edge of the ridge, clearly positioned to face over the river valley (**Plate 20**). The location of the barrows are clearly visible from various parts of the Site at ground level, although the nature of the ridges on which they are positioned is best appreciated in elevated views for illustrative purposes (**Plates 21-22**). Because of the overall area of the proposed extraction, changes will be clearly visible from a number of the barrows, whilst the rest are intervisible with others in the group creating a collective network of views and significance, within which the Site sits. Most of the barrows to the west are on the edge of the east facing ridge, and all of them have potential views over the Site to the south-

east and east. The barrow near Warren House is on the rise of a second terrace slope, facing the Site. The barrows to the north-east of the Site similarly occupy the second terrace, and the higher ground of the west facing slope which overlooks the Site. This creates linkage, not only in views but down into and across the valley floor.

These monuments would have been originally constructed in a largely cleared landscape, particularly on the ridges and hills. The landscape position of barrows and their relationships with each other are a particular element which contributes to their significance. In this case, there is not only intervisibility between the locations of the barrows and the Site in most cases (the two Scheduled and one possible non-designated barrow in the Yon barrow group have no intervisibility with the centre of the Site), but intervisibility between the various barrows along the ridges on the north-east and south-west flanks of the River Piddle, but also across the valley. They therefore form a network of inter-related monuments. The importance of the valley is emphasised by the location of the Warren Farm barrow, which is located in the valley, on the lower flanks of the south-western hillslope, and intimately associated with the confluence of streams which contribute to the River Piddle. The pair of barrows directly to the south on South Heath also occupy a significant point as they have intervisibility with the barrows on the flanks of the River Piddle, extensive views over the Site but also links to a further series of barrows which extend further to the south, out of view in a sinuous linear arrangement down to the River Frome. The primary views of the majority of these barrows however was across the valley of the Piddle, and the position of the Site, within this network of views and relationships would create a major disruption to those inter-relationships as well as the potential for impact on individual monuments.

Whilst closer views of most of these monuments are screened by trees and shrubs, there would be some visibility of extraction works from most of them, dependent on the height of any spoil heaps generated throughout the



Plate 21. Aerial views of ridge on which barrows are situated to the west and south-west of the Site (facing NW)

duration of extraction. Any change in the landform would result in an alteration from the landscape which was deliberately marked by these monuments and would therefore have an impact on the setting and thereby significance of these monuments. The degree to which sound travels through the valley may also have an impact on the tranquillity of the monuments closest to the works. It is noted that restoration to a similar landform could mitigate any long-term visual effect, although the location of any ponds would need to be carefully considered. However, taking into account the likelihood of impacts on the views from, to and between individual Scheduled Monuments and the group as a whole, with the addition of likely changes to the tranquillity of the examples located closest to the Site (in particular the barrow immediately to the north of the Site, and the Warren Farm barrow),

the impact on setting and thereby the significance of the monuments is regarded as substantial harm.

Conclusion

There are thirteen designated heritage assets within a 2km radius of the Site. Of these, seven are Scheduled Monuments, five are Grade II Listed, and one, the Piddle Valley Conservation Area. Two of the Listed buildings are situated in the centre of the Site, whilst two others are within 500m, as are two of the Scheduled Monuments. The small eastern extent of the Piddle Valley Conservation Area, and asset of the highest significance, is 2km distant from the Site and has no discernible historic or other relationship, or intervisibility with the Site. There are numerous non-designated heritage assets both within and immediately surrounding the Site.

The two Grade II Listed buildings at Philliol's Farm, Philliol's Barn and Granary, are situated at the mid-point of the road between the northern and southern portions of the proposed extraction Site have a direct visual and historical relationship with the surrounding land. The land which is proposed for extraction comprises the historic core of the holding of a farm which has its origins in the later medieval period. Whilst the main house burned down in the late 19th or earlier 20th century, the indications are that it was a very significant structure and provided a prominent location in the 18th and 19th century, providing a context for understanding of the Grade II Listed Barn and Granary. The identification of a further extant building dating to the 18th century within the farm yard underlines the significance of the core of Philliol's Farm as a planned farm of the 18th century, reflecting the trends of investment by landowners in this period. A direct and intimate relationship occurs between the entire area of the Site and the two Listed buildings.

The significance of the Philliol's Barn and Granary and the non-designated building is based on the evidential value of their fabric, and their historic relationship to the layout of the Philliol's farmyard and wider land holding. The historic layout and structure of the landscape and the buildings within it, which chart the changes and planned development of the farm from the 18th

century onwards, as well as the remains of now demolished elements of the farm, lends significance to the Listed buildings, and contemporary non-designated building by providing them with context. The fabric of the Barn, Granary and non-designated building are unlikely to be affected by the proposed development on the Site as long as considerations are made with respect to subsidence and vibration, which could be mitigated against. There is also the potential to repair and restore the buildings, although no developed suggestions have yet been made in this regard. A programme of historic building recording should be carried out regardless to provide a record of the buildings before the proposed works so that structural integrity can be monitored throughout the extraction process. However, detailed consideration of the relationships between these heritage assets and the Site has concluded that there would be extensive views of the works from all aspects of the buildings, which would last for the duration of the extraction. The restoration plans seem to imply that, whilst the layout of the existing hedges would be retained or reconstituted which would assist with the long-term impact to the visual setting, the land would not be restored to the same level. The form of the land in this area is very level, and changes in the landform itself in this way would alter the legibility of the buildings in relation to the land on which they were deliberately positioned to exploit. The ambience and soundscape of both the barn and granary is currently rural and tranquil and intrusive noise is contributed by local vehicle and agricultural traffic and equipment. The proposed separation distance between these assets and the Site boundaries means that noise, dust and odours may affect them for the duration of the works, although it is not possible at this stage to exactly quantify the degree. The proposals would result in major alterations to the historic landscape affecting aspects of setting which directly contribute to the meaning and significance of both of these assets. Therefore, in these cases it has been determined that there will be change to the setting which will constitute substantial harm to the significance of these assets from the proposed development.

Given the location of the buildings in relation to the land, situated deliberately

at the heart of the historic holding, any benefits through mitigation by removing parts of the scheme or moving boundaries further from the structures is difficult to assess. Greater separation from the buildings from the proposed area would reduce the potential impact of potential vibration, noise, dust and odours and very close views. However, the flat topography means that it would be impossible to entirely mitigate both short and long-term visual impacts. Additionally, in respect of Lower Stockley farmhouse and Warren House, the significance of which is derived from their own fabric and historic relationships with their own immediate settings, the impacts are anticipated to be largely visual, with some impact from noise and dust during extraction work. The potential long term visual changes to areas immediately adjacent to these two buildings are regarded as creating less than substantial harm. Some mitigation could be achieved in both cases by moving the boundary of the extraction area back, although this would not remove the impact of changes to middle distance views.

The Site is surrounded to the south-west, west, north-west and north by a network of Bronze Age barrows, the majority of which are Scheduled Monuments. The majority of these barrows are distant from the Site, but most occupy prominent and elevated locations in the landscape. This reflects the importance of landscape location in contributing to the significance of these monuments. Whilst they are distant from the Site, and their value as prehistoric field monuments would not be affected, it is clear that they are positioned specifically in relation to the landform of this part of the Piddle Valley. Some of the barrows have direct intervisibility with the centre of the Site, others are currently obscured by plantation woodland (by its nature temporary), whilst others have no visibility with the Site, but do have views towards other members of the group. In the latter case however, the barrows are close to the northern boundary of the Site and may be affected by noise and dust during the extraction process, and from the nearby proposed haul road. In addition, whilst some barrows may not have intervisibility with the centre of the Site, they have glimpsed views with other parts of it. There is also intervisibility between the monuments which establishes them as a group



Plate 22. Aerial views of the area of the barrows to the north of the Site (facing NNE).

linking the high land on the north and south ridges on either side of the Piddle Valley. The position of the barrow on the lower ground at Warren Farm, and the example just to the north of the Site, form links between these barrows and those on the ridges. As a consequence, the location of the Site situated within this network of views and historic relationships is interposed between these clear lines of sight and historic relationships. The significance of each of the Scheduled Monuments are supported and enhanced by understanding them as part of a network, marking this particular space. There would be a visual impact on the group as a whole for the duration of the work, and if the land is not restored to its original form this would be an abiding change. Given that the visual setting of these monuments, established over a considerable distance from the time of their creation as a group, is a crucial element in their legibility, this is regarded as substantial harm to their setting and thereby significance.

It is noted that the exact impact on heritage assets will depend on the eventual sequence and methods of extraction and landscape restoration. Therefore, it is considered that the degree to which impacts can be minimised during the extraction phase cannot be fully assessed. Consideration of parcel

by parcel extraction would retain the historic network of hedges and provide some limitation to immediate visual impact. The avoidance of tall spoil heaps during the extraction process would reduce these particularly visually intrusive additions to views or the appearance of a scarred landscape. Removal of areas or moving boundaries further back so that they are not adjacent to the Philliol's Farm Barn and Granary, Warren House and Lower Stockley Farm would provide some reduction in visual impact, particularly in the latter cases, although this cannot be completely removed. However, given the relatively small size of the Site the degree to which this could be achieved may not be appreciable or render the project unfeasible. Given the historic character of the area and system of boundaries within the Site, and many relating to the 18th and early 19th century development of the farm, 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. An approach to reinstatement would need to be considered which would restore as much of the existing landform as possible. This would mitigate the long-term effects on setting, even if the landform is permanently altered and essentially a reconstruction. Changes to the current landform would therefore be inevitable, but it is particularly desirable to avoid the worst of these impacts

immediately around the farm buildings. 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. Maintenance of as much of the current landform as possible would also address some of the issues relating to the setting and impact on the significance of the Scheduled barrows, as well as the setting of the non-designated water meadows. The construction of a haul road to the east of the Site to access the Wareham road would avoid the Scheduled barrows to the north of the Site, but would have to run through an area where there are numerous and extensive non-designated features which appear to represent historic or post-medieval trackways, enclosures and other features related to the Second World War military training area (Randall 2017a). In addition, further appropriate evaluation and mitigation in relation to the archaeological potential of the Site may provide the opportunity for greater understanding of the prehistoric, Romano-British and earlier medieval settlement of the area and the post-medieval estate development of the farm by elucidating the creation, use and abandonment of the farm buildings in the middle of the Site as shown on the mid-19th century maps.

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