

of much lower consequence than their sensitivity to physical change.

Sensitivity and potential harm

5.99 These assets are all highly sensitive to physical change. Five of the eleven records pertain to assets that either partially lie within, or may extend into, Housing East and Housing West (DHER ref: **MDO21076**, **MDO20968**, **MDO20978**, **MDO2487**, **MDO21076** and **MDO2521**). The field boundaries and ridge and furrow recorded under DHER ref: **MDO20968** are also in an area of Open Space South where strategic landscaping is proposed, and the strip lynchets recorded under DHER ref: **MDO2487** would also be impacted by the construction of the proposed attenuation ponds in this area. The field boundary/track recorded under DHER ref: **MDO20544** lies within Open Space North and an area of strategic landscaping. In the event of development, the heritage significance of these assets would be partially lost. The risk of harm to these assets is therefore **medium**.

5.100 The remaining records (DHER ref: **MDO2519**, **MDO20984**, **MDO20985**, and **MDO20467**) relate to assets within Open Space South where there are currently no proposals. The risk of harm to these assets is therefore none.

Level of effect

5.101 Taking into account the significance of these assets (low) and the risk of harm to their significance (medium), the overall level of effect of the indicative masterplan proposals on these assets is **medium**.

Options for sustainable development

5.102 Further investigation is required to confirm the presence or absence and significance of these assets. A staged approach would be required. This would most likely involve further desk-based research, evaluation, and a programme of recording commensurate with the asset's significance.

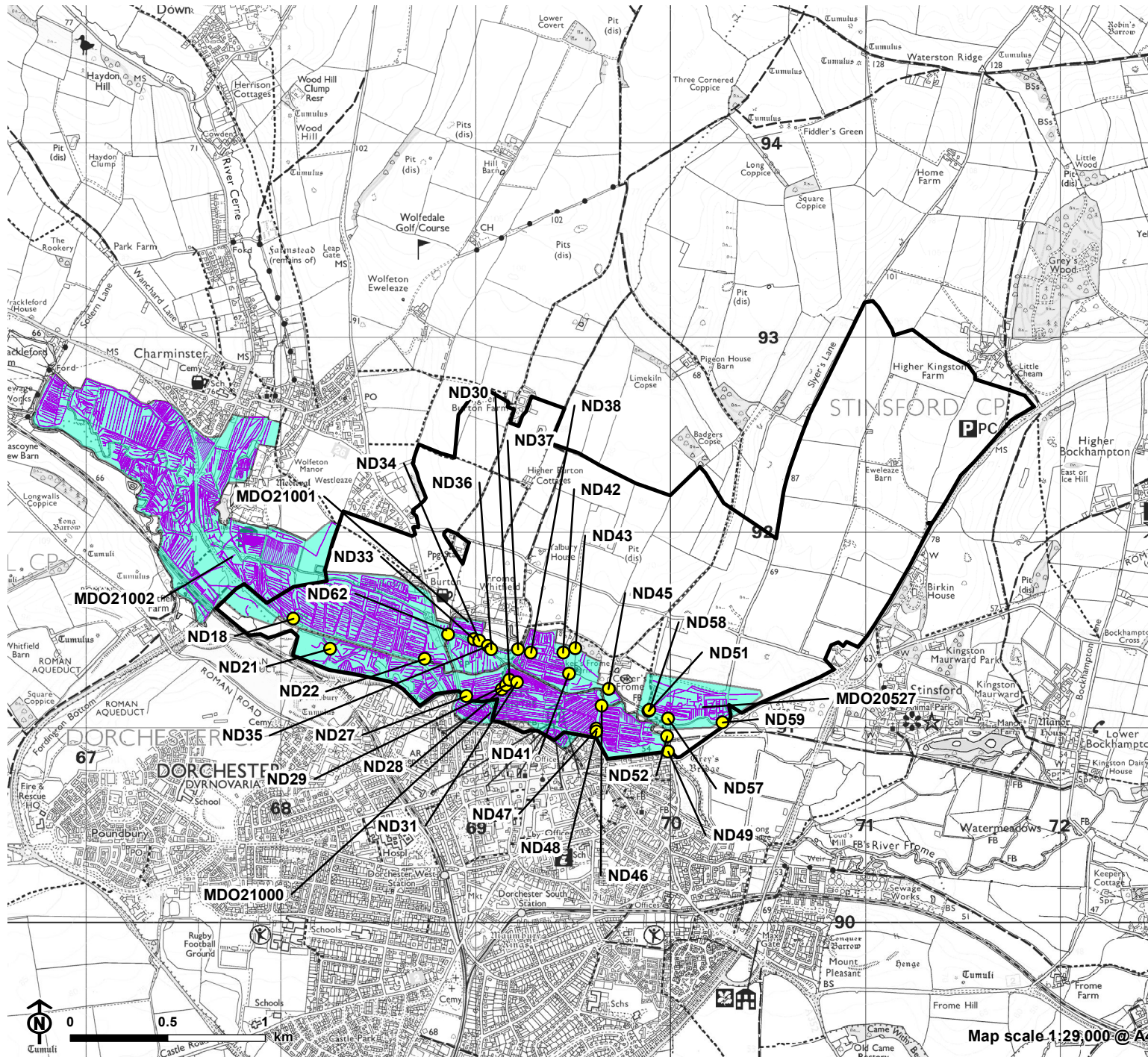
5.103 Potentially, these landscape features could be drawn upon to inform the layout of the site to help reflect the historical character of the area and create a unique sense of place. However, such designs would need to be carefully thought through.

Post-medieval (1485 – 1750) and Industrial and modern (1750 – present)

5.104 The location of the post-medieval assets on site are shown on Figures 5.6 and 5.7 (below).



Figure 5.6: Non-designated post-medieval water meadows and water management features



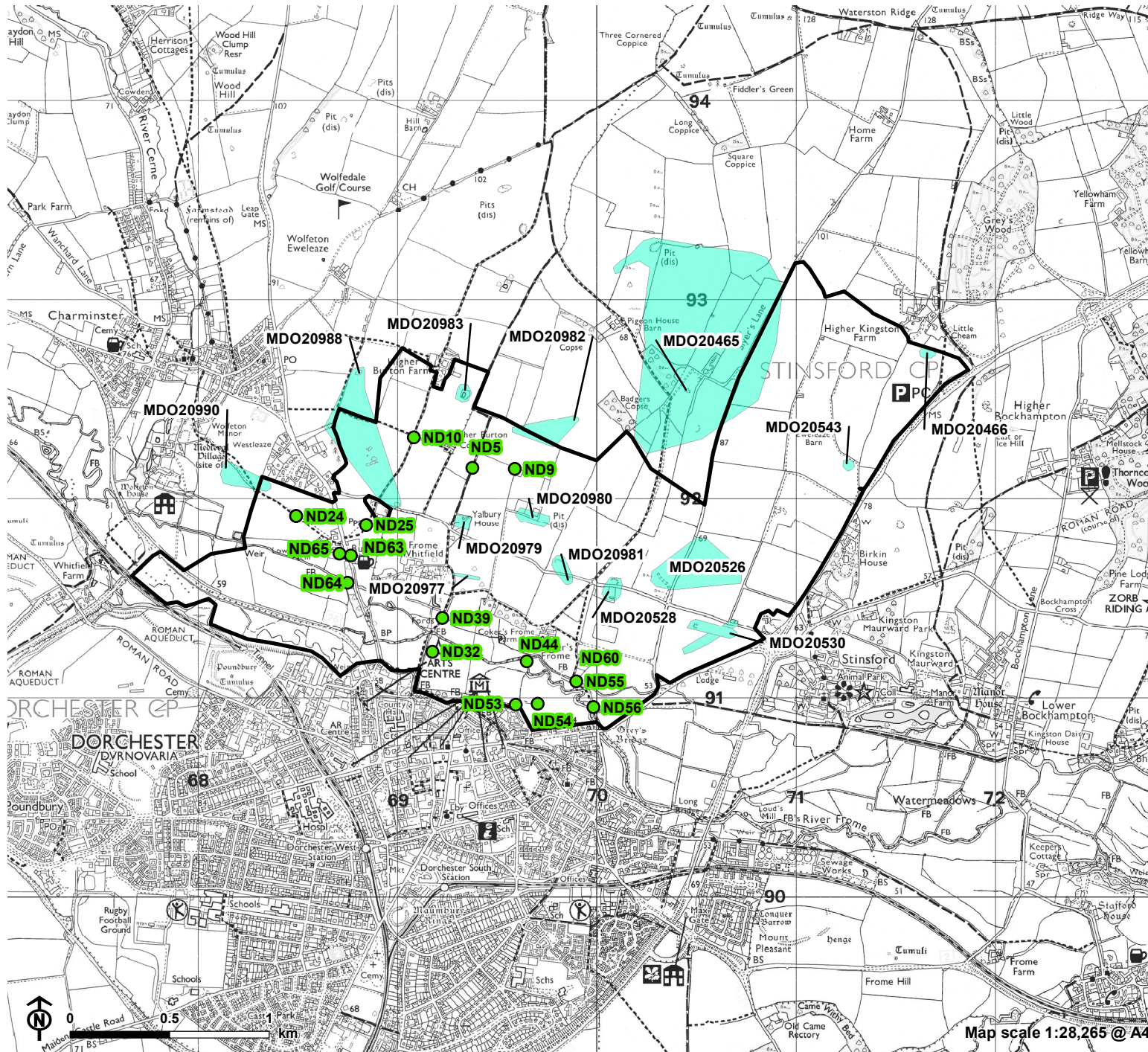
- Site boundary
- HER non-designated asset
- HER non-designated asset
- LUC identified non-designated asset






Map scale 1:29,000 @ A4



Figure 5.7: All other non-designated post-medieval assets in the site



-  Site boundary
-  HER non-designated asset
-  LUC identified non-designated asset

Water meadows [DHER ref: MDO21000, MDO21001, MDO21002 and MDO20527]

Summary

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
Medium	High	Variable	Variable
Regional importance	The site makes a high contribution to the significance of the asset and that contribution may be affected by development.	See level of effect section below	See level of effect section below

Description

5.105 The DHER records extensive earthwork remains of post medieval water meadows along the River Frome at Charminster [DHER ref: MDO21002], Dorchester [DHER ref: MDO21000], Cokers Frome [DHER ref: MDO20527] and Stinsford [DHER ref: MDO21001 and MDO20538]. Water meadows are areas of grassland alongside a river or stream that are irrigated with water, which in this area was fertilised by calcium from the chalk geology and the leachings of arable, to increase hay yield or pasture. This meant that larger sheep flocks could be kept, and more manure produced, enabling the extension of arable cultivation. Riverside water meadows, such as those within the site, were constructed as bedworks. These are the most sophisticated type of water meadow, designed to irrigate relatively flat areas. Bedwork systems are most common in the chalkland areas of Dorset, Hampshire, and Wiltshire, where they formed an essential component of the ‘sheep and corn’ economy for over 400 years.

5.106 Common from the 17th century onwards, water meadows often reflect earlier field and drainage patterns. They fell out of use from the late-19th century following the onset of agricultural recession and the inability to mechanise the process. Between 1918 and 1960 almost all water meadows were abandoned, and large numbers were subsequently levelled, making them a relatively rare monument type today. Remnant water meadows along the Frome can be found extending between Maiden Newton and Wareham.

5.107 Bedwork water meadows are physically attested by prominent ridges and interlocking channels, and those within the site have been extensively mapped from aerial imagery

and LiDAR data. They contain little complex stratigraphy, so their archaeological integrity is maintained largely by the retention of visible features. Built structures such as sluices, hatches, bridges, roadways, culverts, and water mills are also common features of water meadows and, where extant, have group value with the earthworks and often contribute to their significance as part of their setting. In this respect, it is of note that the Dorchester water meadows are associated with two grade II listed sluices, and a listed bridge that is integral to an irrigation pond (NHLE ref: 1119044 and 1219107). The grade II listed wall (NHLE ref: 1324446) along Westleaze Road may also be functionally related to these water meadows, seemingly being intended to protect the causeway from being undermined by the water and, potentially, to keep livestock off the road. Cokers Frome and Stinsford water meadows are also identified as possessing extant sluices [LUC ref: ND52 and 61], and many other water management features that were integral to the water meadows operation are likely to be identifiable through more detailed field survey.

5.108 In terms of setting, the water meadows give way to agricultural land interspersed with farms and isolated rural settlements to the north. To the south they are bounded by Dorchester (and Fordington), Poundbury Hillfort and the GWR railway. A small part of the Dorchester water meadows lies within the town's conservation area, forming part of the 18th century ‘The Walks’, a well-used network of pedestrian routes within the town. From North Walk and Colliton Walk there are extensive views over The Grove to the water meadows within the site. Similarly, the riverside walk features good views of the open countryside – and water meadows – to the north, within the site.

Figure 5.8: View of Stinsford water meadow [DHER ref: MDO21001] looking northeast from the Blue Bridge



Figure 5.9: Dorchester water meadow [DHER ref: MDO21000] looking east from the Frome Whitfield to Dorchester footpath



Significance

5.109 The history and typology of water meadows is poorly understood, making it difficult to say which are rare, significant or typical.⁵⁹ Whilst water meadows are decreasing in number – becoming rare in some regions – their historical predominance in Dorset, Hampshire, and Wiltshire means that they continue to remain more common in these areas. Given the available evidence, those within the site have been assigned a **medium** significance. This derives from a combination of the scale of their archaeological and historical value, as well-preserved examples of a monument that was integral to the economy and society of Dorset during the post-medieval period. In archaeological terms, they contain little complex stratigraphy, so their archaeological integrity is maintained largely by the retention of visible features. However, they have the potential for buried/waterlogged artefacts and palaeoecological remains.

5.110 The water meadows also have some historical associative value as they are components of the cultural landscape associated with Thomas Hardy (see Chapter 3 for more information). Their rural, picturesque qualities and their present utilisation as recreational space (e.g. The Walks) also means that they hold some fortuitous aesthetic and communal value.

5.111 In terms of setting, the water meadows east of Hangman's Cottage are historically and functionally associated with a grade II listed sluice and the Dorchester Conservation Area, which they either form part of or contribute to its significance as part of its setting.

Contribution of the site to significance

5.112 The contribution of the site to the heritage significance of these assets is **high**. The site physically includes the assets, which derive most of their significance from their

physical form, fabric, and age. As such, they would be highly sensitive to physical change in the event of development.

5.113 The site also includes key elements of the setting of these assets that contribute to their significance e.g. associated water management features and the farms that were functionally related to their maintenance and use. This makes them sensitive to setting change in the event of development.

Sensitivity and potential harm

5.114 The risk of harm to the water meadows is assessed to be **medium**. This is because the water meadows are largely within Open Space South. However, there would be some physical and setting change as follows:

- Charminster water meadows [DHER ref: MDO21002]. The proposed Link Road is sited across this water meadow (it runs north to south across the eastern end of these water meadows between Westleaze Road and the B3147, just west of Burton Farm). In terms of setting change, the Link Road would affect the ability to appreciate the group value of the water meadows, although the vegetation along Westleaze Road already largely visually separates them. The risk of harm to this asset is therefore considered to be medium.
- Cokers Frome water meadow [DHER ref: MDO20527] would be partly encroached upon by an area of strategic landscaping and Housing East, resulting in the loss of a small area of the water meadow. The loss of the (albeit modern) remains of Cokers Farm associated with the proposed strategic landscaping would affect the legibility of the history of the water meadow and their management. The risk of harm to this asset is therefore considered to be medium.
- Stinsford water meadows [DHER ref: MDO21001] would be encroached upon by two areas of strategic landscaping. This would physically change them and, again, the loss of Cokers Farm would affect the legibility of the history of the water meadow and their management. The risk of harm to this asset is therefore considered to be low.
- Dorchester water meadows [DHER ref: MDO21000]. There is no physical change proposed in relation to these water meadows and the proposed strategic landscaping largely extends existing tree cover so setting change is likely to be negligible. The risk of harm to this asset is none.

⁵⁹ <https://www.dorsetcouncil.gov.uk/countryside-coast-parks/the-dorset-landscape/historic-landscape/historic-landscape-character-type.aspx?id=3ef2ed5b-94e6-45cf-946f-59960409728c> [accessed 01.10.2020]

5.115 To fully understand the level of setting change it would be necessary to understand the extent to which any built heritage assets associated with the operation and maintenance of the site would be affected. Review of historic maps has not identified any assets along the route of the Link Road (which is not to say that there are not any) but does suggest there are some sluices in Cokers Frome and Stinsford water meadows [DHER ref: MDO20527 and MDO21001] that could be affected by the proposed strategic landscaping. If so, this would increase the predicted effect upon the water meadows.

5.116 In addition to these direct effects, consideration will also need to be given to indirect effects. For example, the removal of parts of the water meadows and their infrastructure could alter the flooding/ drainage of those that remains and affect the water meadows heritage significance in another way (e.g. increased erosion, additional pressure on built features, the drying out of features).

Level of effect

5.117 Given the medium significance of these water meadows and the varying risk of harm stated above, the level of effect for each water meadow is as follows:

- Dorchester water meadows [DHER ref: MDO21000] - none.
- Charminster water meadows [DHER ref: MDO21002] – medium-high
- Cokers Frome water meadow [DHER ref: MDO20527] – medium-high.
- Stinsford water meadows [DHER ref: MDO21001] – low-medium.

Options for sustainable development

5.118 More detailed assessment is required to fully understand the significance of the water meadows, especially the areas, or associated features, affected both directly and indirectly. It is possible that some are of more or less significance than others given their age, survival, and associated features, but this cannot be known without more detailed investigation. This will help inform whether effects should be avoided by design or whether a programme of mitigation may be appropriate. Avoidance of effects may be relatively straightforward for Stinsford and Cokers Frome water meadows as this simply requires that the areas of Housing East area and strategic landscaping be modified slightly.

5.119 Any future proposals for Open Space South should seek to avoid change to the water meadows and their setting. Any new proposals brought forward in the vicinity of the assets in this group will require assessment in relation to the effects on their heritage significance, including a careful consideration of indirect effects.

5.120 The DCC landscape study⁶⁰ highlights within its management guidance that water meadow systems are an important historic landscape feature and that their conservation and restoration can provide opportunities for supporting traditional land management practices. A well-informed and holistic approach to the management of water meadow sites can both enhance biodiversity and protect archaeological remains. Recognising the presence of historical features and understanding their significance will be initial steps towards their sympathetic management, following on from which a management plan will be required. This will need to balance differing conservation interests (e.g. heritage and ecology) to avoid conflicts between them. The outcome of any management should reconcile competing interests and should be drawn up after consulting specialists in relevant disciplines. For further advice please see Historic England's (2017) guidance on *Conserving Historic Water Meadows*.

5.121 There is the potential for development policies for the site to cover restoration and conservation of the water meadows and their associated infrastructure; although it is recognised that in actual practice this may be difficult to achieve. However, there are examples where restoration has taken place⁶¹ and such action could positively contribute towards the development's adherence with garden community principles (e.g. considering how the historic environment of the local area is reflected and respected) and provide wider heritage and ecological benefits. Further to this, the possibility for increasing public awareness of these heritage assets through education, outreach and/ or a community research project should be considered.

Water meadow management features [LUC refs: ND52 and ND61]

Summary

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
Uncertain	High	None	None
Non-designated asset of local	The site makes a high contribution to	The significance of the heritage	The development of the site

⁶⁰ <https://www.dorsetcouncil.gov.uk/countryside-coast-parks/the-dorset-landscape/landscape-character-type.aspx?id=68b3eaf6-28c6-4e4d-a7d5-45c77da578d1> [ACCESSED 30.09.2020]

⁶¹ E.g. at Harnham near Salisbury - <https://www.salisburywatermeadows.org.uk/home>.

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
– regional importance	the significance of the asset and that contribution may be affected by development.	asset will not be harmed.	does not interact with the asset or its significance.

Description

5.122 The water meadows within the site were operated by a series of weirs, sluices, hatches, and other built structures. Two such features were identified during the site walkover DHER ref: ND52 and ND61. Multiple sluices [LUC ref: ND18-22, 27-31, 33-38, 41-52 and 58-59] have also been identified from review of the 1st edition OS map but as the survival of these is unknown,⁶² they are considered in the archaeological potential section.

5.123 Located within Dorchester water meadows, to the north of Dorchester, is ten hatches weir [DHER ref: MDO20527]. This substantial structure comprises a weir with ten sluice gates, of which five remain extant. It is referred to in Thomas Hardy's 'The Mayor of Casterbridge'. The other water management feature – which had modern gates – was in Stinsford water meadow [DHER ref: MDO21001], between Westleaze Road and Frome Whitfield House [LUC ref: ND3].

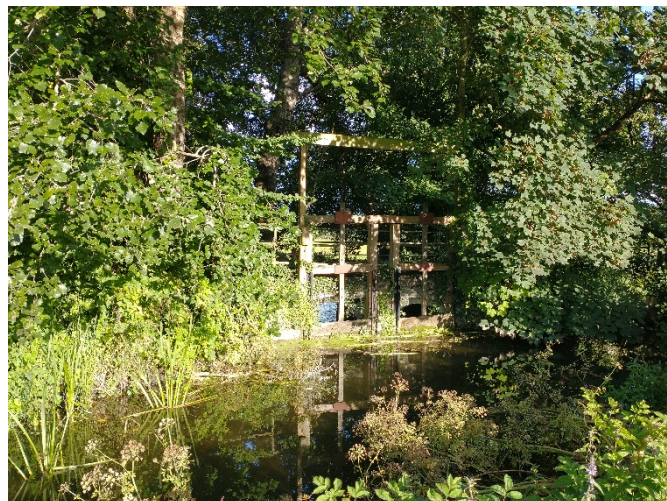
Figure 5.10: 'Ten Hatches Weir' near Grey's Bridge LUC ref: ND52



5.124 As they are no longer needed or maintained many water meadow management features are ruinous today, with their

presence attested by collections of loose material or buried remains. Those features that do survive are generally of later date than the water meadows of which they are part because their environment and use meant that they needed to be maintained and renewed over time.

Figure 5.11: Frome Whitfield water management feature (with modern gates/ hatches) [LUC ref: ND61]



Significance of asset

5.125 The significance of these assets is **uncertain** but is likely to be low or medium and derived primarily from their historical illustrative value as an important technological and agricultural component of the Frome water meadows. Ten hatches weir also has historical associative value with the writing of Thomas Hardy.

5.126 In terms of setting, the sluices would not be there were it not for the water meadows and vice versa. The surviving remains of these water meadows and other elements of their infrastructure (e.g. weirs and irrigation ponds) make a high contribution to their historical illustrative/ archaeological value, by making their history and function legible.

Contribution of the site to significance

5.127 The contribution of the site to the heritage significance of these assets is **high**. The site physically includes the assets, which derive most of their significance from their physical form, fabric, and age. As such, they would be highly sensitive to physical change in the event of development.

5.128 The site also includes the key elements of the setting of these assets that contribute to their significance e.g. associated water management features and the water

⁶² It was beyond the scope of this assessment to undertake a detailed field survey to confirm their presence/ absence.

meadows. As such, they would be sensitive to setting change in the event of development.

Sensitivity and potential harm

5.129 Both assets are in Open Space South. There are currently no proposals that would affect the heritage significance of either asset. Ten hatches weir is located at the northern edge of the Dorchester water meadows, with Coker Frome water meadow [DHER ref: MDO20527] to the north. Part of Cokers Frome water meadow will be lost to development in Housing East. There will also be an area of strategic landscaping in the water meadow to the south of Housing East; however, this appears to mainly comprise existing tree cover meaning that it will result in little change. The proposed development may be visible from the asset but would not affect the heritage significance of the weir.

Level of effect

5.130 Taking into account the significance of the assets (uncertain) and the risk of harm to their significance (none), the overall level of effect of the indicative masterplan proposals on them is **none**.

Options for sustainable development

5.131 Any future proposals for Open Space South should seek to avoid change to the water meadows and their setting. Any new proposals brought forward in the vicinity of the assets in this group will require assessment in relation to the effects on this asset's heritage significance, including a careful consideration of indirect effects.

5.132 Ten hatches weir is in poor condition and a programme of restoration/ conservation would be inherently beneficial to the asset as well as enhancing the contribution it makes to the water meadows.

5.133 A management plan for the conservation of the water meadows and infrastructure, alongside their public interpretation, etc. should be considered.

The Blue Bridge and footbridge southeast of Cokers Frome House [LUC refs: ND 32 and 39]

Summary

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
Low	High	None	None
Non-designated	The site makes a high contribution to the	The significance of the heritage	The development of the site does not

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
asset of local importance	significance of the asset and that contribution may be affected by development.	asset will not be harmed.	interact with the asset or its significance.

Description

5.134 Two historic footbridges were identified on site. Several footbridges have also been identified within the water meadows within the site from a review of the 1st edition OS maps; however, it is unclear as to whether these are extant and so they are considered in the archaeological potential section. The more architecturally interesting bridge is the 'Blue Bridge' [LUC ref: ND32], which was built in 1877 along the historic footpath between Frome Whitfield and Dorchester. The second bridge stands approximately 75m north of the Blue Bridge, just southeast of Frome Whitfield House [LUC ref: ND3]. Both bridges form part of a network of pedestrian routes through the water meadows.

Figure 5.12: The 'Blue Bridge' [LUC ref: ND32] looking southwest



Figure 5.13: Footbridge east of Frome Whitfield House [LUC ref: ND39] looking south



Significance

5.135 The significance of these assets is **low** and derives primarily from their historical illustrative and architectural value. In terms of setting, these bridges exist to navigate the water channels that run through, or fed, the water meadows. They therefore have a historic and functional relationship with these features that contributes to their legibility.

Contribution of the site to significance

5.136 The contribution of the site to the heritage significance of these assets is **high**. The site physically includes the assets, which derive most of their significance from their physical form, fabric, and age. As such, they would be highly sensitive to physical change in the event of development.

5.137 The site also includes the key elements of the setting of these assets that contribute to their significance e.g. the footpaths and rivers. As such, they would be sensitive to setting change in the event of development.

Sensitivity and potential of harm

5.138 The risk of harm to the asset from the development of this site is **none**. They are both located in Open Space South and although LUC ref: ND32 is in an area of strategic landscaping, this footbridge forms part of the extant public right of way and is therefore unlikely to be physically affected or to have its relationship with the footpath or watercourse altered.

Level of effect

5.139 Taking into account the significance of these assets (low) and the risk of harm to their significance (none), the overall level of effect of the indicative masterplan proposals on these assets is **none**.

Options for sustainable development

5.140 Any future proposals for Open Space South should seek to avoid change to these assets or their setting. Any new proposals brought forward in the vicinity of this will require assessment in relation to the effects on this asset's heritage significance.

Frome Whitfield House and designed landscape [LUC REF: ND3]

Summary

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
Low	High	Medium	Low-medium
Non-designated heritage assets of local significance.	The site makes a high contribution to the significance of the asset and that contribution may be affected by development.	The significance of the heritage asset would be harmed by the development, but not substantially	Asset is of low significance and the magnitude of change will be of such a scale that the significance of the asset would be harmed but not substantially.

Description

5.141 This asset comprises a small country house with partially intact home farm complex, designed landscape and two lodge houses. Frome Whitfield house and farm are shown on the 1841 Holy Trinity and Frome Whitfield Tithe Map. The house is depicted as a large L-shaped building just north of the Frome water meadows, and the farm comprises a series of dispersed buildings to the rear (west) of the house, some of which are immediately adjacent to a watercourse. Further west along the same watercourse is another small building, which the Tithe apportionment states is a 'house and garden' in the same ownership as the house and farm. The house was accessed by a tree-lined drive running south through fields, from the Stinsford to Charminster Road to the gardens at the front (east) of the house. A small building of unknown function is depicted to the west of this approach, a short distance from the house. Another path leads south from the garden to the front of the house over a watercourse to an area of plantation, around which there are water meadows.

5.142 The estate's layout is depicted somewhat differently on the 1st edition OS map. This shows the house as U-shaped in plan with an extension and two ancillary buildings to the west.

to the rear of the house a new farm of courtyard plan is depicted, along with some further outbuildings to the south.

5.143 The main approach now leads directly to the front of the house where it branches into four. One route leads directly to the house and another heads west where it branches with a footpath continuing onto Burton and a track heading southwest to the farm and onto the house and garden, where it turns south to join Westleaze Road. Two other branches head southeast and east: the former passing around the front of the house and through the water meadows and into Dorchester and the latter heading to Cokers Frome.

5.144 A new lodge (Frome Lodge) is depicted at the new approach entrance from Westleaze Road, and another (North Lodge now Yarlbury House) is depicted to the north of the original approach from the Stinsford to Charminster Road. The small building that stood at the southern end of the original approach is no longer shown.

5.145 The early OS maps also show some changes to the grounds of the house, with a network of paths to the rear suggesting the creation of formal gardens. Additionally, isolated trees are scattered throughout the fields around the house indicating the creation of a small parkland.

5.146 Today, the house and two historic ancillary buildings to the rear of it appear to be extant. The two lodge houses are also extant but appear to be in separate ownership; they retain their spatial relationship to the house. The historical farm complex appears to have been replaced by modern buildings, although these partly respect their predecessor's former courtyard plan. The formal gardens to the rear of the house have also been replaced with a tennis court. The main approach to the house – which is private and was not accessible during the site visits – is now that from Westleaze Road. The northern approach remains as a public trackway but has been modified and now only leads west to the farm buildings, or southeast around the front of the house, although it is obscured from view of the house by strong tree cover. The parkland setting, although reduced, remains legible due to the continued presence of scattered trees within the enclosures around the house.

5.147 The estate is an area of high archaeological potential as it is likely to contain evidence of the earlier post-medieval buildings, in addition to the remains of a deserted medieval settlement and church that lie in the parkland to the south of the house (in a field referred to as Chapel Close on the Tithe Map). To the east of the house, another field that formed its parkland may contain Roman burials and a road.

Figure 5.14: View east along the Charminster to Stinsford road towards North Lodge (now Yalbury House)



Figure 5.15: View south from Charminster to Stinsford Road towards Frome Whitfield House.



The original north drive and approach to the house can be seen on the far left.

Significance

5.148 The heritage significance of Frome Whitfield House and estate is derived primarily from its architectural and artistic interest as a 19th century country house with a designed landscape. It also has some illustrative interest as an example of how the wealth generated through the period of 'high farming' could lead to the gentrification of farms, as well as from it being the latest phase of settlement in Frome Whitfield. The estate also has significant post-medieval, medieval, and Roman archaeological interest.

5.149 In terms of setting, the house has important historical and functional relationships with its ancillary historic buildings, approaches, gardens, extant parkland features, and agricultural setting, all of which contribute to its heritage significance. However, the ability to fully appreciate these relationships visually and spatially on the ground has been

diminished to a limited extent through later interventions. It also has a historical relationship with Frome Whitfield DMV, which lies immediately south of the house, in its former parkland. The current estate is there because of this historical settlement and it represents a continuation of this local seat of power.

Contribution of the site to significance

5.150 The contribution of the site to the heritage significance of these assets is **high**. The site physically includes the assets, which derive most of their significance from their physical form, fabric, and age. As such, they would be highly sensitive to physical change in the event of development.

5.151 The site includes the whole group of assets which together comprise the estate. Although no longer operating as one entity, they largely retain their spatial relationships and the agricultural setting that led to their creation. As such, they would be sensitive to setting change in the event of development.

Sensitivity and potential harm

5.152 There appears to be no risk of physical harm to any of the extant historical buildings that form the complex. However, the proposals would result in physical change to the former parkland and so affect the significance of the house via its setting. This change would result from:

- Strategic landscaping: this is proposed directly to the south and east of Frome Whitfield House. This area already features denser tree cover than it formerly did when parkland (providing the house more privacy now that the northern driveway is a public right of way) but the proposals would further dilute the surrounding landscape's former parkland character.
- Housing West: development would also extend into Frome Whitfield's designed landscape, coming south of the Stinsford to Charminster Road, to the north of the present farm buildings. This area of former parkland only retains one parkland tree, but its open undeveloped character still makes a contribution to the understanding of the house's history and contributes to its aesthetic interest. Development to the north of the Stinsford to Charminster Road would also surround Yarlbury House (the North Lodge) to the north, east and west. The relationship between this former lodge house and Frome Whitfield House has been slightly diminished by the changes to the approach to the house and the construction of a building between the two, along the former driveway, but they still have an important historical and spatial connection. The proposed

development would further reduce the ability to understand the relationship between the two.

5.153 The sensitivity and risk of harm to this asset is therefore **medium**.

Level of effect

5.154 Taking into account the significance of the asset (low) and the risk of harm to its significance (medium), the overall level of effect of the indicative masterplan proposals on this group of assets is **low-medium**.

Options for sustainable development

5.155 To avoid or minimise harm, development could be kept to the north of the Stinsford to Charminster Road. This would help preserve a greater amount of the former designed landscape of the house, as well as its associated agricultural setting. The proposed strategic landscaping would not result in significant change to the asset given the existing tree cover in this area, but the associated earthworks and buried archaeological remains would be damaged by the landscaping. If the landscaping is taken forward, then careful consideration should be given to conserving the historic character of the landscape.

The Sun Inn [LUC ref: ND62]

Summary

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
Low	High	None	None
Non-designated asset	The site makes a high contribution to the significance of the asset and that contribution may be affected by development.	The significance of the heritage asset will not be harmed.	The development of the site does not interact with the asset or its significance.

Description

5.156 The Sun Inn stands to the east of Westleaze Road – a former toll road – in the hamlet of Lower Burton. Constructed of coursed stone with red brick quoins, it is a 17th century building,⁶³ albeit with later (probably 19th century) modifications. The Charminster Tithe map depicts it as being

⁶³ <https://www.sun-inn-dorchester.co.uk/>

L-shaped in plan, with the two wings corresponding to the southeast facing central two-storey block with attic and the single-storey wing attached to the eastern end of this (which extends south). This suggests that the wing at the western end facing the road is a later addition, which fits with the style of windows and door light.

5.157 The Tithe map depicts a small outbuilding almost directly to the southwest of the inn and another a short distance south of it (in the gardens of the pub), which extended to the River Frome. Neither outbuilding is extant, and the pub garden no longer extends to the river, although the former boundary is visible on Google Earth imagery. The remaining garden area adjacent to the pub has been converted to an outdoor seating area and carpark. Beyond this, the historical context of the site – the surrounding agricultural land, Burton Mill and Lower Burton Farm – remain as depicted on the Tithe map.

Figure 5.16: Later wing of the Sun Inn looking southeast along Westleaze Road (Lower Burton Farmhouse to the left of the image)



Significance

5.158 The significance of the asset is **low**. It derives primarily from its architectural and historical illustrative value as an example of an historic inn, with later additions. In terms of setting, the road and adjacent historic settlement contribute to the understanding of its function primarily as a public house for those travelling to and from Dorchester and the immediate local community.

Contribution of the site to significance

5.159 The contribution of the site to the significance of the asset is **high**. This is because the site physically contains the

asset and the elements of its setting that contribute to its significance.

Sensitivity and potential harm

5.160 The risk of harm to the asset from the development of this site is **none**. This is because the building stands within Open Space South and there are currently no proposals that would physically affect it. The Link Road would pass approximately 190m uphill to the north of the pub but is unlikely to be visible given the intervening topography and vegetation. The pub is already located on a fairly busy road, so additional noise or light pollution is considered unlikely to have any appreciable effect on its significance.

Level of effect

5.161 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the indicative masterplan proposals on this asset is **none**.

Lower Burton Mill House [LUC ref: ND63]

Summary

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
Low	High	None	None
Non-designated asset	The site makes a high contribution to the significance of the asset and that contribution may be affected by development.	The significance of the heritage asset will not be harmed.	The development of the site does not interact with the asset or its significance.

Description

5.162 Lower Burton Mill – a water operated corn mill – is set back from the west side of Westleaze Road, over a mill stream created by the braided channels of the River Frome. It is integral to the water meadows to the north, west and south of the mill. The RCHME volume on Charminster⁶⁴ suggests that the mill was probably built in the early-17th century, and there are documentary sources that refer to a mill at Lower Burton from the 18th century.

⁶⁴ <https://www.british-history.ac.uk/rchme/dorset/vol3/pp59-73#p18>

5.163 The mill is an L-plan building, comprising a two-storey house with attic and a two-storey and single-storey mill structure to one end where the grain and milled flour, the mill machinery and water wheel would have been stored. A cart shed forms the return wing. The main structure is constructed in banded flint and ashlar, with patching and rebuilding in clunch and brick. Photos dated to the 1960s⁶⁵ show several internal features to be intact including the interior stone floor, the waterwheel and buckets and sack hoists. The RCHME 1970 volume also indicates that two original casement windows in wood frames survived at that time.

5.164 The mill has subsequently been converted to a house and the survival of these historic features is unknown. In terms of its setting, the mill retains its historical and functional relationship with the River Frome and mill stream. However, it is now largely encircled by trees, reducing visibility between the house and its surroundings (which includes Westleaze Road to the east, the former water meadows (which remain undeveloped) to the north, west and south and Lower Burton Farm and the Sun Inn further north).

Significance

5.165 The significance of the asset is **low**. It derives primarily from its architectural and historical illustrative value as a local watermill, potentially with some interesting internal features. Given its early date, it may have some evidential value in terms of fabric and construction.

5.166 In terms of setting, the extant mill stream contributes to the significance of the asset by aiding in the legibility of its function and history. The former water meadows – whilst once an integral part of the local sheep and corn economy – do not directly relate to the history or function of the mill and so only provide historical context. A relationship with Lower Burton Farm may be postulated but is not evidenced, as the Tithe map states that they are in separate ownership.

Contribution of the site to significance

5.167 The contribution of the site to the significance of this asset is **high** because it contains the mill and elements of its setting (e.g. the mill stream and river) that contribute to its significance.

Sensitivity and potential harm

5.168 The risk of harm to the asset from the development of this site is **none**. This is because the asset stands in Open Space South and will not be subject to physical change. There are proposals for a Link Road to run approximately 219m to the west of the mill. This Link Road would cross the mill stream/River Frome, meaning that in theory there could be

physical change to this element of the assets setting, but it is highly unlikely and would most likely simply be bridged.

5.169 While the mill is largely screened by trees reducing intervisibility between it and the proposed Link Road, the trees are deciduous so some intervisibility may arise in winter. Whilst this change may be perceptible from the asset it would not affect its significance and legibility.

Level of effect

5.170 Taking into account the significance of the asset (low) and the risk of harm to its significance (none), the overall level of effect of the indicative masterplan proposals on this asset is **none**.

Options for sustainable development

5.171 Indirect effects to the drainage of the water meadows and mill stream will need to be considered as they could result in physical change to the asset.

5.172 Any future proposals for Open Space South should seek to avoid change to this asset or the elements of its setting that contribute to its significance and will need to be assessed in line with policy and guidance.

Lower Burton Farm [LUC ref: ND64]

Summary

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
Low	High	Low	Low
Non-designated asset	The site does not contribute to the significance of the asset.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of low significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

5.173 Lower Burton Farm stands to the west of Westleaze Road, opposite the Sun Inn and north of the mill. The farm is depicted on the Charminster Tithe Map (1839) as comprising a T-plan farmhouse fronting on to Westleaze Road, with an

⁶⁵ <https://catalogue.millsarchive.org/lower-burton-mill-charminster-dorchester>

irregular-plan barn behind it (to the west). To the northeast of the barn is an L-plan cowstall and to north is another rectangular cowstall that is aligned with Westleaze Road; the area between them is described as a 'barton' – a farmyard. A cottage and garden are depicted further northeast again from the L-plan cowstalls.

5.174 Today, the main farmhouse building remains extant. It is a two-storey building rendered and painted grey with a slate roof. Based on the roof form, window size and positioning it may be of mid-18th century date, albeit extended and modified. The barn to the rear of the farmhouse – a large stone and brick-built structure of similar building material and form to the nearby Sun Inn – also appears to be extant. Part of the L-plan cowstalls may also survive, although one end has been repaired with concrete breezeblocks. The cottage was demolished and replaced by two pairs of cottages in the late-19th century and the second cow stall along Westleaze Road was demolished in the early-20th century. Three large modern agricultural buildings now stand in the farmyard area to the north of the extant cowstall.

5.175 In terms of setting, the farm is part of the historic hamlet of Burton. It is surrounded by agricultural land that includes the former Charminster water meadows to the southwest and the site of Burton DMV to the northeast. The Tithe Map shows that the agricultural land immediately surrounding the farm was part of the farm's landholding.

Significance

5.176 The significance of the asset is **low**. It derives this significance primarily from its architectural and historical illustrative value as a partially intact historic farmstead. The asset's setting contributes to this through the spatial – and sometimes visual – relationship between the functionally and historically related buildings that comprise the farm. The surrounding agricultural landscape also contributes to the historical illustrative value of the asset, as the farm would not exist with the agricultural land and vice versa.

Contribution of the site to significance

5.177 The contribution of the site to the significance of the asset is **high**. This is because it physically contains the asset and elements of its setting that contribute to its significance e.g. its historic outbuildings and agricultural landholding.

Sensitivity and potential harm

5.178 The risk of harm to the asset from the development of this site is **low**. This is because the asset lies in Open Space South and there are no proposals that would physically affect its significance. However, the proposed Link Road would run directly behind the farm to the northeast and east. This would

visually and physically separate the farm from its surrounding agricultural land.

Level of effect

5.179 Taking into account the significance of the asset (low) and the risk of harm to its significance (low), the overall level of effect of the indicative masterplan proposals on this asset is **low**. This is because the visual and physical separation of the farm and the land with which it is functionally related would have a minor effect on its historical illustrative value.

Options for sustainable development

5.180 To minimise harm to the asset the route of the Link Road could be reconsidered and moved further away, in order to maintain the visual integrity between the farm and its agricultural hinterland.

5.181 Any future proposals for Open Space South should seek to avoid change to this asset or the elements of its setting that contribute to its significance.

Stinsford linear cropmark feature [DHER ref: MDO20529]

Summary

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
Low	High	High	Medium
Non-designated asset	The site makes a high contribution to the significance of the asset and that contribution may be affected by development.	The significance of the heritage asset would be substantially harmed by the development.	Asset is of low significance and the magnitude of the change is likely to be of such a scale that the significance of the heritage asset would be substantially harmed.

Description

5.182 This monument comprises a northeast to southwest linear feature visible as a cropmark on aerial photographs taken in 1948. The DHER states that it is likely to be a path or trackway of post-medieval or later origin. However, there is no comparable feature depicted on the Stinsford Tithe Map (1839) or the subsequent historic OS maps, although these do show an east to west path along the top of the same field. It is of note that the orientation of the linear feature is parallel to

the A35, which demarcates the route of a Roman Road to the south, and to a series of medieval strip lynchets and prehistoric ditches to the northwest, suggesting that it may be an older agricultural or boundary feature.

Significance

5.183 The significance of the asset is **low**. It derives from its evidential value, which may potentially inform our understanding on past networks of transport or past land use and division.

5.184 Given the uncertainty surrounding the features it is unclear whether setting makes any contribution to the asset's significance.

Contribution of the site to significance

5.185 As a sub-surface feature, the asset would, in principle, have a high sensitivity to physical change. Its sensitivity to setting change is unknown at this point in time.

Sensitivity and potential harm

5.186 The risk of harm to the asset from the development of this site is **high**. This is because it lies mainly within Housing East, although the southern end extends into Open Space South. Development would result in the loss of most of the asset's historic fabric and would have a substantial harmful effect on the evidential heritage value of the asset.

Level of effect

5.187 Taking into account the significance of the asset (low) and the risk of harm to its significance (high), the overall level of effect of the indicative masterplan proposals on this asset is **medium**, although if the asset extends further south than is suggested by the aerial images the risk of harm may be lower as it would only be partially lost.

Options for sustainable development

5.188 It would be necessary to clarify the interpretation and heritage significance of this asset via a staged programme of investigation. This would inform the requirements of an appropriate mitigation strategy, which would likely include a programme of recording to help offset the assets loss of significance.

Extractive pits [DHER ref: MDO20465, MDO20466, MDO20526, MDO20528, MDO20530, MDO20543, MDO20979, MDO20980, MDO20981, MDO20982, MDO20983, MDO20988 and MDO20990]

Summary

Significance of asset	Contribution of the site to significance	Risk of harm to asset	Level of effect
Negligible	High	High	Low
Non-designated assets of limited local value.	The site makes a high contribution to the significance of the asset and that contribution may be affected by development.	The significance of the heritage asset would be substantially harmed by the development.	Asset is of negligible significance and the magnitude of the change is likely to be of such a scale that the significance of the heritage asset would be substantially harmed.

Description

5.189 There is a total of 13 DHER records within the site that relate to post-medieval extractive pits and spoil heaps, however, many of these records refer to multiple features. Most of this extractive industry appears to have been focused to the north of the Stinsford to Charminster Road, and they are often located near to small tracks. Most have been identified as earthworks on aerial photos dating to the 1940s to 1970s, but some correlate to extractive pits marked on historical OS mapping, making their interpretation more definitive.

Significance

5.190 The significance of these assets is **negligible**. These assets are of limited historical illustrative and evidential value attesting to extractive activity, probably that of chalk for marl or lime, although at least one pit was reportedly a gravel quarry. Much of their evidential value is derived simply through their presence, which has already been mapped. In terms of backfill, any deposits are likely to have accumulated slowly over time and are unlikely to contain artefacts or significant environmental remains as they are not associated with settlements.

5.191 Several of the pits are grouped and/or are located near to roads/tracks that would have allowed easy transportation of the extracted material. These spatial relationships, which may be understood visually in some instances, makes a very

limited contribution to the historical illustrative value of the assets.

Contribution of the site to significance

5.192 The contribution of the site to the heritage significance of these assets is **high**. The site physically includes the assets, which derive most of their significance from their physical form, fabric, and age. As such, they would be highly sensitive to physical change in the event of development.

Sensitivity and potential harm

5.193 All but two of the assets discussed above (DHER refs: MDO20979 and MDO20990) fall within areas that the indicative masterplan indicates will be developed. This means that these assets – and any associated historic tracks – are at high risk of harm. Three groups of quarry pits (DHER refs: MDO20465; MDO20988; and MDO20982) extend beyond the site meaning that the loss of those within the site could result in some very low-level setting change to those that survive beyond it.

Level of effect

5.194 The complete loss of assets of negligible significance would result in a **low** level of effect. The effect of setting change would be negligible given the limited heritage significance of the assets and the fact that their primary value is in their presence and pattern of distribution, which has already been recorded.

Options for sustainable development

5.195 It would be necessary to clarify the interpretation and heritage significance of these assets via field evaluation. This would inform the requirements of an appropriate mitigation strategy, if needed.