

**Proposed Dorset
Mineral Sites –
Hurst Farm
(AS26)**

Heritage Assessment

November 2017






Proposed Dorset Minerals Sites – Hurst Farm (AS26)

for

C1 project code: C1/DBA/17/DMW

Dorset County Council

HERITAGE IMPACT ASSESSMENT

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Date	22/11/17
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Date	23/11/17
Issue	01

PROJECT DETAILS

Client project/scheme ref.	AS26
Planning Application ref.	N/A
Civil parish and District	Moreton, Purbeck District Council
National Grid Reference	centred on SY 86391 91473
Site Area	c. 78ha
Current Use	Agricultural

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Summary

Context One Heritage and Archaeology (C1) carried out a Heritage Assessment for a proposed mineral extraction site, Hurst Farm near Moreton, Dorchester. This forms part of a Mineral Sites Plan, in support of the Bournemouth, Dorset and Poole Minerals Strategy (adopted 2014). The work was commissioned by Dorset County Council (DCC)

The Site currently comprises open agricultural land situated c. 2km to the north-west of the village of Moreton, and is under consideration for inclusion in a Plan for aggregate extraction. This assessment has indicated that there are two non-designated assets recorded on the Site, the location of prehistoric finds and an extensive area of post-medieval water meadows. To the west of the Site there is evidence of extraction pits and tracks probably dating between the later prehistoric and medieval period. The northern boundary of the Site entirely borders water meadows, with further examples to the east and west. These water meadows are likely to relate in some respect to meadows recorded as introduced during the early years of the 17th century which represent some of the earliest in the county. The shrunken medieval/post-medieval settlement of Pallington is situated on the River Frome to the north, which is also the location of two listed post-medieval buildings. There are further significant post-medieval buildings at Hurst to the east. Whilst the recorded buildings at Hurst date to the later 18th and earlier 19th century, documentary evidence indicates that there is likely to have been a focus of settlement around a manor at Hurst from the beginning of the medieval period and possibly earlier.

Consideration of historic maps has shown that the Site has been in agricultural use since at least the beginning of the 19th century; there is therefore potential for archaeological features and deposits to be preserved. The Site is within 500m of the western end of the Moreton Conservation Area. There are also total of 10 Grade II Listed buildings which fall within the research area, four of them associated with the Conservation Area. Two Grade II Listed buildings are also situated at some distance from the Site to the north at Pallington. However, the Hurst Bridge, and three further Grade II Listed buildings at Hurst are more closely adjacent to the Site on the opposite side of the B3390.

With respect to the heritage assets within the Site and any currently unidentified buried archaeological features or deposits, further investigation should be carried out once detailed proposals are known. This could determine the nature and extent of deposits and frame a suitable approach to mitigation or the recording of those assets. This may involve archaeological geophysical survey or excavation of archaeological evaluation trenches. With respect to the designated assets, it is not possible to establish setting using desk-based sources alone. The Moreton Conservation Area is an asset of the Highest Significance and is contributed to by, and relates to, the individual and group value of the group of buildings within its western extent. As such, further examination of any potential effects on these might be considered desirable within a full Settings Assessment as part of a planning application in accordance with steps 2-5 of the Historic England guidance on the setting of heritage assets (Historic England 2015). A further assessment could enable a fuller understanding what the impacts might be, how, if harmful, these might be mitigated, or what further work needs to be done to maximise enhancement and avoid harm. This might include consideration of the appropriateness of the boundaries of extraction areas; provision of screening to control visual effects and/or light pollution or noise. The design and exact location of the processing facilities should also be considered carefully to minimise any potential harmful impacts. Consideration could also assess appropriate access routes for transport, to minimize impact to the portion of the Conservation Area and Listed properties which face the Hurst Road.

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1. Introduction

- 1.1 Context One Heritage and Archaeology (C1) carried out a Heritage Assessment for a proposed mineral extraction site, Hurst Farm (the ‘Site’) near Moreton, Dorchester. This forms part of a Mineral Sites Plan, in support of the Bournemouth, Dorset and Poole Minerals Strategy (adopted 2014). The work was commissioned by Dorset County Council (DCC).
- 1.2 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.
- 1.3 Following this, the Site was selected by DCC as requiring a second stage of examination (Phase 2) based on a predefined brief. The aim of the Assessment is to:
- evaluate the potential level of impact from the proposed allocation on heritage assets and (where applicable) their settings;
 - where impacts are identified, to assess whether these might be sufficiently mitigated so that the level of impact from the plan is acceptable.

The assessment is carried out in proportion to the current stage within the allocation process, namely for consideration within the Plan. As such, this document covers key aspects of Archaeological Desk-based Assessment relevant to the allocation process, but does not constitute a full assessment for planning purposes.

- 1.4 The purpose of an Archaeological Desk-Based Assessment as defined by the Chartered Institute for Archaeologists (CIfA 2014) is to establish the known or potential cultural heritage resource in a local, regional, national or international context. For the purposes of this report, this specifically includes:
- the identification of site specific statutory and non-statutory cultural heritage assets
 - the identification of published and unpublished archaeological events.
 - the examination of selected cartographic and documentary sources
 - an appraisal of the setting of selected heritage assets with relation to the Site

2. Planning Policy Framework

Statutes

- 2.1 The primary statute for heritage assets in England is the Ancient Monuments & Archaeological Areas Act, 1979 (as amended). This affords statutory protection to the physical integrity of nationally important assets. For Listed buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990 offers legal protection to nationally important buildings. Other heritage assets of national or international significance 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. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes that are similarly recognised in the prevailing national, county and local planning policies. These could include, Sites of Archaeological Importance/Interest and assets identified by the local planning authority (including the local listing).

National Planning Policies

- 2.2 The National Planning Policy Framework, 2012 includes five paragraphs relating to the assessment of development proposals upon heritage assets:

“128. 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 significance¹. 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.

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

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

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

- 2.3 In order to achieve this, there may be a requirement to carry out one or more studies or investigations such as desk-based 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.

- 2.4 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'.

- 2.5 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)

¹ 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, 56). The strength of this value can be judged on the merits of four criteria; evidential, historical, aesthetic and communal (English Heritage, 2008)

- 2.6 Acknowledging that change to the setting of heritage assets is normal, the key question 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). In most instances, an assessment of heritage assets will focus on designated assets although non-designated assets will also be considered where it can be demonstrated that they have equivalent significance to Scheduled Monuments and Listed buildings.

Local Planning Policies

- 2.7 Spatial Objective 7: Enhance the cultural heritage and landscape of the District of the Purbeck Local Plan 2012, states:

'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 assets 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.'

Production of Local Plans

- 2.8 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.'*

3. Methodology

- 3.1 *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:

- 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)

3.2 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.

3.3 Phase 1 addressed Step 1 of the process, by identifying the heritage assets which are likely to be affected by the adoption of each of the proposed Sites. This document addresses Step 2 of the process, with brief consideration of elements of Steps 3 to 5 where possible, recognising that additional assessment may be required should the Site proceed to planning application stage and once details of form and appearance of the Site are available for consideration.

3.4 The baseline data assembled in Phase 1 is first subject to more detailed study, with full consideration of heritage resources or, where as yet unclear, what might be present drawing on archaeological context. This facilitates:

- an understanding of the significance of heritage assets, including setting;
- an understanding of the current relationship between the Site and known heritage assets;
- the current contribution of the Site to significance of known heritage assets;
- the potential impact of the proposals on heritage assets, and where further investigations might be required to establish what these are;
- where possible, the identification of instances where harm is acceptable/ unacceptable, or where this can be mitigated with broad consideration of how this might be achieved with the purpose of guiding heritage considerations as part of the development process

- 3.5 The archaeological background for each Site and its environs has been drawn primarily from the Dorset County Council Historic Environment Record (HER), online sources and some use of historic maps where necessary to understand historic land use. Information on designated assets have been taken from the register maintained by Historic England (HE).
- 3.6 It was determined that a 500m research buffer from the boundary of the Site would provide sufficient data for the scope of this study. It is considered that this would provide a reasonable indicator of heritage assets that may be affected by direct physical change, allow an appreciation of the historical and archaeological context, and enable reflection on any potential below ground archaeology which may be present on the Site but which is currently unidentified. The research buffer would also identify any critical issues with impacts upon setting, as any heritage assets beyond this range would most likely be too far distant for the Site to be clearly identifiable within the human field of view. This does not account for impacts caused by noise or light pollution, or indeed access roads, however until plans are finalized it is not possible to identify assets that might be affected by any such issues.
- 3.7 Heritage assets within the research buffer are located and enumerated on **Figure 1**, and where discussed in the text are similarly referenced. Full details of the heritage assets are set-out in **Table 1**.

4. Site Background

- 4.1 The Site comprises open agricultural land situated to the north-west of Hurst Farm, c. 1.2km to the north-west of the village of Moreton. The south-eastern boundary of the Site runs along the B3390 Crossways to Waddock Cross road. On the south side, the field boundaries border Hurst Heath. The western and northern boundaries of the Site are adjacent to further agricultural land and a fish farm to the north-east. The River Frome meanders from west to east, with lakes at Pallington, now landscaped as a sculpture park, and the fish farm and watercress beds south of Waddock Cross.
- 4.2 The Site slopes gently from west to east at c. 36m- 27m above Ordnance Datum (aOD) as the land drops towards the river. The recorded geology for the Site is Poole Formation - Sand (BGS, 2017). The soils are described as freely draining and slightly acid loam with naturally high groundwater (CSAIS, 2017).
- 4.3 The proposals comprise open cast extraction of sand and gravel. Restoration is planned, following completion of extraction combining a return to agriculture with nature conservation measures in the form of wetland and enhanced public access. The Site will also include a processing plant, which will also be used for processing material from the proposed Station Road site, although both sites are not intended to be worked at the same time.

5. Archaeological and Historical Resource

- 5.1 The small village of Moreton is situated c. 9km to the east of Dorchester on the River Frome. The topography is generally flat or gently undulating, typical of the wide base of the river valley; the name refers to the wet lowland landscape. The landscape is heathland and gravel terraces. There are two references to Moreton in the Domesday survey of 1086, one element held by a man called Robert from the Count of Mortain, including a mill, meadowland, and pasture (Morris 1983, Section 26.56) which is likely to be in the area of the current village of Moreton. An apparently smaller holding was held by Bricwin from the King, which also included meadow and pasture (Morris 1983, Section 56.37), and has been suggested to have been in the area of Hurst, although it is not mentioned by name in documents until 1318 (RCHME 1970, 173; Taylor 1970, 64-66). The Frampton family held Moreton since the 14th century (RCHME 1970, 176). The village was greatly affected by remodelling associated with estate developments in particular around Moreton House and the village during the 18th century. However, large parts of the surrounding heathland were enclosed at the same time (Taylor 1970,154). The settlement of Pallington, on the River Frome to the north of the Site, and in Affpuddle parish, also had medieval origins and was also part of the Frampton family holdings (RCHME 1970, 1-2).

Statutory designated heritage assets

- 5.2 The Site is located close to the Moreton Conservation Area (designated 1982 reviewed 2015) (**Figure 1 no. 20**). The core of the village and the largest element of the Conservation Area is situated to the east around Manor House, but has an extension to the west to include the area between The Common and Station Road, which extends towards the Site as far west as the road to Hurst. The nature of the area has been examined in the *Moreton Conservation Area Appraisal Document* (Purbeck District Council 2015), which summarises:

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

- 5.3 The Site is situated to the north-east of character Zone 3 – The Common which was:

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

The significance of this planned approach to the development of the village and its surroundings is that it illustrates a particular method of formalisation of control over common land by the predominant local landowners, the Framptons, as part of the broader inclosure movement during the earlier 19th century, whilst reflecting the increasing need to make special arrangements for paupers related to the loss of the common land on which they previously depended.

Non-designated heritage assets

- 5.4 No Scheduled Monuments (SMs) are present within the boundaries of the Site, or within the research area. There are no Listed buildings recorded within the Site itself; there are however a total of 10 Grade II Listed structures in the research area. Two post-medieval residential buildings are situated c. 450m to the north of the Site (**Figure 1 nos. 1-2**), a 19th century bridge (**Figure 1 no. 3**) c. 100m to the east, with two agricultural buildings and a residential building to the east (**Figure 1 nos. 4-6**), which are closely adjacent to the Site. The remaining buildings are all post-medieval residential dwellings associated with the Morton Conservation Area, which lies to the south (**Figure 1 nos. 7-10**). These are discussed further below.

Discussion of Heritage Assets

Prehistoric (pre-AD43)

- 5.5 There is a non-designated findspot of prehistoric material (HER No. MDO7850; **Figure 1 no. 11**) situated in the centre of the Site. Records are no more specific on date. It should be noted that whilst Palaeolithic material can be present in tertiary gravels in the county, this has been predominantly noted in the far east of the county and on the Devon border; no material has apparently been recorded from this part of the Frome Valley. These two catchments were not included in studies of river valleys in southern Britain (Wymer 1999) or the south-west of Britain (Hosfield *et al* 2006).

Later Prehistoric-medieval (c. 2350 BC to c. AD 1539)

- 5.6 Situated to the west of the Site are a number of fairly extensive features which can only be dated to between the later prehistoric (later Neolithic to Iron Age) through to the medieval period, as they were recorded from aerial photographs in 2004. These comprise areas of extractive pits c. 400 to the west and c. 300m to the west-south-west of the Site boundary (HER No. MDO30672 & MDO30671 **Figure 1 nos. 16 & 18**). Running through a similar area to the latter group of pits is a trackway of probably similar date (HER No. MDO30673; **Figure 1 no. 19**).

Medieval to Post Medieval

- 5.7 A medieval or post-medieval shrunken/abandoned settlement (HER No. MDO30660; **Figure 1 no. 15**) has also been identified from aerial photographs at Pallington Farm, c. 450m to the north of the Site at Pallington.

Post-medieval – AD 1540 to AD 1900

- 5.8 The post-medieval landscape of the Frome valley is dominated by water meadows, and there are extensive examples all around the north-west, north and north-eastern sides of the Site, extending away from the boundary for c. 400m to the north and over greater distance to the north-west. Part of the north-western part of the Site is covered by an element of this system (HER No. MDO30457; **Figure 1** no. **14**). These have been recognised from aerial photographs of the 1940s with additional areas to the west (HER No. MDO30458; **Figure 1** no. **17**) and east (HER No. MDO30459; **Figure 1** no. **13**). Water meadows were developed in Dorset from the middle of the 17th century onward to improve livestock grazing, and this had taken place in Moreton parish before 1649 (Taylor 1970, 131).
- 5.9 The location of Waddock (or Briantspuddle) Mill (HER No. MDO7025; **Figure 1** no. **12**) is situated c. 400m to the north-east of the Site, south-east of Waddock Cross in the area now occupied by the fish farm. This had disappeared by the late 19th century.
- 5.10 The remaining heritage assets are all structures and buildings, and all Grade II Listed. Hurst Bridge (HE Ref. 1425777; **Figure 1** no. **3**) is an eight span Portland stone bridge, constructed in 1834 by the Dorset County Surveyor as one of originally three bridges crossing the Frome and its associated water meadows. Situated c. 100m to the east of the boundary of the Site, it represents a component of the water meadow landscape.
- 5.11 To the north of the Site, at Pallington (Affpuddle) on the River Frome, c. 480m to the north of the Site boundary, Pallington Farmhouse (HE Ref. 1323308; **Figure 1** no. **2**) is a brick and tiled roof farmhouse. The stone mullioned windows are a late example of the style, as it was built in 1780, an event referred to in Frampton family papers. Situated c. 200m to the west-north-west along the Frome, at the edge of the research buffer, Bwthyn (HE Ref. 1172061; **Figure 1** no. **1**), is a brick and thatched cottage of late 18th century date. A stone in the front wall bears the text 'Fisher's Tenement, 1765'.
- 5.12 Immediately opposite the eastern Site boundary on the opposite side of the B3390, Hurst Dairy House (HE Ref. 1120454; **Figure 1** no. **4**) is a brick and thatched house which is probably early 19th century in date. Adjacent to this and associated with it is a barn (HE Ref. 1152105; **Figure 1** no. **5**), constructed of stone, brick dressed and buttressed with a slate roof, which is also probably of early 19th century date. The latter structure was listed for group value with the house. Hurst Green (HE Ref. 1120446; **Figure 1** no. **6**), is situated c. 250m to the east. This comprises a late 18th or early 19th century cottage with rendered walls, thatched roof and a brick chimney stack.
- 5.13 A number of Grade II Listed building are associated with the Moreton Conservation Area (**Figure 1** no. **20**), the most westerly extent of which is located c. 400m to the south-east of the Site boundary. Summer Cottage (HE Ref. 1120445; **Figure 1** no. **10**) is situated c. 480m to the south-east of the Site fronting onto The Common, and comprises a probably 18th century cob and thatched cottage. Next door, Beehive Cottage (HE Ref. 1323351; **Figure 1** no. **9**), is of similar date and construction. On the north side of The Common, Grade II Listed Primrose Cottage (HE Ref. 1120444; **Figure 1** no. **8**) is also a rendered cob and thatched 18th century cottage. Honeysuckle Cottage (HE Ref. 1323352; **Figure 1** no. **7**) is of similar date and construction to Primrose Cottage, and set back from The Common, c. 500m from the south-eastern boundary of the Site. These buildings are situated in relatively generous plots separated by open ground, which contributes to the character of this part of the Moreton Conservation Area, which was a planned development in the early 19th century by the Frampton family. The Estate records of 1802 have leases starting after 1795 and incorporate provision for the housing of paupers in this area. 'The Common' refers to this area having previously been common grazing available to cottagers (Purbeck District Council 2015).

Historic mapping

- 5.14 An initial appraisal of historic mapping appears to indicate that the Site has been in agricultural use since at least the beginning of the 19th century. The area is shown as a mix of enclosed and Common land on the 1839 Moreton Tithe Map (**Plate 1**), within which there do not appear to be any built structures. The land was all owned by James Frampton and let mainly to John Scutt, and comprised a mixture of pasture and arable land (**Table 1**) with some small areas of wood. There were some water meadows (including the New Water Meadow, parcel no. 245) in the north-western part of the Site. A map of the water meadows in Pallington and Moreton of c. 1825 (Dorset History Centre D-FRA/L/4), shows the general location of the northern boundary of the Site as being situated along a main irrigation/drainage channel serving water meadows on the southern side of the

river, which spread into the northern margins of the Site, particularly at the western end (**Plate 2**). This shows a similar pattern in the fields shown as that on the 1839 Tithe. The Site appears on the 1889 1st edition Ordnance Survey (OS) map with similar fields, with some boundaries removed, and the land boundaries appear to have remained largely similar throughout the 20th century. Buildings are shown at Hurst Farm, Hurst Dairy House and Hurst Green on the Tithe and 1st edition OS map.



Plate 1. Moreton Tithe map 1839

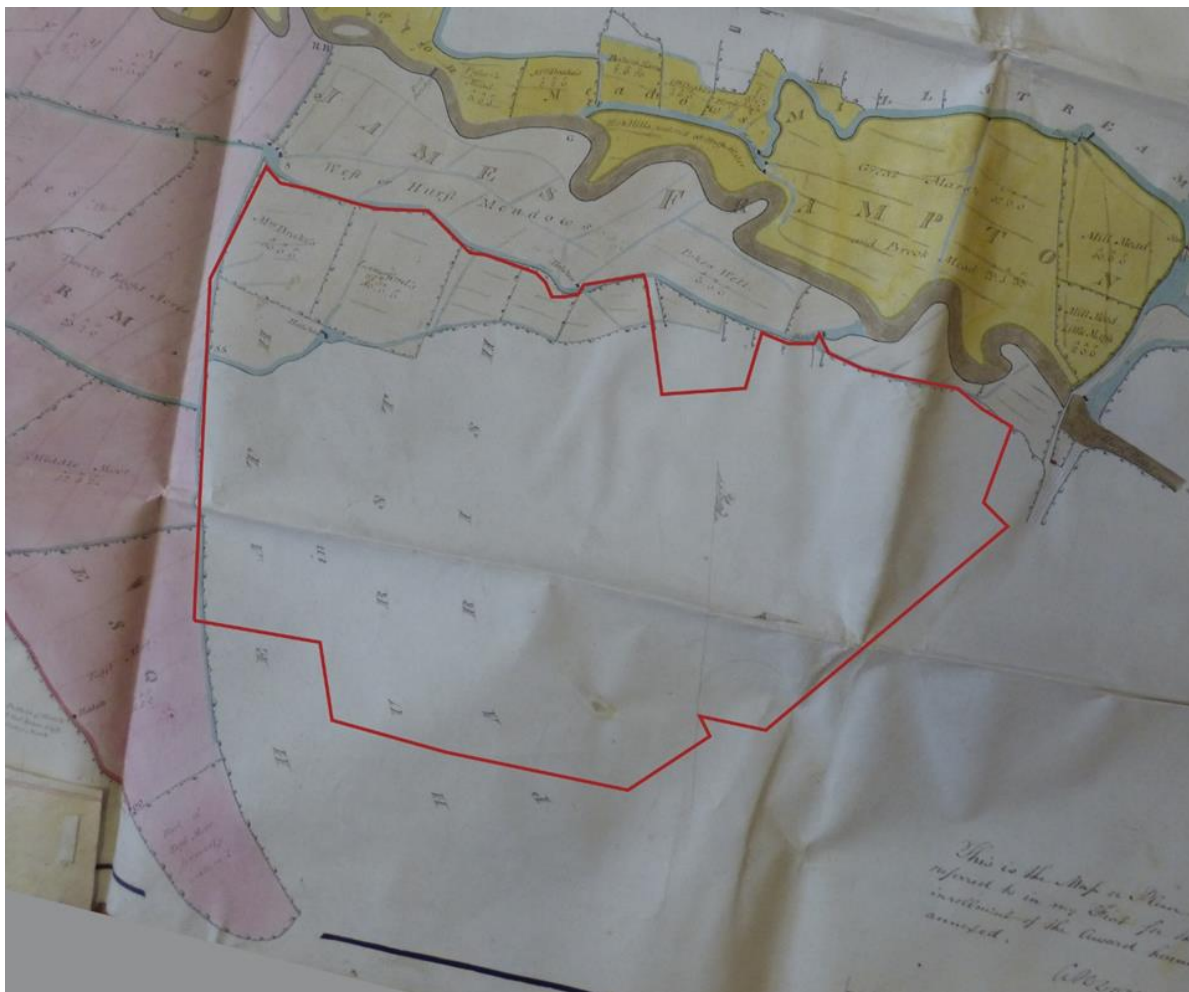


Plate 2. Plan of watermeadows c. 1825

6. Significance of the Heritage Assets

- 6.1 Whilst the significance of the non-designated heritage assets are not disregarded, for the purposes of this level of assessment, the focus will be on the effect of the designated assets only. There are 11 designated heritage assets situated within the 500m research area (**Table 1**). These include the Moreton Conservation Area whilst the rest are all Grade II Listed buildings, some within the Conservation Area, to the south-east of the Site. Two assets, Hurst Dairy House and its barn (**Figure 1** nos. 4 & 5) are close to the Site, separated only by the B3390 road, whilst the Hurst Bridge is also only c. 100m from the north-eastern boundary. Hurst Green (**Figure 1** no. 6) is positioned c. 250m to the east. Other assets are more distant, on the edge of the research buffer. These are briefly described below in order to consider the source of their significance; the current relationship with the Site; and the contribution it may or may not make to their significance. This provides a basis from which it is possible to assess which heritage assets might be affected by the proposed development, and whether further analysis in the form of a Heritage Impact Assessment is necessary to fully understand the nature of such impacts.

Source of significance

- 6.2 Given its statutory designation, the Moreton Conservation Area (**Figure 1** no. 20) is regarded as an asset of the highest significance. Its significance is derived from the designated assets incorporated within it in combination with other non-designated assets and its rural location. Evidential significance is contributed by the fabric of those component structures, whilst historical significance is imparted by the relationships between them, the layout and definable development of the village as a place. The aesthetic significance of the Conservation Area is derived from the contribution of the designated and non-designated assets and other features in combination

with a quiet, rural, and frequently wooded location. The Conservation Area has a communal value in that it combines these various elements to provide a sense of place for the inhabitants of the village of Moreton.

- 6.3 Given their statutory designations, the Listed buildings within the research buffer have less than the highest significance as heritage assets. However, a number of Grade II Listed cottages are situated in the north-western part of the Moreton Conservation Area and contribute to it. Those located on The Common (Summer Cottage, Beehive Cottage, Primrose Cottage and Honeysuckle Cottage, **Figure 1** no. 7-10) date to the 18th century, and are associated with the planned expansion of Moreton village onto previously common land by the landowners, the Frampton family. The Hurst Dairy House and its associated barn (**Figure 1** no. 4 & 5) is dated to the early 19th century and have a group value. Hurst Green (**Figure 1** no. 6) is a late 18th or early 19th century cottage; and Bwthyn is a mid-18th century house (**Figure 1** no. 1), whilst Pallington farmhouse was constructed in the late 18th century (**Figure 1** no. 2). Significance is derived from their evidential and historic value as buildings with post-medieval fabric, and aesthetic value from appreciation of these historic buildings. Hurst Bridge is also mid-19th century (**Figure 1** no. 3), and although located away from settlement also has a degree of communal value as a functioning structure.

Table 1. Significance & setting of designated heritage assets

DESCRIPTION	DESIGNATION*	SIGNIFICANCE				PHYSICAL SETTING
		Evidential	Historical	Aesthetic	Communal	
Heritage Asset						
20. Moreton Conservation Area	CA	Y	Y	Y	Y	Immediate and wider setting is rural; range of Listed buildings and other assets contribute to group value
1. Bwthyn HE Ref. 1172061	GII	Y	Y	N	Y	Immediate and wider setting is rural with Morto c. 2km to the south-east
2. Pallington Farm HE Ref. 1323308	GII	Y	Y	N	Y	Immediate and wider setting is rural with Morto c. 2km to the south-east
3. Hurst Bridge HE Ref. 1425777	GII	Y	Y	Y	Y	Immediate and wider setting is rural with Morto c. 1.2km to the south-east
4. Hurst Dairy House HE Ref. 1120454	GII	Y	Y	Y	N	Immediate and wider setting is rural with Morto c. 1km to the south-east. Site immediately adjacent.

5. Hurst Barn HE Ref. 1152105	GII	Y	Y	Y	N	Immediate and wider setting is rural with Morton c. 1km to the south-east. Site immediately adjacent.
6. Hurst Green HE Ref. 1120446	GII	Y	Y	Y	N	Immediate and wider setting is rural with Morton c. 1km to the south-east
7. Honeysuckle Cottage HE Ref. 1323352	GII	Y	Y	Y	N	Immediate and wider setting is rural with core of Morton c. 500m to the east
8. Primrose Cottage HE Ref. 1120444	GII	Y	Y	Y	N	Immediate and wider setting is rural with core of Morton c. 500m to the east
9. Beehive Cottage HE Ref. 1323351	GII	Y	Y	Y	N	Immediate and wider setting is rural with core of Morton c. 500m to the east
10. Summer Cottage HE Ref. 1120445	GII	Y	Y	Y	N	Immediate and wider setting is rural with core of Morton c. 500m to the east
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 Parks & Garden RB = Registered Battlefield		Evidential 'Value deriving from the potential of a place to yield evidence about past human activity.'	Aesthetic – 'Value deriving from the ways in which people draw sensory and intellectual stimulation from a place.'	Historical – 'An aspect of the worth or importance attached by people to qualities of places'	Communal 'Value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.'	

Current relationships between the Site and heritage assets

- 6.4 The Site is located c. 500m distant from the western end of the Moreton Conservation Area, and separated from it by the B3390 road. At present, the Site forms part of the rural backdrop, and located over a group of fields extending into the distance with the River Frome to the north. Two Grade II Listed buildings are situated immediately adjacent to the south-eastern side of the Site, and evidently have views over the Site to the north-west. The proximity of the Hurst Bridge, and a further building on the eastern side of the Site, also suggests a degree of intervisibility, but it is unclear whether the Site would be visible from the remaining heritage assets including the Moreton Conservation Area. However, the relatively flat terrain is unlikely to be a factor in limiting

visibility where this might exist. Nevertheless, this could only be established by computer modelling and field testing.

Contribution of Site to significance of Heritage Assets

- 6.5 The heritage assets have varying degrees of potential intervisibility with the Site, with Hurst Dairy House and its Barn, and Hurst Bridge being the closest to the Site, whilst other assets are more distant. It is not possible to establish setting using desk-based sources alone, and although, apart from the Conservation Area, the heritage assets are not of the highest significance, there is a group value from the ensemble of Grade II Listed buildings within Moreton Conservation Area, and between the Hurst Dairy House and its barn. The contribution of the Site to these assets could not be established by using desk-based sources alone, and would be clarified by carrying out a Heritage Impact Assessment.

7. Potential impact of allocation on Heritage Assets

- 7.1 The Site currently comprises open agricultural land situated c. 2km to the north-west of the village of Moreton, and is under consideration for inclusion in a Plan for aggregate extraction. This would comprise an open-cast quarry. The area of the Site would be directly affected by extraction, and there are potentially secondary effects which may have impact on other heritage assets from traffic movement, light pollution, noise etc, depending on the eventual design of the project.
- 7.2 This assessment has indicated that there are two non-designated assets recorded on the Site, the location of prehistoric finds and an extensive area of post-medieval water meadows. To the west of the Site there is evidence of extraction pits and tracks probably dating between the later prehistoric and medieval period. The northern boundary of the Site entirely borders water meadows, with further examples to the east and west.
- 7.3 The development of water meadows has been considered the chief influence on the Dorset landscape during the 17th century (Betley 1977). The Frome Valley meadows cover the length of the river from Maiden Newton to Wool (Whitehead 1967, 261). By providing fodder during the early spring the meadows formed a key component of a wider system utilising sheep for manuring on chalk upland arable land, and the expansion of the dairy industry servicing expanding towns. The more highly organised and regulated system enabled agricultural expansion. Water meadows were often established in planned projects by landowners. In the case of Moreton, there is evidence that this had happened before 1649 (Taylor 1970), although the peak period of development of Dorset water meadows was from the late 18th century onwards (Whitehead 1967, 258). The water meadows which partly cover the north-west part of the Site, and are situated all along its northern boundary (but do not extend to the north of the Frome), must relate in some respect to meadows recorded as introduced during the early years of the 17th century by the then landowner of Pallington manor, Sir Edward Lawrence, who was particularly interested in agricultural improvement. These meadows, along with others in Affpuddle and Briantspuddle, represent some of the earliest in the county (Betley 1977, 37-38). The documentation on the development of the meadows in Moreton carried out by the Frampton family from the late 18th century relates it to the wide tracts of alluvial soils in this area (Whitehead 1967, 263). Whilst the meadows would have been expanded and altered in subsequent centuries, eventually falling into disuse after the Second World War (Whitehead 1967, 278), there is potential to understand the sequence and chronology of their development and the way in which particular parts of the system were constructed and functioned.
- 7.4 The shrunken medieval/post-medieval settlement of Pallington is situated on the River Frome to the north, which is also the location of two listed post-medieval buildings. There are further significant post-medieval buildings at Hurst to the east. Whilst the recorded buildings at Hurst date to the later 18th and earlier 19th century, documentary evidence indicates that there is likely to have been a focus of settlement around a manor at Hurst from the beginning of the medieval period and possibly earlier.
- 7.5 Consideration of historic maps has shown that the Site has been in agricultural use since at least the beginning of the 19th century, with some considerable continuity in the boundaries, although a few have been altered and removed. There is no evidence from the maps of buildings anywhere on the Site during the last 200 years, but there is some evidence of the use of the northern fringe, and particularly the north-west area of the Site as water meadows.

- 7.6 There is therefore some potential for archaeological features and deposits to be preserved on the Site. These would inevitably be impacted by the proposed removal of the ground surface and underlying aggregate. As the Site appears to have been in agricultural use for at least the last two centuries, there is potential for features and deposits to be relatively well preserved. Consequently, consideration should be given at planning application stage to further archaeological investigation which might take the form of archaeological geophysical survey or field evaluation by trial trenching. This would be used to establish the extent, nature and potential of the archaeological resource. Further field investigation could then specifically frame any necessary mitigation such as excavation.
- 7.7 The Site is within 500m of the western end of the Moreton Conservation Area. There are also total of 10 Grade II Listed buildings which fall within the research area, four of them associated with the Conservation Area. These contribute to the character of the Conservation Area, which also takes its character from the relationship of buildings within ample plots situated in the open heathland landscape. Two Grade II Listed buildings are also situated at some distance from the Site to the north at Pallington. However, the Hurst Bridge, and three further Grade II Listed buildings at Hurst are more closely adjacent to the Site on the opposite side of the B3390.

Future Actions

- 7.8 With respect to the heritage assets within the Site and any currently unidentified buried archaeological features or deposits, further investigation should be carried out once detailed proposals are known. This could determine the nature and extent of deposits and frame a suitable approach to mitigation or the recording of those assets. This may involve archaeological geophysical survey or excavation of archaeological evaluation trenches. With respect to the designated assets, it is not possible to establish setting using desk-based sources alone. The Moreton Conservation Area is an asset of the Highest Significance and is contributed to by, and relates to, the individual and group value of the group of buildings within its western extent. As such, further examination of any potential effects on these might be considered desirable within a full Settings Assessment as part of a planning application in accordance with steps 2-5 of the Historic England guidance on the setting of heritage assets (Historic England 2015). A further assessment could enable a fuller understanding what the impacts might be, how, if harmful, these might be mitigated, or what further work needs to be done to maximise enhancement and avoid harm. This might include consideration of the appropriateness of the boundaries of extraction areas; provision of screening to control visual effects and/or light pollution or noise. The design and exact location of the processing facilities should also be considered carefully to minimise any potential harmful impacts. Consideration could also assess appropriate access routes for transport, to minimize impact to the portion of the Conservation Area and Listed properties which face the Hurst Road.

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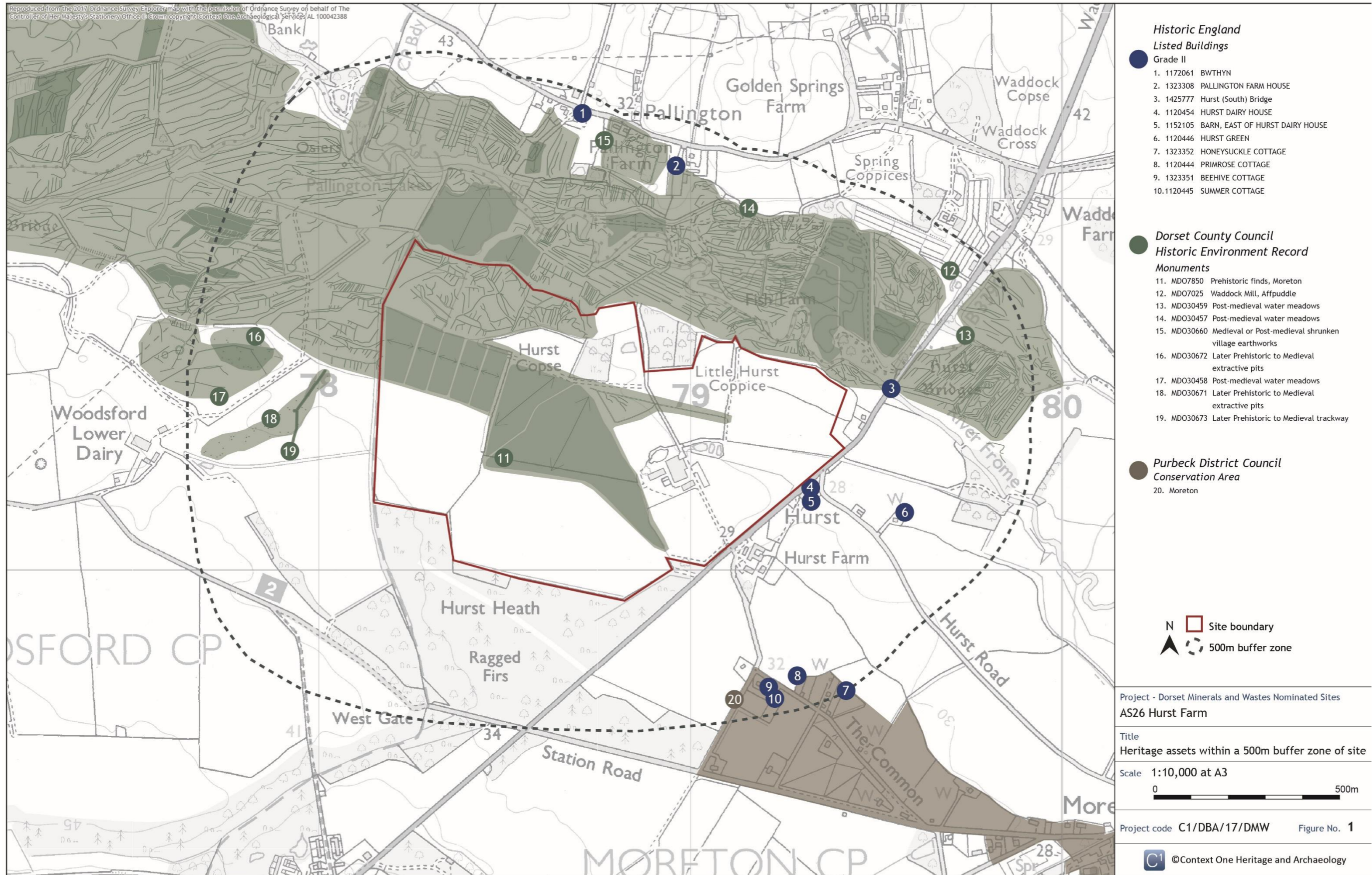


Figure 1. Heritage assets within a 500m buffer zone of site

Appendix 1. Heritage Assets within c. 500m research buffer of the Site (No. as indicated on Figure 1)

Historic England – Listed Buildings

Figure 2 Ref.	HE No.	Building Name	Summary
Grade II			
1	1172061	Bwthyn	Detached cottage. Dated by stone on front wall - "Fisher's Tenement, 1765". Brick walls. Thatched roof. Brick stack. One storey and attics. Central door in modern porch with tiled roof. Ground floor has two casement windows with cast iron lights. Attic has three part-dormers with casements and cast-iron lights. Modern lean-to extension at rear. RCHM Monument 11.
2	1323308	Pallington Farm House	Farmhouse. Built 1780. (Diary of James Frampton). Brick walls, tiled roofs with stone eaves courses. Brick dentil cornice at eaves. Brick stacks with ornamental caps. Originally L-shaped in plan, additional wing built late C18-early C19 in matching style. Two storeys and attics. All windows stone mullioned - a late survival of this style - with modern metal casements. Northern elevation facing road, has three windows on ground floor and five on first floor. Gabled dormer to attic. Entrance now in west elevation at junction of original building and extension. Interior much altered. RCHM Monument 9.
3	1425777	Hurst (South) Bridge	The largest of originally three bridges over the water meadows of the River Frome near Moreton, built in 1834 to designs by Dorset's County Surveyor, William Evans. The eight-span bridge is constructed in brick with Portland stone cut-waters and copings and with footings of Ridgeway flagstone. Its eight segmental arches have piers between them with rounded cut-waters. The latter are straight-sided and finished with rounded tops level with the apices of the arches. To the centre of the bridge is a large diamond shaped pier with a large triangular cutwater at each end continued up to parapet level and forming a pedestrian refuge. The ends of the parapet walls curve outwards and are finished with small brick piers.
4	1120454	Hurst Dairy House	House. Probably early C19. Brick walls, thatched roof, brick stacks. Two storeys. Two-storeyed rear addition with slate roof. Single-storey lean-to on east, with slate roof. Ledged entrance door, in lean-to. Original central door altered to form window. Ground and first floors each have three casement windows with glazing bars. RCHM Monument 22.
5	1152105	Barn, East of Hurst Dairy House	Barn, east of the house probably of similar early C19 date, has stone walls with brick dressings and slate roof. Porches in each long wall with cart entrances. Brick buttresses to walls. Some windows blocked. Included for group value.
6	1120446	Hurst Green	Detached cottage. Late C18-early C19. Rendered walls, thatched roof, brick stack. Simple two-room plan with one end stack. One storey and attic. Single-storey lean-to on south with corrugated asbestos roof. Ledged door in part-glazed porch. Ground floor has one timber casement window and one metal window. Attic has two half-dormers with casements. Ground floor room has large open fireplace, part blocked.
7	1323352	Honeysuckle Cottage	Cottage. Similar to Primrose Cottage. Probably C18. Rendered cob walls, thatched roof, brick end stack. One storey and attics. Single-storey lean-to on south, thatch continued over this. Modern glazed porch with tiled roof. Second door into lean-to. Ground floor has two casement windows with glazing bars. Attic has two dormers with similar casements. Main ground floor room has large open fireplace with timber lintel. RCHM Monument 17-21.
8	1120444	Primrose Cottage	Cottage. Probably C18. Rendered cob walls, thatched roof, brick end stack. One storey and attics. Single-storey lean-to on south with corrugated asbestos roof. Modern porch. Ground floor has three casement windows with glazing bars. Attic has two dormers with similar casements. Main ground floor room has large open fireplace with timber lintel. RCHM Monument-17-21.
9	1323351	Beehive Cottage	Cottage. Probably C18. Rendered cob walls, thatched roof, brick stack. Single storey. Simple two-room plan with end chimney, largely unaltered. Ledged door. Casement windows with glazing bars. Main room has traces of large open fireplace - now built up. RCHM Monument-17-21.
10	1120445	Summer Cottage	Cottage. Probably C18. Cob walls, thatched roof, brick stacks. One storey and attics. Later extensions at rear, of brick and cob with corrugated iron roofs. Casement windows with cast iron lights. Derelict at time of survey. RCHM Monument 17-21

Dorset County Council Historic Environment Record

Monuments

Figure 2 Ref.	HER Ref.	Monument Name	Summary
Listed buildings			
1	MDO17703	Fishers Tenement (listed as "Bwthyn"), Affpuddle	Detached cottage, dated by stone on front wall - "Fisher's Tenement, 1765", with brick walls and a thatched roof.
2	MDO17704	Pallington Farmhouse, Affpuddle	Farmhouse, built in 1780 with brick walls and tiled roofs.
Prehistoric - 500000 BC to 42 AD			
11	MDO7850	Prehistoric finds, Moreton	FINDSPOT
Early Bronze Age to Medieval - 2350 BC? to 1539 AD?			
16	MDO30672	Later prehistoric to medieval extractive pits, Woodsford	An area of numerous small extractive pits, which may date to between the later prehistoric to medieval periods, are visible as cropmarks on aerial photographs of 2004 to the north east of Woodsford Lower Dairy.
18	MDO30671	Later prehistoric to medieval extractive pits, Woodsford	An area of numerous small extractive pits, which may date to between the later prehistoric to medieval periods, are visible as cropmarks on aerial photographs of 2004 to the east of Woodsford Lower Dairy.
19	MDO30673	Later prehistoric to medieval trackway, Woodsford	A trackway which may date to between the later prehistoric to medieval periods, is visible as a cropmark on aerial photographs of 2004 to the north east of Woodsford Lower Dairy.
Medieval to Post-medieval - 1066 AD? to 1900 AD?			
15	MDO30660	Medieval or post medieval shrunken village earthworks, Pallington, Affpuddle	Medieval or post medieval shrunken village earthworks are visible on aerial photographs of 1947 adjacent to Pallington Farm, Pallington.
Post-medieval - 1540 AD to 1900 AD			
13	MDO30459	Post medieval water meadows, Waddock Farm, Affpuddle	A system of post medieval water meadows is visible as earthworks on aerial photographs of the 1940s to the north of Hurst and south of Waddock Cross.
14	MDO30457	Post medieval water meadows, Tinctleton and Pallington	An extensive system of post medieval water meadows is visible as earthworks on aerial photographs of the 1940s to the north of Woodsford and south of Ilsington, extending between the B3390 in the east and Watery Lane in the west.
17	MDO30458	Post medieval water meadows, Woodsford	A system of post medieval water meadows is visible as earthworks on aerial photographs of the 1940s and as cropmarks on aerial photographs of 2004 to the east of Woodsford.
Post-medieval - 1650 AD to 1800 AD			
12	MDO7025	Waddock Mill, Affpuddle	Approximate location of Briantspuddle Mill, not shown on the Ordnance Survey map of 1885, or subsequent maps.

Purbeck District Council - Conservation Areas

Figure 2 Ref.	Conservation Area Name	Date of Designation
20	Moreton Conservation Area	Moreton was designated as a conservation area in 1982.

Historic Maps and Documents

Map date	Type	Reference	Comments
1839	Tithe Map	T/MTN	
1863-4	Survey of Frampton land in Affpuddle, Moreton etc	D-FRA/E/52 & D-FRA/E/51	
1785-1825	Legal case papers including Maps of Pallington watermeadows	D-FRA/L/4	Map shows the north part of the Site
1756	Inclosure plan including Pallington	D-FRA/E/29	Does not show Site

Tithe apportionment:

Plot no.	Landowner	Occupier	Name & Description	State of cultivation
222	James Frampton	John Scutt	Garden	Garden
223	James Frampton	John Scutt	Cottage and Garden	Garden
224	James Frampton	John Scutt	Barn and Yard	Homestead
225	James Frampton	Jethro Billett	House and Garden	Garden
226	James Frampton	John Scutt	French Fields Ham	Watermeadow
227	James Frampton	John Scutt	Barley Ham	-
228	James Frampton	John Scutt	Honey Crofts	Arable
229	James Frampton	John Scutt	Matford Mead	Watermeadow
230	James Frampton	James Frampton	West Close Coppice	Wood
231	James Frampton	John Scutt	West Close	Pasture
232	James Frampton	John Scutt	North Cow Leaze	Pasture
233	James Frampton	John Scutt	Mill Close	-
234	James Frampton	John Scutt	Upp Hurst	Arable
235	James Frampton	John Scutt	Seven Acres	Arable
236	James Frampton	John Scutt	Higher Cow Leaze	Pasture
237	James Frampton	John Scutt	West Close Coppice	Wood
238	James Frampton	John Scutt	Upper West Close	Arable
239	James Frampton	John Scutt	Hilliers Mead	Watermeadow
240	James Frampton	John Scutt	Cooks Two Acres	Watermeadow
241	James Frampton	Samuel Young	West meadow	Meadow
242	James Frampton	Charles Besant	Upper Pine meadow	Watermeadow
243	James Frampton	John Scutt	Great and Middle West Close	-
244	James Frampton	John Scutt	Upper West Close	-
245	James Frampton	John Scutt	The New Water Meadow	-
246	James Frampton	John Scutt	Rough Pasture	Furze
247	James Frampton	John Scutt	Corn Field	Arable

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