

Loudsmill Dorchester Dorset

A HERITAGE IMPACT ASSESSMENT

HILLSIDE | HUNGER HILL | EAST STOUR | GILLINGHAM
DORSET | SP8 5JS

T: 01747 83985 | E: MAIL@CONTEXTONE.CO.UK

W: CONTEXTONE.CO.UK

Looking after the past, today...   

CONTENTS

Executive summary.....	3
Introduction.....	4
The Site.....	5
The proposal.....	6
The Historic Environment.....	7
Planning Policy Framework.....	8
Assessment methodology.....	11
A brief history.....	12
Results.....	14
Effect to significance and mitigation.....	18
Bibliography.....	25

FIGURES

Figure 1. Site setting.....	5
Figure 2. Historic map regression.....	12
Figure 3. Zone of Theoretical Visibility (ZTV).....	16
Figure 4. Zone of Visual Influence (ZVI).....	17

TABLES

Table 1. Heritage Assets within the study area with significance rating.....	14
--	----

PLATES

Plate 1. Aerial image of Site (©Google 2018).....	5
Plate 2. St Georges Road with Sewage Treatment Works & existing Household Recycling Centre at end of road (facing E).....	6
Plate 3. The Site (facing NW).....	6
Plate 4. The Site (facing W), showing central track & existing industrial building to W.....	6
Plate 5. View towards Site from field to E (facing SW) with line of trees along railway track S of Site, & location of Mount Pleasant Henge beyond.....	15
Plate 6. View from N edge of Site (facing N) with E end of Kingston Maurward House, and S edge of associated Registered Park/Garden.....	15
Plate 7. View from N edge of Site (facing NW) with roof of building to N of St Michael’s Church, Stinsford & S side of Stinsford Conservation Area.....	15
Plate 8. Interior of S part of Mount Pleasant Henge enclosure (facing N).....	18
Plate 9. Kingston Maurward House (facing ENE).....	20
Plate 10. Kingston Maurward Park from S side of house (facing SW).....	20
Plate 11. Kingston Maurward formal gardens to W of house (facing S).....	20
Plate 12. View from 2nd floor, E end of Kingston Maurward House with field containing Mount Pleasant Henge seen in middle distance (facing S).....	21
Plate 13. The Old Manor House from W front (facing E).....	22
Plate 14. The N side of St Michael’s Church, Stinsford (facing S).....	22
Plate 15. The W front of Stafford House (facing NE).....	23
Plate 16. View from W side of Stafford House (facing W).....	23
Plate 17. The S side of St Andrew’s Church, West Stafford (facing NE).....	23
Plate 18. St Andrew’s Church & view to W (facing W).....	23

This report was prepared by Clare Randall FSA, BA (Hons), MSc PhD, MCIfA with contributions from Cheryl Green, FSA, BA (Hons), PhD, MCIfA

Illustrations were drawn by Tara Fairclough, BA (Hons), PCIfA

Report compilation by Richard McConnell, BA (Hons), MCIfA

EXECUTIVE SUMMARY

Context One Heritage & Archaeology has prepared this Heritage Impact Assessment to support inclusion in the Bournemouth, Dorset and Poole Waste Plan of a proposed household recycling centre at Loudsmill, Dorchester, Dorset. The aim of the assessment is to provide information on the impact to the significance of any heritage assets that might be affected by the proposal and identify opportunities for change that conserve, enhance and better reveal their significance.

There are more than thirty designated heritage assets within a 2km radius of the Site. Of these, the majority are Listed buildings, including eleven Grade I, and one Grade II. Two Grade II Listed buildings are situated within 500m of the Site, but there are numerous other Grade II Listed buildings and structures within the 2km radius. The majority of these are located to the west of the Site within the town of Dorchester and Fordington, and are associated with the Dorchester Conservation Area c. 1.5-2km to the west of the Site. Additional groups are associated with Stinsford village, church and Conservation Area c. 1km to the north; Kingston Maurward House with its Registered Park/Garden, c. 1km to the north; West Stafford village and its Conservation Area, c. 1-1.5km to the east; and Whitcombe and Winterbourne Came and the Whitcombe Conservation Area, c. 2km to the south of the Site. There are also ten Scheduled Monuments within 2km. This includes the Scheduled Monument of Mount Pleasant Henge enclosure, immediately adjacent to the south side of the Site; the Sandy Barrow, c. 1.8km to the south-east of the Site; barrows on Whitcombe Hill, c. 1.5km to the south; and barrows on Conygar Hill, c. 2km to the south-east. Three Scheduled Monuments are associated with the defences of the Roman town of Dorchester, c. 2km to the west, and a Scheduled portion of the Roman road running out of Dorchester towards the north-west, c. 1.8km north of the Site. It is demonstrated that almost all assets to the south of the Site are screened by landscape topography, as are most of the assets to the west of the Site. There were therefore four areas of designated heritage assets which were selected for detailed consideration as part of this assessment: Mount Pleasant enclosure, Conquer Barrow, the barrow cemetery and associated features; Kingston Maurward House, its grounds and the Old Manor; Stinsford Church and Conservation Area; and West Stafford Conservation Area and associated buildings. All of these have elements classified as having the highest significance of heritage value and are either nationally or internationally important.*

With respect to the Mount Pleasant henge enclosure and associated monuments, there would be change to the immediate setting, therefore the following factors were considered in order to assess harm; scale and mass of the proposals; previous use of the Site and its current dereliction; the existing severance of the monument from the wider landscape to the north; and the existing soundscape. As the existing household recycling centre is closely adjacent and will be replaced by the proposed new facility, there is only expected to be a modest change in noise, whilst new low-rise structures are unlikely to be visible from the middle and longer distance. In fact, the potential for better traffic management and efficiency of vehicle movements by users of the facility may improve the soundscape. In taking appropriate mitigation with respect to any extant buried archaeological remains, there may also be some potential to enhance understanding of the immediate landscape location of the monument. Therefore, on balance it is considered that there will be no harm to the significance of Mount Pleasant enclosure, Conquer Barrow and barrow cemetery, or the wider landscape setting

In respect of Kingston Maurward House, its surrounding Registered Park/garden, and associated buildings, the location of the Site can be discerned from the upper floors of the house, but there is no intervisibility with the Site itself, and none from the grounds. There is no genuine historic link or relationship with the Site and it is considered that the proposals will not interrupt glimpsed long-distance views of the Mount Pleasant hill. There is similarly no genuine degree of intervisibility with Stinsford Church, nearby Listed buildings or the Conservation Area, and the degree of tree cover and distance indicate that there will be no impact to the soundscape caused by the proposals. Consequently, it is believed that there will be no harm to the setting or significance of these assets. Similarly, when considering assets to the east around West Stafford, there is no intervisibility or historic links other than the Site originally having been part of the furthest north-western edge of West Stafford parish. The proposals would therefore cause no harm to the significance of any of the assets in this area.

INTRODUCTION

Context One Heritage & Archaeology (C1) has prepared this Heritage Impact Assessment (the 'assessment') to support inclusion in the Bournemouth, Dorset and Poole Waste Plan of a proposed household recycling centre at Loudsmill, Dorchester, Dorset (the 'Site'). The assessment was commissioned by Dorset County Council (DCC).

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

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

The Heritage Assessment indicated the potential for below ground archaeology within the area of the Site, but also noted the proximity of a number of designated assets which might have their settings, and thereby significance, impacted in some way by the proposed development. This was reinforced by the informal comments recently made by Mr Keith Miller (Inspector of Ancient Monuments, Historic England), during discussions with Dorset County Council. A walkover survey carried out by Mr Miller also noted visibility towards Kingston Maurward House and Park from a path alongside the Site and from Mount Pleasant. With this in mind,

additional analysis has been commissioned by Dorset County Council.

The aim of this Heritage Impact Assessment is therefore to provide information on the impact to the significance of any heritage assets that might be affected by the proposal and identify opportunities for change that conserve, enhance and better reveal significance. It expands on the heritage assessment work already undertaken, and extends the previous 500m research buffer to encompass Kingston Maurward House and gardens, and any other assets of the highest significance that might be at a similar distance.

THE SITE

The Site comprises land at the eastern end of a disused area which is part of a Sewage Treatment Works and household recycling centre, c. 1.3km from the centre of Fordington to the north-east of Dorchester (Figure 1, Plate 1). The Site is bounded along the north side by a Bridleway alongside a channel of the River Frome which runs west to east, and on the south side the main Waterloo to Weymouth railway line. The western boundary adjoins a currently disused area of the Sewage Treatment Works, with the existing Household Recycling Centre to the north-west, at the end of St Georges Road. There is agricultural land to the east.

The Site slopes gently from south to north at c. 54m- 51m above Ordnance Datum (aOD) as the land drops towards the river. The recorded geology for the Site is Spetisbury Chalk Member - Chalk (BGS, 2018). The soils are described as shallow and lime-rich over chalk or limestone (CSAIS, 2018).



Plate 1. Aerial image of Site (©Google 2018)

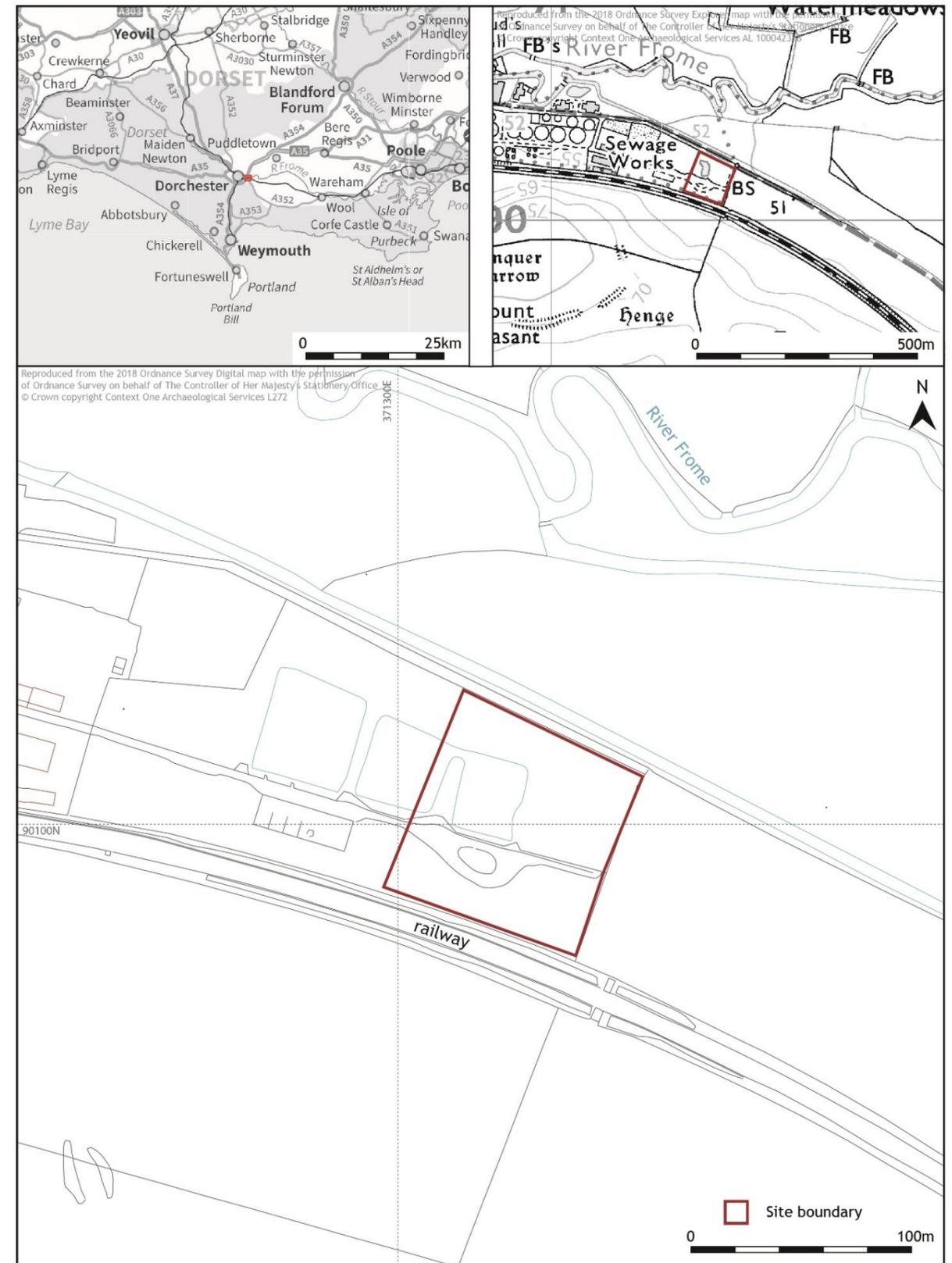


Figure 1. Site setting

THE PROPOSAL

The Site is currently an area of disused and derelict land at the eastern end of a long parcel which houses the Dorchester Sewage Treatment Works and the Dorchester Household Recycling Centre (Plate 2). It is largely overgrown with scrub (Plate 3), with a metalled track running into the centre of it from the Sewage Treatment Works to the west (Plate 4). The area immediately adjacent on the west side of the Site is also disused and in a similar condition. This adjacent area has been identified for re-use as a depot for Wessex Water, and will be subject to a planning application in 2018.

The proposals for the Household Recycling Centre will comprise a split-level facility with separation of the area for public use (at a slightly higher level) from the operational area reserved for handling the waste. The proposed Site is larger than an existing facility situated c. 100m to the west off St George's Road, but the new facility will be arranged to allow space to

provide one-way

traffic circulation and parking areas. The working area for the skips will be undercover to meet best practice. It is envisaged that this would comprise a canopy over the public sorting area and over the waste containers to create a suitable environment for users and staff and to control ingress of rain to the waste. It is anticipated that the canopy height for the yard area would need to be a minimum of 5.7m for loading/unloading of skips onto transport. The canopy height for the structure covering the public area will be lower, albeit with this being a raised area allowing easy and safe disposal of refuse into skips situated at the existing ground level. There are currently c. 116,500 one way movements per year, with potential for this to increase with the expansion of Dorchester and related increased public demand.



Plate 2. St Georges Road with Sewage Treatment Works & existing Household Recycling Centre at end of road (facing E)



Plate 3. The Site (facing NW)



Plate 4. The Site (facing W), showing central track & existing industrial building to W

THE HISTORIC ENVIRONMENT

The National Planning Policy Framework, 2012 (NPPF) identifies three tenets for conserving and enhancing the historic environment that local planning authorities should take account of when determining planning applications. These are:

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

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

the desirability of new development making a positive contribution to local character and distinctiveness' (NPPF 2012, para. 131)

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

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

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

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

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

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

'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'.

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

'Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

Historic England guidance accepts that;

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

and that the

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

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

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

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



**NPPF defines the significance of a heritage asset as being its value to the present and to future generations because of its heritage interest (Annex 2: Glossary, 56).*

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

***A heritage asset is defined by NPPF as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing) (Annex 2: Glossary, 52)*

PLANNING POLICY FRAMEWORK

Statutes

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

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

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

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

National Planning Policies

The National Planning Policy Framework, 2012 includes five paragraphs relating to 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 significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

'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.'

'137. Local planning authorities should look for opportunities for new development

within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'

Local Planning Policies

Policy ENV4 of the West Dorset, Weymouth & Portland Local Plan, 2015 includes six points relating to heritage assets and setting:

i) The impact of development on a designated or non-designated heritage asset and its setting must be thoroughly assessed against the significance of the asset. Development should conserve and where appropriate enhance the significance.

ii) Applications affecting the significance of a heritage asset or its setting will be required to provide sufficient information to demonstrate how the proposals would positively contribute to the asset's conservation.

iii) A thorough understanding of the significance of the asset and other appropriate evidence including conservation area character appraisals and management plans should be used to inform development proposals including potential conservation and enhancement measures.

iv) Any harm to the significance of a designated or non-designated heritage asset must be justified. Applications will be weighed against the public benefits of the proposal; if it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset, and; if the works proposed are the optimum required to secure the sustainable use of the asset.

v) The desirability of putting heritage assets to an appropriate and viable use that is consistent with their conservation will be taken into account.

vi) Where harm can be justified, appropriate provision will be required to capture and record features, followed by analysis and where appropriate making findings publicly available.

PLANNING POLICY FRAMEWORK

Production of Local Plans

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

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

It further states:

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

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

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

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

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

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

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

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

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

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

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

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

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

noise, dust or vibration)

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

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

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

STEP 4: Consider maximising enhancements and avoiding harm through:

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

Avoiding Harm

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

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

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

ASSESSMENT METHDODOLOGY

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

C1 established a study area around the Site. Factors that can influence the size of such an area are often site-specific but it is also the case that the impact to the significance of heritage assets beyond a certain distance from a source is unlikely to register as harmful due to the diminishment of issues such as physical connections, historical association, visibility and noise. Initially, this was set at a 500m radius from the Site centre, and included all designated and non-designated assets in order to assess potential impact on any possible below ground archaeological features or deposits and identify other assets in the vicinity which might be subject to impact.

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

applications, including Scheduled Monuments, Conservation Areas, and Grade I and Grade II* Listed buildings. Assets of Less than Highest Significance, mostly Grade II Listed buildings, were included where they were deemed to carry equivalent significance.

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

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

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

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

The selected heritage assets are next assessed for their visual relationship

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

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

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

A BRIEF HISTORY

Fordington, the centre of which is c. 1.3km to the west-north-west, forms the eastern part of the modern conurbation of Dorchester, was a royal manor and may have been the site of the royal palace of the Kingdom of Wessex in the 9th and 10th century (Keen 1984). It possibly represents a continuous settlement since the Romano-British period; the church stands on a Roman cemetery (RCHME 1970a, 110). The western end of the current Sewage Treatment Works was just within Fordington parish, whilst the Site

itself was

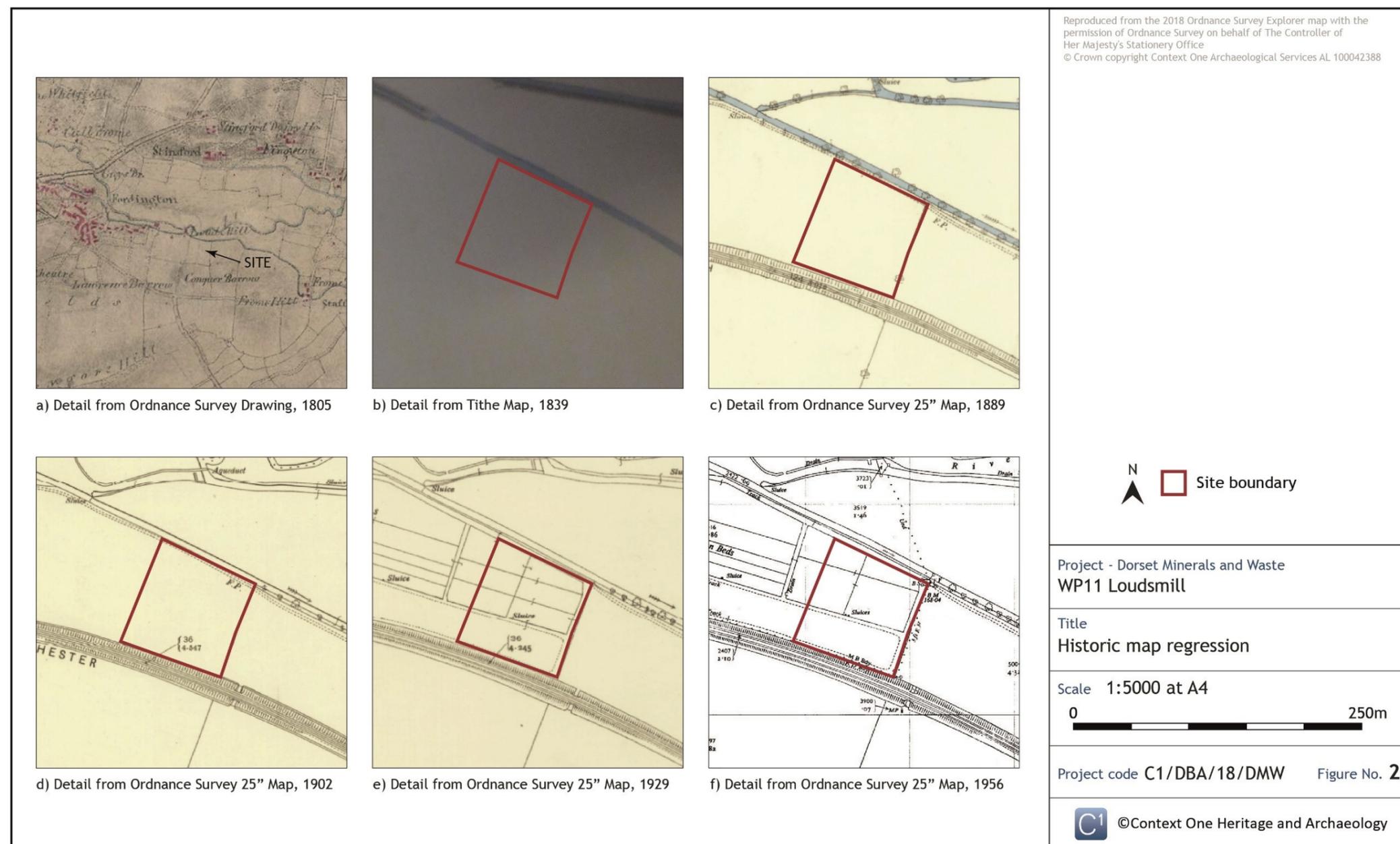
within the most north-western corner of the parish of West Stafford. The village of West Stafford is situated c. 1.4km to the east-south-east. Two settlements were noted in Domesday which are most likely the current location of Stafford House (formerly Frome Billet) and the village of West Stafford (ibid., 246). The Site appears to have been part of a peripheral area

There are no recorded designated or non-designated assets on the Site. There are however extensive areas of archaeological monuments, features and deposits dating from the Neolithic period onwards, covering the entire area of the field to the south and south-west of the Site, extending to the west, as well as extensive post-medieval water meadows situated immediately to the north and extending to the east and west of the Site.

There are also numerous designated buildings and structures in the immediate vicinity; the detail is set out in the Stage II report (Randall 2017).

The maps referred to are held at the Dorset History Centre, or are available in digital format, and are listed in **Appendix 2**. Extracts of selected maps are presented in **Figure 2**.

The earliest map available is an Ordnance Survey drawing of 1805 (**a on Figure 2**). This is small in scale but shows the area of the Site as open land, well beyond the settled area. The Site was originally within the parish of West Stafford, and the location can be seen on the 1839 Tithe Map (**b on Figure 2**). The western end of the existing Sewage Treatment Works was within Fordington and shown as part of a pasture. It was part of a 'barn close' in the possession of William Sturton. The apportionment associated with the West Stafford map implies that it was part of the wastes, and no land divisions are shown in this part of the parish. All of this land was held by John Floyer Esq. None of



the known earthworks to the south of the Site are shown, despite the fact that the Conquer Barrow at least would have been a substantial upstanding mound on the top of the rise.

On the 1st edition Ordnance Survey map of 1889 (**c on Figure 2**), the area of the Site is shown with the boundaries which are still present today. The southern aspect is defined by the railway line and the northern boundary being a stream of the Frome, a hedge running between the two in the location of the eastern boundary of the Site. A public footpath is shown running along the northern boundary of the Site and the riverside towards West Stafford. To the west, the Site is continuous with what is now the rest of the Sewage Treatment Works. The area was clearly an area of open agricultural land with no other features within it. The 1902 OS map (**d on Figure 2**) shows the Site unchanged, but the Sewage Treatment Works had been constructed by the time of the 1929 OS map (**e on Figure 2**). A track from the main structures ran eastwards across the Site, and the northern part appears to have been used as overflow areas from the settling beds to the west. A fourfold subdivision is shown, with a sluice and a drainage channel along the west side. These appear to be relatively ephemeral features. This is similar on the 1956 OS map (**f on Figure 2**), albeit with fewer channels shown, and on a 1962 OS map, but these structures have disappeared by the time of the 1976 OS map.

RESULTS

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

DESCRIPTION	DESIGNATION*	SIGNIFICANCE			
		EVIDENTIAL	HISTORICAL	AESTHETIC	COMMUNAL
HERITAGE ASSET					
1. Mount Pleasant Henge (HE No. 1002463)	SM	✓	✓	✓	✓
2. Max Gate (HE No. 1110618)	GI	✓	✓	X	✓
3. 79 St Georges Road (HE No. 1119009)	GII	✓	✓	X	✓
4. Loud's Mill (HE No. 1119010)	GII	✓	✓	✓	✓
5. Sandy Barrow (HE No. 1017280)	SM	✓	✓	✓	✓
6. Bowl barrow on Whitcombe Hill (HE No. 1017281)	SM	✓	✓	✓	✓
7. Bowl barrow on Whitcombe Hill (HE No. 1017282)	SM	✓	✓	✓	✓
8. Medieval settlement at Whitcombe (HE No. 1019953)	SM	✓	✓	✓	✓
9. Two bowl barrows on Conygar Hill (HE No. 1017270)	SM	✓	✓	✓	✓
10. Outer defences of Roman town, W of St Genevieve's Convent (HE No. 1002380)	SM	✓	✓	X	✓
11. Dorchester Roman walls (HE No. 1002449)	SM	✓	✓	✓	✓
12. Part of Roman, Saxon, and medieval town in grounds of Wollaston House (HE No. 1002384)	SM	✓	✓	X	✓
13. Roman road in Kingston Park (HE No. 1002691)	SM	✓	✓	X	✓
14. Church of St Michael, Stinsford (HE No. 1119091)	G1	✓	✓	✓	✓
15. Kingston Maurward House (HE No. 1154732)	G1	✓	✓	✓	✓

DESCRIPTION	DESIGNATION*	SIGNIFICANCE			
		EVIDENTIAL	HISTORICAL	AESTHETIC	COMMUNAL
HERITAGE ASSET					
16. The Old Manor House (HE No. 1119861)	G1	✓	✓	✓	✓
17. Stafford House (HE No. 1303432)	G1	✓	✓	✓	✓
18. The Manor House, West Stafford (HE No. 1119843)	G1	✓	✓	✓	✓
19. The Church of St Andrew, West Stafford (HE No. 1119840)	G1	✓	✓	✓	✓
20. Parish church, Whitcombe (HE No. 1119215)	G1	✓	✓	✓	✓
21. Came House (HE No. 1119219)	G1	✓	✓	✓	✓
22. Church of St Peter, Winterborne Came (HE No. 1323962)	G1	✓	✓	✓	✓
23. Fordington House entrance gates (HE No. 1119036)	GII*	✓	✓	✓	✓
24. Church of St George (HE No. 1292171)	G1	✓	✓	✓	✓
25. Kingston Maurward Historic Park/Garden (HE No. 1000719)	GII*	✓	✓	✓	✓
26. Town walks (HE No. 1001594)	GII	✓	✓	✓	✓
27. Whitcombe Conservation Area	CA	✓	✓	✓	✓
28. Stafford Conservation Area	CA	✓	✓	✓	✓
29. Stinsford Conservation Area	CA	✓	✓	✓	✓
30. Dorchester Conservation Area	CA	✓	✓	✓	✓
Designation abbreviations SM = Scheduled Monument GI = Grade 1 Listed Building GII = Grade 2* Listed Building GII = Grade 2 Listed Building CA = Conservation Area WHS = World Heritage Site RPG = Registered Park & Garden RB = Registered Battlefield ND = Non-designated					

There are more than thirty designated heritage assets within a 2km radius of the Site. Of these, the majority are Listed buildings, including eleven Grade I, and one Grade II* (**Figure 3, nos. 2 & 14-23**). Two Grade II Listed buildings are situated within 500m of the Site (**Figure 3, nos. 3 & 4**), but there are numerous other Grade II Listed buildings and structures within the 2km radius. The majority of these are located to the west of the Site within the town of Dorchester and Fordington and are associated with the Dorchester Conservation Area (**Figure 3 no. 30**) c. 1.5-2km to the west of the Site.

Additional groups are associated with Stinsford village and church and the Stinsford Conservation Area (**Figure 3 nos. 14 & 29**), and Kingston Maurward House (**Figure 3 no. 15**), c. 1km to the north, West Stafford village and its Conservation Area (**Figure 3 no. 28**) c. 1-1.5km to the east, and Whitcombe and Winterbourne Came and the Whitcombe Conservation Area (**Figure 3 no. 27**) c. 2km to the south of the Site. Kingston Maurward House is also surrounded by a Registered Park/Garden (**HE No. 1000719; Figure 3 no. 25**), which is Grade II* and The Town Walks (**HE No. 1001594; Figure 3 no. 26**) are Grade II Listed.

There are also ten Scheduled Monuments (**Figure 3, nos 1 & 5-13**). This includes Mount Pleasant Henge enclosure, immediately adjacent to the Site to the south; the Sandy Barrow, c. 1.8km to the south-east of the Site; barrows on Whitcombe Hill c. 1.5km to the south; and barrows on Conygar Hill, c. 2km to the south-east. Three Scheduled Monuments are associated with the defences of the Roman town of Dorchester, c. 2km to the west; and a Scheduled portion of the Roman road running out of Dorchester towards the north-west situated c. 1.8km to the north of the Site. These assets, with an indication of the way in which the significance of the assets is derived are supplied in **Table 1** with detailed information on each in **Appendix 1**.

According to the ZTV (**Figure 3**), there are lines of sight between the Site and 16 of the most significant assets, as well as a number of Grade II Listed buildings. Almost all assets to the south of the Site are shown by the ZTV as screened by the topography, as are most of the assets to the west of the Site. This was confirmed by a Site visit and includes the Grade I Listed Max Gate which is situated on the south-western side of the Mount Pleasant hill, c. 1km west-south-west of the Site. The Grade II Listed Loud's Mill, which is the closest designated asset to the Site, situated to the north of the western end of the Sewage Treatment Works is set back from the road, and screened from views of the proposed Site by interposed buildings and vegetation. However, the ZTV indicates potential views to the north across the flat wide valley of the River Frome and downstream to the east. A number of assets are elevated on the rise in the land on the north flank of the Frome valley, or broadly level with the Site to the east on the valley floor. However, views on the ground are different. With the exception of the Scheduled Monument, Mount Pleasant Henge and its associated features, which are immediately neighbouring the Site on the south side, and occupy a north-facing hillslope which provides it with elevation, most of the assets are located some distance away.

There is also a considerable amount of mature woodland, hedgerows and single field trees across the immediate area and middle distance. The majority of these are deciduous but comprise a wide range of species providing a range of heights and in places, dense cover.

The closest view of the Site will be normally from an adjacent area of the Loudsmill Sewage Treatment Works, as it is situated at the very end of a 'no through' road. The Site can be seen from agricultural land to the east albeit screened behind low trees (**Plate 5**), through which a Bridleway passes, and which also in places gives glimpsed views of the interior of the north-eastern quadrant of the Mount Pleasant enclosure, albeit beyond the railway line which separates it from the Site. The Site is partly inter-visible with the interior of the northern part of the henge itself but cannot generally be viewed from Mount Pleasant as there is no public access, and the nearest public footpath is obstructed. It is possible to glimpse a view of the south-eastern corner of the upper floor and chimneys of Kingston Maurward House from the northern part of the Site (**Plate 6**), and the

planting of the southern part of the associated park/garden is evident.

A glimpsed view is also available from this part of the Site of a sliver of the roof of buildings to the north of Stinsford Church to the north-west, within the Stinsford Conservation Area (**Plate 7**). However, no other assets have any discernible inter-visibility with the Site (**Figure 4**). Neither do any of these assets, excepting Mount Pleasant, have any historical link or



Plate 5. View towards Site from field to E (facing SW) with line of trees along railway track S of Site, & location of Mount Pleasant Henge beyond



Plate 6. View from N edge of Site (facing N) with E end of Kingston Maurward House, and S edge of associated Registered Park/Garden



Plate 7. View from N edge of Site (facing NW) with roof of building to N of St Michael's Church, Stinsford & S side of Stinsford Conservation Area

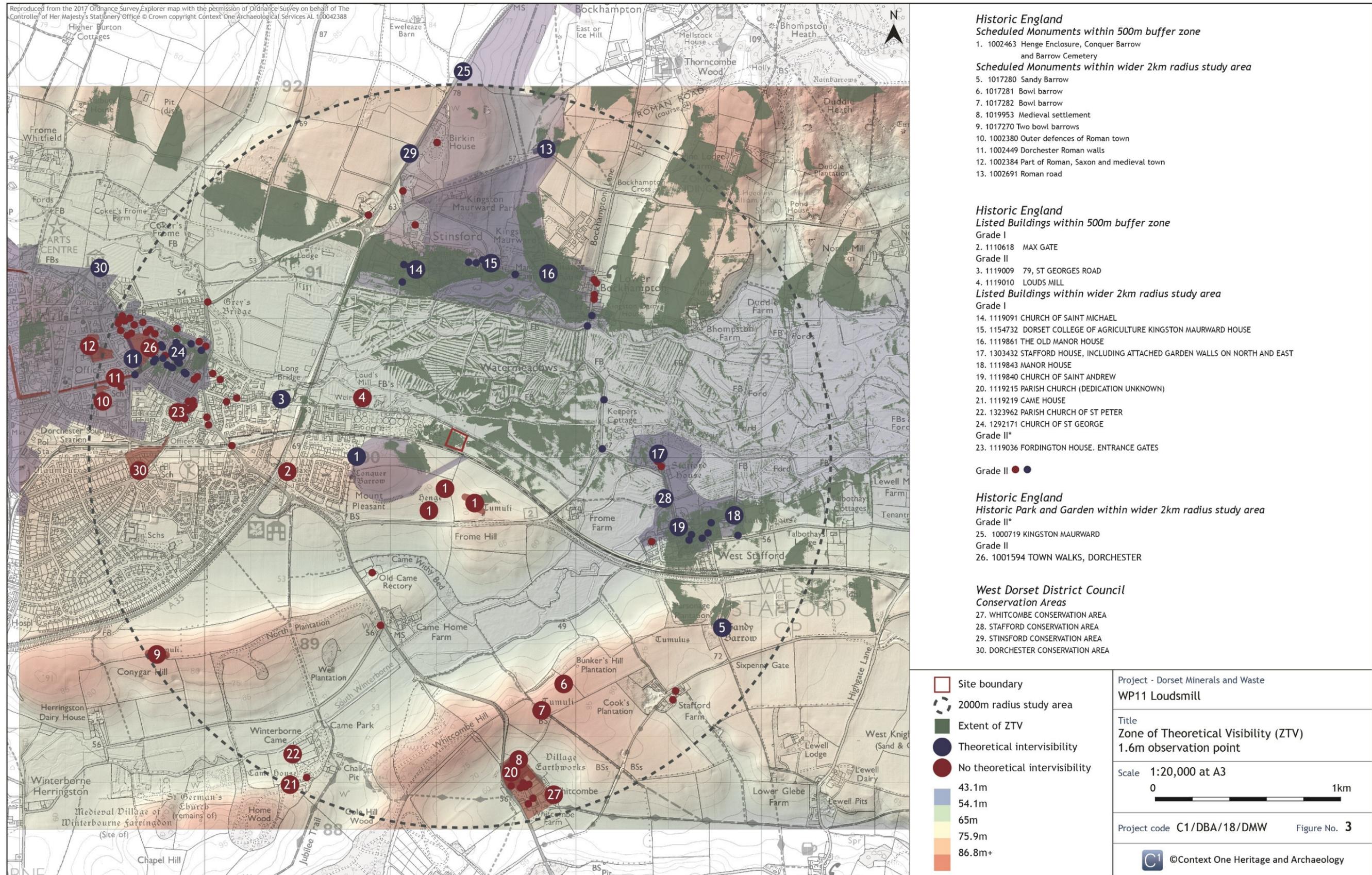
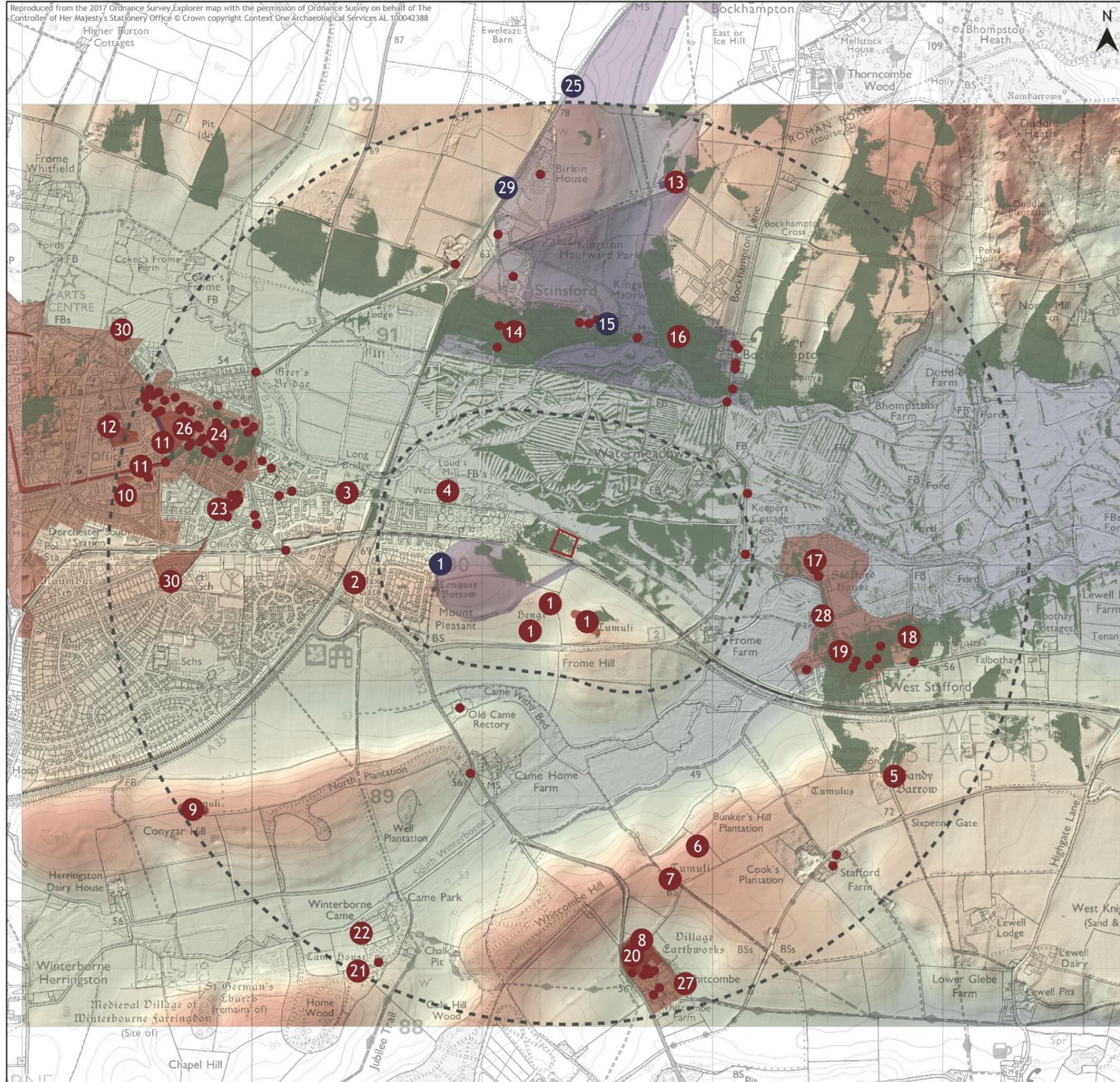


Figure 3. Zone of Theoretical Visibility (ZTV)



Historic England Scheduled Monuments within 500m buffer zone

1. 1002463 Henge Enclosure, Conquer Barrow and Barrow Cemetery
5. 1017280 Sandy Barrow
6. 1017281 Bowl barrow
7. 1017282 Bowl barrow
8. 1019953 Medieval settlement
9. 1017270 Two bowl barrows
10. 1002380 Outer defences of Roman town
11. 1002449 Dorchester Roman walls
12. 1002384 Part of Roman, Saxon and medieval town
13. 1002691 Roman road

Historic England Listed Buildings within 500m buffer zone

- Grade I
2. 1110618 MAX GATE
- Grade II
3. 1119009 79, ST GEORGES ROAD
 4. 1119010 LOUDS MILL
- Listed Buildings within wider 2km radius study area
- Grade I
14. 1119091 CHURCH OF SAINT MICHAEL
 15. 1154732 DORSET COLLEGE OF AGRICULTURE KINGSTON MAURWARD HOUSE
 16. 1119861 THE OLD MANOR HOUSE
 17. 1303432 STAFFORD HOUSE, INCLUDING ATTACHED GARDEN WALLS ON NORTH AND EAST
 18. 1119843 MANOR HOUSE
 19. 1119840 CHURCH OF SAINT ANDREW
 20. 1119215 PARISH CHURCH (DEDICATION UNKNOWN)
 21. 1119219 CAME HOUSE
 22. 1323962 PARISH CHURCH OF ST PETER
 24. 1292171 CHURCH OF ST GEORGE
- Grade II*
23. 1119036 FORDINGTON HOUSE. ENTRANCE GATES

Grade II ●●

Historic England Historic Park and Garden within wider 2km radius study area

- Grade II*
25. 1000719 KINGSTON MAURWARD
 26. 1001594 TOWN WALKS, DORCHESTER

West Dorset District Council Conservation Areas

27. WHITCOMBE CONSERVATION AREA
28. STAFFORD CONSERVATION AREA
29. STINSFORD CONSERVATION AREA
30. DORCHESTER CONSERVATION AREA

- Site boundary
- 2000m radius study area
- Extent of ZTV
- Actual intervisibility
- No intervisibility
- 43.1m
- 54.1m
- 65m
- 75.9m
- 86.8m+

Project - Dorset Minerals and Waste
WP11 Loudsmill

Title
Zone of Visual Influence (ZVI)
1.6m observation point

Scale 1:20,000 at A3



Project code C1/DBA/18/DMW

Figure No. 4

©Context One Heritage and Archaeology

Figure 4. Zone of Visual Influence (ZVI)