

Chapter 2

Methodology

Asset Identification and Scoping

Initial Scoping Exercise

2.1 The first task that was undertaken, in accordance with step 1 of HE's (2015) HEAN 3 guidance, was the identification of all assets that may be affected by the potential site allocation. Using the baseline heritage asset datasets, a detailed intersection analysis was undertaken to:

- Identify heritage assets with the potential to be physically affected by proposed sites.
- Identify heritage assets that could experience setting change as a result of development of the site.
- Identify, using HLC data, the historic character of the site and place it in a wider context.

2.2 Any assets that were within the site boundary were automatically included for detailed assessment. Beyond the site boundary, a 5km study area was drawn to identify assets with the potential to be affected by the development of the site through changes to their setting.

2.3 Within the 5km study area a Zone of Theoretical Visibility (ZTV) was generated based on 2m Lidar Digital Surface Model height data provided by Dorset County Council. The ZTV was run from a viewing height of 2m above surface level, which in some areas includes trees, buildings, etc., meaning that some of the visibility suggested is from treetops and rooftops. As the exact height and footprint of development on the site was not known, the assessment was based on a 'maximum-case' building height. The assumptions employed in this regard were that:

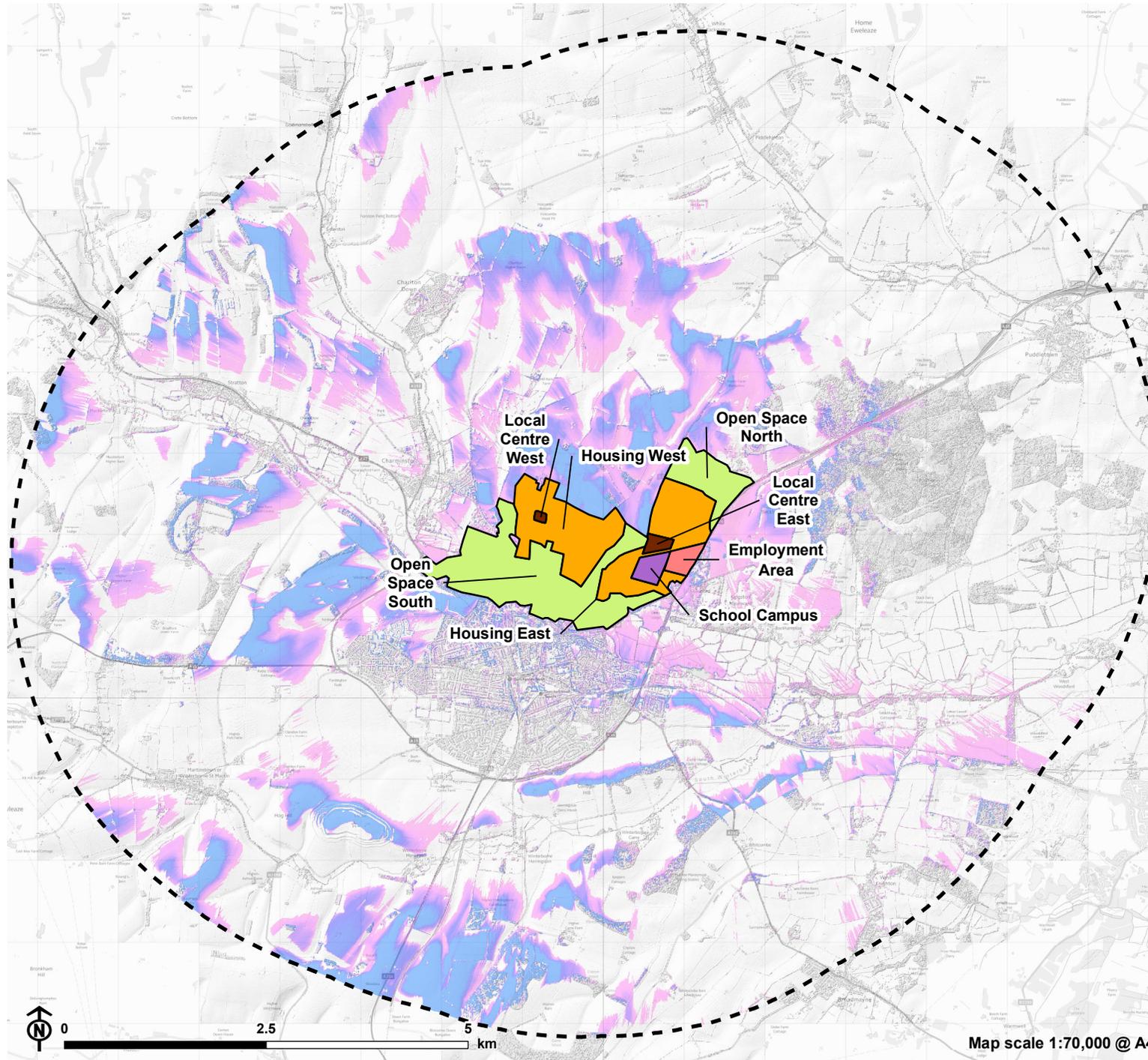
- Domestic buildings would be no more than 13m in height.
- Employment/ commercial buildings would be no more than 20m in height.

2.4 For areas of Open Space the ZTV was run from ground level.

2.5 The ZTV was run with Earth curvature and atmospheric refraction taken into account and was calculated using ArcMap 10.5.1 software.

2.6 The ZTV is shown on Figure 2.1 below.

Figure 2.1: Zone of Theoretical Visibility (ZTV) of the Proposal



Site proposal

- Housing: 13m height
- Employment land: 20m height
- Local centre: 20m height
- School campus: 20m height
- Open space: ground level
- Site proposal 5km buffer

Theoretical visibility of the proposal

- Higher proportion of the proposal is visible
- Lower proportion of the proposal is visible

Note:

The Zone of Theoretical Visibility (ZTV) has been created based on Dorset Council's 2m Lidar Digital Surface Model using points providing full coverage of the proposed structures and open spaces. Assumed building heights are displayed in the key, The ZTV was run from a viewing height of 2m above ground level. The ZTV shows visibility from tree top and rooftop from the DSM used in the calculations. Earth curvature and atmospheric refraction have been taken in to account. The ZTV has been created with ESRI ArcMap 10.5.1 software.

Refining the Scoping Exercise

2.7 An intersection analysis with the ZTV returned 339 designated assets and 1216 non-designated heritage assets with theoretical intervisibility with the site. All of these were then subject to a high-level review to understand their significance and sensitivity to setting change and to scope them in or out for detailed assessment. Through this process – and in consultation with the Council's building conservation and archaeological advisors and Historic England – 35 designated and 57 non-designated heritage assets were scoped in for detailed assessment (see Appendix B for further details of this scoping exercise). This included 11 listed buildings that were not identified by the ZTV (either due to a lack of intervisibility or being outside the study area) but were identified as potentially being affected by the development of the site through changes to their setting.

2.8 Following review of the available baseline data and historic landscape use, judgements on archaeological potential were also made. These were informed by consultation with Dorset County Council's Archaeological Advisor and Conservation Officer, to whom a request was also made for active information (e.g. information that may not yet be included in the DHER). This was considered in relation to the pattern and significance of known assets (drawn from the DHER and other data sources) in the vicinity, as well as the land use history of the site, to understand the level of potential and likely effects.

2.9 This task correlates to step one of Historic England's (2015) HEAN 3 guidance for the selection of site allocations: identify which heritage assets are affected by the potential site allocation.

Assessment of Significance

2.10 With the shortlist of heritage assets for assessment agreed, a detailed appraisal of the assets' heritage significance was undertaken, as per step two of Historic England's (2015) HEAN 3 guidance for the selection of site allocations.

2.11 Heritage significance has been articulated in accordance with the heritage values set out in the NPPF – that is, archaeological, architectural, artistic or historic – with reference to Historic England's 'Conservation Principles, Policy and Guidance' (2008) where necessary (for example, where any communal value was identified). The assessments of significance include a consideration of the role of setting in accordance with GPA3 The Setting of Heritage Assets (2017), published by Historic England.

2.12 For the purposes of assessment and to aid understanding and proportionate comparison, the description of significance is accompanied by an assessment of the level of that significance, as defined in Table 2.1.

Table 2.1: Levels of significance rating criteria

Heritage significance	Criteria
High	Designated heritage assets of national or international significance: world heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wrecks. May be: conservation areas of demonstrably national / international significance (usually found in conjunction with one of more of the above mentioned asset types); non-designated heritage assets that meet the criteria for statutory designation or are of equivalent significance.
Medium	Conservation areas and non-designated heritage assets of regional significance. May be: locally listed buildings; locally designated parks and gardens; sites of archaeological interest as noted on the HER; previously unidentified non-designated assets of demonstrably regional significance.
Low	Non-designated heritage assets of local significance. May be: key features in a conservation area; buildings / areas / parks and gardens / sites of archaeological interest identified on the HER or historic maps; previously unidentified non-designated buildings and structures of demonstrably local significance.
Negligible	Non-designated assets of limited, local significance. May be: isolated archaeological finds as identified on the HER; assets that have already been substantially or wholly excavated; assets whose significance lies in their illustrative value as part of a wider landscape but in themselves have little physical evidential value; previously unidentified non-designated buildings and structures of some local significance.
Uncertain	Non-designated heritage assets whose significance could not be ascertained.

Contribution of the site to significance

2.13 Once the significance of each heritage asset had been established, the next consideration was if, how and to what extent the site related to that significance. In line with GPA3 The Setting of Heritage Assets (2017), the assessment considered if and how the site either contributed directly to the heritage values of the asset and/or allowed that significance to be appreciated. Given the strategic nature of this assessment, the consideration of setting has focused on the key setting relationships (often visual) that contribute most to the heritage significance of the asset. However, in accordance with setting

guidance all elements of setting have been considered including functional and historical relationships that may not be visual.

2.14 For the purposes of this study, the contribution of the site to the significance of the asset – both physically and/ or in terms of the contribution to its significance via setting -was ascribed a rating, as set out in Table 2.2.

Table 2.2: Contribution of the site to significance

Contribution rating	Criteria
High	The site forms a considerably important part of the heritage significance of the asset and this contribution may be affected by the development of the site.
Medium	The site forms a moderately important part of the heritage significance of the asset and this contribution may be affected by the development of the site.
Low	The site forms a marginally important part of the heritage significance of the asset and this contribution to heritage significance may be affected by the development of the site.
None	The site does not contribute to the heritage significance of the asset and so the asset is not sensitive to development of the site; or The site contributes to the heritage significance of the asset, but those attributes that make a contribution will not be affected by the development of the site.
Uncertain	The contribution of the site to the significance of the asset is unknown as there is uncertainty regarding the asset's values and levels of its significance and/or the contribution of setting.

Sensitivity and potential harm

2.15 With the heritage significance of each asset and the contribution made by the site to that significance established, the sensitivity of the significance of the asset to the development of the site – and the potential resultant harm – was assessed, in accordance with step 3 of Historic England's HEAN 3 (2015).

2.16 The sensitivity of the asset was considered in relation to physical change it might experience as a result of the development and, where appropriate, setting change; for some assets only one of these factors was applicable, others would experience both. The sensitivity of the asset was judged against the proposed layout and uses of the site as shown in the indicative masterplan included in the Joint Local Plan Review Preferred Options (August 2018) (Figure 1.2).

Physical change

2.17 In the absence of more detailed proposals, it was necessary to assume that all land within the boundaries of any areas identified for development on the indicative masterplan would be completely developed. **Consequently, all assets within areas of the site identified for housing, employment, as a local centre or school campus were automatically assigned a sensitivity rating to physical change of high, unless stated otherwise.**

2.18 In contrast, it has been assumed that there will be no development impacts in Open Space South and Open Space North, save for the Link Road and Strategic Landscaping which are shown on the indicative masterplan. In reality, it is highly likely that some works relating to landscaping, drainage, paths/ cycle routes, lighting, etc., will be brought forward at which point their (direct and indirect) effect on the heritage assets and archaeological potential of these areas will need to be assessed. However, as this report outlines the known assets in these areas' significance, any future proposals can be designed to avoid and minimise impacts.

Setting change

2.19 Sensitivity to setting change was assessed using an understanding of the assets' significance, professional judgement and consideration of the potential interaction with the proposed development. In this way, it was possible to gauge in what way and to what extent the development of the site would affect its contribution to an asset's significance. This study only considers the effect that the development of the site would have on the significance of individual heritage assets and the historic environment more widely. It does not include assessments of impact on public and visual amenity, landscape character, or a townscape and visual impact assessment; these are related but distinct disciplines, evidenced by the separate guidance document and methodology for such assessments, as set out by the Landscape Institute and IEMA (2013) in Guidelines for Landscape and Visual Impact Assessment (third edition). This approach adheres with GPA3, which states (p.7):

"Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.

Assessment and management of both setting and views are related to consideration of the wider landscape,

which is outside the scope of this advice note. Additional advice on views is available in Guidelines for Landscape and Visual Impact Assessment, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England).

Similarly, setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting."

2.20 Again, in the absence of detailed proposals it was necessary to assume that all land within the red line boundary of the allocation site would be developed for the uses as defined in the indicative masterplan.

2.21 Each asset's sensitivity to setting change as a result of the development of the site was then ascribed a level, as per the criteria given in Table 2.2. The assigned level is framed in relation to the harm that an asset might experience, but the descriptive assessment also identifies any neutral or beneficial changes where applicable. The criteria for these levels are as follows:

Table 2.3: Sensitivity rating criteria

Potential harm to asset	Criteria
High	The significance of the heritage asset would be lost or substantially harmed by the development.
Medium	The significance of the heritage asset would be harmed but not substantially.
Low	The significance of the heritage asset may be harmed but that harm would be minor.
None	The significance of the heritage asset will not be harmed.

Level of Effect

2.22 This final step in the assessment, draws on Environmental Impact Assessment (EIA) and considers the potential harm to the asset relative to its significance level in order to establish the scale (significance in EIA terms) of effect on the historic environment overall. The criteria for these levels are as follows:

Table 2.4: Level of effect rating criteria

Level of effect	Criteria
High	Asset is of high or medium significance and the magnitude of change is likely to be of such a

Level of effect	Criteria
	scale that the significance of the heritage asset would be substantially harmed.
Medium-high	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.
Medium	Asset is of low significance and the magnitude of change is likely to be of such a scale that the significance of the asset would be substantially harmed.
Low-medium	Asset is of low significance and the magnitude of change will be of such a scale that the significance of the asset would be harmed but not substantially; or Asset is of high or medium significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.
Low	Asset is of low significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected; or Asset is of negligible significance and would experience harm of any level.
None	Asset of high, medium, or low significance where the development of the site does not interact with the asset or its significance. The development may still be perceptible as a change to the asset's setting, but this change would not harm the significance of the asset.

Cumulative Effects

2.23 In addition to assessing the potential effect to individual heritage assets, an assessment of the potential cumulative effect of the proposed development on the historic environment was carried out. This considered:

- The potential effect of the development of the preferred site on groups of individual assets that have a demonstrable relationship and, thus, group value (i.e. what is the overall harm on the historic environment when the harm to individual heritage assets is considered collectively?)

2.24 The effect on the significance of heritage assets, or groups of heritage assets, from development of the preferred site in conjunction with other allocation sites (i.e. would the harm to a heritage asset/s be exacerbated if adjacent sites are developed too? Or would development of the site exacerbate any harm to heritage caused by these allocations?) was considered in the stage 2 strategic assessments (LUC 2018) and has not been further considered herein.

Site Visits and Assessment Moderation

2.25 Site visits were undertaken between 3rd and 7th August 2020 inclusive to understand the known assets in the study area and the contribution that setting made to their significance. The site visit was undertaken from publicly accessible areas only. The identification of additional assets was made where possible; assets identified during the site visit have been given a LUC reference comprising the letters 'ND' followed by a number.

2.26 The purpose of the site visits was to:

- check for heritage assets not identified during desk-based assessment (access permitting).
- assess attributes beyond the visual experience of an asset, such as those identified in the assessment checklist of GPA3 (p.15).
- test on the ground the initial impressions, formulated by the desk-based assessment, on the potential change to the significance of heritage assets. This included an assessment of how the preferred site can be viewed from, and in conjunction with, key assets.

2.27 Where access was available, a photographic record was made as part of this assessment and selected images are included within the report.

2.28 Following the site visit, the desk-based assessment and initial appraisal of individual and cumulative effects on individual assets was updated.

Recommendations

2.29 In line with step 4 of Historic England's (2015) HEAN 3 guidance for the selection of site allocations, options for sustainable development by means of avoiding or minimising harm to the significance of the assets have been considered, along with any identified opportunities to enhance or better reveal significance. These considerations include factors such as the boundary of the site, the location of development within the site area, uses identified for different areas within the site, and the scale, form and density of any development. These recommendations have given particular regard to the Town and Country Planning Association's garden community principles.

2.30 Gaps in knowledge, or the need for further assessment as part of future development proposals, have also been highlighted where appropriate.

Reporting, Assumptions and Limitations

2.31 The findings and recommendations have been drawn together into this report. The following assumptions and

limitations have been made during the process of this assessment.

Assumptions

1. In accordance with GPA3, this assessment only considers the effect that the development of the site would have on the significance of individual heritage assets and the historic environment more widely. It has been assumed that issues relating to landscape character and the impact of the development thereon will be assessed separately by the Council, in accordance with the relevant topic guidance, as necessary.
2. The assessments of the contribution of the site to asset significance – and any resultant harm identified – is based on an assessment of the impact of the development of the site if it were executed as it is laid out in the indicative masterplan. If the boundaries of the different uses were to change – in particular, if space currently identified as open space were later to be proposed for development – then the sensitivity assessments would need amending. (The assessment of significance would stand, however, as this is independent of any proposals. Also, as long as the total red line boundary did not change, the contribution the site made to that significance would also stand).
3. The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and Conservation Area documentation). It has been assumed that this information is reasonably accurate unless otherwise stated.
4. The assessment of potential effects is based upon a 'maximum case' development impact scenario, in line with the required precautionary approach.
5. No assumptions have been made with regard to the potential for mitigation to be applied; this would require detailed, site-specific understandings of both heritage assets (their significance and the contribution of setting to that significance) and of development proposals to understand the potential interactions and opportunities to avoid or mitigate harm.
6. Assessments are policy neutral and make no assumptions with regard to the application of local or national policy, as it is for the decision-maker to understand the likely level of harm to heritage assets and balance this accordingly. (Where there are interactions with other legislative regimes – e.g. the need for scheduled monument consent – this will be highlighted.)

7. It has been assumed that the findings of the report should be considered in relation to the NPPF, the emerging Dorset Local Plan and other strategic studies produced by the Council in support of the draft Dorset Local Plan.

'important' in this assessment. No consideration has been given to whether hedgerows qualify as 'important' under any of the other criteria (e.g. landscape, visual amenity or biodiversity value).

Limitations

1. The study provides the most in-depth assessment to date of the risk of harm to heritage assets arising from development within the site; however, as detailed proposals for the sites (site layout, building scale and massing etc.) are not available, the study cannot draw conclusive statements regarding the potential effects or definitive levels of harm. Detailed assessments would need to be undertaken as part of any subsequent planning applications and, if necessary, accompanying Environmental Impact Assessments (if the decision is taken to proceed with the allocation of these sites for development).
2. Site visits were undertaken as far as public access and rights of way would allow. Sites with no public access included, but were not limited to, the Stinsford Barrow group and the Long barrow and four bowl barrows 500m west of it in Highfield plantation.
3. Site visits were undertaken in summer when screening from vegetation was at its maximum and therefore, visibility was most reduced.
4. The DHER includes information of assets identified from LiDAR³ and aerial imagery as part of the Dorset Lower Stour River Catchment Archaeological Survey.⁴ This survey, undertaken between 2017-18 to National Mapping Programme (NMP) standards, only included the southern half of the site. As part of this study only LiDAR for the rest of the site, LiDAR and readily available aerial imagery (e.g. Google Earth) has been reviewed. A complete review of aerial imagery held within the Historic England archive is beyond the scope of this study but will need to be undertaken as part of the developer's desk-based study, should the site be taken forward.
5. Under the 1997 Hedgerow regulations, hedgerows may qualify as 'important' depending on whether they met certain criteria for length, location, and importance. Historic environment considerations fall under the category of importance, and it is only in relation to these historic criteria that hedgerows have been considered as

³ LiDAR: light/laser detection and ranging – a means of remote sensing topography, buildings and land cover, in this context from aircraft-mounted laser equipment. The Environment Agency has an ongoing programme of high-resolution LiDAR survey of areas prone to flooding, to provide key stakeholders with high quality data for planning purposes. This data can also be used to

identify and plot archaeological heritage assets in much the same way as conventional aerial photography.

⁴ <https://historicengland.org.uk/research/current/discover-and-understand/landscapes/dorset-stour-river-catchment-nmp/>

Chapter 3

Site Overview

Location

3.1 Dorchester is a historic market town in the South West of England, located approximately eight miles north of Weymouth on the south coast. The historic core of the town is situated on an area of higher ground between the valleys of the River Frome (to the north of the town) and the South Winterbourne (to the south). The settlement is surrounded by the chalk slopes of the River Frome Valley and the Ridgeway to the south, which create a picturesque rural backdrop to the town.

3.2 The late-20th and early 21st century development of Poundbury forms an extension to the west of the town, whilst the villages of Charminster and Stinsford are located approximately 0.8 and 0.6 miles north-west and north-east of Dorchester, respectively.

3.3 The site lies immediately to the north of Dorchester and extends east to west between the separate historic rural settlements of Stinsford and Charminster (see Figure 1.2). As such, the site crosses three historic parishes: Stinsford, Holy Trinity and Frome Whitfield, and Charminster.

3.4 Save for a few small areas of woodland, most of the site is in agricultural use. It is comprised mainly of post-medieval planned enclosure, some of which has been reorganised and amalgamated. Nonetheless, it is these enclosures and their associated buildings that form the historic character of the site.

Local Landscape Context

3.5 The appearance of an area starts to form long before the human interventions of buildings, streets, fields and towns are established: it starts with the geology and topography of a place. These literal foundations are what makes some places suitable for human habitation and others not, what makes some settlements flourish whilst others fade. This section considers what it is about the location and context of Dorchester and the surrounding area that made it ripe for successful occupation and, therefore, the potential for its occupation stretching before documented history.

Topography

3.6 According to the Dorset landscape character assessment⁵ the site lies in an area of Valley Pasture and Chalk Valley and Downland. It occupies a prominent hillslope rising south to north up to a maximum of 91m AOD, from the flood plain of the River Frome up to the A35 (which marks the site's eastern boundary). The River Frome divides at Dorchester with a north-eastern principal course running through a system of channels within water-meadows past a series of small settlements. The other branch of the river divides the main town from these meadows. Several dry valleys run north-south through the site, creating distinct dips in the open, gently rolling landform. The open landscape of the site has expansive, undeveloped skylines, although some screening is provided by thick hedges and tree cover.

3.7 The proximity to the river is likely to have been beneficial in terms of resource exploitation; however, permanent settlement is unlikely in the lower floodplain area due to the risk of flooding. Being a hillslope rather than a hilltop, the site is not suited to the hillforts common to the area (the site was likely part of lands controlled by the inhabitants of the nearby Poundbury Hillfort), but its south facing direction would have made it attractive for other forms of settlement, as well as agriculture. Chalk valleys in Dorset therefore often have archaeological evidence for extensive prehistoric field systems with associated enclosures and settlements, prehistoric monuments, and Roman roads. **In the lower lying parts of the site towards the river, there is also the potential for waterlogged preservation within deep features and palaeochannels.**

3.8 The historic landscape character assessment indicates that there tends to be a concentration of known archaeology in the Chalk Valley and downlands, partly because successive agricultural activity in these areas has resulted in the survival of earthwork features and partly because the nature of the geology makes recognition of below-ground archaeology from aerial photographs very easy.

Geology

3.9 Archaeological features are typically cut into the surface of the natural geology, with the potential for later features present within the overlying deposits. As such, understanding geology can help indicate at which levels archaeology is likely to be encountered and has implications for archaeological survival, depending on if the ground has been built up or truncated.

3.10 The British Geological Survey digital map viewer⁶ records the site as comprising chalk of either the Portsdown, Spetisbury or Newhaven Formation, all of which result from when the local area was dominated by warm shallow seas during the Cretaceous period. This is overlain by a variety of superficial deposits including:

- **River Terrace Deposits:** comprising sand and gravel with lenses of silt, clay, or peat. These deposits formed up to 3 million years ago in the Quaternary period, when the local environment was dominated by rivers; however, they were often deposited during the extreme climatic fluctuations of the Pleistocene⁷ (the first epoch of the Quaternary period 2.588 million years ago to 11.7 thousand years ago). These deposits cover most of the site and are present in the main areas of development e.g. Housing West and East. The BGS differentiates between different terraces in the site, these include terraces 1, 2, 6, 7 and 9. However, it does not state what classification has been used or provide any further information on what these sub-divisions mean. Floodplains are either being aggraded (deposited) or incised (eroded). Typically, both deposition and erosion will be taking place at different positions within the floodplain at any one time. This creates stepped river terrace gravels, each representing an old floodplain that has been eroded. Therefore, the older deposits occur on higher ground and younger ones on lower ground, so the fact that the terrace two is on the floodplain and 9 is the furthest up-hill, indicates that terrace 1 is the youngest and terrace 9 is the oldest.
- **Alluvium:** comprising clay, silt, sand, and gravel. These deposits formed up to 11.8 thousand years ago and present during the Quaternary period. Underlain by Newhaven Chalk Formation, a sedimentary bedrock formed between 86.3 and 72.1 million years ago during the Cretaceous period. These deposits are primarily within Open Space South but would be crossed by the Link Road.
- **Head deposits:** comprising clay, silt, sand and gravel, material which, following weathering, has slowly moved downslope (i.e. solifluction). These deposits were formed between 2.588 million years ago and the present; they are generally located within the dry valleys across the site, which are mainly in Housing West, but these deposits are also present in horizontal bands in Housing East.

3.11 In some areas there are no recorded superficial deposits.

⁵ <https://www.dorsetcouncil.gov.uk/countryside-coast-parks/the-dorset-landscape/landscape-character-assessment-map.aspx> [accessed <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>]

⁷ Historic England. 2015. Geoarchaeology Using Earth Sciences to Understand the Archaeological Record, p. 7

3.12 River terrace gravels can be used to reconstruct river movements and associated organic deposits can provide ecological histories. Depending on their date, gravel terraces can contain redeposited Palaeolithic artefacts and can be correlated across landscapes to assist in dating elsewhere, such as in the onshore-offshore sequences in the Hampshire basin and the Solent.⁸

3.13 Alluvial deposits can be used for sediment provenancing, pollution histories and various forms of landscape study, and examining the past environments of river valleys.⁹ As river valleys are generally densely inhabited landscapes the alluvium is likely to contain detailed information about past human settlement and cultural change; it can sometimes bury entire sites and ancient land surfaces and often leads to excellent preservation of organic materials.¹⁰

3.14 The sloping nature of the site means that there is also the potential for the colluvial (hill wash) deposits, which may contain artefacts and ecofacts from topsoil from further up-slope. Well-developed colluvial sequences tend to be found in dry valleys on chalk and limestone and thus commonly display a particular set of preservation conditions.¹¹ Since the sediments are calcareous, the preservation of land snails will be favoured, but pollen preservation is unlikely.¹² Within deep colluvial deposits, buried land surfaces are difficult to differentiate.¹³

3.15 Ground investigations on the site should be monitored or reviewed by a geoarchaeologist to inform a better understanding of the underlying geology and potential for geoarchaeology and palaeoenvironmental remains.

3.16 These ground investigations will help inform the appropriateness of geophysical survey as deep (alluvial and colluvial) deposits can affect the reliability of such surveys results. They will also help understand the potential for indirect effects to buried and waterlogged archaeological deposits/artefacts/features including preserved organic and palaeoenvironmental remains as a result of hydrological change to the water table.

Historic Landscape Character

3.17 Most of the site is recorded by the Dorset HLC data as comprising post-medieval (1500- 1799) enclosures. These are of various sub-types: regular, amorphous, planned, and water meadows. In terms of their historic landscape character value alone, these are of low historic character value due to their

age and commonality. The water meadows are a less common HLC type, but as they are not actively maintained they are not especially recognisable as such today and so their character value is arguably also low. However, since they possess additional heritage interest (e.g. archaeological and historical associative value) they have been treated as individual heritage assets that are assessed separately in Chapters 5 and 7.

3.18 Review against the Charminster and Holy Trinity Tithe Maps shows some field boundary loss amongst the enclosures in the site, largely through the amalgamation and enlargement of enclosures. Still, many field boundaries match those on the Tithe map meaning that if, demarcated by a hedgerow that is more than 30 years old, they will likely qualify as 'important' under the 1997 hedgerow act because they are part of a field system that existed before 1845. It is possible that other hedgerows within the site may qualify as 'important' under the criteria relating to the historic environment. These criteria include that the hedgerow:

- Marks all or part of a parish boundary that existed before 1850. (This may be pertinent given that Burton, Frome Whitfield and Cokers Frome were all once independent parishes. However, the extent of these may be difficult to discern).
- Contains an archaeological feature such as a scheduled monument (there is only one scheduled monument in the site, and it does not appear to be associated with any hedgerows).
- Is completely or partly in or next to an archaeological site listed on a Historic Environment Record (HER) (this is highly likely for a number of hedgerows).
- Marks the boundary of an estate or manor or looks to be related to any building or other feature that's part of the estate or manor that existed before 1600 (there are no known pre-1600 estates or manors in the site).

3.19 It is ultimately up to the Local Authority to determine if a hedgerow qualifies as 'important' or not. If they do, then permission must be sought for their removal. Like the water meadows, historically important hedgerows can be heritage assets in their own right, with some low archaeological/historical illustrative value given their association ditches and banks. **Retention and integration of historic and important hedgerows into the development is advised where possible, as they can help create a sense of place and character. The removal of any historically important**

⁸ Historic England. 2015. Geoarchaeology Using Earth Sciences to Understand the Archaeological Record, p. 7

⁹ Historic England. 2015. Geoarchaeology Using Earth Sciences to Understand the Archaeological Record

¹⁰ Historic England. 2015. Geoarchaeology Using Earth Sciences to Understand the Archaeological Record, p. 8

¹¹ Historic England. 2015. Geoarchaeology Using Earth Sciences to Understand the Archaeological Record p.4

¹² Historic England. 2015. Geoarchaeology Using Earth Sciences to Understand the Archaeological Record p.4.

¹³ Historic England. 2015. Geoarchaeology Using Earth Sciences to Understand the Archaeological Record

hedgerows will require archaeological mitigation, including sampling for palaeoecological remains.

3.20 There is also an area of post-1914 enclosure in Open Space South, and Badgers Copse – the woodland on the edge of Housing West – is recorded as medieval woodland, although it is not included in the DEFRA Ancient Woodland dataset. If it is ancient woodland, then as one of the older and more substantial landscape features it will make a considerable contribution to the historic landscape character of the site and surrounding area. It would have historical illustrative value of land use and management, not just of trees but banks, ditches, ponds, and other earthworks used to control the grazing of livestock in the woodland. It may also have some archaeological value for paleoenvironmental archaeology (due to its soils) as well as for evidence of woodland management and for earlier features that existed prior to the woodland. **Strategic Landscaping is proposed in and around Badgers Copse and further investigation should be made into the age and character of the woodland to ensure that, if of ancient character, its heritage significance is adequately protected/ conserved and any new planting is in keeping with – or enhances - its existing character. Some consideration may also need to be given to its setting**, as the Holy Trinity Tithe Map shows that the woodland was once in the ownership of Frome Whitfield House (LUC ref: ND3), meaning that they have a historical and functional relationship – although this probably cannot be appreciated visually given the tree cover around Frome Whitfield House.

Cultural Landscape

3.21 Heritage significance is derived not just from tangible historic remains: the cultural associations of historic places and features is important. Dorset's landscapes – including the site – have inspired poets, authors, scientists and artists: most notably, the writers Thomas Hardy, William Barnes, Daniel Defoe, Jane Austen, John Fowles, Enid Blyton and the artists Kenneth Allsop, J.M.W. Turner, Constable and Paul Nash. The work created by these nationally and internationally renowned figures not only depict landscapes of the past but help us understand more about how people lived and how both landscapes and lives have changed over time.

3.22 Dorchester and the surrounding area have particularly strong associations with the writer and poet Thomas Hardy. Hardy was born in 1840, and raised in Higher Bockhampton (at Hardy Cottage, part of the Kingston Maurward Estate), and later settled in Max Gate, in Dorchester – a house of his own design. His heart is buried, alongside both his wives, at Stinsford Church. However, against his wishes, his body was

cremated and his ashes interred in Poets' Corner at Westminster Abbey. Hardy's works are set within a fictionalised area referred to by the ancient nomenclature Wessex. In defining Wessex, Hardy drew upon real places. Hence, Dorchester became 'Casterbridge', while Poundbury is 'Pummery' and Stinsford 'Mellstock', etc. As 'Casterbridge', Dorchester featured prominently in Hardy's works. He set many poems here and it is also central to several of his books including *The Mayor of Casterbridge*, *Under the Greenwood Tree*, *The Trumpet Major* and *Far from the Madding Crowd*.

3.23 In the *Mayor of Casterbridge* Hardy writes that the town "... had no suburbs - in the ordinary sense. Country and town met at a mathematical line." Beyond the town Hardy described the fictional 'Durnover Moor' an area of water meadows and corn fields that draws directly upon the historic landscape character of the site. Key components of the site and its setting that have cultural associations with Hardy's works include, but are not limited to:

- Kingston Maurward RPG – Hardy was born and lived most of his life within or next to the Kingston Maurward Estate.
- The River Frome water meadows – the maintenance of these are referenced in Hardy's works and they are also the location where Tess D'Urberville meets Angel Clare.
- Grey's Bridge (now listed) and Ten Hatch Weir – these locations are described in the *Mayor of Casterbridge* (they are where the key protagonist – Michael Henchard – find himself contemplating suicide).
- St Michael's Church, Stinsford – this where Hardy's parents met, and where Hardy's heart and his family have been laid to rest.
- Poundbury Hillfort – this location features in the *Mayor of Casterbridge* (as the planned location for a fete).
- Maiden Castle Hillfort – this is 'Mai Dun' and again features in the *Mayor of Casterbridge*.
- John's Pond – associated with a now listed sluice within the site. This feature, which forms part of the Dorchester Conservation Area and Town Walks, may be the 'the old cock-pit' mentioned in the *Mayor of Casterbridge*, the pool wherein nameless infants' had been used to disappear.¹⁴

3.24 Whilst there are important associations between Dorchester and Casterbridge that remain readily appreciable today, it must be remembered that Hardy's works were ultimately fictional. The site maybe located within a typical Hardy-esque 'Wessex' landscape – and is broadly, if non-

¹⁴ Fincham, T. (2016) 'Exploring Thomas Hardy's Wessex' p. 29

specifically, the backdrop for a number of his works – but it is not reproduced verbatim as a wholesale landscape.

3.25 Hardy himself was at pains to point out the fictionalised nature of his Wessex and the places therein. In 1895, he accompanied a map he drew of Wessex with the following: *"It is to be understood that this is an imaginative Wessex only, and that the places described under the names here given are not portraits of any real places, but visionary places which may approximate to the real places more or less."*¹⁵

3.26 An example of creative licence is evident in Hardy's description of Casterbridge, which he describes as having no development beyond the town walls, when this was not the case. Additionally, the town has changed a good deal since Hardy wrote his works. In fact, it was changing considerably during his lifetime. Hardy acknowledged this, and one of the themes of the Mayor of Casterbridge is that the old rural way of life was being changed by the "modern" world.¹⁶

3.27 Both the NPPF (2019) and Historic England's Conservation Principles (2008) recognise associative historical value as a component of heritage significance. Therefore, the significance and change to this cultural landscape is assessed through the identification and assessment of the historical associative value of specific heritage assets (buildings, conservation areas, landscapes and archaeological remains) that are explicitly referenced within Hardy's fictionalised landscape.

Summary of historic environment resource

Site development

3.28 Human activity in the Dorchester area can be traced back to prehistory, as evidenced by monuments of national and international significance that highlight the areas ceremonial or religious significance. These include several long barrows and three major Neolithic monuments:

- A causewayed enclosure (and settlement) underlying the Iron Age hillfort of Maiden Castle, two miles to the southwest of modern Dorchester;
- Two henge monuments, Maumbury Rings (NHLE ref: 1003204) located towards the centre of Dorchester, and Mount Pleasant henge (NHLE ref: 1002463), to the southeast of the town.

3.29 Similarly, significant Bronze Age activity is attested by Poundbury Hillfort, immediately southwest of the site, and by series of burial mounds within this monument and the

surrounding landscape. Poundbury consists of a major settlement complex which spans four millennia from at least the late Neolithic period onwards. Its central focus is an Iron Age hillfort with multiple defences which, together with contemporary hillforts including Maiden Castle, Hambledon Hill and Hod Hill, formed an important network of defended settlements within the Durotrigian tribal area.

3.30 As a town, Dorchester has its origins in the Roman period '*Durnovia*' being established shortly after the Roman conquest as a result of a civilian settlement developing around a fort. The town was over 70 acres in area and in the 2nd century AD featured earthwork defences, although these were later replaced by stone walls¹⁷ (now scheduled as NHLE: 1002449). Part of the street plan has been identified, along with several buildings including the amphitheatre (which were created by converting the Maumbury Rings), public baths near Icen Way; and a town house near Colliton Park (also scheduled as NHLE ref: 1002721). Also extant to the southwest of the site around Whitfield Farm are the remains of an aqueduct (NHLE ref: 1002730 and 1013337) that brought water into the town from the Frampton area.

3.31 A number of Roman roads are known to have led into the town and the modern A37 largely follows the course of a Roman road, parts of which are scheduled (NHLE ref:1004562 and 1002691). Cemeteries have been found along the Dorchester approach roads in accordance with the Roman legal requirement that burials were made outside settlements. The Poundbury hillfort area includes important evidence of a Christian cemetery. Settlements of all kinds can also be found alongside roads and outside the town, some ribbon development and villa or farmstead complexes have been found. Evidence for the site suggests that it would have been largely agricultural, possibly with some interspersed settlement. Burials have been attested and may indicate a road.

3.32 During the Saxon period, the town became known as '*Domwaracester*'. Settlement evidence for this period is scant, as is typical for this period in England. However, remains have been attested in the grounds of Wollaston House (NHLE ref: 1002384) in Dorchester and buildings and enclosures of the 5th - 8th centuries overlie the Roman cemetery at Poundbury, indicating the continuity of settlement in that area too. There is documentary evidence of a royal residence within Dorchester and by the 10th century there were two mints.¹⁸

3.33 The Domesday Survey (1086) recorded 88 houses, 100 having been destroyed, possibly to make way for a royal castle on the site now occupied by the HM Prison.¹⁹ The

¹⁵ Fincham, T. (2016) 'Exploring Thomas Hardy's Wessex' p. 9

¹⁶ <https://britishheritage.com/travel/thomas-hardys-casterbridge-dorchester>

¹⁷ West Dorset District Council. 2003. Dorchester Conservation Area Appraisal p.5

¹⁸ West Dorset District Council. 2003. Dorchester Conservation Area Appraisal p.5

¹⁹ West Dorset District Council. 2003. Dorchester Conservation Area Appraisal p.5

Domesday Book also includes entries for Stinsford and Charminster which lie either side of the site and to the northeast and northwest of Dorchester, respectively.

3.34 Charminster was the larger of the two settlements with approximately 28 households, compared to just eight in Stinsford.²⁰ The remains of deserted medieval settlements have been recorded at both settlements, and another three deserted medieval settlements are located within the site.

3.35 Dorchester has been the county town of Dorset since 1305. By the late medieval period it was a cloth town of some importance, as evidenced by the impressive early 15th century rebuilding of St Peter's church and the similar tower at St George's in Fordington - an adjacent village whose manor virtually surrounded Dorchester.²¹

3.36 The town continued as an important textile-trading centre during the post-medieval period and, despite several destructive fires, Dorchester saw many civic improvements, which helped to consolidate its position as the county town. It was during this period that the site came to possess much of its current agricultural character with the creation of water meadows along the River Frome and the implementation of planned and regular enclosure across the site. These field systems are defined by extant hedgerows – often including trees - creating a relatively regular, rhythmic landscape structure. Lying within these are several historic farm holdings, some of which represent the latest evolution of the medieval settlements.

3.37 The last century has seen the development of Dorchester as a county town, and tourist attraction based around the area's antiquities and the literary connections of Thomas Hardy and William Barnes. Although it expanded to absorb the neighbouring village of Fordington, it has escaped large-scale redevelopment commonly seen in other towns in the 1960s and 70s.²² Subsequently, expansion has been confined to within the bypass built in the 1980s, although there has been some continued expansion to the west on the Duchy of Cornwall's Poundbury Farm.²³

Designated heritage assets

3.38 There is a total of six designated heritage assets wholly or partly within the site. These include one scheduled monument, four listed buildings and a conservation area (see Table 3.1 below); there are no World Heritage Sites, Registered Battlefields, Registered Parks and Gardens or Protected Wrecks within the site. Designated assets within the site are assessed in Chapter 4. Two listed buildings beyond

the site with the potential to be affected indirectly by the development have also been assessed in this chapter.

Table 3.1: Designated heritage assets with the potential to be physically affected directly or indirectly

Asset type	Asset name
Scheduled Monuments	1. Poundbury camp and associated monuments (only a very small area is within the site)
Listed buildings	2. Bridge over the River from Backwater on Charminster Road 3. Road bridge southeast of Lower Burton Mill 4. Sluice east of two bridges on the path from Hangman's Cottage to Whitfield House 5. Wall on the west side of Charminster Road north of the A37 junction 6. Bridge over River Frome on Charminster Road 75 yards north of junction with A37 7. Road bridge on Westleaze Road
Conservation Areas	8. Dorchester Conservation Area (partially within the site)

3.39 There is a total of 28 designated heritage assets that have been identified as having the potential to experience setting change as a result of the development of the site (see Table 3.2 below). These are all assessed in Chapter 6.

Table 3.2: Designated heritage assets with the potential to experience setting change

Asset type	Asset name
Scheduled Monuments	1. Discontinuous surviving sections of Roman aqueduct (on the Heritage at Risk Register due to deterioration by arable clipping) ²⁴ 2. Long barrow and four bowl barrows 500m north west of Whitfield Farm (on the Heritage at Risk Register due to deterioration by arable clipping) 3. Bell barrow in Highfield plantation and two bowl barrows immediately northwest of Forty Acre plantation (on the Heritage at Risk Register due to deterioration by arable clipping) 4. Maiden Castle 5. Roman Road in Kingston Park
Listed buildings	6. Birkin House 7. Dorset Military Museum

²⁰ <https://opendomesday.org/> [accessed 17.04.2020]

²¹ West Dorset District Council. 2003. Dorchester Conservation Area Appraisal p.5

²² West Dorset District Council. 2003. Dorchester Conservation Area Appraisal p.5

²³ West Dorset District Council. 2003. Dorchester Conservation Area Appraisal p.5

²⁴ Arable clipping arises as the result of plough action that is encroaching around the edges of an asset, rather than directly over it.

Asset type	Asset name
	8. Grey's Bridge 9. Kingston House 10. Hardy Monument 11. Little Court 12. Church of All Saints, Dorchester 13. Church of St Peter, Dorchester 14. Roman Catholic Church of the Holy Trinity 15. Church of St George, Fordington 16. Church of St Michael, Stinsford 17. Stinsford Farm House 18. Wolfeton House 19. Gate piers and flanking walls 50 metres east south east of Wolfeton House 20. Gate piers and low flanking walls 125 metres south east of Wolfeton Hall 21. Ice house and store hut 20 metres south east of Wolfeton House 22. The Riding House 23. Stable block 10 metres west of Wolfeton House
Conservation Areas	24. Charminster Conservation Area 25. Higher Kingston Conservation Area 26. Stinsford Conservation Area
Registered Parks and Gardens	27. Kingston Maurward (on the Heritage at Risk register due to the effect of post-war buildings on sightlines and the designed landscape) 28. Town Walks, Dorchester

3.40 Those assets which have been scoped out of the assessment are included in Appendix B along with the reason for their scoping out.

Non-designated heritage assets

3.41 The HER records 50 non-designated heritage assets recorded within the site. In addition, six non-designated heritage assets have been identified as being sensitive to setting change in the event of the development of the site. These assets are assessed in chapters 5 and 7, respectively.

3.42 Nine findspots are also recorded within the site by the HER. Additionally, several worked flints – probably of Bronze Age date – were identified during the site visit in a field east of Westleaze Road. These finds have not been treated as archaeological assets as (excepting those identified during the

site visit) they have been removed from the site already. However, they have been considered as part of the baseline in terms of determining the archaeological potential of the site (see Chapter 8), and in relation to the understanding specific assets within the site (see Chapter 5).

Historical map regression

3.43 To identify the presence of heritage assets within the parts of the site to be developed a review was undertaken of the following maps:

- Charminster Tithe Map (1839)
- Holy Trinity and Frome Whitfield Tithe Map (1840)
- Stinsford Tithe Map (1839)
- Dorset County 1st edition OS 1, 25000 maps (1888-9)

3.44 Later historic maps were also reviewed to understand the development of these assets and the site.

3.45 Assets identified from historic maps, along with those identified as a result of the site visits, have been given a LUC reference comprising the letters 'ND' followed by a number; a list of these assets is included in Appendix C. Where these assets are extant, they have been considered in the main assessment chapters, those which are not extant are considered as part of the archaeological potential of the site in Chapter 8.

LiDAR and aerial imagery

3.46 The southern part of the site – specifically the river valley - has already been subject to a recent in-depth NMP standard aerial imagery and LiDAR survey. Features identified through this survey are included in the HER data. Most of the assets recorded by the HER in the northern half of the site also appear to have been identified from aerial imagery.

For the part of the site not covered by the recent NMP project, a review of the 2m DSM LiDAR data, supplied by the Council, as well as Google Earth imagery and the aerial imagery available via the Dorset Explorer website²⁵ has been undertaken. This review identified no definitive new features; however, some features identified in the HER and via the map regression were further attested. A more thorough review of aerial/ LiDAR imagery will be required as part of the developer's full desk-based assessment.

²⁵ <https://explorer.geowessex.com/>