

Review of the Impact on the Historic Environment from
Proposed Gravel Extraction
Moreton
Dorset

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Version Control

Version No	Draft	Content Added/Omitted	Date
0.5	Client Draft		
0.7	LPA Draft	Client Comments	
1	Issued Report		14/5/2016
		Table of No of Heritage Assets add	30/12/2018
		Table of Building importance added	

1. Summary

It has to be accepted that there are few areas of southern England where gravel extraction can take place without destroying archaeological sites or impacting on the setting of heritage assets. Thus strategic assessment has the aim of identifying which areas of land are clearly excluded from the process of site selection by causing unacceptable harm to the historic environment.

It has to be accepted that no physical harm will be caused by the proposals to designated heritage assets, and therefore the harm has to be regarded as less than substantial harm therefore Paragraph 134 of the NPPF applies:

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

unless it can be demonstrated that there is a substantial harm to the significance, caused by a changed setting.

Therefore given that NPPF states that great weight should be given to the benefits of mineral extraction, minor alteration to the settings of less important Heritage Assets will be outweighed by the benefits of mineral extraction.

Extraction Area AS 25 borders the Moreton Conservation Area. What is important about the setting of the Moreton Conservation area is that a group of Heritage Assets, an Estate Village with a Big House and Church surrounded by Parkland, can be experienced. This will be unaffected by the proposals.

The Conservation Area Appraisal does not include the proposed gravel extraction in its list of “threats”. Given the Conservation Area Appraisal was prepared after the Bournemouth Dorset and Poole Draft Mineral Sites Plan, it is suggested that at the time the gravel extraction proposals were considered a neutral change to the special character of the Conservation Area.

The presence of woodland and tall hedges around the extraction area means there is little adverse visual impact on listed buildings. This is limited to Houses listed at grade II, often only from the upper floors.

This is considered to be insufficient to outweigh the benefits of mineral extraction. A number of isolated Grade II listed buildings will be intervisible with the proposed extraction area AS 26. The wider settings make little difference to the significance of these buildings.

The Historic England Document 2015, *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning 3* paragraph 29 states:

Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm.

Clearly this is something that can be considered at the detailed application stage.

2. Introduction

2.1 The Client

This report was commissioned by Alistair Duncan of Halletec for and on behalf of the Moreton Estate.

2.2 Confidentiality and Copyright

This document is to remain confidential for a period of 12 months or until it forms part of a formal planning application or until otherwise indicated by the client. The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

2.3 Site Visit

The land was visited by Dr Peter Wardle in February and May 2016.

2.4 Basis of Report

Dorset County Council are preparing the Mineral Sites Plan formerly the Mineral Site Allocations Document. The Bournemouth Dorset and Poole Draft Mineral Sites Plan identifies two possible sites in Moreton Parish:

- vii. Station Road, Moreton - a proposed quarry in agricultural land.*
- viii. Hurst Farm, Moreton - a proposed quarry in agricultural land. It is adjacent to the Woodsford extension proposed site and development of this site would similarly provide the benefit of reducing flows of nitrate fertilisers into Poole Harbour, via the River Frome which is adjacent to the site.*

Appendix A adds the following details

AS-25: Station Road, Moreton

Site location: Land to the west of Moreton village

Grid reference: SY 789 891

District/Borough: Purbeck District Council

Impacts on heritage/archaeology to be assessed and mitigated

AS-26: Hurst Farm, Moreton

Site location: Land to the north-west of Moreton village

Grid reference: SY 787 903

District/Borough: Purbeck District Council

Development of this site could have significant impacts on archaeology, historic landscapes and landscape capacity. Further assessment is required, with appropriate mitigation to be identified and implemented.

Frome Residents Against Mineral Extraction commissioned Oxford Archaeological Associates in October 2015 to review the impacts of proposed gravel extraction on the Historic Environment of these and another site.

In October 2015 Purbeck District Council published the "Moreton Conservation Area Appraisal Document" which extended the Conservation Area.

In March 2015 Historic England published new Guidance on how the impact on the setting of Heritage Assets should be measured. (Historic England, 2015, *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning 3*).

This reports seeks to review the impact of gravel extraction on Built Heritage Assets in the light of the statements given in the above two documents. In particular a Geographic Information System visibility analysis has been used to assess the impact on settings of listed buildings.

This has the major advantage that it is not necessary to visit a property to assess the impact on views from it.

This report was prepared before the Context One Heritage Assessment and has been amended to address certain matters. There are a number of areas of concern in this report these include.

1. The definition of Heritage Asset used which differs from the National Planning Policy Framework
2. The Notion that all Conservation Areas are a Heritage Asset of the highest significance
3. The Notion that only Nationally Important Listed Buildings are protected by the 1991 Planning (Listed Buildings and Conservation Areas) Act
4. The suggestion that Listed buildings do not have an intrinsic value
5. The uncritical use of Historic England documents

3. National Planning Policy Framework

3.1 Conservation Area

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

3.2 The Definition of Setting

The National Planning Policy Framework defines setting as follows:

Setting of a heritage asset: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.*

English Heritage (now Historic England) have produced in recent years a number of documents detailing how setting should be analysed - the latest of these is:

Historic England, 2015, *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning 3*

The principal difference is that it notes a number of different methods of analysis are suitable as opposed to just those set out in:

History in The View: A method for assessing heritage significance within views (Written 2008 Published 2011) and

The Setting of Heritage Assets: English Heritage Guidance (2011).

The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning 3 does give advice in *Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) 8*
Step 3: Assessing the effect of the proposed development on the significance of the asset(s) 10

In particular the section *Views and Settings* lists important views as follows:

Views which contribute more to understanding the significance of a heritage asset include:

- *those where relationships between the asset and other historic assets or places or natural features are particularly relevant*
- *those with historical associations, including viewing points and the topography of battlefields*
- *those where the composition within the view was a fundamental aspect of the design or function of the heritage asset,*

and

those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events

7 Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons include:

- *military and defensive sites*
- *telegraphs or beacons*
- *prehistoric funerary and ceremonial sites*
historic parks and gardens with deliberate links to other designed landscapes, and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary

8 Particular views may be identified and protected by local planning policies and guidance. This does not mean that additional views or other elements or attributes of setting do not merit consideration. Such views include:

- *views identified as part of the plan-making process, such as those identified in the London View Management Framework (LVMF, Mayor of London 2010) and Oxford City Council's View Cones (2005)*
- *views identified in character area appraisals or in management plans, for example of World Heritage Sites*
- *important designed views from, to and within historic parks and gardens that have been identified as part of the evidence base for development plans, such as those noted during English Heritage's 2001 upgrading of the national Register of Historic Parks and Gardens,*

and

‡ *views that are identified when assessing sites as part of preparing development proposals*

3.3 Non Designated Heritage Assets

The NPPF defines Heritage Assets as:

Heritage asset: *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).*

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.

Planning Practice Guidance 2014 Conserving and Enhancing the Historic Environment says:

What are non-designated heritage assets and how important are they?

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.

Local lists incorporated into Local Plans can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the potential for sustainable development.

It is helpful if Local Plans note areas of potential for the discovery of non-designated heritage assets with archaeological interest. The historic environment record will be a useful indicator of archaeological potential in the area. In judging if non-designated sites of archaeological interest are demonstrably of equivalent significance to scheduled monuments, and therefore considered subject to the same policies as those for designated heritage assets, local planning authorities should refer to Department for Culture, Media and Sport's criteria for scheduling monuments.

When considering development proposals, local planning authorities should establish if any potential non-designated heritage asset meets the definition in the National Planning Policy Framework at an early stage in the process. Ideally, in the case of buildings, their significance should be judged against published criteria, which may be generated as part of the process of producing a local list.

The NPPF and the Practice Guide are clear it is the Local Planning Authority that decides if something is a Non Designated Heritage Asset and these should be identified at an early stage in the process.

In this study the following are considered to be non designated Heritage Buildings:

1. Buildings identified as Heritage Assets in other Local Planning Authority documents
2. Other buildings over 65 years old suggested to be Heritage Assets by the Local Authority during consultations about this proposal.

3.4 Minerals Planning

The Key parts of the NPPF on minerals are as follows;

144. When determining planning applications, local planning authorities should:

- *give great weight to the benefits of the mineral extraction, including to the economy;*
 - *as far as is practical, provide for the maintenance of landbanks of nonenergy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage sites, Scheduled Monuments and Conservation Areas;*
 - *ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;*
- set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality; when developing noise limits, recognise The Historic Context.*

4. Proposed Gravel Extraction Area AS-25

4.1 Location

Site Address: AS-25: Moreton Station Road
Moreton
Dorset
Grid Reference: SY792892

The general location is shown in Figure 1.

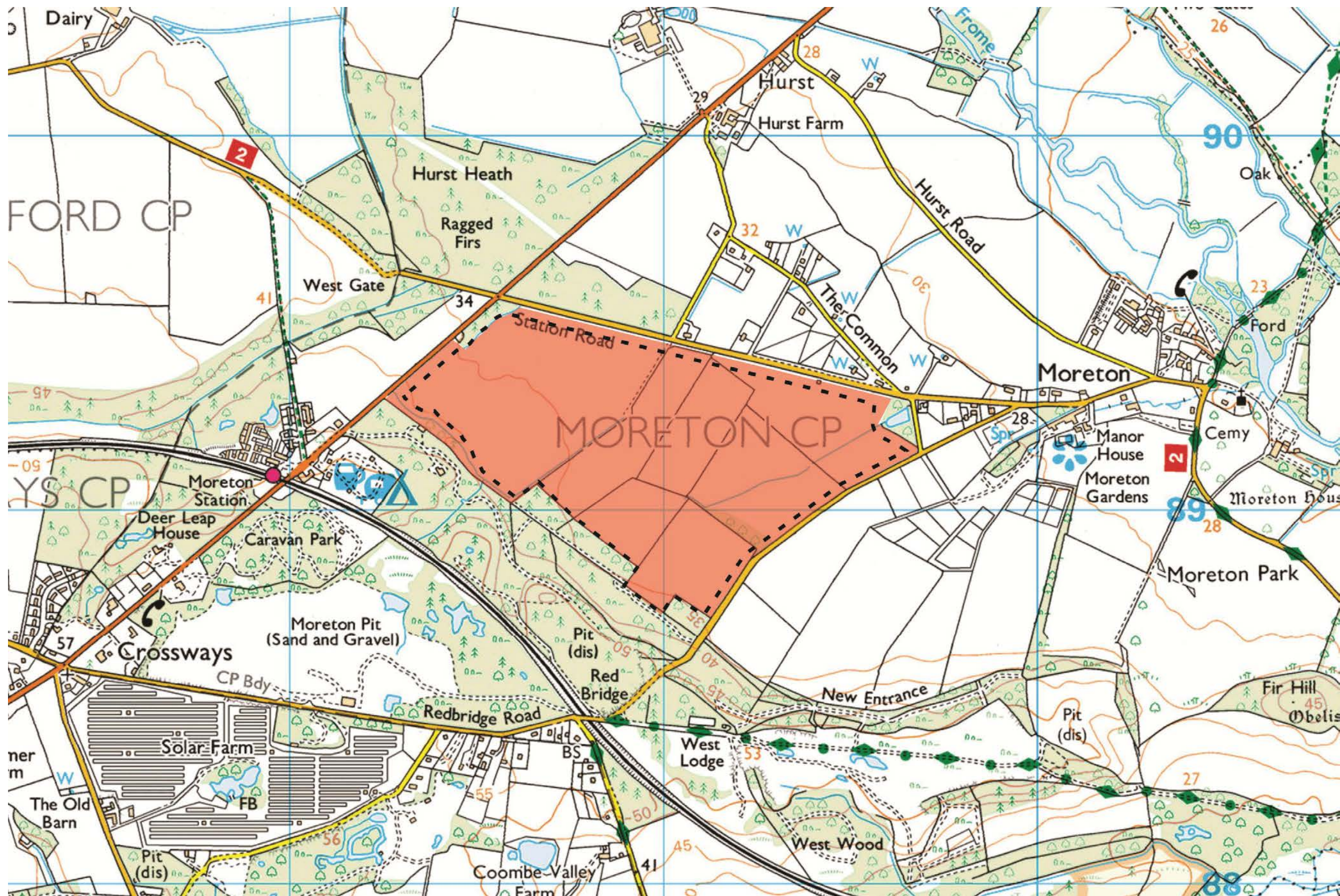


Figure 1: Location of Proposed Area of Gravel Extraction AS-25, 1:10,000 @ A3
 The entire land outline is shown in red, with the extraction outline as a dashed black line.

5. Conservation Area Appraisal

A Conservation Area appraisal has been prepared. It is published as the following document:

Moreton Conservation Area Appraisal Document. Adopted document October 2015. Purbeck District Council.

It is noted that this document as published on the Purbeck District Council website is actually the final consultation draft as its Section 6 Community Involvement states:

Consultation responses will be taken into account in preparation of the final version of this document.

Similarly there are other errors, for example the text says there are 3 character zones but 4 are described. These errors are considered minor and make no material difference.

In February 2016 Historic England revised the policy on Conservation Area designation in the document:

Conservation Area Designation, Appraisal and Management Historic England Advice Note 1

Of importance are sections 17-18:

Finalising and Reviewing the Conservation Area Boundary

17 Before finalising the boundary it is worth considering whether the immediate setting also requires the additional controls that result from designation, or whether the setting is itself sufficiently protected by national policy or the policies in the Local Plan.

18 The special interest of areas designated many years ago may now be so eroded by piecemeal change or by single examples of poorly designed development that parts of the area may no longer have special interest. In such cases, boundary revisions will be needed to exclude them or, in exceptional circumstances, reconsideration of the conservation area designation as a whole. Conversely, the existing boundary may have been drawn too tightly, omitting areas now considered of special interest such as historic rear plots with archaeological potential, later phases of development (such as more recent housing), or parks, cemeteries and historic green spaces. In such cases the existing boundary may need to be extended.

5.1 Special Architectural and Special Interest

The Conservation Area Appraisal document describes the special historic interest as follows:

Special Historic Interest

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

Special architectural interest

12. The conservation area contains a high proportion of listed buildings and structures, with one each at Grades I and II (Moreton House, and the parish church), and another which is scheduled (the obelisk). The middle-second half of the eighteenth Purbeck*

District Council century/early nineteenth century is particularly well represented. Carefully composed relationships between buildings within the context of the designed landscape of Moreton Park are of particular interest. Buildings encompass a wide range of types and classes, making use of a range of materials sourced from the broader locality. Works of the twentieth century artists Laurence Whistler and Eric Kennington add further interest.

The special interest of the Village for the Second World War is questioned. The CAA notes the presence of a World War II “stop line” in the village. “Stop Lines” were a line of defences and other obstacles against tanks. Defensive structures such as pill boxes were erected, or obstructions to tanks such as ditches were excavated.

The “Defence of Britain” record one entry for Moreton - the pill box by the ford. It is noted that pill boxes are a very common type of building.

It is noted that a relatively small proportion of historic buildings relating to the estate are present.

The parkland surrounding Moreton House is not a designated park.

5.2 Conservation Area Boundary Changes

The original 1984 area included the nucleus of the settlement only, that is the area around the Street, and part of Moreton Park, which was a total area of about 27Ha.

The 2015 review of the Conservation Area excluded one small area and added two extra areas. These additional areas were:

Those parts of Moreton Park, including Fir Hill, not already within the designation. Added. The original designation included only those parts of the park forming the immediate setting of Moreton Park, rather than park as a whole. Whilst this reflected differences in land management still apparent today, it didn't take into account evidence that this has long been a feature of both this and other farmed, but nonetheless formal designed landscapes. The essential continuity of open space, definition of space by boundary planting (including many notable trees), and the visual relationship of Moreton House with the obelisk, combine to create a clearly identifiable designed landscape. The quality of the park has recently been recognised by the Dorset Gardens Trust with their Local List. Whilst there appears evidence that some formal landscaping extended beyond the park boundaries shown on early OS maps, the latter were used to inform the assessment and definition of the land included in 2014.

It is thus unclear why it is necessary to include much of this land in the Conservation Area ie what extra protection is needed for the immediate setting of Moreton Hall. The extent of the parkland is shown on the 1891 & 1902 1:10,560 maps. It is suggested that the virtual absence of trees on both the 1:2,500 and 1:10,560 plans beyond the field boundaries suggest that this does indeed mark the boundary of parkland to pasture.

The validity of the statement “*quality of the park has recently been recognised by the Dorset Gardens Trust with their Local List*” is questioned. This list is not in the public domain and neither has the landowner been informed. The propriety of a non government organisation making a designation which is used as an argument for protecting an area as a Conservation Area is questioned.

The second area included in the 2015 amendment is the area around and between Station Road and The Common, and is described as follows:

Houses and land either side of and between the Common and Station Road. Added. The settlement here holds significant interest as a planned eighteenth century extension to the village. This was recognised in an architectural context in 1984 by the listing of seven buildings here. The relationship of buildings to open space and boundaries are particularly important aspects of the layout, which also includes many notable trees.

It is noted all of the buildings in this zone which are listed meet the criteria for listing in any event. None of the listing descriptions suggest that there is a group value to the buildings.

By definition all estate villages and their growth is “planned” as opposed to haphazard in non estate villages.

5.3 Threats Pressures and Challenges to The Conservation Area

The Conservation Area Appraisal is silent on the possible impact of gravel extraction. The Conservation Area Appraisal was produced after consultation on Mineral Allocation had begun. This infers that the Local Planning Authority accepted that the proposed gravel extraction does not have a negative impact on the Conservation Area, if not it is a serious omission.

5.4 The Development of the Conservation Area

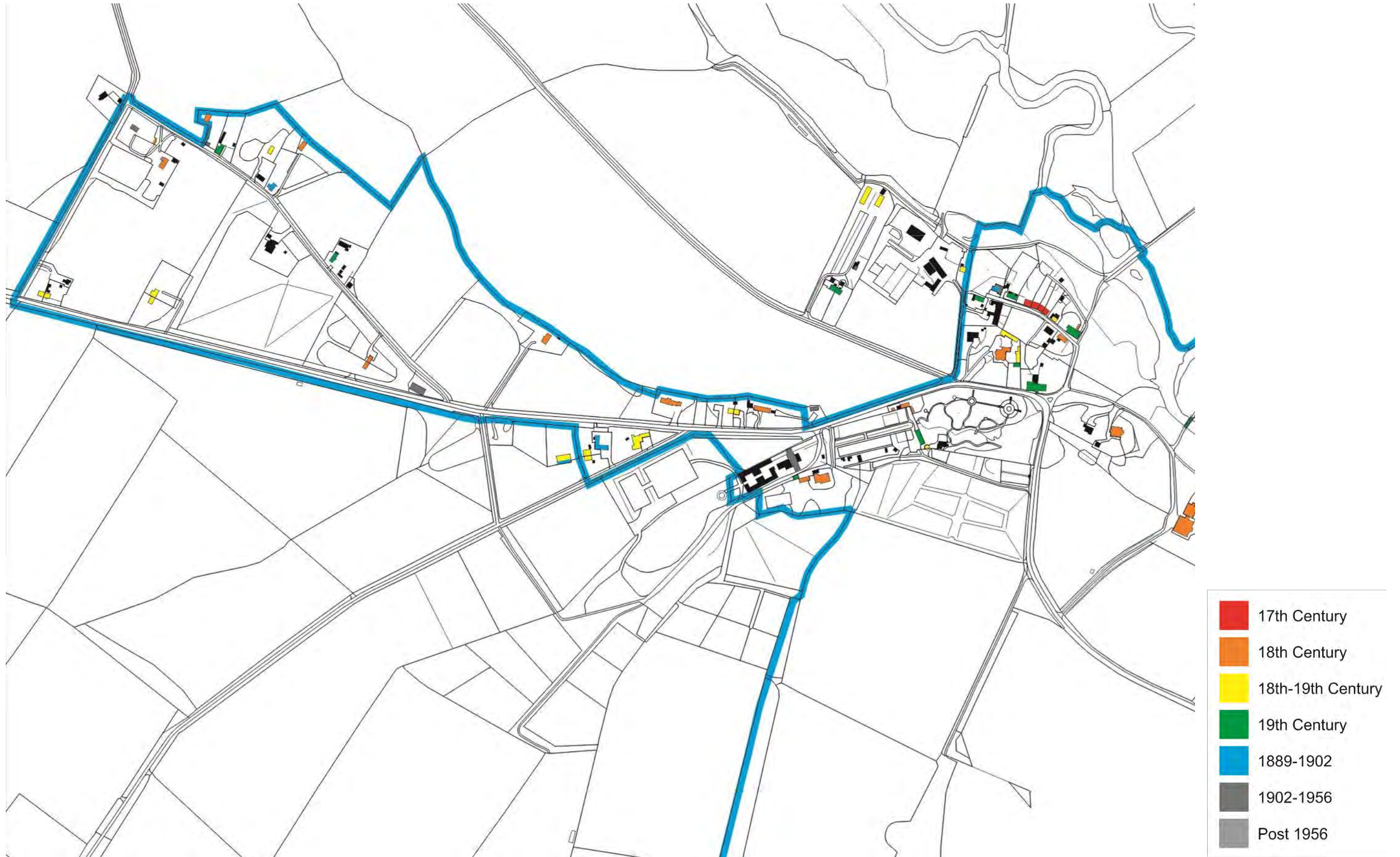


Figure 2: Phase Plan of Conservation Area (north), 1:5,000 @ A3

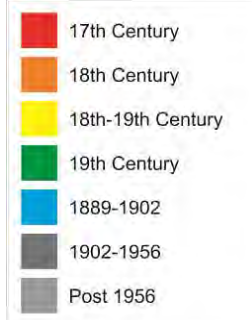
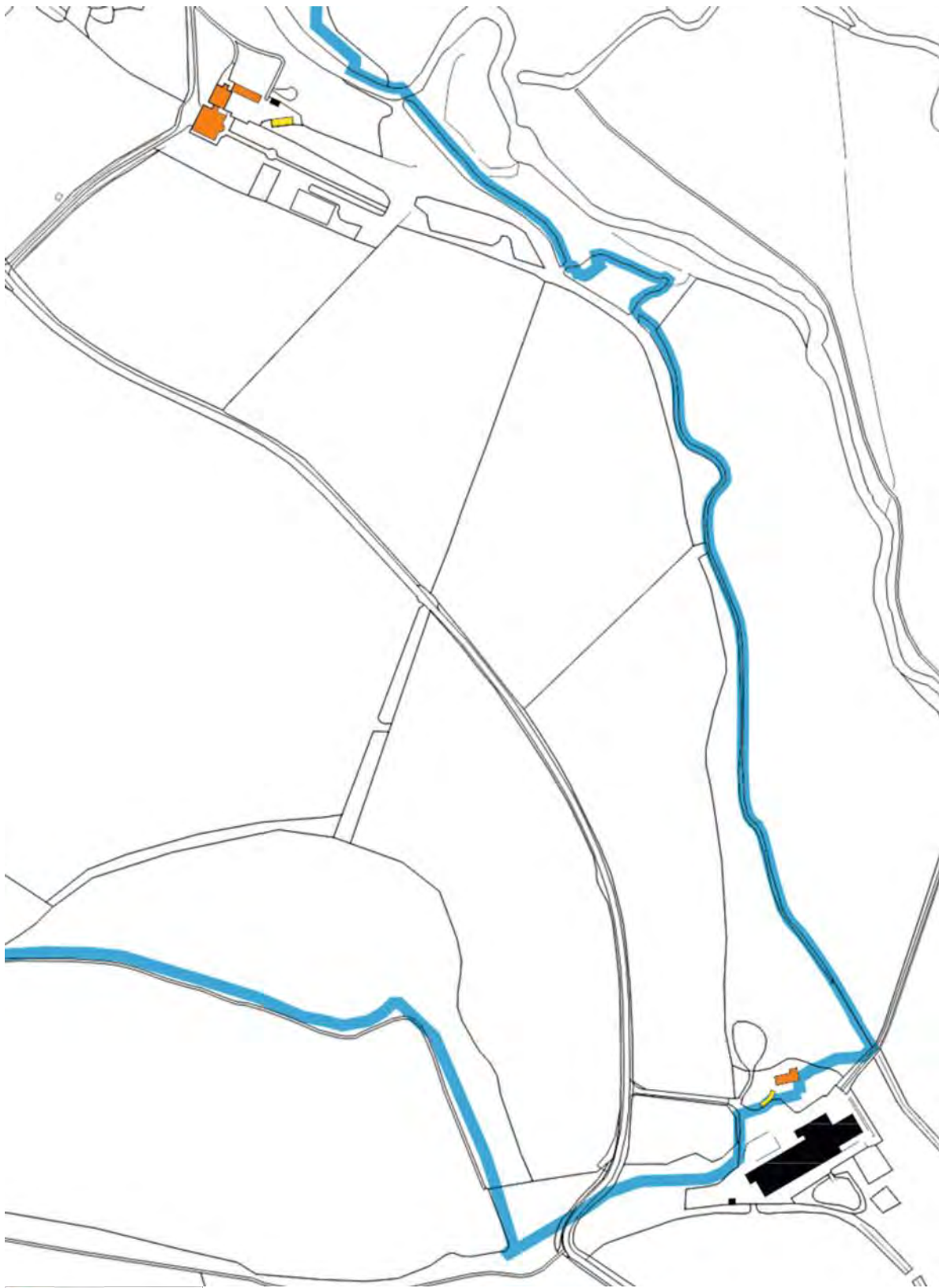


Figure 3: Phase Plan of Conservation Area (south), 1:5,000 @ A4

6. Conservation Area Views

The following views are highlighted in map 3 of the Conservation Area Appraisal:

- From north edge of Conservation Area towards river
- Looking north towards the old school at the east end of Hurst Road
- From edge of Churchyard looking towards Moreton House
- On Road looking south towards the “Obelisk”.

Their locations are shown in the following plan.

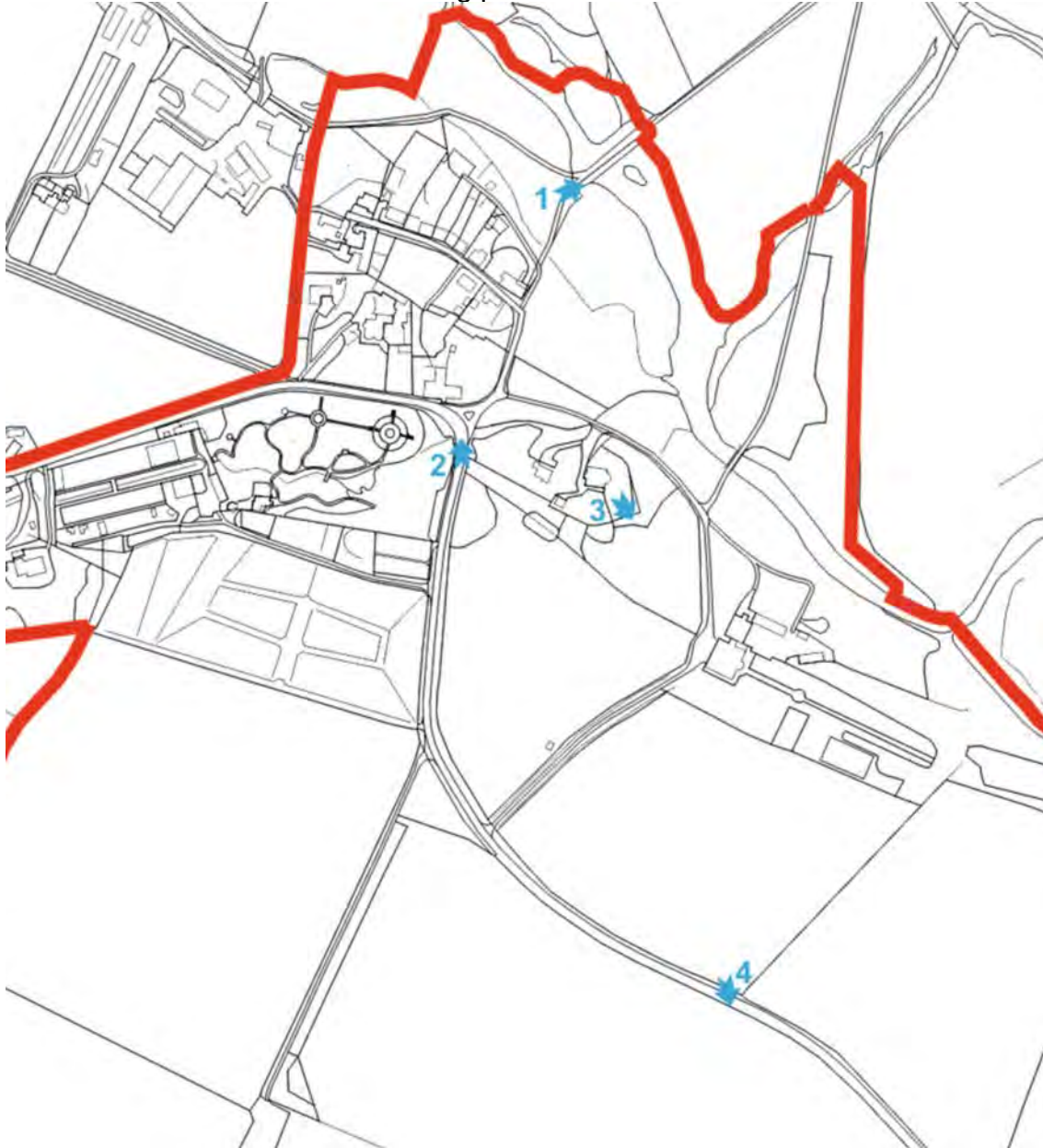


Figure 4: The Location of Highlighted Views, 1:5000 @ A4

6.1 Highlighted View 1



Plate 1: Highlighted View 1

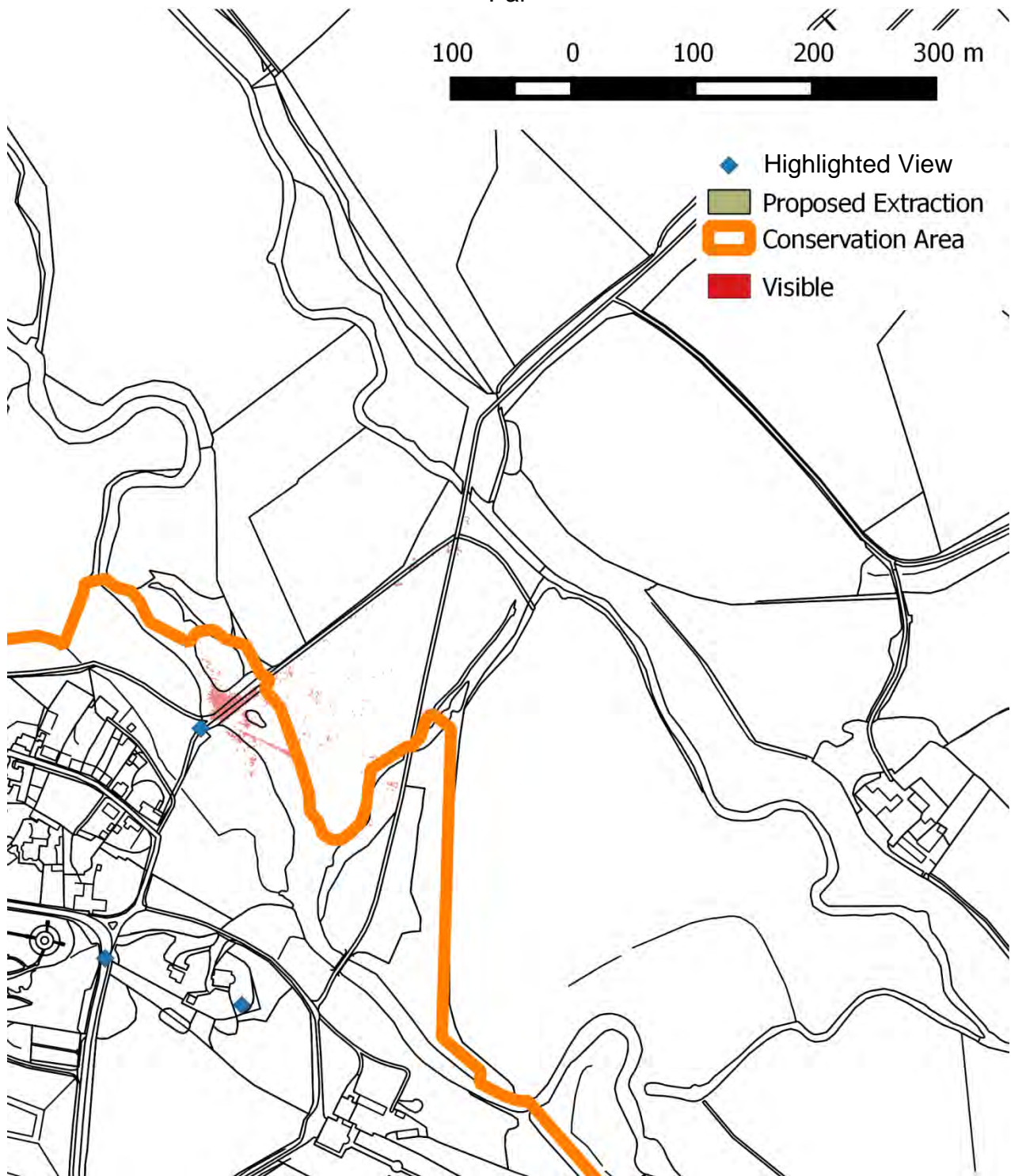


Figure 5: Visibility from highlighted view 1, 1:5000 @ A4

There is no impact to highlighted view 1.

6.2 Highlighted View 2



Plate 2: Highlighted view 2



Plate 2: Highlighted view 2

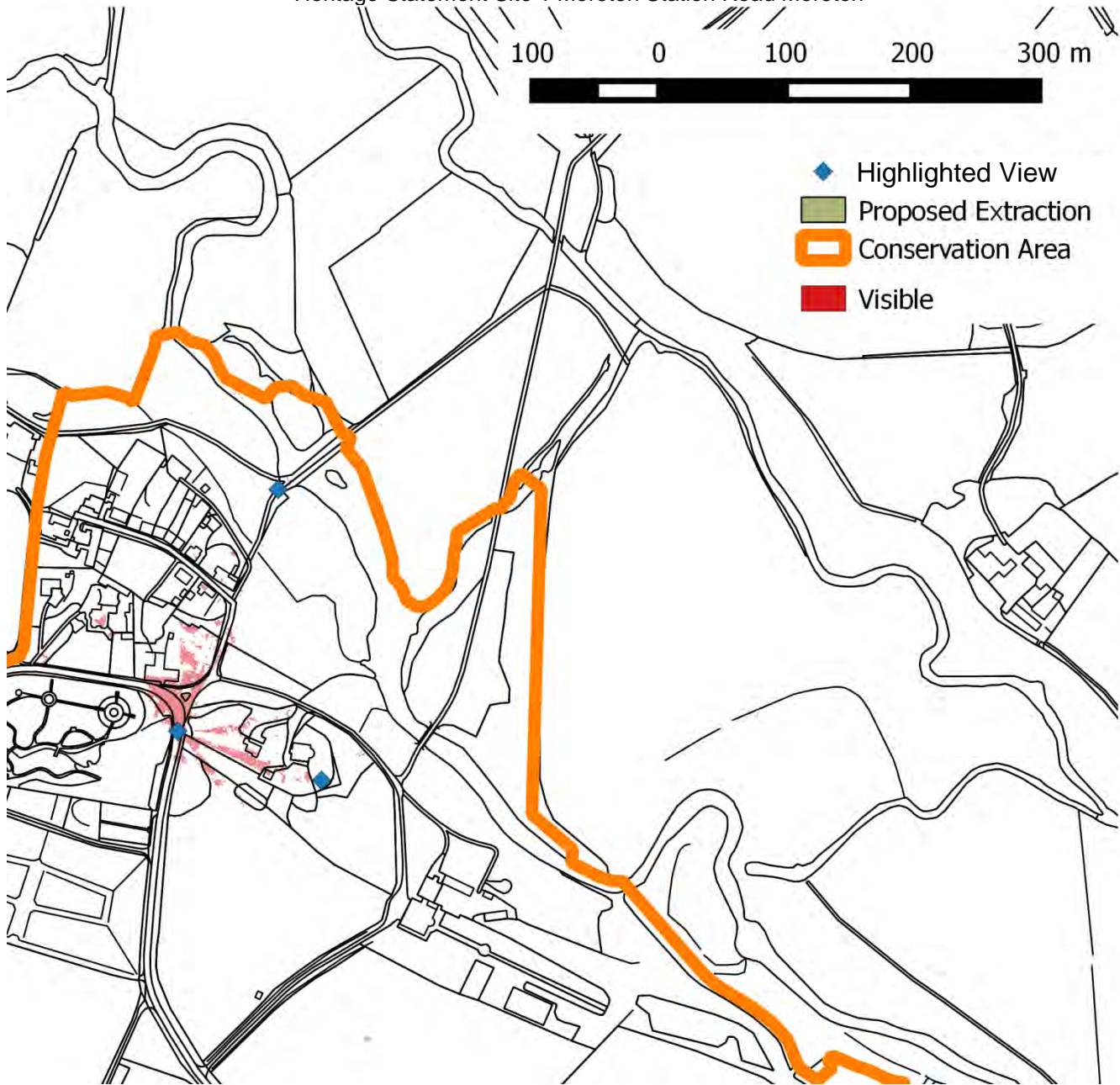


Figure 6: Visibility from highlighted view 2, 1:5000 @ A4

There is no impact to highlighted view 2 from the proposals.

6.3 Highlighted View 3



Plate 3: Highlighted View 3



Figure 7: Visibility from Highlighted View 3, 1:5000 @ A4

There is no impact to Highlighted View 3.

6.4 Highlighted View 4



Plate 3: Highlighted view 4



Plate 3: Highlighted view 4



Plate 4: Highlighted view 4

There is no impact to highlighted view 4.

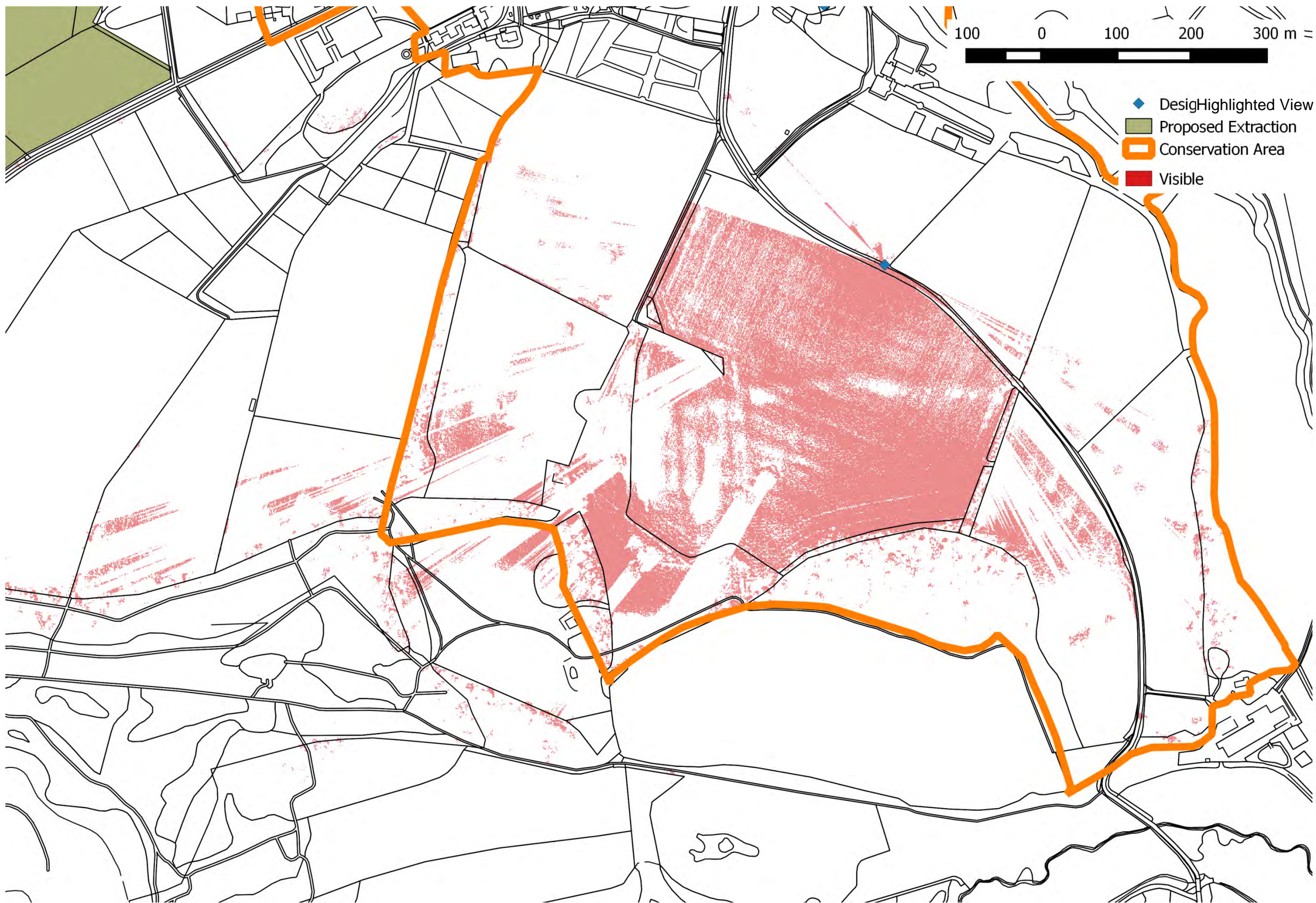


Figure 8: Visibility from highlighted view 4, 1:5000 @ A3

7. The Impact on the Setting of Heritage Assets

7.1 Designated Heritage Assets

The designated heritage assets below are either listed buildings or those marked on Map 3 of the Moreton Conservation Area Appraisal as being positive contributors to the conservation area. These positive contributors are described in the Appraisal as follows:

Unlisted buildings and structures which make a 'positive' contribution to the historic or architectural character or appearance of the conservation area are detailed on Map 3. Alongside listed buildings, these should form a focus for conservation, and where applicable, may provide inspiration for new development.

The impact of the proposals on the following nearby Designated Heritage Assets is considered:

Number / Name	Street	Status / Listing Grade	Distance (m)	Considered in detail?
Church of St Nicholas	Hurst Rd	II*	850	
Hurst Dairy House / Dairy Cottage	B3390	II	800	
Barn E of Hurst Dairy House	B3390	II	770	
Hurst Green	Hurst Rd	II	810	
Glebe House	Hurst Rd	II	724	
Stables & Coach House at Glebe House	Hurst Rd	II	750	
Gardeners Cottage at Glebe House	Hurst Rd	II	748	
Old School and School House	Hurst Rd	II	752	
Moreton House	Hurst Rd	I	937	
Beehive Cottage	The Common	II	260	
Summer Cottage (Nursery Farm on map)	The Common	II	235	Yes
Primrose Cottage	The Common	II	312	
Honeysuckle Cottage	The Common	II	300	Yes
Santa Maria	Station Rd	II	51	Yes
Lilac Cottage	Station Rd	II	61	Yes
East Cottages	Station Rd	II	34	
The Green	Station Rd	II	170	
Hedera Cottage	Station Rd	II	276	
Rose Cottages	Station Rd	II	348	
Manor Farm Cottages	Station Rd	II	385	
Granary at Manor House	Station Rd	II	416	

Heritage Statement Site 1 Moreton Station Road Moreton

Stable Building at Manor House	Station Rd	II	416	
Manor House	Station Rd	II*	445	
Former Gardeners Cottage - Wall and Gazebos	Station Rd	II	587	
Garden Cottage	Station Rd	II	599	
Bakery House / The Bakery	The Street	II	762	
2,3,4,5 The Street	The Street	II	782	
Post Office	The Street	II	819	
Cottage Adjoining Post Office	The Street	II	819	
1	The Street	II	812	
Broompond Dairy	Other Buildings	II	1637	
TE Lawrence's Grave		II	705	
Lychgate to Cemetery		II	741	
K6 Telephone Box	The Street	II	819	
Bridge in Moreton Park	Hurst Road	II	966	
Obelisk	Moreton Park	II	1194	
Vine Cottage	The Common	Positive contribution to the special character of the conservation area.	281	Yes
Appletree	The Common	Positive	297	
Laburnum Cottage	The Common	Positive	247	
Fir Tree Cottage	The Common	Positive	169	
Acryse / Daisy Cottage (Acryse on OS)	Station Rd	Positive	29	Yes
The Kennels	Station Rd	Positive	150	
Pill Box	Footpath northeast of The Street	Positive	961	
Manor Farm (S of substation)	Station Rd	Positive	440	
Woodleigh (E of Acryse)	Station Rd	Positive	29	
Manor Farm	Station Rd	Positive to East, neutral to West	219	
Oaktree Cottage	The Common	Positive, neutral building to North	174	

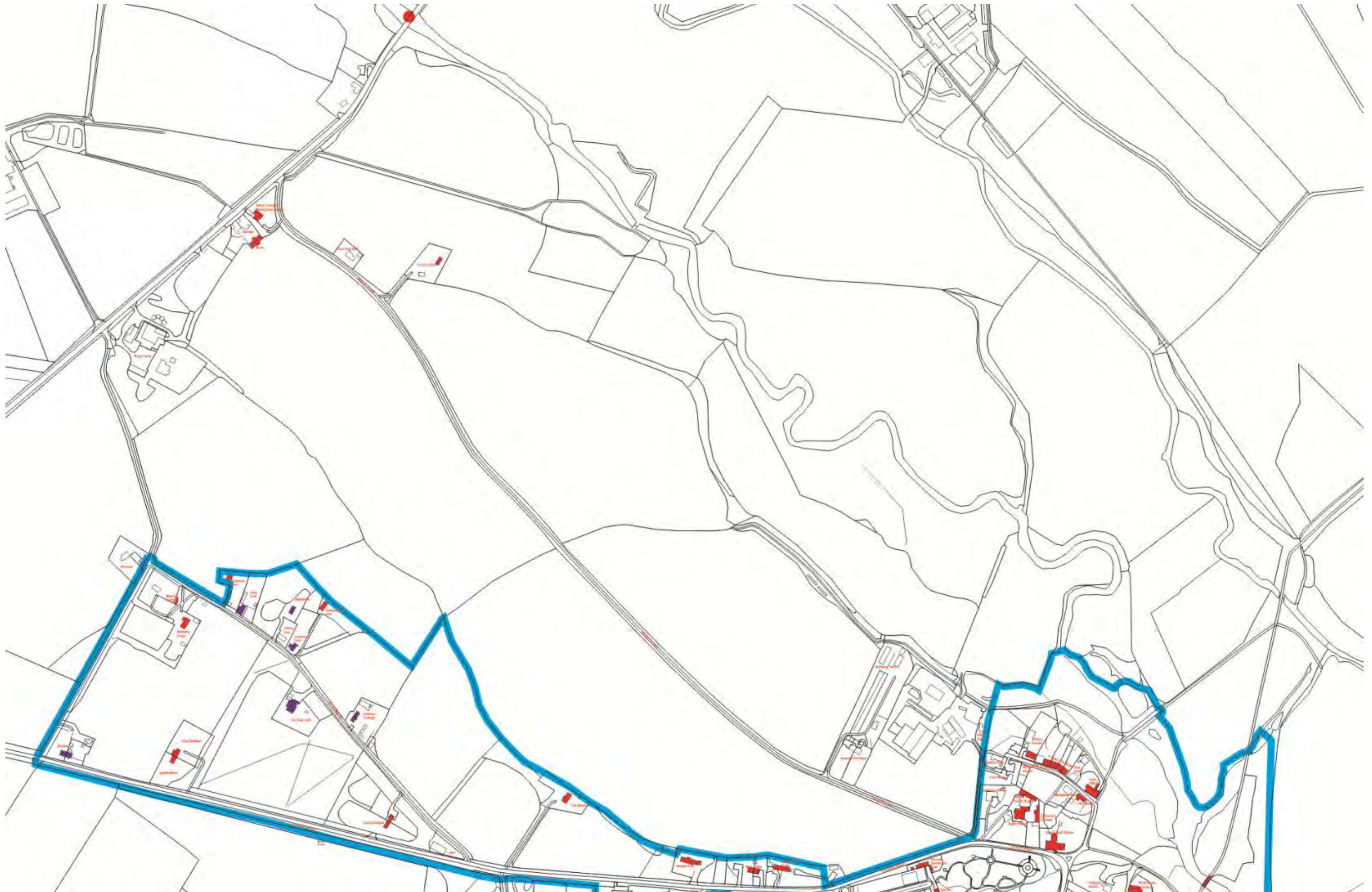


Figure 9: The Location of Nearby Designated Heritage Assets (north), 1:5000 @ A3
Red = listed structure, purple = positive contribution to conservation area



Figure 10: The Location of Nearby Designated Heritage Assets (south), 1:5000 @ A3
Red = listed structure, purple = positive contribution to conservation area

8. Impact on the Setting of Heritage Assets within the Conservation Area

The baseline survey is presented below and consists of considering the following:

1. The Historic Context
2. The Heritage Assets that are present
3. A consideration of the non visual setting of the heritage assets
4. A consideration of the views towards the heritage assets in summer
5. A consideration of the views towards the heritage assets in winter
6. A consideration of the views from the heritage assets in summer
7. A consideration of the views from the heritage assets in winter

The impact on the setting has been analysed by:

1. Physical Inspection
2. GIS analysis using Environment Agency Lidar data.

Zones of Visibility have been calculated for all the designated Heritage Assets (see below) at both ground and first floor level. The presence of mature trees, tall thick hedges, buildings as well as the topography means there is little or no harm to the setting of the Moreton Conservation Area.

This is detailed in the Heritage Audit.

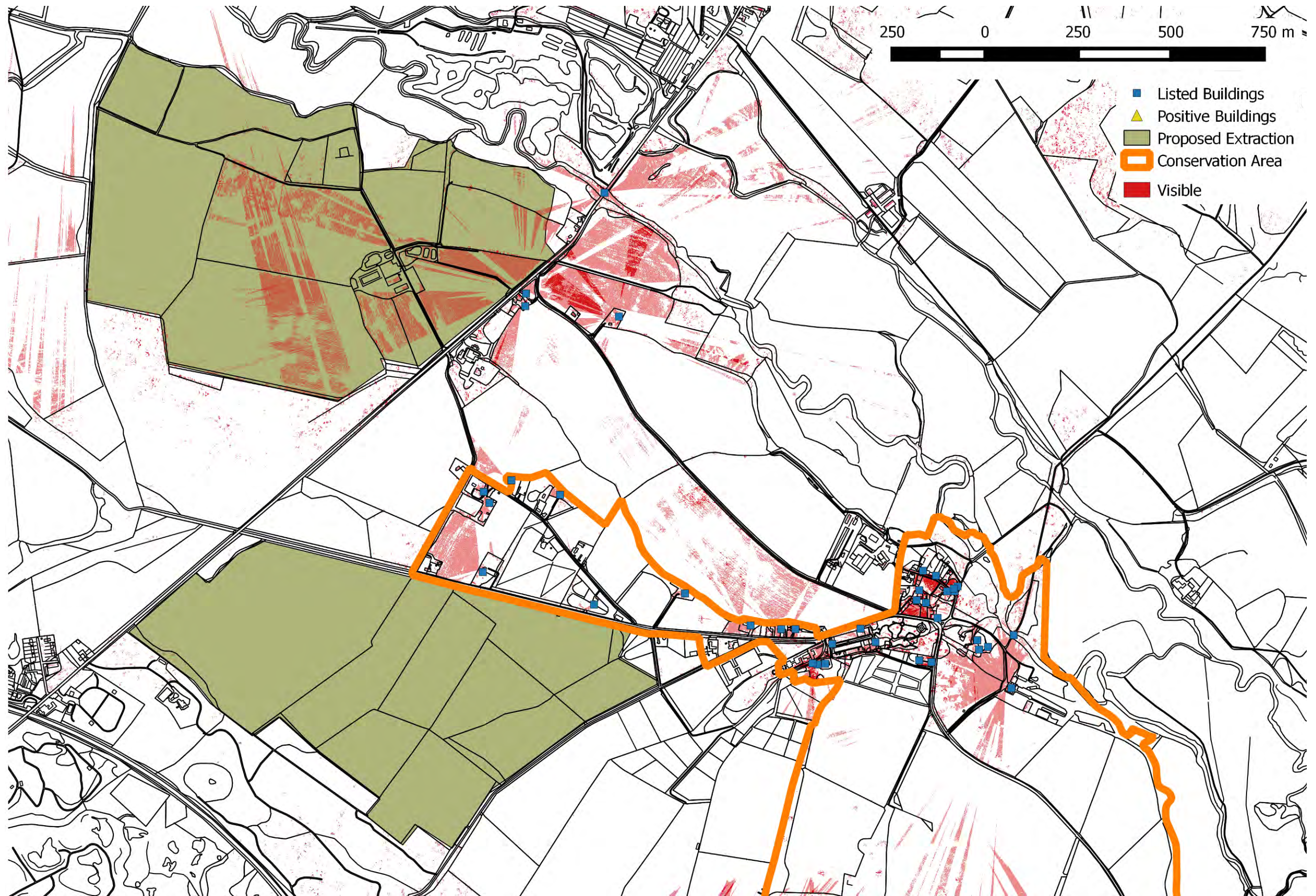


Figure 11: Visibility plot from listed buildings, ground floor level, 1:10,000 @ A3

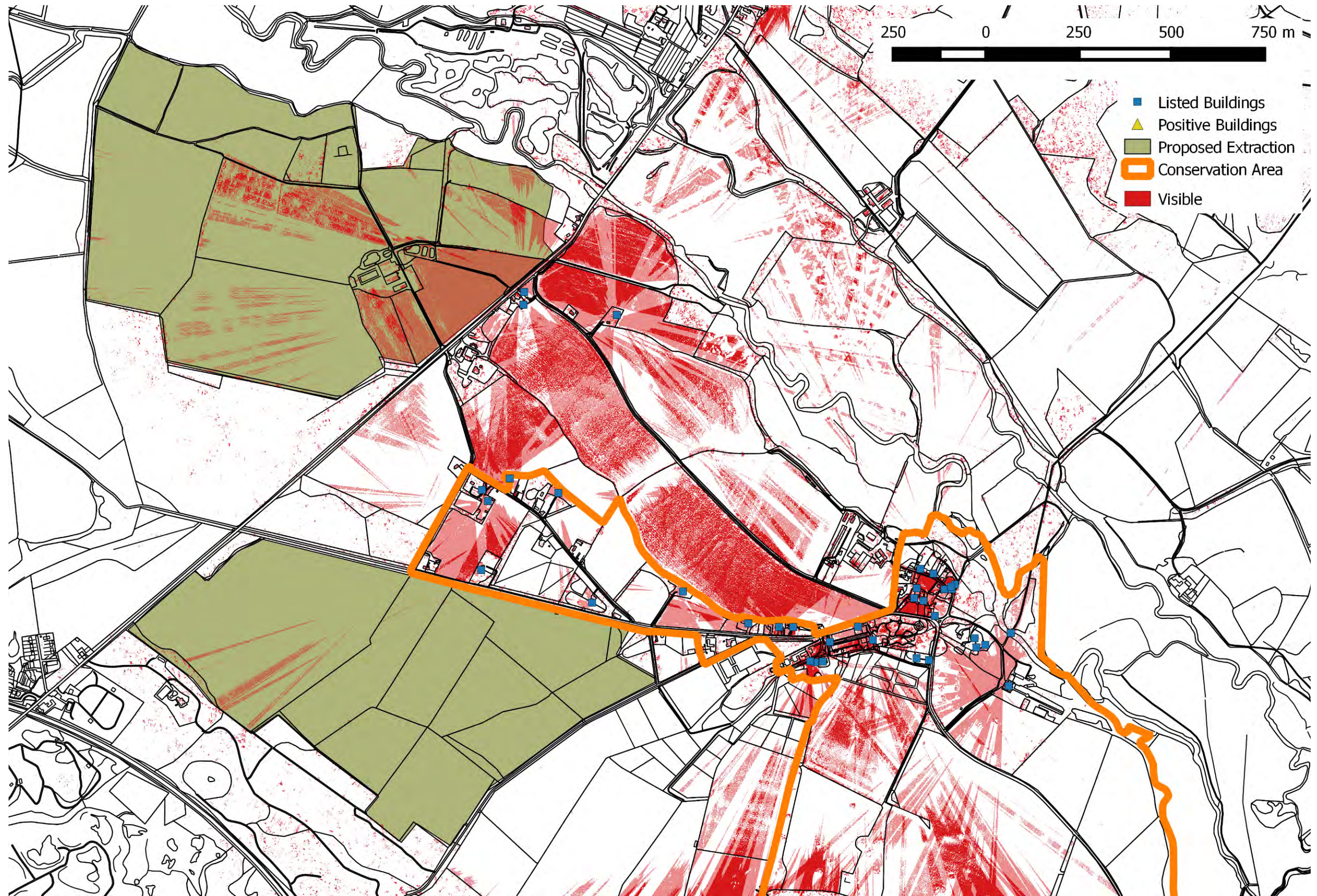


Figure 12: Visibility plot from listed buildings, first floor level, 1:10,000 @ A3

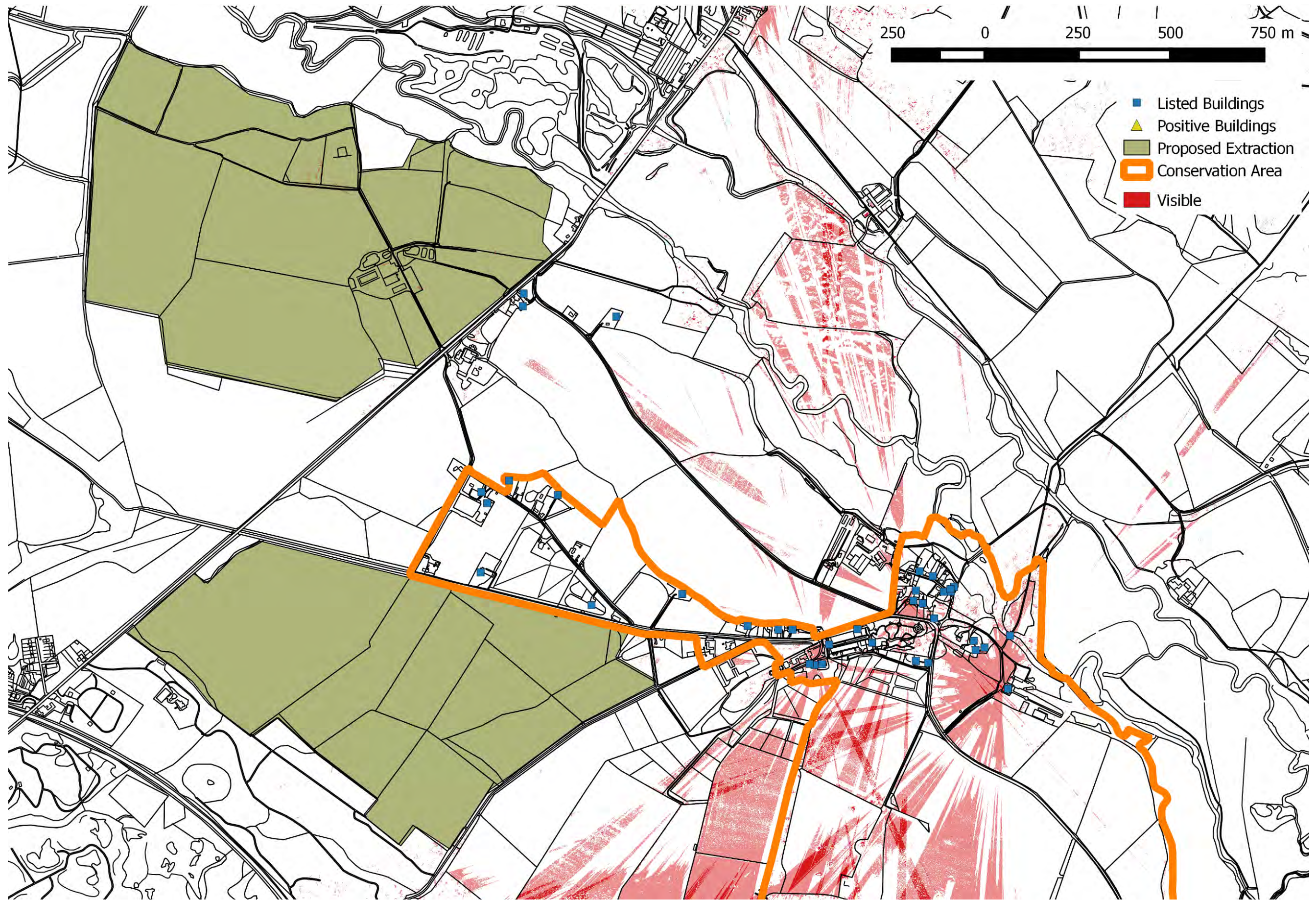


Figure 13: Visibility plot from listed buildings, second floor level, 1:10,000 @ A3

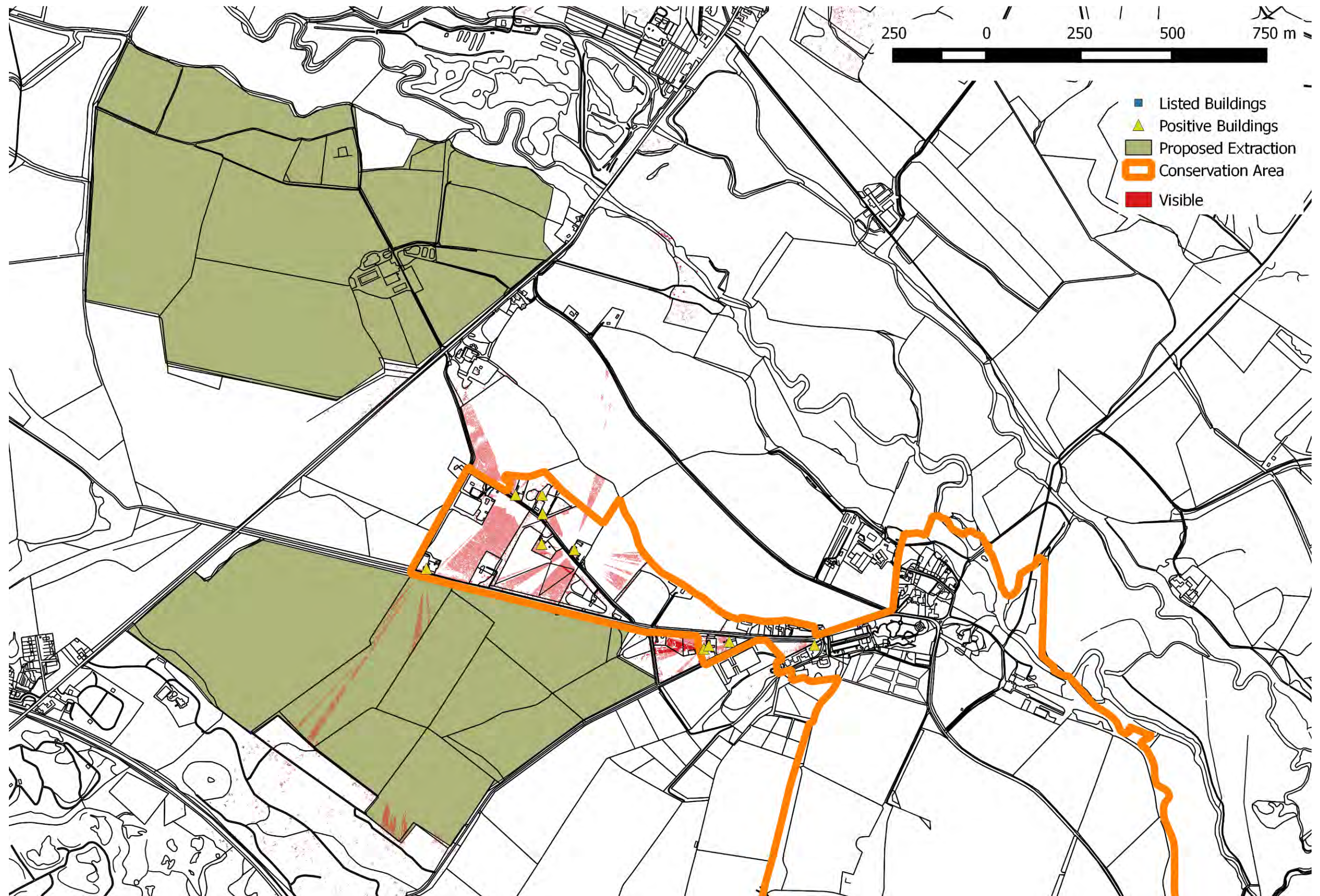


Figure 14: Visibility plot from 'positive' buildings, ground floor level, 1:10,000 @ A3

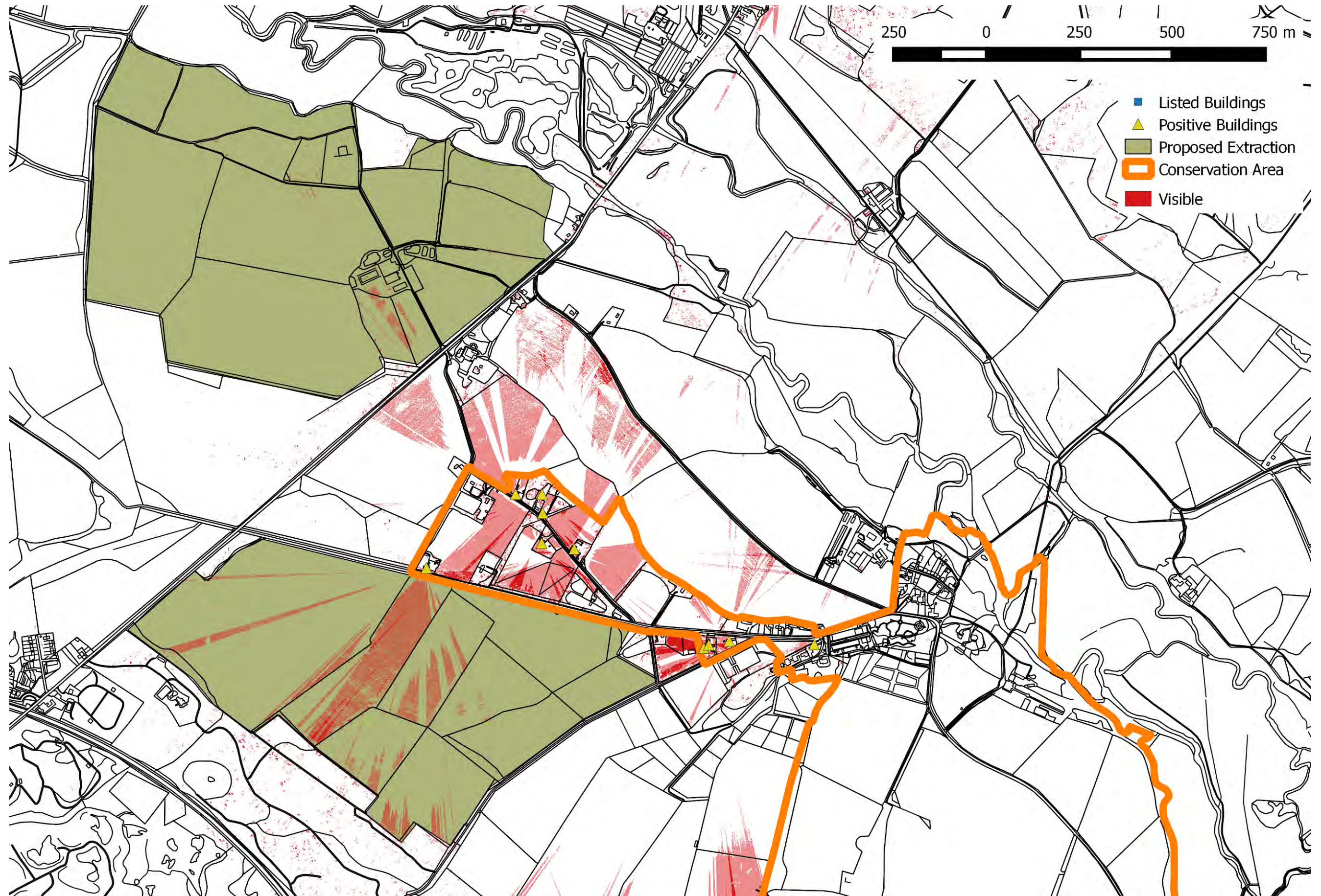


Figure 15: Visibility plot from 'positive' buildings, first floor level, 1:10,000 @ A3

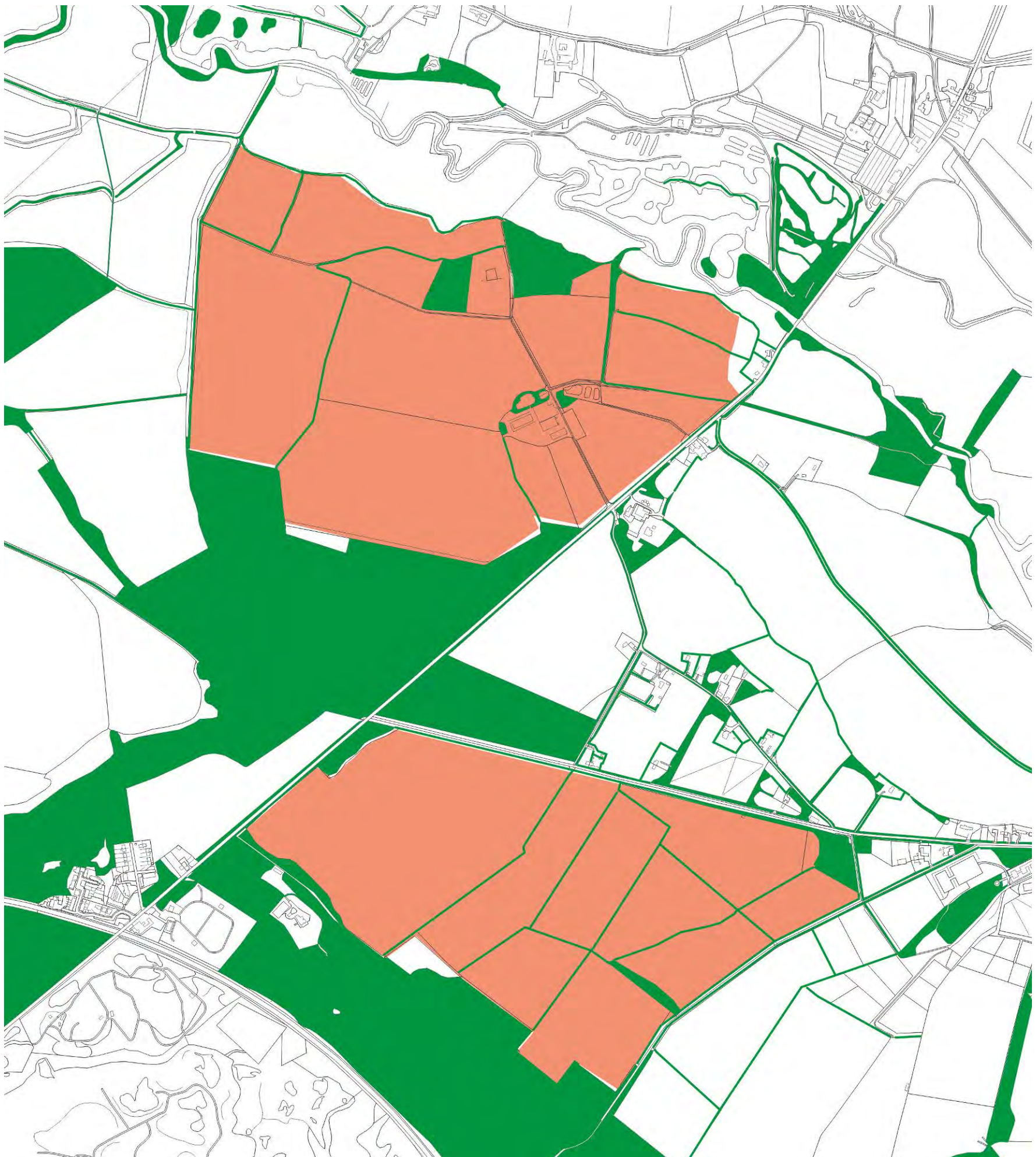


Figure 16: Presence of vegetation around the proposed gravel pits, 1:10,000 @ A3

The above image shows the proposed gravel pits in red, with vegetation (woodland, hedgerows etc.) shown in green. This vegetation is a strong contributory factor to the lack of visibility between the proposed pits and the heritage assets.

9. Proposed Area of Gravel Extraction AS-25 Baseline Survey

The GIS analysis has isolated which buildings to include in the base line survey - these are as follow:

Number / Name	Street	Nature of Asset	Listing Grade	Date	Distance	Visible from ground floor?	Visible from 1st floor?	Conservation Area?
Summer Cottage (Nursery Farm on OS)	The Common	Listed Building	II	C18	235		Yes	Yes
Vine Cottage	The Common	Conservation Area Appraisal		C19	281	Yes	Yes	Yes
Honeysuckle Cottage	The Common	Listed Building	II	C18	300		Yes	Yes
Daisy Cottage (Acryse on OS)	Station Rd	Conservation Area Appraisal Map		C18-C19	29	Yes	Yes	Yes
Santa Maria	Station Rd	Listed Building	II	LC18-EC19	51		Yes	Yes
Lilac Cottage	Station Rd	Listed Building	II	LC18-EC19	61		Yes	Yes



Figure 17: Buildings in baseline survey, 1:2500 @ A4

9.1 Summer Cottage, The Common

Building: Summer Cottage, The Common (Nursery Farm on map)

Listed Grade: II

Conservation Area Zone: 3

Original Function: Residential

Current Function: Residential

Date of Building: 18th century

Materials: Cob, thatch

Storeys: 2

Nearest Proposed Extraction Area: 1

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area (m)</i>	235	399
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	No	No
<i>Visible from first floor?</i>	Yes	No
<i>Reason for non-visibility</i>		Hedgerows, buildings

9.2 The Building

Listing Reference Number 108656

Listing Grade II

Conservation Area Yes

Use Class Domestic 1 - Vernacular House

Function House

Historic Function House

Building Date

Period Georgian

Century C18

Approximate Date

Precise Date

Architect Unknown

Architectural Style Vernacular

Plan Form 'L'-shaped

Number of Storeys 1.5

Structural Alteration Uncertain - 'later extensions' to rear

Materials Cob, thatch

Dressings

Roof Material Thatch

Listed Building Description:

SY 78 NE 3/196 MORETON THE COMMON Summer Cottage II Cottage. Probably C18. Cob walls, thatched roof, brick stacks. One storey and attics. Later extensions at rear, of brick and cob with corrugated iron roofs. Casement windows with cast iron lights. Derelict at time of survey. RCHM Monument 17-21



Plate 5: View of Summer Cottage, The Common

9.3 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	The building is dated to a period when most buildings are listed.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.
Architectural Interest	
Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key reason this building is listed.
Aesthetic Interest	Thatched cottages are generally viewed as having aesthetic merit.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.
Historic Interest	This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.

Group Value		There are other nearby historic buildings but this does not significantly add to the importance of the building.
Other Factors		
Example of Regional Specialism		The building is not an example of a regional industrial specialism.
Contribution of Setting		None – the building would be listed whatever the setting
Degree of Alteration		The low degree of alteration does not diminish the importance of the building.
Reason Building is Listed		The Building dates from a period when most buildings are listed.

9.4 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria		Factor
Evidential		Low, The building dates from a period when the physical evidence of the building adds little novel information.
Historical		
	Illustrative	None The building does not illustrate an unusual historic connection.
	Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic		
	Design	Design is not a key reason this building is listed.
	Detailing & Craftsmanship Architect	The building is not the work of a prominent architect.
	Innovation	This building does not use innovative building techniques or materials.
Communal		None The building is visible from the public realm so it does have a communal value albeit a very low one.



Plate 6: View towards the site from the highway adjacent to Summer Cottage

NOTE: The trees on the horizon are those on Station Road. The site is located on the far side of these trees.



Figure 18: Visibility from ground floor level, Summer Cottage, 1:5000 @ A3



Figure 19: Visibility from first floor level, Summer Cottage, 1:5000 @ A3

9.5 Vine Cottage, The Common

Building: Vine Cottage The Common

Conservation Area Zone: 3

Original Function: Residential

Current Function: Residential

Date of Building: 19th century,

Materials: Rendered, slate

Storeys: 2

Nearest Proposed Extraction Area: 1

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area</i>	281	436
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	Yes	Hedgerow and building partially visible
<i>Visible from first floor?</i>	Yes	Yes
<i>Reason for non-visibility</i>		

9.6 The Building

Listing Reference Number

Listing Grade

Conservation Area Yes

Use Class Domestic 1 - Vernacular House

Function House

Historic Function House

Building Date

Period

Century C19

Approximate Date

Precise Date

Architect Unknown

Architectural Style Vernacular

Plan Form Rectangular with extension

Number of Storeys 2

Structural Alteration Extension of indeterminate date

Materials Rendered

Dressings Rendered

Roof Material Slate

9.7 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	Other factors have to be considered for 19th Century Buildings.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.

Architectural Interest

Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key factor.
Aesthetic Interest	The structure is not an especially aesthetic building.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.

Historic Interest

This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.

Group Value

There are other nearby historic buildings but this does not significantly add to the importance of the building.

Other Factors

Example of Regional Specialism	The building is not an example of a regional industrial specialism.
Contribution of Setting	None – the building is important whatever the setting
Degree of Alteration	The low degree of alteration does not diminish the importance of the building.
Reason Building is Listed	N/A

9.8 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria

Factor

Evidential	Low The building dates from a period when the physical evidence of the building adds little novel information.
Historical	
Illustrative	None The building does not illustrate an unusual historic connection.
Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic	
Design	Design is not a key factor.
Detailing & Craftsmanship Architect	The building is not the work of a prominent architect.
Innovation	This building does not use innovative building techniques or materials.
Communal	Very Low The building is visible from the public realm so it does have a communal value



Plate 7: View of Vine Cottage The Common



Plate 8: View towards the site from the highway adjacent to Vine Cottage
NOTE: The trees on the horizon are those on Station Road. The site is located on the far side of these trees.

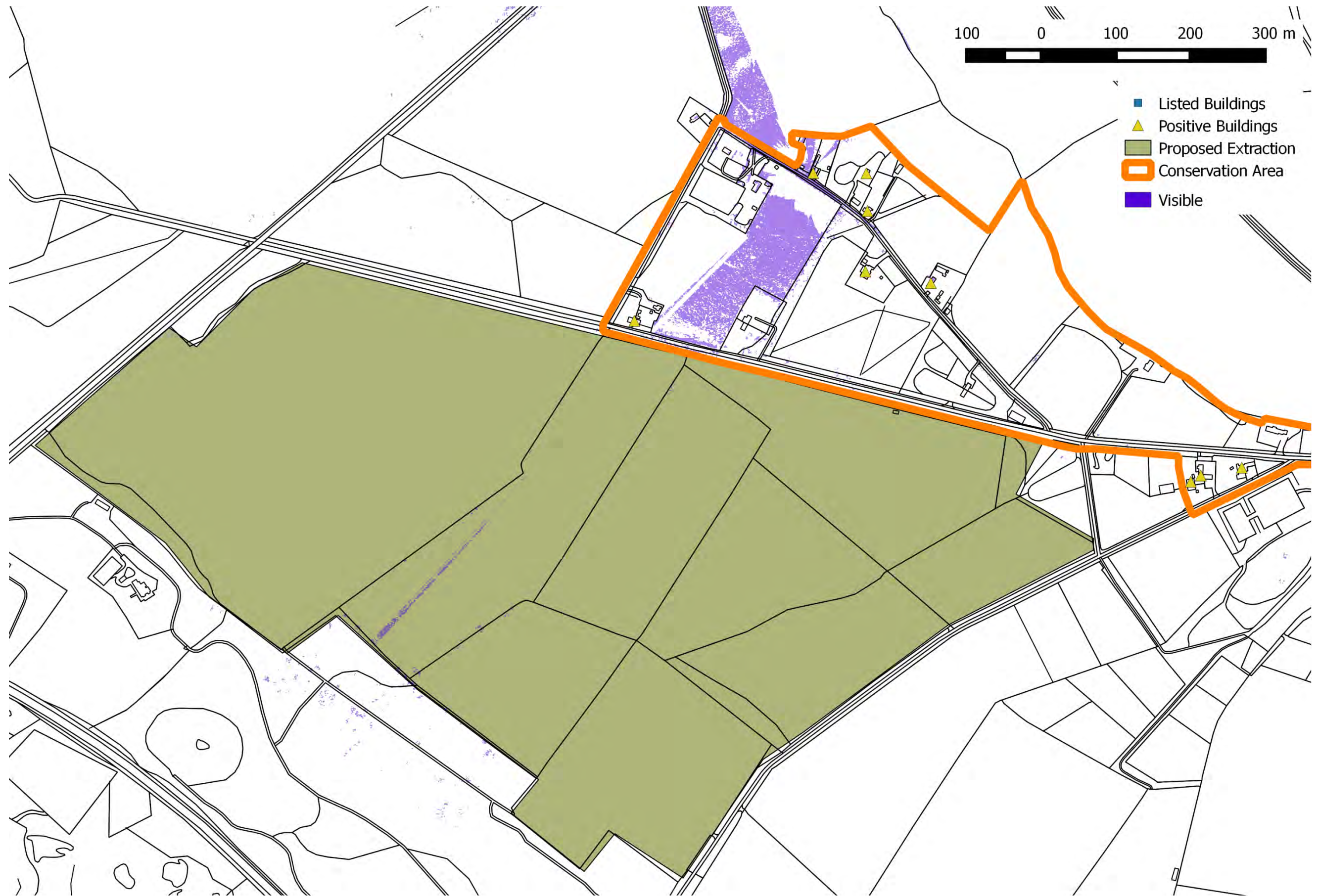


Figure 20: Visibility from ground floor level, Vine Cottage, 1:5000 @ A3

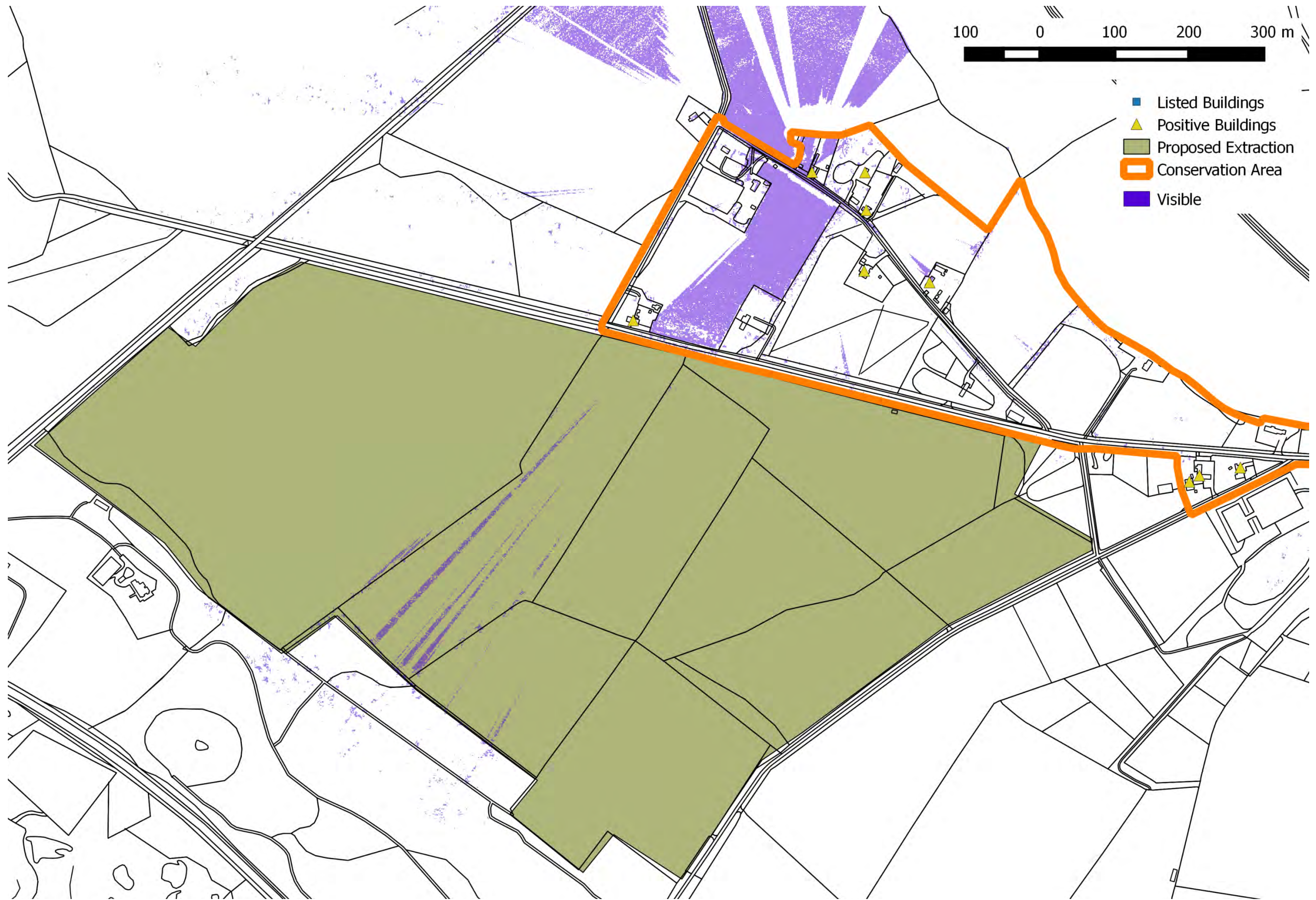


Figure 21: Visibility from first floor level, Vine Cottage, 1:5000 @ A3

9.9 Honeysuckle Cottage, The Common

Building: Honeysuckle Cottage The Common

Listed Grade: II

Conservation Area Zone: 3

Original Function: Residential

Current Function: Residential

Date of Building: 18th century

Materials: Rendered cob, thatch

Storeys: 2

Nearest Proposed Extraction Area: 1

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area (m)</i>	300	501
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	No	No
<i>Visible from first floor?</i>	Yes	No
<i>Reason for non-visibility</i>	Hedgerows & Trees	Hedgerows, trees, buildings

9.10 The Building

Listing Reference Number	108655
Listing Grade	II
Conservation Area	Yes
Use Class	Domestic 1 - Vernacular House
Function	House
Historic Function	House
Building Date	
Period	Georgian
Century	C18
Approximate Date	
Precise Date	
Architect	Unknown
Architectural Style	Vernacular
Plan Form	Rectangular
Number of Storeys	1.5
Structural Alteration	None
Materials	Rendered cob
Dressings	
Roof Material	Thatch

Listed Building Description:

SY 78 NE 3/195 MORETON THE COMMON Honeysuckle Cottage II Cottage. Similar to Primrose Cottage. Probably C18. Rendered cob walls, thatched roof, brick end stack. One storey and attics. Single-storey lean-to on south, thatch continued over this. Modern glazed porch with tiled roof. Second door into lean-to. Ground floor has two casement windows with glazing bars. Attic has two dormers with similar casements. Main ground floor room has large open fireplace with timber lintel. RCHM Monument 17-21.

NOTE: *Honeysuckle Cottage is not clearly visible from the public highway. The view from the building cannot be photographed due to it being located some distance from the public highway.*

9.11 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	The building is dated to a period when most buildings are listed.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.
Architectural Interest	
Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key reason this building is listed.
Aesthetic Interest	Thatched cottages are generally viewed as having aesthetic merit.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.
Historic Interest	This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value	There are other nearby historic buildings but this does not significantly add to the importance of the building.
Other Factors	
Example of Regional Specialism	The building is not an example of a regional industrial specialism.
Contribution of Setting	None – the building would be listed whatever the setting
Degree of Alteration	The low degree of alteration does not diminish the importance of the building.
Reason Building is Listed	The Building dates from a period when most buildings are listed.

9.12 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria	Factor
Evidential	Low The building dates from a period when the physical evidence of the building adds little novel information.
Historical	
Illustrative	None The building does not illustrate an

unusual historic connection.

Association

None The building is not associated with a notable person, family, event, movement or cultural heritage.

Aesthetic

Design

Design is not a key reason this building is listed.

Detailing & Craftsmanship
Architect

The building is not the work of a prominent architect.

Innovation

This building does not use innovative building techniques or materials.

Communal

None The building does not have a commemorative or symbolic or spiritual function. The building has been used by few people so there is no real social value. The building is not readily visible from the public realm.



Figure 22: Visibility from ground floor level, Honeysuckle Cottage, 1:5000 @ A3

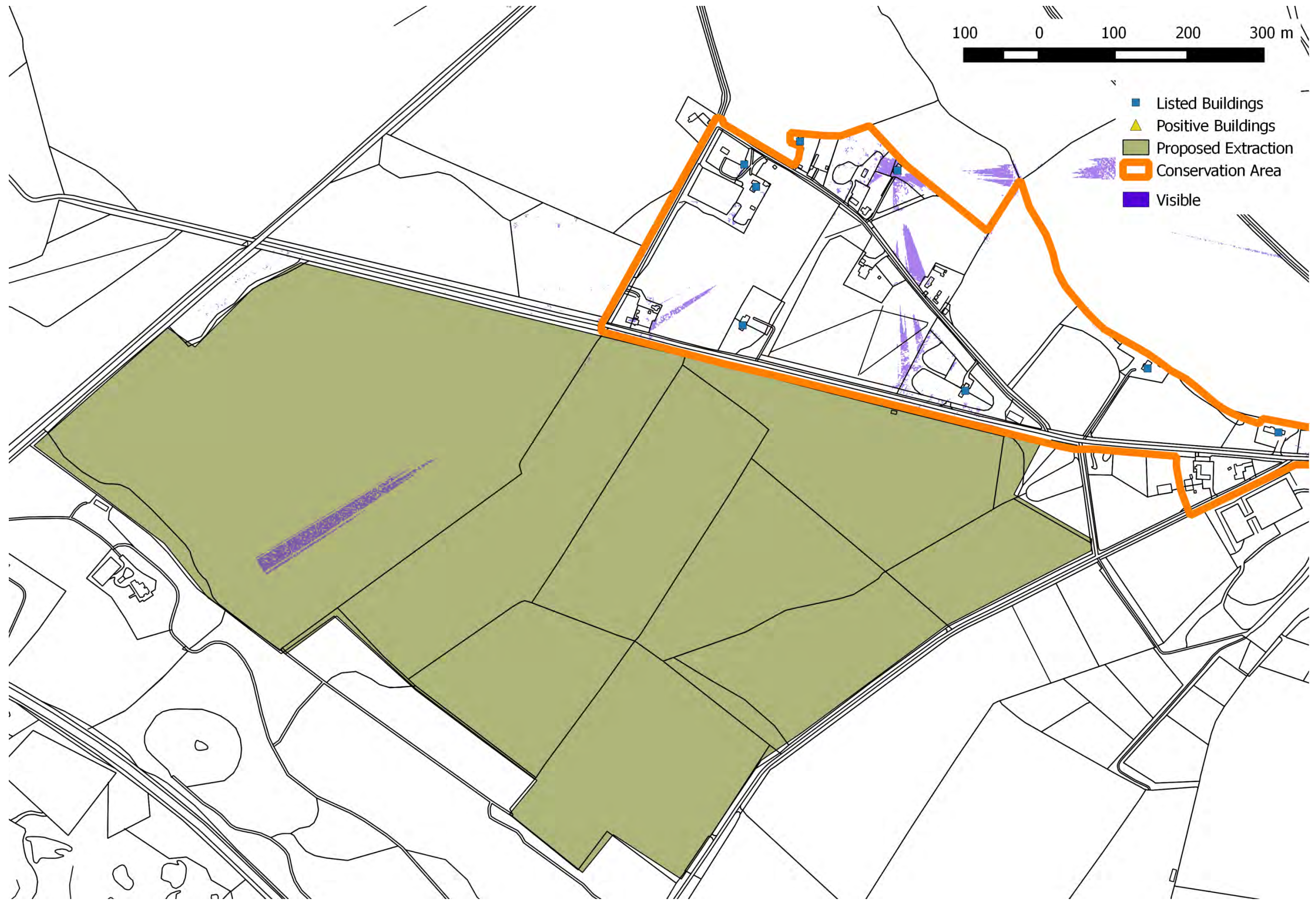


Figure 23: Visibility from first floor level, Honeysuckle Cottage, 1:5000 @ A3

9.13 Daisy Cottage, Station Rd

Building: Daisy Cottage, Station Rd (Acryse on OS)

Conservation Area Zone: 3

Original Function: Residential

Current Function: Residential

Date of Building: 18th century,

Materials: Rendered, tiled

Storeys: 2

Nearest Proposed Extraction Area: 1

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area</i>	29	1178
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	Yes	No
<i>Visible from first floor?</i>	Yes	No
<i>Reason for non-visibility</i>		Vegetation, buildings

9.14 The Building

Listing Reference Number

Listing Grade

Conservation Area Yes

Use Class Domestic 1 - Vernacular House

Function House

Historic Function House

Building Date

Period Georgian

Century C18

Approximate Date C18-19

Precise Date

Architect Unknown

Architectural Style Vernacular

Plan Form Rectangular

Number of Storeys 2

Structural Alteration

Materials Rendered

Dressings

Roof Material Tile

9.15 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	The building is dated to a period when most buildings are listed.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.

Architectural Interest

Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key factor.
Aesthetic Interest	The structure is not an especially aesthetic building.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.
Historic Interest	This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value	There are other contemporary buildings nearby.
Other Factors	
Example of Regional Specialism	The building is not an example of a regional industrial specialism.
Contribution of Setting	None – the building is important whatever the setting
Degree of Alteration	The low degree of alteration does not diminish the importance of the building.
Reason Building is Listed	N/A

9.16 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria	Factor
Evidential	Low The building dates from a period when the physical evidence of the building adds little novel information.
Historical	
Illustrative	None The building does not illustrate an unusual historic connection.
Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic	
Design	Design is not a key factor.
Detailing & Craftsmanship	
Architect	The building is not the work of a prominent architect.
Innovation	This building does not use innovative building techniques or materials.
Communal	Low The building is visible from the public realm so it does have a communal value albeit a very low one.



Plate 9: View of Daisy Cottage, Station Rd



Plate 10: View towards AS-25 from the highway adjacent to Daisy Cottage in spring



Figure 24: Visibility from ground floor level, Daisy Cottage, 1:5000 @ A3



Figure 25: Visibility from first floor level, Daisy Cottage, 1:5000 @ A3

9.17 Lilac Cottage & Santa Maria, Station Rd

Building: Lilac Cottage & Santa Maria, Station Rd

Listed Grade: II

Conservation Area Zone: 3

Original Function: Residential

Current Function: Residential

Date of Building: 18th century, LC18-EC19

Materials: Rendered walls, tiled roof

Storeys: 2

Nearest Proposed Extraction Area: 1

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area (m)</i>	61	596
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	No	No
<i>Visible from first floor?</i>	Yes	No
<i>Reason for non-visibility</i>	Hedgerows, building	Hedgerow, trees, buildings

9.18 The Building

Listing Reference Number	108652
Listing Grade	II
Conservation Area	Yes
Use Class	Domestic 1 - Vernacular House
Function	House
Historic Function	House
Building Date	
Period	Georgian
Century	C18
Approximate Date	L18-E19
Precise Date	
Architect	Unknown
Architectural Style	Vernacular
Plan Form	2 bay semi-detached
Number of Storeys	2
Structural Alteration	
Materials	Rendered walls
Dressings	Render
Roof Material	Tile

Listed Building Description:

SY 78 NE 3/192 MORETON THE AVENUE (North Side) Lilac Cottage and Santa Maria II
Pair of cottages, late C18-early C19. Rendered walls. Hipped tiled roofs. Central brick stack with four octagonal shafts. Two storeys. Each cottage has central doorway in rendered porch with tiled roof. Ground and first floors each have two casement windows with glazing bars. Lilac Cottage has lean-to extension at rear, with tiled roof. Santa Maria has gabled rear extension with tiled roof.



Plate 11: Lilac Cottage & Santa Maria



Plate 12: View towards the site from the highway adjacent to Lilac Cottage and Santa Maria in spring

9.19 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	The building is dated to a period when most buildings are listed.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.
Architectural Interest	
Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key reason this building is listed.
Aesthetic Interest	The structure is not an especially aesthetic building.
Decoration	Octagonal chimneystacks are of interest, however greater selection is required.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.
Historic Interest	This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value	There is group value with the adjoining property, Santa Maria.
Other Factors	
Example of Regional Specialism	The building is not an example of a regional industrial specialism.
Contribution of Setting	None – the building would be listed whatever the setting
Degree of Alteration	The low degree of alteration does not diminish the importance of the building.
Reason Building is Listed	The Building dates from a period when most buildings are listed.

9.20 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria	Factor
Evidential	Low The building dates from a period when the physical evidence of the building adds little novel information.
Historical	
Illustrative	None The building does not illustrate an unusual historic connection.
Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.

Aesthetic

Design

Design is not a key reason this building is listed.

Detailing & Craftsmanship
Architect

The building is not the work of a prominent architect.

Innovation

This building does not use innovative building techniques or materials.

Communal

Low The building is located in a Conservation Area and is readily visible so has a communal value.



Figure 26: Visibility from ground floor level, Lilac Cottage & Santa Maria, 1:5000 @ A3



Figure 27: Visibility from first floor level, Lilac Cottage & Santa Maria, 1:5000 @ A3

10. Strategic Review of the Impact of Gravel Extraction on the Historic Environment AS-25

The Document Dorset Minerals Sustainability Assessment Published in Minerals Strategy – with modifications updated August 2013, presented a Strategic Review of the Impact of Gravel Extraction on the Historic Environment of Moreton. Since then there has been a review of the Conservation Area of Moreton which included a change in its boundaries and the publication of a Conservation Area Appraisal.

In addition there have been a number of reviews on for example the Setting of Heritage Assets. Therefore the original analysis has been repeated.

C9 Does the proposal have any impact on historic landscapes?

Category

2013

2016

A Very significant adverse impact
Site contains a Grade I Registered Park or Garden, Historic Landscape Character of national importance or a Conservation Area

B Significant adverse impact
Site provides the setting to a Grade I Registered Park or Garden or Historic Landscape Character of national importance or a Conservation Area
Site contains a Grade II* or Grade II Registered Park or Garden or seriously affects its setting
Site is within a significant undesignated historic landscape

C Less significant adverse impact
Site would result in a time-limited impact on the setting of a Registered Park or Garden or Conservation Area
Site is in the vicinity of a significant undesignated historic landscape and would affect its setting

D No significant or negligible impact
Site is not considered to have any identified historic landscape constraint

There are no recorded designations of historic landscapes proximate to the site.

The Moreton Conservation Area was enlarged in 2015 and now includes a road which abuts site 1.

E Positive impact
Provides an opportunity to enhance existing feature

It is possible that enhancements could be achieved

C10 Does the proposal have any impact on historic buildings?

- A** Very significant adverse impact
 Site contains a Grade I Listed Building Or seriously affects its setting
- B** Significant adverse impact
 Site contains a Grade II* or II listed building or seriously affects its setting
- C** Less significant adverse impact
 Site would result in a time-limited impact
- C** Less significant adverse impact
• Site would result in a time-limited impact on the setting of a listed building.
- No significant or negligible impact
• Site is not considered to have any identified historic building constraint
- E** Positive impact
• Proposal provides an opportunity to enhance existing historic buildings or their settings and/or proposal provides material

2013

2016

Located close to the north eastern boundary of the site are Nos 1 & 2 East Cottage (list no 1323353); a pair of late 18th Century thatched cottages. The cottages are well screened by existing mature vegetation. However, any impacts would be time limited and can be readily mitigated through appropriate hard and/or soft landscaping.

Further eight listed properties are located within 500m of the eastern end of the site. These comprise mainly dwellings and all are well screened by existing mature vegetation.

required for repair of historic

11. Proposed Gravel Extraction Area AS-26

11.1 Location

Site Address: AS26 Moreton, off of B3390
Moreton
Dorset
Grid Reference: SY786903

The general location is shown in the figure below.

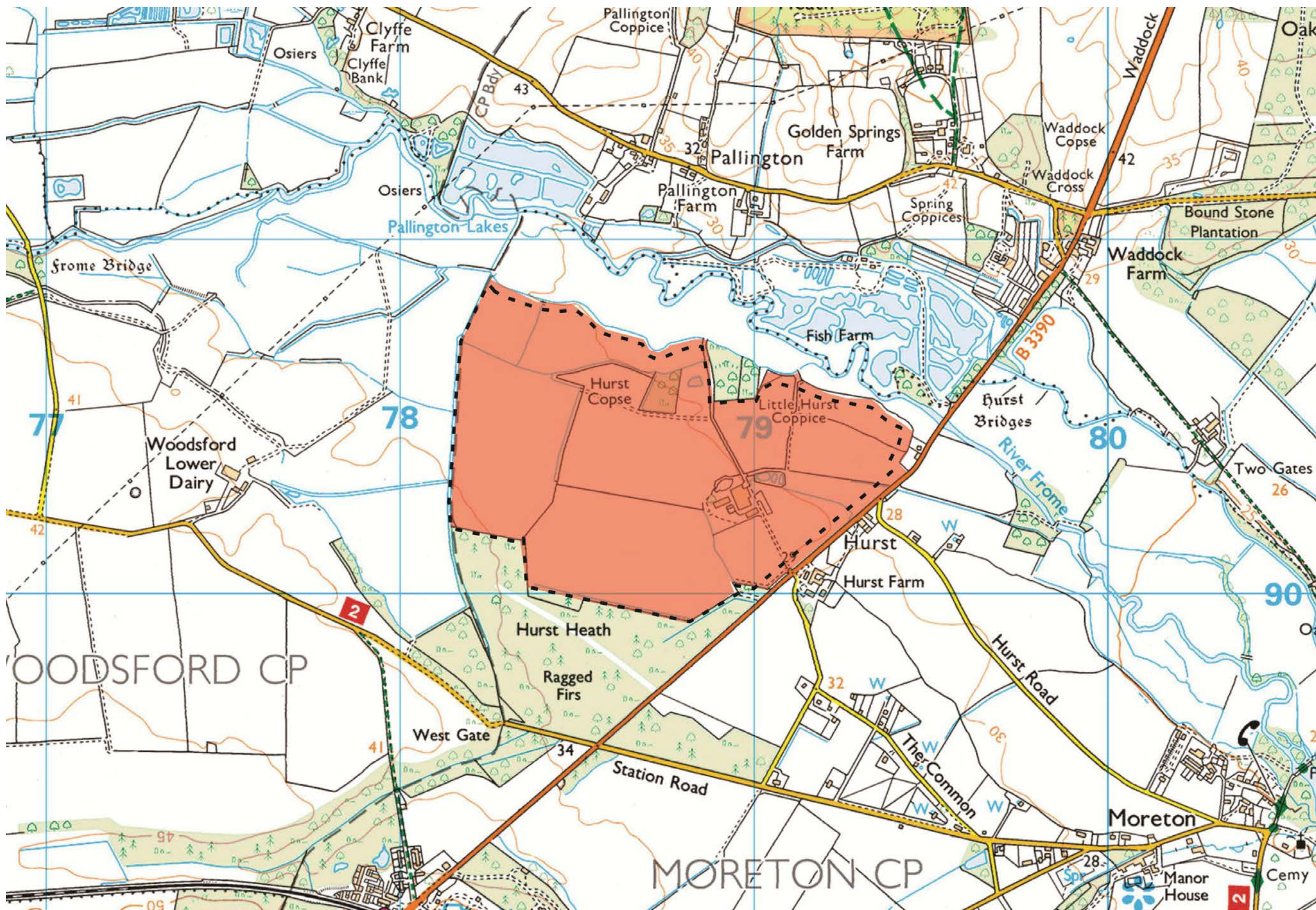


Figure 28: Location of extraction area 2, 1:10,000 @ A3
 The entire land outline is shown in red, with the excavation outline as a dashed black line.

12. The Impact on the Setting of Heritage Assets: Baseline Survey

The GIS analysis has isolated which buildings to include in the baseline survey - these are as follows:

Number / Name	Street	Nature of Asset?	Listing Grade	Date	Distance	Visible from ground floor?	Visible from 1st floor?	Visible from second floor?	Conservation Area?
Hurst Dairy House / Dairy Cottage	B3390	Listed Building	II	EC19	24	Yes	Yes		No
Hurst Green	Hurst Rd	Listed Building	II	LC18-EC19	240	Yes	Yes		No
Primrose Cottage	The Common	Listed Building	II	C18	388		Yes		Yes
Vine Cottage	The Common	Conservation Area Appraisal		C19	436		Yes		Yes
Bwthyn	Pallington	Listed Building	II	1765	453		Yes		No
Pallington House	Farm Pallington	Listed Building	II	1780	366		Yes	Yes	No
Clyffe House	Tinctleton	Listed Building	II	1842	1238	Yes	Yes	Yes	No
Hurst (South) Bridge	B3390	Listed Building	II	1834	131		Yes		No

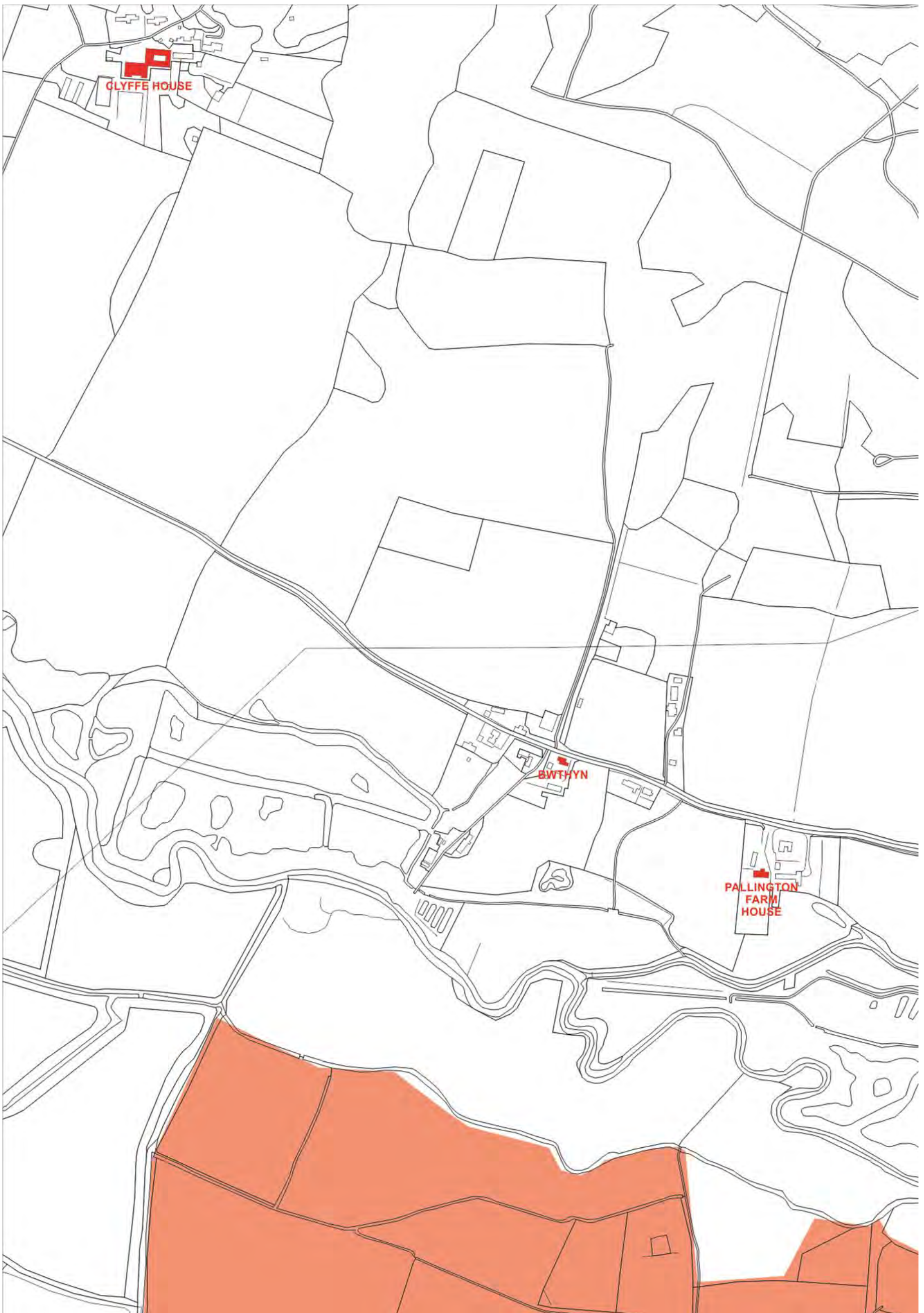


Figure 29: Buildings in baseline survey (north), 1:5000 @ A4



Figure 30: Buildings in baseline survey (south), 1:2500 @ A3

12.1 Hurst Dairy House / Dairy Cottage

Building: Hurst Dairy House / Dairy Cottage, B3390

Listed Grade: II

Original Function: Residential

Current Function: Residential

Date of Building: 19th century, E19

Materials: Brick, thatch

Storeys: 2

Distance to Conservation Area: 479m

Nearest Proposed Extraction Area: 2

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area (m)</i>	800	24
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	No	Yes
<i>Visible from first floor?</i>	No	Yes
<i>Reason for non-visibility</i>	Trees	

12.2 The Building

Listing Reference Number	108678
Listing Grade	II
Conservation Area	N
Use Class	Domestic 1 - Vernacular House
Function	House
Historic Function	House
Building Date	
Period	Late Georgian
Century	C19
Approximate Date	E19
Precise Date	
Architect	Unknown
Architectural Style	Vernacular
Plan Form	'T'-shaped
Number of Storeys	2
Structural Alteration	None
Materials	Brick
Dressings	
Roof Material	Thatch

Listed Building Description:

House. Probably early C19. Brick walls, thatched roof, brick stacks. Two storeys. Two-storeyed rear addition with slate roof. Single-storey lean-to on east, with slate roof. Ledged entrance door, in lean-to. Original central door altered to form window. Ground and first floors each have three casement windows with glazing bars. RCHM Monument 22.



Plate 13: View of Hurst Dairy House / Dairy Cottage

12.3 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	The building is dated to a period when most buildings are listed.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.
Architectural Interest	
Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key reason this building is listed.
Aesthetic Interest	Thatched cottages are generally viewed as having aesthetic merit.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.
Historic Interest	This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.

Group Value		There is group value with the adjacent historic barn.
Other Factors		
Example of Regional Specialism		The building is not an example of a regional industrial specialism.
Contribution of Setting		None – the building would be listed whatever the setting
Degree of Alteration		This building is little altered which is part of the reason why it is listed.
Reason Building is Listed		The Building dates from a period when most buildings are listed.

12.4 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria		Factor
Evidential		Low The building dates from a period when the physical evidence of the building adds little novel information.
Historical	Illustrative	None The building does not illustrate an unusual historic connection.
	Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic	Design	Design is not a key reason this building is listed.
	Detailing & Craftsmanship Architect	The building is not the work of a prominent architect.
	Innovation	This building does not use innovative building techniques or materials.
Communal		Low The building is visible from the public realm so it does have a communal value albeit a very low one.

The Setting

The building is set within its own garden, adjacent to a disused farmyard.

What Can Be Experienced?

A 19th century farmhouse

Who Experiences the Building?

Residents of the farmhouse - the building is not experienced by the general public.

From Where can the Building be Experienced?

From within its own garden.



Plate 14: View of area 2 from public highway adjacent to Hurst Dairy House

NOTE: These images are taken from the public highway. The view from the heritage asset is obscured by a substantial tall hedgerow surrounding the building and is therefore far more restricted than the view presented above.



Figure 31: Visibility from ground floor level, Hurst Dairy House, 1:5000 @ A3



Figure 32: Visibility from first floor level, Hurst Dairy House, 1:5000 @ A3

12.5 Hurst Green, Hurst Rd

Building: Hurst Green, Hurst Rd

Listed Grade: II

Original Function: Residential

Current Function: Residential

Date of Building: 18th century, L18-E19

Materials: Rendered, thatch

Storeys: 2

Distance to Conservation Area: 461m

Nearest Proposed Extraction Area: 2

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area (m)</i>	810	240
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	No	Yes
<i>Visible from first floor?</i>	No	Yes
<i>Reason for non-visibility</i>	Hedgerows / Trees	

12.6 The Building

Listing Reference Number 108657

Listing Grade II

Conservation Area N

Use Class Domestic 1 - Vernacular House

Function House

Historic Function House

Building Date

Period Georgian

Century C18

Approximate Date L18-E19

Precise Date

Architect Unknown

Architectural Style Vernacular

Plan Form Rectangular 2 cell

Number of Storeys 1.5

Structural Alteration Uncertain

Materials Rendered

Dressings

Roof Material Thatch

Listed Building Description:

SY 79 SE 1/197 MORETON HURST ROAD, (North Side) Hurst Green II Detached cottage. Late C18-early C19. Rendered walls, thatched roof, brick stack. Simple two-room plan with one end stack. One storey and attic. Single-storey lean-to on south with corrugated asbestos roof. Lugged door in part-glazed porch. Ground floor has one timber casement window and one metal window. Attic has two half-dormers with casements. Ground floor room has large open fireplace, part blocked.

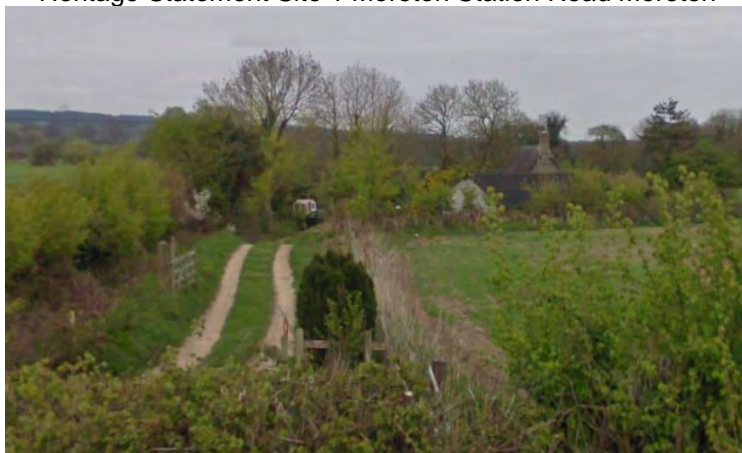


Plate 15: View of Hurst Green Hurst Rd

12.7 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	The building is dated to a period when most buildings are listed.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.
Architectural Interest	
Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key reason this building is listed.
Aesthetic Interest	Thatched cottages are generally viewed as having aesthetic merit.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.
Historic Interest	This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value	None
Other Factors	
Example of Regional Specialism	The building is not an example of a regional industrial specialism.
Contribution of Setting	None – the building would be listed whatever the setting
Degree of Alteration	The low degree of alteration does not diminish the importance of the building.
Reason Building is Listed	The Building dates from a period when most buildings are listed.

12.8 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria	Factor
Evidential	Low The building dates from a period when the physical evidence of the building adds little novel information.
Historical	
Illustrative	None The building does not illustrate an unusual historic connection.
Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic	
Design	Design is not a key reason this building is listed.
Detailing & Craftsmanship Architect	The building is not the work of a prominent architect.
Innovation	This building does not use innovative building techniques or materials.
Communal	None The building does not have a commemorative or symbolic or spiritual function. The building has been used by few people so there is no real social value. The building is not readily visible from the public realm.

The Setting

The building is set within its own garden, some distance from Hurst Road.

What Can Be Experienced?

An 18th century cottage.

Who Experiences The Building?

The residents of the cottage - the building is not experienced by the general public.

From Where can the Building be Experienced?

From within its own garden.

NOTE: No views from Hurst Green can be observed from the public highway.



Figure 33: Visibility from ground floor level, Hurst Green, 1:5000 @ A3



Figure 34: Visibility from first floor level, Hurst Green, 1:5000 @ A3

12.9 Primrose Cottage The Common

Building: Primrose Cottage The Common

Listed Grade: II

Conservation Area Zone: 3

Original Function: Residential

Current Function: Residential

Date of Building: 18th century

Materials: Rendered cob, thatch

Storeys: 2

Nearest Proposed Extraction Area: 1

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area (m)</i>	312	388
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	No	No
<i>Visible from first floor?</i>	No	Yes
<i>Reason for non-visibility</i>	Vegetation, buildings	

12.10 The Building

Listing Reference Number 108654

Listing Grade II

Conservation Area Y

Use Class Domestic 1 - Vernacular House

Function House

Historic Function House

Building Date

Period Georgian

Century C18

Approximate Date

Precise Date

Architect Unknown

Architectural Style Vernacular

Plan Form Rectangular

Number of Storeys 1.5

Structural Alteration Modern porch

Materials Rendered cob, brick

Dressings

Roof Material Thatch

Listed Building Description:

SY 78 NE 3/194 MORETON THE COMMON Primrose Cottage II Cottage. Probably C18. Rendered cob walls, thatched roof, brick end stack. One storey and attics. Single-storey lean-to on south with corrugated asbestos roof. Modern porch. Ground floor has three casement windows with glazing bars. Attic has two dormers with similar casements. Main ground floor room has large open fireplace with timber lintel. RCHM Monument-17-21.



Plate 16: View of Primrose Cottage The Common

This building is located within the Conservation Area. The Conservation Area Appraisal should be consulted for further details.

NOTE: No views from Primrose Cottage can be observed from the public highway.

12.11 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	The building is dated to a period when most buildings are listed.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.
Architectural Interest	
Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key reason this building is listed.
Aesthetic Interest	Thatched cottages are generally viewed as having aesthetic merit.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.

Historic Interest		This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value		There are other nearby historic buildings but this does not significantly add to the importance of the building.
Other Factors		
Example of Regional Specialism		The building is not an example of a regional industrial specialism.
Contribution of Setting		None – the building would be listed whatever the setting
Degree of Alteration		The low degree of alteration does not diminish the importance of the building.
Reason Building is Listed		The Building dates from a period when most buildings are listed.

12.12 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria	Factor
Evidential	Low The building dates from a period when the physical evidence of the building adds little novel information.
Historical	
Illustrative	None The building does not illustrate an unusual historic connection.
Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic	
Design	Design is not a key reason this building is listed.
Detailing & Craftsmanship Architect	The building is not the work of a prominent architect.
Innovation	This building does not use innovative building techniques or materials.
Communal	None The building does not have a commemorative or symbolic or spiritual function. The building has been used by few people so there is no real social value. The building is not readily visible from the public realm.

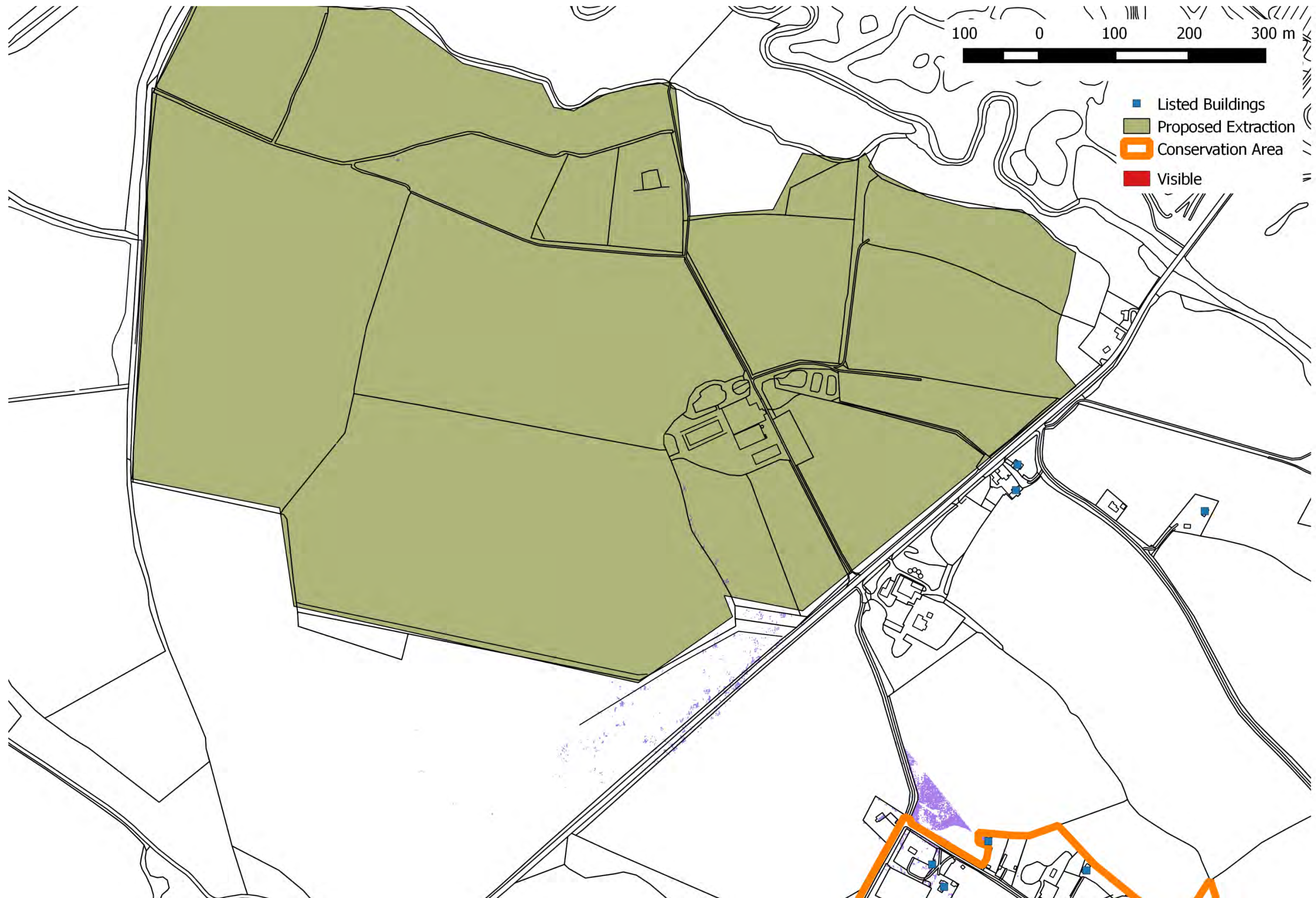


Figure 35: Visibility from ground floor level, Primrose Cottage, 1:5000 @ A3



Figure 36: Visibility from first floor level, Primrose Cottage, 1:5000 @ A3

12.13 Vine Cottage The Common

Building: Vine Cottage The Common

Conservation Area Zone: 3

Original Function: Residential

Current Function: Residential

Date of Building: 19th century

Materials: Rendered, slate

Storeys: 2

Nearest Proposed Extraction Area: 1

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area</i>	281	436
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	Yes	Hedgerow and building partially visible
<i>Visible from first floor?</i>	Yes	Yes
<i>Reason for non-visibility</i>		

12.14 The Building

Listing Reference Number

Listing Grade

Conservation Area Y

Use Class Domestic 1 - Vernacular House

Function House

Historic Function House

Building Date

Period

Century C19

Approximate Date

Precise Date

Architect Unknown

Architectural Style Vernacular

Plan Form Rectangular with extension

Number of Storeys 2

Structural Alteration Extension of indeterminate date

Materials Rendered

Dressings Render

Roof Material Slate



Plate 17: View of Vine Cottage The Common

This building is located within the Conservation Area. The Conservation Area Appraisal should be consulted for further details.

12.15 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	Other factors have to be considered for 19th Century Buildings.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.
Architectural Interest	
Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key factor.
Aesthetic Interest	The structure is not an especially aesthetic building.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.

Historic Interest		This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value		There are other nearby historic buildings but this does not significantly add to the importance of the building.
Other Factors		
Example of Regional Specialism		The building is not an example of a regional industrial specialism.
Contribution of Setting		None – the building is important whatever the setting
Degree of Alteration		The low degree of alteration does not diminish the importance of the building.
Reason Building is Listed		N/A

12.16 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria	Factor
Evidential	Low The building dates from a period when the physical evidence of the building adds little novel information.
Historical	
Illustrative	None The building does not illustrate an unusual historic connection.
Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic	
Design Detailing & Craftsmanship Architect	Design is not a key factor. The building is not the work of a prominent architect.
Innovation	This building does not use innovative building techniques or materials.
Communal	None The building is not visible from the public realm



Plate 18: View towards area 2 from public highway outside Vine Cottage

NOTE: This image is taken from the public highway. The view from the heritage asset is obscured by a substantial hedgerow surrounding the building and is therefore far more restricted than the view presented above.



Figure 37: Visibility from ground floor level, Vine Cottage, 1:5000 @ A3



Figure 38: Visibility from first floor level, Vine Cottage, 1:5000 @ A3

12.17 Bwthyn, Pallington

Building: Bwthyn, Pallington

Listed Grade: II

Original Function: Residential

Current Function: Residential

Date of Building: 18th century, 1765

Materials: Brick, thatch

Storeys: 2

Distance to Conservation Area: 1552m

Nearest Proposed Extraction Area: 2

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area (m)</i>	1676	453
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	No	No
<i>Visible from first floor?</i>	No	Yes
<i>Reason for non-visibility</i>	Vegetation, buildings	

12.18 The Building

Listing Reference Number 108517

Listing Grade II

Conservation Area N

Use Class Domestic 1 - Vernacular House

Function House

Historic Function House

Building Date

Period Georgian

Century 18th

Approximate Date 1765

Precise Date

Architect Unknown

Architectural Style Vernacular

Plan Form Rectangular

Number of Storeys 1.5

Structural Alteration Modern porch and lean-to extension

Materials Brick

Dressings

Roof Material Thatch

Listed Building Description:

Detached cottage. Dated by stone on front wall - "Fisher's Tenement, 1765". Brick walls. Thatched roof. Brick stack. One storey and attics. Central door in modern porch with tiled roof. Ground floor has two casement windows with cast iron lights. Attic has three part-dormers with casements and cast iron lights. Modern lean-to extension at rear. RCHM Monument 11.



Plate 19: View of Bwthyn (Images of England)

12.19 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	The building is dated to a period when most buildings are listed.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.
Architectural Interest	
Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key reason this building is listed.
Aesthetic Interest	The structure is not an especially aesthetic building.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.
Historic Interest	This building does not illustrate important aspects of the

nation's history. It is not associated with a Nationally Important person.

Group Value		There are few nearby historic buildings so there is no group value.
Other Factors		
Example of Regional Specialism		The building is not an example of a regional industrial specialism.
Contribution of Setting		None – the building would be listed whatever the setting
Degree of Alteration		This building is little altered which is part of the reason why it is listed.
Reason Building is Listed		The Building dates from a period when most buildings are listed.

12.20 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria	Factor
Evidential	Low The building dates from a period when the physical evidence of the building adds little novel information.
Historical	
Illustrative	None The building does not illustrate an unusual historic connection.
Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic	
Design	Design is not a key reason this building is listed.
Detailing & Craftsmanship Architect	The building is not the work of a prominent architect.
Innovation	This building does not use innovative building techniques or materials.
Communal	Low The building is visible from the public realm so it does have a communal value albeit a very low one.

The Setting

The building faces onto a road. The rear of the building is entirely enclosed by a garden hedge.

What Can Be Experienced?

An 18th century cottage

Who Experiences The Building?

The residents of the building and those passing by on the road

Where can the Building be Experienced?

From the public highway and from its own garden



Plate 20: View towards area 2 from the public highway adjacent to Bwthyn

NOTE: This image is taken from the public highway. The view from the heritage asset is obscured by a substantial hedgerow surrounding the building and is therefore far more restricted than the view presented above.

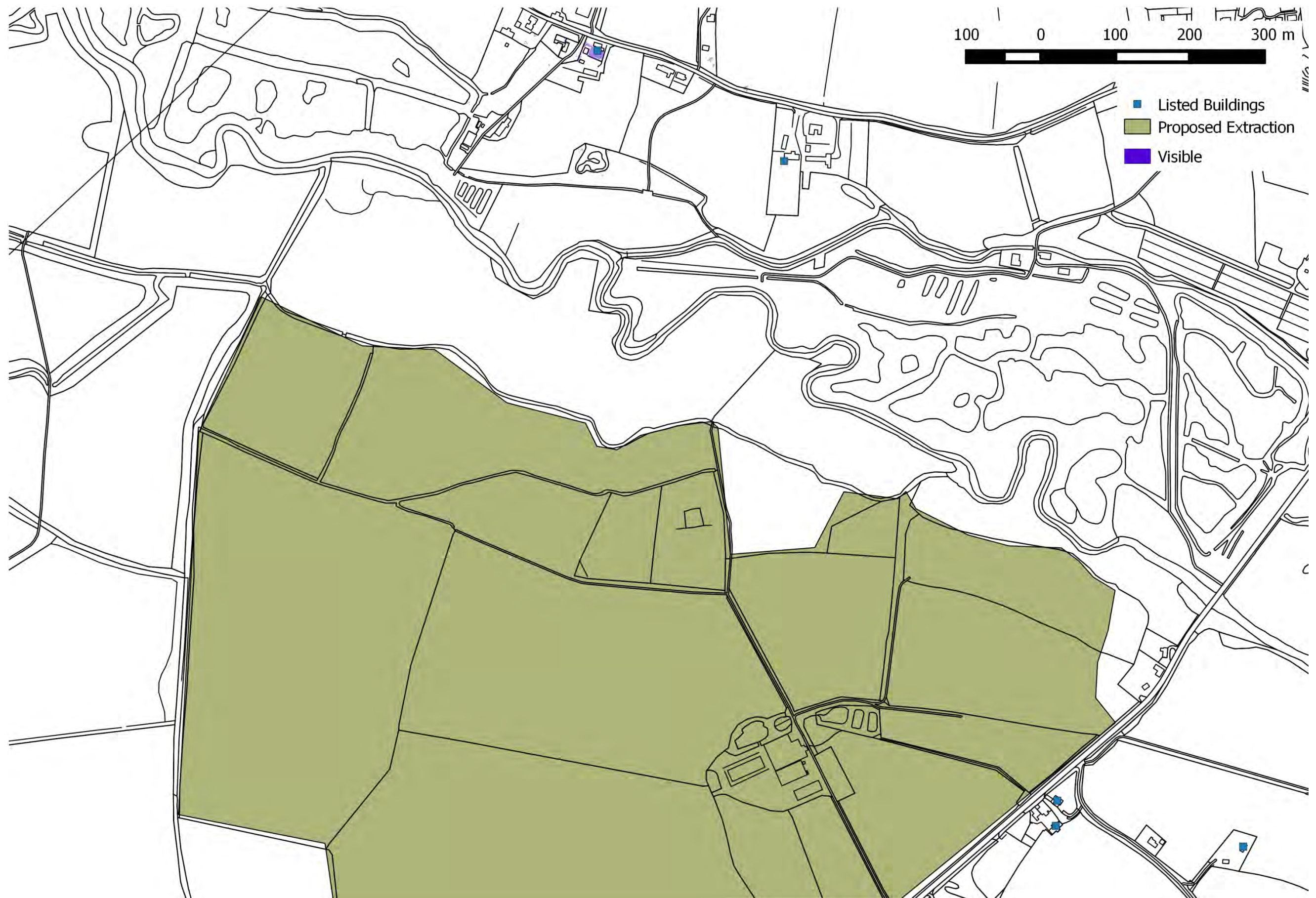


Figure 39: Visibility from ground floor level, Bwthyn, 1:5000 @ A3

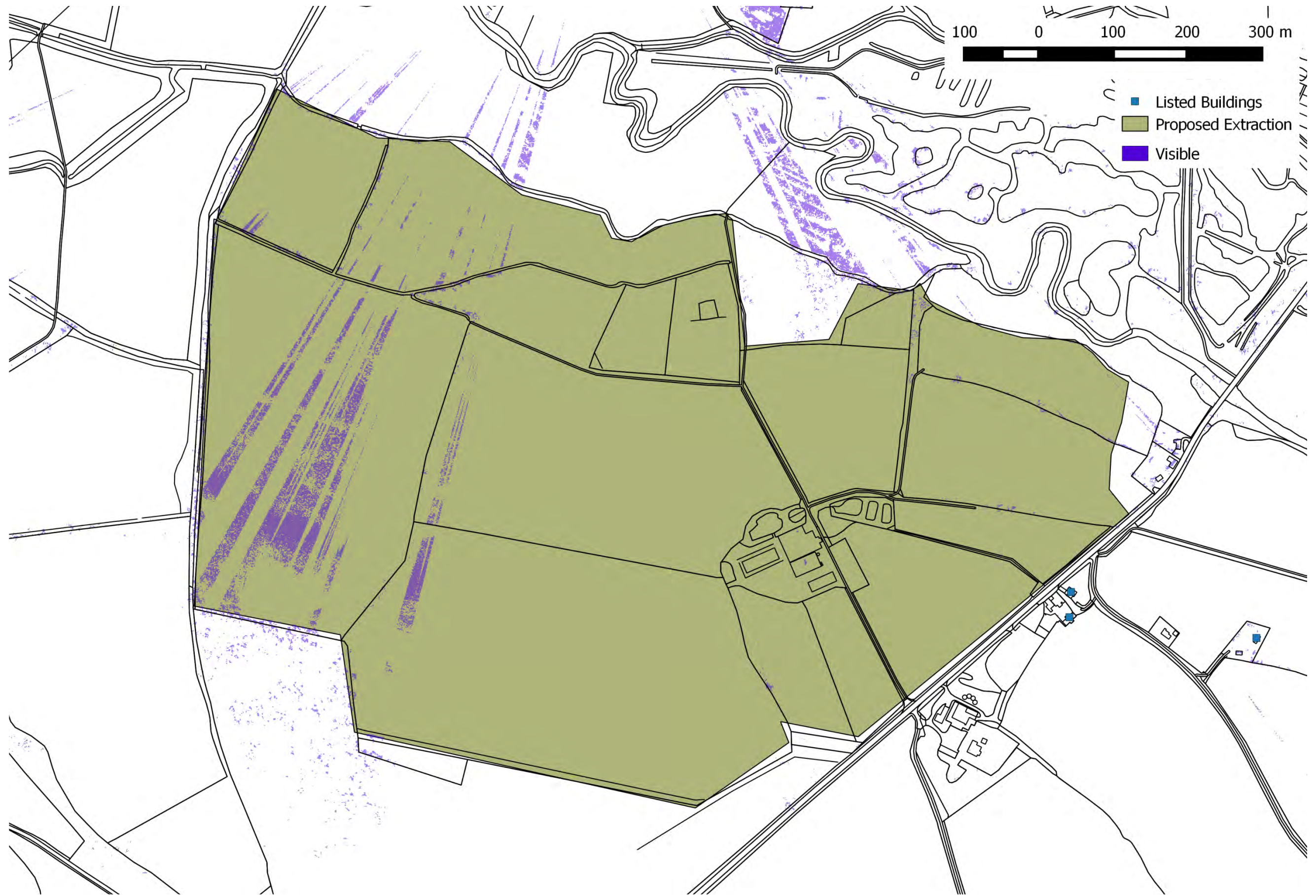


Figure 40: Visibility from first floor level, Bwthyn, 1:5000 @ A3

12.21 Pallington Farm House

Building: Pallington Farm House, Pallington

Listed Grade: II

Original Function: Residential

Current Function: Residential

Date of Building: 18th century, 1780

Materials: Brick, tile

Storeys: 3

Distance to Conservation Area: 1357m

Nearest Proposed Extraction Area: 2

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area (m)</i>	1558	366
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	No	No
<i>Visible from first floor?</i>	No	Yes
<i>Visible from second floor?</i>	No	Yes
<i>Reason for non-visibility</i>	Vegetation, buildings	

12.22 The Building

Listing Reference Number	108518
Listing Grade	II
Conservation Area	N
Use Class	Domestic 1 - Vernacular House
Function	House
Historic Function	House
Building Date	
Period	Georgian
Century	18th
Approximate Date	1780
Precise Date	
Architect	Unknown
Architectural Style	Vernacular
Plan Form	L-shape
Number of Storeys	2.5
Structural Alteration	None
Materials	Brick
Dressings	Stone
Roof Material	Tile

Listed Building Description:

Farmhouse. Built 1780. (Diary of James Frampton). Brick walls, tiled roofs with stone eaves courses. Brick dentil cornice at eaves. Brick stacks with ornamental caps. Originally L-shaped in plan, additional wing built late C18-early C19 in matching style. Two storeys and attics. All windows stone mullioned - a late survival of this style - with modern metal casements. Northern elevation facing road, has three windows on ground floor and five on first floor. Gabled dormer to attic. Entrance now in west elevation at junction of original building and extension. Interior much altered. RCHM Monument 9.



Plate 21: View of Pallington Farm House (Images of England)

12.23 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	The building is dated to a period when most buildings are listed.
Rarity of Building Type	Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect	The building is not the work of a prominent architect.
Architectural Interest	
Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key reason this building is listed.
Aesthetic Interest	The structure is not an especially aesthetic building.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not particularly significant.
Historic Interest	This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value	There are few nearby historic buildings so there is no group value.
Other Factors	

Example of Regional Specialism	The building is not an example of a regional industrial specialism.
Contribution of Setting	None – the building would be listed whatever the setting
Degree of Alteration	The degree of alteration does not diminish the importance of the building.
Reason Building is Listed	The Building dates from a period when most buildings are listed.

12.24 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria	Factor
Evidential	Low The building dates from a period when the physical evidence of the building adds little novel information.
Historical	
Illustrative	None The building does not illustrate an unusual historic connection.
Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic	
Design	Design is not a key reason this building is listed.
Detailing & Craftsmanship Architect	The building is not the work of a prominent architect.
Innovation	This building does not use innovative building techniques or materials.
Communal	None The building does not have a commemorative or symbolic or spiritual function. The building has been used by few people so there is no real social value. The building is not readily visible from the public realm.

The Setting

The building is set in its own enclosed garden

What Can Be Experienced?

An 18th century house

Who Experiences The Building?

Residents of the building - the building is not experienced by the general public

Where can the Building be Experienced?

From within its own garden



Plate 22: View towards the development area from the public highway adjacent to Pallington Farm House

NOTE: This image is taken from the public highway. The view from the heritage asset is obscured by a substantial hedgerow surrounding the building and is therefore far more restricted than the view presented above.



Figure 41: Visibility from ground floor level, Pallington Farm House, 1:5000 @ A3

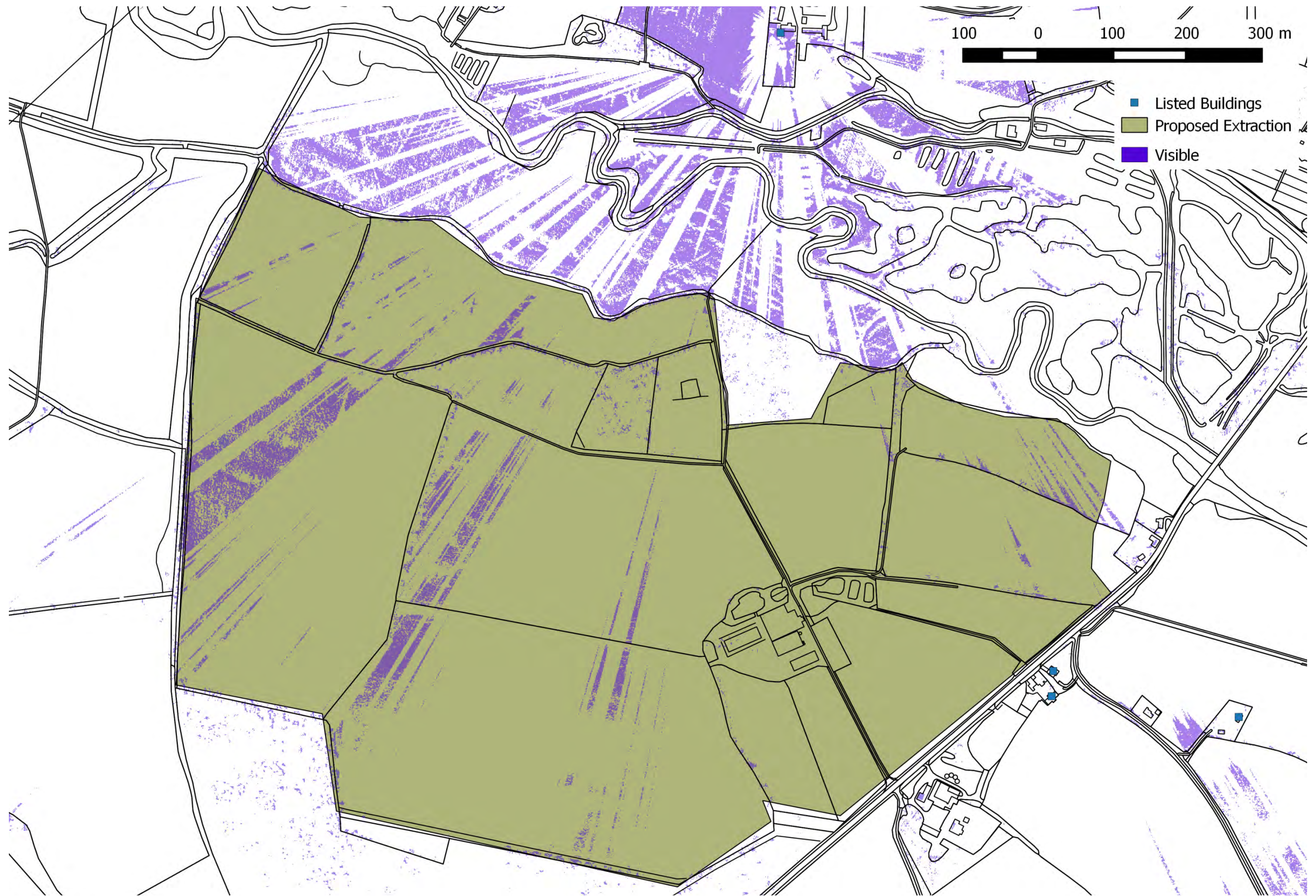


Figure 42: Visibility from first floor level, Pallington Farm House, 1:5000 @ A3



Figure 43: Visibility from second floor level, Pallington Farm House, 1:5000 @ A3

12.25 Clyffe House, Tinkleton

Building: Clyffe House, Tinkleton

Listed Grade: II

Original Function: Residential

Current Function: Residential

Date of Building: 19th century, 1842

Materials: Brick, stone slate

Storeys: 2

Distance to Conservation Area: 2600m

Nearest Proposed Extraction Area: 2

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area (m)</i>	2675	1238
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	No	Yes
<i>Visible from first floor?</i>	No	Yes
<i>Visible from second floor?</i>	No	Yes
<i>Reason for non-visibility</i>	Vegetation & buildings	

12.26 The Building

Listing Reference Number	106351
Listing Grade	II
Conservation Area	N
Use Class	Domestic - Country House
Function	House
Historic Function	House
Building Date	
Period	Victorian
Century	19th
Approximate Date	1842
Precise Date	
Architect	Benjamin Ferrey
Architectural Style	Gothic revival
Plan Form	H-plan
Number of Storeys	2.5
Structural Alteration	Converted to house and flats
Materials	Brick
Dressings	Stone
Roof Material	Stone

Listed Building Description:

Country house, converted to one house and 3 flats. Built 1842, architect Benjamin Ferrey. Brick walls with some diaper patterning in burnt headers, and stone dressings. Stone slate roof with parapets and coped gables. Brick stacks set symmetrically, with star-shaped shafts with oversailing caps. H-plan. 2 storeys and attic. Main north front has central 2-storeyed porch with projecting gabled wings each end. Semi octagonal blocks in the inner angles. In porch, a moulded 4-centred arched door opening. On first floor a canted oriel with solid hipped crested cap, moulded cill, and stone mullioned and transomed windows with arched lights. Wing at left end has C20 round arched doorway. Ground and first floors each have a 4-light stone mullioned and transomed window with ornamental cast iron glazing - that on first floor with hoodmould. Attic has 2-light stone mullioned window with

hoodmould. Wing at right end similar, but no ground floor window. In the semi-octagonal blocks, ground and first floors each have a 2-light mullioned and transomed window with ornamental cast iron glazing. Similar windows in sections between these blocks and the porch, but first floor windows have lost their glazing. Attic has 2 gabled dormers, with mullioned windows. Internally, in Clyffe Manor House, main entrance hall has contemporary oak panelling, panelled ceiling with moulded ribs, 4-centred arched panelled doors, 4-centred arched fireplace surround, and transverse arches. Closed string stair with twisted and turned balusters and moulded handrail. Other contemporary ceilings, and fireplaces. In recess off stair hall some re-used C17 carved panelling. In Clyffe House East, main ground floor rooms have contemporary panelling and ceilings. Under conversion at time of survey (April 1986). (RCHM Monument 2 Dorset Vol III)



Plate 23: View of Clyffe House Tincleton (Images of England)

The Setting

The building is set in its own grounds on a drive running north from the nearest public highway.

12.27 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria

Date

Rarity of Building Type

Work of prominent Architect

Architectural Interest

Architectural Style

Architectural Design

Aesthetic Interest

Decoration

Craftsmanship/Virtuosity

Innovation

Significant Plan Form

Factor

Other factors have to be considered for Victorian Buildings.

Houses are the commonest type of historic building so this is not a factor.

While Benjamin Ferrey is a prominent architect this is not a factor in why this building is listed.

The building is built in the Gothic Revival style.

Design is a factor due to the plan form and architectural style.

The building has aesthetic merit.

The decorative brickwork adds to the interest of the building.

The building does not demonstrate an exceptional standard of craftsmanship.

This building does not use innovative building techniques or materials.

The building has a less common plan form giving some

Historic Interest	interest.	This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value		There are other contemporary building nearby.
Other Factors		
Example of Regional Specialism	The building is not an example of a regional industrial specialism.	
Contribution of Setting	None – the building would be listed whatever the setting	
Degree of Alteration	The degree of alteration does not diminish the importance of the building.	
Reason Building is Listed	The building is listed as it is a good example of a Victorian country house with an interesting plan form and architectural style.	

12.28 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria		Factor
Evidential		LowThe building dates from a period when the physical evidence of the building adds little novel information.
Historical	Illustrative	None The building does not illustrate an unusual historic connection.
	Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic	Design	Design is a factor due to the plan form and architectural style.
	Detailing & Craftsmanship Architect	While Benjamin Ferrey is a prominent architect this is not a factor in why this building is listed.
	Innovation	This building does not use innovative building techniques or materials.
Communal		None

What Can Be Experienced?

A 19th century country house now split into separate residences

Who Experiences The Building?

Residents of the building - the building is not experienced by the general public

Where can the Building be Experienced?

From within its own grounds. Distant views are possible from the public highway to the south.

NOTE: No views from Clyffe House can be observed from the public highway.

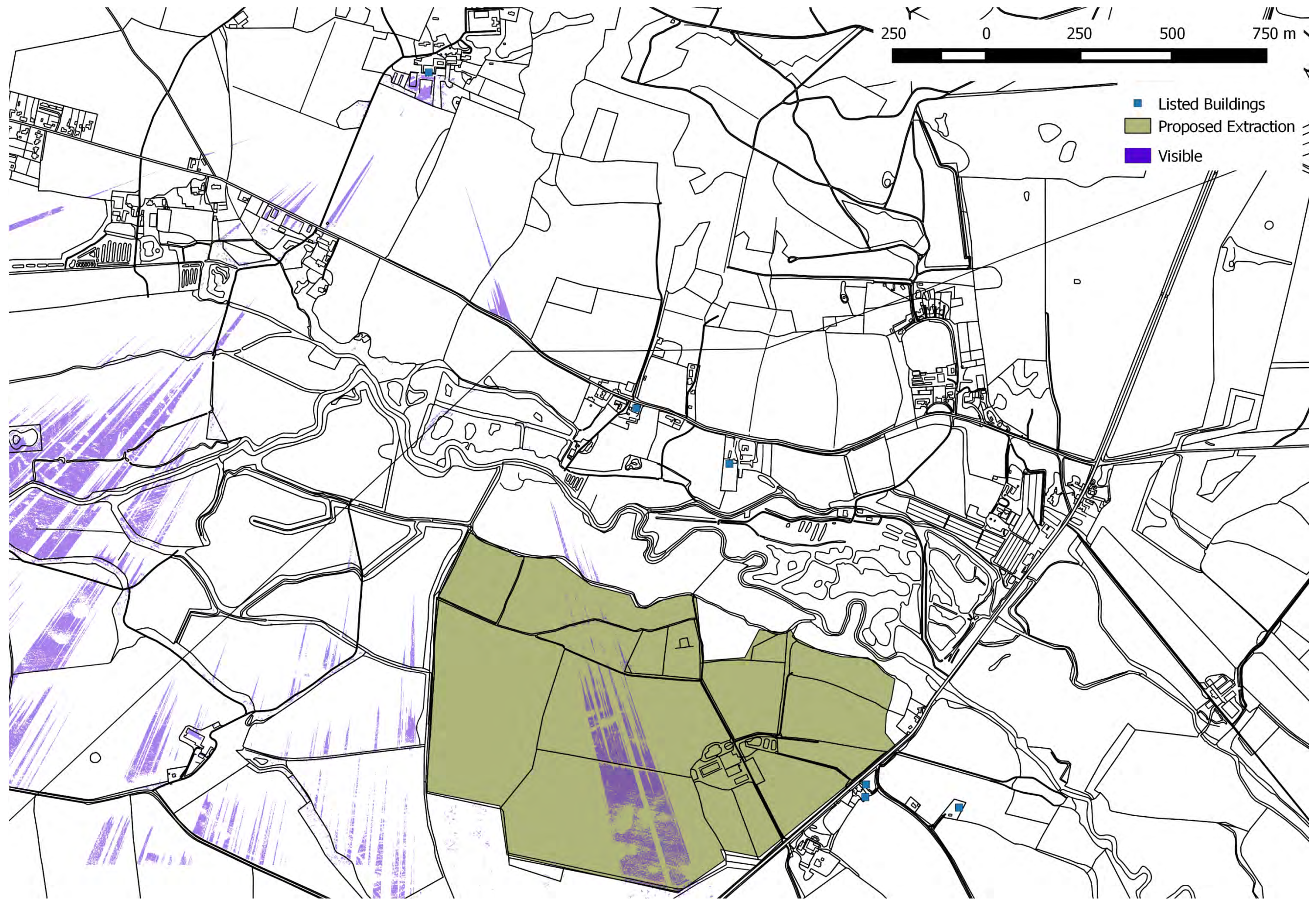


Figure 44: Visibility from ground floor level, Clyffe House, 1:10,000 @ A3

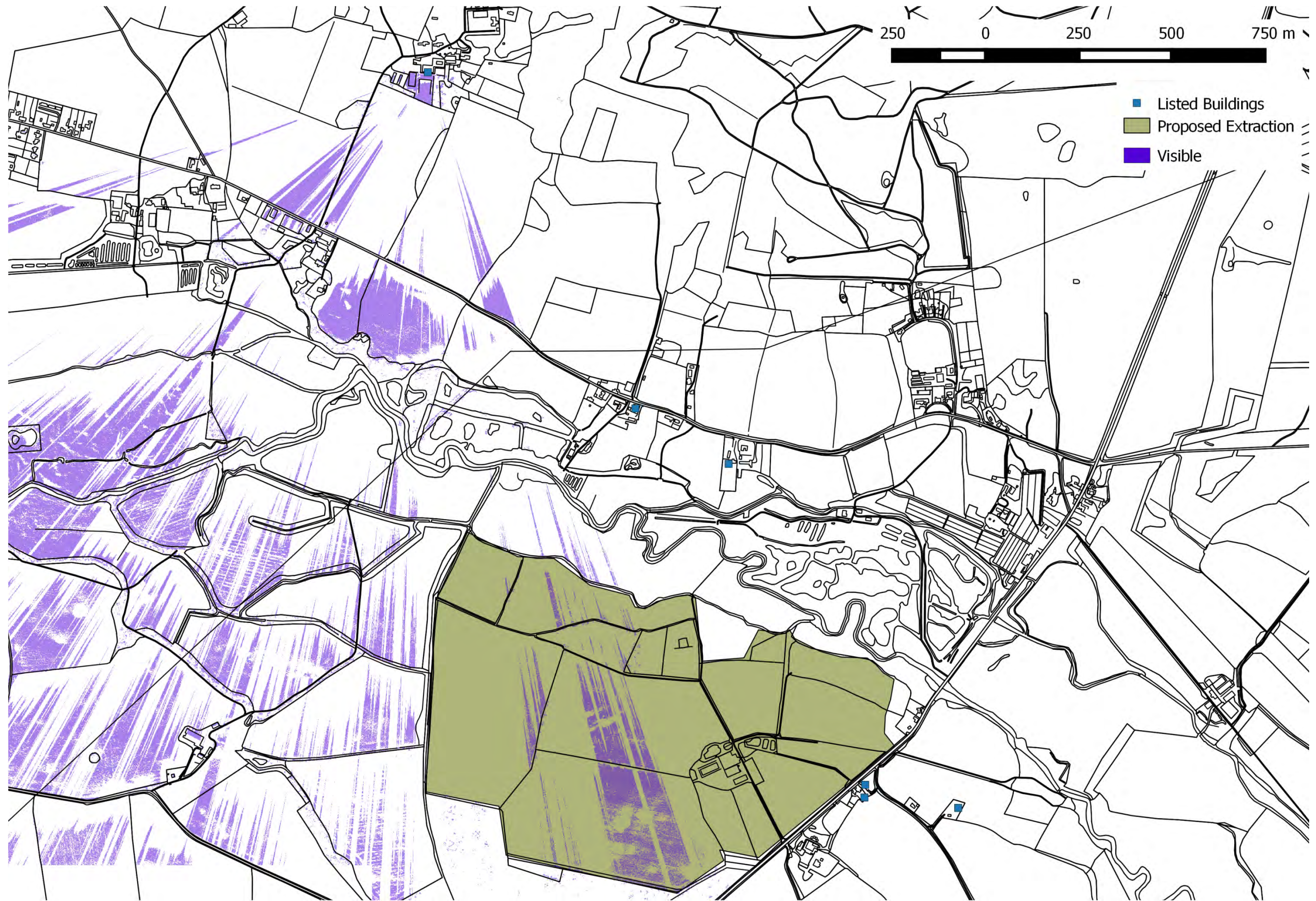


Figure 45: Visibility from first floor level, Clyffe House, 1:10,000 @ A3



Figure 46: Visibility from second floor level, Clyffe House, 1:10,000 @ A3

12.29 Hurst (South) Bridge

Building: Hurst (South) Bridge

Listed Grade: II

Original Function: Bridge

Current Function: Bridge

Date of Building: 19th century, 1834

Materials: Stone

Distance to Conservation Area: 770m

Nearest Proposed Extraction Area: 2

	Extraction Area 1	Extraction Area 2
<i>Distance to Extraction Area (m)</i>	1127	131
<i>Theoretically visible?</i>	Yes	Yes
<i>Visible from ground floor?</i>	No	Yes
<i>Reason for non-visibility</i>	Vegetation	

12.30 The Building

Listing Reference Number 1425777

Listing Grade II

Conservation Area N

Use Class Transport - Road Bridge

Function Bridge

Historic Function Bridge

Building Date

Period Victorian

Century 19th

Approximate Date 1834

Precise Date

Architect William Evans

Architectural Style Utilitarian

Plan Form Bridge

Number of Storeys N/A

Structural Alteration None

Materials brick, stone

Dressings Stone

Roof Material N/A

Listed Building Description:

The largest of three bridges over the River Frome built in 1834 to designs by Dorset's County Surveyor, William Evans.

Reasons for Designation

Hurst (South) Bridge, the largest of originally three bridges over the River Frome, built in 1834 to designs by Dorset's County Surveyor, William Evans, is listed at Grade II for the following principal reasons:

** Architectural and engineering interest: as a good and representative early-C19 intact example of a large, multi-span bridge in a rural setting designed by a named local engineer; * Historic interest: as an interesting example of an early-C19 development of an*

*important local causeway over the water meadows of the River Frome, funded through public subscription; * Intactness: the bridge has survived well.*

History

Designed by Dorset's County Surveyor, William Evans, it is the largest of three bridges built in 1834 as part of a causeway over the water meadows of the River Frome. They were funded by public subscription following an initial anonymous donation. The contract for the three bridges, which were built by George and William Slade, stonemasons of Dorchester, was in the sum of £795. The two other, smaller bridges situated to the north that were also designed by William Evans, were completely rebuilt in the late C20.

Details

The largest of originally three bridges over the water meadows of the River Frome near Moreton, built in 1834 to designs by Dorset's County Surveyor, William Evans.

The eight-span bridge is constructed in brick with Portland stone cut-waters and copings and with footings of Ridgeway flagstone. Its eight segmental arches have piers between them with rounded cut-waters. The latter are straight-sided and finished with rounded tops level with the apices of the arches. To the centre of the bridge is a large diamond shaped pier with a large triangular cutwater at each end continued up to parapet level and forming a pedestrian refuge. The ends of the parapet walls curve outwards and are finished with small brick piers.

Selected Sources

Books and journals

McFetrich, D, Parsons, J, Discover Dorset Bridges, (1998), 57

Royal Commission on Historical Monuments, , Dorset II: South East, (1970), Vol. II, part 1, p 5 & 175

Other

English Heritage scheduling files, refs AA62781/1 & AA62781/2

National Grid Reference: SY7953690485



Plate 24: View of Hurst (South) Bridge

12.31 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria	Factor
Date	Other factors have to be considered for Victorian structures.
Rarity of Building Type	Bridges are a common type of listed structure.
Work of prominent Architect	The building is not the work of a prominent architect.
Architectural Interest	
Architectural Style	The building does not have a defined architectural style so this is not a factor.
Architectural Design	Design is not a key reason this building is listed.
Aesthetic Interest	The structure is not an especially aesthetic building.
Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
Craftsmanship/Virtuosity	The building does not demonstrate an exceptional standard of craftsmanship.
Innovation	This building does not use innovative building techniques or materials.
Significant Plan Form	The plan form is not unusual for a bridge.
Historic Interest	This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.

Group Value		There are few nearby historic buildings so there is no group value.
Other Factors		
Example of Regional Specialism		The building is not an example of a regional industrial specialism.
Contribution of Setting		None – the building would be listed whatever the setting
Degree of Alteration		The low degree of alteration does not diminish the importance of the building.
Reason Building is Listed		the bridge is listed as it is a largely unaltered Victorian structure.

12.32 Summary of “Significance HE”

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria		Factor
Evidential		Some. Even with a late date, given that this building was innovative there is the potential for information to be gained from its “archaeological study”.
Historical	Illustrative	None The building does not illustrate an unusual historic connection.
	Association	None The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic	Design	Design is not a key reason this building is listed.
	Detailing & Craftsmanship Architect	The building is not the work of a prominent architect.
	Innovation	This building does not use innovative building techniques or materials.
Communal		Some There is a landmark quality to all road bridges.

The Setting

The B3390 crosses the bridge and the river Frome runs beneath it. It is located a short distance from the nearest building and is surrounded by trees and vegetation, with views to fields to either side of the bridge.

What Can Be Experienced?

A 19th century road bridge

Who Experiences The Bridge?

Travellers on the B3390

Where can the Bridge be Experienced

From the B3390



Plate 25: View of Hurst (South) Bridge



Plate 26: View towards area 2 from Hurst (South) Bridge



Plate 27: View towards area 2 from Hurst (South) Bridge

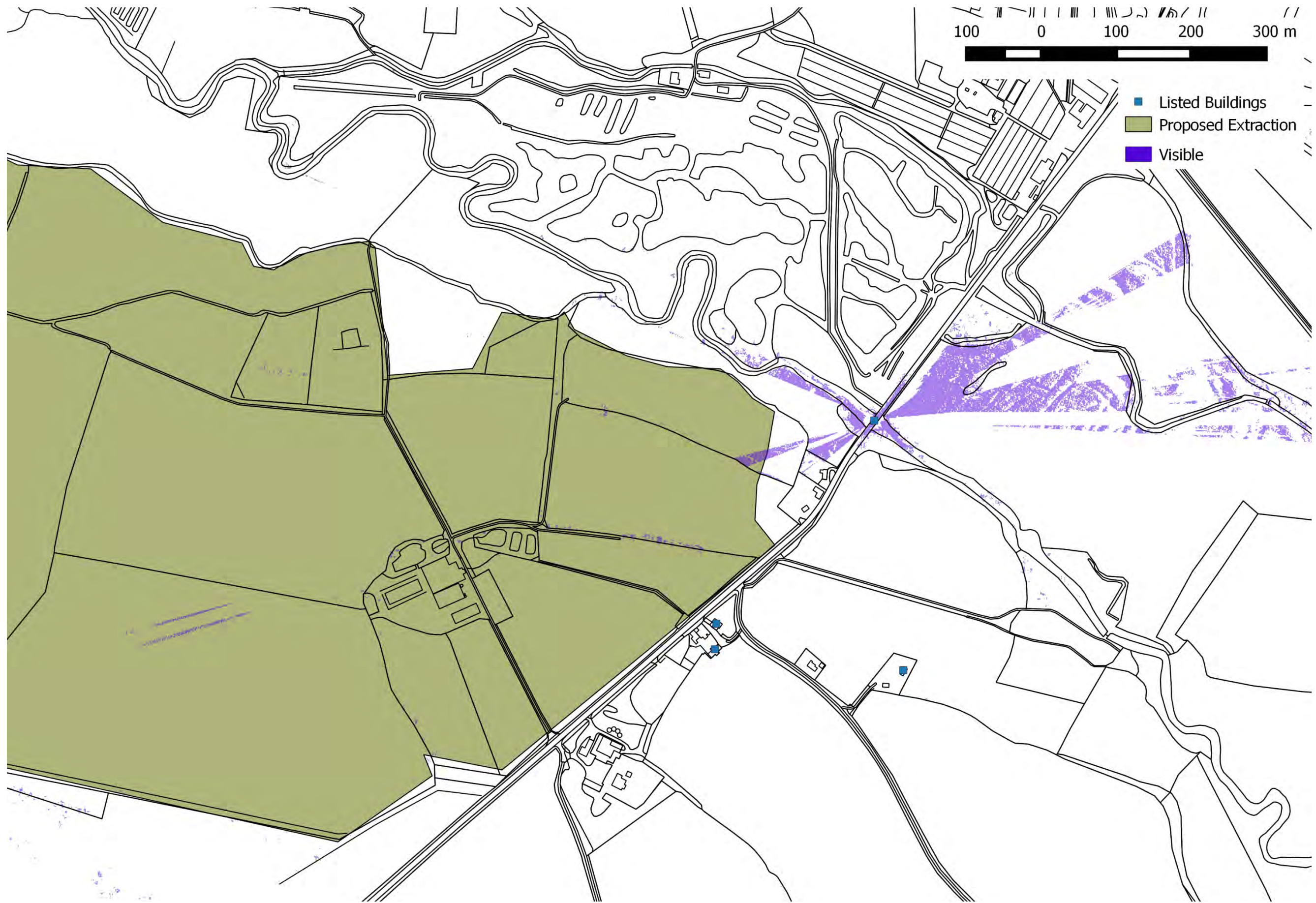


Figure 47: Visibility from bridge, 1:5000 @ A3

13. Strategic Analysis AS-26

The Document Dorset Minerals Sustainability Assessment Published in Minerals Strategy – with modifications updated August 2013, presented a Strategic Review of the Impact of Gravel Extraction on the Historic Environment of Moreton. There have been no further designations.

C9 Does the proposal have any impact on historic landscapes?

- A** Very significant adverse impact
Site contains a Grade I Registered Park or Garden, Historic Landscape Character of national importance or a Conservation Area
- B** Significant adverse impact
Site provides the setting to a Grade I Registered Park or Garden or Historic Landscape Character of national importance or a Conservation Area
Site contains a Grade II* or Grade II Registered Park or Garden or seriously affects its setting
Site is within a significant undesignated historic landscape
- C** Less significant **adverse** impact

Site would result in a time-limited impact on the setting of a Registered Park or Garden or Conservation Area
Site is in the vicinity of a significant undesignated historic landscape and would affect its setting
- D** No significant or negligible impact Site is not considered to have any identified historic landscape constraint
- E** Positive impact
Provides an opportunity to enhance existing features

There are no recorded designations of historic landscapes proximate to the site

C10 Does the proposal have any impact on historic buildings?

- A** Very significant adverse impact
• Site contains a Grade I Listed Building or seriously affects its setting
- B** Significant adverse impact
• Site contains a Grade II* or II listed building or seriously affects its setting
- C** Less significant **adverse** impact
• Site would result in a time-limited impact on the setting of a listed building.
- Located approximately 50m to the south east of the site boundary are two Grade II listed buildings: an agricultural barn ID 108679 and Hurst Dairy Cottage ID 108678. Neither property would be

physically affected by the proposed mineral extraction. The principal impact would arise from a temporary change of use of adjacent land.

Also 200m to the north east on the B3390 is Hurst Bridge ID 1002422 a scheduled ancient monument. Although narrow the bridge is not subject to a weight restriction. However, more detailed traffic impact assessment may be appropriate to determine the potential impact of HGV traffic passing over this structure when travelling from the site in a northerly direction.

- D o significant or negligible impact
- Site is not considered to have any identified historic building constraint

Further four listed properties are recorded as located within 500m of the south eastern end of the site towards the general direction of the village of Moreton. These comprise mainly single dwellings that are all well screened by existing mature vegetation.

- E Positive impact
- Proposal provides an opportunity to enhance existing historic buildings or their settings and/or proposal provides material required for repair of historic buildings

14. Strategic Analysis

The Following tables compares the numbers of heritage assets in the vicinity of each of the proposed extraction areas

14.1 Minor Designated Heritage Assets & Major Archaeological Sites on the proposed Extraction Area

Rank	Land	Lesser Designated Heritage Assets		Archaeological Sites Major	
		Conservation Area	Grade II	Pre Medieval Major	Medieval Major
1	AS19 Woodsford Extension	0	0	3	0
2	AS06 Great Plantation	0	0	0	0
2	AS28a Gallows Hill A PK16 Swanworth Quarry Extension	0	0	0	0
2	AS08 Horton Heath	0	0	1	0
3	AS09 Hurn Court Farm	0	0	0	0
3	AS12 Philliol's Farm	0	0	0	0
3	AS13 Roeshot	0	0	0	0
3	AS15 Tatchells	0	0	0	0
3	AS22 Trigon Hill	0	0	0	0
3	AS25 Station Road	0	0	0	0
3	AS26 Hurst Farm	0	0	0	0

14.2 Nationally Important Designated Heritage Assets within 250m of Extraction Area

Land	Grade 1	Grade II*	Scheduled Monument	Total
AS06 Great Plantation	0	0	5	5
PK16 Swanworth Quarry Extension	0	0	3	3
AS08 Horton Heath	0	0	2	2
AS12 Philliol's Farm	0	0	1	1
AS13 Roeshot	0	0	1	1
AS22 Trigon Hill	0	0	1	1
AS09 Hurn Court Farm	0	0	0	0
AS15 Tatchells	0	0	0	0
AS19 Woodsford Extension	0	0	0	0
AS25 Station Road	0	0	0	0
AS26 Hurst Farm	0	0	0	0
AS28a Gallows Hill A	0	0	0	0

14.3 Lesser Heritage Assets within 250m of Extraction Area

Archaeological Sites

Land	Grade II	Conservation Area	Pre Medieval Major	Medieval Major	Post Medieval Major	Defence of Britain
AS06 Great Plantation	0	0	1	0	0	0
AS08 Horton Heath	0	0	0	0	0	0
AS09 Hurn Court Farm	3	0	0	0	0	0
AS12 Philliol's Farm	3	0	0	0	0	1
AS13 Roeshot	5	1	0	0	0	0
AS15 Tatchells	0	0	0	0	0	2
AS19 Woodsford Extension	1	0	1	0	0	1
AS22 Trigon Hill	0	0	1	0	0	0
AS25 Station Road	4	1	0	0	0	0
AS26 Hurst Farm	4	0	0	0	0	0
AS28a Gallows Hill A	0	0	0	0	0	2
PK16 Swanworth Quarry Extn	0	0	1	0	0	0

14.4 Minor Heritage Assets within 250m of Extraction Area

Land	Locally Listed	Pre Medieval Minor	Medieval Minor	Post Medieval Minor
AS06 Great Plantation	0	0	0	3
AS08 Horton Heath	0	0	1	1
AS09 Hurn Court Farm	0	0	0	0
AS12 Philliol's Farm	0	1	0	5
AS13 Roeshot	0	0	0	0
AS15 Tatchells	0	0	0	4
AS19 Woodsford Extension	0	1	0	1
AS22 Trigon Hill	0	0	0	0
AS25 Station Road	0	0	1	0
AS26 Hurst Farm	0	2	0	1
AS28a Gallows Hill A	0	0	0	4
PK16 Swanworth Quarry Extension	0	3	2	3

14.5 Nationally Important Designated Heritage Assets with 1 km

Land	Grade 1	Grade II*	Scheduled Monument	Parks & Gardens	Total
AS06 Great Plantation	0	0	7		7
AS08 Horton Heath	0	0	4		4
AS09 Hurn Court Farm	0	0	0		0
AS12 Philliol's Farm	0	0	4		4
AS13 Roeshot	0	1	1		2
AS15 Tatchells	0	0	5		5
AS19 Woodsford Extension	1	0	0		1
AS22 Trigon Hill	0	0	1		1
AS25 Station Road	1	1	0		2
AS26 Hurst Farm	0	0	0		0
AS28a Gallows Hill A	0	0	5		5
PK16 Swanworth Quarry Extension	1	1	6	1	9

15. Discussion and Conclusion

15.1 Discussion

It has to be accepted that there are few areas of southern England where gravel extraction can take place without destroying archaeological sites or impacting on the setting of heritage assets. Thus strategic assessment has the aim of identifying which areas of land are clearly excluded from the process of site selection by causing unacceptable harm to the historic environment.

It has to be accepted that no physical harm will be caused by the proposals to designated heritage assets, and therefore the harm has to be regarded as less than substantial harm therefore Paragraph 134 of the NPPF applies:

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

unless it can be demonstrated that there is a substantial harm to the significance, caused by a changed setting. Therefore given that NPPF states that great weight should be given to the benefits of mineral extraction, minor alteration to the settings of less important Heritage Assets will be outweighed by the benefits of mineral extraction.

15.2 Extraction Area AS 25

The extraction area borders the Moreton Conservation Area. What is important about the setting of the Moreton Conservation area is that a group of Heritage Assets, an Estate Village with a Big House and Church surrounded by Parkland, can be experienced. This will be unaffected by the proposals.

The Conservation Area Appraisal does not include the proposed gravel extraction in its list of "threats". Given the Conservation Area Appraisal was prepared after the Bournemouth Dorset and Poole Draft Mineral Sites Plan, it is suggested that at the time the gravel extraction proposals were considered a neutral change to the special character of the Conservation Area.

The presence of woodland and tall hedges around the extraction area means there is little adverse visual impact on listed buildings. This is limited to Houses listed at grade II, often only from the upper floors.

This is considered to be insufficient to outweigh the benefits of mineral extraction.

15.3 Extraction Area AS 26

A number of isolated Grade II listed buildings will be intervisible with the proposed extraction area. The wider settings make little difference to the significance of these buildings.

The Historic England Document 2015, *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning* 3 paragraph 29 states:

Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm.

Clearly this is something that can be considered at the detailed application stage.

16. Appendix: Methodology

16.1 Visibility

The level to which the proposed extraction areas are visible from buildings was calculated using the open source geographic information system package 'QGIS'.

The QGIS plugin 'Viewshed Analysis' by Zoran Čučković was employed to ascertain which parts of the landscape were visible from points in the landscape identified by the Historic England National Heritage List (listed buildings) and the Conservation Area Appraisal ('positive' buildings).

The surface model used in the calculations is a LIDAR Composite Digital Surface Model (DSM) with a 1m horizontal resolution, published by the Environment Agency.

A DSM reflects the true topography of the land, including buildings, walls, hedgerows, woodland and other vegetation, which in this case is ideal for accurately modelling the visibility from a particular building.

Visibility plots were calculated using an observer height of 1.6m (average eye level) for ground floor purposes, 4.6m for first floor and 7.6m for second floor levels, to a suitable radius to assess whether or not the proposed extraction areas were visible.

16.2 Photography

Photographs included below were taken on site during the February and May site visits. Gaps in photographic coverage have been filled with images from the 2015 Oxford Archaeological Associates report by S. N. Collcutt (credited as 'OAA'), and the English Heritage (now Historic England) Images of England project

Where a building is not visible from the public highway, photographs have not been included.