

**Proposed Dorset
Mineral Sites –
Station Road
(AS25)**

Heritage Assessment

November 2017






Proposed Dorset Minerals Sites – Station Road (AS25)

for

C1 project code: C1/DBA/17/DMW

Dorset County Council

HERITAGE IMPACT ASSESSMENT

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Date	22/11/17
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Issue	01

PROJECT DETAILS

Client project/scheme ref.	AS25
Planning Application ref.	N/A
Civil parish and District	Moreton, Purbeck District Council
National Grid Reference	centred on SY 79006 89150
Site Area	c. 60ha
Current Use	Agricultural

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Summary

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

This assessment has indicated that there is a single non-designated asset recorded on the Site, an extensive area of medieval to post-medieval gravel extraction pits. The area around the Site also includes non-designated assets of a range of dates. Consideration of historic maps has shown that the Site has been in agricultural use since at least the beginning of the 19th century, parts being converted from Common land before that time. The 1839 Tithe map also shows a building in the north-central part of the Site, just inside the Site boundary, described as a barn and yard, but may have included a dwelling. There is therefore some potential for the presence of archaeological features and deposits on the Site. These would inevitably be impacted by the removal of the ground surface and underlying aggregate. As the Site appears to have been in agricultural use for at least the last two centuries, there is potential for features and deposits to be relatively well preserved.

With respect to the potential for effects on the setting and thereby significance of designated heritage assets, the Site is closely adjacent to the Moreton Conservation Area, which extends along the north side of Station Road to the north of the Site. There are a total of 15 Grade II Listed buildings which fall within the research buffer, most of them associated with the Moreton Conservation Area. The heritage assets have varying degrees of potential intervisibility with the Site, with the western part of the Conservation Area and two Grade II listed buildings having the greatest potential.

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

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1. Introduction

- 1.1 Context One Heritage and Archaeology (C1) carried out a Heritage Assessment for a proposed mineral extraction site, Station Road (the 'Site') near Moreton, Dorchester. This forms part of a Mineral Sites Plan, in support of the Bournemouth, Dorset and Poole Minerals Strategy (adopted 2014). The work was commissioned by Dorset County Council (DCC).
- 1.2 The Heritage Assessment was preceded by a scoping exercise (referred to as Phase 1) which provided baseline heritage data for twelve sites under consideration. The results were presented as a series of short statements accompanied by summary figures showing the site boundaries and all heritage assets within their environs.
- 1.3 Following this, the Site was selected by DCC as requiring a second stage of examination (Phase 2) based on a predefined brief. The aim of the Assessment is to:
- evaluate the potential level of impact from the proposed allocation on heritage assets and (where applicable) their settings;
 - where impacts are identified, to assess whether these might be sufficiently mitigated so that the level of impact from the plan is acceptable.

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

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

2. Planning Policy Framework

Statutes

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

National Planning Policies

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

"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the

assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance¹. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

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

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

2.3 In order to achieve this, there may be a requirement to carry out one or more studies or investigations such as desk-based assessment, heritage impact assessment, and evaluation through geophysical survey and/or trial trenching. This work is often carried out at the pre-application stage in order that the significance of any heritage assets can be properly understood as early as possible so that the evidence can be used to inform the scope and form of a proposed development.

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

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

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

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

2.5 Historic England guidance accepts that;

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

and that the

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

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

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

¹ NPPF defines the significance of a heritage asset as being its value to the present and to future generations because of its heritage interest (Annex 2: Glossary, 56). The strength of this value can be judged on the merits of four criteria; evidential, historical, aesthetic and communal (English Heritage, 2008)

- 2.6 Acknowledging that change to the setting of heritage assets is normal, the key question is whether such changes are regarded as neutral, harmful or beneficial to the significance of the heritage asset (Historic England 2015, 2). Harm arises when change adversely alters an element, or elements, of the setting of an asset which contributes to its significance (*ibid.*). This necessarily will differ between assets of the same type or grade, the location of the asset, and the nature of its setting (*ibid.*, 6). In most instances, an assessment of heritage assets will focus on designated assets although non-designated assets will also be considered where it can be demonstrated that they have equivalent significance to Scheduled Monuments and Listed buildings.

Local Planning Policies

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

'Proposals for development and other works will be expected to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows) and heritage assets - be these locally, nationally or internationally designated or otherwise formally identified by the Local Planning Authority. In considering the acceptability of proposals the Council will assess their direct, indirect and cumulative impacts relative to the significance of the assets affected, and balance them against other sustainable development objectives.'

'Wherever appropriate, proposals affecting landscape, historic environment or heritage assets will be expected to deliver enhancement and improved conservation of those assets.'

Production of Local Plans

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

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

It further states:

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

- *The Local Plan should set out a positive strategy for the conservation and enjoyment of the historic environment, in which the desirability of sustaining and enhancing the significance of heritage assets should be considered (NPPF paragraph 126); the associated statutory duty regarding the desirability of preserving or enhancing the character or appearance of a conservation area must be considered in this regard (S72, Planning (Listed Buildings and Conservation Areas) Act 1990);*
- *Development will be expected to avoid or minimise conflict between any heritage asset's conservation and any aspect of the proposal, taking into account an assessment of its significance (NPPF paragraph 129); conservation and the more important the asset, the greater the weight to the asset's conservation there should be (NPPF paragraph 132);*
- *Local plans must be prepared with the objective of contributing to the achievement of sustainable development (NPPF, paragraph 151). As such, significant adverse impacts on the three dimensions of sustainable development (including heritage and therefore environmental impacts) should be avoided in the first instance. Only where adverse impacts are unavoidable should mitigation or compensation measures be considered (NPPF paragraph 152). Any proposals that would result in harm to heritage assets need to be fully justified and evidenced to ensure they are appropriate, including mitigation or compensation measures.'*

3. Methodology

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

- Stage 1 – **Evidence gathering** (enhancing baseline information e.g. understand the potential impact of site allocations on historic places; study of the significance of heritage assets, including assessment of their setting; assessment to understand heritage impacts in greater detail; or the identification of new heritage assets)
- Stage 2 – **Site Selection** (identify sites which are appropriate for inclusion; provide justification for the omission of sites where there is identified harm; and set out clear criteria for sites that are acceptable in principle)
- Stage 3 – **Site Allocation Policies** (The policy and/or supporting text should include clear references to the historic environment and specific heritage assets where appropriate, and at a level appropriate to the size and complexity of the site)

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

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

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

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

- Understanding the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations (e.g. cultural or intellectual)
- Understanding the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility (for example, the impact of noise, dust or vibration)
- Recognising that additional assessment may be required due to the nature of the heritage assets and the lack of existing information
- For a number of assets, it may be that a site makes very little or no contribution to significance.

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

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

STEP 4: Consider maximising enhancements and avoiding harm through:

Maximising Enhancement

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

Avoiding Harm

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

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

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

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

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

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

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

4. Site Background

- 4.1 The Site comprises a number of fields which are currently in agricultural use; it is bordered on the west by the B3390 from Crossways to Waddock Cross. On its north side the Site is bounded by the section of Station Road which runs from the B3390 into the village of Moreton, excepting the eastern half where the Site boundary is stepped back from the road by c. 100m to the south. On the south-east side, the Site is bounded by the lane from Red Bridge to Moreton; and on the south-west by a wooded area.
- 4.2 The Site slopes gently from south-west to north-east at c. 33-35m above Ordnance Datum (aOD). The recorded geology for the Site is Poole Formation - Sand (BGS, 2017). The soils are described as loamy soils with naturally high groundwater (CSAIS, 2017).
- 4.3 The proposals are for open cast extraction of sand and gravel. Restoration is planned, combining a return to agriculture with nature conservation measures in the form of wetland, and with increased public access. It is expected that the processing plant will be located at Hurst Farm, which is situated on the B3390 to the north, with material from Station Road transported to Hurst Farm for processing.

5. Archaeological and Historical Resource

- 5.1 The small village of Moreton is situated c. 9km to the east of Dorchester on the River Frome. The topography is generally flat or gently undulating, typical of the wide base of the river valley. The landscape is heathland and gravel terraces, and the name refers to the wet lowland landscape. There are two references to Moreton in the Domesday survey of 1086, one manor held by a man called Robert from the Count of Mortain, including a mill, meadowland, and pasture (Morris 1983, Section 26.56), and which is likely to be in the area of the current village, whilst the other may have been in the area of Hurst to the north-west. The Frampton family held the manor since the 14th century. The church of St Magnus the Martyr and St Nicholas of Myra was medieval in origin, but was completely remodelled in the 1770s by the Framptons (RCHME 1970, 174). A 16th century manor house was replaced by the current Morton House commencing in the 1740s (RCHME 1970, 176). The village was greatly affected by remodelling associated with estate developments, in particular around Moreton House during the 18th century. Large parts of the surrounding heathland was enclosed at the same time (Taylor 1970,154).

Statutory designated heritage assets

- 5.2 The Site fronts onto Moreton Conservation Area character Zone 2 – Station Road which was:

'historically 'Fore Street', and the public face of the village. The zone is chiefly characterised by the presence of large higher status buildings and cottages set within ample plots, including the large walled enclosures of Moreton Gardens.'

It is noted that many houses in Zone 2 are hidden from view within their plots. With respect to planned planting around Moreton in the 18th and 19th centuries, it is noted that:

'Many oak trees appear to have been planted at this time, and specimens of similar age occur throughout the conservation area, planted regularly along Station Road and lanes within the immediate setting of the conservation area.'

- 5.3 No Scheduled Monuments (SMs) are present within the boundaries of the Site, or within the research area. There are no Listed buildings recorded within the Site itself, but there are a total of 15 Grade II Listed structures within the research buffer. The Grade II Listed Frampton Arms and its stable block are situated c. 300m to the west of the Site (**Figure 1** nos. **14-15**). The remaining buildings are all Grade II Listed post-medieval residential dwellings or associated structures and are all within the Morton Conservation Area (**Figure 1** nos. **1-13**). These are discussed further below.

Non-designated heritage assets

- 5.4 The HER (Dorset County Council) lists a number of non-designated heritage assets in the 500m research radius. The north part of the Site contains a single medieval to post-medieval non-designated asset (**Figure 1** no. **22**) relating to gravel extraction, and there are a further six non-designated assets within the research buffer (**Figure 1** nos. **16-21**).

Discussion of Heritage Assets

Palaeolithic

- 5.5 It should be noted that whilst Palaeolithic material can be present in tertiary gravels in the county, this has been predominantly noted in the far east of the county and on the Devon border; no material has apparently been recorded from this part of the Frome Valley, a catchment which was not included in studies of river valleys in southern Britain (Wymer 1999) or the south-west of Britain (Hosfield *et al* 2006).

Bronze Age

- 5.6 There is a non-designated Bronze Age barrow (HER No. MDO7851; **Figure 1** no. **17**) c. 500m to the south of the Site.

Medieval to Post Medieval

- 5.7 Medieval to post-medieval gravel extraction pits cover an area in the north-western corner of the Site, occupying an area of c. 400m within the angle of the B3390 and Station Road (HER No. MDO32033; **Figure 1** no. **22**). To the north-west of the Site there is an area of medieval or post-medieval ridge and furrow (HER No. MDO32021; **Figure 1** no. **21**).

Post-medieval to Modern

- 5.8 Post-medieval extraction pits are situated c. 400m to the south-west of the Site (HER No. MDO32043; **Figure 1** no. **20**), and post-medieval to modern gravel pits c. 500m to the south-west (HER No. MDO31840; **Figure 1** no. **19**).
- 5.9 The Grade II Listed Manor House (HE Ref. 1323356; **Figure 1** no. **1**), situated c. 500m to the east of the boundary of the Site, is a late 18th century Portland stone and brick former farmhouse, which may incorporate an earlier cottage. The house has associated Grade II Listed brick built 18th century stables (HE Ref. 1120451; **Figure 1** no. **2**), and brick constructed Granary (HE Ref. 1304961; **Figure 1** no. **3**). A non-designated dovecote is also preserved at Orchard Cottage (HER No. MDO7856; **Figure 1** no. **16**), close to the Manor House. A pair of Grade II Listed, probably late 18th century, brick and thatched cottages, the Manor Farm Cottages (HE Ref. 1152036; **Figure 1** no. **4**), are situated just to the north of the Manor House. The Grade II Listed Rose Cottages (HE Ref. 1120448; **Figure 1** no. **5**), of brick construction with a tiled roof, are of similar date and situated immediately to the west facing the street front. Hedera Cottage (HE Ref. 1323354; **Figure 1** no. **6**), also Grade II Listed, is likewise located on Station Road, c. 250m to the east of the boundary of the Site. It is of rubble stone construction with brick detail and is also likely to be of late 18th century date.

- 5.10 The Green (HE Ref. 1120447; **Figure 1 no. 7**), also Grade II Listed, is set back from Station Road, and situated c. 220m to the north of the Site. This brick and cob thatched cottage is also likely to date from the end of the 18th century and most likely originated as two cottages. The Grade II Listed East Cottage (HE Ref. 1323353; **Figure 1 no. 8**), is situated on Station Road, c. 100m to the north of the Site boundary. It comprises a pair of rendered cottages and is also probably 18th century in date. Around 200m to the west along Station Road are Lilac Cottage and Santa Maria (HE Ref. 1120443; **Figure 1 no. 9**), a pair of 18th to 19th century Grade II Listed cottages with rendered walls and tiled roofs.
- 5.11 Grade II Listed Summer Cottage (HE Ref. 1120445; **Figure 1 no. 10**) is situated c. 350m to the north of the Site fronting onto The Common, and comprises a probable 18th century cob and thatched cottage. Next door, Beehive Cottage (HE Ref. 1323351; **Figure 1 no. 11**), also Grade II Listed, is of similar date and construction. On the north side of The Common, Grade II Listed Primrose Cottage (HE Ref. 1120444; **Figure 1 no. 12**) is also a rendered cob and thatched 18th century cottage. Honeysuckle Cottage (HE Ref. 1323352; **Figure 1 no. 13**), again Grade II Listed, and similar to Primrose Cottage, is set back from The Common, c. 350m from the northern boundary of the Site. These buildings are situated in relatively generous plots separated by open ground, which contributes to the character of this part of the Moreton Conservation Area, which was a planned development in the early 19th century by the Frampton family. The Estate records of 1802 have leases starting after 1795 and incorporate provision for the housing of paupers in this area. 'The Common' refers to this area having previously been common grazing available to cottagers (Purbeck District Council 2015).
- 5.12 The 19th century ashlar stone constructed Frampton Arms public house and its stable block are situated c. 300m to the west of the Site (HE Refs. 1120455 & 1152107; **Figure 1 nos. 14-15**). The Frampton Arms is situated immediately adjacent to the level crossing and Moreton railway station, which was also constructed in the mid-19th century. This represents a planned provision as the intersection of the road and railway, and the railway station were in what was at the time an isolated location away from community. Second World War activity in the area is attested by weapons pits or extractive pits, visible on 1940s aerial photographs and located c. 400-500m to the south-west (HER No. MDO31855; **Figure 1 no. 18**).

Historic mapping

- 5.13 An initial appraisal of historic mapping appears to indicate that the Site has been in agricultural use since at least the beginning of the 19th century. The area is shown as common land and a number of enclosed fields on the 1839 Morton Tithe Map (**Plate 1**). Several enclosed fields occupied a band of land south-west to north-east across the centre of the Site, with common to either side. Virtually all of the area, including the Common, was owned by James Frampton with two parcels (148, 149) in the southern part of the Site (green on the map) being glebe land and providing income for the Rev William Buller. These fields were let to John Sansom, in pasture and referred to as Lot Field. One field (147) in the south-eastern corner of the Site was let by James Frampton to Benjamin Brownjohn as pasture. The remainder of the enclosed land was let to John Scutt. Most of it was pasture, excepting parcels 153-156 in the central northern part of the Site which were arable land. This is adjacent to a small rectangular building and yard which is situated in their north-eastern corner (plot no 157), described on the apportionment as a barn and yard, with the use 'homestead'. This description might imply that there was also a dwelling included. This was also let to John Scutt. It was clearly an integral part of the farm represented by the fields in this area, which therefore appear to have been laid out at some point prior to 1839 as a planned unit. This would be in keeping with the other deliberate development of the village and surroundings by the Framptons from the late 18th century. The variety of later 18th century buildings described above within the current Conservation Area can all be identified on this map. The Site appears as fields on the 1889 1st edition Ordnance Survey (OS); the boundaries established by the 1839 Tithe map were still in place, with some amalgamations, with new land boundaries added in the eastern part of the Site. The building seen on the Tithe had by this point disappeared, so the area was evidently being farmed from elsewhere. The pattern of boundaries remained largely similar through the 20th century.



Plate 1. Moreton Tithe Map 1839

6. Significance of the Heritage Assets

- 6.1 Whilst the significance of the non-designated heritage assets are not disregarded, for the purposes of this level of assessment, the focus will be on the effect of the designated assets only. There are 16 designated heritage assets situated within the 500m study area (**Table 1**). The western portion of the Moreton Conservation Area lies entirely within the research buffer to the north of the Site, whilst other portions are just within the research buffer to the east. The Conservation Area is a designated asset, and is regarded as being of the highest significance. The other designated assets are all Grade II Listed buildings, largely associated with the Moreton Conservation Area, scattered across its western extent from the area to the north of the Site and into the village of Moreton, c. 500m to the east. The Grade II Listed Frampton Arms and its stable block are situated c. 300m to the south-west of the Site. These are briefly described below in order to consider the source of their significance; the current relationship with the Site; and the contribution it may or may not make to their significance. This provides a basis from which it is possible to assess which heritage assets might be affected by the proposed development, and whether further analysis in the form of a Heritage Impact Assessment is necessary to fully understand the nature of such impacts.

Source of significance

- 6.2 Given its statutory designation, the Moreton Conservation Area (**Figure 1 no. 23**) is regarded as an asset of the highest significance. Its significance is derived from the designated assets which it contains in combination with non-designated assets and its relationship with the surrounding landscape. Evidential significance is contributed by the fabric of those component structures, whilst historical significance is imparted by the relationships between them, the layout and definable development of the village as a place. The aesthetic significance of the Conservation Area is derived from the contribution of the designated and non-designated assets and other features in combination with a quiet, rural, and frequently wooded location. The Conservation Area has a communal value in that it combines these various elements to provide a sense of place for the inhabitants of the village of Moreton.
- 6.3 The remaining buildings and structures, being Grade II Listed, have less than the highest significance as heritage assets, although the Manor (**Figure 1 no. 1**) is considered to be at the higher end of this scale on the basis that it has 18th century or earlier fabric, was constructed by the landowning family responsible for the planned

development of the village and its surroundings, is a pivotal element of the village core, and has direct relationships with other assets, a stable and granary (**Figure 1** no. **2 & 3**). All of the remaining buildings associated with the Conservation Area, both in the core of the village (Manor Cottages, Rose Cottage and Herdera Cottage, **Figure 1** no. **4-6**), development to the west of the village (The Green, East Cottage and Lilac Cottage/Santa Maria, **Figure 1** no. **7-9**), and to the north-west along The Common (Summer Cottage, Beehive Cottage, Primrose Cottage and Honeysuckle Cottage, **Figure 1** no. **10-13**) all date to the 18th century, and are related to the planned expansion of the village by the Frampton family. Significance is derived from their evidential and historic value as buildings with early post-medieval fabric, and their contribution to understanding the planned development of the village and its surroundings, and aesthetic value from appreciation of these historic buildings within the village and its landscape. The remaining heritage assets are the Frampton Arms public house and its associated stable building (**Figure 1** no. **14-15**) which were constructed in the mid-19th century. They derive their primary significance from the evidential and aesthetic value of their physical fabric as Victorian structures and from their historic association with railway crossing. Although located away from the village, the Frampton Arms also has communal value as a functioning hostelry, maintaining the purpose of its historic location and design. It is worth noting that a cemetery which contains the Grade II Listed grave of TE Lawrence (Lawrence of Arabia) (HE Ref. 1152004) lies a further 250m or so to the east of the research buffer. The Grade II* Listed church of Saints Magnus the Martyr and Nicholas of Myra (HE Ref. 1172650) is situated c. 50m beyond that, and the Grade I Listed Moreton House (HE Ref. 1305008), even further distant. They have not been considered here given the interposed structures, wooded landscape, and lack of other relationship with the Site, along with numerous other buildings and structures associated with this part of the Conservation Area.

- 6.4 The immediate and wider physical setting of each heritage asset as seen from Google maps is set-out in **Table 1**. The Frampton Arms and its stable, has a rural and wooded setting; its position beside the railway level crossing is directly related to the reasoning behind the location of its construction. The contribution of setting to the significance of the heritage assets within the village of Moreton is likely to be mostly defined by views within the village and its immediate surroundings. The buildings within the western and north-western part of the Conservation area may enjoy a wider rural outlook, as they occupy large plots, although these are also extensively screened by mature hedges, standard trees and woodland. The buildings which front onto Station Road immediately to the north of the Site have a rural outlook on all sides, including probable views over the Site. The assets situated within in the central area of Morton would predominantly be experienced from within the village, but there may also be important views from the immediate landscape towards the settlement within which individual heritage assets may be identified. This is also likely to be the case with the more scattered assets to the west and north-west of the village centre on The Common. The associations are predominantly cultural, although the Manor may also have some intellectual associations as buildings that may attract study.

Table 1. Significance & setting of designated heritage assets

DESCRIPTION	DESIGNATION*	SIGNIFICANCE				PHYSICAL SETTING
		Evidential	Historical	Aesthetic	Communal	
Heritage Asset						
23. Moreton Conservation Area	CA	Y	Y	Y	Y	Immediate and wider setting is rural; range of Listed buildings and other assets contribute to group value
1. Manor House HE Ref. 1323356	GII	Y	Y	Y	N	Immediate and wider setting is rural and village; group value from other assets; Potential screening by interposed buildings

2. Stable at the Manor House HE Ref. 1120451	GII	Y	Y	Y	N	Immediate and wider setting is rural and village; group value from other assets; Potential screening by interposed buildings
3. Granary at the Manor House HE Ref. 1304961	GII	Y	Y	Y	N	Immediate and wider setting is rural and village; group value from other assets; Potential screening by interposed buildings
4. Manor Farm Cottages HE Ref. 1152036	GII	Y	Y	Y	N	Immediate and wider setting is rural and village; group value from other assets; Potential screening by interposed buildings
5. Rose Cottages HE Ref. 1120448	GII	Y	Y	Y	N	Immediate and wider setting is rural and village; group value from other assets; Potential screening by interposed buildings
6. Hedera Cottage HE Ref. 1323354	GII	Y	Y	Y	N	Immediate and wider setting is rural and village; group value from other assets; Potential screening by interposed buildings
7. The Green HE Ref. 1120447	GII	Y	Y	Y	N	Immediate and wider setting is rural; Closely adjacent to the Site.
8. East Cottage HE Ref. 1323353	GII	Y	Y	Y	N	Immediate and wider setting is rural; Closely adjacent to the Site.
9. Lilac Cottage & Santa Maria HE Ref. 1120443	GII	Y	Y	Y	N	Immediate and wider setting is rural; Closely adjacent to the Site.
10. Summer Cottage HE Ref. 1120445	GII	Y	Y	Y	N	Immediate and wider setting is rural with core of Morton c. 500m to the east
11. Beehive Cottage HE Ref. 1323351	GII	Y	Y	Y	N	Immediate and wider setting is rural with core of Morton c. 500m to the east
12. Primrose Cottage HE Ref. 1120444	GII	Y	Y	Y	N	Immediate and wider setting is rural with

						core of Morton c. 500m to the east
13. Honeysuckle Cottage HE Ref. 1323352	GII	Y	Y	Y	N	Immediate and wider setting is rural with core of Morton c. 500m to the east
14. Frampton Arms stable HE Refs 1152107	GII	Y	Y	Y	Y	Immediate and wider setting is rural and surrounded by woodland; group value with public house
15. Frampton Arms HE Ref. 1120466	GII	Y	Y	Y	Y	Immediate and wider setting is rural and surrounded by woodland; group value with stable
SM = Scheduled Monument GI = Grade 1 Listed Building GII* = Grade 2* Listed Building GII = Grade 2 Listed Building CA = Conservation Area WHS = World Heritage Site RPG = Registered Parks & Garden RB = Registered Battlefield		Evidential 'Value deriving from the potential of a place to yield evidence about past human activity.'	Aesthetic – 'Value deriving from the ways in which people draw sensory and intellectual stimulation from a place.'	Historical – 'An aspect of the worth or importance attached by people to qualities of places'	Communal 'Value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.'	

Current relationships between the Site and heritage assets

6.5 The Site is located c. 100m south of the Conservation Area, and two designated assets. The centre of Moreton c. 400m east of the eastern end of the Site contains a number of others, whilst further designated assets are situated in the north-western part of the Conservation area which extends c. 300m to the north of the Site. At present, the Site forms part of the rural backdrop, covering a number of fields extending into the distance. It is unclear whether the Site would be visible from the heritage assets, although the relatively flat terrain is unlikely to be a factor in limiting visibility where this might exist. However, this could only be established by computer modelling and field testing.

Contribution of Site to significance of Heritage Assets

6.6 The heritage assets have varying degrees of potential intervisibility with the Site, with the Conservation Area being close to the Site, and two other designated assets within c. 100m. Others are more distant, with some on the edge of the study area. Apart from the Conservation Area, the assets are not of the highest significance but they gain and contribute to a group value from the ensemble of Grade II Listed buildings within the village setting of Moreton, and its relation to the Conservation Area. This could not be established by using desk-based sources alone, and would be clarified by carrying out a Heritage Impact Assessment.

7. Potential impact of allocation on Heritage Assets

7.1 The Site currently comprises open agricultural land situated c. 500m to the west of the centre of the village of Moreton, and is under consideration for inclusion in a Plan for aggregate extraction. This would comprise an open-cast quarry. The area of the Site would be directly affected by extraction, and there are potentially indirect effects which may have impact on other heritage assets from traffic movement, light pollution, noise etc. during the extraction process, depending on the eventual design of the project.

- 7.2 This assessment has indicated that there is a single non-designated asset recorded on the Site, an extensive area of medieval to post-medieval gravel extraction pits. The area around the Site also includes non-designated assets of a range of dates. These include further post-medieval extraction pits, as well as Second World War features. There is also an area of medieval cultivation to the north of the Site, and a non-designated Bronze Age barrow to the south-east indicates that there was prehistoric activity in the area.
- 7.3 Consideration of historic maps has shown that the Site has been in agricultural use since at least the beginning of the 19th century. Much of the Site still comprised open Common land at that time, with enclosed fields occupying the central area of the Site on the 1839 Tithe map. These fields were then expanded to the east by the end of the 19th century, and regularised in the western end during the later 20th century. However, the 1839 Tithe map also shows a building in the north-central part of the Site, just inside the Site boundary. This was described in the apportionment as a barn and yard, but may have included a dwelling, and was clearly associated with the surrounding enclosed farm land.
- 7.4 There is therefore some potential for the presence of archaeological features and deposits on the Site. These would inevitably be impacted by the removal of the ground surface and underlying aggregate. As the Site appears to have been in agricultural use for at least the last two centuries, there is potential for features and deposits to be relatively well preserved. Consequently, consideration should be given at planning application stage to further archaeological investigation which might take the form of archaeological geophysical survey or field evaluation by trial trenching. This would be used to establish the extent, nature and potential of the archaeological resource. Further field investigation could then specifically frame any necessary mitigation such as excavation.
- 7.5 With respect to the potential for effects on the setting and thereby significance of designated heritage assets, the Site is closely adjacent to the Moreton Conservation Area, which extends along the north side of Station Road to the north of the Site. There are a total of 15 Grade II Listed buildings which fall within the research buffer, most of them associated with the Moreton Conservation Area. The heritage assets have varying degrees of potential intervisibility with the Site, with the western part of the Conservation Area and two Grade II listed buildings having the greatest potential.

Future Actions

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

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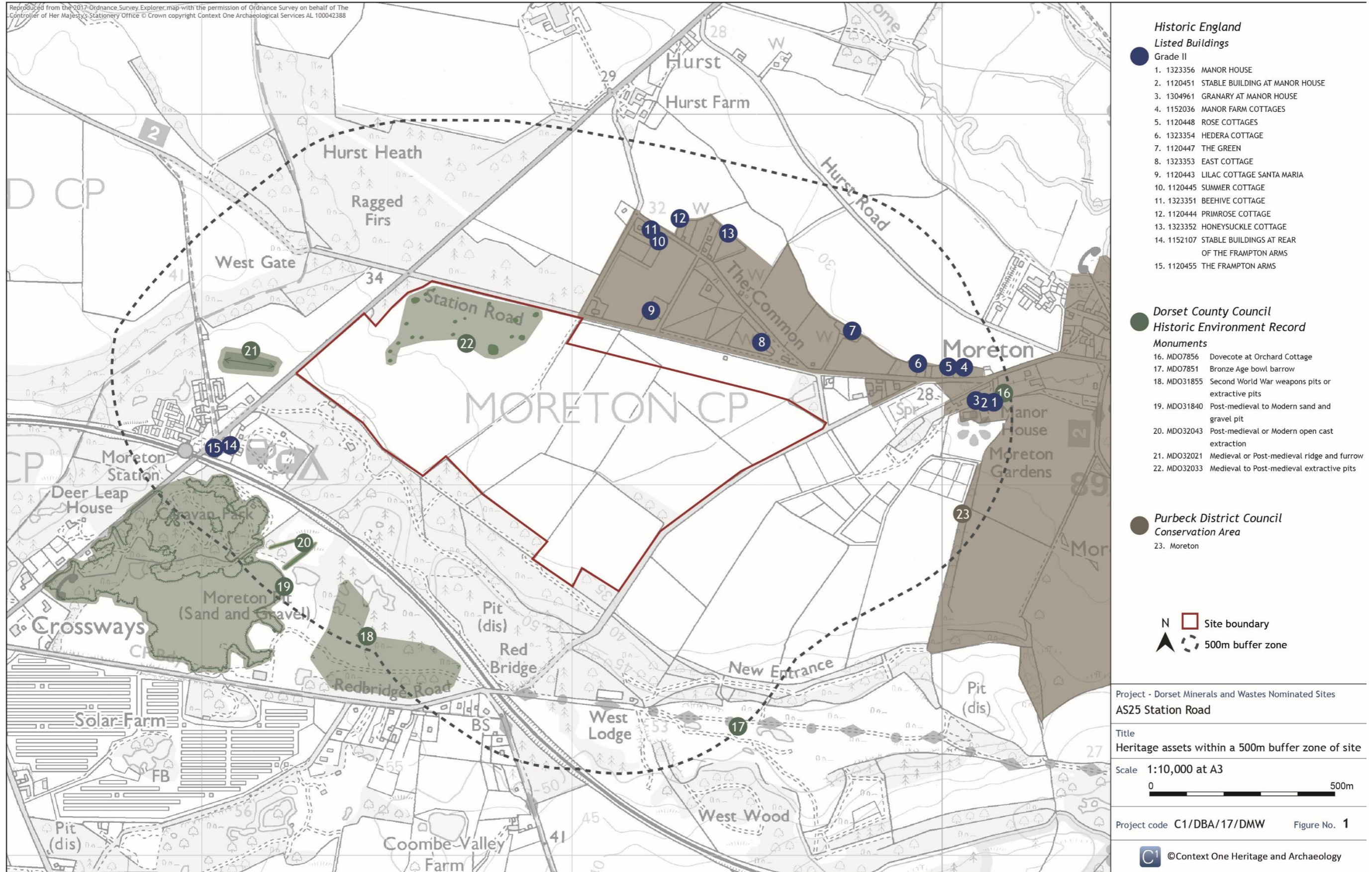


Figure 1. Heritage assets within a 500m buffer zone of site

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

Figure 2 Ref.	HE No.	Building Name	Summary
Grade II			
1	1323356	Manor House	Farmhouse. Formerly known as Moreton Farm House - the home farm of Moreton House. Built 1772 by James Frampton, possibly incorporating an earlier cottage at the rear. Enlarged 1862. Front and side walls of Portland Stone. Rear wall of brick. Brick dentil cornice at eaves. Tiled roof with stone eaves courses. Separate pitched roof to (possibly) earlier section at rear. Stone stacks, some rendered. C19 wing on west has brick walls, tiled roof, brick stack. Two storeys and attic. Main south elevation has central part-glazed door in later timber glazed porch with gabled tiled roof. Ground floor has two double-hung sash windows with glazing bars. First floor as three similar windows. Attic has one dormer with gabled roof and casement. Later section has two double-hung sash windows with glazing bars on ground and first floors. Plat band at first floor level. Brick dentil cornice at eaves matching that on original section. At the rear of the house, a range of single-storey outbuildings - game larder etc of brick with tiled roof - the space between them and the house now roofed in. Interior altered in mid C19, but retains a late C18 cut string staircase with wreathed mahogany handrail, simple square balusters, and spandril brackets. RCHM Monument 14.
2	1120451	Stable Building at Manor House	C18 stables. Brick walls, tiled roof with stone eaves courses. One storey and loft. Timber ledged doors. Pivoted windows with glazing bars. Harness room at one end, with fireplace. Remains of loose box partitions. C18 lead pump on external wall, with initials JFC for James Frampton. Included for group value with house. RCHM Monument 14.
3	1304961	Granary at Manor House Now In Separate Ownership	Granary. Early C19. Brick walls, tiled roof with stone eaves courses. One storey and attic. Ledged doors. Unglazed timber window. Included for group value. RCHM Monument 14.
4	1152036	Manor Farm Cottages	Pair of cottages. Probably late C18. Brick walls, thatched roofs, central brick stack with ornamental capping. Rendered lean-tos at each end with corrugated asbestos roofs. Two storeys. Concrete block porches with tiled roofs. On ground floor, each cottage has two casement windows with cast iron lights. First floors each have three similar windows.
5	1120448	Rose Cottages	Pair of cottages, late C18-early C19. Brick walls, part rendered, hipped tiled roof, central brick stack. Two storeys. Rustic timber porches with tiled roofs. Ground and first floors each have four casement windows, three with cast iron lights.
6	1323354	Hedera Cottage	Cottage. Probably C18. Stone rubble walls with brick details, later brick extension to west, thatched roof, brick stacks. One storey and attics. Flush panel floor in timber glazed porch with slate roof. Ground floor has four casement windows with cast iron lights. Attic has four half-dormers with similar casements. Internally, ground floor east room has large open fireplace with timber lintel, and chamfered ceiling beam. West room has deep chamfered ceiling beam - fireplace here appears later. Attached single-storey outbuilding on east, with cob walls and thatched roof. RCHM Monument 15.
7	1120447	The Green	Appears to have been two cottages - now converted to one. Probably late C18. Brick and cob walls, partly refaced in concrete blocks. Thatched roof. Central brick stack. One storey and attics. Single-storey lean-to at rear with brick walls and slate roof. Two doors in concrete block porches with corrugated iron roofs. Ground floor has two casement windows, one with cast iron lights. Attic has two half-dormers with casements with glazing bars. RCHM Monument 16.
8	1323353	East Cottage	Pair of cottages, probably late C18. Pebble-dash rendered walls, thatched roofs, central brick stack. One storey and attics. Single-storey lean-tos each end, with thatch carried down over them. Each cottage has door in rustic timber porch. Ground floor has one casement window with cast iron lights. Second window in extension - with cast iron lights in No. 1 - modern metal casement in No. 2. Attics each have three half-dormers with casements with cast iron lights. Internally, No. 2 has large open fireplace with cambered lintel - partly built up, and one chamfered ceiling beam. No. 1 has modern flat-roofed porch at rear. RCHM Monument 17-21.
9	1120443	Lilac Cottage Santa Maria	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.
10	1120445	Summer Cottage	Cottage. Probably C18. Cob walls, thatched roof, brick stacks. One storey and attics. Later extensions at rear, of brick and cob with corrugated iron roofs. Casement windows with cast iron lights. Derelict at time of survey. RCHM Monument 17-21

11	1323351	Beehive Cottage	Cottage. Probably C18. Rendered cob walls, thatched roof, brick stack. Single storey. Simple two-room plan with end chimney, largely unaltered. Ledged door. Casement windows with glazing bars. Main room has traces of large open fireplace - now built up. RCHM Monument-17-21.
12	1120444	Primrose Cottage	Cottage. Probably C18. Rendered cob walls, thatched roof, brick end stack. One storey and attics. Single-storey lean-to on south with corrugated asbestos roof. Modern porch. Ground floor has three casement windows with glazing bars. Attic has two dormers with similar casements. Main ground floor room has large open fireplace with timber lintel. RCHM Monument-17-21.
13	1323352	Honeysuckle Cottage	Cottage. Similar to Primrose Cottage. Probably C18. Rendered cob walls, thatched roof, brick end stack. One storey and attics. Single-storey lean-to on south, thatch continued over this. Modern glazed porch with tiled roof. Second door into lean-to. Ground floor has two casement windows with glazing bars. Attic has two dormers with similar casements. Main ground floor room has large open fireplace with timber lintel. RCHM Monument 17-21.
14	1152107	Stable Buildings at rear of the Frampton Arms	Mid C19. Range of stable buildings at rear. Walls partly of stone, partly of brick. Slate roofs. Timber doors, window with glazing bars. Included for group value with inn.
15	1120455	The Frampton Arms	Public House. Mid C19. Ashlar stone walls, gabled slate roof with stone copings, rendered stacks. Two storeys. Porch with 4-centred arch and plain panelled door. Ground floor has four double-hung sash windows with glazing bars. First floor has four similar windows with keystones to low segmental arches.

Dorset County Council Historic Environment Record

Monuments

Figure 2 Ref.	HER Ref.	Monument Name	Summary
Listed Buildings			
14	MDO17775	Stable buildings to rear of The Frampton Arms, Moreton	Stable built around the middle of the nineteenth century. The walls of the building are partly stone and partly brick, and it has a slate roof.
15	MDO17774	The Frampton Arms, Moreton	A public house built around the middle of the nineteenth century. The building has walls of ashlar, a slate roof with stone copings, and rendered chimney stacks.
Bronze Age - 2350 BC to 701 BC			
17	MDO7851	Bowl barrow, Moreton	A mound interpreted as a probable round barrow, thought to have been destroyed by quarrying.
Medieval to Post Medieval - 1066 AD? to 1900 AD?			
22	MDO32033	Medieval to post medieval extractive pits, Moreton	A large area of medieval or post medieval extractive pits is visible as cropmarks on aerial photographs of 2002 to the north east of Moreton Pit, Moreton.
Medieval to Post-medieval - 1066 AD? to 1900 AD?			
21	MDO32021	Medieval or post medieval ridge and furrow, Moreton	A block of medieval or post medieval ridge and furrow is visible as a cropmark on aerial photographs of 2002 to the north east of Moreton Station.
Post-medieval to Modern - 1540 AD? to 1950 AD?			
20	MDO32043	Post medieval or modern open cast extraction, Moreton Pit, Crossways	Two linear areas of probable post medieval or modern open cast extraction are visible as earthworks on aerial photographs of the 1940s to the east of Moreton Pit, Crossways.

Post-medieval - 1801 AD to 1900 AD			
16	MDO7856	Dovecote at Orchard Cottage, Moreton	EXTANT BUILDING
Post-medieval to Modern - 1801 AD? to 2050 AD?			
19	MDO31840	Post medieval to modern sand and gravel pit, Moreton Pit, Crossways.	A large post medieval to modern sand and gravel pit is visible as an earthwork on aerial photographs of the 1940s to the north east of Crossways. The area of extraction has been digitally plotted to its extent in the 1940s, but now forms part of Moreton Pit.
Modern 20 th Century			
18	MDO31855	Second World War weapons pits or extractive pits, Moreton Pit, Crossways	A scattered area of possible Second World War weapons pits, or early modern extractive pits, is visible as an earthwork on aerial photographs of the 1940s to the east of Moreton Pit, Crossways.

Purbeck District Council - Conservation Areas

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

Historic Maps and Documents

Map date	Type	Reference	Comments
1839	Tithe Map	T/MTN	
1839	Tithe Apportionment	T/MTN Transcript	
1889	1 st Edition Ordnance Survey		

Tithe apportionment 1839

Parcel no.	Landowner	Occupier	Name & Description	State of cultivation
146	James Frampton	James Barnett	Lot	Pasture
147	James Frampton	Benjamin Brownjohn	Lot	Pasture
148	Rev William Buller (Glebe)	John Sansom	Lot Field	Pasture
149	Rev William Buller (Glebe)	John Sansom	Lot Field	Pasture
150	Rev William Buller (Glebe)	John Sansom	Lot Field	Pasture
151	James Frampton	John Scutt	Broad Close	Pasture
152	James Frampton	John Scutt	Long Field	Pasture
153	James Frampton	John Scutt	Lot Close	Arable
154	James Frampton	John Scutt	Lot Close	Arable
155	James Frampton	John Scutt	Lot Close	Arable
156	James Frampton	John Scutt	Lot Close	Arable
157	James Frampton	John Scutt	Barn and Yard	Homestead
251	James Frampton	James Frampton	Moreton Heath	Heathland

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