



Wessex Archaeology

**LAND AT EAST CHICKERELL,
WEYMOUTH, DORSET**

Archaeological Desk-based Assessment

Prepared for:
Pegasus Planning Group

On behalf of:
Persimmon Homes (South Coast) Ltd

by
Wessex Archaeology

Portway House
Old Sarum Park
SALISBURY
Wiltshire
SP4 6EB

Report reference: 73310.01

February 2010

**LAND AT EAST CHICKERELL,
WEYMOUTH, DORSET**

Archaeological Desk-based Assessment

Contents

1	INTRODUCTION.....	1
	1.1 Project Background.....	1
	1.2 The Site, location and geology	1
2	METHODOLOGY.....	2
	2.1 Aims and scope	2
	2.2 Study Area.....	2
	2.3 Sources	2
	2.4 Site visit	3
	2.5 Chronology	3
	2.6 Best practice.....	3
	2.7 Assumptions and limitations.....	3
	2.8 Copyright	4
3	PLANNING BACKGROUND	4
	3.1 Introduction.....	4
	3.2 National legislation and planning guidance	4
	3.3 Regional planning guidance and policy	6
	3.4 Local planning guidance and policy.....	7
4	BASELINE RESOURCE.....	9
	4.1 Introduction.....	9
	4.2 Statutory and local heritage designations.....	9
	4.3 Previous studies.....	10
	4.4 Archaeological and historical context	10
5	DISCUSSION.....	14
	5.1 Summary of presence and survival within the Site	14
	5.2 Potential development impacts	15
6	CONCLUSIONS.....	16
	6.1 Statement of impact	16
	6.2 Recommendations	16
7	REFERENCES.....	17
	7.1 Bibliography	17
	7.2 Historic Environment Records and Records Offices.....	17
	7.3 Cartographic Sources	17
	7.4 Online resources.....	17
	APPENDIX 1: GAZETTEER OF INFORMATION PROVIDED BY WSMR.....	18
	APPENDIX 2: GAZETTEER OF EVENT INFORMATION PROVIDED BY DHER....	27

List of Figures and Plates

- Figure 1** The Site, Study Area, statutory and non-statutory designated sites/areas and DHER data
- Figure 2** Draft Design Concept for the Site
- Figure 3** The Site in relation to underlying geology
- Figure 4** Event data recorded within the DHER
- Figure 5** Site in relation to parish boundaries at the time of the Tithe map 1839
- Figure 6** Site in relation to the Chickerell Parish Tithe map 1839 (with Radipole fields also depicted)
- Figure 7** Extant historic boundaries across the Site
- Figure 8** Site as depicted on the OS 1st Edition map of 1881
- Figure 9** Site as depicted on the OS 2nd Edition map of 1903
- Figure 10** Site as depicted on the OS Edition of 1930 map
- Figure 11** Site as depicted on the OS Provisional Edition map of 1938
- Plate 1** Trackway looking north
- Plate 2** Historic in-situ boundary
- Plate 3** Extant dog-leg historic boundary
- Plate 4** Modern stables

**LAND AT EAST CHICKERELL,
WEYMOUTH, DORSET****Archaeological Desk-based Assessment****Summary**

Wessex Archaeology was commissioned by Pegasus Planning Group, on behalf of Persimmon Homes (South Coast) Ltd, to undertake an archaeological desk-based assessment of land at East Chickerell, to the west of Weymouth, Dorset, centred on NGR 365385, 080796, ('the Site'). The Site comprises agricultural land and is proposed as one of three potential areas suitable for an urban extension to Weymouth as identified by West Dorset Urban Extensions Study (2008).

The recorded cultural heritage resource within a 1.5km radial Study Area from the centre of the Site was considered in order to provide a context for the discussion and interpretation of the known and potential cultural heritage resource within the Site. Archaeological investigations within and around the Study Area have recorded archaeological sites, deposits and find spots dating from the prehistoric to the modern period, with much of the known and potential archaeological resource relating to the Romano-British, medieval and post-medieval periods. There is a low to moderate potential for recovering remains relating to a background level of Romano-British or medieval activity within the Site. Overall the potential archaeological resource within the Site may be considered to be of local to regional importance.

There are no statutorily designated sites or monuments within the Site itself. It is considered that development would have a negligible impact on the setting of the Scheduled Monument in the Study Area and a minimal impact on the settings of the Listed Buildings in the Study Area. The proposed redevelopment is also likely to have a minimal impact upon the settings of the Conservation Areas within the Study Area. The Site overlooks the Dorset and East Devon Coast World Heritage Site located c.1.5km to the southwest, but is not considered to impact on site, which is valued for its range of coastal landforms, cliffs, beaches, sea stacks and geological interest.

The historic landscape of the Site and Study Area includes some strong elements such as the trackway and medieval (or earlier) land divisions preserved within the extant 17th and 18th century inclosure boundaries across the Site, which may be deemed 'important' under the Hedgerow Regulations 1997 (as amended). It is recommended that the retention and enhancement of the trackway and dog-leg boundary as historic landscape features within the Site should be considered in framing development proposals.

It is considered that, in order to comply with national and local planning guidance and legislation further archaeological investigation will be required. This is likely to take the form initially of non-intrusive geophysical survey, possibly followed by targeted archaeological evaluation excavation. This may be required to inform any planning application and/or as a condition of planning consent. The precise nature and scope of further investigations within the Site should be agreed through consultation with the Development Control Archaeologist for Dorset County Council and undertaken in line with an agreed Written Scheme of Investigation, produced in advance of any site works.

**LAND AT EAST CHICKERELL,
WEYMOUTH, DORSET**

Archaeological Desk-based Assessment

Acknowledgements

This project was commissioned by Pegasus Planning Group on behalf of Persimmon Homes (South Coast) Ltd, and Wessex Archaeology is grateful to Olivia Dobson of Pegasus in this regard. Wessex Archaeology would also like to thank Claire Pinder at the DHER and the staff at the Dorset History Centre for their assistance.

The report was researched and compiled by Nikki Cook. The project was managed for Wessex Archaeology by Nikki Cook.

LAND AT EAST CHICKERELL, WEYMOUTH, DORSET

Archaeological Desk-based Assessment

1 INTRODUCTION

1.1 Project Background

1.1.1 Wessex Archaeology was commissioned by Pegasus Planning Group on behalf of Persimmon Homes (South Coast) Ltd ('the Client'), to undertake an archaeological desk-based assessment of land at East Chickerell, to the west of Weymouth, Dorset, centred on NGR 365385, 080796, hereafter 'the Site' (**Figure 1**).

1.1.2 The Site comprises agricultural land and is proposed as one of three potential areas suitable for an urban extension to Weymouth as identified by West Dorset Urban Extensions Study (2008). The requirement for an urban extension to Weymouth with the capacity to provide up to 700 new homes is established by Policy HMA12 of the draft South West Regional Spatial Strategy.

1.1.3 The Site at East Chickerell is proposed for largely residential housing with a community hub of mixed use development. The Draft Design Concept also includes provision for a new primary school and public open and recreational space, and has been designed with reference to an existing Local Plan housing allocation EA6 immediately to the west of the Site, which is proposed to include a new surgery and a vets/commercial section (see **Figure 2**).

1.1.4 This assessment has been commissioned to inform the Client regarding any relevant archaeological and/or historic environment issues and constraints, and will also be used in representations in favour of the East Chickerell site to the West Dorset District Council's Options for Growth Consultation and the Weymouth and Portland Borough Council's Core Strategy Options consultation exercise.

1.2 The Site, location and geology

1.2.1 The Site is situated at between approximately 10m and 54m AOD on gently sloping ground to the west of the River Wey, on the southern edge of a small ridge overlooking Weymouth and Portland Harbour to the south.

1.2.2 Geologically, the Site is divided into three separate areas (see **Figure 3**). The northern portion of the Site comprises Forest Marble, with a fault at the surface in the north-eastern corner of the Site to the west of Blagdon Fruit Farm. There is a 5 degree south-southeasterly dip in the strata, which was laid down in the Jurassic period to a depth of between 30 and 30m. The middle portion of the Site comprises Forest Marble at depth, which is overlain by a 9m deep layer of Cornbrash, which itself has a 7 degree dip of strata to the south-southeast. The southern portion of the Site comprises an area of Oxford Clay, also dating to the Jurassic period, with a depth of 142m (Geological Survey of Great Britain 1:50,000 map sheet 341).

- 1.2.3 The Site extends to approximately 63ha, located to the south of Coldharbour and to the east of Chickerell and Putton. The southern portion of the Site lies adjacent to a golf course and driving range, with the middle portion abutted by an electricity sub-station. The Site is currently occupied by agricultural land, with the northern portion crossed in a north-south direction by an old track, as depicted on the 1st Edition Ordnance Survey (OS) map of 1880 and the Tithe map of 1839.

2 METHODOLOGY

2.1 Aims and scope

- 2.1.1 The aim of this assessment is to establish the known and potential cultural heritage resource within the Site and its environs, which may be affected by the proposed development.
- 2.1.2 For the purposes of this assessment, the cultural heritage resource is taken to encompass archaeological remains (both above and below ground), historic structures, and elements of the historic landscape.
- 2.1.3 This report assesses the likely impact of proposed development on archaeology, the built heritage resource and the historic landscape, and provides recommendations on appropriate mitigation strategies.

2.2 Study Area

- 2.2.1 The recorded cultural heritage resource within a Study Area defined by a 1.5km radius from the Site centre was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site (**Figure 1**).

2.3 Sources

- 2.3.1 A number of publicly accessible sources of primary and synthesised information were consulted. A brief summary of the sources consulted is given below.

Sites and Monuments Record

- 2.3.2 The Dorset Historic Environment Record (DHER) was consulted for information held pertaining to the cultural heritage resource within the Study Area. The DHER is a database of all recorded archaeological sites, findspots, and archaeological events within the county, and was consulted for this study in December 2009. Information from the DHER along with that from the additional sources has been reviewed and synthesised for the purposes of this report. The DHER data is provided in gazetteer format in **Appendix 1**.

Legislative and planning documents

- 2.3.3 The *Bournemouth, Dorset and Poole Structure Plan* (2000) and the *Weymouth and Portland Local Plan* (adopted 2005) were consulted for information relating to any existing development controls and additional planning guidance relating to the cultural heritage resource. These documents have been prepared in accordance with national guidelines including Planning Policy Guidance Note 15 (PPG15) and Planning Policy Guidance Note 16 (PPG16).

- 2.3.4 The results of a review of this guidance and, where relevant, details of any statutory and non-statutory designations are included below.

Documentary sources

- 2.3.5 A search of other relevant primary and secondary sources was carried out digitally, and in Wessex Archaeology's own library. Recent volumes of local journals were consulted, and both published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied. The sources consulted are listed in Section 7, **References**.

Cartographic sources

- 2.3.6 A search of historic manuscript and Ordnance Survey maps was undertaken at the Dorset History Centre. The study of maps and associated historical sources helps to clarify the archaeological potential of the Site in two ways. First, it suggests aspects of historic land use prior to any modern development. Secondly, it pinpoints areas within the Site that, because of that development, are likely to have become archaeologically sterile. All maps consulted in the preparation of this document are listed in Section 7, **References**.

2.4 Site visit

- 2.4.1 The Site was visited on 27th January 2010, when full access to the Site was obtained. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from secondary sources. Weather conditions were overcast but dry. A digital photographic record of the visit is held in the project archive.

2.5 Chronology

- 2.5.1 Where mentioned in the text, the main archaeological periods are broadly defined by the following date ranges:

- Modern 1900-present
- 19th century 1800-1900
- Post-medieval 1500-1800
- Medieval AD1066-1499
- Saxon AD410-1066
- Romano-British AD 43-410
- Iron Age 700 BC- AD 43
- Bronze Age 2400-700 BC
- Neolithic 4000-2400 BC
- Mesolithic 8500-4000BC
- Palaeolithic 500000-10000BP

2.6 Best practice

- 2.6.1 This assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for Desk-based Assessment* (IfA 1994, revised September 2001 and October 2008).

2.7 Assumptions and limitations

- 2.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined

for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

- 2.7.2 The DHER is not a record of all surviving elements of the cultural heritage resource, but is a record of the discovery of a wide range of archaeological and historical components of the cultural heritage. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.8 Copyright

- 2.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferrable by Wessex Archaeology. You are reminded that you remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 3.1.2 Local development frameworks and local plans set the planning policy at the local level for district and borough authorities. These are prepared by individual authorities, but a series of local development framework (LDF) documents are now also being created jointly between the districts, boroughs and county council.
- 3.1.3 The following section summarises the national, regional and local planning and legislative framework governing the treatment of archaeological remains, the historic built environment and the historic landscape within the planning process.

3.2 National legislation and planning guidance

POLICY NO.	TITLE	POLICY TEXT
n/a	Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and areas of Archaeological Importance are afforded statutory protection and the consent of Secretary of State (Dept. of Culture, Media and Sport), as advised by English Heritage (EH), is required for any works.

POLICY NO.	TITLE	POLICY TEXT
n/a	Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). EH are a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.
n/a	Hedgerow Regulations 1997 (as amended)	'Important' hedgerows are defined based on ecological and historic criteria. <i>Inter alia</i> , hedgerows are deemed to be 'important' if they are documented to be of pre-enclosure date, which for the purposes of the Regulations is taken to mean pre-1845 (the earliest Act of Inclosure recorded in the Small Titles Act of 1896). Following case law precedent, it is generally taken that hedgerows or historic field boundaries are deemed Important under the Regulations if they can be demonstrated to exist on the appropriate parish tithe map.
PPG15	Planning and the Historic Environment	<p>Guidance on protection and enhancement of the historic environment including built heritage and historic landscape through the Local Development Plans (LDPs). LPAs administer special consents, in addition to regular planning controls, for planning applications involving Listed Buildings, Conservation Areas, Historic Parks and Gardens and Registered Battlefields.</p> <p>The desirability of preserving any Listed Building or its setting, and preserving or enhancing the character or appearance of any Conservation Area, are a material consideration in the planning process; also where development proposals outside a Conservation Area would affect its setting, or views into or out of the area.</p> <p>Authorities should take account of the historic dimension of the landscape as a whole rather than concentrate on selected areas. LDPs should protect its most important components and encourage development that is consistent with maintaining its overall historic character.</p>
PPG 16	Archaeology and Planning	<p>Archaeology is a material consideration in the planning process and LDPs should include policies for the protection, enhancement and preservation of sites and their settings. There is a presumption in favour of the preservation <i>in situ</i> of nationally important remains and their settings, whether Scheduled or not.</p> <p>Planning applications should include an assessment of likely impacts on archaeology. It is reasonable for an LPA to require archaeological evaluation in order to make an informed and reasonable decision.</p> <p>The case for the preservation of archaeological remains must be assessed on the individual merits of each case, taking into account</p>

POLICY NO.	TITLE	POLICY TEXT
		relevant policies and material considerations, including the intrinsic importance of the remains, and weighing these against the need for the proposed development.

3.3 Regional planning guidance and policy

POLICY NO.	TITLE	POLICY TEXT
RPG10	Regional Planning Guidance for the South West (in the process of replacement by the Regional Spatial Strategy (RSS))	<p>Regional Planning Guidance for the South-West (RPG10), through Policy EN3, states that local authorities and other agencies should:</p> <ul style="list-style-type: none"> • Afford the highest level of protection to historic and archaeological areas, sites and monuments of international, national and regional importance; • Indicate that new development would preserve or enhance historic building and conservation areas and important archaeological features and their settings, having regards to the advice in PPG 15 and PPG 16; • Indicate that policies and programme should work towards rescuing buildings and monuments at risk; • Encourage the restoration and appropriate re-use of buildings of historic and architectural value and take a particularly active role in bringing about their restoration where this would help bring about urban regeneration; • Take account of the landscape context and setting of buildings and settlements, of buildings materials and of the patterns of fields, hedgerows and walls that distinguish one area from another.
RSS 10	Regional Spatial Strategy (March 2006)	<p>The RSS provides a broad development strategy which will govern the amount, distribution, nature and pace of development in the south west up to 2026. The RSS also informs the preparation of local development frameworks (LDFs) prepared by district and borough councils, local transport plans (LTPs) prepared by the county and unitary councils and regional and sub-regional strategies that have a bearing on land use. It can be found on the Regional Assembly's website Draft South West Regional Spatial Strategy. Once the RSS for the south west is finally approved by government it will form a statutory document, and will then replace RPG 10.</p> <p>Policy ENV1 relates to the protection and enhancement of the region's historic environment. Where development would affect natural and historic assets local authorities</p>

		should first seek to avoid loss or damage of the historic environment, and that priority will be given to preserving and enhancing areas of archaeological and historic importance. In addition, through Policy ENV5 , local authorities and other partners are encouraged to identify and assess the significance of the historic environment, and its vulnerability to change.
--	--	---

3.4 Local planning guidance and policy

POLICY NO.	TITLE	POLICY TEXT
<i>The Bournemouth, Dorset and Poole Structure Plan CSP28 (adopted 2000)</i>		
EN.Q		The architectural and historical heritage of Dorset should be safeguarded through the preservation of Listed Buildings and their settings, and the preservation or enhancement of the character and appearance of areas and features of special architectural or historic interest.
EN.R		Nationally important archaeological remains and their settings should be preserved <i>in situ</i> .
EN.S		Proposals for development which may affect locally important archaeological remains and their settings will be subject to special scrutiny, weighing the intrinsic importance of the remains against the need for the development.

POLICY NO.	TITLE	POLICY TEXT
<i>The Weymouth and Portland Local Plan Review (adopted 2005)</i>		
B3	Scheduled Ancient Monuments and other Sites of National Archaeological Importance	Development will not be permitted which would have an adverse effect upon nationally important archaeological remains and their settings.
B4	Areas of Local Archaeological Importance	Proposals for development affecting the sites if local archaeological importance shown on the Proposals Map should have regard to the following criteria: <ul style="list-style-type: none"> (i) the intrinsic importance of the remains and their settings; (ii) the need for development and availability of alternative sites; (iii) the opportunities for mitigating measures and whether the remains are preserved <i>in situ</i>, and; (iv) the potential benefits, particularly to education, recreation and tourism.
B5	Areas of Archaeological Potential	Where development involves land within Areas of Archaeological Potential defined on the Proposals Map, the Borough Council will require that the impacts of the proposals on the site's archaeological importance are examined

		and evaluated and the results presented prior to, or as part of, the planning application.
B6	Development Affecting Archaeological Sites	In the event of development affecting a site of archaeological interest, adequate provision must be made for preserving either in situ or by record (whichever is the more appropriate for the preservation of the archaeological interest), the archaeology of the site.

POLICY NO.	TITLE	POLICY TEXT
<i>The West Dorset District Local Plan (adopted 2006)</i>		
SA3	Landscape Character Areas	Within each of the Landscape Character Areas, as identified on Diagram 2 of this Local Plan, development will be expected to respect and respond to the local landscape character. Proposals that conserve, enhance and restore features of local landscape importance will be encouraged. Development that significantly adversely affects the distinctive characteristics of the area's landscape, heritage and built environment will not be permitted.
SA20	Settings of Listed Buildings	Development which would adversely affect the setting of a Listed Building will not be permitted.
SA21	Protection of Character or Appearance of Conservation Areas	Proposals for development within a Conservation Area, or outside which would affect its setting or views into or out of the Area, will not be permitted unless they preserve or enhance the character or appearance of the Area by being appropriate in mass, proportion, use, detailed design and materials to the site and its surroundings.
SA23	Sites of National Archaeological Significance	Development will not be permitted which would have an adverse affect upon Scheduled Monuments or upon other archaeological sites of national importance and their settings. Where nationally important archaeological remains, whether scheduled or not, and their settings are affected by proposed development there should be a presumption in favour of their physical preservation.
SA24	Sites of Regional or County Archaeological Significance	Development will not be permitted which would have an adverse effect upon a site of regional or county archaeological importance unless the need for the development clearly outweighs the intrinsic importance of the remains. If planning permission is granted affecting a site of regional or county archaeological significance, developers will be required to preserve the archaeology in situ or, if it does not merit permanent preservation, by record.

3.4.1 Under the Planning and Compulsory Purchase Act 2004, the Bournemouth, Dorset and Poole Structure Plan is being replaced by the Regional Spatial

Strategy (RSS). As an existing, adopted plan at the commencement of the Act, the policies of the Adopted Structure Plan have been 'saved' until such time as they are replaced by the RSS. The Structure Plan policies are still a material consideration and will remain part of the development plan until superseded by RSS.

3.4.2 Also as a result of the Planning and Compulsory Purchase Act 2004, the system of Local Plans which includes the Weymouth and Portland Local Plan 2005 and West Dorset District Local Plan 2006 is being gradually replaced by a Local Development Framework (LDF). Policies in the Local Plans will continue to be used until replacement LDF policies emerge.

3.4.3 Weymouth and Portland Borough Council is also preparing a Core Strategy Development Plan Document (DPD) which establishes the vision, objectives and strategy for the future development of Weymouth and Portland for the period to 2026, including the scale and distribution of housing and employment growth. The Core Strategy identifies the area of the Site as one of three Weymouth Urban Extension Options, as shown on the Core Strategy Options-Key Diagram map (http://media.weymouth.gov.uk/docstore/planning/planningpolicy/corestrategy/POL_20090715_Keydiagram.pdf).

4 BASELINE RESOURCE

4.1 Introduction

4.1.1 A consideration of the context of the Site is an important element of establishing the nature of potential elements of the cultural heritage resource within the Site. The following section provides a brief synthesis of the archaeological and historical development of the Site and the Study Area, compiled from the sources detailed above. The aim of the synopsis is to establish the known resource within the Site and to provide a context for the identification and understanding of any potential cultural heritage resource which may survive.

4.1.2 A gazetteer of the sites referred to in the text is provided in **Appendix 1**. Sites are numbered from **1-69** with a **WA** prefix for the ease of reference. An overall illustration of the sites in the gazetteer is provided in **Figure 1**.

4.2 Statutory and local heritage designations

4.2.1 The Site does not contain any remains with statutory or local heritage designations. The nearest Scheduled Monument is Humpty Dumpty Field at Radipole (**WA15**), on the north-east fringe of the Study Area, which comprises a field immediately to the south of the churchyard, on the slope leading down to the head of Radipole Lake. The field is thought to be the site of a lost medieval village, and may also have contained earlier Romano-British remains.

4.2.2 There are 30 Listed Buildings within the Study Area. These relate to the historic settlements of Chickerell (**WA25-27**, **WA53-56**), to the west of the Site and Radipole (**WA14**, **WA22**, **WA27-36**, **WA58-65**), to the northeast of the Site. There are 3 Grade II* Listed Buildings (**WA13**, **WA14** and **WA22**), all of which date to the medieval period, and relate to the parish churches of St Mary, Chickerell and St Ann, Radipole, and Radipole Old Manor

respectively. The remaining Listed Buildings are all Grade II, and date to the post-medieval period, with 13 of 19th century date.

- 4.2.3 The nearest Conservation Areas are at Chickerell and Radipole, both of which lie within the Study Area (**Figure 1**). The Radipole Conservation area lies c.75m from the easternmost extent of the Site, with the Chickerell Conservation Area c.100m from the western Site boundary.
- 4.2.4 The Site lies within the Ridge and Vale landscape character type and landscape character area as defined within the West Dorset Landscape Character Assessment (February 2009).
- 4.2.5 The Site overlooks the Dorset and East Devon Coast World Heritage Site (WHS), known as the Jurassic Coast, which is located c.1.5km to the southwest. However, the proposed development of the Site is not considered to impact on the WHS, which is valued for its range of coastal landforms, cliffs, beaches, sea stacks and its geological interest.

4.3 Previous studies

- 4.3.1 Several previous archaeological studies have been undertaken in the area around the Site, with 20 events recorded within the DHER. These are listed within **Appendix 2** and are numbered **EV1-20** for reference (see **Figure 4**).
- 4.3.2 **EV9** consisted of the monitoring of building work followed the discovery of human remains in the driveway adjacent to No 18 Coldharbour, which lies immediately to the north of the Site, just opposite the trackway. Two graves lined with limestone slabs contained unaccompanied extended inhumations with heads to the west, of likely Romano-British date (**WA11**). The graves were left *in situ* following recording.
- 4.3.3 **EV10** comprised a monitoring of groundworks along the route of the Littlemoor-Chickerell Gas Pipeline, part of which crosses the Site to the east of the track leading down from Coldharbour. Along part of the watching brief which crossed the Site worked flints of prehistoric date and fragments of medieval pottery of 13th and 14th century were found.
- 4.3.4 The remainder of the archaeological events have consisted largely of desk-based assessments and some monitoring work, but none are directly related to the Site.

4.4 Archaeological and historical context

Prehistoric and Romano-British activity

- 4.4.1 The earliest recorded evidence of human activity within the Study Area dates to the Mesolithic period, with the discovery of a brown flint convex scraper at Chickerell Brickyard (**WA1**) and a Mesolithic core of Portland chert at Ridgeway Hill on the Weymouth Golf Links (**WA2**).
- 4.4.2 A single Neolithic find of a ground axehead was found at Radipole, just to the east of the Site (**WA3**), but there are no other finds or sites of Neolithic date recorded within the Study Area.
- 4.4.3 There are no finds or sites of Bronze Age or Iron Age date recorded within the Study Area, although Early Iron Age pottery has been found in the area of **WA4**, a Romano-British inhumation cemetery and possible settlement.

- 4.4.4 Whilst there is therefore only a background level of human activity recorded in the Study Area during the prehistoric period, extensive prehistoric remains are recorded to the northeast in the area around Littlemoor and The Ridgeway. Weymouth to the south is also suggested as a port of entry to the south coast during the Bronze Age (Piggott 1938).
- 4.4.5 Within the Study Area, the earliest more extensive archaeological remains recorded date to the Romano-British period, with a number of sites to the north, east and southwest of the Site (**WA4-WA12**). Evidence from this period consists of inhumation cemeteries (**WA4, WA6**), other burial sites (**WA10, WA11**), an enclosure (**WA5**) and occupation debris (**WA7**). The two large inhumation cemeteries suggest that the Site and Study Area formed part of a well-populated agrarian landscape throughout the Romano-British period. The *civitas* of *Dvrnovaria* (Dorchester) was a major town in the area, being the likely capital of the *Durotriges* tribe, whilst a small port at Radipole, located at the top end of Radipole Lake, is believed to have been established during the Romano-British period and would have served *Dvrnovaria* via a branch road. In the Southill area of Radipole parish a number of Roman artefacts have been found in addition to settlement evidence in the area around Spa Road.

Saxon and medieval settlement and land use

- 4.4.6 Both the villages of Radipole and Chickerell are mentioned in Domesday, suggesting they have a Saxon foundation. Radipole or *Retpole* was part of lands held by the Church of St Peter at Cerne Abbey, a Benedictine monastery founded in 937AD. Domesday records Chickerell, or *Cicherelle*, as being held by Bolla the priest, thought to be a tenant of Cerne Abbey, although he was not recorded as such in the Domesday texts (Pugh 1968). However, in Chickerell “Yer Tiz”, Bollo is described as one of the King’s Thanes, a man who held land from an English King or other superior by military service, ranking between ordinary freemen and hereditary roles (Chickerell Parish Council, 1997, p.9).
- 4.4.7 Although no sites or finds of Saxon date are recorded within the Site and wider Study Area, it is possible that some of the present field systems may represent remnants of Saxon or medieval agricultural land use and division.
- 4.4.8 During the medieval period the Site lay within two parishes: that of West Chickerell and Radipole (see **Figure 5**). Of that portion within West Chickerell parish, the Site occupied an area known as Putton and East Chickerell (*Podintone et Estchykerel*), in the Hundred of Cullingford Tree (*Culfordestre*) as recorded in an Inquisition of 1285. The present day village of Chickerell was known as West Chickerell (*Westchykerel*) and Radipole as *Roddipoll*.
- 4.4.9 East Chickerell is described in Hutchins’ *History and Antiquities of the County of Dorset* as ‘anciently a manor and hamlet, now a tithing and farm’ (1860-71, p.493). Indeed, a scatter of medieval and 16th century pottery (**WA20**) is recorded in the DHER immediately to the north of East Chickerell farm, depicted on the 1st Edition Ordnance Survey (OS) map of 1881 (**Figure 8**) in the area now occupied by the electricity substation, and within 60m of the Site boundary.

- 4.4.10 Putton is likewise described by Hutchins as ‘anciently a manor’ (1860-71, p.495), of likely medieval origin. There are a series of hollow-ways surviving as earthworks (**WA21**) and cropmark and earthwork evidence for a deserted medieval settlement (**WA19**) in the area, which lies 200m to the west of the Site boundary, immediately east of Putton Lane.
- 4.4.11 Other medieval sites within the Study Area relate to the settlements of Radipole and Chickerell, in particular the two parish churches (**WA13** and **WA14**), both of which are Grade II* Listed Buildings. At Radipole there is also the area known as Humpty Dumpty Field (**WA15**), the site of a depopulated village or manorial complex, and a Scheduled Monument (see **Figure 1**). Within the area around Humpty Dumpty Field a number of medieval features are recorded, including shell middens, an oven, and a house platform (**WA16**). Strip lynchets have also been recorded to the north- and southwest of Humpty Dumpty Field (**WA17**, **WA18**).
- 4.4.12 The Site therefore lies in the agricultural hinterland between the two well-established medieval settlements of Radipole and Chickerell, and potentially fell within the manorial lands of both East Chickerell and Putton, as small manorial farmsteads, although no traces of these manors survive today. The potential locations of the Putton and East Chickerell medieval farmsteads are depicted on the 1st Edition OS map of 1881 (**Figure 8**) and on the earlier Tithe Maps (**Figure 6**), but have since been built over; East Chickerell by the electricity substation and Putton by the dwellings along Lower Putton Lane.
- 4.4.13 The northern portion of the Site, which partially falls within the parish of Radipole, also within the Hundred of Cullingford Tree, would have been part of the monastic lands held by the Abbey at Cerne Abbas, until the Dissolution of the monasteries under Henry VIII in 1534.
- 4.4.14 The Site is crossed by a likely ancient trackway running from north to south, linking Coldharbour to the former farmstead at East Chickerell, and preserved in the line of the current track now truncated by the electricity substation (**Plate 1**). Certainly the track is visible on the Tithe maps of 1839 for both Radipole and Chickerell parishes (**Figure 6**), and may have an earlier medieval origin, serving the former manorial settlement at East Chickerell.

Post-medieval and modern landscape

- 4.4.15 There are 28 post-medieval sites recorded within the Study Area (**WA23-WA50**), although none lie within the boundary of the Site. Half of these sites comprise Grade II Listed Buildings and structures (**WA23-WA36**), which are concentrated within the two conservation areas of Radipole and Chickerell and largely relate to cottages/houses, a former corn mill and structures associated with the parish churches.
- 4.4.16 The remaining sites (**WA37-WA50**) consist largely of old lime kilns, quarries, and brickworks. There are two sites close to the boundary of the Site, **WA46** and **WA50**, an old quarry and a lime kiln respectively, which are located in the area to the northwest of the electricity substation.
- 4.4.17 There are 15 sites dating to the 19th century within the Study Area (**WA51-WA65**), 13 of which are Grade II Listed Buildings (**WA53-WA65**). There are two 19th century limekilns recorded in the DHER, **WA 51** and **WA52**. **WA51**

is the only site recorded within the Site boundary, and refers to a limekiln which is depicted for the first time on the 2nd Edition OS map, published in 1903 (**Figure 9**) and therefore likely to date to the late 19th century. There is no trace of any structure present today.

Cartographic Evidence

- 4.4.18 During the post-medieval period, as in the preceding medieval period, the area of the Site remained common agricultural land, comprising common arable fields and areas of grazing.
- 4.4.19 The first Act of Inclosure entered into the statute book was in 1604, and related to the village of Radipole, which forced the enclosure of village common field and waste. It is therefore likely that the field boundaries depicted on the Radipole parish Tithe map of 1839 (**Figure 6**), in the northern portion of the Site, date to the early 17th century.
- 4.4.20 Prior to a further Act of Inclosure in 1792, it would appear that the remainder of the Site was held as Common Land, comprising common grazing land as well as agricultural fields, the origins of which can be potentially traced back to the Saxon and medieval periods. The Putton Award of 1792, an Act of Parliament for *'dividing, allotting and enclosing the commons and open and common fields and other communable lands and places of Putton alias Podington, in the Parish of West Chickerell'*, suggests that some fields were used as common arable fields, alongside areas of Common Land (the largest acreages being Putton Common (12), Tidmoor Common (36) and Putton Plain (3), which were presumably used for grazing). The total acreage of Putton is given in the Award as 111 acres (c.45 hectares). There was also a Common Pond (**WA37**), although this has now been infilled.
- 4.4.21 The Tithe maps for both the parishes of Radipole and Chickerell (**Figure 6**) encapsulate the earlier boundaries resulting from the Acts of Inclosure. Many of these remain extant as upstanding planted boundaries today (**Figure 7, Plate 2**), including some 'dog-leg' boundaries, which are typical of irregular enclosures formed by the adaption of former medieval common arable fields (**Plate 3**). These hedgerow boundaries may be considered 'important' under the historic criteria set out in the Hedgerow Regulations 1997 (as amended).
- 4.4.22 Ordnance Survey 6" mapping shows little change on the Site during the 19th century and first part of the 20th century. The 1st Edition map of 1881 (**Figure 8**) shows the Site retaining the field boundaries as depicted on the earlier Tithe maps of 1839 (**Figure 6**). The only change by the time of the 2nd Edition of 1903 is the use of the northern portion of the Site as a Golf Course, with a Pavilion marked in the middle of the Site, in an area to the northwest of East Chickerell (**Figure 9**). There is also a limekiln (**WA51**) to the east of Putton and a quarry/limekiln in the area to the south of the pavilion, now overlain by an electricity pylon. The 1930 OS map marks these as 'Old Limekiln' and the Pavilion as a Club House (**Figure 10**). By the time of the Provisional Edition map of 1927-8 with revisions, published in 1938, two electricity pylons are depicted immediately to the southwest of the Club House (**Figure 11**). The next edition maps (6" of 1963, not reproduced) shows the pylons to have extended to the northwest across the Site, with East Chickerell now depicted as East Chickerell Court. The golf course and club house are no longer shown, indicating that by this time the land in the

northern portion of the Site had reverted back to agricultural use, which continues to the present day. The electricity substation immediately to the south of the middle portion of the Site is first depicted on the 1978 1:10,000 map (not reproduced), and appears to date to the early 1970s. Subsequent modern editions of the OS 10k mapping (1983-1990) show no further changes across the Site. However, during the last 10 years there has been the additional subdivision of the land occupied by the former golf course into paddocks, and the construction of some new stables (**Plate 4**).

Historic landscape character

4.4.23 Under the West Dorset Landscape Character Assessment (2009) the Site falls within the South Dorset Ridge and Vale landscape, which is characterised by a series of small limestone ridges and clay vales running east to west. In the Study Area the landscape is broader in scale, with urban fringe land uses encroaching into the open countryside. In the area of the Site, which lies between the historic/medieval settlements of Radipole and Chickerell, the field systems are defined by smaller and more irregular enclosures with dog-legged boundaries probably formed by the likely adaptation of former common arable fields. In the wider Study Area, away from the settlements the fields tend to be larger and survey planned. These fields are likely to be the product of post-medieval enclosure of former common open arable land.

4.4.24 There are some strong historic elements retained across the Site, most notably the track running north-south through the northern portion of the Site, linking Coldharbour with the former likely medieval complex at East Chickerell (now the electricity substation), and the historic boundaries, some of which date to the 17th century. The dog-leg boundary preserved in the northern portion of the Site is particularly important, as it is a remnant of a likely earlier medieval boundary, as well as representing an extant relic of the former parish boundary between the historic parishes of Radipole and Chickerell. There has been little boundary loss, with the historic inclosure boundaries of the 17th and 18th centuries resulting from the adaption of former medieval or Saxon common arable fields, thus preserving these ancient land divisions within the modern agricultural landscape.

5 DISCUSSION

5.1 Summary of presence and survival within the Site

5.1.1 The known and potential elements of the archaeological and historic environment resource, which may require further consideration/investigation as part of any development proposals, are summarised below.

5.1.2 Stray finds of Mesolithic and Neolithic material within the Study Area suggest only a background level of activity during the prehistoric period at the Site, and as none of these finds have been found within stratified contexts, their archaeological significance is limited. This limited prehistoric evidence from the Site and Study Area indicates that the Site sits within an area of **low** archaeological potential for recovering material dating from the Mesolithic to the Iron Age, which if present, would likely be of local importance.

- 5.1.3 The more widespread archaeological evidence relating to the Romano-British period across the Study Area suggests that the Site and surrounding area formed agricultural land during the Romano-British period, with the likely settlement focus to the east at Radipole. The potential for the presence of Romano-British remains within the Site is therefore considered **low to moderate**. Potential Romano-British activity that might be anticipated within the Site would most likely relate to agricultural land use, and possibly as yet undiscovered Romano-British farmstead settlement evidence. It should be noted, however, that Romano-British inhumations have been found immediately to the north of the Site, to the southwest at Putton Brickyards, and to the east at Radipole Lane; the potential for inhumations within the Site should not be discounted.
- 5.1.4 During the Saxon period, it appears that the Site was situated in an area of agricultural land in a well-populated landscape. Given the lack of previous archaeological investigation and that settlement from this period is typically ephemeral in character, the relative paucity of recorded archaeological material of Saxon date does not necessarily indicate an absence of archaeological remains. Both the settlements of Chickerell to the west and Radipole to the east are of likely Saxon origin and the Site lies in close proximity to two known medieval manorial settlements, Putton and East Chickerell. The Site and its immediate landscape could therefore have seen isolated settlement and agricultural activity during the Saxon and into the medieval periods. The potential for the presence of Saxon and medieval remains existing within the Site is thus considered **low to moderate**.
- 5.1.5 Cartographic evidence shows that the Site and its immediate environs remained largely undeveloped until the 1970s, when an electricity substation was built on the site of East Chickerell Court.
- 5.1.6 Historic landscape features within the Site include a historic trackway, which runs north-south through the northern portion of the Site, and may be of medieval or earlier origin. There are also a significant number of 17th and 18th century inclosure boundaries, which preserve the irregular land divisions typical of former medieval common arable fields. Of the extant boundaries within the Site, those either side of the trackway in particular may be considered 'important' under the Hedgerow Regulations 1997, as well as the extant dog-leg boundary in the northern portion of the Site which preserves the former historic boundary between the parishes of Radipole and Chickerell.

5.2 Potential development impacts

- 5.2.1 The Site is proposed for housing and some mixed use development, including a community hub, a new primary school and public open space. The Draft Design Concept for the Site (**Figure 2**) indicates that activities associated with the proposed development type which could result in an adverse impact on buried archaeological remains within the Site may include:
- groundworks associated with construction of new foundations;
 - groundworks associated with grading and mounding of land areas, changing the levels and contours on Site;
 - groundworks associated with the construction of new access points and roads, cycleways, footpaths, car parking and landscaping;

- groundworks associated with construction of services (foul drainage, water, electric etc).

5.2.2 The extent of these impacts will depend on the presence, nature and depth of any archaeological remains, in association with the extent and depth of proposed groundworks. However, there is a **low** to **moderate** potential for buried archaeological remains across the Site, especially relating to the Romano-British, medieval and post-medieval periods.

6 CONCLUSIONS

6.1 Statement of impact

6.1.1 Archaeological investigations within and around the Study Area have recorded archaeological sites, deposits and find spots dating from the prehistoric to the modern period, with much of the known and potential archaeological resource relating to the Romano-British, medieval and post-medieval periods. There is a **low** to **moderate** potential for recovering remains relating to a background level of Romano-British, medieval or post-medieval activity within the Site. Overall the potential archaeological resource within the Site may be considered to be of local to regional importance.

6.1.2 There are no statutorily designated sites or monuments within the Site itself. It is considered that development would have a negligible impact on the setting of the Scheduled Monument in the Study Area and a minimal impact on the settings of the Listed Buildings in the Study Area. The proposed redevelopment is also likely to have a minimal impact upon the settings of the Conservation Areas within the Study Area. Whilst the Site overlooks the Dorset and East Devon Coast World Heritage Site located c.1.5km to the southwest, it is not considered to impact on site, which is valued for its range of coastal landforms, cliffs, beaches, sea stacks and geological interest.

6.1.3 The historic landscape of the Site and Study Area includes some strong elements such as the trackway and medieval (or earlier) land divisions preserved within the extant 17th and 18th century inclosure boundaries across the Site.

6.2 Recommendations

6.2.1 It is considered that, in order to comply with national and local planning guidance and legislation (see Sections 3.2, 3.3 and 3.4 above), further archaeological investigation may be required. This is likely to take the form initially of non-intrusive geophysical survey followed potentially by additional archaeological work to confirm the presence or absence, extent, nature, likely date and significance of any surviving remains. Such work may be required to inform any planning application and/or as a condition of planning consent. The precise nature and scope of further investigations within the Site should be agreed through consultation with the Development Control Archaeologist for Dorset Council, and undertaken in line with an agreed Written Scheme of Investigation, produced in advance of any site works.

6.2.2 It is further recommended that the retention and enhancement of the trackway and dog-leg field boundary as historic landscape features within the Site should be considered in framing development proposals.

7 REFERENCES

7.1 Bibliography

Chickerell Parish Council 1997 *Chickerell "Yer Tiz": An Illustrated Compilation of Historical and Social Information*, Chickerell Parish Council

Farrar, R. A. H. 1951 'Archaeological Fieldwork in Dorset in 1951', *Proceedings of the Dorset Natural History and Archaeological Society*, vol. 73 (1951), p.94-99

Hutchins, J. 1861-70 *A History and Antiquities of the County of Dorset*, vol.III, 3rd Edition

Page, W. (ed) 1908 *A History of the County of Dorset: Vol.2*, Victoria County History

Piggott, S. 1938 'The Early Bronze Age in Wessex', *Proceedings of the Prehistoric Society*, vol.4 (1), p.52ff

Pugh, R. B. (ed.) 1968 *A History of the County of Dorset Vol.3*, Victoria County History

Williams, A. and Martin, G. H. (eds) 1992 *Domesday Book A Complete Translation*, Penguin Books Alecto Historical Editions

7.2 Historic Environment Records and Records Offices

Dorset Historic Environment Record
Dorset History Centre, Dorchester

7.3 Cartographic Sources

Inclosure map and award West Chickerell 1804
Inclosure map and award, Tything of Putton alias Podington, parish of West Chickerell, 1792

Tithe map and apportionment, Chickerell 1839
Tithe map and apportionment, Radipole 1839

Ordnance Survey 1st Edition OS 6" map 1881
Ordnance Survey 2nd Edition OS 6" map 1903
Ordnance Survey OS 6" map Edition of 1930
Ordnance Survey OS 6" map Provisional 1927, with additions 1938

Ordnance Survey Landplan 1:10,000
Geological Survey of Great Britain (England & Wales) 1:63,360 sheet 298

7.4 Online resources

<http://www.magic.gov.uk>
<http://online.english-heritage.org.uk/>
<http://www.weymouth-dorset.co.uk/radipole.html>
<http://www.roman-britain.org/>
<http://www.british-history.ac.uk/>

APPENDIX 1: GAZETTEER OF INFORMATION PROVIDED BY DHER

WA No	SMR No	Name	Description	Status	Grade	Period	Easting	Northing
1	MWX374	Chickerell Brickyard: Convex scraper	A brown flint convex scraper, made from a flake of a Mesolithic type core was found in Chickerell Brickyard in 1960.			Mesolithic	364400	079800
2	MWX490	Weymouth Golf Links, Ridgeway Hill: flint core	One Mesolithic core of Portland chert on Ridgeway Hill, from a pit near links. Now in Newbury Museum.			Mesolithic	366000	080000
3	MWX464	Neolithic ground axehead, Radipole, Weymouth	A Neolithic ground axehead, possibly made of chert, and found at Radipole, is in the Dorset County Museum, Dorchester.			Neolithic	366000	081000
4	MDO6654	Romano British inhumation cemetery, Radipole Lane, Radipole	A Romano British inhumation cemetery and possible settlement. Iron Age pottery was also found.			Romano-British	366300	081000
5	MDO6696	U enclosure near Weymouth	A possible Romano British rectangular enclosure defined by a bank and ditch and possible entrance on its west side. The enclosure is located in a dominant position on slightly sloping ground at the north-east end of a ridge, and measures c.150m x 90m.			Romano-British	366000	081780
6	MDO874	Putton Brickyards	Two burials found in 1924, one with a coarse ware bowl of possible third century date. Twenty other skeletons were said to have been found on previous occasions. Other burials were found in 1963 and 1965.			Romano-British	364900	080000
7	MDO875	Putton Brickyards	Occupation debris was recorded, including 1st and 2nd century samian ware, coarse pottery, a 3rd century sherd and a small grotesque human face in Kimmeridge shale.			Romano-British	364900	080000

WA No	SMR No	Name	Description	Status	Grade	Period	Easting	Northing
8	MWX3473 MWX3478	Radipole Lane, Weymouth	A contracted inhumation, probably not earlier than the 3rd or 4th century AD was found in 1935 near the hill crest (SY66338100), lying east-west with the head to the west in a scoop at the base of a shallow pit. In the adjacent house, a skeleton in a shallow grave was discovered while digging foundations in 1977. It was the skeleton of a female with both femurs and both fibulae broken, the tibiae were intact. The woman was buried with a black burnished jar and iron artefacts. Probably part of a wider cemetery (WA 4).			Romano-British	366330	081000
9	MWX3475 MWX3476	Weymouth: Empty cist found at Radipole Lane	A stone cist found empty in 1935. The cist was found near a coarse ware jar of probable 2nd century date. Probably part of a wider cemetery (WA 4).			Romano-British	366329	081029
10	MWX3477 MWX3479 MWX3471	Seven cists found at Southill, Radipole Lane	Seven cists found at Radipole Lane in 1972, during the construction of a playing field. All were badly damaged by topsoil stripping. All of the inhumations were in stone slab cists with their feet to the east. One cist contained a child's skeleton with a pot and a rusted studded object. An area of dark soil was also exposed nearby which contained a wide variety of faunal remains and pottery. A pit was also discovered in the area near to the cist burials and was 1.68m deep and 69cms wide. At the bottom was an animal skull covered with rocks, but no pottery or bone accompanied it.			Romano-British	366430	081010
11	MWX4838	Chickerell: Inhumation	Two Romano-British inhumations recorded at Chickerell. Two extended inhumations in limestone lined graves were found in the driveway adjacent to 18 Coldharbour. The graves were left in situ following recording.			Romano-British	365268	081436

WA No	SMR No	Name	Description	Status	Grade	Period	Easting	Northing
12	MWX4867	Roman inhumations at Putton Brickyards.	Roman pottery and human bone were observed in 1973 at Putton Brickyards Quarry, Chickerell.			Romano-British	364700	079900
13	105226	Parish Church of St Mary, North Square	Parish Church with a 13th century chancel and nave. The south porch was rebuilt in 1722 and the chancel walls lowered in 1804. In 1834 the north aisle was added, with a north vestry in the 20th century. The chancel was restored in 1865, with additional restorations in 1875 and 1896.	Listed Building	II*	Medieval	364386	080689
14	MWX495 / 467832	Church of St Ann, Radipole Lane	Anglican parish church. 13th century nave, N and S chapels and chancel of 14th century date, c.1325-1350. West front rebuilt in the 16th century; porch and south chapel rebuilt in the 18th century. 19th century restoration. 20th century vestry. The principle feature is the 16th century triple-pierced bellcote with massive central buttresses at the west end.	Listed Building	II*	Medieval	366724	081370
15	MDO6675	Humpty Dumpty Field: Deserted Medieval Village	Humpty Dumpty Field, Radipole. Scheduled under Deserted Villages, Settlements and Moated Sites. Remains of a depopulated village or manorial complex.	Scheduled Monument		Medieval	366600	081500
16	MWX3434 MWX3428 MWX3430 MWX3431 MWX3433	Medieval features, Radipole	During road widening by DCC in 1986-7 a part of Humpty Dumpty Field (WA 19) was removed. An oven was exposed by the contractor and excavated by archaeologist on site. The oven was circular, 1.55m in diameter. Under the daub the oven floor consisted of earthenware tiles set on a base of cobbles. The character of the tiles suggests a medieval date. Two shell middens were also recorded, and although undated, are likely to be medieval given their proximity to the known deserted medieval village. A house platform, some fragmentary rubble walls and part of a hollow way were also recorded.			Medieval	366621	081379

WA No	SMR No	Name	Description	Status	Grade	Period	Easting	Northing
17	MDO6603	Strip Lynchets, west of Corfe Hill Farm.	Strip Lynchets, formerly in Radipole Parish, one 22 yard wide tread of which still remains.			Medieval	366129	081870
18	MDO6604	Strip lynchets south of Causeway Farm	Strip lynchet 8 yards wide, adjacent to 8 acres of strip lynchets now destroyed.			Medieval	366241	081131
19	MDO871	Deserted settlement	Cropmark and earthwork evidence for a deserted medieval settlement.			Medieval	364950	080350
20	MDO894 MWX3550	Pottery scatter	Scatter of medieval and sixteenth century pottery near the River Wey.			Medieval	365600	080750
21	MWX2923	Putton: Earthworks	Hollow-ways surviving as earthworks.			Medieval	365000	080350
22	MWX467 467843	Radipole Old Manor, Radipole Lane	Manor house. Late 16th century, but incorporating some earlier 16th century work in the east wing. Built for Richard Watkins (RCHME), who owned the manor in 1586; the initials RW are carved in stone over the porch. Coursed and squared stone with Portland ashlar dressings. The manor of Radipole was first recorded in 1291, 1539-5-40 and 1561, the latter being the date of the main part of the house restored in 1938. Believed to have associations with Cerne Abbey. Roman pottery has also been found in the garden.	Listed Building	II*	Medieval	366740	081381
23	105227	Two stiles 15m east and 20m west of Chickerell Church	Stiles in churchyard wall. 18th century. Vertically set slabs of grey limestone, c.2ft high and 3ft wide set into shallow rubble-stone walls.	Listed Building	II	Post Medieval	364357	080699
24	105228	6 North Square	Located 40 yards SE of the church. An attached house, early-mid 17th century. Rubble stone walls with dressed quoins.	Listed Building	II	Post Medieval	364438	080660
25	105232	Stonebank. West Street	Detached House. Early 17th century. Lias rubble and coursed Blue Lias walls.	Listed Building	II	Post Medieval	364226	080753
26	105237	Gate piers and gate	Pair of late 18th century gate piers on the Fleet-Chickerell parish boundary immediately north of Fleet Lodge.	Listed Building	II	Post Medieval	364031	080548

WA No	SMR No	Name	Description	Status	Grade	Period	Easting	Northing
27	467311	Alma Cottage and Pump Cottage	Pair of semi-detached houses, late 18th or early 19th century, possibly with earlier fabric. Squared rubble, thatched roof, brick ridge stack.	Listed Building	II	Post Medieval	366326	081296
28	467312	Causeway House	Detached house, formerly a farmhouse. Late 17th century origins, extended and altered in 1804, entrance relocated and some alterations in 1961.	Listed Building	II	Post Medieval	366151	081397
29	467830	18 Radipole Lane	Detached house, formerly 2 cottages. Late 18th century. Rubble, hipped thatched roof.	Listed Building	II	Post Medieval	366283	081208
30	467834	Churchyard boundary wall to Church of St Ann	Churchyard boundary wall to Church of St Ann, possibly 18th century or earlier. Squared and coursed rubble.	Listed Building	II	Post Medieval	366726	081351
31	467837	Three monuments c.3m south of the porch of the Church of St Ann	3 headstones, 17th and 18th century. Portland stone.	Listed Building	II	Post Medieval	366725	081356
32	468021	Marvels Cottage with outbuilding	An isolated late eighteenth or early nineteenth century cottage, approached across fields, and adjoining the River Wey, with rubble walls and a thatched roof.	Listed Building	II	Post Medieval	366195	081708
33	MWX3911 468023	Mill to northeast of The Meadows	Corn mill, disused. Late 18th century and early 19th century. A two-part building in a long narrow range, at right angles to, and north of, the mill house.	Listed Building	II	Post Medieval	366139	081615
34	468024	No.3 West End Cottages	Detached cottage. Late 18th century or early 19th century. Rubble with brick dressings, slate roof.	Listed Building	II	Post Medieval	366027	081498

WA No	SMR No	Name	Description	Status	Grade	Period	Easting	Northing
35	468025	Nos. 4 and 5 West End Cottages	Pair of houses. Dated EB 1731 (Buckler or Bristow), with late 20th century extensions at each end. Rubble, concrete tile roof, formerly thatched. A long, single-depth building adjoining a small stream which joins the River Wey near Causeway House. The overall form and layout could be from the 17th century, but substantial external and internal changes have been made.	Listed Building	II	Post Medieval	366002	081479
36	467842	Letterbox Cottage, Radipole Lane	Detached house, 18th century. Rubble, with a thatch roof.	Listed Building	II	Post Medieval	366427	081389
37	MDO890	The Common Pond	Location of pond, known to have been in existence as early as 1792. Pond has been infilled and is now a small plantation.			Post Medieval	365170	079690
38	MDO6688	Stone paving at Letter Box Cottage, Radipole.	In January 1951, stone paving was discovered during alterations to the garden of the east side of Letter Box Cottage in Radipole Lane. The cottage is believed to be 18th century in origin.			Post Medieval	366420	081390
39	MDO6711	Lime kiln at Radipole, Weymouth	A lime kiln recorded as 'old limekiln' on the second edition (1900-1902) Ordnance Survey map. The date of this kiln is not known but it is most likely to be late nineteenth century. The site was visited in 1992-93 by Peter Stanier, who could find no trace			Post Medieval	366744	080837
40	MDO6712	Old kiln on OS map, at Weymouth	Old kiln on first edition OS map, at Weymouth.			Post Medieval	366182	080705
41	MDO880	Lime kiln near Fleet Lodge, Chickerell	Documentary evidence of a former lime kiln, mentioned in the Proceedings of the Dorset Natural History and Archaeological Society, 115 (1993), 33-59.			Post Medieval	364060	080540
42	MDO891	Putton Lane Brickworks	Documentary evidence and ruined building of a former brickworks at Putton Lane.			Post Medieval	365020	080070

WA No	SMR No	Name	Description	Status	Grade	Period	Easting	Northing
43	MDO892	Crook Hill Brickworks	Crook Hill Brickworks, marked on 1939 OS map. Also marked on first edition OS map of 1843.			Post Medieval	364500	079820
44	MWX3864	Lime kiln, Chickerell	A lime kiln marked on the first edition OS map.			Post Medieval	364150	080533
45	MWX3866	Old lime kiln, Chickerell	An old lime kiln marked on the first edition OS map			Post Medieval	364064	080525
46	MWX3902	Old quarry near East Chickerell	An old quarry marked on the first edition OS map.			Post Medieval	365430	080731
47	MWX3903	Strangeway Mill, Radipole	A corn mill marked on the first edition OS map			Post Medieval	366311	081297
48	MWX3912	Old quarry by Radipole	A quarry marked as an old quarry on the first edition OS map			Post Medieval	365901	081684
49	MDO882	Chickerell	A lime kiln shown on the 1839 tithe map, and recorded as 'old limekiln' on the first edition (1886-9) and second edition (1900-1902) Ordnance Survey maps, as well as revised maps from 1927 and 1938. The date of this kiln is not known but it is most likely to be late 18th or early 19th century.			Post Medieval	364430	080950
50	MDO886	East Chickerell	A lime kiln recorded from documentary evidence.			Post Medieval	365450	080750
51	MDO889	Putton Farm Lime Kiln	A lime kiln recorded as 'old limekiln' on the second edition (1900-2) Ordnance Survey map. The date of this kiln is not known but it is most likely to be late nineteenth century. The site was visited in 1992-93 by Peter Stanier, who could find no trace of any structure.			19th century	365280	080580

WA No	SMR No	Name	Description	Status	Grade	Period	Easting	Northing
52	MDO885	Lime kiln, Chickerell	A lime kiln recorded as 'limekiln' on the second edition (1900-2) Ordnance Survey map. The date of this kiln is not known but it is most likely to be late nineteenth century. The 1969 1:10,000 scale Ordnance Survey map shows a building at this location, but when the site was visited in 1992 there was no trace of any structure.			19th century	364320	080780
53	105222	Montevideo House	Early nineteenth century detached house with stone walls, stuccoed and painted. The home of Nelson Moore Richardson, a leading member of the Dorset Natural History and Archaeological Society in the late nineteenth and early twentieth centuries. Now a nursing home.	Listed Building	II	19th century	364776	079650
54	105223	Morn Lodge, 533 Chickerell Road	Detached House. Early 19th century. Rubble-stone walls with brick quoins at right hand.	Listed Building	II	19th century	363944	080730
55	105224	The Elms	Villa in garden. Early 19th century. Stone walls, stuccoed and with rusticated quoins.	Listed Building	II	19th century	364332	080583
56	105225	Front Garden Wall 20m east of The Elms	Front boundary wall. Early 19th century. Rubble stone for 28m along the street.	Listed Building	II	19th century	364348	080563
57	105229	8 North Square	Attached House, east of No 6. Early-mid 19th century. Rubble-stone walls with brick dressings.	Listed Building	II	19th century	364445	080660
58	467313	Mill Cottage	Two cottages and part of mill, now a detached house. Early 19th century. The roof is unusually steep, and may previously have been thatched.	Listed Building	II	19th century	366316	081317
59	467828	2 Radipole Lane	House in a small group. Early 19th century. Coursed rubble, concrete tile roof.	Listed Building	II	19th century	366312	081264

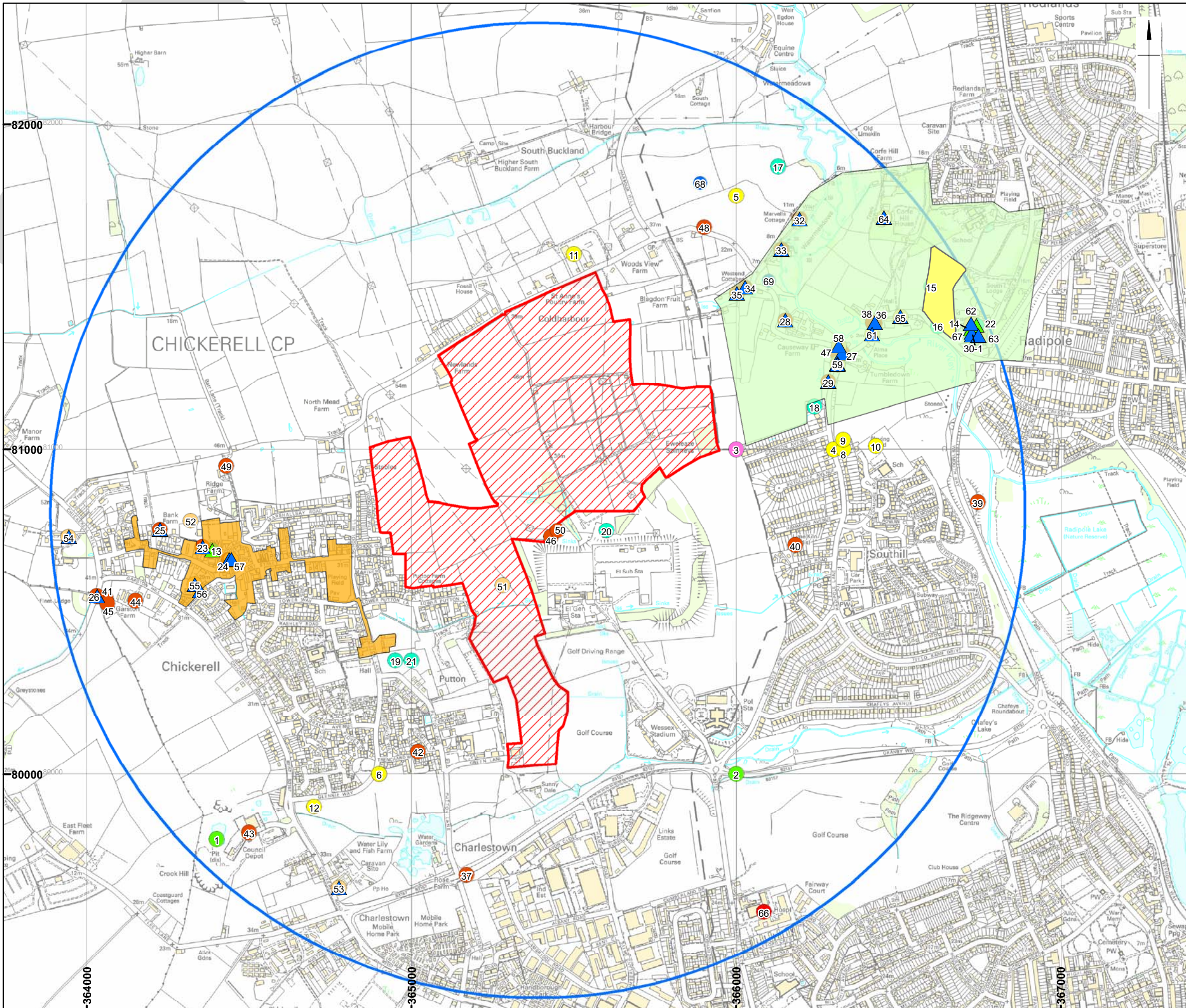
WA No	SMR No	Name	Description	Status	Grade	Period	Easting	Northing
60	467829	Rye Cottage, No. 4 and 6 Radipole Lane	Pair of cottages, part of a group. Early 19th century. Rubble, concrete tile roof. The building is set to the steep slope of the hill, and abuts No.2 to the right, forming an L-shape group.	Listed Building	II	19th century	366312	081260
61	467831	Bridge over River Wey	Road bridge over the River Wey. Early 19th century. Rubble. 2 unequal segmental arches, with rough voussoirs including a datestone (illegible).	Listed Building	II	19th century	366418	081354
62	467836	Grant and Thorne monuments north of the Church of St Ann	Two chest tombs, early 19th century. Portland stone. (i) To Archibald Grant, d.1805. (ii) to Joseph Swafield Thorne, d.1846.	Listed Building	II	19th century	366723	081386
63	467839	St Anns Church Room	Church room, former school building. Mid 19th century coursed rubble with Portland ashlar dressings, slate roof.	Listed Building	II	19th century	366746	081348
64	467841	Corfe Hill House	Country house in own grounds. 1821. For Edward Balston. The building occupies a commanding position on a hill-top above the village.	Listed Building	II	19th century	366455	081712
65	467844	The Old Rectory House, Radipole Lane	Detached house, former rectory, c.1840.	Listed Building	II	19th century	366506	081407
66	MDO23149	Isolation Hospital, Granby Road, Weymouth	An isolation hospital marked on Ordnance survey map of 1930, now Westhaven Hospital.			Modern	366085	079576
67	MDO6709	Radipole Village: Culvert found	Service trenching in Radipole lane revealed part of a stone culvert running north-east/south-west. A branch of this culvert may have extended north to the Old Manor.			Unknown	366720	081350
68	MWX4692	Weymouth: circular feature	A circular feature visible on a 1940s AP			Unknown	365889	081820
69	MWX4697	Possible ditch, Radipole	A possible ditch feature visible on a 1940s AP			Unknown	366100	081520

APPENDIX 2: GAZETTEER OF EVENT INFORMATION PROVIDED BY DHER

WA No	SMR No.	Name	Description	Easting	Northing
EV1	EWX1099	Rear Extension of 63 Radipole Lane	Information from letter 19/7/88 from B W Squibb; excavation recorded inhumations of an elderly male and young female with infant. No dating evidence recovered.	366330	080980
EV2	EWX1100	Humty-Dumpty Field, Radipole	Dorset Institute of Higher Education holds the metalwork from this excavation for conservation. Information from B.W. Squibb, (letter dated 19.7.88).	366600	081400
EV3	EWX1152	Putton Brickyards	No event description recorded in DHER.	364700	079900
EV4	EWX1153	Putton Brickyards	No event description recorded in DHER.	364700	079900
EV5	EWX1154	Putton Brickyards	No event description recorded in DHER.	364700	079900
EV6	EWX1221	Putton Lane Brickyards	An archaeological watching brief. No further information recorded.	364830	080000
EV6	EWX1223	Radipole Village	No event description recorded in DHER. No event description recorded in DHER.	366720	081350
EV8	EWX1562	Proposed Primary School Site, Chickerell, Weymouth, Dorset	AC Archaeology excavated five trenches on the site in 1993, which lies close to the site of a Romano-British settlement and burials. No archaeological features were recorded.	364800	080500
EV9	EWX1655	18 Coldharbour, Chickerell	Monitoring of building work followed the discovery of human remains in the driveway adjacent to No 18 Coldharbour. Two graves lined with limestone slabs contained unaccompanied extended inhumations with heads to the west, of likely Romano-British date. The graves were left in situ following recording.	365268	081436
EV10	EWX1824	East Chickerell Court	Preliminary desk-based assessment of archaeological potential carried out ahead of works at the National Grid Transformer Station.	365500	080500

WA No	SMR No.	Name	Description	Easting	Northing
EV11	EWX1904	Littlemoor-Chickerell Gas Pipeline	Monitoring of groundwork along the route of the Littlemoor-Chickerell Gas Pipeline recorded undated features and finds of prehistoric and medieval date.	365540	080730
EV12	EWX1935	Proposed Chickerell Link Road, Chickerell	In 1996 AC Archaeology carried out a preliminary assessment of the proposed Chickerell Link Road, involving a desk-based assessment, a walkover survey and monitoring of engineering test pits.	365150	079750
EV13	EWX1976	Land near Chafeys Lake	Nine trenches were excavated in advance of proposed development on land near Chafeys Lake. A single undated feature was recorded and a small quantity of residual prehistoric finds.	365950	080170
EV14	EWX2066	Chafeys Lake Sewer Renewal	Observation in 1996 of deep trenching for underground pipes near Chafeys roundabout recorded Lower Oxford Clay beds and recovered ammonites. No archaeological features recorded.	365480	079900
EV15	EWX2090	Land near Chafeys Lake, Chickerell	Desk-based assessment carried out in advance of the proposed development of the site near Chafeys Lake.	365950	080170
EV16	EWX2107	Cokers Frome Farm	Fieldwalking at Cokers Frome Farm recovered surface finds at a Roman occupation site in the area in 1972.	365480	079900
EV17	EWX2210	Summary Report on an Archaeological Watching Brief on a gas Pipeline from Littlemoor to Chickerell.	Archaeological watching brief. Also included survey of water meadow. Survey noted little else of archaeological interest within the construction easement.	365700	081600
EV18	EWX2213	The Proposed Development of Land near Chafeys Lake, Chickerell, Weymouth, Dorset: Preliminary Archaeological Assessment	Desk-based assessment carried out in 1999 in advance of the proposed development of the site near Chafeys Lake. Suggested low archaeological potential.	365950	080170
EV19	EWX2215	Land at Lower Putton Lane, Chickerell, Dorset.	Desk-based assessment carried out in 2003, including a walkover survey.	365000	080350
EV20	EWX585	Radipole	No event description recorded in DHER. Dorset County Museum holds a sketch plan.. Directed by L M Keen and M Simons.	366600	081400

DRAFT



- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Radipole Conservation Area
- Chickereil Conservation Area
- Mesolithic
- Neolithic
- Romano-British
- Medieval
- Post Medieval
- 19th century
- Modern
- Unknown
- East Chickereil Site
- Study Area



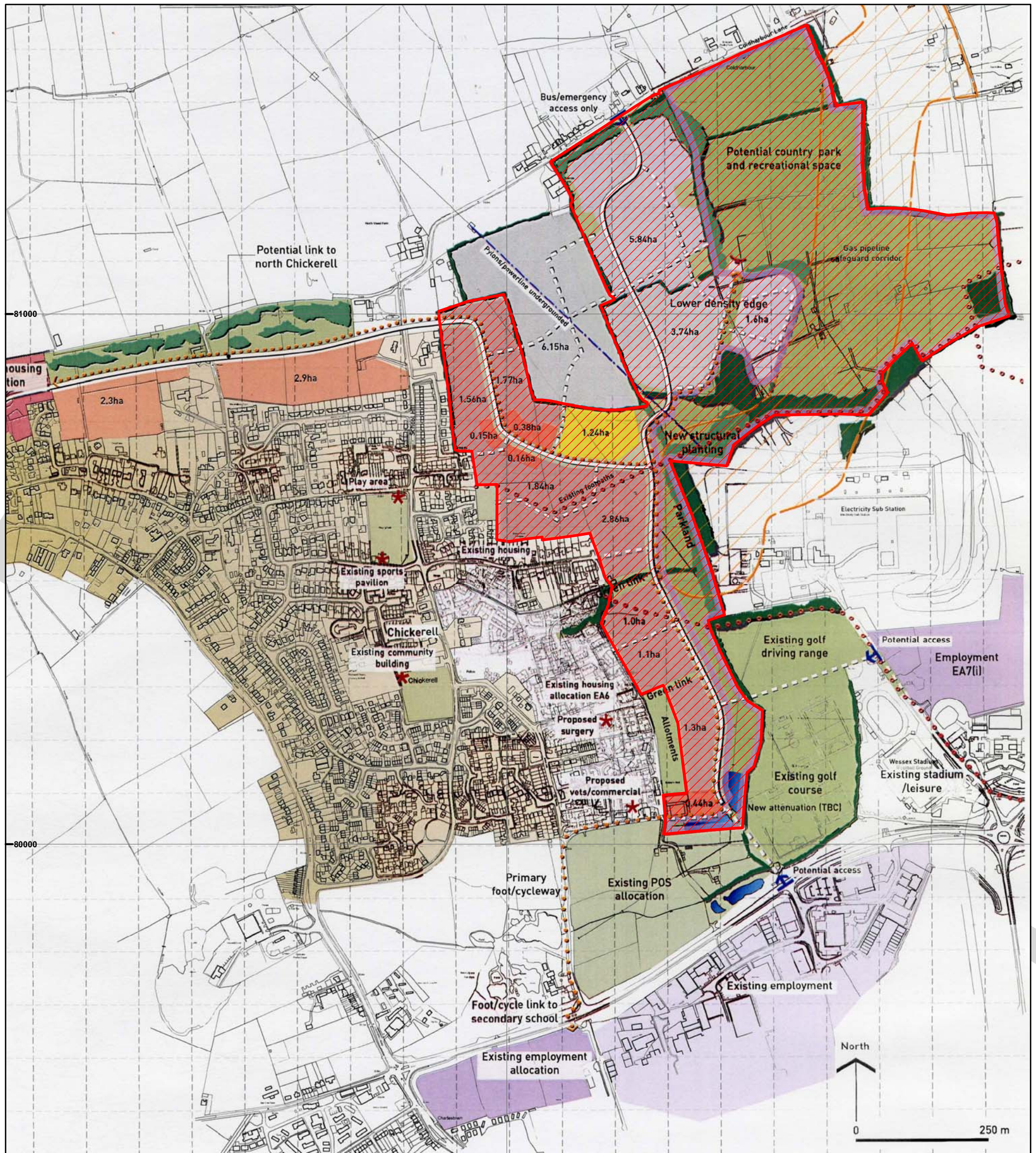
Reproduced using mapping supplied by the Client. Digital data reproduced from Ordnance Survey data © Crown Copyright 2010. All rights reserved. Licence Number: 100020449.

Digital Map Data © (2005) XYZ Digital Map Company. This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Revision Number:	0
Illustrator:	NJC
Date:	03/02/2010
Scale:	1:12,000 at A3
Path:	X:\PROJECTS\73310\GIS\MXD

The Site, Study Area, statutory and non-statutory designated sites/areas and DHER data

Figure 1



Key	
	Site boundary
	Proposed residential uses (11.43ha)
	Future residential development (17.3ha)
	Possible other residential development (5.2ha)
	Primary school (1.24ha)
	Community Hub (1.14ha) (mixed use)
	Public open space
	Possible site access points
	Main distributor/link roads
	Indicative road structure
	Proposed strategic buffer planting
	Potential country park and recreation area
	Existing woodland
	Existing hedgerows
	Possible locations of flood attenuation areas
	Proposed foot/cycleways
	Existing public rights of way
	Gas pipeline safeguarding corridor

East Chickerell Site

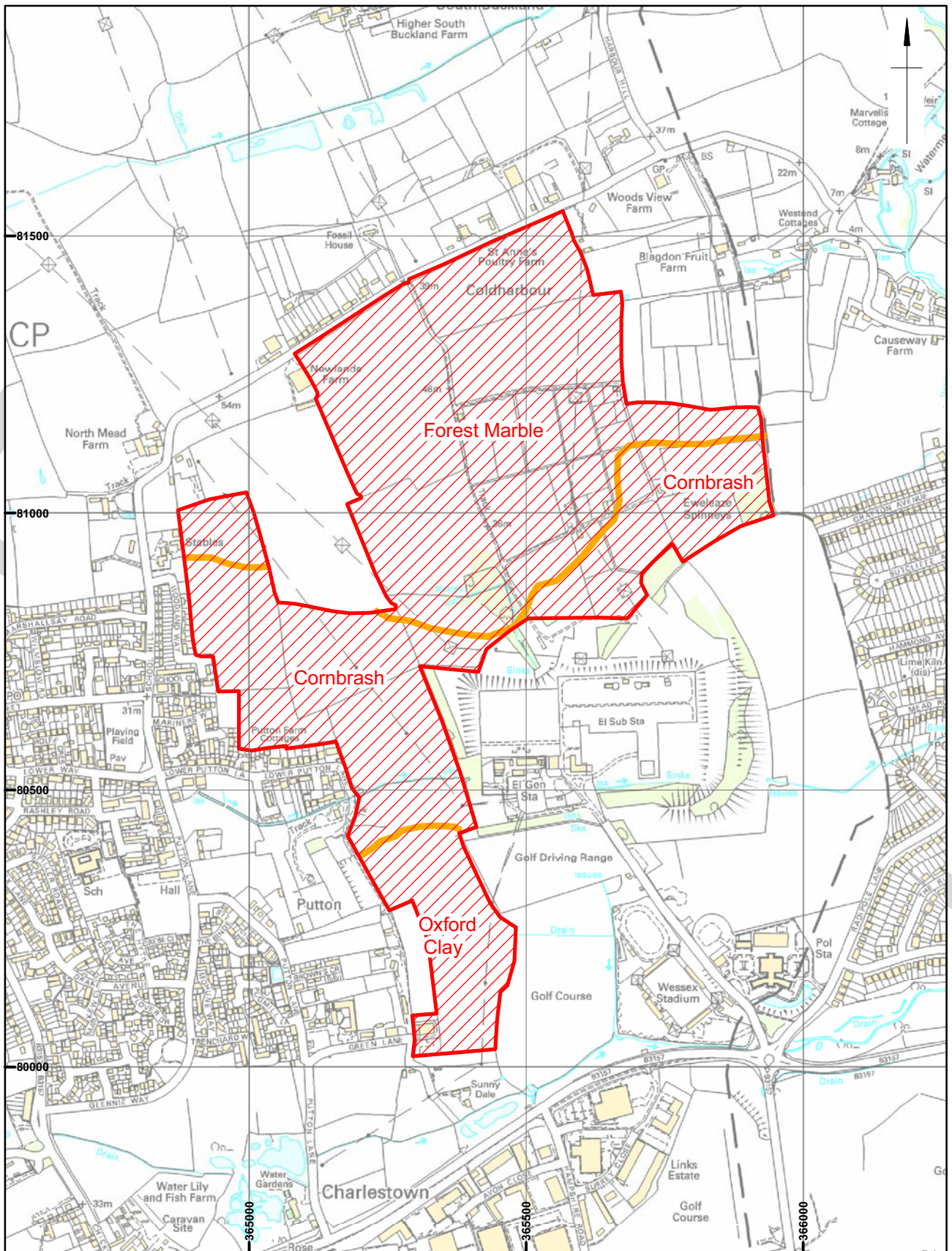






Draft Design Concept for the Site

Reproduced from mapping supplied by the Client.
 Digital data reproduced from Ordnance Survey data © Crown Copyright 2010. All rights reserved. Reference Number: 100020449.
 This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Date:	03/02/2010	Revision Number:	0
Scale:	1:7,500 at A3	Illustrator:	NJC
Path:	X:\PROJECTS\73310\GIS\MXD		

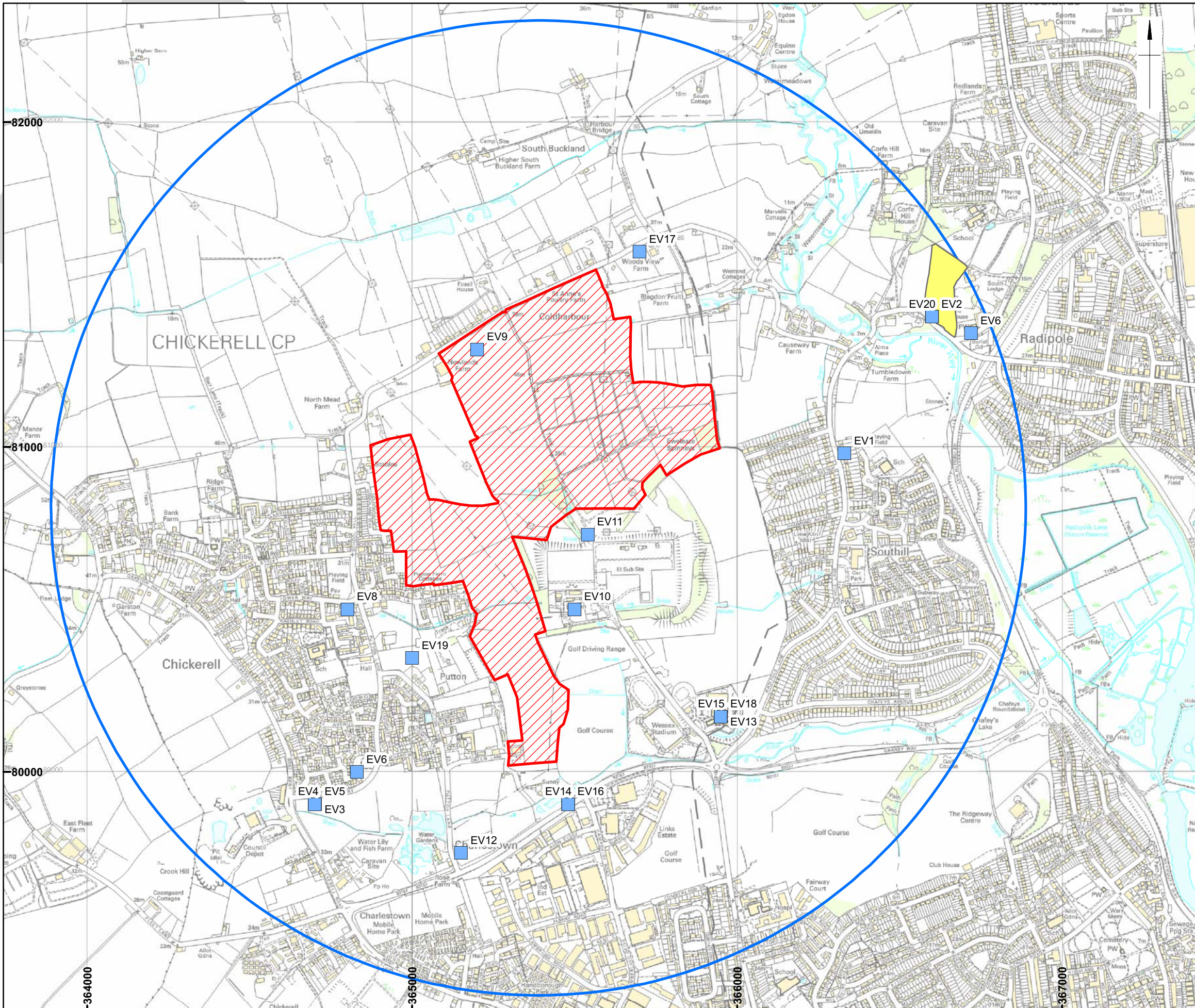
Figure 2



 East Chickerell Site  Geological divisions 	Reproduced using mapping supplied by the Client. Digital data reproduced from Ordnance Survey data © Crown Copyright 2010. All rights reserved. Licence Number: 100020449. This material is for client report only © Wessex Archaeology. No unauthorised reproduction.														
	<table border="1"> <tr> <td>Date:</td> <td>03/02/2010</td> <td>Revision Number:</td> <td>0</td> </tr> <tr> <td>Scale:</td> <td>1:10,000 at A4</td> <td>Illustrator:</td> <td>NJC</td> </tr> <tr> <td>Path:</td> <td colspan="3">X:\PROJECTS\73310\GIS\MXD</td> </tr> </table>	Date:	03/02/2010	Revision Number:	0	Scale:	1:10,000 at A4	Illustrator:	NJC	Path:	X:\PROJECTS\73310\GIS\MXD				
Date:	03/02/2010	Revision Number:	0												
Scale:	1:10,000 at A4	Illustrator:	NJC												
Path:	X:\PROJECTS\73310\GIS\MXD														

The Site in relation to underlying geology

Figure 3



- Events
- Scheduled Monument
- East Chickerell Site
- Study Area



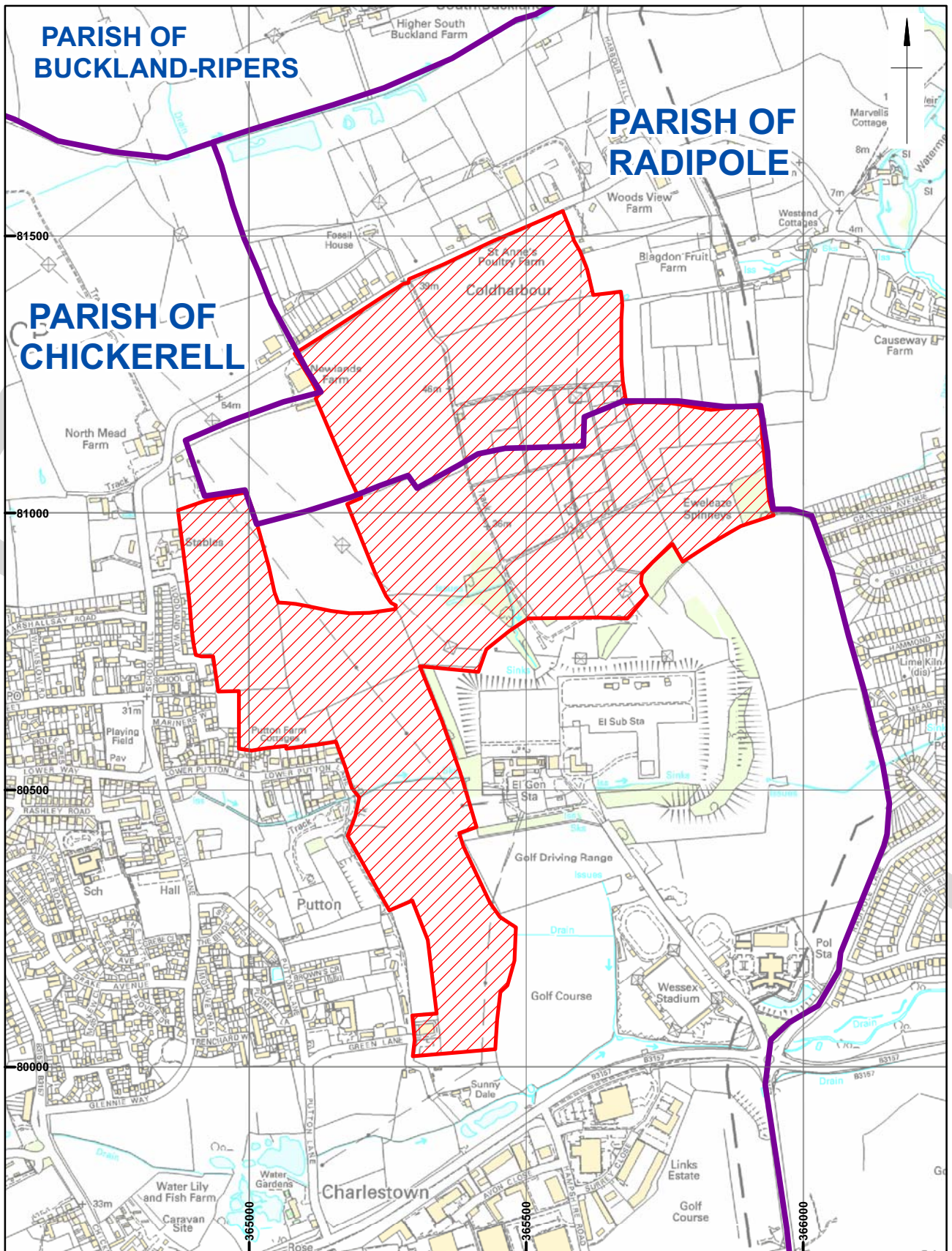
Reproduced using mapping supplied by the Client. Digital data reproduced from Ordnance Survey data © Crown Copyright 2010. All rights reserved. Licence Number: 100020449.



Digital Map Data © (2005) XYZ Digital Map Company. This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Revision Number:	0
Illustrator:	NJC
Date:	03/02/2010
Scale:	1:12,000 at A3
Path:	X:\PROJECTS\73310\GIS\MXD

Event data recorded within the DHER

Figure 4



-  Parish boundary
-  East Chickerell Site

Reproduced using mapping supplied by the Client.
 Digital data reproduced from Ordnance Survey data
 © Crown Copyright 2010. All rights reserved.
 Reference Number: 100020449.
 This material is for client report only
 © Wessex Archaeology. No unauthorised reproduction.



Date:	03/02/2010	Revision Number:	0
Scale:	1:10,000 at A4	Illustrator:	NJC
Path:	X:\PROJECTS\73310\GIS\MXD		



The Site in relation to parish boundaries at the time of the Tithe Map 1839

Figure 5



- East Chickerell Site
- Radipole Tithe Fields

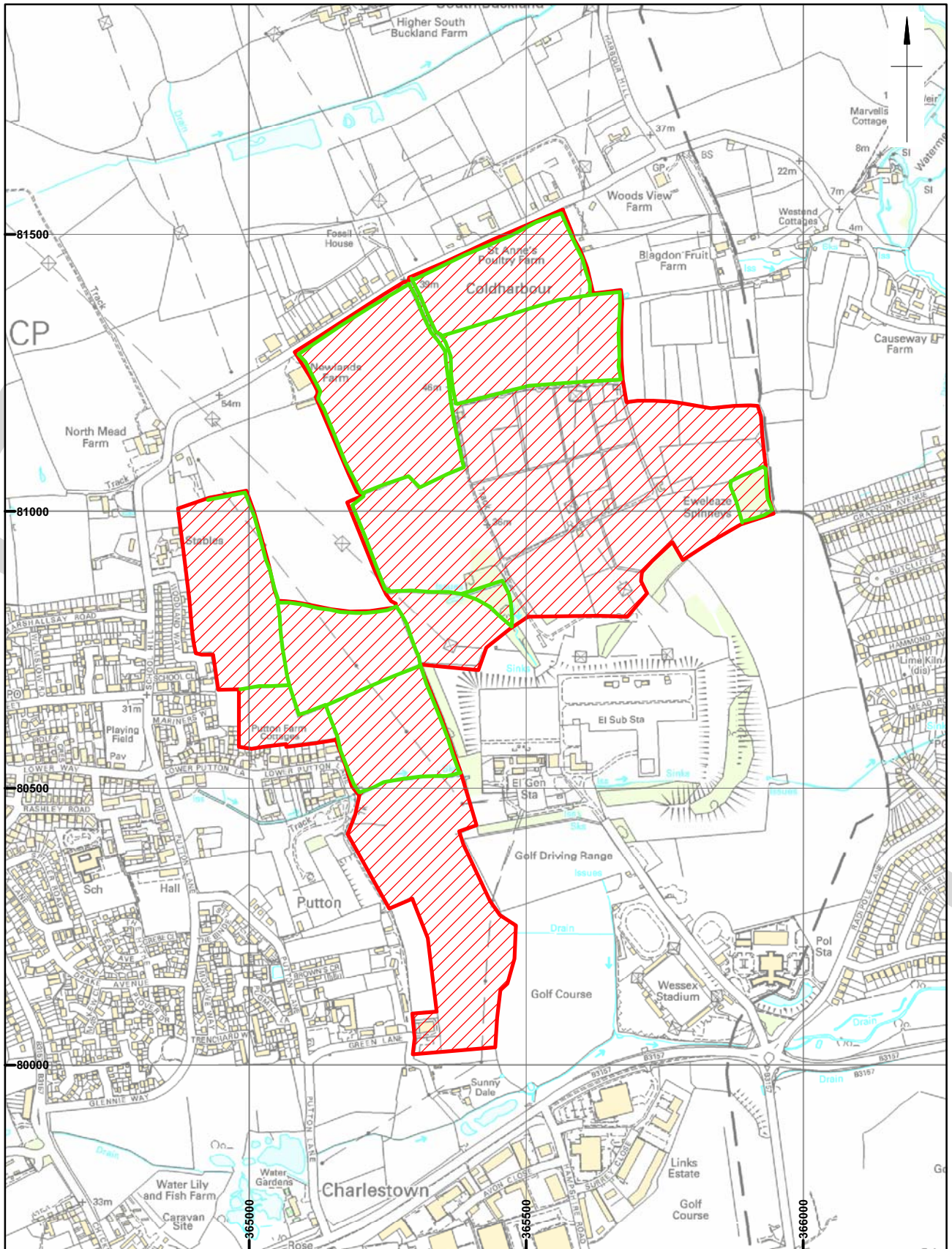






This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Date:	03/02/2010	Revision Number:	0
Scale:	n/a	Illustrator:	NJC
Path:	X:\PROJECTS\73310\GIS\MXD		

Site in relation to the Chickerell Parish Tithe map of 1839, with Radipole parish fields also depicted

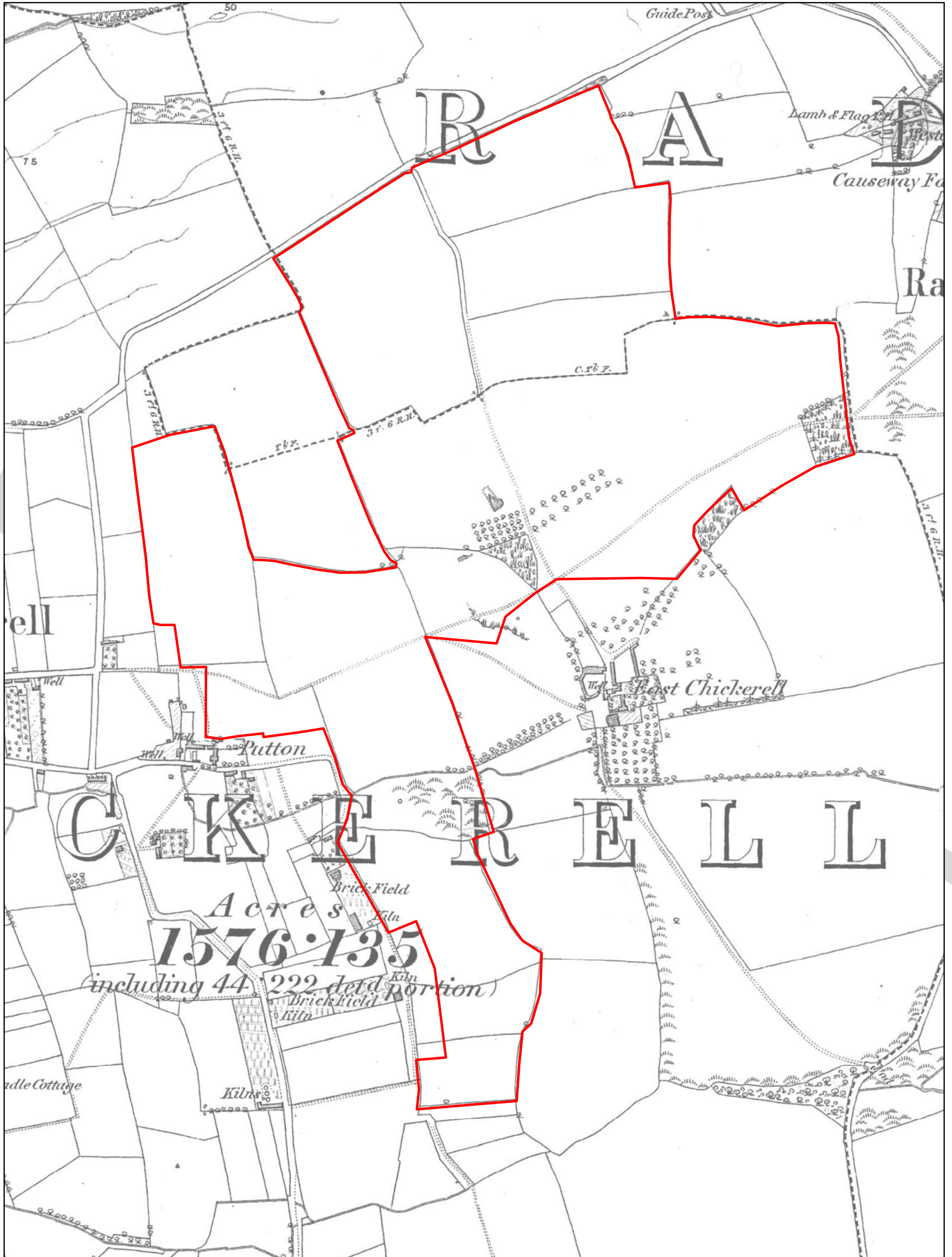
Figure 6




 Historic boundaries  East Chickerell Site 	Reproduced using mapping supplied by the Client. Digital data reproduced from Ordnance Survey data © Crown Copyright 2010. All rights reserved. Reference Number: 100020449. This material is for client report only © Wessex Archaeology. No unauthorised reproduction.			
	Date: 03/02/2010 Scale: 1:10,000 at A4 Path: X:\PROJECTS\73310\GIS\MXD	Revision Number: 0 Illustrator: NJC		

Extant historic boundaries across the Site

Figure 7



 East Chickerell Site

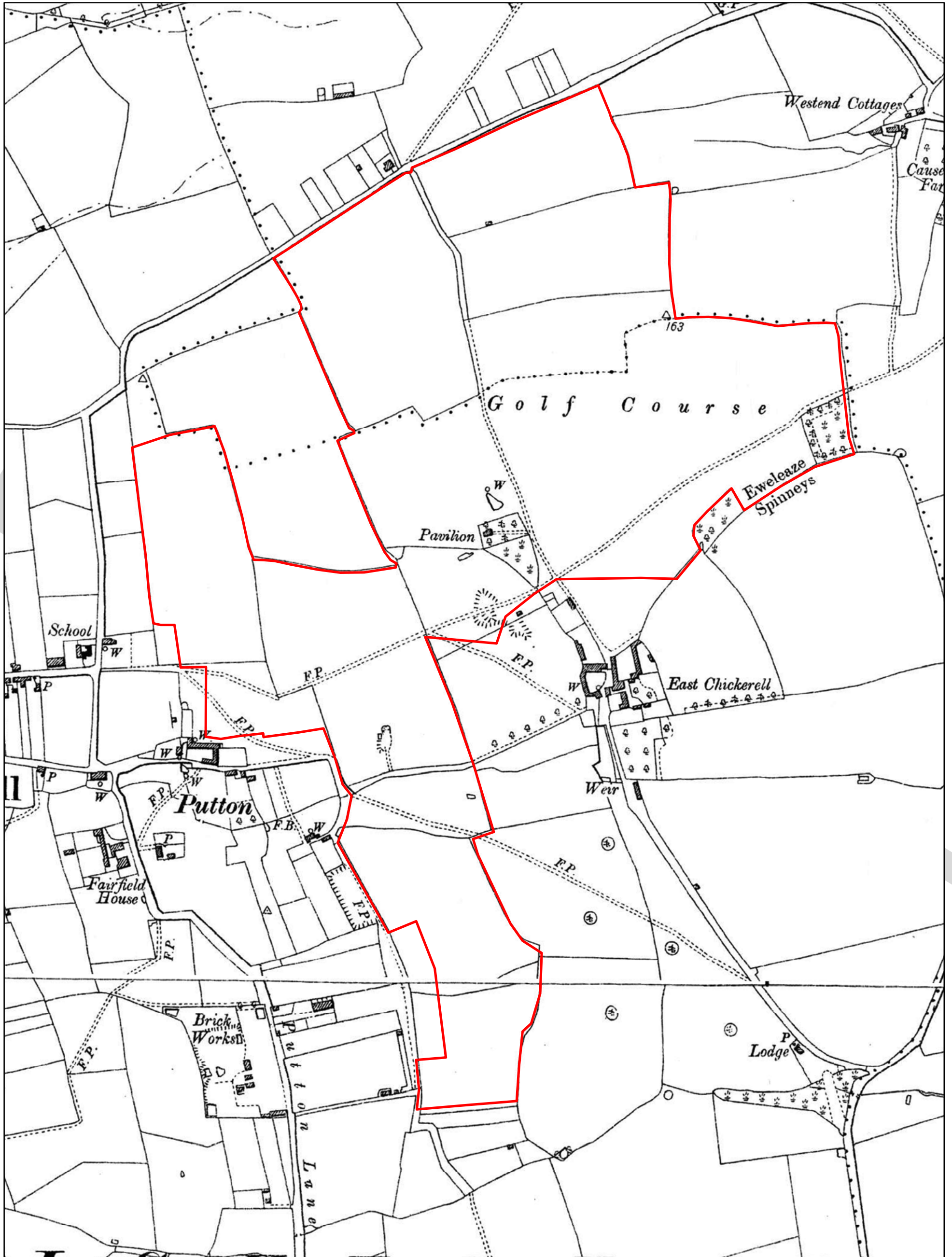


This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Date:	03/02/2010	Revision Number:	0
Scale:	n/a	Illustrator:	NJC
Path:	X:\PROJECTS\73310\GIS\MXD		

Site as depicted on the OS 6" 1st Edition map of 1881

Figure 8



East Chickerell Site

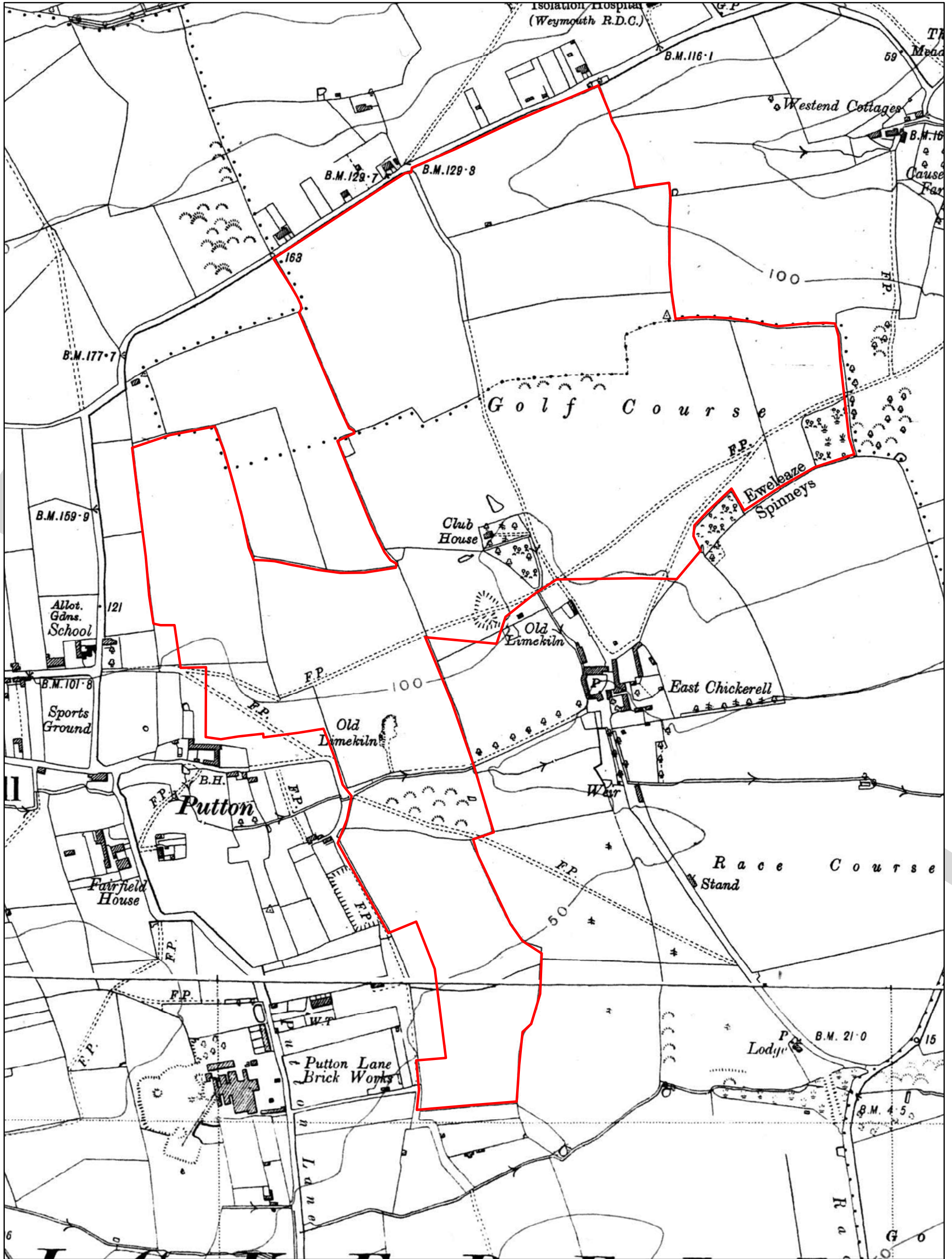


This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Date:	03/02/2010	Revision Number:	0
Scale:	n/a	Illustrator:	NJC
Path:	X:\PROJECTS\73310\GIS\MXD		

Site as depicted on the OS 6" 2nd Edition map of 1903

Figure 9



East Chickerell Site

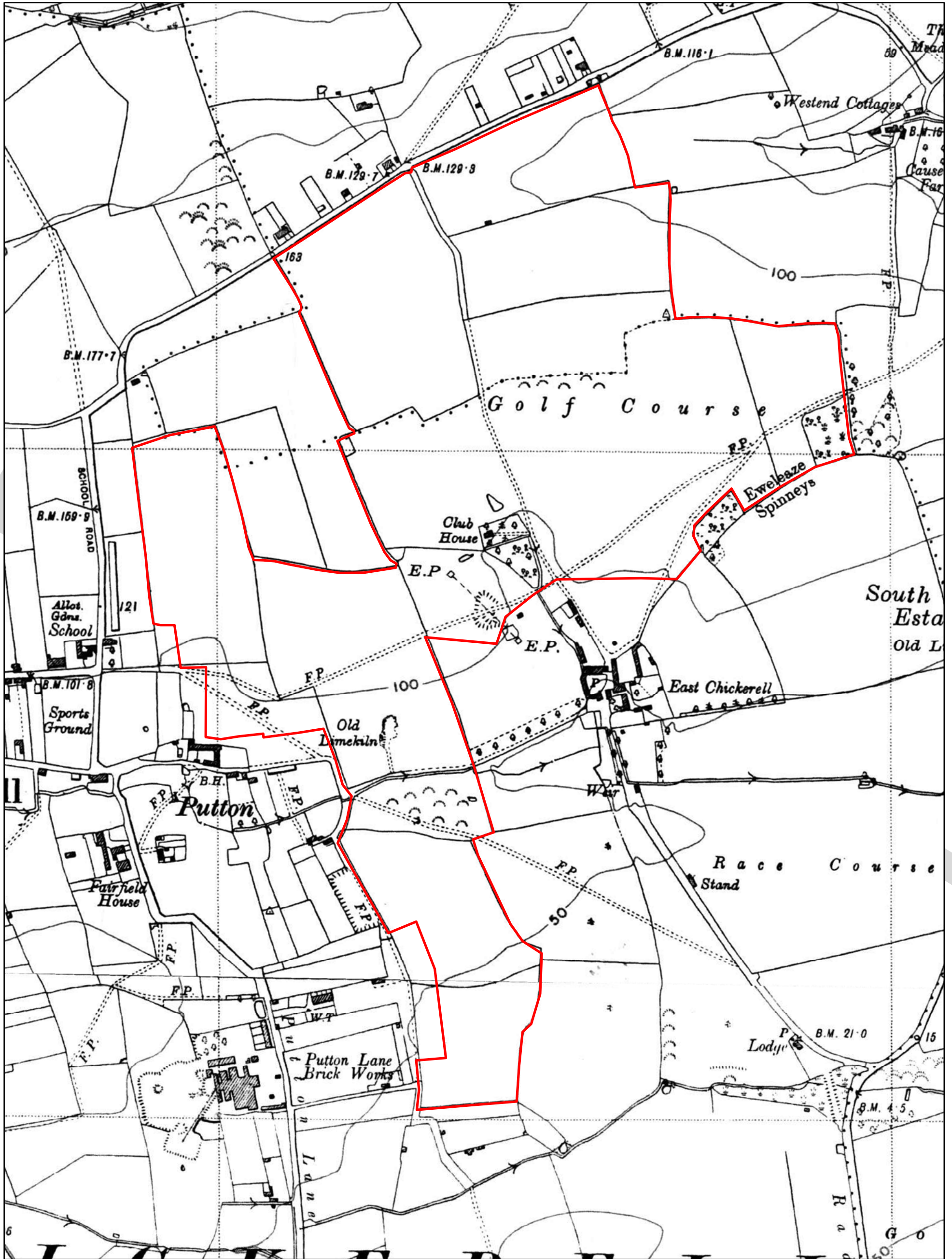


This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Date:	03/02/2010	Revision Number:	0
Scale:	n/a	Illustrator:	NJC
Path:	X:\PROJECTS\73310\GIS\MXD		

Site as depicted on the OS 6" Edition of 1930

Figure 10



 East Chickerell Site



This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Date:	03/02/2010	Revision Number:	0
Scale:	n/a	Illustrator:	NJC
Path:	X:\PROJECTS\73310\GIS\MXD		



Plate 1 Trackway looking north



Plate 2 Historic in-situ boundary

This material is for client report only © Wessex Archaeology. No unauthorised reproduction.



Date: 03/02/2010

Revision Number: 0

Scale: n/a

Illustrator: NJC

Path: X:\PROJECTS\73310\GIS



Plate 3 Extant dog-leg historic boundary



Plate 4 Modern stables

This material is for client report only © Wessex Archaeology. No unauthorised reproduction.



Date: 03/02/2010

Revision Number: 0

Scale: n/a

Illustrator: NJC

Path: X:\PROJECTS\73310\GIS