



Land at Knighton Lane, Broadmayne, Dorset Heritage Assessment



Report No. 53426/1/1

November 2014

Land at Knighton Lane, Broadmayne, Dorset

Heritage Statement

Report No. 53426/1/1

November 2014

Client: Caroline Paul, Giants Head Farmhouse, Old Sherborne Road, Cerne Abbas, Dorchester, Dorset, DT2 7TR

Agent: Mr P Atherton FRICS, Westerlea, Cadhay Lane, Ottery St Mary, Devon, EX11 1QZ

Report Author: Mike Trevarthen (BA Hons) AlFA

With Contributions by:

Document Quality Control

Version	Status	Prepared By	Approved By	Date
1	Draft	M Trevarthen		31-10-14
2	Final Draft	P Bellamy		04-11-14
3	Final version for circulation	P Bellamy		05-11-14

DISCLAIMER

Terrain Archaeology and the individual authors of this report have made every effort during its preparation to provide as complete and accurate an assessment as possible within the terms of the Written Scheme of Investigation. All statements and opinions presented in this document are offered in good faith. Terrain Archaeology cannot accept responsibility or liability for errors of fact or opinion resulting from data supplied by any third party, or accept liability for any future loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

COPYRIGHT

Terrain Archaeology retains full copyright of this report and its images, excepting any data held under third party copyright and presented under license, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that Terrain Archaeology grants exclusive license to the client for the use of the aforesaid report and images by the client in all matters directly relating to the project. License is also granted to the client, English Heritage and Dorset County Council Historic Environment Record to use the documentary archive for educational, public and research purposes, provided that Terrain Archaeology is duly acknowledged as its author. This license agreement excludes commercial use of the report, report images or archive by the client or any third party. The authors of any specialist contributions or images within the report or the archive shall retain intellectual copyright of their work, and may make use of said work for educational or research purposes for further publication.

Table of Contents

Summary	1
1. Introduction	2
2. Site	2
2.1 Location	2
2.2 Geology.....	2
2.3 Designations	2
3. Aims and Objectives	2
4. National Planning Policy	2
5. Methods	3
6. The Site and Proposed Works	3
6.1 Description of the Site	3
6.2 Proposed Development.....	3
7. Baseline Data on Heritage Assets	4
7.1 Archaeological and Historical Background.....	4
7.2 Previous Archaeological Fieldwork.....	5
7.3 Designated Heritage Assets.....	5
7.4 Non-designated Heritage Assets	6
7.5 Cartographic Evidence	7
7.6 Aerial Photographic Evidence	7
7.7 Photographic and Pictorial Evidence.....	7
7.8 Portable Antiquities Scheme Database	7
7.9 Site Walk-over	7
8. Assessment of Heritage Asset Resource on the Site	8
8.1 Recorded Heritage Assets.....	8
8.2 Potential Heritage Assets.....	8
9. Assessment of Significance	8
9.1 Definition of Significance.....	8
9.2 Heritage Asset Value and Significance	9
9.3 Survival of Heritage Assets on the Site.....	9
9.4 Impact Assessment.....	9
10 References	10
Figures	
1 Site location and distribution of heritage assets in Study Area.....	11
2 Transcribed extract from the 1811 Broadmayne Enclosure Map.....	12
3 Detailed plan of Site.....	13
Plates	
1 Western end of the Site viewed from the SSW, showing drop to level of Knighton Lane.	14
2 Central part of the Site viewed from the south west, showing low earthwork bank adjacent to No. 6 Knighton Lane	14
3 Overview of the Site viewed from the west.....	14

Summary

An application for outline planning permission has been submitted for the erection of domestic dwellings with associated infrastructure on a parcel of land immediately east of Knighton Lane, Broadmayne. The village of Broadmayne has an early medieval or earlier origin and the area surrounding the site has substantial remains of medieval settlement and agricultural earthworks, including the site of the deserted settlement of Friar Mayne. There is also extensive evidence for Early Bronze Age funerary remains and for Late Iron Age and Roman settlement and agricultural remains.

*The Site lies within an area of known former medieval settlement and field systems visible as low earthworks and cropmarks on aerial photographs. One earthwork bank survives on the site, which may be part of this medieval complex. In addition, the presence of prehistoric and Roman heritage assets in the area adjacent to the Site indicates the potential for similar remains to exist on the site, though the presence or absence, character and configuration of archaeological features and deposits on the Site itself cannot be determined on present evidence. The known and potential heritage assets have been assessed against nationally recognised criteria as possessing **Medium significance**.*

Assessment of the likely impacts of the outline proposal (as submitted) on the potential heritage significance of the Site suggest they will result in Less Than Significant Harm to the fabric and setting of the heritage assets.

Land at Knighton Lane, Broadmayne, Dorset

Heritage Assessment

1. Introduction

Terrain Archaeology has been commissioned by Mr. P Atherton FRICS, acting for Mrs C. Paul, to produce a rapid heritage assessment of a site at Knighton Lane, Broadmayne, Dorset. The heritage assessment has been requested by the Local Planning Authority to accompany an outline planning application WD/D/14/002284.

2. Site

2.1 Location

The Site is centred on Ordnance Survey NGR SY 7304 8665, somewhat north of the junction of Main Street and Knighton Lane (Figure 1). It lies immediately south of No.6 Knighton Lane.

2.2 Geology and topography

Bedrock geology is mapped as Cretaceous Portsdown Chalk Formation, overlain locally by Quaternary Head deposits of sand, silt, clay and gravel (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

Broadmayne village lies in a broad, shallow vale draining from the northern slope of the South Dorset Ridgeway. Above the village to the south west the vale is dry, but a small brook arises on the east side of the junction of the A352 Main Street and the C82 Knighton Lane. This watercourse drains north east via a complex series of post-medieval and later artificial water management features to join the River Frome near Bovington.

2.3 Designations

Conservation Areas: The site does not lie within or adjacent to any conservation area.

Designated Heritage Assets: There are no designated heritage assets on the site.

Non-designated Heritage Assets: The Dorset County Council Historic Environment Record (HER) records one undesignated heritage asset, MDO20708, a “deserted medieval settlement and field system” within the area of the site. This heritage asset extends beyond the boundaries of the site.

3. Aims and Objectives

The aims of the assessment are

- to assess the significance of any heritage assets on the site
- to provide data to assess the scale of impact of the proposed development on the heritage assets.

4. National Planning Policy

National planning policy requires Local Planning Authorities to take account of the likely impact of planning applications on the significance of designated and undesignated heritage assets as a material consideration when deciding whether or not to award planning consent. In order for consent to be granted they must normally be satisfied that the public benefit of the development outweighs the loss, or partial loss, of the significance of any heritage assets affected.

National planning policy with regard to the historic environment is set out in the *National Planning Policy Framework* (NPPF), Section 12 (DCLG 2012). In particular, paragraph 128 states: “*Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*”

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

5. Methods

The assessment was undertaken broadly following the Institute for Archaeologists’ *Standard and guidance for archaeological desk-based assessment* (IfA 2012).

The study area for the assessment was taken as a circular area with a radius of 250 m centred on the site (Figure 1).

The assessment has involved rapid documentary research on readily available sources of information, sufficient to establish the historic development of the Site and its immediate context and to allow an assessment of the historic topography, in relation to present day ground levels. It has included consultation of the Dorset County Council Historic Environment Record and the National Heritage List to collate information on known archaeological and historical sites, Listed Buildings, Historic Parks and Gardens, and Scheduled Ancient Monuments, and consultation of records held at the Dorset Heritage Centre, Dorchester and online. With regard to the HER search, Broadmayne lies within the area of Dorset for which HER data has recently been improved as a result of English Heritage’s South Dorset Ridgeway Mapping Project (Royall, 2011).

The significance of the heritage assets has been assessed following the guidance set out in *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). The designation of local, regional, national or international significance follows the *IfA Standard and Guidance for archaeological desk-based assessment* (IfA 2012).

A walk-over survey of the Site was undertaken on 31st October 2014, to assess the potential for heritage assets on the site.

6. The Site and Proposed Works

6.1 Description of the Site

The site (0.128 hectare) comprises an area of open ground lying at a maximum elevation of about 48.5m above Ordnance Datum on the east side of Knighton Lane, somewhat north of its junction with Main Street junction. Access is from Knighton Lane. Land within and around the site generally slopes up to the north, but the site itself also slopes gently eastward toward the local flood plain, and the eastern end of the Site lies at c. 47.1m OD. The north eastern corner of the site lies about one metre above the current road level, although this is more likely to represent lowering of the road, rather than raising of ground levels within the site. Land east of the Site boundary is mapped by the Environment Agency as Flood Zone 3 (defined as a 1% or greater annual risk of flooding from a river), and this is highlighted by the presence of post-medieval water meadows. Land to the north is occupied by houses and gardens (the nearest being No. 6 Knighton Lane) and the south boundary is defined by a brook and hedgerow with a public footpath beyond.

6.2 Proposed Development

Outline planning permission is being sought for construction of domestic housing within the site. The ultimate nature of the development is not known in detail, but speculative options for either two- or three properties with associated

infrastructure have been lodged with the Local Planning Authority, and have been taken as indicative of the likely density of site development for the purposes of this assessment.

7. Baseline data on Heritage Assets

7.1 Archaeological and Historical Background

7.1.1 Prehistoric

Within the study area a scatter of Neolithic flint has been identified north of St Martins Church (Mephram 1995). Further worked flint of Neolithic or Bronze Age date was found in excavations at 17A Knighton Lane, in a soil layer overlying a prehistoric (possibly Bronze Age) human burial (Woodward 1982, 100). The walkover survey identified occasional worked flint flakes as surface finds in the ploughed field immediately north east of the site (author, Pers. obs.).

Beyond the study area, an Early Bronze Age Beaker burial and the remains of another Beaker came from the area of Conway Drive, some 350 to the west (Peers and Clarke 1966; Young 1974), and a Bronze Age round barrow is recorded just to the east. More widely within the parish, a Neolithic bank barrow (thought to mark the eastern end of the South Dorset Ridgeway barrow group) and several other round barrows are recorded about 3km to the south west on the crest of the South Dorset Ridgeway, where they form the eastern part of the Culliford Tree group (RCHME 1970b, 431, 440).

No Iron Age finds are noted within the study area, but Late Iron Age settlement evidence and burials have been excavated in the area of Conway Drive, Rectory Road and Broadmead (Young 1974).

7.1.2 Roman

Excavation at 17A Knighton Lane revealed what may be a Roman agricultural lynchet, overlain by Later Roman settlement evidence in the form of a large possible enclosure ditch containing 3rd-4th century pottery (Woodward 1982). Further to the south, a coin of Constantine I (AD 324-330) was found near the Post Office (15) and residual Roman pottery was found in evaluation trenching north of St Martins Church (Mephram 1995), the latter possibly relating to Roman settlement at Knighton Lane. Beyond the study area, Roman settlement remains spanning at least the 1st-4th century AD came from the Conway Road/Rectory Road development (Peers and Clarke 1966; Young 1974), and Roman pottery and part of a *tegula* roof tile were found in foundation and drainage trenching at 'Woodlands', on the east side of Chalky Road (Young 1974).

7.1.3 Medieval

Broadmayne village lies on a main route between Dorchester and Wareham, both of which were important centres in the Early Medieval period. It is listed in the Domesday Book as 'Maine', amongst the lands of Earl Hugh. The Domesday entry notes "*William holds Maine of the earl. Enod held (it) T.R.E. and paid geld for 3 hides. There is land for 2 ploughs. In demesne there is 1 plough with 1 serf and 4 bordars. There (are) 3 acres of meadow and 140 acres of pasture. (There is) one house in Wareham rendering 5d. It was and is worth 40s* (VCH 1968, 88). The pre-conquest origins of the village are evident from this entry, although no identifiably Late Saxon evidence has been recovered to date. Broadmayne was one of a number of villages named Mayne with Friar Mayne and Little Mayne to the east and west respectively. Both Little Mayne and Friar Mayne became deserted and earthwork remains of the former villages and agricultural field systems have been identified (RCHME 1970a). Broadmayne also appears to have shrunk from its medieval extent at some unknown date, but likely to fall somewhere from the 13th to 16th century, and areas of former medieval settlement remains have been recorded within and to the north and northeast of the Site, to the west, and to the south east.

Manor Farm may represent the site of the medieval manor house. No extant medieval buildings survive other than the Parish Church of St Martin which is late 13th century with some late 15th and 16th century work (RCHME 1970a).

7.1.4 Post-Medieval and Modern

In the post-medieval period, the village developed largely along Main Street. A number of farms dating from the 17th century including Manor Farm, Charlemont Farm and Church Farm were situated within the village, which was still farmed in an open field system until the early 19th century when the land was enclosed by Act of Parliament. The church was extensively restored in 1865-6. Many of the historic houses in the village date from the 18th and 19th centuries.

Land south of Broadmayne's historic core was used for a military encampment in the Second World War and the later 20th and 21st century village has expanded substantially along Main Street and the Knighton Lane/Chalky Road axes.

7.2 Previous Archaeological Fieldwork

Two previous episodes of archaeological fieldwork are recorded within the study area. Investigations in 1980 during excavation of a new car servicing pit at 17A Knighton Lane, some 90m NNE of the Site, revealed a flexed human burial in a chalk-cut grave, set below a stony soil containing Neolithic or Bronze Age flint, itself below a layer interpreted as part of an agricultural lynchet or field bank. Cutting this layer was a large 'V' shaped ditch some 2m wide and 1m deep, possibly part of a substantial enclosure ditch, containing carbonised cereal grains and a group of Late Roman (3rd-4th century) pottery in its lower fill deposit. The upper ditch fill contained building material amongst which was part of a lozenge-shaped stone roof-tile typical of the Late Roman period (Woodward 1982, 100).

In 1995 a rapid archaeological appraisal and mapping of visible earthworks to the north of St Martin's Church was undertaken by Wessex Archaeology to assess the impact of a proposal to expand the churchyard (Bellamy and Davies 1995). This was followed by an archaeological evaluation comprising three trial trenches. The trench results indicated the presence of medieval field systems, and the evaluation recovered quantities of residual Roman pottery (Mephram 1995).

Outside the Study Area, intermittent amateur investigations some 350m to the west during construction of new housing in the area of Conway Drive, Rectory Road and Broadmead in the 1960s revealed an Early Bronze Age Beaker burial, part of a second, separate, Beaker, at least one Iron Age (Durotrigian) burial, and settlement evidence spanning the Late Iron Age and Roman period (Peers and Clarke 1966; Young 1974).

7.3 Designated Heritage Assets

There are eleven designated heritage assets within the Study Area (Table 1, Figure 1). All are Listed Buildings. Two of these (Nos. 1 and 2) are Grade II* listed, the remainder being Grade II listed. No Scheduled Monuments or entries in the English Heritage Register of Parks and Gardens of Special Historic Interest are recorded in, or adjacent to, the Study Area.

The visual impact of the proposed development on the settings of Listed Buildings has been considered elsewhere (DSA 2014), and is not discussed further here.

No.	Designation type	Grade	HER reference	National Heritage List No.	Name / Description	Grid Ref
1	Listed Building	II*	DDO11480	1119258	Parish Church of St Martin, Main Street. Late C13 chancel, nave and south tower. Top stage of tower built or rebuilt late C15. Church extensively restored 1865-6 by J Hicks of Dorchester when chancel and chancel arch rebuilt. North nave arcade and north aisle and north vestry built 1865-6.	SY72848664
2	Listed Building	II*	DDO10211	1323943	Three monuments immediately east of south tower, Church of St Martin, Main Street.	SY72848663

No.	Designation type	Grade	HER reference	National Heritage List No.	Name / Description	Grid Ref
3	Listed Building	II	DDO10212	1323945	No. 16 Main Street. Former farmhouse, now private dwelling. Late C17, with some C18 refenestration.	SY72828661
4	Listed Building	II	DDO11034	1153483	Nos.12 and 14 Main Street. Two attached cottages. Mid-late C19.	SY72818662
5	Listed Building	II	DDO13445	1323942	Attached farmhouse. C17 with early C19 refashioning externally and internally.	SY72808665
6	Listed Building	II	DDO9442	1119260	No. 11 Main Street. Attached cottage, late C17 with C18 alterations and C20 refenestration.	SY72908659
7	Listed Building	II	DDO10210	1323941	Cowley House, Cowleaze Road. Detached house: C18 rear range with front range added or re-fronted in early C19.	SY72998646
8	Listed Building	II	DDO10448	1119259	Hobson, Oke, Samways and unidentified monuments 5.9 metres south west of south tower of Church of St Martin, Main Street.	SY72828663
9	Listed Building	II	DDO13106	1119261	Lindean, No. 10 Main Street. Detached farmhouse. Late C16, with C17th enlargement to south east.	SY72808663
10	Listed Building	II	DDO13105	1119257	Little Croft and The Croft, Nos. 15 and 17 Knighton Tare. Two attached cottages, early C19 and C18 (No. 17).	SY73028673
11	Listed Building	II	DDO12354	1304286	The Corner House, Main Street. Attached Post Office and Stores. Mid-C18 with fenestration altered in C19.	SY73078647

Table 1: List of Designated heritage assets in Study Area

7.4 Non-designated Heritage Assets

The Dorset Historic Environment Record (HER) notes two known non-designated findspots and sixteen known non-designated heritage assets falling wholly or partially within the study area (Table 2; Figure 1). The non-designated heritage assets include a prehistoric burial, Roman settlement remains, medieval settlement and agricultural remains, post-medieval agricultural remains, water-management structures and other structures, and the site of a Second World War military encampment. Only one non-designated heritage asset (No. 17) falls within the site itself.

No.	HER Ref.	Grid Ref.	Period	Heritage Asset Type	Heritage Asset Name
12	MDO521	SY 7289 8677	Neolithic	Findspot	Scatter of Neolithic flint to the north of Broadmayne Church
13	1 017 037B	SY 7289 8677	Bronze Age	Human burial	Prehistoric burial, 17A Knighton Lane
14	1 017 037C	SY 7289 8677	Roman	Settlement	Roman settlement, 17A Knighton Lane
15	1 017 037	SY 730 865	Roman	Findspot	Roman coin of Constantine I (AD 324-330) found in Broadmayne
16	1 017 034A	SY 729 867	Medieval	Manor house	Manor Farm, Broadmayne
17	MDO20708	SY 73109 86777	Medieval	Deserted settlement, field system	Broadmayne: deserted medieval settlement and field system
18	1 017 034B	SY 729 867	Medieval	Shrunken village	Shrunken settlement at Manor Farm, Broadmayne
19	1 017 034C	SY 728 866	Medieval or later	Field system	Field boundaries, Manor Farm, Broadmayne
20	1 017 018	SY 732 865	Medieval	Shrunken village	Shrunken medieval village formerly part of Broadmayne
21	MDO20704	SY 73308 86807	Post-medieval	Field boundary	Broadmayne: field boundaries
22	MDO20706	SY 73186 86890	Post-medieval	Field system	Broadmayne: ridge and furrow

No.	HER Ref.	Grid Ref.	Period	Heritage Asset Type	Heritage Asset Name
23	MDO20707	SY 73214 86632	Post-medieval	Water meadow	Broadmayne: water meadows
24	MDO20711	SY 72869 86722	Medieval or Post-medieval	Pit	Manor Farm: circular pit
25	MDO20712	SY 72824 87013	Post-medieval	Chalk pit	Little Mayne Farm: chalk pits
26	0 017 042	SY 731 866	Post-medieval	Milestone	Broadmayne, milestone
27	1 017 041	SY 730 866	Post-medieval	Dovecote	Dovecote, Knighton Lane, Broadmayne
28	MDO20991	SY 73124 86539	Post-medieval	Enclosure	Broadmayne: probable walled enclosure or outbuilding
29	MDO20702	SY 73087 86497	20th century	Military camp	Broadmayne: World War Two camp

Table 2: List of Non-designated heritage assets in Study Area

7.5 Cartographic Evidence

A rapid search of selected historic maps was undertaken as part of this assessment, primarily the historic Ordnance Survey maps from the late 19th century onwards. The Broadmayne Enclosure Map and Award of 1811 (DRO PC-BDM/5/1/1, Figure 2) charts the enclosure of formerly open fields around Broadmayne, but also details the village itself at this time. The Enclosure Map shows the site as open ground (broadly equating with map plot number 127), separated from plot 128 immediately to the east by a curious double boundary. This boundary is unexplained, but could equate to a slight earthwork embankment and lynchet, probably of medieval date, crossing the site on the same alignment in approximately this location (Figure 3).

The 1888 Ordnance Survey 25-inch map shows the site as open ground, with its boundaries in their modern configuration and a number of trees along the boundary. Immediately to the north, part of the former plot 127 has been incorporated into the gardens of numbers 6 and 8 Knighton Lane. The 1902 25-inch OS map shows no change within the site. The post-war Ordnance Survey maps (1958 1:2500 map; 1963 6-inch map; the 1971 1:2500 map; and the 1982 1:10,000 map) continue to show the Site as open ground with no change to the boundaries of the site, but chart the expansion of later 20th century domestic infilling along Knighton Lane.

7.6 Aerial Photographic Evidence

A rapid search of the easily accessible aerial photographs was undertaken as part of this assessment. This included the 1947 RAF vertical aerial photographs and more recent vertical aerial photographs taken in 1972, 1997, 2002, 2005 and 2009 available through Dorset Explorer (<http://explorer.geowessex.com/>). The only feature of potential interest revealed by these photographs is the NNE-SSW aligned earthwork embankment referred to above. In 1947 and 1972 the site is defined by hedges. By 1997 these have grown out into tree-lined boundaries. The 21st century photos show the site as it appears today.

7.7 Photographic and Pictorial Evidence

No other photographic evidence was consulted as part of this assessment.

7.8 Portable Antiquities Scheme Database

The Portable Antiquities Scheme database (finds.org.uk) was consulted for entries in the parish of Broadmayne. No results were returned.

7.9 Site Walk-over

A site walkover was undertaken on 31st October 2014 to assess the setting and physical nature of the site, and the nature of any heritage assets within it. No access was gained to the site itself and all observations were made from external vantage points. Photographs taken during the visit are presented as plates 1-3. At the time of the visit the Site comprised open ground, largely rough grass pasture under low nettles.

No evidence for prior disturbance or development of the site could be discerned, supporting the evidence from historic map regression work (see above). The presence of a low earthwork bank, possibly associated with a negative lynchet to the east, was confirmed.

8. Assessment of Heritage Asset Resource of the Site

8.1 Recorded Heritage Assets

There is one recorded heritage asset that includes the area of the Site. This is the remnant of a deserted medieval settlement and field system (DCC HER MDO20708) (Figure 1, 17). Examination of aerial photographs, in particular the 1947 RAF photos, appear to indicate a series of rectilinear plots defined by earthworks running along Knighton Lane, with smaller rectangular features, which may be house platforms, and other discrete features. The main focus of these features appears to be just to the north of the site, with rather less coherent remains, including the surviving earthwork, apparent on the site, perhaps a result of its location on lower ground closer to the stream. The presence of medieval pottery as surface finds in this area (east of properties along the east side of Knighton Lane) was confirmed by the author during the site walkover survey.

8.2 Potential Heritage Assets

The baseline data has indicated a number of other heritage assets in the vicinity of the site, which point to the potential for other unrecorded heritage assets to be present on the site. The discovery of a prehistoric burial, possibly of Bronze Age date, and Roman agricultural and settlement remains about 90m away at 17A Knighton Lane (Figure 1, 13-14) indicate surviving pre-medieval activity in the immediate vicinity of the site. The prehistoric burial is one of a number of Bronze Age burials found in and around Broadmayne and the existence of similar burials on the site cannot be discounted. The probability of this is difficult to assess on present evidence, but is likely to be relatively low. The Roman settlement and agricultural evidence at 17A Knighton Lane is part of a much larger Late Iron Age and Roman landscape, as amply attested by Late Iron Age and Roman remains including burials and settlements at nearby locations within the village, and highlights the potential for similar evidence to be present on the Site. Again, the probability of the existence of Late Iron Age and Roman archaeology surviving on the site is difficult to assess on present evidence, but is likely to be higher than that for earlier prehistoric remains.

9. Assessment of Significance

9.1 Definition of Significance

The National Planning Policy Framework (NPPF) defines significance as: *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.* In the case of the heritage assets directly related to the current development proposal, the interest is primarily archaeological.

The value of the heritage assets has been assessed with reference to the guidance given by the Highways Agency in 2007 in *The Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2: Cultural Heritage (Highways Agency document 208/07)*, which is the most suitable and widely-acknowledged detailed assessment methodology for assessing the impact on and value of heritage assets. The scale of heritage asset values is set out in Table 3, which is based on Highways Agency document 208/07, Annex 5, Table 5.1.

Value of Heritage Asset	Factors for assessing the value of archaeological assets
Very High	<ul style="list-style-type: none"> World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	<ul style="list-style-type: none"> Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	<ul style="list-style-type: none"> Designated or undesignated assets that contribute to regional research objectives.
Low	<ul style="list-style-type: none"> Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	<ul style="list-style-type: none"> Assets with very little or no surviving archaeological interest.
Unknown	<ul style="list-style-type: none"> The importance of the resource has not been ascertained.

Table 3: Scale of Heritage Asset Value

9.2 Heritage Asset Value and Significance

The value of the recorded and potential heritage assets on the Site is primarily evidential. Evidential Value derives from the potential of a place to yield evidence about past human activity.

The recorded heritage asset on the Site comprises part of a deserted medieval settlement and associated field system and forms part of a much wider relict landscape of deserted or shrunken medieval settlement and agricultural remains in the vicinity of Broadmayne. There has been comparatively little study of the origins and contraction of medieval rural settlement in Dorset compared with adjacent counties in the South West (Webster 2007, 195-8). The remains on the site have the potential to feed into the research aims of the South West Archaeological Research Framework (Webster 2007), in particular Research Aim 42: *Improve our understanding of Medieval farming* and to a lesser extent, Research Aim 10: *Widen our understanding of the origins of villages*. The significance of the medieval settlement and agricultural remains, based on the heritage asset value criteria set out in Table 3, is considered to be **Medium**.

Other unrecorded heritage assets which have the potential to exist on the site have been highlighted in Section 9.2. Prehistoric burials, as existing in the immediate vicinity of the site, have the potential to feed into the research aims of the South West Archaeological Research Framework (Webster 2007), in particular Research Aim 57: *Widen our understanding of Neolithic and Early Bronze Age mortuary practice*. Potential Roman settlement and agricultural remains, as existing in the immediate vicinity of the site, have the potential to feed into the research aims of the South West Archaeological Research Framework (Webster 2007), in particular Research Aim 29: *Improve our understanding of non-villa Roman rural settlement*. The significance of the potential prehistoric and Roman remains on the site, based on the heritage asset value criteria set out in Table 3, of the is likely to be **Low** or **Medium**, dependent on their form and survival.

9.3 Survival of Heritage Assets on the Site

The baseline data collated for this report suggests the site has been in agricultural land from at least the medieval period onwards and has not been previously developed.¹ No evidence has been found to indicate that the site has previously been subject to any adverse impacts other than agricultural land-use since the contraction of Broadmayne village from its historic medieval maximum. Subsequent agricultural land use can be expected to have truncated archaeological remains to a superficial extent (i.e. the depth of the topsoil/ploughsoil unit), but not necessarily to have removed all traces of them below the plough-zone.

9.4 Impact Assessment

The national policy on the impact of development on the significance heritage assets is set out in paragraphs 132 and 133 of the *National Planning Policy Framework*. The Planning Practice Guidance to the NPPF makes it clear that it is the degree of harm to the asset's significance rather than the scale of the development that should be assessed. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The NPPF Practice Guidance describes the degree of harm to the significance of heritage assets in terms of 'substantial harm', 'less than substantial harm' and 'no harm'.

The heritage impact of the application cannot currently be assessed in detail: the outline application provides insufficient certainty on the nature and density of future development within the Site and, although the potential for heritage assets to be present has been identified, there is no readily available information regarding their presence or absence, state of preservation, physical parameters, nature or configuration within the site. However, a broad assessment of potential significance is presented.

The impact of the proposal on the significance and setting of the Site's heritage assets, based on information contained in the current planning application (WD/D/14/002284) is assessed as **Less than substantial harm** but greater than No Harm. Taking into account the outline nature of the present application, however, it should be noted

¹ This appears to contradict Appendix C of the 2014 West Dorset District Council and Weymouth and Portland District Council joint Strategic Housing Land Availability Assessment (SHLAA), site reference WD/BRWK/002, which states that the Site is previously developed land.

that if proposals of significantly greater or more extensive impact were to be put forward for full planning consent in the future, these might, depending on the detail of the application, then constitute Significant Harm, both to the archaeological significance and to the setting of the Site.

Pending greater detail on development proposals, this report highlights the risk that any below-ground works within the site, including construction or infrastructure works, piling, alteration (lowering or raising) of ground-levels, installation of drainage and other services, landscaping and large-scale planting or grubbing-out may adversely impact heritage assets which would possess an archaeological interest.

The hedgerow forming the southern boundary of the site appears to be that shown on the 1811 Broadmayne Enclosure Map and subsequent Ordnance Survey maps. It may be in the client's interest to discuss with the Local Planning Authority at an early stage whether activities impacting this hedgerow would require notification under the terms of the *Hedgerow Regulations* 1997.

10. References

- | | | |
|----------------------------------|-------|---|
| DSA | 2014 | <i>Landscape and Visual Impact Assessment in support of a Planning Application for Housing Development at Knighton Lane, Broadmayne, near Dorchester, Dorset DT2 8E2.</i> Unpublished report, David Scragg Associates |
| English Heritage | 2008 | <i>Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment.</i> English Heritage |
| IfA | 2012 | <i>Standard and guidance for archaeological desk-based assessments.</i> Institute for Archaeologists |
| Mephram, L. M., | 1995 | <i>Broadmayne Church Archaeological Evaluation of Area Proposed for Graveyard Extension.</i> Wessex Archaeology unpublished Client report W9137. |
| Peers, R.N.R. and Clarke, D. W., | 1966 | 'A Bronze Age Beaker Burial and Roman Site at Broadmayne' <i>Proceedings of the Dorset Natural History and Archaeological Society</i> 88 , 103-5. |
| RCHME | 1970a | <i>An Inventory of the Historical Monuments in the County of Dorset, Volume Two South-East, part I.</i> Royal Commission on Historical Monuments (England). London HMSO |
| RCHME | 1970b | <i>An Inventory of the Historical Monuments in the County of Dorset, Volume Two South-East, part III.</i> Royal Commission on Historical Monuments (England). London HMSO |
| Royall, C. | 2011 | <i>The National Mapping Programme: South Dorset Ridgeway Mapping Project: English Heritage Project Number 5583, Results of NMP Mapping.</i> Cornwall Council |
| VCH | 1968 | <i>The Victoria County History of the Counties of England: A History of Dorset, Volume III</i> London, The University of London Institute of Historical Research |
| Webster, C.J. (ed.) | 2007 | <i>The Archaeology of South West England: South West Archaeological Research Framework, Resource Assessment and Research Agenda.</i> Somerset County Council |
| Woodward, P.J. | 1982 | 'A prehistoric burial and Roman settlement remains at Broadmayne, Dorset, SY72998677'. <i>Proceedings of the Dorset Natural History and Archaeological Society</i> (for 1980) 102 , 100 |
| Young, D. | 1974 | 'An Iron Age and Romano-British Settlement at Broadmayne'. <i>Proceedings of the Dorset Natural History and Archaeological Society</i> , 95 , 44-49 |

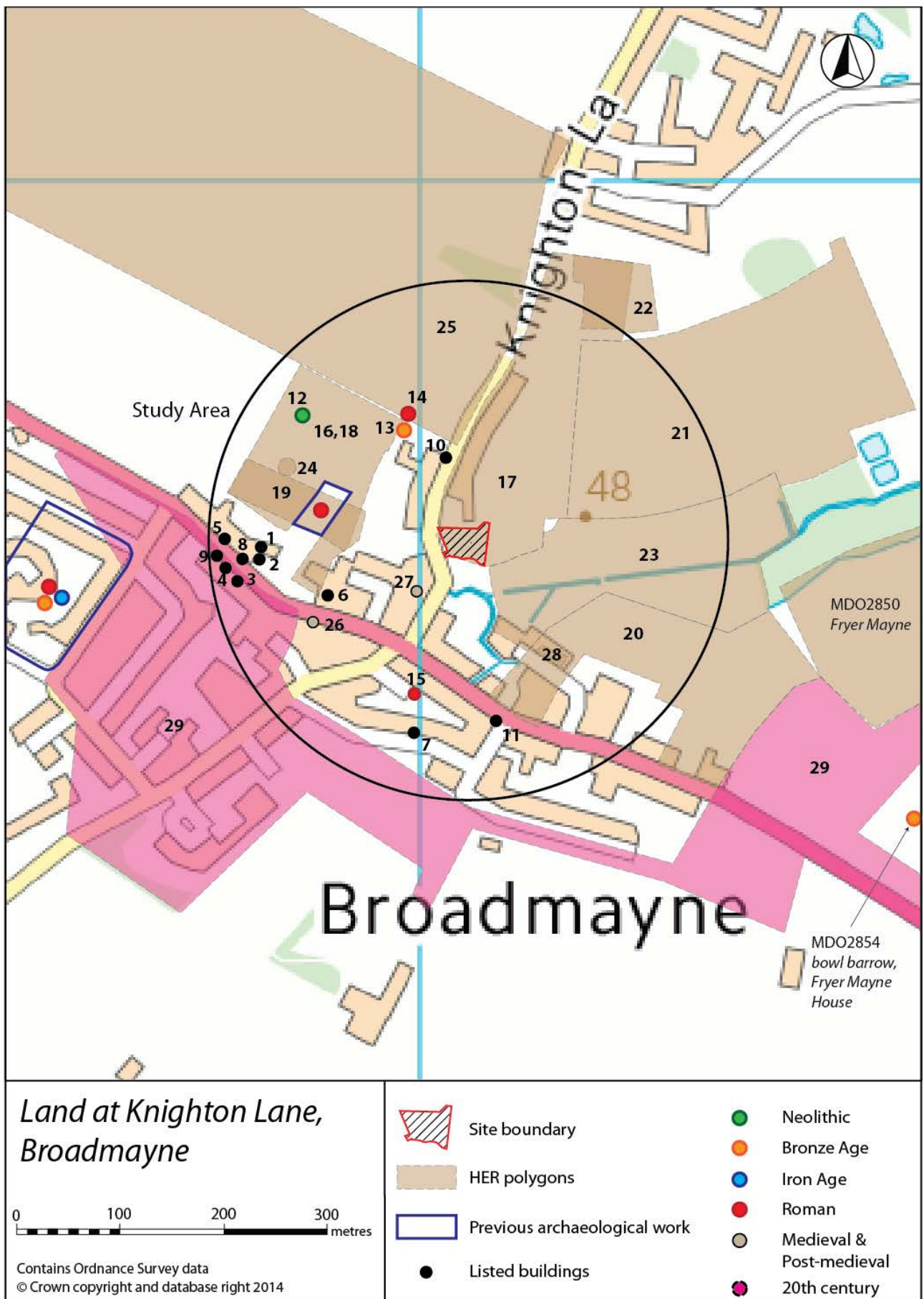


Figure 1: Site location and distribution of heritage assets in Study Area.



Figure 2: Transcribed extract from the 1811 Broadmayne Enclosure Map (DHC PC-BDM/5/1/1).

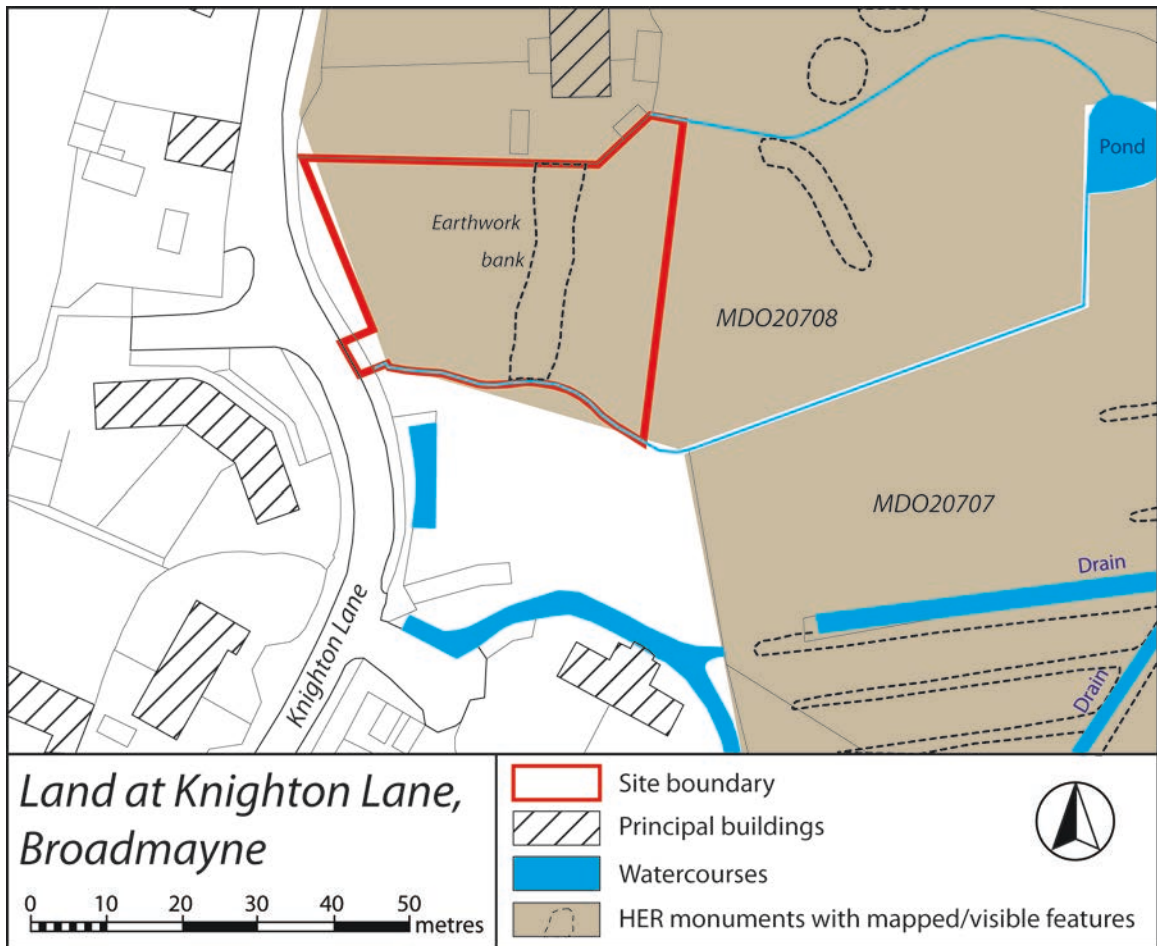


Figure 3: Detailed plan of Site.



Plate 1: Western end of the Site viewed from the SSW, showing drop to level of Knighton Lane.



Plate 2: Central part of the Site viewed from the south west, showing low earthwork bank adjacent to No. 6 Knighton Lane



Plate 3: Overview of the Site viewed from the west.