

**LAND TO REAR OF 98 WEST STREET  
CORFE CASTLE  
PURBECK  
DORSET**

Results of an Archaeological Assessment



South West Archaeology Ltd. report no. 200213



ARCHAEOLOGICAL SERVICES &  
HISTORIC BUILDING RECORDING

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# Land to rear of 98 West Street, Corfe Castle, Purbeck, Dorset

## Results of an Archaeological Assessment

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By R. Waterhouse

Draft issued: 13<sup>th</sup> February 2020

Finalised: 21<sup>st</sup> March 2020

Work undertaken by SWARCH for Corfe Castle Community Land Trust

### SUMMARY

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*This report presents the results of an archaeological assessment carried out by South West Archaeology Ltd. for land at 98 West Street, Corfe Castle, Dorset in advance of a proposed residential development. The site comprises an irregular-shaped field containing earthwork remains of two open field strips, also incorporating the site of a medieval burgage plot fronting West Street. It lies among a group of hedged fields on the western edge of the Later Medieval borough of Corfe, developed south of the Castle between West Street and the River Corfe; the ground rising to Corfe Common a little to the south. Earthworks of medieval strip field boundaries and later drainage channels were identified and plotted during the walkover survey, while raised ground nearer the street may indicate the sites of buildings or structures in the backs of former burgage plots.*

*A good quantity of medieval and post-medieval pottery was collected in the spoil from a modern drainage ditch on the north side of the field; while the majority of these finds likely relate to agricultural manuring, given the level of ware they show that domestic occupation of the immediate vicinity was continuous from the 14<sup>th</sup> to the 16<sup>th</sup> centuries, but was less intense after that. Pieces of Purbeck Marble were also noted, but not in the quantities seen elsewhere on West Street. Some prehistoric flint (chert) debitage was also noted, supporting the evidence for a general background of Stone Age activity in the West Street area.*

*It is likely that if archaeological features or deposits are present within the footprint of the proposed development they will have been disturbed and more ephemeral features destroyed by medieval and post-medieval agricultural activity. In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from other buildings but particularly the hedgebanks, or that other modern intrusions have already impinged upon their settings. The majority of the assets which lie in close proximity and were considered in detail in this assessment would be relatively unaffected by the proposed development (**neutral to negligible**); the most pronounced impact would be on the Scheduled Monuments of Corfe Castle and the Rings, and the Conservation Area; although any harm should be mitigatable through design and materials, overall the impact it likely to be **negligible to negative/minor**.*

*With this in mind, the overall impact of the proposed development on the historic environment can be assessed as, of can be mitigated to, **negligible**. The impact of the development on any buried archaeological resource will be **permanent and irreversible**.*

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February 2020

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## ACKNOWLEDGMENTS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	LAND TO REAR OF 98 WEST STREET
<b>PARISH:</b>	CORFE CASTLE
<b>COUNTY:</b>	DORSET
<b>NGR:</b>	SY 95775 81590
<b>SWARCH REF.</b>	CCWS20
<b>OASIS NO.</b>	SOUTHWES1-389644
<b>PLANNING REF.</b>	PRE-PLANNING

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Corfe Castle Community Land Trust to undertake an archaeological assessment for land to the rear of 98 West Street, Corfe Castle, in advance of a proposed residential development. This work was undertaken in accordance with best practice, Dorset County Council guidance and ClfA guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The Project Site lies within Purbeck: an extensive tract of open heathland and chalk downland on a long promontory, projecting eastwards into the English Channel to the south of Poole Harbour. The site is centred on NGR SY 95775 81590 and comprises an irregular-shaped field aligned approximately east-west, approached via a narrow track from the west side of West Street in the village of Corfe Castle. The field is about 80m long by a maximum of 25m wide, narrowing to 12m near its eastern end; the track giving access to West Street is 15m long by 3m wide.

The site is located at a height of c.30m AOD on largely level ground at the foot of a gentle north facing slope, which rises to a crest at about 45m the northern edge of Corfe Common, 100m to the south. The soils of this area are categorised as Wickham 3 stagnogleys, being slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils (Soil Association, SSEW 1983); these form drift deposits over Cretaceous mudstones of the Wealden Group. The low ridge just to the south is recorded as a narrow band of sandstone, also of the Wealden Group; one of a number of such bands overlying the mudstones in this vicinity (BGS 2019).

### 1.3 HISTORICAL BACKGROUND

The town, now village of Corfe Castle lies on mostly level land just south of a natural gap in the long east-west chalk ridge of the Purbeck Hills. This gap gave the place its name: the Old English word *ceorfan* meaning a cutting. In the gap is a natural, conical hill, which has long been of strategic importance, controlling access from the north into the Isle of Purbeck, which was not a true island, but was so surrounded by extensive heathlands that it was considered to be one.

This hill was presumably of some importance by the later Anglo-Saxon period, when a timber hall is known to have been sited there, which was traditionally the site of the murder of King Edward the Martyr on the evening of 18<sup>th</sup> March 978. The version of the Anglo-Saxon Chronicle containing the most detailed account records that the teenaged Edward was murdered while visiting Ælfthryth and his brother Æthelred, probably at or near the mound on which the ruins of Corfe Castle now stand. It adds that he was buried at Wareham "*without any royal honours*", but was subsequently reburied at Shaftesbury Abbey. Bones believed to be his were rediscovered there in 1921 and are now at Brookwood, Surrey.

After the Norman Conquest of 1066-1070, a hunting lodge was built on the hill, where the Kings of England would stay from time to time to hunt in the wild heathlands and downlands of the

Purbeck. An inquisition taken at Corfe Castle in 1370 quotes a document that affirms *"that the whole Isle of Purbeck is a warren of our lord the King and pertains to his said castle, and it extends from a path which is between Flouresberi and the wood of Wytewey and thence as far as Luggford, from that to the bridge of Wareham, and so along the sea, in an easterly direction, to a place called the Castle of Stodland; thence by the sea-coast to the chapel of St Aldhalm, and from thence still by the sea-coast towards the west until it again reaches the aforesaid place of Flouresberi."* (Hyland 1978, 18).

From the later 11<sup>th</sup> century, this hunting lodge was developed into a fortified Royal residence, the massive tower keep in the inner ward, parts of which remain to this day, being completed in 1105. In 1139 during the war between the supporters of Stephen and Matilda, known as the 'Anarchy' the castle was unsuccessfully besieged by King Stephen, who is thought to have built the earthwork ringwork and bailey castle called *The Rings* which survives on a low ridge to the south-west. The castle was comprehensively rebuilt and aggrandised in several campaigns during the first half of the 13<sup>th</sup> century, but although it was kept in repair, it became less important after the end of the 15<sup>th</sup> century and Elizabeth I sold it in 1572 to her Lord Chancellor, Sir Christopher Hatton. It was subsequently bought by Sir John Bankes, Attorney General to Charles I in 1635, but was besieged twice in the English Civil War of the 1640s, eventually being captured by the Parliamentarians in 1645, who ordered its destruction by gunpowder in 1646. When the Bankes family eventually regained their estates in 1660, they made their new home at Kingston Lacy on their other estate near Wimborne Minster and the castle was never re-occupied.

From beginnings as a castle builders' encampment from the early 13<sup>th</sup> century, a substantial borough or planned market town was developed on the low ground to the south of the castle, gaining a charter from the Crown for a market and fair in 1247. Many narrow burgage plots were laid out for its tenants on either side of two long roads, West Street and East Street, which diverged away from each other for up to 800m to the SSW and SSE.

After the Civil War, the town's fortunes declined as a result of the loss of its castle and significant abandonment of plots, especially on West Street, took place. They only began to be re-occupied in the 19<sup>th</sup> and 20<sup>th</sup> centuries: as a result, the architecture of West Street comprises an interesting mix of old and newer domestic forms, backed by a largely rural landscape of small, hedged fields.

#### 1.4 ARCHAEOLOGICAL BACKGROUND

There is evidence of prehistoric settlement and industrial activity in the area of the Project Site from the earliest periods. The open heathland of Corfe Common to the south, and the high chalk ridge to the north have a number of Bronze Age burial mounds and other prehistoric earthworks, while the lower land is regarded as having a high potential for remains of the later Iron Age and Romano-British periods, from which there is evidence of shale working for jewellery and other decorative items from a number of sites, in addition to domestic pottery, coins and other artefacts.

It is however the medieval castle for Which Corfe is best known, with The Revd. John Hutchins' History of Dorset (Hutchins 1774) set the benchmark for Corfe Castle's recorded history, built upon by various 20<sup>th</sup> century scholarly papers on the medieval castle, several of which also considered the history of the town (RCHME 1970), but little subsequent work has taken place.

Extensive earthwork and boundary evidence of a medieval open field system surrounds the built-up areas and would have provided food for the borough's inhabitants. Other than agriculture, the working of Purbeck limestone and marble was a significant industry in the town, much examples of both stone types being found in standing buildings there to this day.

The Project Site is part of a complex medieval open field system surrounding the village, enclosed in the post-medieval period and largely grazed today. Occasional traces of ridge and furrow can be seen between more prominent surviving field baulks, notably in the field immediately to the south-west of the site, but there have largely been reduced or removed by post-enclosure ploughing, which has respected some baulks between strips, contributing to their present height, but has removed others. Some of these baulks have been planted, probably in the 18<sup>th</sup> and 19<sup>th</sup> centuries, by quickset hedges, mostly of blackthorn, but with some elm and hazel.

## 1.5 METHODOLOGY

This work was undertaken in accordance with best practice. The heritage impact assessment follows the guidance outlined in: Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008), The Setting of Heritage Assets (Historic England 2015, revised 2017), Seeing History in the View (English Heritage 2011), Managing Change in the Historic Environment: Setting (Historic Scotland 2015), and with reference to Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition (Landscape Institute 2013).



FIGURE 1: SITE LOCATION BASED ON ARCHITECTS PLAN (THE SITE IS HACHURED IN BLUE).

## 2.0 HERITAGE IMPACT ASSESSMENT

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### 2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). This methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 1.

### 2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

*Paragraph 189*

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the 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 be consulted, and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a 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.*

*Paragraph 190*

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

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

### 2.3 LOCAL POLICY

Planning Purbeck’s Future - Purbeck Local Plan Part 1: 2012 makes the following statement:

***Spatial Objective 7: Enhance the Cultural Heritage and Landscape of the District***



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

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

*Proposals that would result in an unacceptable impact of light pollution from artificial light on intrinsically dark landscapes and nature conservation will not be permitted.*

## **2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS**

This assessment is broken down into two main sections. Section 3.0 addresses the *direct impact* of the proposed development i.e. the physical effect the development may have on heritage assets within, or immediately adjacent to, the development site. Designated heritage assets on or close to a site are a known quantity, understood and addressed via the *design and access statement* and other planning documents. Robust assessment, however, also requires a clear understanding of the value and significance of the *archaeological* potential of a site. This is achieved via the staged process of archaeological investigation detailed in Section 3.0. Section 4.0 assesses the likely effect of the proposed development on known and quantified designated heritage assets in the local area. In this instance the impact is almost always indirect i.e. the proposed development impinges on the *setting* of the heritage asset in question and does not have a direct physical effect.

### 3.0 DIRECT IMPACTS

#### 3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.6 examines the archaeological background to the site. Appendix 1 details the methodology employed to make this judgement.

#### 3.2 CARTOGRAPHIC SOURCES

The earliest known map of Corfe Castle dates from 1586, when Sir Christopher Hatton, who had bought the castle and town from the Crown in 1572 had his surveyor Ralph Treswell carry out a survey of the castle and town. An 18<sup>th</sup> century copy of this is reproduced in Figure 2. It does not show the Project Site, but it does indicate in a flattened form, the triangular enclosure in which it was located; the approximate site is indicated in red. The enclosure, which was evidently unenclosed open field at that date, is identified as *'The Vickers Hawes'*, suggesting that it may have been intended for the upkeep of a parish priest, or just possibly vicars choral (paid singers) at a cathedral. The lack of buildings there may suggest that it was agricultural land taken in from Corfe Common, outside the town limits as implied by the burgage plots shown to the north.

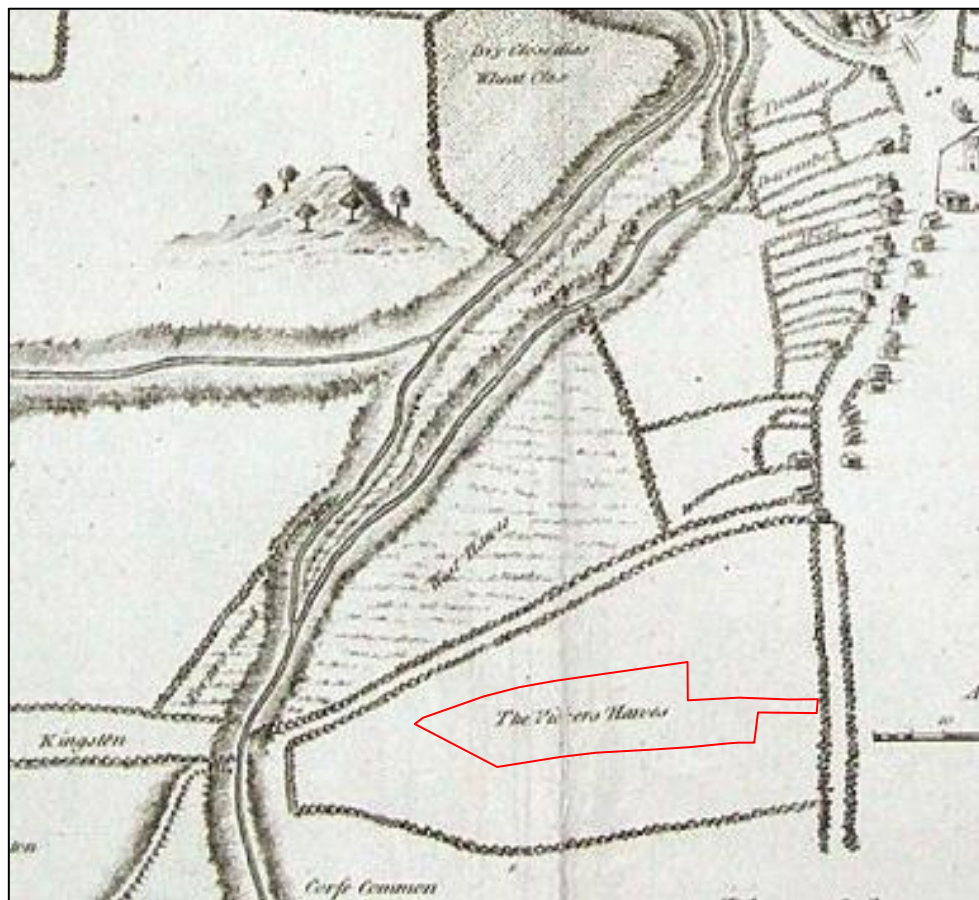


FIGURE 2: PART OF RALPH TRESWELL'S SURVEY OF CORFE CASTLE, 1586. THIS COPY WAS MADE BY THE REV. JOHN HUTCHINS BETWEEN 1739 AND 1773 AND IT IS UNCERTAIN HOW ACCURATE IT IS.

The 1840 Corfe Castle Tithe Map (Figure 3) and accompanying Apportionment records the site as an enclosed field behind shrunken garden plots, numbered 255 and named '*Mount Pleasant, late Henry Browns & Galleys Meads*'. It was recorded as Meadow, owned by John Bond and in the tenancy of Elizabeth Hibbs. The curving north and south edges of the field are classic examples of boundaries following former baulks between strip fields and are consistent with other fossilised fields in and around the town. It is evident that a large triangular piece of ground comprising fields 246, 247, 255, 258 and 261-263.

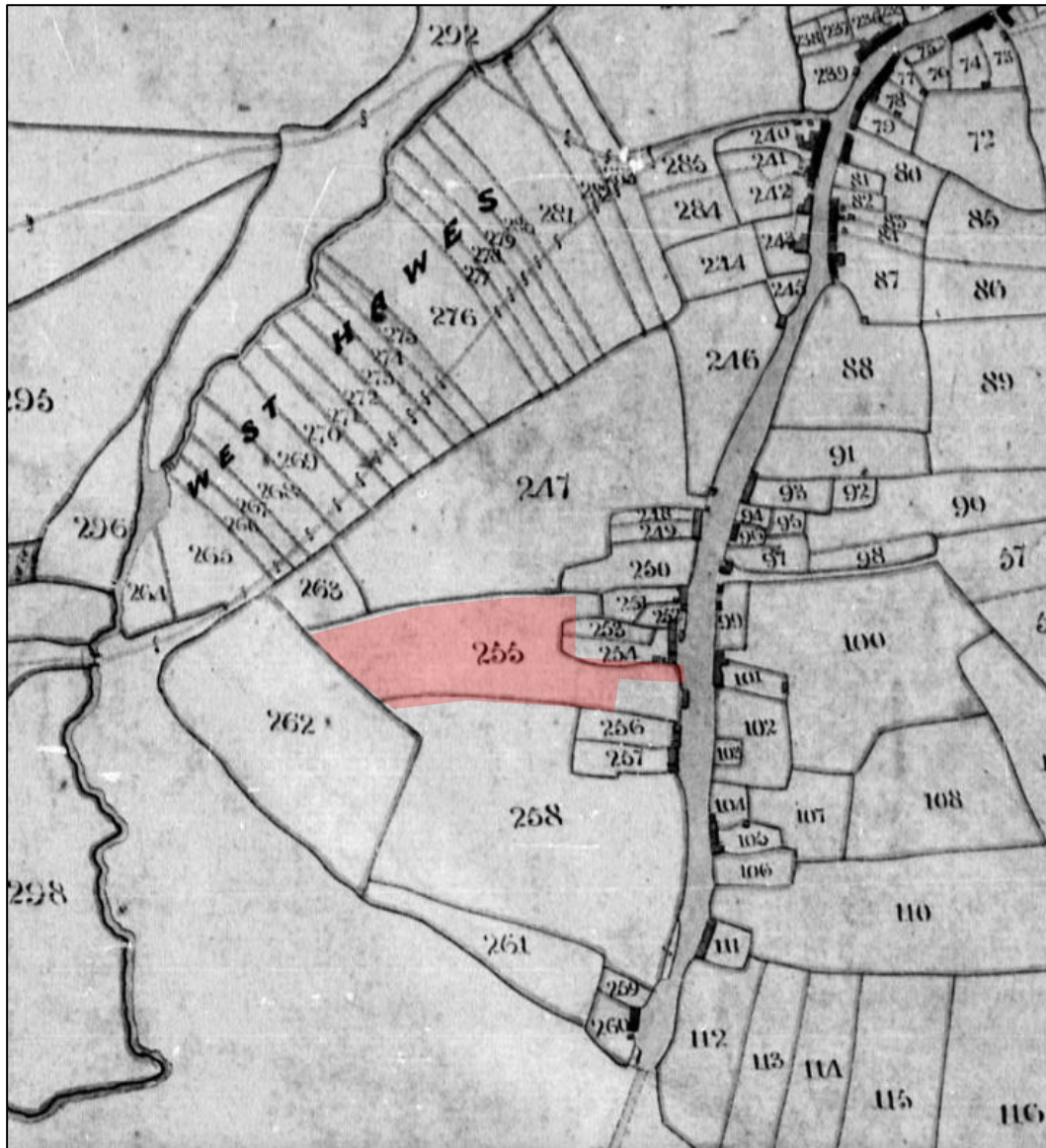


FIGURE 3: CORFE CASTLE TITHE MAP, 1840. THE SITE IS INDICATED.

The next detailed cartographic source available to this study is the 1886 1<sup>st</sup> Edition OS Map (Figure 4) which shows much the same picture, although some houses fronting the street had disappeared. On the Project Site, a boundary had been created across the rear of a plot between 254 and 256 on the tithe map, which may have become a garden behind two small cottages shown on the street frontage. The position of this and the presence of an earthwork on the ground today suggests that this was a recreation of a boundary which had once existed, and for which there was still evidence to follow on the ground. A tiny outbuilding, possibly a privy, had been built in a small square plot at the south-west corner of this garden. The rear gardens of cottages 251-254 on the tithe map had been extended westwards to the same length as 253 and 254, but re-planned, being shown with a more regular layout on the 1886 map, the combined

plots of the ten cottages being numbered 546, containing 2.108 acres. The remaining part of the field to the rear was numbered 711, containing 1.603 acres, but its outline was unchanged from before.

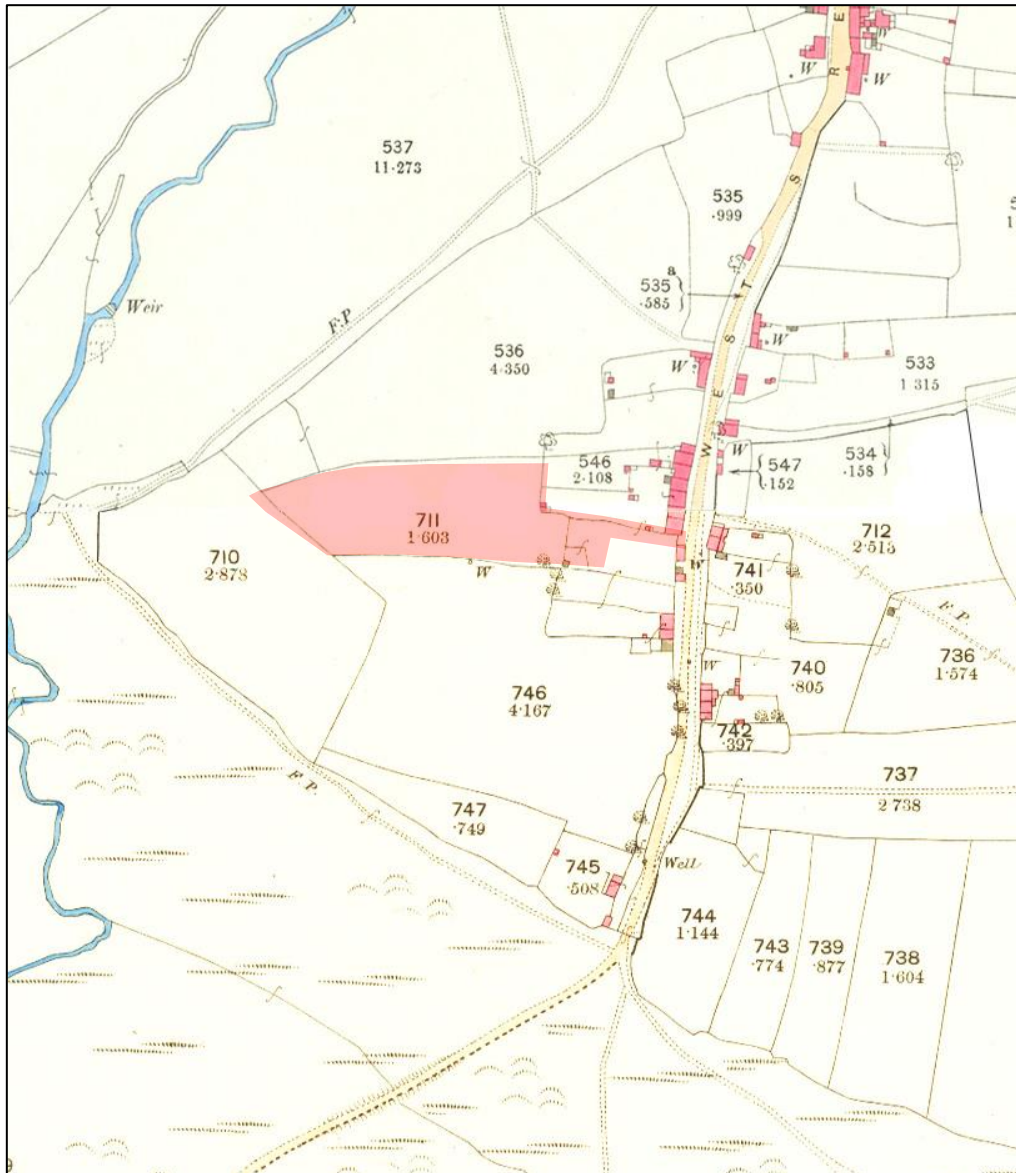


FIGURE 4: EXTRACT FROM THE 1886 1<sup>ST</sup> EDITION OS 25" MAP. THE SITE IS INDICATED.

The 1900 2<sup>nd</sup> Edition OS map (Figure 5) shows no significant change since 1886, although two more outbuildings - perhaps a pigsty and another privy - had been inserted in the square enclosure referred to above and taken into the garden; a short boundary projecting into the field to the rear. This had been renumbered 542, now containing 1.592 acres.

The final map is the 1926 3<sup>rd</sup> Edition OS map (Figure 6), which shows that the rear garden boundary inserted between 1840 and 1886 had been moved to the west, lining up with the west end of the two existing gardens to the north. One of the new outbuildings shown on the 1900 map had been removed.

Although no subsequent large-scale maps have been located, the western end of the garden and a strip along its northern side were taken back into the field to the west, perhaps when the 1970s house now present in the remaining part of the former garden was built. At what date the small outbuildings disappeared is unknown, but there is no trace of them today.

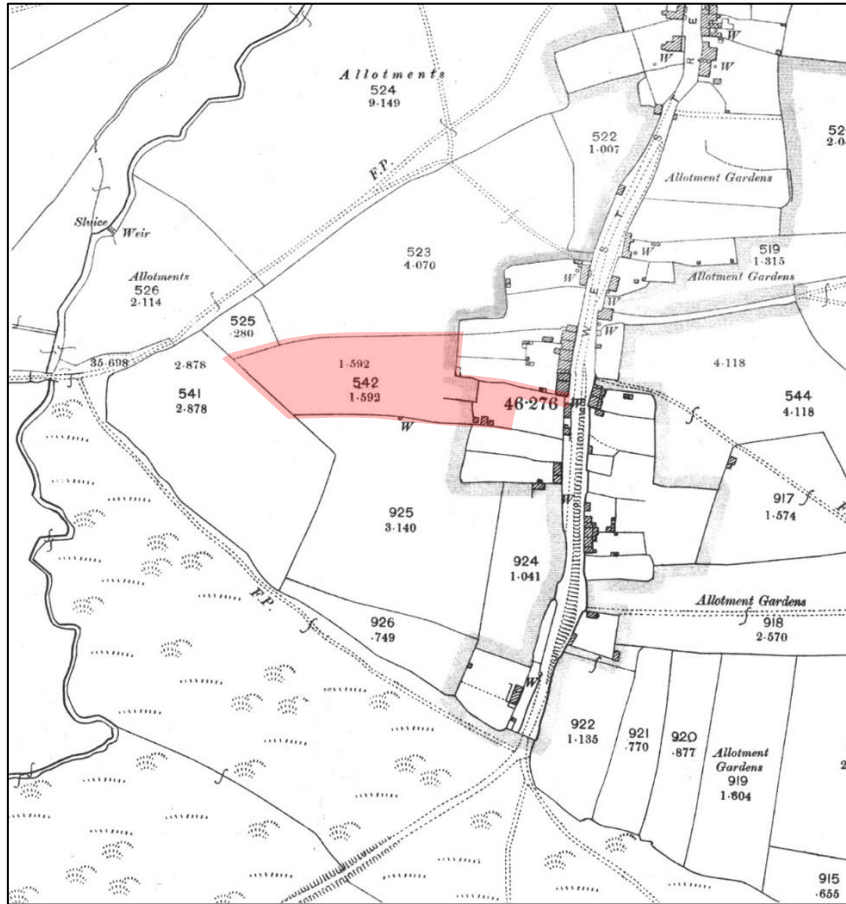


FIGURE 5: EXTRACT FROM THE REVISED 1900 2<sup>ND</sup> EDITION OS 25" MAP. THE SITE IS INDICATED.

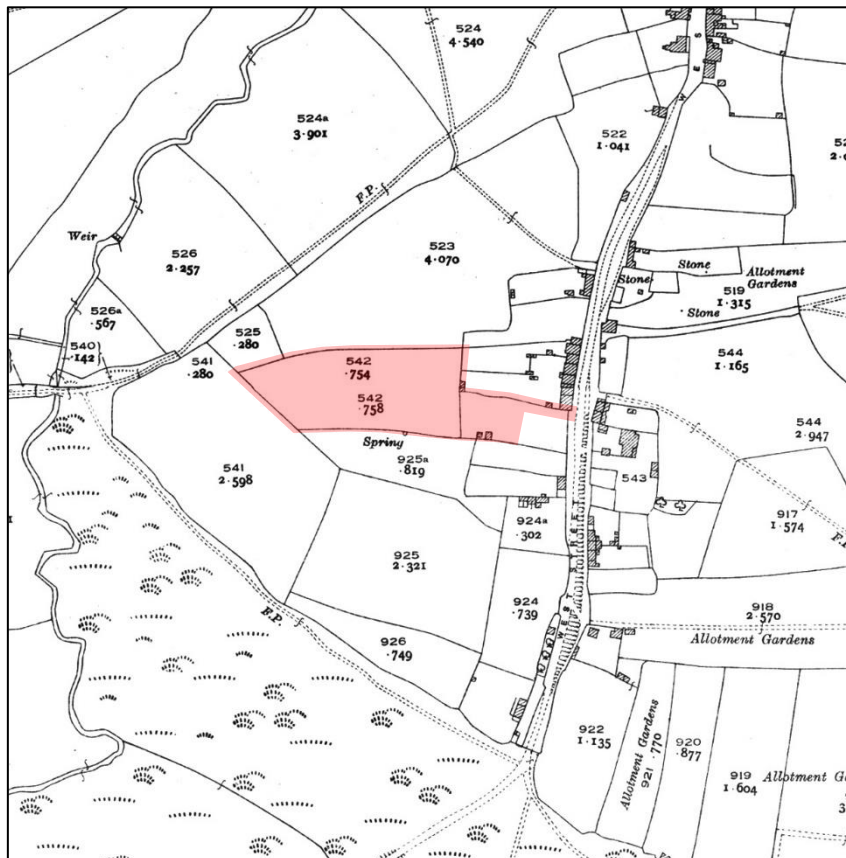


FIGURE 6: EXTRACT FROM THE REVISED 1926 3<sup>RD</sup> EDITION OS 25" MAP. THE SITE IS INDICATED.



FIGURE 7: RAF VERTICAL PHOTOGRAPH OF 1946, SHOWING OPEN FIELD SYSTEM TRACES AROUND WEST STREET.



FIGURE 8: 1952 AERIAL PHOTOGRAPH OF CORFE CASTLE FROM THE NORTH. DETAIL OF UPPER RIGHT-HAND CORNER, WITH ARROWS INDICATING POSITION OF PROJECT SITE. NOTE LARGE RECTANGULAR HAYRICK IN FIELD.

### 3.3 ARCHAEOLOGICAL BACKGROUND

The Vale of Corfe is a 'Clay Vale', characterised by The Historic Landscape Characterisation (HLC) for Dorset as: *"Generally mixed, but on a larger scale than e.g. Limestone Hills, with a preponderance of apparently planned enclosure, with some parliamentary enclosure. Larger field sizes with straight field boundaries are taken to indicate large scale, planned enclosure by landowners or larger tenants or groups of tenants. Alongside this there are substantial areas of less organised and piecemeal enclosure – smaller, less regular (in some cases very irregular) fields are taken to indicate less systematic enclosure by individuals or small tenants or communities. Alongside these are small patches of enclosed open fields, the origins of which are clearly indicated by sinuous field boundaries."*

Under 'Known Archaeology', it describes: *"Superficially, a landscape that is medieval in origin. The more people look, though, the more likely it seems that the medieval overlies earlier prehistoric features. The geology, and consequently the nature of the agriculture, do not lend themselves to the easy recognition of below-ground archaeological remains (by analysis of aerial photographs, for example). Consequently, our knowledge of historic and archaeological features is extremely limited."* (Dorset County Council HLC).

The area is regarded as having a high potential for Prehistoric, Romano-British and Medieval archaeological remains.

The Dorset Historic Environment Record (HER) lists a considerable number of archaeological features, areas, sites and findspots in a 1km radius Study Area, centred on the Project Site, which are shown in simplified cartographic form in Figures 8-10, with subsequent tables explaining the various numbered features on these maps. It should be noted that the HER is a guide to the archaeological potential of an area; it records the known or suspected sites based on the evidence currently available. It is neither comprehensive nor entirely accurate.

The Project Site has not been subject to previous archaeological work, although the Dorset HER records a small group of modern archaeological investigations towards the north end of West Street just south of the modern carpark. Summaries of these and other 20<sup>th</sup> century interventions relating to West Street are listed below:

- During the laying of a water main along West Street in 1924, deep layers of Purbeck Marble chippings were exposed. No mouldings or foliations were observed, although there were several broken off angles of slabs with dressed upper surfaces, as well as a roughed out fragment of a circular column dating from the 13<sup>th</sup> century. Two carved panels dating from the 15<sup>th</sup>-16<sup>th</sup> centuries have also been built into the walls of cottages on the west side of West Street.
- Hutchins (1774) also mentions the uncovering of a deep layer of marble debris, ten to twelve feet thick containing carved fragments and chips exposed during excavations along West Street. West Street would therefore appear to have been at the epicentre of the Purbeck Marble stone carving industry during the 13<sup>th</sup> to 16<sup>th</sup> centuries (when it was most commonly used in churches and tombs) at least.
- AC Archaeology conducted a watching brief on footings for an extension to the existing building at 52 West Street, Corfe Castle in July 1994. A small quantity of late medieval to early post medieval pottery was recovered but no associated features were recorded. Rubble, possibly deriving from a previous (recent) building, was also noted.
- Wessex Archaeology conducted an archaeological evaluation on land proposed for development to the rear of 58, West Street, Corfe Castle in June 2003. Two trenches were excavated to determine the archaeological potential of the Site. Trench 1 revealed three ditches, two aligned east-west and a third aligned north-south. From the latter ditch, half

a shale lathe core was recovered. For the size of archaeological features, a considerable amount of pottery dating to the Medieval period was recovered from all of the ditches, which may form part of an enclosure system, perhaps enclosing or adjacent to settlement. Trench 2 revealed four features, two north-south possible ditches and two possible postholes, which may be the remains of a former fence line dividing the paddock into two smaller east-west aligned fields. The features contained a darker fill, very similar to the subsoil and topsoil, with material dating from the Medieval or Post-Medieval period in the form of pottery, animal bone and slag. These features may be evidence of activity relating to land use in the post-medieval period. The results of the evaluation suggest that the site contained a high density of Medieval archaeological features, perhaps adjacent to settlement.

- A further excavation at 58 West Street was undertaken in April and May 2004, comprising a rectangular area measuring approximately 35m x 20m. Two ditches of medieval date were excavated. These had already been seen in the evaluation, although the larger area opened allowed the ditches to be more fully examined and recorded. In addition, a number of apparently natural features which contained quantities of worked flint dating to the Mesolithic period were recorded. One of the more significant finds was a Portland Pick, a flint tool characteristic of the Mesolithic period in Dorset. The site is of thus of local significance for its medieval remains and of regional importance for the Mesolithic finds.

Two recent overviews: the Corfe Castle Conservation Area Appraisal (Purbeck District Council 2009) and Dorset County Council's Extensive Urban Survey (Pinder 2011) consider more recent archaeological opinion on the town's development, but neither involved any primary research.

The sequence below lists known evidence from various periods in the Study Area, from a number of sources.

### 3.3.1 MESOLITHIC (c.9000BC – c.4300BC)

During archaeological work at 58 West Street 250m north of the Project Site, a Mesolithic pick and other flint debitage of this early period was found. Struck flint with pale cream and orange patination was recovered from ditch spoil on the northern edge of the Project Site during the walkover survey, which may be of Mesolithic date. Evidence of sites from this period are uncommon in Purbeck.

### 3.3.2 NEOLITHIC (c.4300BC – c.2200BC)

A Neolithic leaf-shaped arrowhead (5 on Figure 8) was found on land east of Bucknowle Farm, 500m west of the Project Site, but no other finds or monuments of this period are known from the study area.

### 3.3.3 BRONZE AGE (c.2200BC – c.750BC)

A late Neolithic or Early Bronze Age round barrow is known from a site near Bucknowle Farm, 450m west of the Project Site; a cremation burial of the same period was found nearby (1 & 2 on Figure 8). A series of possible burial mounds are shown on the RCHME plan of on Corfe Common in an approximate line from a point 750m to the south and 1km to the south-east of the Project Site. It is possible that earthworks of field systems in the same area (16-18 on Figure 8) are of Middle Bronze Age or later date; further examples are known from Challow Hill/East Hill to the north-east of the Study Area.

### 3.3.4 IRON AGE (c.750BC – AD43)

It is likely that the field systems referred to above continued in use during this period; their presence on rising ground to the north-east and south of the medieval town may imply that they were once present there too. Iron Age settlement evidence and burials from the 6<sup>th</sup> century BC onwards are known from a site on Bucknowle Farm, 500m west of the Project Site (3 & 4 on



Figure 8), while late Iron Age coins have been found by metal detectorists in fields by railway just east of the Castle.

### 3.3.5 ROMANO-BRITISH (AD43 – AD409)

A number of sites and casual finds of this period are known in the Study Area, not all of which are on the HER.

A mound on West Hill, overlooking the medieval castle and town on the north-western edge of the Study Area, is noted as having produced Romano-British occupation debris: the nature of this is unknown, but its prominent hilltop location may suggest a ritual site (RCHME 1970).

In the early 2000s, a definite Roman temple site was found by geophysical survey and subsequent excavation just north-west of the National Trust Visitor Centre on the northern edge of the Study Area (Papworth 2019).

Metal detectorists' rallies have been held for several years on fields by the railway east of the Castle. A number of coins from the 1<sup>st</sup>-4<sup>th</sup> centuries and a silver finger ring have been found there (K. Rive, pers. comm.), suggesting that this was a settlement site.

Roman pottery was found at the bottom of the stratigraphic sequence in the West Bailey of the Castle during excavations there in the 1970s (Papworth 2019).

The most significant evidence of activity from this period however is a Roman villa excavated near Bucknowle Farm, 400m west of the Project Site (7-9 on Figure 8). The villa site was excavated over a number of seasons, from 1976-1991, revealing development of its buildings from the late first to mid-second century AD, through to the fourth century, by which time it had three ranges of buildings facing into a courtyard. These included a large aisled hall or barn, a bath house, workshops and a corridor-fronted domestic range with three tessellated floors and two mosaic pavements in up to ten rooms with an upper storey over part of the building. The buildings were constructed of Purbeck limestone and local chalk with some heath sandstone, and tiled roofs.

Large amounts of pottery were excavated, mostly locally-made 'Black Burnished' wares from the Wareham/Poole Harbour area, but including more exotic imports from Gaul, Germania and elsewhere in Britain, and amphorae from the Mediterranean. 213 coins were found, showing that there was a significant cash-based local economy, while there was evidence for the working of oil shale from Kimmeridge into items of furniture.

About 100m to the north-west of the villa site, pottery of the Roman period was found (6 on Figure 8), though it is not known whether this was simply an outlying part of the villa complex.

### 3.3.6 EARLY MEDIEVAL AD410 – AD1066

While archaeological evidence for this period is relatively rare, the ecclesiastical and tenurial framework of the medieval period was established at this time. No evidence from the earlier part of this period is known, but it has been suggested that there was a high status occupation site on Castle Hill, predating the Norman castle. Postholes from a substantial late Saxon timber building were found in the West Bailey of the castle during excavations there, and a length of herringbone masonry in part of the later medieval curtain wall may be of late Saxon date.

### 3.3.7 LATER MEDIEVAL AD1066 - AD1540

The HER records a considerable number of later medieval features within the search area. The most prominent of these is of course Corfe Castle, developed between 1066 and 1086 by the Conqueror, acquiring its tower keep by 1105. Significant alterations and additions were made over several decades in the first half of the 13<sup>th</sup> century, as a result of which a permanent

settlement grew up to its south. This had become a market borough by the mid-13<sup>th</sup> century, which continued in importance until the castle's destruction in the mid-17<sup>th</sup> century.

In addition to the usual domestic and agricultural businesses, the town was a major centre for the manufacture and sale of Purbeck Marble: a black, oil-impregnated shelly limestone which can be carved intricately and takes a high polish. It was employed for high status ecclesiastical, funerary and domestic purposes mainly in England, though also occasionally in France. It was popular from c.1170-1550, but the major period of demand was from c.1250-1350 (Blair 1991), perhaps because Corfe Castle had acquired market licences in 1215 and 1247-48 (Pinder 2011, 25-26) and was developing into a borough.

Evidence for Purbeck Marble waste in enormous quantities, up to 12ft thick in places, was recorded along West Street in 1774 and 1924 (HER). During the walkover survey, recycled Purbeck marble blocks and fragments were observed in many of the town's late medieval and post-medieval buildings, becoming more persistent towards the northern end of West Street near the market square. Near the southern end of the street, very few pieces were seen, especially in 18<sup>th</sup>-19<sup>th</sup> century houses, but garden walls contained a higher percentage, though no more than 10% of the whole, various grades of creamy limestone being much more common. All were very eroded and friable, due to having been exposed to the air for several hundred years.

A large slab and several smaller fragments of marble were seen in the walls of the cottage immediately north of the entrance to the Project Site off West Street, while more pieces were observed in the stone-revetted garden boundary to the south where the field widens out. During surface collection of artefacts from the spoil from a new drainage ditch along the northern edge of the field, a few fragments of marble were recovered, all very decayed and eroded by plough action. The quantities were evidently fairly slight in this part of West Street, raising questions about where exactly the 1774 and 1924 observations were made.

In the immediate area of, and on the Project Site itself, is extensive evidence of a medieval field system of narrow strips, separated by low baulks of soil, often very slightly lynched where the ground slopes laterally to their alignment. Two of these strips comprise the Project Site, with a gentle scarp c.0.5m high by 2.5m wide between them. A very slight rise on the southern edge of the field was probably a second scarp, rising through the later hedge to the next field to the south. These boundaries and the hedge to the north all follow the same gentle curve. Other fields in the vicinity, notably those to the south and south-west, also contain parallel strips with scarps, and occasional traces of ridge and furrow. Evidence of this sort was recorded over much of the landscape in and around the town by the RCHME in the 1960s and can be clearly seen on the 1946 RAF aerial photograph in Figure 7.

During the walkover survey, it was observed that a substantial earthwork ditch and bank edges surrounds the south-west side of the triangular enclosure in which these fields lie. This is interpreted as a '*corn ditch*', preventing freely-grazing animals on the surrounding common from eating crops grown within the enclosure, which formed an '*intake*' from part of Corfe Common. It is not certain when this intake was made, but examples of corn ditches elsewhere in Southern England, notably on Dartmoor in Devon, tend to date from the 13<sup>th</sup> to 15<sup>th</sup> centuries. Another possible corn ditch on the north-west side may have been re-used as the hedged lane shown on the Treswell survey. During the walkover survey it was observed to contain much water and is clearly treated as a drain today, being up to 2m deep in places, and of varying width.

It is evident from the Treswell survey that the triangular enclosure had a hedge around it in 1586, but that it was empty. It was recorded then as "The Vickers Hawes", the word 'Hawes' being commonly applied to several of the open field areas in and around the town in the post-medieval period. The name seems to derive from the Old English placename element 'Haw', meaning a

garth, yard or enclosure. The western of the subsequent hedged enclosures within it was still called Vicars Hawes in 1840. This tends to agree with the intake theory, so it appears that the intake in which the Project Site lies was enclosed from the open heathland of Corfe Common at some point in the medieval period, extending westwards from West Street, which itself respected the western edge of older open fields to its east. It was a purely agricultural enclosure, with no buildings inside it.

### **3.3.8 POST-MEDIEVAL AND MODERN AD1540 – PRESENT**

There are several post medieval sites recorded on the HER, the majority being agricultural or urban in nature.

The cartographic evidence from the Treswell map of 1586 is interesting in that it suggests that the large triangular enclosure in which the Project Site lies was empty at that date. This means that none of the houses now within it are likely to date from much before 1600. This is supported by the list descriptions for some of the buildings now within it, which range in date from the 17<sup>th</sup> to the 19<sup>th</sup> centuries. These are considered under Setting below.

The terrace of houses immediately adjoining the Project Site to its north-east is shown as a row of three cottages on the tithe map, with a fourth detached cottage to its north-east, but this had been demolished by the 1880s and rebuilt as two further cottages in line with the others. All present a late 18<sup>th</sup> to mid-19<sup>th</sup> century appearance today, built of limestone blocks, some with brick segmental arched openings. Outbuildings to the rear were minimal, only small structures being shown on the historic mapping. Cottages which abutted the edge of the street immediately to the south

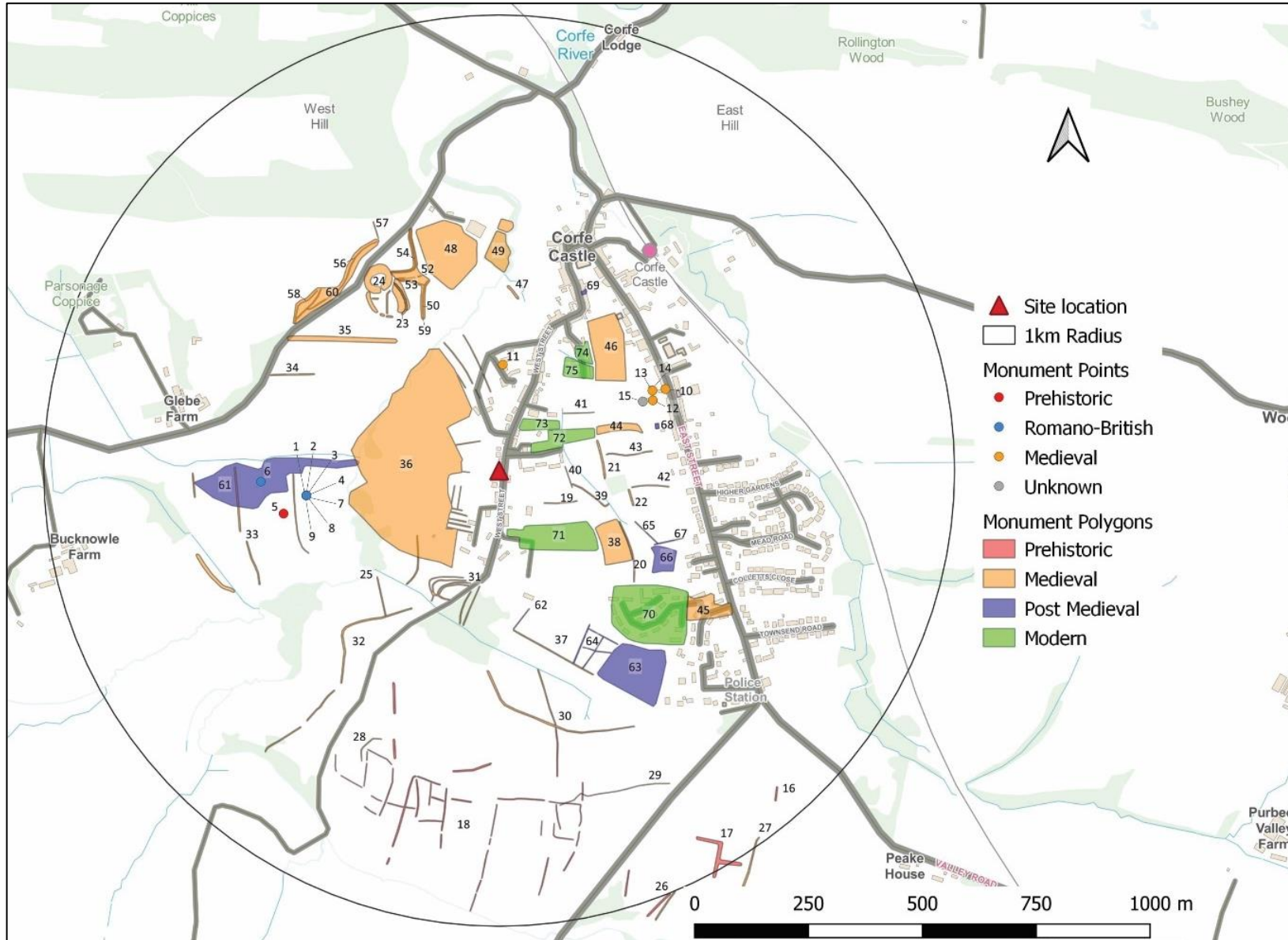


FIGURE 9: MONUMENT POINTS AND POLYGONS IN STUDY AREA (SOURCE: DORSET HER). SEE TABLES BELOW FOR DETAILS OF NUMBERED SITES.

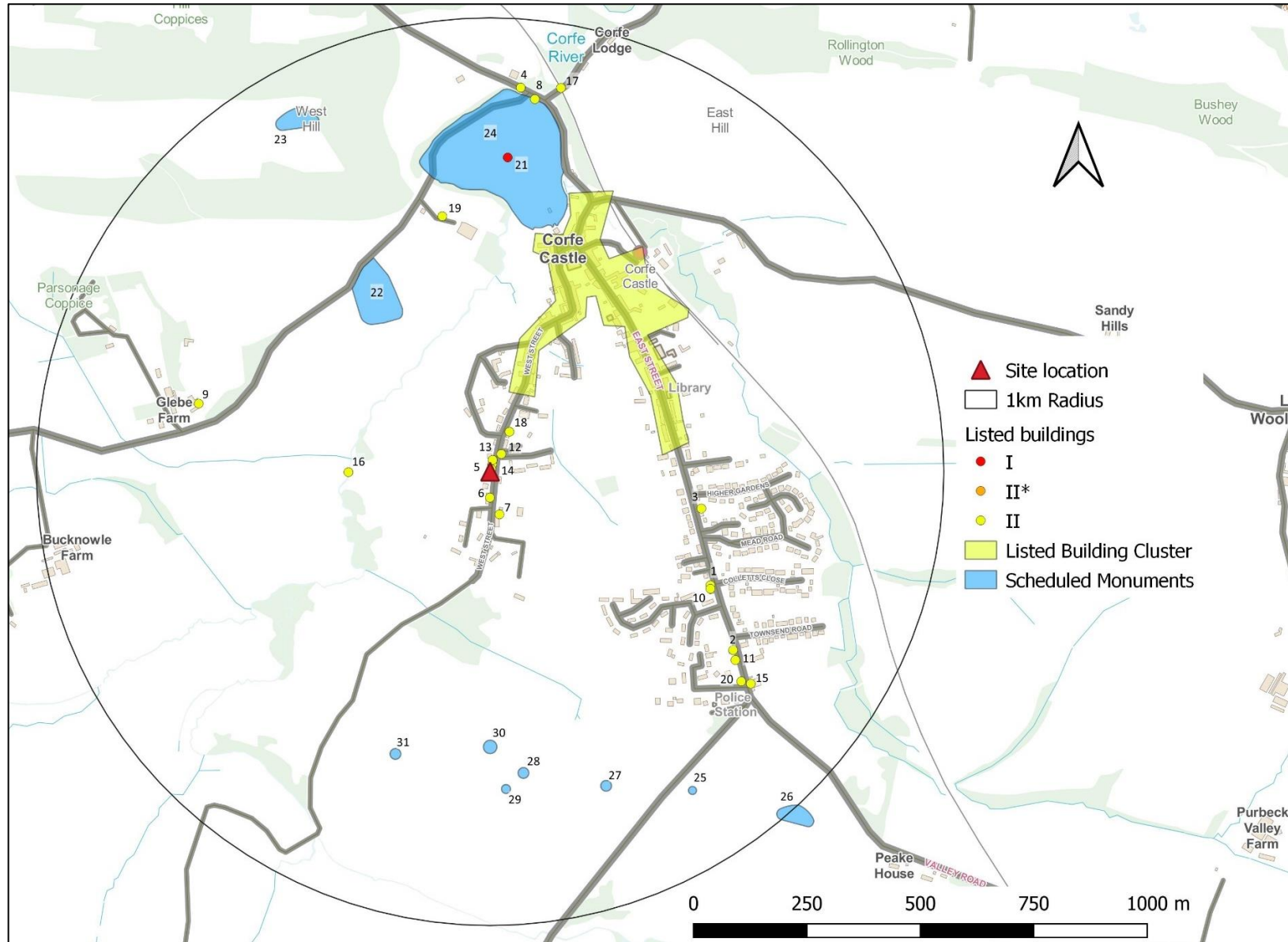


FIGURE 10: DESIGNATED ARCHAEOLOGICAL SITES IN STUDY AREA (SOURCE: DORSET HER). SEE TABLE BELOW FOR DETAILS OF NUMBERED SITES.

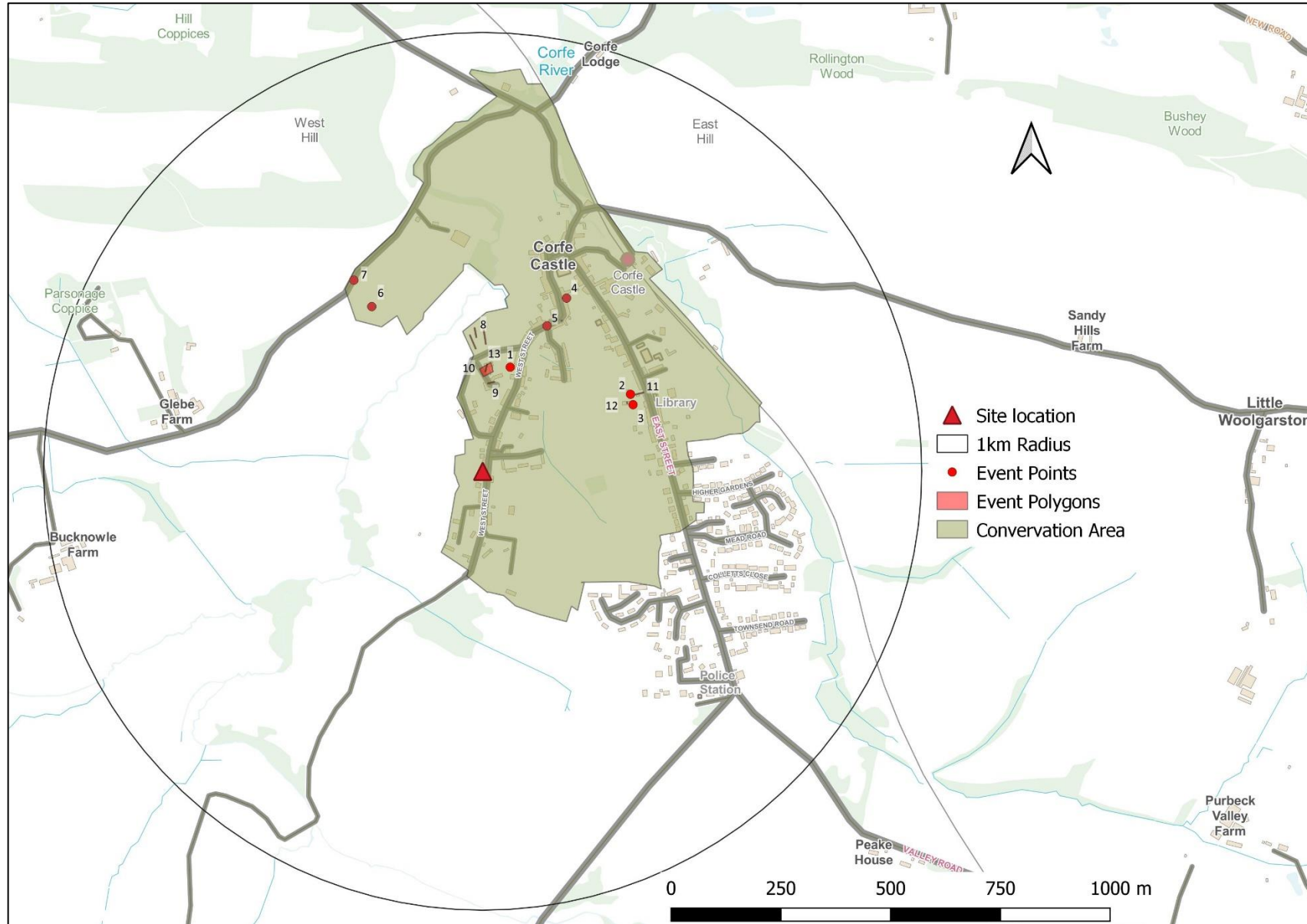


FIGURE 11: ARCHAEOLOGICAL INTERVENTIONS IN STUDY AREA (SOURCE: DORSET HER). SEE TABLE BELOW FOR DETAILS OF NUMBERED SITES.

TABLE 1: MONUMENT TABLE BASED ON HER DATE (DORSET COUNCIL).

No.	Mon. UID	NAME	MON. TYPES	PERIOD
1	MDO7516	Round barrow on Bucknowle Farm	ROUND BARROW	Prehistoric
2	MDO7517	Bronze Age cremation at Bucknowle Farm	CREMATION	Prehistoric
3	MDO7518	Iron Age settlement at Bucknowle Farm	OCCUPATION SITE	Prehistoric
4	MDO7519	Iron Age burials at Bucknowle Farm	INHUMATION	Prehistoric
5	MDO7572	Neolithic arrowhead found at Bucknowle	FINDSPOT	Prehistoric
6	MDO7491	Roman pottery south west of Corfe Castle	FINDSPOT	Romano-British
7	MDO7520	Roman site at Bucknowle Farm, Corfe Castle	SITE	Romano-British
8	MDO7521	Roman infant burials, Bucknowle Villa, Corfe Castle	INHUMATION	Romano-British
9	MDO7522	Bucknowle Roman Villa, Bucknowle Farm, Corfe Castle	VILLA	Romano-British
10	MDO7610	84-90 East Street (Abbots Cottages) Corfe Castle; medieval occupation site	OCCUPATION SITE	Medieval
11	MWX2810	Medieval occupation to rear of 58 West Street, Corfe Castle	DITCH, POST HOLE	Medieval
12	MWX2826	Abbots Cottages (phase 2), Corfe Castle: Ditch	DITCH	Medieval
13	MWX3422	84-90 East Street (Abbots Cottages) phase 1 monitoring; medieval pottery scatter	ARTEFACT SCATTER	Medieval
14	MDO7611	84-90 East Street (Abbots Cottages) Corfe Castle; earthwork bank or lynchet	LYNCHET	Unknown
15	MWX2824	Abbots Cottages (Phase 2) Corfe Castle; E-W aligned gully	GULLY	Unknown
16	MDO7525	Prehistoric field system, Corfe Common, Corfe Castle	ENCLOSED FIELD SYSTEM	Prehistoric
17	MDO7525	Prehistoric field system, Corfe Common, Corfe Castle	ENCLOSED FIELD SYSTEM	Prehistoric
18	MDO7525	Prehistoric field system, Corfe Common, Corfe Castle	ENCLOSED FIELD SYSTEM	Prehistoric
19	MDO7401	Medieval strip fields, Corfe Castle	STRIP FIELD	Medieval
20	MDO7401	Medieval strip fields, Corfe Castle	STRIP FIELD	Medieval
21	MDO7401	Medieval strip fields, Corfe Castle	STRIP FIELD	Medieval
22	MDO7401	Medieval strip fields, Corfe Castle	STRIP FIELD	Medieval
23	MDO7400	The Rings, Corfe Castle	SIEGEWORK	Medieval
24	MDO7400	The Rings, Corfe Castle	SIEGEWORK	Medieval
25	MDO31540	Historic trackways, Corfe Common	TRACKWAY	Medieval
26	MDO31540	Historic trackways, Corfe Common	TRACKWAY	Medieval
27	MDO31540	Historic trackways, Corfe Common	TRACKWAY	Medieval
28	MDO31540	Historic trackways, Corfe Common	TRACKWAY	Medieval
29	MDO31540	Historic trackways, Corfe Common	TRACKWAY	Medieval
30	MDO31540	Historic trackways, Corfe Common	TRACKWAY	Medieval
31	MDO31540	Historic trackways, Corfe Common	TRACKWAY	Medieval
32	MDO31536	Historic field boundaries, Corfe Common	FIELD BOUNDARY	Medieval
33	MDO31534	Historic field boundaries, Corfe Castle	FIELD BOUNDARY	Medieval
34	MDO31533	Historic field boundaries, Corfe Castle	FIELD BOUNDARY	Medieval
35	MDO31533	Historic field boundaries, Corfe Castle	FIELD BOUNDARY	Medieval
36	MDO31532	Medieval field system, Corfe Castle	FIELD SYSTEM	Medieval
37	MDO31530	Historic field boundary or trackway, Town's End, Corfe Castle	FIELD BOUNDARY, TRACKWAY	Medieval
38	MDO31528	Historic cultivation marks or drainage ditches, Corfe Castle	DRAINAGE DITCH, CULTIVATION MARKS	Medieval
39	MDO31526	Historic trackways, Corfe Castle	TRACKWAY	Medieval
40	MDO31526	Historic trackways, Corfe Castle	TRACKWAY	Medieval

41	MDO31526	Historic trackways, Corfe Castle	TRACKWAY	Medieval
42	MDO31526	Historic trackways, Corfe Castle	TRACKWAY	Medieval
43	MDO31526	Historic trackways, Corfe Castle	TRACKWAY	Medieval
44	MDO31526	Historic trackways, Corfe Castle	TRACKWAY	Medieval
45	MDO31526	Historic trackways, Corfe Castle	TRACKWAY	Medieval
46	MDO31525	Historic field boundaries, Corfe Castle	FIELD BOUNDARY	Medieval
47	MDO31461	Historic field boundary or drainage channel, Vineyard Farm, Corfe Castle	DRAINAGE DITCH, FIELD BOUNDARY	Medieval
48	MDO31459	Medieval or later drainage, Vineyard Farm, Corfe Castle	DRAINAGE DITCH	Medieval
49	MDO31459	Medieval or later drainage, Vineyard Farm, Corfe Castle	DRAINAGE DITCH	Medieval
50	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
51	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
52	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
53	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
54	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
55	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
56	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
57	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
58	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
59	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
60	MDO31458	Historic trackways, West Hill, Corfe Castle	TRACKWAY	Medieval
61	MDO31535	Post medieval drainage ditches, Corfe Castle	DRAINAGE DITCH	Post Medieval
62	MDO31529	Post medieval drainage ditches, Town's End, Corfe Castle	DRAINAGE DITCH	Post Medieval
63	MDO31529	Post medieval drainage ditches, Town's End, Corfe Castle	DRAINAGE DITCH	Post Medieval
64	MDO31529	Post medieval drainage ditches, Town's End, Corfe Castle	DRAINAGE DITCH	Post Medieval
65	MDO31527	Post medieval drainage ditches, Corfe Castle	DRAINAGE DITCH	Post Medieval
66	MDO31527	Post medieval drainage ditches, Corfe Castle	DRAINAGE DITCH	Post Medieval
67	MDO31527	Post medieval drainage ditches, Corfe Castle	DRAINAGE DITCH	Post Medieval
68	MDO22194	Former Methodist Chapel, East Street, Corfe Castle	WESLEYAN METHODIST CHAPEL, NONCONFORMIST CHAPEL	Post Medieval
69	MDO16558	Saint Edwards Galleries, 5 West Street, Corfe Castle	HOUSE, SHOP	Post Medieval
70	MDO31524	Early modern allotment gardens, Corfe Castle	ALLOTMENT	Modern
71	MDO31523	Early modern allotment gardens, Corfe Castle	ALLOTMENT	Modern
72	MDO31522	Early modern allotment gardens, Corfe Castle	ALLOTMENT	Modern
73	MDO31522	Early modern allotment gardens, Corfe Castle	ALLOTMENT	Modern
74	MDO31521	Early modern allotment gardens, Corfe Castle	ALLOTMENT	Modern
75	MDO31521	Early modern allotment gardens, Corfe Castle	ALLOTMENT	Modern

TABLE 2: KEY LISTED BUILDINGS TABLE BASED ON HER AND HISTORIC ENGLAND DATA (DORSET COUNCIL).

NO.	LIST ENTRY	NAME	GRADE
1	1120221	158, EAST STREET	II
2	1120222	NO 162 INCLUDING BOUNDARY WALL TO ROAD	II
3	1120247	PURBECK HOUSE	II
4	1120268	SAINT EDWARD'S BRIDGE	II
5	1120977	NO 92, INCLUDING ATTACHED OUTBUILDING ON RIGHT	II
6	1120978	106, WEST STREET	II
7	1121010	87 AND 89, WEST STREET	II



8	1228623	MILESTONE	II
9	1228738	GARDEN COTTAGE	II
10	1230183	160, EAST STREET	II
11	1230193	NO 164 INCLUDING BOUNDARY WALL TO ROAD	II
12	1230845	73, WEST STREET	II
13	1231122	NO 90, INCLUDING ATTACHED OUTBUILDING ON LEFT	II
14	1231161	94, 96 AND 98, WEST STREET	II
15	1278875	STONE COTT INCLUDING FRONT BOUNDARY WALLS	II
16	1279451	FOOTBRIDGE OVER CORFE RIVER	II
17	1323072	RAILWAY VIADUCT FOR THE FORMER WAREHAM TO SWANAGE RAILWAY	II
18	1323076	67, WEST STREET	II
19	1323426	VINEYARD FARMHOUSE, WITH STABLE	II
20	1323480	NO 166 INCLUDING BOUNDARY WALLS AT FRONT AND SIDE	II
21	1121000	CORFE CASTLE	I

TABLE 3: LISTED BUILDING CLUSTER TABLE (113 BUILDINGS) BASED ON HER AND HISTORIC ENGLAND DATA (DORSET COUNCIL).

LIST ENTRY	NAME	GRADE
1121006	THE OLD TOWN HALL	II*
1229002	MORTON'S HOUSE INCLUDING ATTACHED OUTBUILDINGS AND FRONT BOUNDARY WALL	II*
1230601	THE TOWN HOUSE	II*
1230731	FURZEMAN'S HOUSE	II*
1278555	PARISH CHURCH OF SAINT EDWARD	II*
1120211	64 AND 66, EAST STREET	II
1120212	72 AND 74, EAST STREET	II
1120213	78, EAST STREET	II
1120214	SPINNING DALE	II
1120215	90 AND 92, EAST STREET	II
1120216	98 AND 100, EAST STREET	II
1120217	102, EAST STREET	II
1120218	108, EAST STREET	II
1120219	112, EAST STREET	II
1120220	NO 116, INCLUDING ATTACHED OUTBUILDING ON RIGHT	II
1120233	THE MANSE	II
1120234	BRIDGE COTTAGE	II
1120235	BUILDING TO THE NORTH OF NO. 17 EAST STREET	II
1120236	THE BANKES ARMS HOTEL	II
1120237	27, EAST STREET	II
1120238	29, 31 AND 33, EAST STREET	II
1120239	39, EAST STREET	II
1120240	THE OLD SADDLERY	II
1120241	CHALLOWS COTTAGE	II
1120242	KUANTON COTTAGE INCLUDING PUMP AND BOUNDARY WALL	II
1120243	BOUNDARY WALL AND ENTRANCE GATEWAY TO CEMETERY, INCORPORATING WAR MEMORIAL	II
1120244	NO 65 INCLUDING ATTACHED OUTBUILDING ON SOUTH	II
1120245	OUTBUILDING IMMEDIATELY SOUTH WEST OF NO 65	II
1120246	75 AND 77, EAST STREET	II
1120248	8, EAST STREET	II
1120249	14, EAST STREET	II
1120250	THE OLD CURATAGE	II
1120251	NOS 40 AND 42 INCLUDING GARDEN WALL SOUTH OF NO 42	II
1120972	30 AND 32A, WEST STREET	II
1120973	ROSE COTTAGE	II
1120974	48A, WEST STREET	II
1120975	50 AND 50A, WEST STREET	II
1120976	WESTCOTT	II

1120997	VILLAGE CROSS, INCLUDING PUMP	II
1120998	BARTHOLOMEWS	II
1120999	CASTLE TEA ROOM AND GARDEN INCLUDING ATTACHED OUTBUILDINGS	II
1121001	MESSRS T R AND P D CLEWS SHOP AND STORE INCLUDING ATTACHED OUTBUILDINGS	II
1121002	RICHARD TAYLOR MONUMENT, IN THE CHURCHYARD, 16 METRES SOUTH OF CHANCEL OF THE PARISH CHURCH OF SAINT EDWARD	II
1121003	TOWN HOUSE ANNEXE	II
1121004	HOLLANDS SHOP	II
1121007	17 AND 19, WEST STREET	II
1121008	35 AND 37, WEST STREET	II
1121009	WAYFARING COTTAGE	II
1121011	10, WEST STREET	II
1121012	HATCHARDS ANTIQUES	II
1121013	22, WEST STREET	II
1140121	CORFE CASTLE RAILWAY STATION	II
1228968	35 AND 37, EAST STREET	II
1228974	OTTAWAY'S POTTERY SHOP AND ADJOINING HOUSE	II
1229031	WISSETT COTTAGE	II
1229673	GARDEN WALL SURROUNDING HERONS, AND EXTENDING SOUTH ALONG THE REAR OF THE RECTORY GARDEN, NORTH TO THE NORTH BOUNDARY OF THATCH, AND RUNNING ALONG THE NORTH SIDE OF THATCH'S GARDEN (ENDING AT GARAGE)	II
1229788	THE CASTLE INN	II
1229814	73, EAST STREET	II
1229817	BRIGHTSIDE	II
1229850	4 AND 6, EAST STREET	II
1229879	THE KNAPP	II
1229880	18, EAST STREET	II
1229888	COTTERS POUND	II
1229998	UNITED REFORMED CHURCH, INCLUDING BOUNDARY RAILINGS ON NORTH	II
1230139	THE BURON	II
1230150	DENDERRA	II
1230169	114, EAST STREET	II
1230179	118, EAST STREET	II
1230590	WALL AND STEPS TO RAISED PAVEMENT ADJOINING THE GIFT SHOP AND LLOYDS BANK, EXTENDING INTO EAST STREET, A TOTAL LENGTH OF 35 METRES	II
1230609	DRURY'S INCLUDING PUMP AT REAR	II
1230653	NATIONAL TRUST SHOP	II
1230709	CORFE CASTLE POST OFFICE	II
1230720	21 AND 23, WEST STREET	II
1230724	NO 41 INCLUDING ATTACHED OUTBUILDING	II
1230861	ALPHA	II
1230884	12, WEST STREET	II
1230911	COOPER'S STORES	II
1230914	28, WEST STREET	II
1231080	32, WEST STREET	II
1231100	48, WEST STREET	II
1231117	THE HOMESTEAD	II
1278362	20, WEST STREET	II
1278386	THE FOX INN	II
1278470	9 AND 11, WEST STREET	II
1278473	33, WEST STREET	II
1278831	CHAPEL COTTAGE	II
1278843	THE OLD FORGE	II
1278911	BARN IMMEDIATELY SOUTH OF THE VILLAGE POUND	II
1278933	69, EAST STREET	II
1279280	MORTON'S COTTAGE INCLUDING BOUNDARY WALL	II

1323070	THE GREYHOUND INN	II
1323071	THE GIFT SHOP AND LLOYDS BANK	II
1323074	13 AND 15, WEST STREET	II
1323075	COOPER'S SHOP	II
1323077	4 AND 6, WEST STREET	II
1323078	CHURCH COTTAGE	II
1323448	CROMWELL COTTAGE	II
1323449	15, EAST STREET (SEE DETAILS FOR FURTHER ADDRESS INFORMATION)	II
1323450	CLEALLS STORES	II
1323451	JUBILEE HOUSE	II
1323452	CASTLE COTTAGE	II
1323453	THE VILLAGE POUND	II
1323454	BOAR MILL	II
1323455	STONE LODGE	II
1323456	PENNY COTTAGE	II
1323457	LYTEL WONING	II
1323458	62, EAST STREET	II
1323476	BRITISH LEGION HOUSE INCLUDING BOUNDARY WALL AND RAILINGS	II
1323477	76, EAST STREET	II
1323478	82 AND 84, EAST STREET	II
1323479	94 AND 96, EAST STREET	II
1329400	GARDEN WALLS TO EAST AND SOUTH OF MORTON'S HOUSE	II
1329401	K6 TELEPHONE KIOSK OUTSIDE POST OFFICE, WEST STREET	II

TABLE 4: EVENTS POINT TABLE BASED ON HER DATA (DORSET COUNCIL).

No.	Event UID	Name	Organisation
1	EWX1576	52 West Street, Corfe Castle; Archaeological Observations	AC archaeology
2	EWX1733	84-90 East Street (Abbots Cottages) Corfe Castle; Archaeological Watching Brief	AC archaeology
3	EWX1854	Abbots Cottages, 84-90 East Street, Corfe Castle; Archaeological Watching Brief	AC archaeology
4	EDO6581	Marblers, 5 West Street, Corfe Castle. Historic Justification Statement	-
5	EDO5324	West Street, Corfe Castle; observations during the laying of water mains in 1924	-
6	EDO6012	The Rings, Corfe Castle; geophysical survey	-
7	EDO5632	BT duct at The Rings, Corfe Castle; salvage recording	Terrain Archaeology
8	EWX1762	Corfe Castle Cemetery, Corfe Castle; archaeological evaluation	AC archaeology
9	EWX2126	Land to rear of 58 West Street, Corfe Castle; Archaeological Evaluation	Wessex Archaeology
10	EWX2126	Land to rear of 58 West Street, Corfe Castle; Archaeological Evaluation	Wessex Archaeology
11	EWX1722	84-90 East Street (Abbots Cottages), Corfe Castle; Phase 1 archaeological evaluation	AC archaeology
12	EWX1722	84-90 East Street (Abbots Cottages), Corfe Castle; Phase 1 archaeological evaluation	AC archaeology
13	EDO5311	Land to rear of 58 West Street, Corfe Castle; excavation	Wessex Archaeology

### 3.4 LiDAR

Analysis of the LiDAR data for the West Street area (Figure 11) evidences a busy multi-layer relict landscape, clearly showing the houses and their gardens fronting West Street, apparently overlying an existing medieval open field system of multiple narrow strip-fields, many narrow scarps on the lines of the raised baulks between each strip being visible.



FIGURE 12: IMAGE BASED ON 1M DSM LIDAR DATA (DATA PROCESSED WITH QGIS 3.8, ANALYSIS>SLOPE) (USES ENVIRONMENT AGENCY LIDAR DATA, OPEN GOVERNMENT LICENCE V.3.0 2019); THE SITE IS INDICATED.

On the Project Site (Figure 12), the long gently curving east-west scarp between the two former strips is clearly visible, with several sub-divisions at right angles. Superficially, these look like toft enclosures in a deserted medieval village, but the walkover survey showed them to be drainage ditches, partly cutting the medieval field scarp.

Two areas of internal disturbance can be seen, indicated with red pointers: that to the south-east is on the site of the three outbuildings shown on the late 19<sup>th</sup> to early 20<sup>th</sup> century mapping, while the other at the south-west corner may be modern animal poaching around a small timber animal shelter. Generalised surface undulations are present over all the fields in the vicinity and relate to differential growth rates in the turf.

The field immediately to the south contains both east-west scarps and two north-south ditches, but underlying these are two east-west curvilinear features, of unknown, but clearly older origins. The northern of these features may be associated with an angled ridge crossing the Project Site just west of the outbuilding earthworks on an ENE to WSW alignment. This is indicated in green dashed line on Figure 12.

It is interesting to note two such low ridges on the same alignment on Corfe Common, also marked in green at the bottom left-hand corner of Figure 12, one of which has a right-angled return to the SSE. This is on the same axis as a linear feature a little way to the south-east, shown on Figure 8 as Feature 25: one of a number of medieval trackways on Corfe Common. It is thus possible that the LiDAR shows remains of earlier land uses here, overlaid by the triangular late medieval or post-medieval open field block to the west of West Street.



FIGURE 13: IMAGE BASED ON 1M DSM LIDAR DATA (DATA PROCESSED WITH QGIS 3.8, ANALYSIS>SLOPE) (USES ENVIRONMENT AGENCY LIDAR DATA, OPEN GOVERNMENT LICENCE V.3.0 2019); THE SITE IS INDICATED.

### 3.5 SITE DESCRIPTION AND WALKOVER

The site is located to the east of West Street, set back from the road, via a gap between rows of historic cottages. The cottages to the north of the access form a neat row of vernacular stone cottages (90, 92 and 94, 96 and 98 are all Grade II Listed). The cottages are slightly terraced into the slope, with land rising slightly to the west. To the south of the access is a large detached pebbledash rendered early to mid-20<sup>th</sup> century house, which is prominent in views from the site, but is set back from West Street and the historic frontage of cottages. This house is also not terraced into the slope.

The access is via a partially metalled track and through two modern aluminum gates, into a field currently laid to pasture and grazed by a couple of horses. The grass was closely cropped, and the low winter sunlight helped to emphasise the very slight earthworks present on the site. The site is largely level, sloping slightly to the north. The traces of a former division running east-west across the site were present, and the trace of a drainage ditch is still evident. Overhead cables run along the approximate line of this former boundary.

The northern boundary was flanked by a recently (re)cut drainage ditch. The football pitch being located to the north of the boundary. All the boundaries are comprised of low tree and shrub lined earth bank, with timber and wire post fencing. Low stone walling forms the boundaries to the access and to the neighboring gardens to the south-east. The boundary to the west of the site is very porous with little surviving bank and few trees, and wide views over the field to the west. The eastern boundary to the gardens of 90, 92 and 94, 96 and 98 is the most established and thickest; limiting views of these cottages from most of the site, except for the access and south-west corner.

Views of the scheduled Monuments of Corfe Castle and the Rings were possible from much of the site. Views to the rest of the village and other heritage assets were largely completely screened from the site.



FIGURE 14: THE SITE, VIEWED FROM THE WEST.

### 3.6 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

The direct *effect* of the development would be the disturbance or destruction of archaeological features or deposits present within the footprint of the development; the *impact* of the development would depend on the presence and significance of archaeological features and deposits.

Based on the results of the desk-based assessment and walkover survey, the archaeological potential of the site could be *medium*, as the proposed site within the known medieval activity of the town, and with a background of known prehistoric and Romano-British activity within the wider area. The site sits within a medieval strip-field system, with parts of burgage plots likely to the eastern end of the site. The artefactual evidence recovered from the recent (re)cut drainage ditch includes a variety of medieval and post-medieval finds, typical from manuring of the land. Additional archaeological assessment works on this site, most appropriately in the form of a geophysical survey would therefore be justified, with the potential for a programme of evaluation trenching to follow.

TABLE 5: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Unidentified archaeological features	U/D	Onsite	Unknown	High	Moderate	Negative/Minor
<i>After mitigation</i>			Negligible	Minor	Neutral/Slight	Neutral/Negligible

## 4.0 INDIRECT IMPACTS

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### 4.1 STRUCTURE OF THE ASSESSMENT

For the purposes of this assessment, the *indirect effect* of a development is taken to be its effect on the wider historic environment. The principal focus of such an assessment falls upon identified designated heritage assets like Listed buildings or Scheduled Monuments. Depending on the nature of the heritage asset concerned, and the size, character and design of a development, its effect – and principally its visual effect – can impact on designated assets up to 20km away.

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 Historic England 2015, revised 2017), with reference to ICOMOS (2011) and DoT (DMRB, WEBTAG) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors. Appendix 1 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2015, 6). *Step one* is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. The second stage in the process is to look at the heritage assets within the search radius and assign to one of three categories:

- Category #1 assets: Where proximity to the proposed development, the significance of the heritage asset concerned, or the likely magnitude of impact, demands detailed consideration.
- Category #2 assets: Assets where location and current setting would indicate that the impact of the proposed development is likely to be limited, but some uncertainty remains
- Category #3 assets: Assets where location, current setting, significance would strongly indicate the impact would be no higher than negligible and detailed consideration both unnecessary and disproportionate.

For *Step two* and *Step three*, and with an emphasis on practicality and proportionality (*Setting of Heritage Assets* p15 and p18), this assessment then groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the potential effect, the individual entry elaborates on local circumstance and site-specific factors. The individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

### 4.2 QUANTIFICATION

The size of the proposal site would indicate a search radius of up to 1km search is enough to identify those designated heritage assets where an appreciable effect might be experienced. Of the designated heritage assets in this area, relatively few are likely to be affected by the proposed development: the Scheduled Corfe Castle, and Scheduled The; and the Grade II cottages (No's 90, 92 and 94, 96 and 98) to the north-west of the site and wider Conservation Areas of Corfe Castle are considered to be the only assets likely to suffer any level of appreciable impact from a housing development on this site.



With an emphasis on practicality and proportionality (see *Setting of Heritage Assets*), only those assets where there is the possibility for an effect greater than negligible (see Table 9 in Appendix 1) are considered here in detail.

#### 4.2.1 CORFE CASTLE AND THE RINGS

These three high value scheduled monuments are located to the north of the site, above the village, and dominate views of and from the settlement. They are both sensitive to visual change given their topographical locations and historic roles. Any development of the site will be visible from these Scheduled monuments, but will be seen as part of the wider settlement, and as long similar colour palettes and materials are used for the development to be in keeping with the rest of the settlement it is unlikely that there will be any significant level of impact.

#### 4.2.2 CORFE CASTLE CONSERVATION AREA

Corfe Castle Conservation Area is a high value asset defined in the 2009 Conservation Area Appraisal as:

*“The village is dominated by the castle, one of the largest, most dramatic and distinctive in England. The association of this with a village containing the largest concentration of stone built vernacular architecture in Purbeck drew the status of “outstanding” from the then DoE upon original designation. The Conservation Area contains a heavy concentration of nationally listed buildings including many houses of the sixteenth and seventeenth centuries, several at the highest Grades I or II\*.*

The key characteristic of West Street as listed in the HUC (2011) are:

- *Historic ribbon development along West Street with transition from urban to semi-rural character southwards along the street.*
- *Open verges raised above a slightly sunken hollow way at south end of West Street.*
- *A large number of 16<sup>th</sup>-18<sup>th</sup> century vernacular buildings.*
- *Potential pre-urban route.*
- *Intact archaeological deposits from the Mesolithic to the medieval period.*
- *Potential medieval and post-medieval Purbeck marble industry remains.*

The proposed development needs to seek to avoid impacting upon these characteristics and as such it needs to be set back from the road (leaving an open verge). The character needs to be more rural in character and be sympathetic (although not a pastiche) of the nearby vernacular buildings and materials. Any below ground impacts need to be further determined through geophysical survey; however, any Purbeck marble working appear to be more likely towards the northern end of the street, rather than in proximity to this site.

#### 4.2.3 NO'S 90, 92 AND 94, 96 AND 98, WEST STREET

This row of cottages represents three separate Grade II Listed assets and are likely all 18<sup>th</sup>-19<sup>th</sup> century in origin. They are all low two storey slate roofed stone cottages, most with brick detailing, are set back from West Street by a wide verge. The cottages are terraced into the slope slightly with later houses to the north and south, set further back into their large plots on slightly higher ground. Views from the site to these cottages (at ground level) are largely screened by the mature hedge boundary and topographical change. However any development will change the setting of these cottages, although it will not detract from their significance. The proposed development should not be of a height and scale to dwarf these cottages, nor it should it produce above these buildings in views along West Street.

#### 4.2.4 HISTORIC LANDSCAPE - GENERAL LANDSCAPE CHARACTER

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on

topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, modern housing estates, quarries, and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, and site specific, but as intrusive new visual elements within the landscape, it can only be **negative**.

The proposed site would be constructed within the Dorset Area of Natural Beauty.

The Dorset Landscape Character Assessment (LCA) classifies the area in which the Project Site lies as a *“Clay Valley: a broad sweeping valley with a patchwork of rough pastures and dense hedgerows, set along the Corfe River. Enclosed by the imposing Purbeck Ridge to the north and a limestone plateau to the south, small broad-leaved woodlands provide visual unity to the structure of the valley. The focal point of Corfe Castle and Corfe Common adds to the historic character. Discrete picturesque villages set within small scale woodlands on the valley bottom, particularly within the western portion, possess a peaceful and unspoilt character. The fields systems around Tyneham are small narrow strips that, along with other historic land use patterns, convey a strong sense of historical significance. On the chalk and limestone upper slopes of the valley, the fields become larger with gappy hedgerows and scrub encroachment, particularly toward the Purbeck Ridge. Towards the east, the landscape becomes broader in scale and more complex in nature. The influences of Swanage are particularly apparent, with urban fringe housing and employment uses. In the central area, camping and caravanning activities can be both widespread and intensive, particularly during the summer months.”* (<https://www.dorsetaonb.org.uk/resource/corfe-valley>).

It goes on to say: *“The Corfe Valley is a diverse, colourful patchwork of structured fields and winding lanes. In the west it is more intimate and peaceful, with views out to stunning, undeveloped coastal views. Corfe Common has a wild feel dominated by views of the imposing Corfe Castle. It is a largely settled landscape characterised by scattered farmsteads and small nucleated settlements of local limestone with church spires dotted along the valley floor and sides. Frequent loose clusters of dwellings occur along roads and lanes to the east where settlement patterns become more intensive towards Swanage. Land cover is ancient and secondary trees and woods are widely dispersed across this settled pastoral landscape where dairy farming predominates. The valley has a prevailing historic character of planned enclosure of open fields with fragments of piecemeal enclosure and paddocks adjacent to settlements. There are large areas of common land next to Corfe Castle with barrows.”*

The proposed development would comprise additional housing on the edge of the existing settlement and will not result in any appreciable change to the LCA. On that basis the impact is assessed as **negligible**.

#### 4.2.5 AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **negligible, to low**.

#### 4.2.6 CUMULATIVE IMPACT

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.

The Setting of Heritage Assets 2011a, 25

The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must consider existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. The proposed development would have limited but quantifiable impact on the wider settings of two crucial nearby scheduled monuments; but not within their visual relationship between each other. The development would be located within an area already containing a mixture of historic and modern housing, and busy visuals, complicated by the West Street Car Park, football pitches, etc. so there would only be a slight cumulative impact. With that in mind, an overall assessment of **negligible** is appropriate.

TABLE 6: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Corfe Castle	SAM	c.500m	High	Minor	Moderate/Slight	Negative/Minor
The Rings	SAM	c.350m	High	Minor	Moderate/Slight	Negative/Minor
No's 90, 92 and 94, 96 and 98 of West Street	GII	c.10m	Medium	Moderate to Minor	Moderate/Slight	Negative/Minor
Corfe Castle Conservation Area	CA	c.1322m	High	Minor	Moderate/Slight	Negative/Minor
Indirect Impacts						
Historic Landscape Exmoor LCA	n/a	n/a	High	Minor	Neutral	Negligible
Aggregate Impact	n/a	n/a				Negligible
Cumulative Impact	n/a	n/a				Negligible

## 5.0 CONCLUSION

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The site comprises an irregular-shaped field containing earthwork remains of two open field strips, also incorporating the site of a medieval burgage plot fronting West Street. It lies among a group of hedged fields on the western edge of the Later Medieval borough of Corfe, developed south of the Castle between West Street and the River Corfe; the ground rising to Corfe Common a little to the south. Earthworks of medieval strip field boundaries and later drainage channels were identified and plotted during the walkover survey, while raised ground nearer the street may indicate the sites of buildings or structures in the backs of former burgage plots.

A good quantity of medieval and post-medieval pottery was collected in the spoil from a modern drainage ditch on the north side of the field; while the majority of these finds likely relate to agricultural manuring, given the level of ware they show that domestic occupation of the immediate vicinity was continuous from the 14<sup>th</sup> to the 16<sup>th</sup> centuries, but was less intense after that. Pieces of Purbeck Marble were also noted, but not in the quantities seen elsewhere on West Street. Some prehistoric flint (chert) debitage was also noted, supporting the evidence for a general background of Stone Age activity in the West Street area.

It is likely that if archaeological features or deposits are present within the footprint of the proposed development they will have been disturbed and more ephemeral features destroyed by medieval and post-medieval agricultural activity. In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from other buildings but particularly the hedgebanks, or that other modern intrusions have already impinged upon their settings. The majority of the assets which lie in close proximity and were considered in detail in this assessment would be relatively unaffected by the proposed development (**neutral** to **negligible**); the most pronounced impact would be on the Scheduled Monuments of Corfe Castle and the Rings, and the Conservation Area; although any harm should be mitigatable through design and materials, overall the impact it likely to be **negligible** to **negative/minor**.

With this in mind, the overall impact of the proposed development on the historic environment can be assessed as, of can be mitigated to, **negligible**. The impact of the development on any buried archaeological resource will be **permanent** and **irreversible**. As such, a programme of further archaeological investigation in the form of a geophysical survey of the site will be required to identify the potential below ground archaeological implications.

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## APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

### Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the methodology used in this report.

### National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

#### *Paragraph 189*

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the 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 be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a 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.*

#### *Paragraph 190*

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

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

### Cultural Value – Designated Heritage Assets

The majority of the most important (‘nationally important’) heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

### Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of ‘architectural merit’ were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient*

*Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value. Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II\* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19<sup>th</sup> century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals. Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

### Conservation Areas

Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

### Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19<sup>th</sup> century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20<sup>th</sup> century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

### Registered Parks and Gardens

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by Historic England. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II\* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting. Sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

### Registered Battlefields

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to 'read' the battle on the ground.

### World Heritage Sites

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: ‘Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity’. These sites are recognised at an international level for their intrinsic importance to the story of humanity and should be accorded the highest level of protection within the planning system.

### Value and Importance

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated ‘monuments of Schedulable quality and importance’ should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 7: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

### Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and



*integrity* as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

### **Evidential Value**

*Evidential value* (or research potential) is derived from the potential of a structure or site to provide physical evidence about past human activity and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective. However,

### **Historical Value**

*Historical value* (narrative) is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

*Illustrative value* is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

*Associative value* arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

### **Aesthetic Value**

*Aesthetic value* (emotion) is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

*Design value* relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the ‘patina of age’.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where a proposed development usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

### **Communal Value**

*Communal value* (togetherness) is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative*, *symbolic*, *social* or *spiritual*.

*Commemorative and symbolic value* reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

### **Authenticity**

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farm buildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

### **Integrity**

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

### **Summary**

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

### **Setting – The Setting of Heritage Assets**

The principle guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

*The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*

*Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.*

*While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.*

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

### Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform and modified by cultural and biological factors like field boundaries, settlements, trees and woodland. Together, these determine the character and extent of the setting. Landscape context is based on topography and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

### Views

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape ‘naturally’ brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

*Views play an important part in shaping our appreciation and understanding of England’s historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.*

*The Setting of Heritage Assets* (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the

Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 2), some of which are seasonal or weather-related. Thus, the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below).

### Type and Scale of Impact

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact) and contribute to overall change within the historic environment (cumulative impact).

**Construction phase:** construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

**Operational phase:** the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

**Cumulative Impact:** a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

**Aggregate Impact:** a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

### Scale of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 8: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 9: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 10: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 11: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eyecatchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones

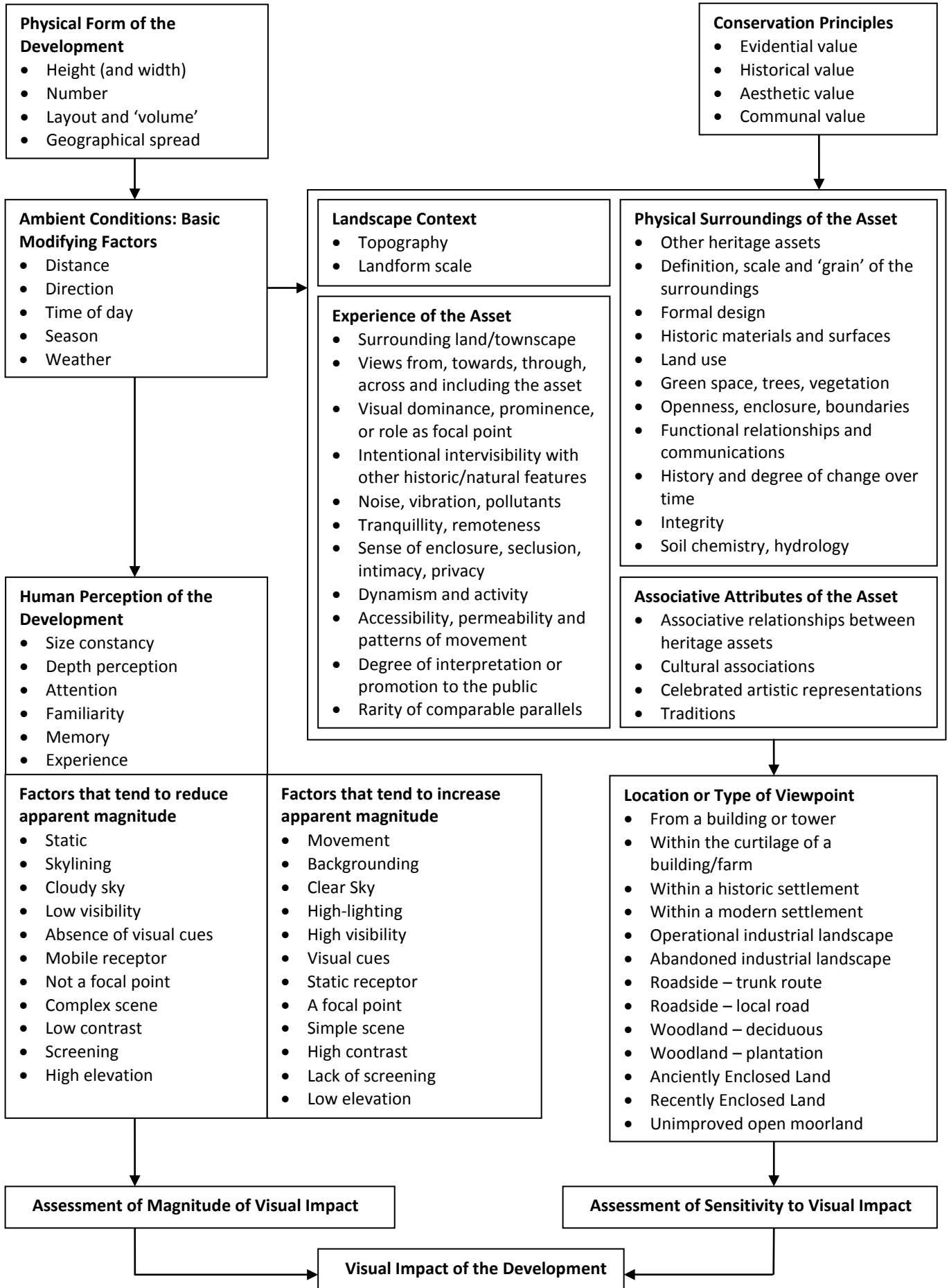


TABLE 12: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. SITE ACCESS OFF WEST STREET, VIEWED FROM THE SOUTH-EAST (2M SCALE).



2. SITE ACCESS OFF WEST STREET, VIEWED FROM THE WEST (2M SCALE).



3. THE SOUTH-EAST PART OF THE SITE, VIEWED FROM THE WEST (2M SCALE).



4. THE SITE, WITH VIEW TO CORFE CASTLE IN THE DISTANCE, FROM THE SOUTH (NO SCALE).





5. THE SITE, WITH VIEW TO CORFE CASTLE IN THE DISTANCE, FROM THE SOUTH (NO SCALE).



6. THE WESTERN BOUNDARY OF THE SITE, VIEWED FROM THE SOUTH-EAST (NO SCALE).



7. MODERN DRAIN (RE)CUT ALONG NORTHERN BOUNDARY OF THE SITE, VIEWED FROM THE SOUTH-WEST.



8. VIEW ALONG WEST STREET, WITH CORFE CASTLE IN THE DISTANCE, FROM THE SOUTH.



9. VIEW TOWARDS THE SITE FROM THE RINGS; FROM THE NORTH-WEST.



10. VIEW OF CORFE CASTLE FROM THE RINGS; FROM THE WEST.



11. ST EDWARD, KING & MARTYR CHURCH, VIEWED FROM THE SOUTH-WEST.



12. CORFE CASTLE VIEWED FROM THE CHURCHYARD AT ST EDWARD, KING & MARTYR CHURCH, VIEWED FROM THE SOUTH-EAST.



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