

NORTH DAIRY FARM, PULHAM, DORSET: ARCHAEOLOGY AND HERITAGE APPRAISAL

Cotswold Archaeology (CA) was commissioned in December 2019 to provide heritage and archaeology support in relation to the land at North Dairy Farm, Pulham, Dorset, which is proposed for development as solar park.

This Archaeology and Heritage Appraisal has been prepared in order to facilitate the selection of the redline for the proposed development from the total landholding and to inform the preparation of the Request for Environmental Impact Assessment Screening Opinion.

This Appraisal has been informed by a review of the following resources:

- Historic England's National Heritage List for England website for designated heritage assets;
- the Dorset Historic Environment Record (DHER);
- Online resources, including historic Ordnance Survey maps; and
- Information collected as part of the landscape appraisal (draft ZTV, site visit and verified views).

Identification of heritage constraints

The historic environment comprises archaeological sites and monuments, historic buildings and structures, and the broader historic landscape. New development can have a direct impact on heritage assets, including buried archaeological resource, and indirect impact, as a result of the change within the setting, on significance of designated heritage assets within the surrounding area.

An initial appraisal of the total landholding was undertaken in December 2019 in order to identify the known and potential heritage constraints which may be affected by the proposed development and inform redline selection. It has been established that the potential impacts of the proposed development on buried archaeological remains at the Site and designated heritage assets within the Site environs, should be considered and these are discussed within this Appraisal. The initial review of heritage assets which may be affected by the development has contributed to the redline selection process, leading to mitigation through design. This is presented in more detail below, as appropriate.

Archaeology

There is limited evidence for activity before the medieval period within the surroundings of the site. No remains of prehistoric or Roman period are recorded within the site or within the 1km study area around it (Figure 1), although this lack of evidence may be the result of limited previous archaeological research rather than an indication of low potential. In addition, the location of the site near a watercourse (River Lydden) may indicate the potential for prehistoric activity, which in the wider landscape is represented by two Iron Age hillforts designated as Scheduled Monuments, c. 3.2km south-west (Figure 2: **N**) and c. 3.8km south-east of the site (Figure 2: **O**).

Within the site and its surroundings, the recorded heritage remains are associated with medieval activity. Within the site, these include medieval cultivation remains (Figure 1: **6**), which are recorded in the HER as comprising ridge and furrow earthworks, identified from aerial photographs. The Dorset Historic Landscape Characterisation (HLC) identifies the site within a HLC type originating from piecemeal enclosure of medieval field systems. The

surroundings of the site were also subject to agricultural practices in the medieval period, with further remains recorded to the north (Figure 1: **1** and **3**) and south (Figure 1: **8**). Further evidence for medieval activity in the wider area comprises a coin hoard (Figure 1: **2**), recorded c. 1.3km to the north-west and a system of drove roads (Figure 1: **4-5**).

The agricultural use of the site continued into the post-medieval period and later, as indicated on historic Ordnance Survey maps reviewed. North Dairy Farm had been established by the late 19th century, as recorded on historic maps from this period onwards. Two small buildings, likely agricultural barns, are shown on historic maps in the centre of the site and along the south-western boundary, however these appear to be no longer extant.

Further post-medieval activity is recorded within the surrounding landscape, although these remains are unlikely to have extended into the site. These include a former lime kiln c. 860m to the south of the site (Figure 1: **9**), a watermill and Luddon House c. 780m north of the site (Figure 1: **7**), orchards (Figure 1 – scattered within the landscape to the east and north-east), as well as a smithy, a public house (Figure 1: **10**) and saw pit (Figure 1: **4**) in Hazelbury Bryan (c. 930m and 840m to the east of the site, respectively). Further buildings, including those that are designated as Listed Buildings (see below; Figure 2) were also established within the wider landscape in the post-medieval period and throughout the 19th century.

It is considered that some of the hedgerows along the field boundaries within the site may be of historic interest (and may be considered important in line with the archaeology and history criteria of the Hedgerows Regulations 1997). Whilst these do not comprise designated heritage assets or assets of particularly high significance, these should be appropriately considered as part of proposal.

On the basis of the available information, there is a potential for the presence of archaeological remains within the site, largely associated with medieval agricultural land-use, but remains from other periods cannot be entirely ruled out. As such, the archaeological resource should be appropriately considered as part of the planning process and a Heritage Desk-Based Assessment (DBA) will be undertaken in accordance with the provisions of the National Planning Policy Framework (2019) and other relevant key statute, policy, guidance and professional standards including the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment*. The DBA will inform discussions with the archaeological advisor to the Local Planning Authority with regard to the need for, scope and timing of any further archaeological survey work which may be required to inform the planning decision and/or as mitigation.

Designated heritage assets

As part of this appraisal, designated heritage assets within the wider surroundings of the site have been considered for potential development effects as a result of change within their setting (a settings assessment). Designated heritage assets within a 2km radius from the site have been considered, as well as those within a wider landscape which could potentially be sensitive to the redevelopment of the site.

For the site, these include over 50 Listed Buildings (predominantly Grade II) and two Conservation Areas, in Hazelbury Bryan and Mappowder (Figure 2). In addition, two Scheduled Monuments located outside the 2km radius, the Hillforts at Dungeon Hill and Rawsbury Camp, have been considered (Figure 2).

In order to inform this Appraisal, an initial assessment of these assets has been undertaken using a combination of maps, topography, and aerial photographs, in order to identify the assets which may be sensitive to proposed development. The ZTV produced for the

landscape assessment, and subsequent information on verified views, have also been used to inform this appraisal.

The following assets were considered (all shown on Figure 2):

- A.** Grade II* Listed Church of St Thomas a Becket and The Old Rectory (with associated Grade II gate piers), c. 1km west of the site. The assets appear well screened by existing vegetation and the site visit, undertaken as part of the landscape assessment, confirmed that the site is also screened from the key views from the Old Rectory (to the south-east of the asset), due to topography and vegetation. However, it has been established these designated heritage assets could be sensitive to development within a number of fields within the wider landholding. These fields, in the vicinity of North Dairy Farm and Glebe Farm (to the east and south-east of the Listed Buildings) have been excluded from the proposed development redline (mitigation through design). It is not considered at this stage that these assets represent a constraint that would limit development within the site, but a detailed settings assessment would be undertaken as part of the DBA.
- B.** Grade II Listed Cannings Court Farmhouse, c. 750m to the south. The farmhouse is located within a working farm, surrounded by large barns and vegetation. The site visit concluded that the screening effect of vegetation serves to limit/filter views, although fields south of Glebe Farm within the wider landholding could be glimpsed from the lane. Whilst this asset would be unlikely to be affected by the proposed development, these fields were excluded from development redline as part of mitigation through design. It is not considered at this stage that this asset represents constraint that would limit development within the site, but a detailed settings assessment would be undertaken as part of the DBA.
- C.** Hazelbury Bryan Conservation Area and associated Listed Buildings, c. 750m to the east. This has been considered due to proximity to the eastern part of the site. However, despite the proximity, the ZTV indicates the designated heritage assets within the Conservation Area are situated outside the zone of visibility. The site visit identified potential glimpsed views from dwellings in The Orchard (to the south of the Conservation Area) may be afforded, however these dwellings represent modern development in the Conservation Area. It is not considered at this stage that these assets represent a constraint that would limit development within the site, and this would be confirmed as part of the DBA.
- D.** Grade II Listed Old Boywood Farm c. 480m to the north-east. Whilst the ZTV indicated potential visibility between the designated asset and fields to the east of the site, the site visit for the landscape assessment has indicated that vegetation filters any close-range views of the site. It is not considered at this stage that this asset represents constraint that would limit development within the site, but a detailed settings assessment would be undertaken as part of the DBA.
- E.** Grade II Listed Little Whitemoor Farm, located c. 700m to the north-east. Due to its location on a slight north-looking slope, the asset appears to fall just outside the ZTV. It is considered that this, in combination with the likely screening effects of existing mature vegetation (observed during the landscape assessment as filtering any close-range views), would reduce the potential for the development to affect the asset in any way. It is not considered at this stage that this asset represents constraint that would limit development within the site, but a detailed settings assessment would be undertaken as part of the DBA.

- F.** Grade II Listed Manor Farmhouse, c. 880m to the north-east. The ZTV indicates potential visibility with the majority of the landholding. However, the site visit indicated that due to topography, intervening built form and vegetation views from the north towards the site are reduced, with potential limited visibility. The fields closest to the asset were removed from the redline and as such, it is considered that development would be unlikely to feature in meaningful views from the asset. It is not considered at this stage that this asset represents constraint that would limit development within the site, but a detailed settings assessment would be undertaken as part of the DBA.
- G.** Grade II East Pulham Farmhouse, c. 1.2km to the north. Due to its location on a slight north-looking slope, the asset appears to fall just outside the ZTV. However, the landscape assessment has identified framed views through the farmyard towards fields in the eastern part of the site. However, these views are limited and the screening effects of existing mature vegetation further reduces visibility, and fields closest to the Listed Building were excluded from development redline. It is not considered at this stage that this asset represents constraint that would limit development within the site, but a detailed settings assessment would be undertaken as part of the DBA.
- H.** Mappowder Conservation Area and Listed Buildings, c. 1.3km to the south-east of the site, at an elevated position within the local topography. Although the ZTV indicated potential visibility between the designated asset and mainly those elevated fields within the wider landholding (including the south-eastern part of the redline), the landscape assessment has indicated that vegetation and built form would likely screen the site from views from the Conservation Area and its surroundings. It is not considered at this stage that this asset represents constraint that would limit development within the site. It is not considered at this stage that these assets represent a constraint that would limit development within the site, and this would be confirmed as part of the DBA.
- I.** Grade II* Listed Mappowder Court and associated Grade II Listed Buildings, c. 1.9km to the south-east. The ZTV indicates potential visibility between the designated asset and parts of the site (including the south-eastern part of the redline). However, bearing in mind location of the asset on east looking slopes, the distance and intervening vegetation, it is likely that the site would not be perceptible in meaningful views of the Court. It is not considered at this stage that this asset represents a constraint that would limit development within the site. It is not considered at this stage that these assets represent a constraint that would limit development within the site, and this would be confirmed as part of the DBA.
- J.** Grade II Listed Buildings in Hazelbury Bryan, c. 1.1km east of the site (Nos. 2-3 Thatched Cottage, Tudor Cottage and The Antelope). The ZTV indicated potential visibility between these designated assets and fields to the east and north of the site. However, it is likely that vegetation and existing modern development within the hamlet provide sufficient screening, and development within the site would be unlikely to affect these assets. At this stage, it is considered that these assets do not represent a constraint to development at the site, and this would be confirmed as part of the DBA.
- K.** Grade II Listed Cross Roads Farmhouse, c. 1.1km to the north-east. The ZTV indicated potential visibility with the majority of the landholding. However, due to the distance and intervening vegetation, it is likely that the majority of the site will be

screened in views from the Listed Building and any limited visibility would be unlikely to affect this asset. At this stage, it is considered that this asset does not represent a constraint to development at this site, and this would be confirmed as part of the DBA.

- L.** Grade II Listed Buildings in Kingston, Hazelbury Bryan (Cypress Cottage, Grenestede Farmhouse, Back Lane Farm Farmhouse and Rosemary Cottage), located c. 1.9km north-east of the site. The ZTV indicated potential visibility with the majority of the landholding, but due to the distance and intervening vegetation, and the fact the setting of the assets appears to be largely focused on the existing settlement, it is likely that the site would not be perceptible in views from the Listed Buildings. At this stage it is considered that these assets do not represent a constraint to development at this site, but this would be confirmed as part of the DBA.
- M.** Grade II Listed Three Firs Farmhouse, c. 1.9km to the north-west. Whilst the ZTV indicated potential visibility between the Listed Building and some of the fields within the wider landholding, it is likely that due to distance, intervening vegetation and existing buildings within the farm, the development would be unlikely to be experienced from the asset and at this stage it considered that the Listed Building does not represent a constraint to development at this site, but this would be confirmed as part of the DBA.
- N.** Hillfort at Dungeon Hill Scheduled Monument, c. 3.2km to the south-west. The hillfort is situated at an elevated position within the landscape and falls within the ZTV, indicating potential views of the site. The landscape assessment indicates potential visibility between the site and the hillfort, although these are largely limited due to the intervening vegetation and topography. Due to distance and the likely screening effects of local topography and vegetation, any potential views of the site would be unlikely to affect this asset in any way and it is considered that the hillfort does not represent a constraint to development at the site. This would, however, be confirmed as part of the DBA.
- O.** Small multivallate hillfort called Rawlsbury Camp Scheduled Monument, c. 3.9km to the south-east. The hillfort is situated at an elevated position within the landscape and falls within the ZTV, indicating potential views of the site and the landscape assessment confirms that the site forms part of wider panorama view from the hillfort (although it is not clearly discernible). Due to distance and the likely screening effects of local topography and vegetation, any potential views of the site would be unlikely to affect this asset in any way and it is considered that the hillfort does not represent a constraint to development at the site. This would, however, be confirmed as part of the DBA..

Following the initial appraisal and mitigation through design (redline selection), it is considered that the proposed development would be unlikely to affect the nearby designated heritage assets. However, a number of these assets may be potentially susceptible to development and those should be included within a detailed settings assessment as part of the DBA so that the contribution of the wider landscape to their significance and potential development effects upon it can be appropriately assessed. The settings assessment would be undertaken with the approach outlined in Historic England guidance (*Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets*; Second Edition 2017).

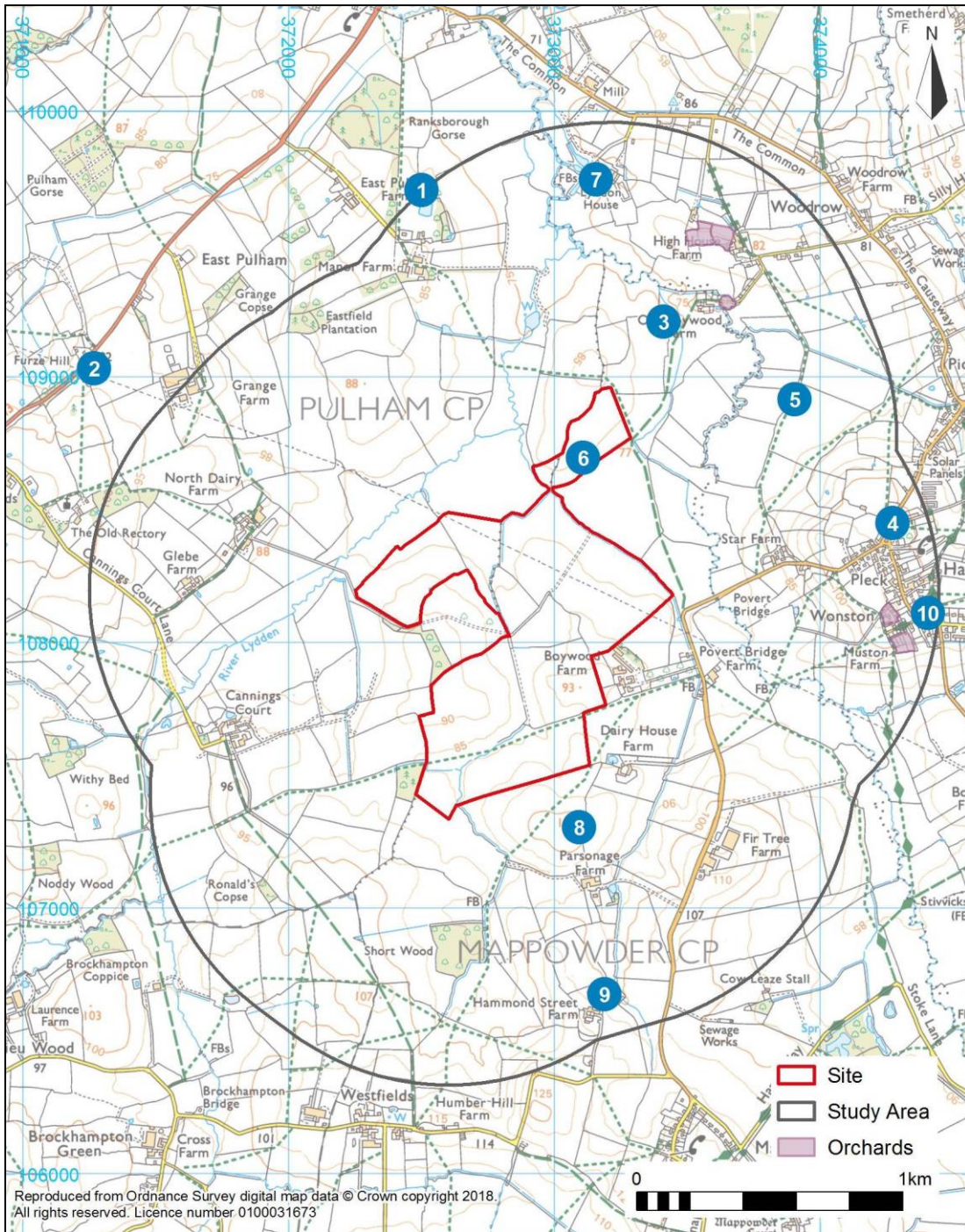


Figure 1 – Recorded archaeological remains

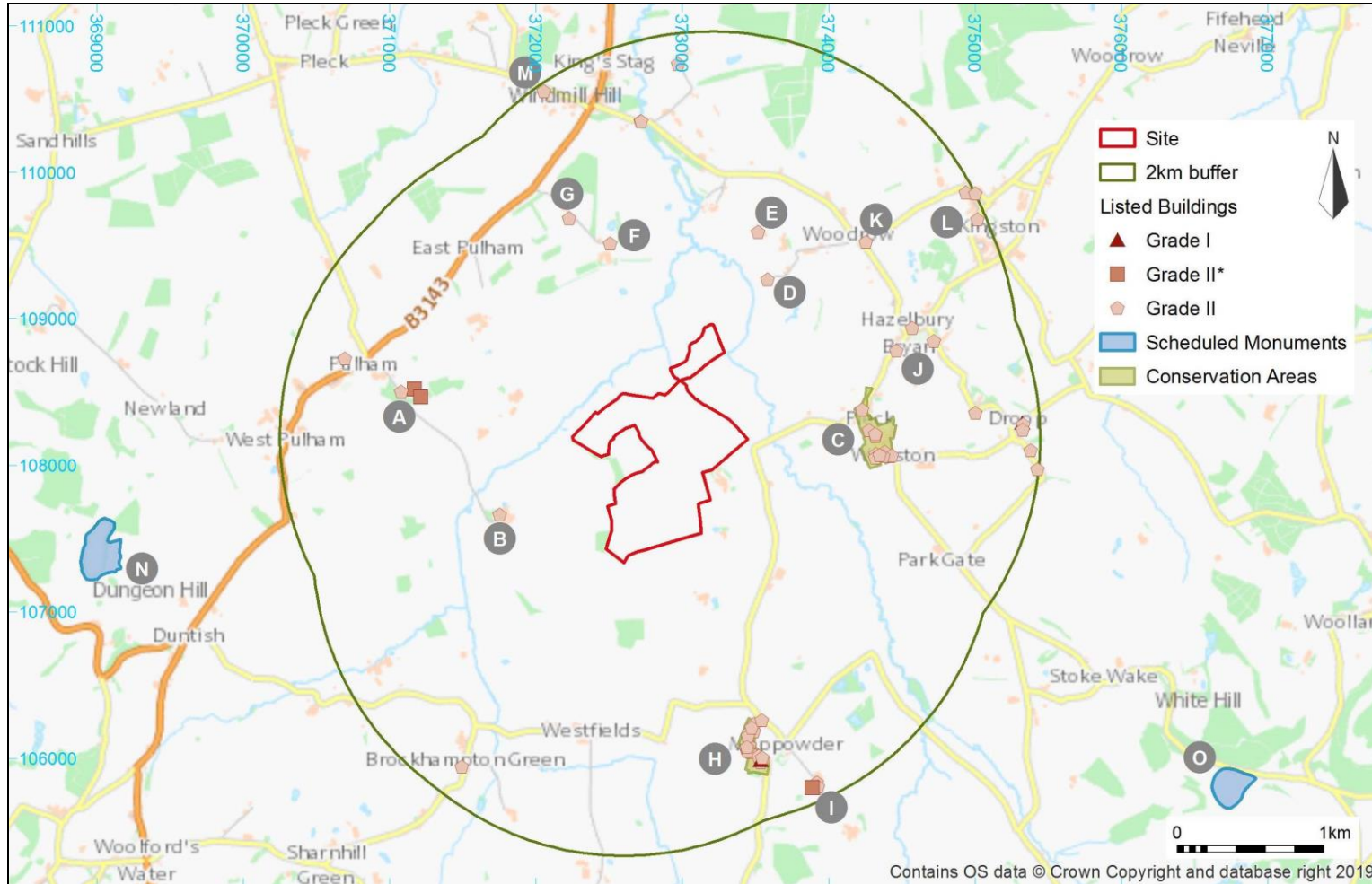


Figure 2 – Designated heritage asset