



# **Gillingham Southern Extension, Dorset**

## Archaeological Desk-Based Assessment, Setting Assessment & Geophysical Survey

A055606-2

South Gillingham Consortium  
Prepared on behalf of WYG Group Limited  
November 2017




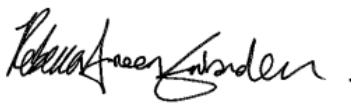


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## 1. Introduction

This Archaeological Desk Based Assessment has been prepared by Dr Tudor Skinner, Consultant Archaeologist, and Dr Rebecca Aroon Enlander, Senior Archaeologist, WYG, on behalf of the South Gillingham Consortium as part of a Master Plan Framework produced on the assumption of multiple planning applications being submitted for the residential component of the Master Plan at the Gillingham Southern Extension. The development proposals are for a mixed scheme comprising residential and employment areas, a local centre and primary school, and associated access and hard and soft landscaping.

A full description of the proposed development can be found in the Planning Statement.

WYG are a Registered Organisation with the Chartered Institute for Archaeologists (CIfA).

### 1.1 Aim and Objectives

In accordance with the Chartered Institute for Archaeologists (CIfA) standard definition of a desk-based assessment (Standard and Guidance for Desk-Based Assessment, 2014):

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary;
- Identify the potential for previously unrecorded sites to be present within the site;
- Identify potential impacts and mitigation strategies where appropriate; and
- Make recommendations for further work where required.

Cultural heritage includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area, including their settings.

This baseline assessment considers the heritage potential within the site itself, the surrounding area and wider local and regional context. In terms of its archaeological content, this assessment does not attempt to plot and review every archaeological find and monument; rather, it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely impacts of the development proposals on those remains.

In addition, the geophysical survey was undertaken by Headland Archaeology, in accord with the Chartered Institute for Archaeologists' Standard and guidance for archaeological geophysical survey (2014):

An archaeological geophysical survey will determine, as far as is reasonably possible, the nature of the detectable archaeological resource within a specified area using appropriate methods and practices.

These will satisfy the stated aims of the project, and comply with the Code of Conduct, and other relevant regulations of CIfA.

## 2. Site Location and Conditions

The application site is located on the southern hinterland of Gillingham, Dorset, broadly speaking between the southern extent of the settlement and the course of Cole Street Lane, extending above Park Farm to the east and to New Road at the west. The area to the west of New Road, known as Brickfields Business Park, and Kingsmead Business Park have only been considered as part of the cumulative assessment for the purposes of Environmental Impact Assessment (refer to main ES chapter) and therefore were not the subject of geophysical survey. The site is centred on grid reference ST 81622 25543 and is characterised by gently undulating ground, ranging from approximately 77m above Ordnance Datum (aOD) at its northern and south-eastern edges, falling in a central swathe to c. 71-72m aOD, down to approximately 66m aOD where the River Lodden defines part of the southwestern boundary. The application site area is approximately 89 hectares. A site location plan can be seen in Appendix A.

There is extensive agricultural land to the south, east and west of the site. Mixed suburban and industrial development borders the northern edge of the site. The application site is irregular in plan and is presently characterised by fields of mixed agricultural usage, with elements of woodland plantation in the northeast of the area.

The western boundary of the site is formed by the course of New Road (B3092) towards the junction for Newhouse Farm. The southern boundary runs along Cole Street Lane, kinking north to envelope Cole Street Farmhouses and Ham Cottage, before crossing Shaftesbury Road (B3081). The site boundary continues northeast, enveloping Orchard Park garden centre and Park Farm (LB 1172639) before following the north-eastern access drive to Park Farm up to where it intersects with Fern Brook. The zigzagging course of Fern Brook defines the eastern edge of the proposed development area, up to but not including the Scheduled Monument of Kings Court Palace moated site (SM 1017276). At this point the boundary drives south adjacent to the edge of housing of Ham, a suburb of Gillingham. It then turns west, re-crossing Shaftesbury Road and then shadows the residential limits of Gillingham and the southern bank of the River Lodden, back to New Road, intersecting the highway just south of Lodden Lakes.

The geology of the development site comprises Jurassic Period sedimentary bedrock belonging to the Kimmeridge Clay Formation (Mudstone), except for the far west of the proposed development, which overlaps with Jurassic Period sedimentary bedrock of the Sandsfoot Grit Member (interbedded sandstone and argillaceous rocks) and Eccliffe Member sedimentary limestones. The bedrock geology within the proposed development is intermittently overlaid by a dendritic distribution of alluvial clays, silts, sands and gravels, broadly correlating with the current river system. Over large parts of the proposed development the alluvial material is bordered by broader deposits of Quaternary head (clays, silts, sands and gravels) (British Geological Survey).

### 3. Methodology

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice, this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

No standard method of evaluation and assessment is provided for the assessment of impact significance upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgment is used in conjunction with these criteria to undertake the impact assessment. A copy of this impact assessment methodology is included in Appendix B.



For the assessment of the effects on the settings of designated heritage assets within a 750m study area of the proposed development, the Historic England Good Practice Advice Note in Planning No. 3: The Setting of Heritage Assets (2015) has been used. Each of these heritage assets or groups of assets was visited and viewed from public rights of way during the site visit in order to understand their settings, and to assess the contribution of these settings to their overall heritage significance or value. The visibility of the application site from these heritage assets was also evaluated in order to identify the potential for their settings to be affected by the proposed development. A wide range of other factors, which may contribute to setting or impacts, have also been assessed in accordance with the Historic England's guidance note (2015).

The assessment has taken a staged approach. In the first instance, the setting of the heritage asset has been described, including factors which make a positive contribution to its significance. The contribution that setting makes to the significance (value) of the heritage asset overall has been described as low, moderate or high. The potential impact on the setting of the asset from the proposed development has been assessed taking into account visibility, as well as a range of other issues, such as environmental factors and historic associations, and described using the impact categories within the assessment methodology (Appendix C). The overall magnitude of impact on the heritage significance (value) of the asset and the significance of effect has then been identified in line with WYG's assessment criteria.

### 3.1 Sources Consulted

A study area of 750 m buffer around the application site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context. This study area was defined in consultation with the Dorset Historic Environment Record.

This study has taken into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Dorset Historic Environment Record;
- National Record of the Historic Environment (NRHE) (formerly the National Monuments Record (NMR));
- Dorset History Centre;
- Historic England and Local Planning Authority for designated sites;
- Aerial photographs – Historic England archives;
- Remote sensing data including LiDAR coverage;
- Historic mapping including early Ordnance Survey, and
- Secondary research including a previously completed desk-based assessment for a portion of the application site (Land at Park Farm: Context One 2014), previously completed





archaeological reports for the surrounding area, regional research frameworks and grey literature and journal articles, as appropriate.

In addition to the above resources, a site walkover survey was undertaken on the 14<sup>th</sup> and 17<sup>th</sup> February 2017 by Dr Tudor Skinner to assess the site for potential features of archaeological or historic interest, and suitability for mitigation measures. A setting assessment was also undertaken on the 14<sup>th</sup> February 2017 by Dr Rebecca Enlander to assess the settings of potentially affected heritage assets located within and in close proximity to the study area. Geophysical survey has also been undertaken to inform both an assessment of the potential for buried archaeological features and remains within the site, and the requirement for, and scale of any further archaeological evaluation or mitigation measures that may be necessary. The results of the survey have been presented in this report (section 7 and Appendix G). The full geophysical reports will be submitted in full for the planning application.

## **4. Planning Policy Context**

### **4.1 National Legislation and Guidance**

#### **4.1.1 Ancient Monuments and Archaeological Areas Act 1979**

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of Historic England as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

#### **4.1.2 Planning (Listed Buildings and Conservation Areas) Act, 1990**

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

#### **4.1.3 National Planning Policy Framework 2012**

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (para 126).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their significance and the potential impact (para 128).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight

should be given to the conservation of designated heritage assets and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (para 132). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (para 138).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (para 133). Where there is less than substantial harm the harm should be weighed against the public benefits of the development (para 134). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (para 134). The NPPF also makes provision to allow enabling development (para 140) and allowing development which enhances World Heritage Sites and Conservation Areas (para 127).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (para 141).

#### **4.1.4 Hedgerow Regulations 1997**

Under the Hedgerow Regulations 1997 it is unlawful to remove without planning permission or consent under the Regulations any hedgerow defined as “important”; that is, a hedgerow that has existed for 30 years or more and satisfies at least one of the criteria listed in Part II of Schedule 1 to the Regulations. The criteria relate to both archaeology and history and to wildlife and landscape. In the absence of planning permission, to remove an “important” hedgerow, a Hedgerow Removal Notice must be applied for.

Schedule 1, Part II of the Regulations gives the following archaeology and history criteria, of which only one has to be met for a hedgerow to be classified as “important”:

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is — (a) included in the schedule of monuments compiled under section 1 (schedule of monuments) of the Ancient Monuments and

Archaeological Areas Act 1979; or (b) recorded at the relevant date in a Sites and Monuments Record.

3. The hedgerow — (a) is situated wholly or partly within an archaeological site included or recorded as mentioned above (point 2) or on land adjacent to and associated with such a site; and (b) is associated with any monument or feature on that site.
4. The hedgerow — (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or (b) is visibly related to any building or other feature of such an estate or manor.
5. The hedgerow — (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system — (i) is substantially complete; or (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the Town and Country Planning Act 1990, as amended by the Local Government (Wales) Act 1994, for the purposes of development control within the authority's area, as a key landscape characteristic.

## 4.2 Local Policy and Guidance

### 4.2.1 North Dorset Local Plan Part 1 (LP1)

A new local plan was adopted by North Dorset District Council in January 2016, replacing a large number of policies in The North Dorset District-Wide Local Plan 2003. While a number of policies in the earlier plan remain current, none pertain to heritage issues within or near the proposed development. Three policies in the revised Local Plan relate to heritage issues for the proposed development:

- **Policy 5 – The Historic Environment**
- **Policy 21 – Gillingham Southern Extension**

These policies support the appropriate assessment of remains leading to necessary protection of and mitigation of impact on heritage assets. The full text of the policies may be seen in Appendix F.

### 4.2.2 Gillingham Neighbourhood Plan (Draft) 2016

Neighbourhood Plans were introduced in the Localism Act 2011 to facilitate community involvement in local development plans. A Neighbourhood Plan has been drafted by the Gillingham Neighbourhood Plan Group, supported by Gillingham Town Council, the Three Rivers Partnership and North Dorset District Council. It covers Housing, Economy, Community Facilities, Retail and Town Centre Uses, Transport, Green and Urban Spaces, Design and Heritage. Once approved by referendum and adopted by North Dorset District Council it



will be incorporated within the development plan for North Dorset. Two policies in the draft Neighbourhood Plan relate to heritage issues for the proposed development:

- **Policy 24 – The pattern and shape of development**
- **Policy 28 – Protection of locally important heritage assets**

These policies support the appropriate assessment of remains leading to necessary protection of and mitigation of impact on heritage assets. The full text of the policies may be seen in Appendix F.

## 5. Baseline Data

### 5.1 Designated Sites

A study area of 750m buffer of the application site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.

There are no World Heritage Sites, Registered Battlefields or Registered Parks and Gardens within the study area. The application site is not located within a Conservation Area; the Gillingham Town Conservation Area is located on the northern edge of the study area, and takes in the historic centre of the settlement. The settlement was first mentioned in the late 10<sup>th</sup> century as the venue for a royal proclamation of privileges to Abingdon Abbey (Sawyer 1983). It appears to have been a prosperous settlement at the time of Domesday and later formed the *caput* of the Liberty of Gillingham. This Conservation Area is adjacent to The Wyke Conservation Area, a former village that has since been incorporated within the western suburbs of Gillingham.

There are two Scheduled Monuments located within the study area: Kings Court Palace Moated Site (SM 1017276 and HER MDO4497) and Gillingham Park boundary bank (SM 1002382 and HER MDO4499), though neither fall within the proposed development area itself. The moated site (SM 1017276) was once a fortified royal hunting lodge, begun in 1199 and extensively altered in 1249-50. It is also suggested that some form of royal residence was located in Gillingham prior to its construction, in 1132. Further alterations and repairs were made up until 1354. It was demolished in 1369. The remains are defined by an earthwork ditch, internal bank and partial external bank. Building foundations were reported on the internal platform in the 18<sup>th</sup> century. The lodge was associated with Gillingham Park<sup>1</sup>, a later medieval deer park recorded in 1228 and disparked in 1628 (Mon. No 206382 & HER MDO27854). The boundary bank represents the surviving earthwork traces of the park pale on its eastern and southern sides.

There are a total of 22 Listed Buildings, all Grade II, within the 750m buffer study area, including one Listed Building to the immediate southwest of the application site, the Grade II Listed Park Farmhouse (LB 1172639). This farmhouse, dating to the early 19<sup>th</sup> century, is located on the eastern side of the proposed development, just east of Shaftesbury Road. It is constructed of rubble with a hipped, slated roof.

Of the remaining listed buildings, most are found in the historic core of Gillingham, in the eponymous Conservation Area.

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<sup>1</sup> Gillingham Park (Mon. No 206382 and HER MDO27854) extends through the eastern portion of the study area and includes the eastern portion of the application site (Park Farm) – the extent is shown on Figure 3, Appendix D.

In the historic core of Gillingham, seven listed buildings are found in the area between High Street, South Street and The Square, immediately south of the Grade I listed Church of St Mary (LB 1172459 which is located outside the study area boundary). On the north side of the High Street a number of stuccoed houses survive, probably dating to the mid-18<sup>th</sup> century (LB 1305090). On the south side of High Street another 18<sup>th</sup> century house is preserved, with coursed rubble walls and a slate roof (LB 1324569). A short distance to the east, The Red Inn represents a mid-18<sup>th</sup> century inn. It has rendered and rubble walls, with a gabled roof and dentilled eaves. No 5 High Street comprises a two storey, three bay 19<sup>th</sup> century shop (LB 1110294). It is rendered with a tiled roof and end stack. The Phoenix Hotel (LB 1110337) opens out onto The Square. This building, dating to the late 18<sup>th</sup> century has a hipped slate roof, while an 18<sup>th</sup> century fireplace is preserved in one of the bedrooms. The old Lock Up is found in South Street, running parallel to High Street (LB 1324574). This is an early 19<sup>th</sup> century single storey building of coursed square rubble with a gabled, tiled roof.

Three more listed buildings are located further east along the High Street. The first is the Mill House, a late 18<sup>th</sup> century house with late 19<sup>th</sup> century flanking extensions (LB 1110333). It is constructed of coursed rubble with brick stacks to the ends of the original range. On the other side of the River Stour, a War Memorial was erected c. 1920 and takes the form of a Dorset medieval market cross (LB 1110296). The river itself is crossed by the Town Bridge, an ashlar structured with two semi-circular arches, built around 1800 (LB 1110335).

A further five listed buildings within the study area are aligned along Wyke Street, extending west from The Square. Plank House and River Gate is a house, potentially 17<sup>th</sup> century in date (LB 1151937). That said, the main range is of the mid-18<sup>th</sup> century. The bridge that carries Wyke Street over the River Stour is of Greensand ashlar (LB 1305014). As with the Town Bridge it has two semi-circular arches but dates slightly later, from 1807. Two early 18<sup>th</sup>-century houses stand to the west of the bridge. Both bear rubble fabric, with gable-ended tiled roofs (LBs 1110310 and 1324576). Knapp House is located a short distance further to the west (LB 1110311). This house is late 18<sup>th</sup> century in date, constructed of rubble and ashlar walls. It has two storeys and a gabled roof with stone copings and end and central stacks.

There are a further two listed buildings in the centre of Gillingham, south of the River Stour. Chantry Cottage is probably 17<sup>th</sup> century in origin, constructed of coursed rubble walls with a thatched roof (LB 1172452). The nearby Chantry Ford is another cottage, this time of the late 18<sup>th</sup> century (LB 1110332). It likewise has rubble walls and a thatched roof, albeit half-hipped. There are a further three listed buildings are located further to the east of the historic core and conservation area. Blackmore Vale House and The Laurels are both residences of the early 19<sup>th</sup> century (LBs 1110304 and 1324571). Blackmore Vale House has stuccoed walls and a hipped slate roof while The Laurels has exposed coursed rubble walls and gabled



tilled roof. Lodden Bridge Farmhouse is located south of the railway line (LB 1324573). It is early to mid-19<sup>th</sup> century in date with colour-washed walls and a hipped slate roof.

Finally, Madjeston Farmhouse is located in the eponymous hamlet on the southwest edge of the study area (LB 1110299). It is an early 19<sup>th</sup> century farmhouse with a probable late 18<sup>th</sup> century rear wing. It is three storeys in height, constructed of rubble and ashlar with a hipped slate roof. It is notable for an ashlar porch which rests on Doric columns. Two other Grade II Listed buildings south of the proposed development area are considered here, as they fall only slightly outside of the study area. Waterloo Farmhouse, further to the southeast along Shaftesbury Road, is an early 19<sup>th</sup> century structure of coursed squared rubble with a hipped slate roof (LB 1110307). It possesses a single storey service range. High Grove Farmhouse (LB 1305738) is located to the southwest of the Brickfields Business Park area. This farmhouse is dated 1620. It is of coursed rubble with a tiled gable-ended roof. Originally the house had a through passage away from the chimney stack but this has been changed by recent alterations.

The locations of the designated heritage assets within the study area and its immediate vicinity are indicated in Appendix D, Figure 2.

## 5.2 Archaeological and Historic Background

### 5.2.1 Archaeological Background and Non-Designated Heritage Assets

The Historic Environment Record for Dorset holds details for 34 recorded archaeological monuments and findspots (excluding designated assets), as well as 32 archaeological events, within the 750m study area. The details of sites can be seen in Appendix D and on Figures 3 and 4.

The earliest known element of the archaeological record within the study area comprises a small number of poorly defined gullies and pits associated with worked flint on the western perimeter of Park Farm, identified in the course of trial trenching (MDO21929 and EDO5356); the remains are located immediate outside of the site boundary at Ham. This assemblage is tentatively suggestive of late prehistoric settlement and an according phase was assigned to pottery associated with a nearby ditch. This assemblage is tentatively suggestive of late prehistoric settlement and an according phase was assigned to pottery associated with a nearby ditch. The next phase of archaeological evidence within the assemblage is later medieval in date. The programme of trial trenching noted immediately above excavated a profile of an unscheduled section of Gillingham Park pale. This demonstrated the existence of a shallow external ditch paired with a stone-covered bank (MDO3873 and EDO5356). The former extent of Gillingham Deer Park overlies much of the eastern portion of the application site in and around Park Farm (MWB27854). It was in use by 1228, until 1628 when it was officially 'Disafforested'.

A geophysical survey was undertaken across the application site as part of a survey of the wider Gillingham southern extension in 2017 (Headland Archaeology). Anomalies of probable and potential archaeological origin were identified within the southwest portion of the site, close to Newhouse Farm in fields F28-F30. These included one sub-rectangular anomaly, itself adjacent to three sides of another sub-rectangular arrangement of linear features, which form a complex characteristic of an enclosure, often associated with settlement of a later prehistoric date. These probable enclosure was accompanied by a number of smaller, sometimes sinuous linear features nearby including within the potential interior of the enclosure, which could indicate the extent of previously unknown archaeological remains associated with the complex (F30). A further sub-rectangular feature has been identified immediately north-east (F29), with a further complex of sub-rectangular anomalies identified in the north-east field of the Newhouse Farm area (F28). Their morphology is reminiscent of a bounded trackway, although the results are too fragmentary to put forward anything more than tentative observations for this latter set of anomalies. In F18 arcing anomaly may also be of archaeological potential. Whilst this anomaly may be caused by a drain it could possibly locate the continuation of the deer park pale (Scheduled Monument 1002382) recorded approximately 0.5km from the southern boundary of the application site.

While no anomalies of potential archaeological origin were identified within the remainder of the development area, linear features characteristic of agricultural practice, field drains and potentially former field boundaries were located over much of the application site. The results of the geophysical survey are discussed in more detail below and the grayscale and interpretive plots are included as Appendix G to this report.

### **5.2.2 Prehistoric (to 43 AD)**

There is no evidence for Palaeolithic activity within the study area or the wider local landscape. Material belonging to the Lower and Middle Palaeolithic period in the southwest of Britain is, as elsewhere, most frequently associated with fluvial deposits (Hosfield et al. 2007), reflecting the exploitation of the coast line and river valleys. This is broadly found in two clusters; the Solent River system in the far east of the region and the Bristol Avon. It also includes cave deposits encountered at Kent's Cavern, Torquay and Windmill Cave, Brixham. The main source of period-specific finds in Dorset has been in the river gravels of the Axe, on the western limit of the county. Upper Palaeolithic evidence is again represented in Kent's Cavern, Gough's Cave (in Cheddar Gorge) and, within Dorset, Hengistbury Head, where a refitted flint core was found bearing abstract engravings (ibid.).

Like the Palaeolithic period, the Mesolithic is characterised by the seasonal exploitation of resources, and sites are principally recognised from concentrations of lithics, as the temporary settlements used by these communities left little trace in the landscape. Regionally, evidence for Mesolithic activity has been highly

dependent upon dedicated archaeological fieldwork within particular parts of the landscape; as with the Palaeolithic archaeological resource a large quantity of the Mesolithic record through fieldwork focussed in Somerset (*ibid.*). In Dorset the coastal sites of Hengistbury Head (mentioned above) and Culverwell have produced significant amounts of lithic tool types, with evidence for a shell midden identified at the latter site. Gillingham itself is situated a short distance to the southwest of Cranborne Chase, where Martin Green has demonstrated clustering of Mesolithic lithics on areas of superficial geology characterised by clay-with-flints (2000). Proximate find locations include the Windwhistle flint working site, due east of Gillingham on the edge of Cranborne Chase (Mon. No 206549), and Kington Magna, southwest of Gillingham, where a number of Mesolithic flint implements have also been recovered (Mon. Nos 202459 and 1218610). A small assemblage of Mesolithic flints have been recovered from alluvial layers in the course of an archaeological evaluation in the centre of Gillingham (EDO5361). More lithics were recovered from alluvial layers on this site when it went to full excavation, though these were no dated no more precisely than later prehistoric (EDO5360). More unstratified worked flint is known from an evaluation in Common Mead Lane (EDO5348).

The Neolithic was a time of increasingly permanent human occupation, although seasonal mobility and the exploitation of wild resources continued throughout the period. Mortuary monuments, along with the introduction of pottery, domesticates and arable farming practices mark the beginning of the Neolithic period. The construction of large ceremonial monuments mark a clear change in ideology from the preceding Mesolithic period, and such monuments arguably indicate increasing stratification within society. Common Neolithic ceremonial monuments in the region include causewayed enclosures, barrows and cursuses. One of the most striking examples of the latter is the early Neolithic Dorset Cursus, a linear monument over 10 kilometres in length which bisects Cranborne Chase (Pollard et al. 2007). Further monumental complexes were developed on this Chase, e.g. Wyke Down. Into the late Neolithic, outcrops of lithics still correlate with areas of clay-with-flint on Cranborne Chase. Closer to Gillingham, Longbury or Slaughter long barrow, northwest of the town, represents monumental activity of the period in the local area (Mon. No 202314). In Gillingham and within the northwest portion of the study area, a group VI Langdale polished stone axe was found on Common Mead Lane in 1976 (MDO3878).

The Bronze Age period is characterised by significant changes in material culture, and domestic and ceremonial architecture. The introduction of bronze metalworking is traditionally associated with the appearance of Beaker culture. Mortuary ceremonies also change emphasis with a shift from the large communal complexes and inhumations of the Neolithic, to individual cremations and round barrow cemeteries. By the late Bronze Age, alongside the emergence of social elite, there were increasing trade connections between the Continent and increasingly specialised crafts, reflected in production and exchange of highly prestigious items. The Bronze Age is also associated with increased evidence for agriculture practices and enclosures, associated with improved cultivation techniques, and includes

evidence for Bronze Age clearance cairns, particularly in upland locations. In the South West the Bronze Age is notable for large numbers of round barrows and round cairns, concentrated in Wiltshire and Dorset (Fitzpatrick et al. 2007). More substantial evidence of settlement is evident towards the end of the period, in the form of roundhouses (e.g. South Lodge and Shearplace Hill). Some of these settlements had a number of ancillary structures, including raised granaries, ponds and enclosures. An archaeological evaluation just south of the centre of Gillingham town centre identified Bronze Age pottery in the mid 1990s (MDO3909 and EDO5362). A more recent evaluation directly south of these earlier works also identified an arc of postholes, associated with Bronze Age pottery and a number of pits (EDO6007).

By the Iron Age period, the landscape saw increasing evidence for field systems and defended sites, and much stronger evidence for continental influences than earlier periods. The period is also marked by evidence for the appearance of iron technology in the archaeological record. Much archaeological fieldwork has focused on hillforts in the region, such as Maiden Castle, but evidence for Iron Age settlement has also been found at Gussage All Saints and Pimperne, both within Cranborne Chase (ibid.). In the Late Iron Age oppida emerge, large defended sites of a proto-urban character, such as Bagendon in Gloucestershire and Hengistbury Head on the south coast of Dorset. In the wider vicinity of Gillingham, Iron Age pottery has been identified in Bourton (Mon. No 202596). Rescue excavations on Common Mead Lane in Gillingham identified late Iron Age pottery as a potential precursor to the Romano-British settlement in that location (MDO3874 and EDO518). A few abraded sherds of potentially early Iron Age pottery were also identified during the cutting of a water main, again in Common Mead Lane (EDE0517).

Additionally, evidence for later prehistoric settlement has been identified within the study area and directly outside the application site at Ham (MDO21929). The remains were identified ahead of residential development and include five north-south aligned gullies, one of which contained fragments of late prehistoric pottery, as well as two possible pits. While the precise chronology of this material remains unclear, it is considered likely that the findings represent Neolithic to Iron Age settlement activity. However, this small cluster of features are suggested as being indicative of short lived and non-intensive occupation, based on the low level of artefact recovery during the excavations, and poorly drained soils in the surrounding area (EDO5356).

### **5.2.3 Romano-British (AD43 to AD410)**

The earliest evidence of Roman archaeology in the region comes from Hengistbury Head, where Roman imports have been found in late Iron Age contexts (Holbrook et al. 2007). Pottery from the fort of Charterhouse-on-Mendip dates to the mid-1<sup>st</sup> century AD, indicating the start of Roman activity in the region. There was an increase in settlements across the Iron Age to Romano-British transition and these continued into the later part of the period, accompanied by the increasing development of villa complexes,

a late development perhaps associated with the late advent of masonry as a common building fabric (Allen 2016; Holbrook et al. 2007)

In Dorset some of the earliest evidence for Roman occupation comes from Hamworthy and it would seem that there was a substantial Roman presence in the region from the 50s onwards. The modern county town of Dorchester occupies the position of the former civitas of *Durnovaria*, whose name derives from the Durotriges, a Late Iron Age tribal grouping. Significant levels of pottery production focused on Poole Harbour, where production of black burnished ware appears to have continued from the 1<sup>st</sup> up to the 4<sup>th</sup> century AD. Settlements have been located in the wider area of North Dorset in Shillingstone, Minchinton, Allards Quarry (south of Gillingham) and Gillingham itself. Further, fieldwalking in West Stour, southwest of Gillingham, identified tesserae which may indicate the presence of a Roman villa.

Romano-British archaeological material had been reported from Common Mead Lane, within the northwest portion of the study area, since the mid-19<sup>th</sup> century when Romano-British occupation material was identified in the course of drainage operations at Morel Leas (EDO5367). These discovered coarse pottery, Samian ware, burnt stones and a number of 4<sup>th</sup> century coins. During observation of the water main works mentioned above on Common Mead Lane, Romano-British pottery was discovered in cut scoops, with some identified as New Forest ware (EDO517). A further pipe trench in Common Mead Lane, cut in 1976, revealed a coffined inhumation, associated with Romano-British pottery, hobnails and an unidentified metal object (EDO520 and MDO3879). More substantial rescue excavations in the same area in 1976 in response to a housing development revealed substantial evidence for Romano-British settlement, ranging from the 1<sup>st</sup> to the 4<sup>th</sup> centuries AD (EDO518, MDO3874 and MDO3875). Trial excavations over an area of c. 6 hectares identified masonry structures and several gravelled floors. Associated numismatic evidence spans the 2<sup>nd</sup> to 4<sup>th</sup> centuries AD alongside a wide variety of pottery fabrics, comprising both local and imported wares.

More ephemeral Romano-British material has been found more recently in the centre of Gillingham, on the location of the Waitrose car park extension (EDO5360 and EDO5361). Evaluation followed by excavation each identified Romano-British pottery on a predominantly later medieval site. The evaluation located it within alluvial layers, though the context of the pottery in the wider excavation is unclear. Further slight Romano-British ceramic evidence is reported from Chantry Fields (EDO610 and EDO3903). It appears that the focus of Romano-British activity in Gillingham was in the Common Mead Lane area. It is difficult to place too much emphasis on the exiguous traces found to the east of Common Mead Lane at the centre of Gillingham.

#### **5.2.4 Early medieval/Anglo-Saxon (410 to 1066 AD)**

The early medieval period in Dorset, is not characterised by a substantial archaeological record of activity and occupation, in contrast to the eras that preceded and followed it, (Webster et al. 2007). Evidence for

post-Roman activity is scarce. It has been suggested that the hillfort of Poundbury, near Dorchester, was refortified in the post-Roman period, as noted at Cadbury hillfort, Somerset. Otherwise evidence for settlement before the end of the early medieval period is rare. Anglo-Saxon occupation of Dorset may have been relatively late, limited by a buffer zone between British and Anglo-Saxon spheres of influence into the 6<sup>th</sup> century, possibly delineated in part by Bokerley Dyke, now marking the boundary between Hampshire and Dorset. An increasing number of Anglo-Saxon inhumations and cemeteries are found from the 7<sup>th</sup> century onwards, including the practice of inserting secondary inhumations into existing monuments, such as prehistoric barrows. At length, Anglo-Saxon influence, or more specifically the influence of the Kingdom of Wessex, expanded westward. The division of the diocese of Winchester into that of Winchester and Selborne in the early 8<sup>th</sup> century used Selwood as the dividing point. Selwood, now Penselwood, is a short distance to the northwest of Gillingham and probably reflects a long-standing regional boundary.

The name Gillingham first appears as 'Gillingaham' in 993 as the venue where Aethelred II confirmed the privileges of Abingdon Abbey (Sawyer 1983). Given the function and attendance, this indicates that the settlement was of some importance in the late Anglo-Saxon period. Gillingham is again mentioned in 1016 in the Anglo-Saxon Chronicle when it recounts a battle at 'Pen [presumably Penselwood], near Gillingham', again reflecting the enduring importance of this boundary. William of Malmesbury gave Gillingham as the location of the council where it was decided to crown Edward the Confessor, but much doubt has been cast over this claim (Hutchins 1868, 616). The name has been interpreted by Mills (1989, 9-10) as of the '-ingham' type, indicating the location of a farmstead associated with a local polity. In this specific instance it refers to a farmstead of the 'Gillings', which translates either as 'Gylla's people' or 'Gyðla's people'.

Some of the earliest evidence for early medieval activity in Gillingham comes from architectural fragments built into the north wall of the vicarage (Mon. No 206387). They are of probable 9<sup>th</sup>-century date, with woven two-strand interlace ornament. The main concentration of early medieval activity in Gillingham is firmly focused on Chantry Fields, directly south of the town centre on the opposite bank of the river Stour. This was first identified during a programme of test pitting as part of a wider course of works in relation to the Gillingham Relief Road. The test pits in Chantry Fields identified an extensive range of early medieval wares alongside a smaller Romano-British assemblage (EDO610). Within the study area, follow up excavation in Chantry Fields identified two shallow pits lined with fired clay and stone, with evidence of re-working (EDO5365 and MDO3891). Archaeomagnetic and radiocarbon dating provided dates of the late 7<sup>th</sup> and early 8<sup>th</sup> centuries. They were associated with large quantities of burnt grain and are considered potential grain dryers. Iron working slag was also identified nearby during this excavation but is not thought to relate to the ovens. A third oven, cutting these earlier features, had a stone-lined flue connecting a stoke-hole and stone-lined chamber. These ovens were sealed by earthwork platforms and linear features



dated by pottery to the 12<sup>th</sup> and 13<sup>th</sup> centuries. Further early medieval ditch features were identified beneath nearby later medieval earthwork platforms.

Immediately to the north, evaluation work on the Waitrose car park extension identified fired clay thought to be early medieval in date, potentially relating to industrial activity in Chantry Fields (EDO5361). Follow-up excavation on this site also identified a small assemblage of early medieval material (EDO5360). Later Anglo-Saxon material has also been recovered on the east bank of the River Stour and Shreen Water where evaluation work at Gillingham School encountered a small assemblage of 10<sup>th</sup>- and 11<sup>th</sup>-century ceramics amid a larger later medieval assemblage (EDO5343 and MDO21908). Finally, a robber trench identified west of Cemetery Road (and just to the north of the study area) potentially relates to an early medieval structure. While no securely datable early medieval material was identified, the early date of the ceramics associated with the robbing phase indicates that the earlier structure may have been 11<sup>th</sup> century in date or earlier (EDO610). The evidence attests to mid-Saxon activity around Chantry Fields, with less compelling evidence for later Saxon settlement to the north and east of the historic settlement.

### **5.2.5 Medieval (1066-1540 AD)**

Gillingham appears in the Domesday survey as 'Gelingeham', among other variants. In 1066, possession was divided between the Crown and four other tenants. In 1086, part of the royal estate had been granted to the Abbey of St Mary, Cranborne. The number of modest tenancies had increased and some possessions had evidently been retained across the tumultuous events of the period. The value of the holdings does not appear to have decreased – the Survey would seem to present some semblance of continuity with earlier arrangements. It is also listed as an appurtenance of the hundred of Mere, a late Anglo-Saxon political division responsible for providing witness and judgement in court proceedings, organising police actions and facilitating the collection of geld. Domesday Book also notes that William had granted the church at Gillingham to Shaftesbury Abbey in return for land at Corfe. Gillingham next appears as the venue for a meeting between William II and Archbishop Anselm in 1094 (Hutchins 1868, 616).

A royal presence is again attested at Gillingham in 1132, in a charter of Henry I. A charter of his successor in 1152x1158 confirmed that Montacute Priory was in possession of "the land of Ghillingeham" which is called Hamme" (Somerset Record Society 1894, 124). This is the first mention of what is variously described as a manor and a tithing to the southeast of Gillingham, the area within the proposed development and study zone of the present assessment. The place-name is solved as either 'enclosure' or 'river meadow' (Mills 1989, 13) and survives in the name of Ham Common, Ham Farm, and the modern suburb of Ham. The name is not associated with a known later medieval settlement. Gillingham was never incorporated as a borough though appears to have functioned as a local centre for agricultural activity throughout the medieval period.



The eastern portion of the application site and much of the eastern part of the study area fall within the Gillingham Deer Park (MWB27854). The royal forest of Gillingham was first noted in the late 12<sup>th</sup> century as a pre-existent territory in an order for its expansion (Porter 2013, 8). This presumably related to the subsequent construction of the royal hunting lodge known as Kings Court Palace moated site in 1199 (SM 1017276). King John stayed at the lodge in 1204, though at the end of his reign a new charter of the forest reduced it to its previous size (Porter 2013, 5). The earliest bounds of the forest are recorded in 1225 in the 'Book of Cerne'. In contrast to a survey of 1300, this omits the area between Shaftesbury Road and the River Stour. Porter postulates that this represents the area held by Montacute Priory, a possession that had presumably reverted to the crown by the end of the 13<sup>th</sup> century (ibid. 16). It is also possible that this area omitted the manors of what became Gillingham Minor (Ham, Madjeston and Wyke), discussed below. King's Court Palace was extensively altered in 1249-50 and again in 1354 before its demolition in 1369. It was associated with a deer park, first mentioned in 1228. Elements of the earthwork pale survive on the south and east bounds of the former park (SM 1002382) and it formerly enclosed King's Court Palace according to the 1624 map of the forest. The deer park was disparked in 1628 and was progressively assarted and enclosed. There are numerous reports of stone robbing, sanctioned and otherwise, on the King's Court Palace site in the early modern period (Hutchins 1868, 619).

While Gillingham was listed as appurtenant to the hundred of Mere in 1086, it was instead listed as the hundred of Gillingham in the hundred rolls of Edward I (Hutchins 1868, 615). This almost certainly refers to the Liberty of Gillingham, the Liberty of Gillingham, linked to the manor of Gillingham and encompassing Bourton, Milton, Motcombe, East Stour and West Stour. Of interest for the present study are two tithings (sub-divisions) within the Liberty, that of Gillingham Major and Gillingham Minor. Gillingham Major encompassed the manor of Gillingham itself and several of its mesne manors, including Bagley, Langham, Huntleford and the Royal Forest. Gillingham Minor, alternatively known as the Free Tithing (Porter 2011, 49), comprised the manors of Ham, Wyke and Madjeston. The manor of Ham formed much of the western portion of the study area, as apparent on the forest map of 1624 (refer to Appendix E and historic mapping section below).

The majority of evidence for later medieval settlement in Gillingham has been found in and around Chantry Fields, at the interface between Common Mead and the historic core of the town. Early work involved an earthwork survey of what appeared to be a former suburb of the town in the later medieval period (EDO5363 and MDO3904). Excavation on the path of the Gillingham Relief Road in 1990 exposed ditches and gullies associated with upstanding earthworks and a rubble spread, one that sealed the early medieval ovens mentioned above (EDO5365). These dated to the 12<sup>th</sup> and 13<sup>th</sup> centuries on the basis of the associated ceramic assemblage. An evaluation in 1991 on this site found ditches and postholes of 12<sup>th</sup>- to 14<sup>th</sup>-century date (EDO319). An evaluation immediately east of here for the site of a Waitrose supermarket

identified further pits and post holes of the same date, indicating that later medieval deposits likely covered a large area (EDO5364). Follow-up excavation in the area of the second evaluation revealed a sequence of ditched enclosures and boundaries dating to the 13<sup>th</sup> and 14<sup>th</sup> centuries, though nothing that suggested an urban character (EDO185). In 1995 and 1996, a more extensive programme of evaluative works was conducted in the area of the first mentioned evaluation (HER EDO5362). This found further evidence of later medieval ditches, along with upstanding earthwork platforms that probably represented elements of a field system. This area also appears to have sealed the zone of mid-Saxon industrial activity represented by the ovens. Further trial trenching and excavation demonstrated that this area was a significant focus of settlement and agricultural activity (EDO5361, EDO5360 and MDO21944). Stone buildings, surfaces and associated deposits appeared to represent a domestic structure with a garderobe and associated outbuildings, possibly part of a later medieval farm complex. The site is dated to the 13<sup>th</sup> and 14<sup>th</sup> centuries. Evaluation work on Chantry Farm, north of Chantry Fields, in 2005 revealed that the periphery of the later medieval settlement complex extended at least as far as this point (EDO5347).

Less substantial archaeological evidence from the later part of the medieval period has been identified in and around Gillingham. An evaluation on land at Ham Farm, now developed into residential buildings immediately north of the proposed development, discovered robbed out foundation trenches/beam slots for a later medieval building, associated with a hearth with inset pot designed for fermentation (EDO5352 and MDO21909). The structure was associated with later 13<sup>th</sup> century Laverstock ware. Another evaluation on the same housing development, adjacent to Park Farm, identified a sparse assembly of later medieval pottery (EDO5349). Further from the proposed development, later medieval pottery has been identified at Gillingham School (EDO5343, EDO5344, EDO5353, MDO21908 and MDO21910), Common Mead Lane (EDO5348 and EDO517) and Lodden Bridge Farm (EDO5358 and MDO21935). The robbed out building on Cemetery Road was thought to be set within a street front that continued into the later medieval period (EDO610). A later medieval drove road has also been identified south of Madjeston (MDO3887). It should be assumed that later medieval material is likely to be encountered in the vicinity of both longstanding settlement centres (Gillingham, Madjeston) and the modern settlement of Ham.

### **5.2.6 Post-medieval (1540-1750 AD), Industrial (1750-1900 AD) and Modern (1900-present)**

The post-medieval period is an age of transition between the medieval world and the Industrial and Agricultural revolutions of the 18<sup>th</sup> and early 19<sup>th</sup> century. There are several post-medieval assets and a large number of Industrial period remains within the study area which include built heritage, industrial and landscape features and reflect the various (mainly rural) industries of the local area. Within the application site post-medieval remains are predominantly represented by Park Farmhouse, a Grade II listed building (LB 1172639). This farmhouse, dating to the early 19<sup>th</sup> century, is located on the eastern side of the

development, but outside the application boundary. Near Lodden Lakes and to the north of the application site, gradiometer survey (EDO6147) followed up by trial trenching (MDO39141 and EDO6147) revealed limited evidence for later medieval or post-medieval field system, represented by a series of shallow gullies.

A 1624 map of the forest of Gillingham was drawn up, just a few years before a licence was granted to enclose the forest. Details of the map are discussed below, but in broad summary it shows that the development area was split between the Gillingham Deer Park and the manors of Ham and Madjeston, with evidence of enclosures on the northwest side of the area. It also indicates that one William Blacker was in possession of the manor of Ham in 1624. Enclosures progressively covered the development area, punctuated by widespread rioting in protest at forest enclosure in the 1620s (Bellamy and Davey 2011). By the 18<sup>th</sup> century Gillingham was known as one of several clothmaking towns in Dorset. A number of brickworks were founded in the early to mid-19<sup>th</sup> century, an upsurge in industry accelerated by the introduction of the railway. While commercial and industrial interests grew after this time, the population did not, until after the Second World War.

A number of built structures within the study area are noted as undesignated heritage assets. Rawson Court, on High Street is a former vicarage built in the Arts and Crafts style in 1883 to designs by Swinfen Harris (MDO22137). A number of road bridges were also constructed around the study area in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. These comprise Lodden Bridge, Kingscourt Bridge and Madjeston Bridge (MDO3856, MDO3857 and MDO3858). A footbridge of the early 19<sup>th</sup> century was formerly located immediately south of St Mary's Church, crossing the Stour (MDO21911). A number of demolished structures are also recorded as undesignated heritage assets. These include the early 19<sup>th</sup>-century Royal Hotel in Newbury (MDO3861), Ecccliffe Mill (MDO24062) and a former Baptist Chapel, again in Newbury (MDO27857). A brickworks was located immediately south of King's Court Palace moated site in the early 19<sup>th</sup> century (MDO27869) and a number of lime kilns are also recorded within the study area (MDO3907 and MDO24061). A brick clamp and clay pits were identified in the course of watching brief near Gillingham School (MDO21911 and EDO5353). Orchards are noted from various parts of Motcombe parish, in the southeast of the study area (MDO27911, MDO27922 and MDO27923).

## 6. Landscape Characterisation

### 6.1 Historic Landscape Characterisation

Figure 5 can be seen in Appendix D and depicts the Historic Landscape Character of the application site and immediate area. The application site is predominantly characterised by lowland regular enclosures. East of Shaftesbury Road (Park Farm) these are considered to be post-medieval in date, a consequence of progressive assartments following the disparkment of Gillingham Deer Park. A similar landscape of

enclosures characterises much of the central and western portion of the site around Ham Farm and Newhouse Farm, though some of the field boundaries potentially originate in the later medieval period, reflecting the long term use of this land for meadow. Within these broad areas there is further variation. Post-medieval paddocks and closes define the northeast corner of Ham Farm while regular post-war enclosures define the south corner of Park Farm. The new suburb of Ham, dividing Park Farm and Ham Farm, is likewise defined as post-war settlement. In general, later medieval and post-medieval enclosures border the proposed development area to the south, east and west. The settlement and suburb of Gillingham borders the site to the north.

## 6.2 LiDAR data

LiDAR coverage of the site was accessed via the Environment Agency: the composite dataset coverage of the application site and flood alleviation area was available at 1m spatial resolution, and the Digital Terrain Model (DTM) LiDAR tiles were viewed using Arcmap in order to use hill-shade analysis to bring out the detail of potential archaeological features. Throughout the development area there was extensive evidence of modern ploughing and field drainage. Former field boundaries are apparent in the Ham Farm and Park Farm areas. Potential ridge and furrow is visible in the field west of Lower Ham House, while a number of smaller parcels of post-medieval ridge and furrow were present in the north of the Park Farm area. Two possible terraces were visible in the Newhouse Farm area. A number of more distinctive earthworks were also observed in the proposed development area, including a small platform is also present in a field to the south of Lower Ham House. Finally, there are a series of irregular earthworks immediately north of Meadow Brook Farm on the south side of the proposed development.

## 6.3 Aerial Photographs

An aerial photograph search was requested from the Historic England Archive. A number of the vertical photographs, dating between 1946 and 2004, were viewed at the Historic England Archive building in Swindon on Tuesday 7<sup>th</sup> February 2017 by Dr Tudor Skinner. The search record is included in Appendix I below for future reference.

No specific detail of the Newhouse Farm area is visible in the earliest sortie (RAF/CPE/UK/1811/1091-2). While faintly visible on some earlier photographs, one of the most detailed shots of the area comes from a sortie flown on 19<sup>th</sup> March 2000 (OS/00027/179). This generally confirms that many of the linear patterns in the large fields of Newhouse Farm are the result of modern agricultural activity. However, it also depicts a rectilinear complex of cropmarks in the field associated with Cole Street Farm. While this field falls outside the boundary of the proposed development the possibility remains that these cropmarks represent surviving remnants of a larger spread of activity. Indeed, two linear features appear to extend beyond this field to the west in another frame from the sortie, though at least one could accord with a lost field boundary

visible on the 1841 tithe map. This later sortie highlights one potential curvilinear feature on the northeast edge of the central field, but this remains unconvincing.

In fact the most convincing evidence for extant archaeological deposits is found in the aerial photographs of the Ham Farm area. The 1946 sortie (RAF/CPE/UK/1811/1091-2) depicts a rectangular area of sub-square platforms immediately south of what is now St Mary the Virgin Primary School. This is accompanied by two rectilinear areas of potential ridge and furrow leading off to the north and east. The platform area is nestled in a kink in the field boundaries directly west of Lower Ham House, one that is extant on the 1841 tithe map. The earthworks, identifiable on sorties from 2000 (OS/00027/180-1) and modern LiDAR surveys (see above), are likely to be post-medieval in date at the earliest. Photographs from an aerial survey of 1947 show evidence of extensive sub-division in the southeast field (RAF/CPE/UK/2018/3153), known as 'Summer Ground' and described as pasture in the tithe survey. A later sortie in March 1975 (OS/75011/69-70) further highlights these subdivisions. This area is not depicted as enclosed on either the 1841 tithe map or the 1624 map of Gillingham Forest. It is likely then that this represents the consolidation of post-medieval enclosure practices. That said, one polygonal feature, angled away from the other subdivisions, is visible on the central southern boundary of the field, above Cole Street Lane and opposite Meadow Brook Farm. This is unlikely to represent another field boundary and may instead either comprise evidence of 19<sup>th</sup>-century field drainage or a separate form of enclosure.

Treating Park Farm and the Kingsmead Business Park together, the 1946 sortie shows the King's Court Palace moated site very clearly to the north of the proposed development area and the bank of Gillingham deer park running north parallel to Shaftesbury Road and terminating at Park Farm (RAF/CPE/UK/1811/1091-2, 1094). It also shows rectilinear features in the northeast field and a small parcel of ridge and furrow in land now developed within the Business Park. It is possible there is ridge and furrow on the south side of the northeast field, but this is not clear in the early frames. A sortie in 1947 (RAF/CPE/UK/2018/3123, 3153) shows the return of a rectilinear feature in the northwest corner, on the site of Eliza Silverthorne's brickworks (see tithe map survey). It also provides greater detail on the rectilinear features in the northeast field in the Park Farm area. It is plausible from these photos that the features represent an irregular network of drainage channels for meadow. A sortie in March 2000 provides further detail on the large northwest field, showing a network of palaeochannels in association with Fern Brook, accompanied by evidence of modern drainage.

## 7. Geophysical Survey

A geophysical survey was undertaken within the majority of the application site in order to identify potential remains of archaeological and historical significance and to assist with the preparation of this assessment. The full geophysical report will be submitted in full for the planning application, and the greyscale and

interpretative plots are included here as Appendix G. It should be noted that the survey extended to the north of the current redline boundary, in the area of Lodden Lakes, but this area has since been removed from the proposed scheme. Over the majority of the site there was little evidence for cut features representative of past activity beyond field drainage, modern services and the backfilling of clay pits/ponds. In the south-east corner of the survey area anomalies suggestive of an enclosure complex were identified. This may be representative of later prehistoric settlement. In the south-east corner of the survey area, an arcing anomaly was also identified, which the survey team have suggested may represent a continuation of the Gillingham Deep Park boundary bank.

The survey was undertaken by Headland Archaeology in February and March 2017. They surveyed an area of approximately 115 hectares, divided between the following zones identified in the post-consultation draft of the South Gillingham Master Plan Framework; Lodden Lakes, Newhouse Farm, Ham Farm and Park Farm. Several small fields and closes could not be surveyed due to extensive scrub/rank vegetation and, in place, extant infrastructure. Where survey was not possible in the individual area, this is noted below. The individual interpretative plots have been included in Appendix G and the initial results are discussed here. For ease of reference the application site has been divided into the four survey areas listed above, which are discussed in turn below.

## **7.1 Area one: Lodden Lakes – now outside the application site**

The Lodden Lakes area encompasses fields set on the north bank of the River Lodden, to the east of New Road and south of a residential area of Gillingham. At the time of the survey it was divided into six fields, the most northern of which was unsuitable for survey due to extensive scrub. In the Lodden Lakes area the survey identified a build-up of alluvial deposits on the north bank of the river. In the most southerly field a linear soil-filled feature was identified – it is proposed that this may represent an earlier field boundary. Other than this, no definite anomalies of archaeological origin were identified. It remains possible that the alluvial deposits could mask evidence of earlier activity.

## **7.2 Area two: Newhouse Farm**

The Newhouse Farm area encompasses fields set between the south bank of the River Lodden, the east of New Road and the north of Cole Street Lane. It is divided from the Ham Farm area by a long-standing field boundary present on the Gillingham tithe map of 1841. At the time of the survey it was divided into five fields, all of which were surveyed. Like the Lodden Lakes area a degree of alluvial build-up has been identified adjacent to the River Lodden. Anomalies of probable and potential archaeological origin were identified within the southwest portion of the site, close to Newhouse Farm in fields F28-F30. One area of definite archaeological potential has been identified in F30, to the south-west corner of the application site.



Here a single small square enclosure, E1, and three sides of a much larger rectangular enclosure, E2, are clearly located on slightly higher ground just off the flood plain of the River Lodden. Several linear ditch type anomalies, D1 – D5, are also identified between, and immediately south of, these two enclosures. Another short linear anomaly, D6, is also identified, immediately to the east in F29 which may also be indicative of a ditch forming part of the enclosure system located immediately to the west. Parallel linear anomalies, D7 and D8, further east in F28 are also tentatively ascribed a possible archaeological origin. The features are characteristic of an enclosure complex, often associated with settlement of a later prehistoric date.

### **7.3 Area three: Ham Farm**

The Ham Farm area encompasses fields set between Shaftesbury Road, Cole Street Lane, residential expansion of Gillingham and the course of the River Lodden. It is bounded from the Newhouse Farm area to the west by a longstanding field boundary. At the time of the survey it was divided into twelve fields of varying regular and irregular character, apportioned by field boundaries recorded on the 1841 Gillingham tithe map (although numerous others have since been removed). All twelve of these fields were surveyed. Most of the anomalies identified in this area represent modern surfaces or are of geological origin. Again, alluvial build-up was identified on land next to the River Lodden. In one of the central fields of the area a cluster of geomagnetic anomalies corresponded to the former position of a clay pit or pond. In the south-east field of the area a strong geomagnetic anomaly appears to correspond to a modern underground service running north-west/south-east. In addition there is extensive evidence for field drainage, most prominently on the east side of the south-east field but also apparent, albeit less densely concentrated, in a number of fields throughout the Ham Farm area. Only one potential feature of archaeological origin was identified by the survey team in the Ham Farm area: FB2 in F18 which is an arcing anomaly of archaeological potential. Whilst this anomaly may be caused by a drain it could possibly locate the continuation of the deer park pale (Scheduled Monument 1002382) recorded approximately 0.5km from the southern boundary of the application site. This certainly represents a boundary that preceded the tithe survey of 1841 and the survey team note that it continues a possible course of the recorded Gillingham Park boundary bank.

### **7.4 Area four: Park Farm**

The Park Farm area encompasses fields set between Shaftesbury Road to the west, Fern Brook to the north and east, and further enclosed pasture to the south. At the time of the survey it was divided into seven fields of varying regular and irregular character (F1-F7). Field F8 was also surveyed but this is no longer included within the application site. All of these fields were surveyed, although a significant amount of the border area of some of the fields was unavailable to survey due to tree plantation. Some of the fields had



sub-divisions of enclosed plantation which again was not available for survey. In the Park Farm area, extensive evidence was identified for underground services. In addition, further areas of disturbance appear to have been caused by modern tipping and infilling, both over larger areas and within earlier features, such as clay pits and ponds. In the northern of the fields within the Park Farm area there is also some evidence for field drainage. No features of potential archaeological character were identified within the Park Farm area of the application site.

## 8. Historic Mapping Survey

A selection of historic maps, including the early Ordnance Survey maps and the Gillingham and East Stour tithe maps were viewed in the Dorset History Centre in Dorchester during the preparation of this report. A selection of maps are presented in Appendix E. Due to copyright issues it has not been possible to reproduce all images here. The mapping evidence indicates that the boundaries of the development site have been historically defined by the courses of the Rivers Stour and Lodden, Cole Street Lane and the course of Fern Brook. Much of the northern boundary is defined by industrial and residential encroachment from Gillingham over the course of the 20<sup>th</sup> century. The remainder of the Park Farm area is defined by field boundaries extant in the mid-19<sup>th</sup> century. Mapping from the 17<sup>th</sup> century indicates that the proposed development area comprised a partially enclosed rural hinterland to Gillingham. By the mid-19<sup>th</sup> century the rest of the area had been enclosed but little other change is apparent. Subsequently a railway line was installed to the north of the area and in the 20<sup>th</sup> century there was some industrial and residential encroachment to the south of Gillingham. Otherwise the proposed development has remained a rural hinterland for the post-medieval and contemporary periods.

The earliest large-scale map available was Christopher Saxton's map of Dorset, 1575. The map shows no detail of the development site itself, but it does position Gillingham, depicted as a village, at the confluence of the Stour and the Lodden. This map also depicts Gillingham Deer Park across the Lodden from Gillingham and, crucially, it also depicts Ham as a hamlet. Madjeston is not present on the map but Bagley is depicted, as 'Bugley'. John Speed's 1610 map copied these details across, as did Joan Blaeu's in 1645, although in the both instances Ham is instead depicted as a village and a routeway is plotted between Gillingham and Ham, crossing on the Lodden side of the river confluence. Despite the seeming parity between the two settlements, Ham was omitted on Blaeu's map of Wiltshire, so the seeming disparity on Saxton's map is likely real. An anonymous map of Dorset of 1765 depicts Gillingham, with the river confluence and intersecting roads. While it appears to show settlement running south along Shaftesbury Road, passed where it crosses the Lodden, there is no indication of Ham, although the intersection with Cole Street Lane is visible.

The earliest detailed map is a 1624 map of Gillingham Forest (D1366). This depicts a number of features in detail in and around the study area, including the earthworks of the 'Kinges Courte' and the deer park pale, at this point still parked. Interestingly, it does not provide detail of the settlement of Gillingham itself. The area of Park Farm is depicted as an unenclosed Broad Mead, unsurprising given its status as a park. Houses are depicted on the west side of Shaftesbury Road, extending around as far as the modern suburb of Ham. The road is wide and unenclosed – the Historic Urban Characterisation for Gillingham remarks that it may have been a common before the disparkment of Gillingham Deer Park. The area around Ham Farm itself is known as 'Ham Leyes and Godfreyes'. The area between the River Lodden and Shaftesbury Road is named 'The Mannor of Ham', in the possession of one William Blacker and depicted as unenclosed land. 'Woollande' is the name of the parcel across the River Lodden, adjacent to Lodden Lakes. This appears to be in the hand of a William Shepherd and a Joseph Crouch. Alongside it is found 'Schooleland'. These are the two field names that survive on the later tithe map, although on the tithe map the 'Woollen' parcels are further to the south. In broad terms the map shows the proposed development area split between the manors of Ham, Madjeston and Gillingham deer park, with evidence of increasing enclosures in the northwest of the area. Given that the enclosed area has now been developed, it is reasonable to assume that no surviving enclosures on the site are likely to antedate the post-medieval period.

Another map of Gillingham Forest, this time from 1663, also shows enclosures and field names in part of the proposed development area. The map only covers land east of Shaftesbury Road, presumably in response to the enclosure of recently disparked land. This shows the area of what is now Park Farm split between 'Em's Close' and 'Ham Stile Close'. The names of the enclosures immediately to the south of Ham Stile Close, while not in the proposed development area, are interesting on account of their names, these being 'Ham Meade', 'Everills Ham hill' and 'Sheppards Ham hill'. Firstly, it demonstrates the wide distribution of the Ham place name, even if one still lacks a clear location. Secondly, Sheppard may relate to the name of one of the landholders of 'Woollande' back on the other side of Shaftesbury Road on the 1624 map. As discussed below, the Woollande/Woollens name has a direct bearing on the manor of Ham.

The 1808 Ordnance Survey map of Shaftesbury (OSD 58) depicts Gillingham at the confluence of the rivers. South of the town it shows individual field boundaries in the proposed development area, marks houses along Shaftesbury Road and shows the place-names Ham Common and Park Farm within this area. The field boundaries bear a passing resemblance to the situation found on the tithe maps thirty years later, but here are likely to represent estimates and simplifications. Where it is possible to make comparison, there does not appear to have been much change in the field boundaries between 1808 and 1841. The Ordnance Survey First Series of 1811 (Sheet 18) shows no change.

By contrast the tithe maps of 1841 for Gillingham and East Stour provide a wealth of information. As the proposed development covers a large area the tithe information is assessed here in sections, according to provisional divisions of the site (Newhouse Farm, Ham Farm and Park Farm). In summary almost the entirety of the proposed development area was in use as meadow or pasture in the mid-19<sup>th</sup> century. A number of gardens along Shaftesbury Road indicates that this arterial route remained a low level focus of settlement at the time, displaying no real increase in occupation from what is witnessed on the 1808 Ordnance Survey map. Traces of a brickyard in the northeast corner of Park Farm are likely to be evident in the course of archaeological investigations. Finally, there is a cluster of 'Woollens' field names at the junction of New Road and the River Lodden. This name is associated with the manorial caput of Ham, when held by the Thornhulls family in the later medieval and early modern period. While tempting to suggest this as the site of the manor house, the proximity of Madjeston, immediately to the south, makes this unlikely.

#### *Newhouse Farm*



**Excerpt from the East Stour tithe map (1841) displaying part of the Newhouse Farm area**

Parcel No	Landowner	Occupier	Name and description of lands and premises	State of cultivation	Quantities in statute measures (Acres/Rods/Perches)
276	Morgan Dove Blandford	John Matthews	Coppice Ground	Arable	2/2/0
277	Morgan Dove Blandford	John Matthews	Courtney's Mead	Meadow	5/2/4
277a	Morgan Dove Blandford	John Matthews	Courtney's Mead	Meadow	5/2/4

278	Morgan Dove Blandford	John Matthews	Longlands	Meadow	22/2/27
278a	Morgan Dove Blandford	John Matthews	Longlands	Meadow	22/2/27
1055	Morgan Dove Blandford	John Matthews	Long Lands	Meadow	12/0/22
1056	Richard Light	Richard Light	Woollen's Mead	Meadow	4/1/34
1057	Richard Light	Richard Light	Woollen's	Meadow	4/3/4
1062	Mary Tinny	John Coombes	Parish Long Ground	Meadow	8/2/34
1086	William Reed Bell	[blank]	Long Ground	Meadow	4/0/16
1061	Mary Tinny	John Coombes	Innox	Meadow	6/2/26
1065	William Coak	William Coak	House, Garden and Orchard	Garden and Orchard	1/1/12

This portion of the development area is now, as it was in 1841, divided between the parishes of Gillingham and East Stour. As a result the tithe assessment was itself divided between the two parishes. Nonetheless, all of the parcels of land in this area were held by Morgan Dove Blandford and leased to a John Matthews. As elsewhere they were rated as meadow, except for one parcel of arable, helpfully named 'Coppice Ground'.

## Ham Farm



Excerpt from Gillingham tithe map (1841) displaying the Ham Farm and Kingsmead Business Park areas

Parcel No	Landowner	Occupier	Name and description of lands and premises	State of cultivation	Quantities in statute measures (Acres/Rods/Perches)
1034	Thomas Gray	Thomas Gray	House and Garden	Garden	0/1/3
1036	Edward Mells	George Ings	House and Garden	Garden	0/2/2
1037	Thomas Pitman	William Mead	House, Garden and Orchard	Garden and Orchard	0/3/30
1047	Edward Hannam	George Bowles	Plat Orchard	Meadow	1/3/27
1048	Mary Tinny	John Coombes	Meadow	Meadow	9/3/9

Parcel No	Landowner	Occupier	Name and description of lands and premises	State of cultivation	Quantities in statute measures (Acres/Rods/Perches)
1050	Lucinda Willis	George Bowles	Summer Ground	Pasture	23/1/30
1051	Lucinda Willis	George Bowles	Martins Mead	Meadow	10/1/13
1052	Edward Hannam	George Bowles	Long Ground Mead	Meadow	5/3/26
1053	Edward Hannam	George Bowles	Long Ground	Meadow	3/0/21
1054	Edward Hannam	George Bowles	Raygrass	Meadow	4/1/25
1058	Feoffees of Gillingham School	Thomas Doggrell	School Ground	Meadow	3/0/33
1059	John Read	John Read	Long Close	Meadow	3/0/4
1063a	Mary Tinny	John Coombes	Lower Willow Bed	Meadow	6/1/2
1064	Mary Tinny	John Coombes	Summer Ground	Meadow	18/1/29

The parcels of land in Ham Farm were divided between eight landowners. John Read and Thomas Gray occupied the land they held. All of the remaining occupiers were linked to individual landowners, apart from George Bowles, who leased from both Lucinda Willis and Edward Hannam. The majority of the parcels were rated as meadow land, though here a number of gardens are listed, associated with plots adjacent to the corner of Cole Street Lane and Shaftesbury Road. The largest holding however, at over 23 acres, was Lucinda Willis' 'Summer Ground', a large area of pasture that was again at the corner of the two above-named roads.



*Park Farm*



**Excerpt from Gillingham tithe map (1841) displaying the Ham Farm and Kingsmead Business Park areas**

Parcel No	Landowner	Occupier	Name and description of lands and premises	State of cultivation	Quantities in statute measures (Acres/Rods/Perches)
937	Marquis of Westminster	John Honeyfield	Alfreds Close	Pasture	15/0/10
937a	Marquis of Westminster	George Thick and Silverthorne	Brick Yard and Garden	Garden	3/1/0
936	Marquis of Westminster	John Honeyfield	Park Mead	Pasture	13/0/30



Parcel No	Landowner	Occupier	Name and description of lands and premises	State of cultivation	Quantities in statute measures (Acres/Rods/Perches)
938	Marquis of Westminster	John Honeyfield	Great Park	Meadow	33/1/13
935	Marquis of Westminster	John Honeyfield	Paddock	Paddock	0/3/34
939	Marquis of Westminster	John Honeyfield	Inclosure	Arable	14/0/29
941	Marquis of Westminster	John Honeyfield	Six Acres	Meadow	10/0/18
940	Marquis of Westminster	John Honeyfield	Nine Acres	Meadow	9/1/21
951	Marquis of Westminster	John Honeyfield	Four Acres	Pasture	3/3/9

The parcels of land in what is now Park Farm were all owned by the Marquis of Westminster, the lord of the manor of Gillingham, which at least indicates that the process of assarting the forest did not result in freeholds. Almost all of the parcels were occupied by John Honeyfield who had evidently put them to mixed use, with the land reckoned variously as pasture, meadow, paddocks and arable. The one exception to Honeyfield's occupation was the 'Brick yard and Garden' in the northwest of the area. This was occupied by 'George Thick and Silverthorne', which the Post Office Directory of 1855 clarifies as the brick and tile maker Eliza Silverthorn.

The first edition Ordnance Survey 25 inch map (Dorset III.8, III.12 & IV.5, surveyed 1886) is most striking in showing the presence of a new railway running through the town. This was constructed between 1856 and 1859. This also shows the brickworks (where Brickfields Business Park is now located) alongside a small number of ponds scattered on the east side of the Brickfields Business Park area. One clay pit is denoted south of the brickworks, with a tramway connecting the two. A small sub-enclosure is marked on the parcel of land to the right of New Road at the junction with the river Lodden. The houses along the west side of Shaftesbury Road are listed as Lower and Higher Ham Farm. One of the houses at the corner of Shaftesbury Road and Cole Street Lane is marked as a Smith. The Park Farm area shows Park Farm, a series of enclosures and occasional small ponds. No brickworks are shown in the northeast corner, but evidence of former clay workings are clear in the cluster of ponds present on this parcel of land. A 'Kingscourt Bridge' is located immediately west of the former brickworks, connecting Shaftesbury Road to the moated site.

The Ordnance Survey 1 inch map (Sheet 297, published 1898) indicates only one change, depicting a small building on the site of what became the Lodden Lakes clay pits. The second edition 25 inch map (Dorset

III.8, revised 1900) shows that the tramways to the former clay pit south of the brickworks have been diverted. They now turn east towards the Lodden Lakes clay pits, although no working are visible on this map. The third edition 6 inch map (Dorset II.NE, revised 1938) likewise shows little change in the area of the proposed development. The Ordnance Survey 1 inch to the mile seventh series (Sheet 166, published 1959) indicates only that the tramway from the brickworks now extends under New Road in order to reach the Lodden Lakes clay pits.

## 9. Site Walkover Survey

The site walkover was conducted in two parts. The first visit took place on the 14<sup>th</sup> February 2017, when Drs Rebecca Enlander and Tudor Skinner visited the Park Farm, Kingsmead Business Park and Ham Farm areas. Dr Enlander also conducted a setting assessment for the designated heritage assets for the Gillingham Southern Extension at this time. On this occasion the weather was inclement with poor visibility. A follow-up visit was conducted on the 17<sup>th</sup> February by Dr Tudor Skinner, who surveyed Newhouse Farm,. On this visit the weather was dry and bright with good visibility. In summary, the areas represent enclosed pasture, having previously comprised unenclosed pasture, both during and after its time in the ambit of the Forest of Gillingham. A small amount of the area has been truncated by clay workings associated with brickworks in the area but otherwise it is unlikely that archaeological features within the Gillingham Southern Extension area have been truncated by building works, landscaping, ploughing or other interventions. It is considered that all areas have appropriate access and are amenable to further pre- and post-determination works. The exception to this are the small areas of enclosed woodland within the Park Farm area. The following summary is organised by area and a selection of site photographs is included in Appendix C.

### *Park Farm*

The Park Farm area is divided into a series of large enclosures of irregular shape, currently in use as pasture for livestock (Photo 1). A number of these are divided by small, enclosed plantations, which also form part of the northern border of the area and cluster around former clay pit workings. A small number of paddocks are also present on the southern edge of the area. The pasture itself is boggy and evidently poorly draining. A number of the field boundaries consist of hedgerows of some age set upon raised banks and ditches (Photo 2). There are no substantial built structures within Park Farm. It is bordered to the north, east and south by further pasture, and to the west by Kingsmead Business Park and the new suburb of Ham, an extension to Gillingham. The north and west boundary is further defined by the canalised course of Fern Brook. A number of earthwork structures are visible within the Park Farm area. Eliza Silverthorne's former brickworks survive as substantial earthworks in the far northwest corner of the area, just across Fern Brook from King's Court Palace moated site and partially screened by trees (Photo 3). A

former claypit is located to the east of this site, on the northwest boundary of the northeast field, screened by trees, as is a depression next to the brook a short distance east of the brickworks (Photo 4). A circular shallow depression with a modern concrete culvert was also encountered in the central eastern field. Otherwise there is circumstantial evidence of drainage channels, and more tentative evidence for ridge and furrow, within the northwest field of Park Farm.

#### *Kingsmead Business Park*

The Kingsmead Business Park area has been extensively developed in the later 20<sup>th</sup> century as a zone for commercial and light industrial premises (Photo 5). With the exception of Park Farmhouse (LB 1172639), an early 19<sup>th</sup> century rubble-built farmhouse, the buildings are of modern design and construction, comprising low density site operation in what is otherwise an area of long grass and hardstanding crossed by access roads. This area also encompasses light industrial premises of similar character directly opposite the Business Park proper on the west side of Shaftesbury Road. The area is bordered by Park Farm to the east, Ham Farm to the west and the Ham suburb to the north. The southern perimeter is defined by the Orchard Park garden centre and further pasture. No other potential heritage assets were observed in the course of the site visit.

#### *Ham Farm*

The Ham Farm area is divided into a series of regular and irregular enclosures of wide variance size, currently in use as pasture for livestock (Photo 6). Unlike Park Farm, the soil is better draining. A number of the field boundaries consist of hedgerows of some age set upon raised banks and ditches, interspersed with mature trees (Photo 7). There are no substantial built structures within Ham Farm. It is bordered to the north by the suburb of Ham and the course of the River Lodden. Shaftesbury Road and Kingsmead Business Park demarcate the eastern boundary; the pasture of Newhouse Farm does likewise for the western boundary. The southern boundary of the Ham Farm area is marked by Cole Street Lane and further pasture to the south. A number of earthwork features were identified on the site. A number of zones of amorphous slight earthworks were identified in the southeast field; directly north of Meadow Brook Farm, directly west of Park Cottage and central to the northern boundary (Photo 8). It is possible that the latter are linear in morphology, running roughly north/south, though this remains speculative. A former field boundary subdivides a smaller central eastern field east/west and a slight bank appears to represent a former enclosure on the west side of the site, still partially preserved in changes of direction in the extant field boundaries. On the northwest edge of the Ham Farm area, linear depressions appear to cut off peninsulas associated with the undulations of the River Lodden (Photo 9). It is unclear whether these are artificial or represent former river courses/episodes of canalisation. Finally, in the northeast corner of the site there is a rectilinear raised platform, whose western boundary nestles inside an early kink in the field

boundaries, one present on the 19th-century tithe mapping (Photo 10). It has two steps, one of which appears to extend east, just north of a field boundary towards the edge of the site. It evidently represents artificial features that pre-dates the tithe mapping.

#### *Newhouse Farm*

The Newhouse Farm area is divided into two groups of regular enclosures, representing earlier fields subdivided longitudinally. It is currently in use as pasture for livestock (Photo 11). Again unlike Park Farm, the soil is better draining, characteristic of all the pasture lands in the Gillingham Southern Extension to the west of Shaftesbury Road. The field boundaries again appear to be of some age, represented by hedgerows set on banks. There are no substantial built structures within the Newhouse Farm area. It is bordered to the north and the east by pasture in the Lodden Lakes and Ham Farm areas respectively. The southern boundary is defined by Cole Street Lane, with pasture beyond. The western boundary is defined by New Road, again with pasture beyond. Two potential features were identified in the course of the walkover, each in the northwest field of the Newhouse Farm area. The first was a slight ridge running longitudinally down the middle of the field. This may represent a former field boundary. The second comprises more amorphous undulations in the northwest corner, within the internal curve of the River Lodden, adjacent to New Road (Photo 12).

## **10. Setting Assessment**

### **10.1 Designated Heritage Asset Settings**

For the assessment of the effects on the settings of heritage assets within the study area of the proposed development, the Historic England Good Practice Advice Note in Planning No. 3: The Setting of Heritage Assets (2015) has been used. Each of these heritage assets or groups of assets was visited and viewed from public rights of way during the site visit in order to understand their settings, and to assess the contribution of these settings to their overall heritage significance or value. The visibility of the application site from these heritage assets was also evaluated in order to identify the potential for their settings to be affected by the proposed development. A wide range of other factors, which may contribute to setting or impacts, have also been assessed in accordance with the Historic England's guidance note (2015).

The assessment has taken a staged approach. In the first instance, the setting of the heritage asset has been described, including factors which make a positive contribution to its significance. The contribution that setting makes to the significance (value) of the heritage asset overall has been described as low, moderate or high. The potential impact on the setting of the asset from the proposed development has been assessed taking into account visibility, as well as a range of other issues, such as environmental factors and historic associations, and described using the impact categories within the assessment

methodology (Appendix C). The overall magnitude of impact on the heritage significance (value) of the asset and the significance of effect has then been identified in line with WYG's assessment criteria.

The heritage assets visited as part of the setting assessment were largely located to the south of the application site and were found to have predominantly rural and semi-rural settings, including a former farmhouse now located within a business park, Park Farmhouse (LB 1172639). To the north of the application site, the topography and existing urban expanse of Gillingham, as well as the railway line, were found to separate the application site from a vast majority of the heritage assets in the study area, including Gillingham Town Conservation Area and its associated historic buildings. Two Grade II Listed Buildings, one Scheduled Monument and two groups of non-designated historic buildings were found to have settings that will be impacted upon by the development proposal. These include:

- King's Court Palace moated site Scheduled Monument (1017276 and MDO4497);
- Madjestone Farm House Grade II listed building (1110299 and MDO22173);
- Park Farmhouse Grade II listed building (1172639 and MDO22169);
- Newhouse Farmhouse and associated buildings (non-designated); and
- Cole Street Farmhouse and associated barns (non-designated).

The affected heritage assets are discussed in section 10.3, below. The remainder of the heritage assets assessed were found to have settings that would not be affected by the proposed development; these are discussed in Table 1 and in section 10.2.

The locations of heritage assets discussed are depicted on Figure 5, Appendix D.

## 10.2 Designated Heritage Assets with No Setting Effects

The following designated assets located to the north of the application site are not considered to be adversely affected by the proposed development, as views towards it are impeded by intervening development forming the urban expanse of Gillingham and topography:

- Grade II listed buildings at: Folly's End - 18<sup>th</sup> century house (1110310); Plank House and River Gate - 17<sup>th</sup> century house (1151937); Chantry Cottage (1172452); Little Chantry early 18<sup>th</sup> century house (1324576); The Cat Boutique, three bay 19<sup>th</sup> century shop (1110294); The Red Lion Two storey inn (1110295); Blackmore Vale House (1110304); Knapp House, late 18<sup>th</sup> century house (1110311); Chantry Ford late 18<sup>th</sup> century cottage (1110332); Mill House - late 18<sup>th</sup> century (1110333); the Town Bridge c. 1800 (1110335); The Phoenix Hotel - late 18<sup>th</sup> century (1110337); Bridge carrying Wyke Street over the River Stour (1305014); the Premises of Senior and Goodwin (1305090); the Premises of Natural Harvest and Rutter and Rutter (1324569); Lodden Bridge Farmhouse, which is

early to mid 19<sup>th</sup> century in date (1324573); The Laurels - House of the early 19<sup>th</sup> century (1324571); an early 19<sup>th</sup> century single storey building known as the Lock-up (1324574); and a War Memorial in the form of a Dorset medieval market cross, dating to c. 1920 (1110296); and

- Gillingham Town and The Wyke Conservation Areas.

The following designated assets located to the south of the application site are not considered to be adversely affected by the proposed development, as the application site is distant, and views towards it are impeded by topography, mature hedges and tree lines in north views towards it:

- Gillingham Park boundary bank Scheduled Monument (1002382);
- Grade II listed buildings at: High Grove Farmhouse, which dates from 1620 (1305738); and Waterloo Farmhouse, which is of early 19<sup>th</sup> century date (1110307).

Overall, these heritage assets are quite distant from the application site boundary, and the proposed development would not act to alter the outlook from, the setting of, or the overall heritage significance of any of these identified designated heritage assets. The assets to the north are completely screened from the proposed development by intervening settlement and topography. To the south, the assets are completely obscured by intervening tree lines, hedge rows and the natural topography of the landscape. The application site is not considered to form part of or contribute to the settings or significance of any these assets, and therefore, the scheme will result in no change to the setting or context of these assets and are not discussed further.

## 10.3 Affected Heritage Assets

Two Grade II Listed Buildings, one Scheduled Monument and two groups of non-designated historic buildings were found to have settings that will be impacted upon by the development proposal. In each case, due to the varying sensitivity of their settings, the development proposals will result in some degree of negative impact upon the settings of these assets.

### 10.3.1 King's Court Palace moated site Scheduled Monument

King's Court Palace moated site is a Scheduled Monument (1017276 and MDO4497) that comprises the earthwork remains of a fortified royal hunting lodge, established in the year 1199 and extensively altered in 1249-50. The surviving remains are defined by an earthwork ditch, internal bank and partial external bank, and its setting has changed through time, from one associated with the royal forest, to the gradual deforestation and enclosure rural landscape, and finally the gradual expansion of Gillingham's urban fringes. The monument has a historic connection to Gillingham deer park, which is now characterised by enclosed

pasture land and includes much of the eastern section of the application site itself, to the east of Shaftsbury Road. The earthwork remains of the moated site are located in an area of grazed pasture land, which forms its immediate context and forms a continuation of the pasture fields to the south: the open space also allows the scale and form of the earthworks to be appreciated. The immediate setting makes a positive contribution to the significance of the moated site.

Views to the north of the monument are characterised by a tree line running along the southern edge of the train line and railway embankment, which help to screen views onwards the urban expanse of Gillingham further north. There are similar views to the west of the monument, with vegetation and green space helping to balance the detracting views towards modern development. Views to the north and west make a neutral contribution to the setting of the monument. The eastern part of the application site is located to the south of the asset. Open, uninterrupted views to the east towards Kingscourt Wood form an important positive and historic view from the moated site (plate 2), as do views to the south over rolling pasture fields, including areas of the application site. Elements of the application site itself are visible to the south/ south-east of the monument, although larger parts of the application site are obscured from view (plate 3). Generally, the application site makes a positive contribution to the setting of the asset, but is considered to be of lesser importance to the appreciation of the site than its immediate setting, or the long uninterrupted views to the east (Kingscourt Wood). The larger portion of the application site is screened by tree lines to the south and encroaching development to the west/ south-west. However, the wider study area including the eastern part of the application site formed Gillingham deer park, and so there is an important functional and historic connection between the asset and the application site.





**Plate 1: King's Court Palace moated site, looking northeast.**

King's Court Palace moated site is of considerable historic and evidential value, and is considered to be of **high** heritage value; the current, immediate setting of the monument, as well as long views to the east, make a **high** contribution to the heritage significance. The extensive area of the former deerpark also contributes to the historic and evidential value of the asset.

The north-eastern corner of the application site falls to the immediate south of the scheduled monument. The masterplan has included opportunities to create an appropriate buffer to the Kings Court Palace scheduled monument: this is likely to include landscaped public open space and community space, such as allotments or orchards. Additionally, provision has been made to include new planting intended to complement the existing vegetation and historic field boundaries in recognition of the application sites location within the former deer park. The scheduled monument currently enjoys open views towards the northern extent of the application site, but views to the larger part of the site are obscured by tree lines to the south and encroaching development to the west/ south-west. However, the development proposals across the site may still result in negative changes to the setting of the asset, including visible urbanisation of presently open land which is likely to be discernible in both changes to the immediate skyline and

increased light spill. Additionally, the proposed development scheme would result in the urbanisation of a large section of the former deer park, and loss of part of the historic context of the scheduled asset.

Therefore, the proposed development is considered likely to result in a discernible negative change to the wider setting and historic/ functional context of the Scheduled Monument, as well as the partial loss of open space forming the deerpark, which strongly contributes to the context of the asset (functionally and historically). However, the proposals will not diminish the ability to appreciate the asset in its current immediate setting, and will not act to interfere or diminish important views towards Kings Court Wood to the east. The provision of open space within the northern part of the application site will also assist in reducing the visual impact of development to the south. Depending on the finalised design of development within the northern part of the application site, including heights and densities, it is anticipated that the proposed development will result in a **slight negative** impact upon the setting and significance of the scheduled monument. This will result in an unmitigated **intermediate-minor adverse** significance of effect.



**Plate 2: view from the eastern side of King's Court Palace moated site, looking east towards King's Court Wood. This important view will not be impacted upon by the proposed development.**





**Plate 3: view from within King's Court Palace moated site, looking south and southeast. The approximate northernmost area of the proposed development is marked (development north of this will be open green space/ community green space).**

### 10.3.2 Park Farmhouse Grade II listed building

Park Farmhouse (1172639 and MDO22169) is an early 19<sup>th</sup> century farmhouse with rubble walls and a hipped, slated roof. The central and right hand rendered stacks with moulded caps. Historically, the farmhouse sat at the eastern edge of a large enclosed yard formed by long ranges, with further agricultural buildings to the rear (east) and south, a large orchard to the east, and pond and trees to the front (west) of the yard. The range was entered from the west, off the main road. The farm was historically associated with the eastern part of the application site, with early historic mapping indicating that much of the land forming the application site was associated with Park Farm and the farmhouse (plate 4).



**Extract from the 25" Ordnance Survey 1<sup>st</sup> edition (published 1887, Sheet Dorset III.8) illustrating Park Farmhouse and its historic farmyard, ranges and ancillary buildings. The orchard has now been largely lost to the business park. The western edge of the application site is approximately marked.**

The historic elements of the farmyard are now largely lost, and the farmhouse and one remaining barn have been converted into office space, forming part of the Kingsmead Business Park. There is an attached L-shaped converted redbrick barn located to the southeast side of the farmhouse, with a further modern redbrick range on the northwest side, which has been designed to reflect the agricultural barn on the opposite side of the farmhouse. The industrial development has also acted to isolate the farmhouse from its historic farmland. The orchard and ancillary buildings to the east of the farmhouse have all been lost and are now occupied by industrial premises.





**Plate 4: Park Farmhouse and converted historic redbrick barn, facing east from the entrance to the business park.**

Park Farmhouse and its associated barn building (presumed to be curtilage) are of some aesthetic, evidential and historic value. Overall, the asset is considered to be of **high** heritage value.

To the front of the farmhouse, there is a low redbrick wall which separates the small front yard from a surface carpark to the west. There are a number of pre-fabricated industrial units to the rear (east) of the farmhouse, including a number which surround a small open area of grass immediately behind the farmhouse, at its eastern/ rear elevation. The historic setting of the listed farmhouse has been lost, and the setting is now defined by elements of the business park, which make an overall negative contribution to the significance of the asset. The converted barn and redbrick wall make a positive contribution to the significance of the farmhouse as they contribute to its historic and evidential value, as well as providing some small historic context to the farmhouse. While the surface car park itself makes a negative contribution, it does afford some openness and allows the front elevation of the farmhouse and original barn to be viewed and appreciated from the northwest, west and southwest, which makes a positive contribution and therefore balances the negative elements of the car park. Interviewing development make

uninterrupted long views to the surrounding rural landscape near impossible; however, views from the upper level of the building are likely to include views towards the west and over the central part of the application site at Ham Farm, which is characterised by agricultural land and tree lines. The current, immediate setting of the building, makes a **low** contribution to the heritage significance



**Plate 5: Park Farmhouse – view along the south-east elevation of the converted historic redbrick barn, facing southwest and facing towards the central part of the application site at Ham Farm (field just visible to left of the camper van).**

The eastern part of the application site is located to the east and north of the listed building. There are no direct views towards the application site from the front elevation of the main building, and views east towards the application site from the upper levels of the farmhouse are hindered by the industrial development to the rear of the building. However, the development proposals will result in the loss of pasture land in the immediate vicinity of the listed farmhouse, including land historically associated with the farm: the urbanisation of the presently rural land forming the application site would act to diminish the remaining historic context between the farmhouse and its historic holdings. The scheme is therefore only considered to result in a minor change (**slight negative impact**) to the setting and heritage significance of the building, and this will result in an unmitigated **intermediate-minor** significance of effect.

### 10.3.3 Madjestone Farm House Grade II listed building

Madjestone Farm House (1110299 and MDO22173) is an early 19<sup>th</sup> century farmhouse with a probable late 18<sup>th</sup> century rear wing, constructed of rubble and ashlar with a hipped slate roof. It is three storeys in height, and the porch is ashlar and rests on Roman Doric columns. To the east of the farmhouse is another building of Victorian appearance, which seems to have originated as a pair or more of cottages, while there are a number of historic barns and other agricultural ranges to the east, north and west of the main building. Historic mapping indicates that the group of buildings formed a single ownership, and these buildings are considered to be curtilage listed. Now divided into separate residences, there are a number of enclosed private gardens to the rear (north) and a public byway runs along the eastern elevation of Madjestone Farmhouse and the length of its fenced garden, as far as the River Lodden, before crossing into the fields running to Brickfield Business Park. The group of buildings, as well as boundary walls, form a pleasant group of structures, several of which are of high quality design.



**Plate 6: Madjestone Farmhouse (large farmhouse on left with hipped slate roof), along with a row of former cottages and historic redbrick barn.**

The principal setting of the buildings is formed by their grouping along the lane, and views to the south, which are primarily characterised by uninterrupted pasture land, and make a positive contribution to the significance of the assets. There are also historic ranges to the rear of the farmhouse, as well as its long



private garden, which runs towards the river: these features provide historic context, reflecting the cottages and agricultural buildings historically associated with the property, as well as providing a grand, open outlook to the rear. Immediately to the south of the main farmhouse, a walled plot of land faced north onto the lane, and is accompanied by a stone lean-to; this feature appears on historic maps and provides further historic context, as it presumably functioned as a walled garden or orchard in the past. Again, these elements make a positive contribution to the significance of the assets.

The western portion of the application site is just visible from the front of the properties, in views along the lane to the east. The application site historically formed the much wider farmland setting surrounding Madjestone and provides undeveloped views to the east, further contributing to the sense of openness enjoyed at Madjestone; therefore, the Newhouse area of the application site in particular is considered to make a small positive contribution to the significance of the assets. However the views into the application site are arguably incidental and views to the south are of key significance.

Madjestone Farm House and its associated curtilage buildings are of **high** heritage value and high aesthetic, historic and evidential value; the current, immediate setting of the buildings, as well as long views to the south, make a **high** contribution to the heritage significance. There are views towards the application site from the front elevations of the main buildings, facing east, and generally the New House area of the application site contributes to the sense of open farmland in the wider surroundings. The development proposals may result in some slight negative changes, in particular by introducing light spill and changes the skyline in views along the lane, to the east, and generally changing the character of the area from rural to semi-rural in nature. However, views to the east are of lesser importance than views to the south, and the scheme is only considered to result in a minor change (**negligible negative impact**) to the wider setting of the buildings. This will result in an unmitigated **neutral** significance of effect.

### 10.3.4 Newhouse Farmhouse and associated buildings

Newhouse Farm is located along Cole Street Lane, close to its junction with the B3081. The farm is recorded on the East Stour tithe map (1841), with the main farmhouse located to the south of two longer ranges of buildings, presumably agricultural barns. By the time of the 1<sup>st</sup> and 2<sup>nd</sup> Ordnance Survey maps of the area (Dorset Sheet III published 1886 and 1902 respectively), further buildings had been erected, forming an open yard with the main farmhouse at the southeast corner. The main farmhouse is of redbrick construction and of Victorian character, with a number of redbrick extensions to the rear (north), and sits in a private gated garden: the farmhouse faces to the south and away from the application site. There are a series of stone built barns backing onto Cole Street Lane, which are historic in appearance and form, corresponding with buildings visible on the Tithe map, and are roofed, in corrugated sheet metal.

Newhouse farmhouse and the historic barns are considered to form a non-designated heritage asset of modest aesthetic, historic and evidential value.



**Plate 7: Newhouse Farm – view facing east along Cole Street Lane at the entrance to the farmyard at Newhouse Farm, with stone built barns backing onto the lane. The application site runs from the hedge line in the left of the frame. The farmhouse chimney can just be seen above the barn roofline.**

The southern portion of the application site backs directly onto Cole Street Lane, opposite Newhouse Farm, and while there is an established hedge line along the southern boundary of the application site here, the application site is in close proximity to the farm. Historically, Newhouse Farm was associated with land to the south of the application site, and the farmhouse faces to the south and away from the application site. The principal setting of the buildings is formed by their grouping, and views to the south, which are primarily characterised by uninterrupted pasture land, and make a positive contribution to the significance of the assets. The application site historically formed the wider farmland setting surrounding the farm and contributes to the sense of rural space and openness; therefore, the Newhouse area of the application site in particular is considered to make a positive contribution to the significance of the assets. However the views into the application site are arguably incidental and views to the south are of key significance.

As non-designated heritage assets of modest aesthetic, historic and evidential interest, Newhouse Farm are of **low** heritage value and the current, immediate setting of the buildings, as well as views to the south, make a **medium** contribution to the heritage significance. Generally the New House area of the application site contributes positively to the rural setting and sense of open farmland in the wider surroundings. The development proposals may result in negative changes, in particular by acting to overshadow and isolate the farm due to the potential proximity of development, and by introducing light spill and changes the skyline in views along the lane, and potentially from views out of the farmyard and garden. The proposals will also change the character of the area from rural to semi-rural in nature. While views to the application site are of lesser importance than views to the south, the potential proximity of the scheme could be substantially intrusive into the setting and context of the asset; therefore the scheme is considered to result in up to a **moderate negative** impact, resulting in an unmitigated **minor adverse** significance of effect.

### 10.3.5 Cole Street Farmhouse

Cole Street Farmhouse and Farm is located along the northern side Cole Street Lane, and is separated from the application site by a small stream to the north, and a field and area of rough ground, seemingly used as a builder's yard, to the west. The farm is recorded on the East Stour tithe map (1841), with the main farmhouse located within the southwest of a triangular plot, accompanied by two rectangular buildings to the east and west. By the time of the 1<sup>st</sup> and 2<sup>nd</sup> Ordnance Survey maps of the area (Dorset Sheet III published 1886 and 1902 respectively), further buildings had been erected, including a longer range of buildings, presumably agricultural barns to the north of the farmhouse, and three further ranges to the east, with the buildings using the available space to form an irregular shaped enclosed area. By the 1<sup>st</sup> edition, the farmhouse also seems to have been expanded to the south with the addition of a porch and possibly buttresses. The main farmhouse is of stone construction, and faces to the south and away from the application site, separated from the lane by a low stone wall. The various barns to the rear (north) of the farmhouse appear to have been converted to a range of residential and office spaces, with some historic elements still visible. Cole Street farmhouse is considered to form a non-designated heritage asset of moderate aesthetic, historic and evidential value.

The southern portion of the application site backs directly onto Cole Street Lane, enveloping Cole Street Farm, and while there is an established hedge line along the stream and southern boundary of the application site here, the application site is in close proximity to the farm. The principal setting of the buildings is formed by their grouping, which reflects the historic footprint of the farm and positively contributes to the significance of the farmhouse. Presently, the hedgerow along the lane disrupts views into the surrounding arable land to the south from the farmhouse, but higher ground further to the south can be seen forming the skyline. It is anticipated that from the upper level of the farmhouse, views to the south would be primarily characterised by rolling uninterrupted pasture land. Views to the south make a small

positive contribution to the significance of the assets. The application site historically formed the wider farmland setting surrounding the farm and contributes to the sense of openness to the rear (north) of the farm; therefore, the Newhouse and Ham Farm areas of the application site in particular is considered to make a small positive contribution to the significance of the assets. However the views into the application site are only achieved from within the yard and between the extant buildings, and these views are arguably incidental.



**Plate 8: Cole Street Farmhouse facing west along Cole Street. The application site and ranges associated with the farmhouse are located to the rear of the farmhouse.**

As non-designated heritage assets of moderate aesthetic, historic and evidential interest, Cole Street Farmhouse is of **low** heritage value and the current, immediate setting of the buildings make a **medium** contribution to the heritage significance. Generally the New House and Ham Farm areas of the application site contribute to the sense of open farmland in the wider surroundings. The development proposals may result in negative changes, in particular by acting to overshadow the farm due to the potential proximity of development, and by introducing light spill and changes the skyline in views out of the farmyard. The proposals will also essentially change the land to the north from rural to semi-rural in character. The potential proximity of the scheme could intrude into the setting and context of the asset; therefore, the



scheme is considered to result in up to a **moderate negative** impact, result in an unmitigated **minor adverse** significance of effect.

## 11. Mitigation Recommendations and Conclusions

### 11.1.1 Archaeological Remains

The evidence collated during the desk-based assessment does not indicate that the proposed development area or its immediate surrounds had been a significant focus of settlement until the modern era. Some tentative evidence of later prehistoric settlement, comprising poorly defined gullies and pits, has been identified in the course of an earlier evaluation near the Park Farm area (HER MDO21919 & EDO5356). The same evaluation also encountered a stone-covered bank with an accompanying ditch. This was proposed to be evidence for the continuation of the Gillingham Deer Park pale.

The evidence from the wider study area strongly indicates multi-period activity at the confluence of the Rivers Lodden, Stour and Shreen in the historic core of Gillingham itself, away from the application site and beyond the course of the present railway. Where evidence is present, this indicates that the proposed development area has functioned as meadowland and pasture. The data from the geophysical survey broadly supports this impression, identifying only occasional anomalies suggestive of field boundaries and drainage within the study area, in addition to clay pits recorded in early mapping. The survey has however identified a small complex of sub-square and linear anomalies in the Newhouse Farm area, in addition to an arcing boundary that may reflect the former course of the Gillingham Deer Park pale. The enclosure complex is characteristically later prehistoric in form, and is considered likely to be of regional (**medium**) heritage value, depending on the extent, preservation and character of the remains. If the arching boundary identified in F18 during the course of the geophysical survey does prove to be a continuation of the park pale, the feature would likely be of regional (**medium**) heritage value, and would contribute to the context and history of the wider deer park. In the locations where complex geophysical anomalies have been identified, there is a high potential for previously unrecorded archaeological remains of local to regional significance to be present (**low** to **medium** heritage value). In the remainder of the site, there is a low potential for previously recorded archaeological remains of local to regional significance to be present (**low** to **medium** heritage value).

Initial consultation has been undertaken with the Dorset County Council Senior Archaeologist, Steve Wallis, to determine the requirement for further investigations within the application site. Evaluation trenching will be required in parts of the site where geophysical survey have identified archaeological potential, in order to better establish the character, extent and significance of the remains present. As the potential for previously unrecorded archaeological remains in the remainder of the site cannot be entirely ruled out at this stage, a programme of archaeological evaluation trenching will be requested post-determination, in

order to ascertain the presence and absence of archaeological remains within the application site. Depending on the results of any programme of evaluation trenching, further archaeological mitigation may be required post-consent; further mitigation could range from preserving archaeological remains in situ, a targeted strip, map and record condition to, potentially, archaeological monitoring during construction groundworks. A range of mitigation options may be required across the application site.

Any further archaeological work should be undertaken in accordance with the standards and guidance from the Chartered Institute for Archaeologists and a Written Scheme of Investigation agreed in advance with the Dorset County Council. It is considered that a secured programme of archaeological investigation, recording and publication would satisfy the NPPF (2012) requirement for the significance of heritage assets to be lost (wholly or in part) to be recorded in a manner proportionate their importance and the impact, and to make this publicly accessible (para. 141). Assuming appropriate archaeological mitigation is secured, the proposal is also considered to comply with local policy.

### **11.1.2 Built Heritage Settings**

An assessment of the settings of heritage assets within and in immediate proximity to the study area identified Two Grade II Listed Buildings, one Scheduled Monument and two groups of non-designated historic buildings that will potentially be impacted upon by the development proposal. In each case, due to the varying sensitivity of their settings, the development proposals will result in some degree of negative impact upon the settings of these assets.

At King's Court Palace, moated site (Scheduled Monument 1017276), the earthwork remains were found to have a historic connection to Gillingham deer park, now characterised by enclosed pasture, and includes much of the eastern section of the application site. While the proposed scheme would not impact upon the immediate setting of the moated site, or the important, open, uninterrupted views to the east towards Kingscourt Wood, the scheme does have the potential to impact upon views to the south over rolling pasture fields, which make a small positive contribution to the setting of the asset. The scheme would also result in the urbanisation of a portion of the deer park. It is noted that the larger portion of the application site is screened by tree lines to the south. However, the development proposals may still result in negative changes to the immediate skyline and cause increased light spill from the housing scheme. Although good design is not considered to be mitigation (Historic England, 2008, p.47), this is considered the only means to minimise the negative impacts upon the setting of the heritage asset. It is expected that the impact of the proposed scheme upon the setting of King's Court Palace can be reduced from slight negative through design measures, including the development layout, development design and the provision of adequate planting/ screening. The commitment for provision of green open space within the northern portion of the application site would also act to reduce the negative impacts of the scheme.

At Park Farmhouse (Listed Building 1172639) little survives of the historic elements of the farmyard, with the farmhouse and one remaining barn converted into office space, forming part of the Kingsmead Business Park. The historic setting of the listed farmhouse has been lost: however, the application site has a historical connection to the farm. Overall, the development proposals may result in negligible negative changes to the significance of the farmhouse, in particular by diminishing the historic context of the farm buildings through the loss of its historic farmland. No mitigation measures are considered necessary.

On balance, the proposed development is considered to result in '**less than substantial harm**' to the significance of both King's Court Palace Moated Site Scheduled Monument and Park Farmhouse Grade II Listed Building in NPPF terms. The level of harm is considered to be in the low-range of 'less than substantial harm' in both cases. Great weight should be given to the conservation of designated heritage assets, and as such, justification will be required for this level of harm under para. 132 of the NPPF. In addition, para. 134 of the NPPF requires that this 'less than substantial harm' should be weighed against the public benefits of the proposal.

Madjestone Farm House (Listed Building 1110299) forms a group with the historic row of cottages, barns and other agricultural ranges to the east, north and west of the main building. The group of buildings, as well as boundary walls, form a pleasant group of structures, several of which are of high quality design. The principal setting of the buildings is formed by their grouping along the lane, and views to the south, the historic ranges to the rear, the long private garden, and the former walled garden or orchard all make a positive contribution to the significance of the assets. The western portion of the application site is just visible from the front of the properties, in views along the lane to the east and provides undeveloped views, contributing to the sense of openness. The Newhouse area of the application site is considered to make a small positive contribution to the significance of the assets. However, views into the application site are arguably incidental and not of key significance. The scheme is only considered to result in a minor change (negligible negative impact) to the wider setting of the buildings. No mitigation measures are considered necessary. On balance, the proposals are not even considered to amount to less than substantial harm to the setting and significance of Madjestone Farm House in NPPF terms.

Newhouse Farm and Cole Street Farmhouse are located along Cole Street Lane. Both farms appear on the East Stour tithe map (1841). Newhouse farmhouse and its associated stone built historic barns are considered to form a non-designated heritage asset. Likewise, Cole Street farmhouse is considered to form a non-designated heritage asset.

At Newhouse Farm, the farmhouse faces to the south and away from the application site. However the application site historically formed the wider farmland setting surrounding the farm and contributes to the sense of openness. At Cole Street Farmhouse the main farmhouse is of stone construction, and faces to the





south and away from the application site. The farmhouse itself is located within the southwest of a triangular plot, accompanied by longer range of buildings, presumably agricultural barns, forming an irregular shaped enclosed area.

Generally the Newhouse and Ham Farm areas of the application site contribute to the sense of open farmland in the wider surroundings of these non-designated heritage assets. The development proposals may result in negative changes, in particular by acting to overshadow the farms due to the potential proximity of development, and by introducing light spill and changes the skyline in views out of the farmyards. The potential proximity of the scheme could intrude into the setting and context of the assets. Although good design is not considered to be mitigation (Historic England, 2008, p.47), this is considered the only means to minimise the negative impacts upon the setting of the heritage assets. It is expected that the impact of the proposed scheme upon the setting of Newhouse and Cole Street Farms can be reduced from moderate negative through design measures, including the development layout, development design and the provision of adequate planting/ screening. Assuming that appropriate detailed development design and landscaping are secured, the overall magnitude of impacts could be reduced from moderate negative to slight negative.

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### **Historic Mapping**

- Christopher Saxton – Dorset, 1575.
- John Speed - Dorset, 1610.
- Map of Gillingham Forest, 1624 (D1366)
- Joan Blaeu – Dorcestria, 1646
- Map of Gillingham Forest 1663 (D1076/1)
- Anonymous – Dorset Shire 2, 1765
- Ordnance Survey – Shaftesbury, 1808 (OSD58)
- The Ordnance Survey First Series (Sheet 18), 1811
- Gillingham Tithe Map, 1841 (T/GIL)
- East Stower Tithe Map, 1841 (T/EST)
- The Ordnance Survey First Edition map (scale twenty-five inches to one-mile), surveyed c. 1886 (Dorset Sheets III.8, III,12 & IV.5)
- The Ordnance Survey Revised New Edition map (scale one inch to one mile), revised c. 1898 (Sheet 297)
- The Ordnance Survey Second Edition map (scale twenty-five inches to one-mile), revised c. 1900 (Dorset Sheets III.8, III,12 & IV.5)
- The Ordnance Survey Third Edition map (scale six inches to one-mile), revised c. 1927-1938 (Dorset Sheets III.NE, III.SE & IV.NW)



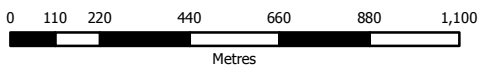
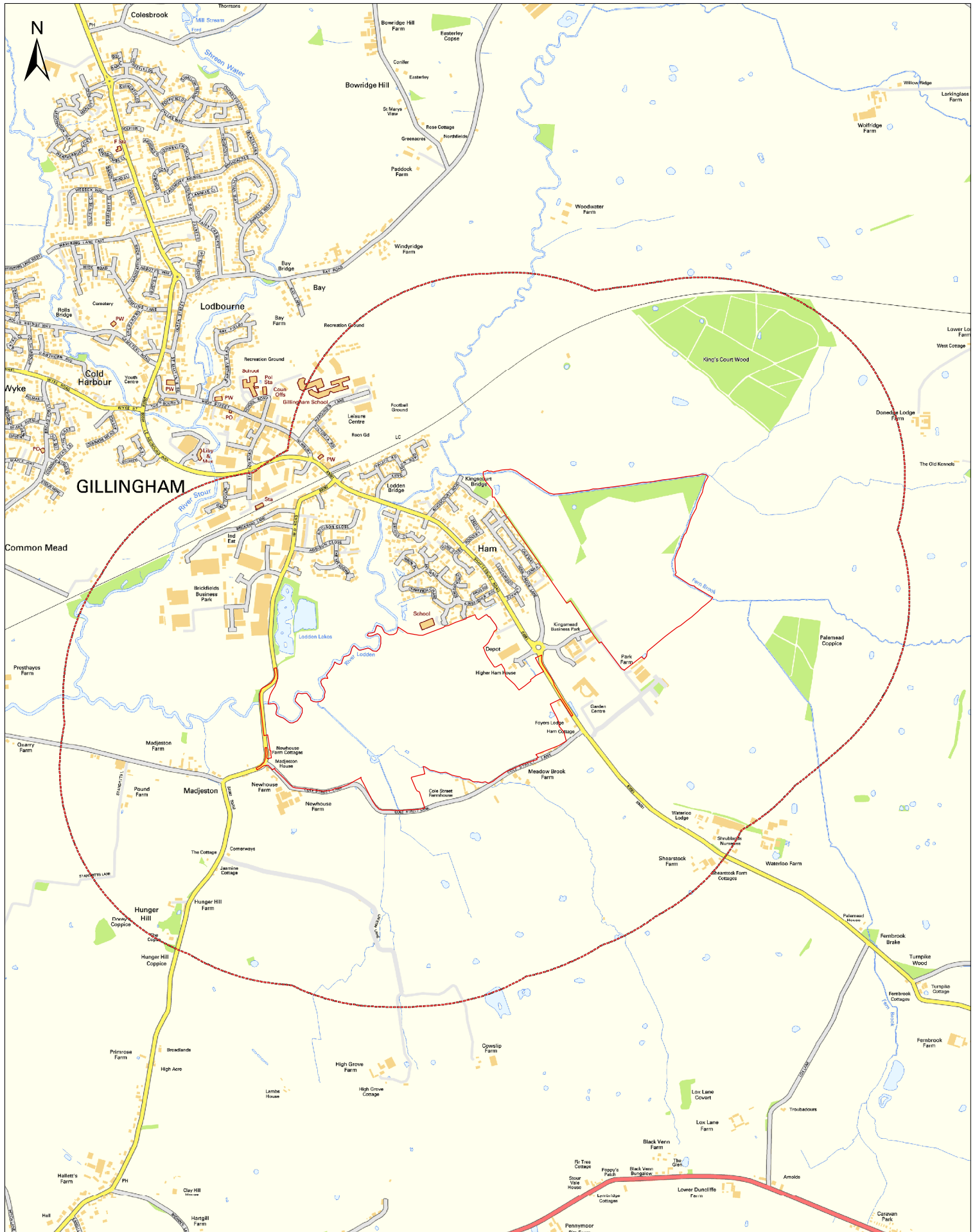
- The Ordnance Survey Seventh Edition map (scale one inch to one mile), published c. 1959 (Sheet 166)



## **Appendices**



## **Appendix A – Site Location Plan and Proposed Layout**



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Client: **South Gillingham Consortium**

Project: **Gillingham Southern Extension**

ATS Created: **XX** Checked: **April 2017** V1 Version:

Title:

Site Location Plan

Office: **4154** Project No: **A055606-2** Figure No: **1**





## **Appendix B – Assessment Methodology**

## Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

### Value

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s) Assets that form an important resource within the community, for educational or

Value	Examples
	recreational purposes.
Low	<p>Undesignated assets of local importance</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association</p> <p>Historic landscapes and townscape with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.</p> <p>Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.</p>
Negligible	<p>Assets with very little or no surviving cultural heritage interest.</p> <p>Buildings of no architectural or historical note.</p> <p>Landscape and townscape that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.</p>

## Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological or historical value. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical Criteria Descriptors
Substantial	<p>Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative)</p> <p>The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)</p>
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss

Magnitude of Impact	Typical Criteria Descriptors
	<p>of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative)</p> <p>Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. (Positive)</p>
Slight	<p>Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative)</p> <p>Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)</p>
Negligible / No Change	<p>Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative).</p> <p>Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).</p>

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

During the assessment any embedded mitigation has been considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described herein will be stated before and after additional mitigation has been taken into consideration.

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.

- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

For the purposes of this Heritage Statement, substantial negative impacts are considered to amount to 'substantial harm' in National Planning Policy Framework (NPPF) terms. Moderate negative impacts are considered to amount to 'less than substantial harm' in NPPF terms. Slight negative impacts are considered to amount to minimal harm, while negligible/no change is not considered to amount to any harm at all.

For the purposes of this Heritage Statement, negative impacts that are moderate in magnitude or greater indicate that the special architectural or historic interest of listed buildings or their settings and/or the character or appearance of conservation areas would not be preserved in terms of section 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

## Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

Significance of Effects	Magnitude of Impact			
Cultural Heritage Value	Substantial	Moderate	Slight	Negligible / no Change
Very High	Major	Major – Intermediate	Intermediate	Minor
High	Major – Intermediate	Intermediate	Intermediate – Minor	Neutral
Medium	Intermediate	Intermediate – Minor	Minor	Neutral
Low	Intermediate – Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor-Neutral	Minor-Neutral	Neutral	Neutral

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration. The significance



of effect is considered both before and after additional mitigation measures proposed have been taken into account.



## **Appendix C – Site Photographs**





**Photograph one: view of the northeast field in the Park Farm area, looking east.**



**Photograph two: view of hedgerow in the Park Farm area, showing raised bank, looking east.**



**Photograph three: view of King's Court Palace moated site in the distance from Park Farm, northwest field, with Eliza Silverthorne's former brickworks to the left of the shot, looking northwest.**





**Photograph four: view of depression immediately east of Eliza Silverthorne's brickworks, looking northeast.**



**Photograph five: view of Park Farm amid later developments associated with Kingsmead Business Park, looking southeast.**



**Photograph six: view of southeast field of Ham Farm, looking north.**





**Photograph seven: more evidence of hedgerows, this time from the central northern field of the Ham Farm area, looking south.**





**Photograph eight: slight undulations immediately north of Meadow Brook Farm, looking northeast.**



**Photograph nine: view of linear feature cutting across river peninsula in Ham Farm next to the River Lodden, looking west.**



**Photograph ten: raised platform near the northern boundary of Ham Farm, looking northeast.**





**Photograph eleven: view of southeast field of Newhouse Farm, looking south.**