

LAND AT

---

# GILLINGHAM

---

DORSET

---

## NEWHOUSE FARM AND HAM FARM



Archaeological Desk-Based Assessment, Setting Assessment &  
Geophysical Survey  
November 2017



Land at Gillingham, Dorset:  
Newhouse Farm and Ham Farm  
Archaeological Desk-Based Assessment, Setting  
Assessment & Geophysical Survey  
A106312

Welbeck Land  
Prepared on behalf of WYG Group Limited  
November 2017



90 Victoria Street, Bristol, United Kingdom, BS1 6DP  
Tel: +44 (0)117 925 4393 Fax: +44 (0)117 925 4239  
Email: [tudor.skinner@wyg.com](mailto:tudor.skinner@wyg.com) Website: [www.wyg.com](http://www.wyg.com)

WYG Environment Planning Transport Limited. Registered in England & Wales Number: 03050297  
Registered Office: Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ



## Document control

Document:	Archaeological Desk Based Assessment, Setting Assessment & Geophysical Survey
Project:	Gillingham Southern Extension, Gillingham, Dorset
Client:	Welbeck Land
Job Number:	A106312
File Origin:	

Revision:	Draft		
Date:	November 2017		
Prepared by: Martin Brown, Principal Archaeologist    Dr Rebecca Enlander, Senior Archaeologist 	Checked by: Alex Godden, Senior Archaeologist  	Approved By: Simon McCudden, Associate Director  	

Revision:			
Date:			
Prepared by:	Checked by:	Approved By:	
Description of revision:			

Revision:			
Date:			
Prepared by:	Checked by:	Approved By:	
Description of revision:			

## Contents

1. Introduction .....	4
1.1 Aim and Objectives .....	4
2. Site Location and Conditions.....	5
3. Methodology .....	6
3.1 Sources Consulted .....	7
4. Planning Policy Context.....	9
4.1 National Legislation and Guidance .....	9
4.1.1 Ancient Monuments and Archaeological Areas Act 1979.....	9
4.1.2 Planning (Listed Buildings and Conservation Areas) Act, 1990.....	9
4.1.3 National Planning Policy Framework 2012.....	9
4.1.4 Hedgerow Regulations 1997 .....	10
4.2 Local Policy and Guidance.....	11
4.2.1 North Dorset Local Plan Part 1 (LP1) .....	11
4.2.2 Gillingham Neighbourhood Plan (Draft) 2016 .....	11
5. Baseline Data .....	13
5.1 Designated Sites .....	13
5.2 Archaeological and Historic Background .....	14
5.2.1 Archaeological Background and Non-Designated Heritage Assets .....	14
5.2.2 Prehistoric (to 43 AD).....	15
5.2.3 Romano-British (AD43 to AD410).....	17
5.2.4 Early medieval/Anglo-Saxon (410 to 1066 AD).....	18
5.2.5 Medieval (1066-1540 AD) .....	19
5.2.6 Post-medieval (1540-1750 AD), Industrial (1750-1900 AD) and Modern (1900- present) .....	22
6. Landscape Characterisation .....	23



6.1 Historic Landscape Characterisation.....	23
6.2 LiDAR data.....	23
6.3 Aerial Photographs .....	24
7. Geophysical Survey.....	25
7.1 Area one: Lodden Lakes – now outside the application area .....	26
7.2 Area two: Newhouse Farm.....	26
7.3 Area three: Ham Farm.....	27
7.4 Area four: Park Farm – Not included in this application .....	27
8. Historic Mapping Survey .....	27
9. Site Walkover Survey .....	35
10. Setting Assessment.....	37
10.1 Designated Heritage Asset Settings .....	37
10.2 Designated Heritage Assets with No Setting Effects .....	38
10.3 Affected Heritage Assets .....	39
10.3.1 Park Farmhouse Grade II listed building .....	39
10.3.2 Madjestone Farm House Grade II listed building .....	42
10.3.3 Newhouse Farmhouse and associated buildings .....	43
10.3.4 Cole Street Farmhouse .....	45
11. Mitigation Recommendations and Conclusions.....	46
11.1.1 Archaeological Remains .....	46
11.1.2 Built Heritage Settings .....	47
Appendices .....	1

## 1. Introduction

This Archaeological Desk Based Assessment has been prepared by Martin Brown, Principal Archaeologist, and Dr Rebecca Aroon Enlander, Senior Archaeologist, WYG, on behalf of Welbeck Land, in support of planning applications being submitted in respect of the Gillingham Southern Extension. The development proposals are for a mixed scheme comprising residential and employment areas, 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 River Lodden and the course of Cole Street Lane, extending to New Road to the west and Shaftesbury Road and Park Farm to the east. 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 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 northern boundary. The application site area is approximately 53 hectares. A site location plan can be seen in Appendix A.

There is extensive agricultural land to the south and west of the site. There is mixed suburban and industrial development bordering the eastern part of the northern edge of the site, as well as to the east, including a depot and Higher Ham Farm to the west of the Shaftesbury Road and Kingsmead Business Park and a garden centre on the eastern side. 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 partially 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 run along the rear boundaries of Cole Street Farmhouses and Ham Cottage, before running northwards along Shaftesbury Road (B3081). The site boundary turns west and then north to respect the southern and western boundaries of Higher Ham House and the depot and a number of residential properties fronting onto Shaftesbury Road. The northern boundary runs south of the school before following the southern boundary of the River Lodden to New Road.

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 last 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 and Dr Rebecca Enlander 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, Scheduled Monuments or Listed buildings, Registered Battlefields or Registered Parks and Gardens within the proposed development 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 a total of 5 Listed Buildings, all Grade II, within the 750m buffer study area, none of which are within the application site.

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 tiled 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. Park Farm Farmhouse, a Grade II listed

building (LB 1172639) is located east of the site. This farmhouse, of two storeys, dates to the early 19<sup>th</sup> century, has rubble walls with a hipped, slated 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.

There are a number of recorded heritage assets within the application site boundary. The earliest known element of the archaeological record within the proposed development site 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 (MDO21919 and EDO5356). 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 overlaps with the Park Farm and Kingsmead Business Park areas of the proposed development area (MWB27854). It was in use by 1228, until 1628 when it was officially disafforested.

Further later medieval agricultural activity has been identified near Lodden Lakes, in the central part of the proposed development area. Gradiometer survey (EDO6147) followed up by trial trenching (MDO39141 and EDO6147) revealed limited evidence for later medieval or post-medieval field systems, represented by a series of shallow gullies. Extant ridge and furrow has also been identified directly south of Brickfields Business Park (MDO3868). Within the application area, it remains to note that the selfsame gradiometer survey noted the presence of a linear anomaly that could represent a light railway linking the Lodden Lake clay pits to the railway station (EDO6147).

### 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 (Green, 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 itself 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).

### 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 AD 50 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 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. At a confluence of rivers, with greater alluvial deposition, it would be unwise to assign them too secure a context.

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

The early medieval period in Dorset, in contrast to the eras that preceded and followed it, is not characterised by a substantial archaeological record of activity and occupation (Webster et al. 2007). Evidence for post-Roman activity is scarce, though some does exist. Chalk floors appear to have been overlaid on mosaics at Greyhounds Yard, Dorchester and 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. It has been suggested that Anglo-Saxon occupation of Dorset came 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 barrows. At length Anglo-Saxon influence, or more specifically 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 likely 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). 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 confluence of the rivers respectively.

### **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 later medieval period.

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 (2013, 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 was ordered 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, linked to the manor of Gillingham and encompassing Bourton, Milton, Motcombe, East Stour and West Stour. The *Inquisitio Nonarum* of the reign of Edward III places Gillingham instead within the hundred of Redlane (successor to Mere) but this more likely reflects the methodology of the inquisition than a temporary administrative shift. 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. This division of holdings, Porter reflects, bears some similarity to the division of royal and non-royal holdings witnessed in Domesday Book and so is possibly indicative of long-term administrative continuity. While Wyke falls outside the area of the proposed development, the manors of Ham and Madjeston do not, as apparent on the forest map of 1624. Broadly speaking, within the study area, the place-name Ham is associated with all the land east of New Lane, though the manner of this association is not immediately clear.

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 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. Near Lodden Lakes, gradiometer survey and trial trenching has revealed field systems either medieval or post-medieval in date, alongside a magnetic anomaly that may represent a light railway line connecting the clay pits of Lodden Lakes to the main train line.

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 portion of the site (Ham Farm, Newhouse Farm and Lodden Lakes), though some of the field boundaries potentially originate in the later medieval period, reflecting the long term use of this land for meadow. The far west of the site is characterised as a valley floor, as the ground slopes down. 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 Lodden Lakes, 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. A polygonal mound is located in the Brickfields Business Park area, south of the former site of the brickworks. This is presumably modern, and may represent either a demolished building or a consolidated dump, in either case being modern in origin. A further set of irregular earthworks are located immediately to the south of St Mary the Virgin School. These are associated with a kink in an adjacent field boundary visible in the tithe map of 1841. This suggests that the earthworks, or at least the structures associated with the earthworks, are earlier in date. 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. It should be noted that this section discusses the initial results of the survey and the full geophysical report may identify additional anomalies which may be of archaeological potential. 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-west 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. The Brickfields Business Park and Kingsmead Business Park areas were not surveyed as they are currently only considered as part of the cumulative assessment. 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 area**

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 – Now outside the application area**

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-F8). 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 is 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 River Lodden and Cole Street Lane with New Road and Shaftesbury Road forming the western and eastern boundaries. 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 both in and to the east of the study area, including the earthworks of the 'Kinges Courte' and the deer park pale, at this point still parked. However, it does not provide detail of the settlement of Gillingham itself. 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. On the west side of New Lane the area of the proposed development is divided into a number of regular enclosures, on the site of what is now Brickfields Business Park. The meadow to the south is shown as an unenclosed portion of the 'Mannor of Madgson'. 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 and its surrounds (Newhouse Farm, Ham Farm, and Brickfields Business Park, Lodden Lakes 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 indicate 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



# Land at Gillingham, Dorset: Newhouse Farm and Ham Farm Archaeological DBA, Setting Assessment & Geophysical Survey



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'.



**Excerpt from Gillingham tithe map (1841) displaying the Lodden Lakes and 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)
1056	Richard Light	Richard Light	Woollen's Mead	Meadow	4/1/34
1057	Richard Light	Richard Light	Woollen's	Meadow	4/3/4
1061	Mary Tinny	John Coombes	Innox	Meadow	6/2/26
1062	Mary Tinny	John Coombes	Parish Long Ground	Meadow	8/2/34
1065	William Coak	William Coak	House, Garden and Orchard	Garden and Orchard	1/1/12
1086	William Reed Bell	[blank]	Long Ground	Meadow	4/0/16

The relevant parcels in this area are divided between four landowners and presumably as many tenants. Two of the landowners, Richard Light and William Coak, also occupied their land. Richard Light's holdings comprised two further instance of the 'Woollens' name, both positioned at the junction with New Road and the river Lodden. Again all the parcels comprise meadow, except for William Coak's 'House, Garden and Orchard'.

## Ham Farm



**Plate 4: 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

Parcel No	Landowner	Occupier	Name and description of lands and premises	State of cultivation	Quantities in statute measures (Acres/Rods/Perches)
1047	Edward Hannam	George Bowles	Plat Orchard	Meadow	1/3/27
1048	Mary Tinny	John Coombes	Meadow	Meadow	9/3/9
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.

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 no change within the site. 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 workings are visible on this map. The third edition 6 inch map (Dorset II.NE, revised 1938) likewise shows no change within the site. 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 survey was conducted on the 17th February 2017 by Dr Tudor Skinner, who surveyed Newhouse Farm, as well Lodden Lakes and Brickfields Business Park, which were still within the proposed development framework as this time, and which are not considered further here. At the time of the visit, the weather was dry and bright with good visibility. In summary, the areas represent enclosed pasture and formerly comprised unenclosed pasture. 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 is 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.

### *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. 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, 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:

- 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 11.3, 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 11.2.

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:

- 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 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 Park Farmhouse Grade II listed building**

Park Farmhouse (1172639 and MDO22169) is located east of the proposed development. It 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 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.



**Plate 1: Park Farmhouse and converted historic redbrick barn, facing east from the entrance to the business park.**

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 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 small positive contribution to the significance of the farmhouse: while the surface car park itself makes a negative contribution, it also affords some openness and allows the front elevation of the farmhouse and original barn to be viewed from the northwest, west and southwest, which makes a positive contribution and therefore balances the negative elements of the car park. Intervening 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.



**Plate 2: 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).**

Park Farmhouse and its associated barn building (presumed to be curtilage) are of **high** heritage value; the current, immediate setting of the monument, makes a **low** contribution to the heritage significance. There are no direct views towards the application site from the front elevation of the main building, facing west, although it is noted that there are likely to be views towards the central part of the application site from the upper levels of the farmhouse. The development proposals may result in slight negative changes, in particular by introducing light spill in views to the west. The scheme is therefore only considered to result in a minor change (**negligible negative impact**) to the setting and heritage significance of the building, and this will result in an unmitigated **neutral** significance of effect.

### 10.3.2 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 3: 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 the current, immediate setting of the monument, 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 slight negative changes, in particular by introducing light spill and changes the skyline in views along the lane, to the east. 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.

### 10.3.3 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 1st and 2nd 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 is 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.



**Plate 4: 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 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, Newhouse Farm are of low heritage value and the current, immediate setting of the monument, 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 to the 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. 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.

#### **10.3.4 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 1st and 2nd 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 1st 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.

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.

As non-designated heritage assets, Cole Street Farmhouse is of low heritage value and the current, immediate setting of the monument 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 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, to the west of the site, (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. In addition, elements of later medieval field systems have been identified in the course of gradiometer survey and trial trenching in the Lodden Lakes and Brickfields Business Park areas (MDO39141, EDO5356 & MDO3868). Finally, the aforementioned gradiometer survey also identified a linear anomaly in the Lodden Lakes area that may represent a former light railway connected to the brickworks itself and visible in historic mapping. 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. 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).

Following the geophysical survey it is proposed that a programme of targeted archaeological evaluation trenching is initiated, in order to ascertain the character and extent of the more substantial geophysical anomalies identified in the survey. It would be prudent to extend trenching more widely in the application site to sample areas where no anomalies were detected, in light of the potential for significant alluvial deposition. However, as there remains little evidence for significant activity some flexibility in the sampling interval is advised. Nonetheless, it remains likely that further archaeological mitigation will be required post-consent; further mitigation could range from preserving archaeological remains in situ, a targeted strip-map and record condition and, 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.

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.

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.

To the west of the site 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 surface car park to the west of the farmhouse affords some openness and it is anticipated that 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. Overall, the development proposals may result in negligible negative changes to the significance of the farmhouse, in particular by introducing light spill in views to the west from the upper levels of the building. No mitigation measures are considered necessary.

Generally, the New House 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 negligible or slight negative.

## Bibliography

- Allen, M. (2016) 'The South', in A. Smith, M. Allen, T. Brindle and M. Fulford (eds) The Rural Settlement of Roman Britain. Society for the Promotion of Roman Studies.
- Bellamy, P. & Davey, J. (2011) Gillingham: Historic Urban Characterisation. Dorset County Council.
- DCLG (2012) National Planning Policy Framework.
- DCLG (2014) Planning Practice Guidance Conserving and Enhancing the Historic Environment.
- Gillingham Town Council (2016) Gillingham Neighbourhood Plan (Draft)
- Green, M. (2000) A Landscape Revealed: 10,000 Years on a Chalkland Farm. Tempus
- HMSO (1979) Ancient Monuments and Archaeological Areas Act.
- HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act.
- HMSO (1997) Hedgerow Regulations.
- HMSO (2011) Localism Act.
- Holbrook, N., Davenport, P., Evans, D., King, T., Leach, P. & Webster, C. (2007) 'Roman' in C.J. Webster (ed.) The Archaeology of South West England. Somerset County Council
- Hosfield, R., Straker, V., Gardiner, R., Brown, A., Davies, P., Fyfe, R., Jones, J. & Tinsley, H. (2007) 'Palaeolithic and Mesolithic' in C.J. Webster (ed.) The Archaeology of South West England. Somerset County Council
- Hutchins, J. (1868) The History and Antiquities of the County of Dorset. Volume Three
- Fitzpatrick, A., Brunning, R., Johns, C., Minnitt, S., Moore, T. and Mullin, D. (2007) 'Later Bronze Age and Iron Age' in C.J. Webster (ed.) The Archaeology of South West England. Somerset County Council
- Mills, A.D. (1989) The Place-names of Dorset Part Three. English Place Name Society
- North Dorset District Council (2003) The North Dorset District-Wide Local Plan (2003)
- North Dorset District Council (2011) North Dorset Local Plan Part 1 (LP1)
- Pollard, J., Healy, F., Griffith, F., Jones, A., Lawson, A., Lewis, J., Mercer, R., Mullin, D., Nowakowski, J., Wickstead, H. and Woodward, P. (2007) 'Neolithic and Early Bronze Age' in C.J. Webster (ed.) The Archaeology of South West England. Somerset County Council
- Porter, J. (2013). Gillingham's Royal Forest. Gillingham Museum
- Post Office Directory of Dorsetshire (1855). Kelly

- Sawyer, P.H. (1983) 'The Royal tun in Pre-Conquest England', in P. Wormald, D.A. Bullough and R. Collins (eds) *Ideal and Reality in Frankish and Anglo-Saxon Society*. Oxford, pp 273–300
- Somerset Record Society (1894) *Two cartularies of the Augustinian Priory of Bruton and the Cluniac Priory of Montacute*. Somerset Record Society
- Webster, C.J., Aston, M., Eagles, B., Evans, D., Gardner, K., Gittos, M., Gittos, B., Hall, T., Horner, B., Pearce, S., Turner, S., Williams, H. and Yorke, B. (2007) 'Early Medieval', in C.J. Webster (ed.) *The Archaeology of South West England*. Somerset County Council

## **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)



# Land at Gillingham, Dorset: Newhouse Farm and Ham Farm Archaeological DBA, Setting Assessment & Geophysical Survey



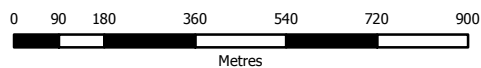
- The Ordnance Survey Seventh Edition map (scale one inch to one mile), published c. 1959 (Sheet 166)



## **Appendices**



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



Arndale Court  
 Headingley  
 Leeds  
 LS6 2UJ  
 TEL: +44 (0)113 2787111  
 FAX: +44 (0)113 2750623  
 e-mail: enviro@wyg.com



Contains Ordnance Survey data © Crown Copyright  
 and database right 2017. All rights reserved.

Sheet Size: **A4** Scale of Original: **1:14,988**

Client: **Welbeck Land**

Project: **Land south of Gillingham**

<b>ATS</b> Created:	<b>MB</b> Checked:	<b>November 2017</b> Date:	<b>V1</b> Version:
------------------------	-----------------------	-------------------------------	-----------------------

Title:

Site Location Plan

Office: <b>4154</b>	Project No: <b>A106312</b>	Figure No: <b>1</b>
------------------------	-------------------------------	------------------------



## **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			
	Substantial	Moderate	Slight	Negligible / no Change
Cultural Heritage Value				
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 Park Farm amid later developments associated with Kingsmead Business Park, looking southeast.**



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





**Photograph three: hedgerows in the central northern field of the Ham Farm area, looking south.**





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



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



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





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



**Photograph eight: view of undulations on the surface where the south bank of the River Lodden meets New Road, looking northwest.**

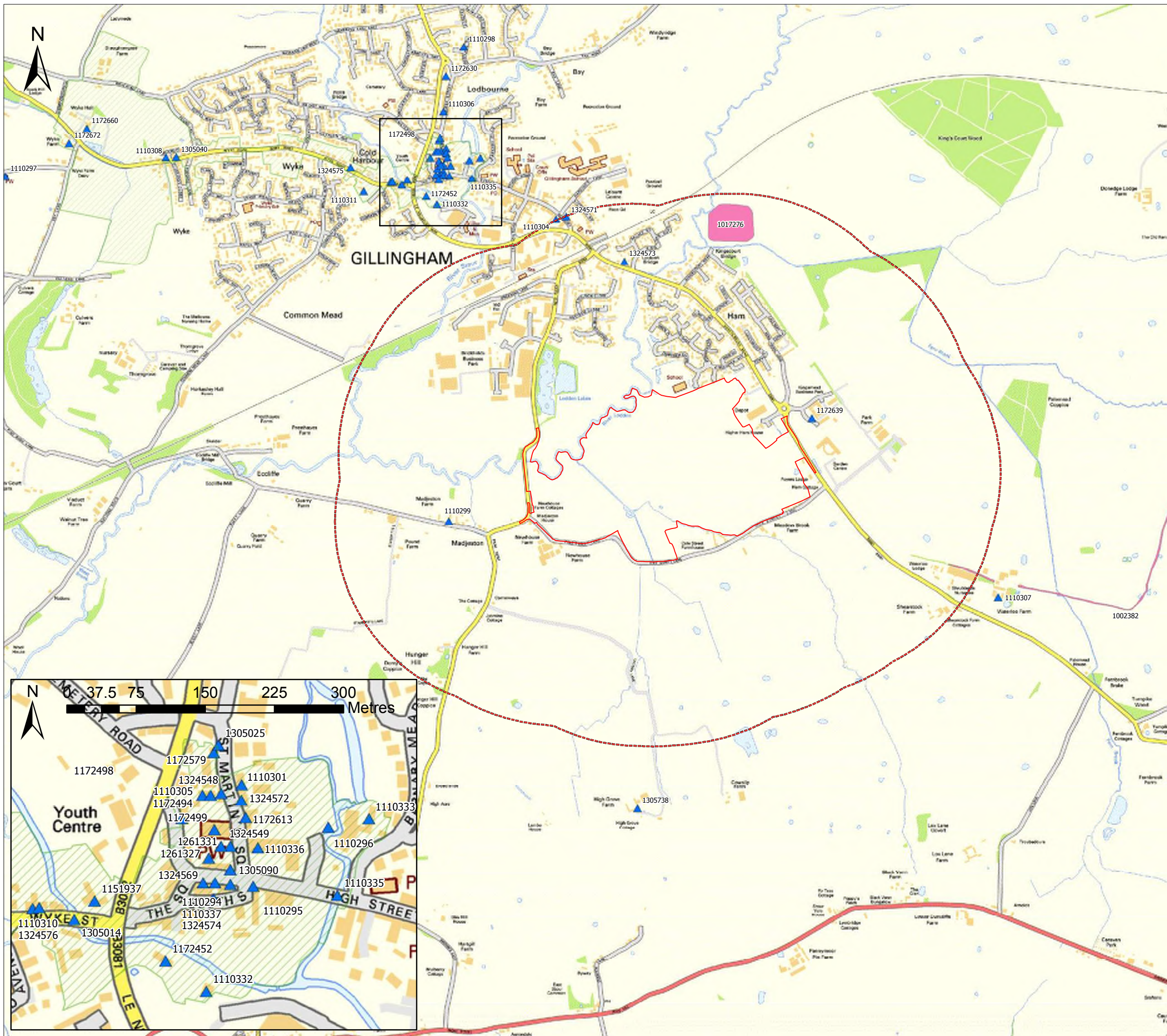


**Photograph nine: view toward Lodden Lakes, southern field, looking west.**



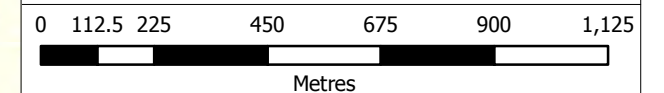
## **Appendix D – Recorded Heritage Sites**





## Legend

- Site boundary
- Study area
- Gillingham Town and The Wyke Conservation Areas
- Scheduled Monuments
- Listed Buildings



ATS	MB	November 2017	V1
Created:	Checked:	Date:	Version:

Contains Ordnance Survey data © Crown Copyright and database right 2017. All rights reserved.

Arndale Court  
Headingley  
Leeds  
LS6 2UJ

TEL: +44 (0)113 2787111  
FAX: +44 (0)113 2750623  
e-mail: [enviro@wyg.com](mailto:enviro@wyg.com)



Sheet Size: **A3** Scale of Original: **1:15,000**

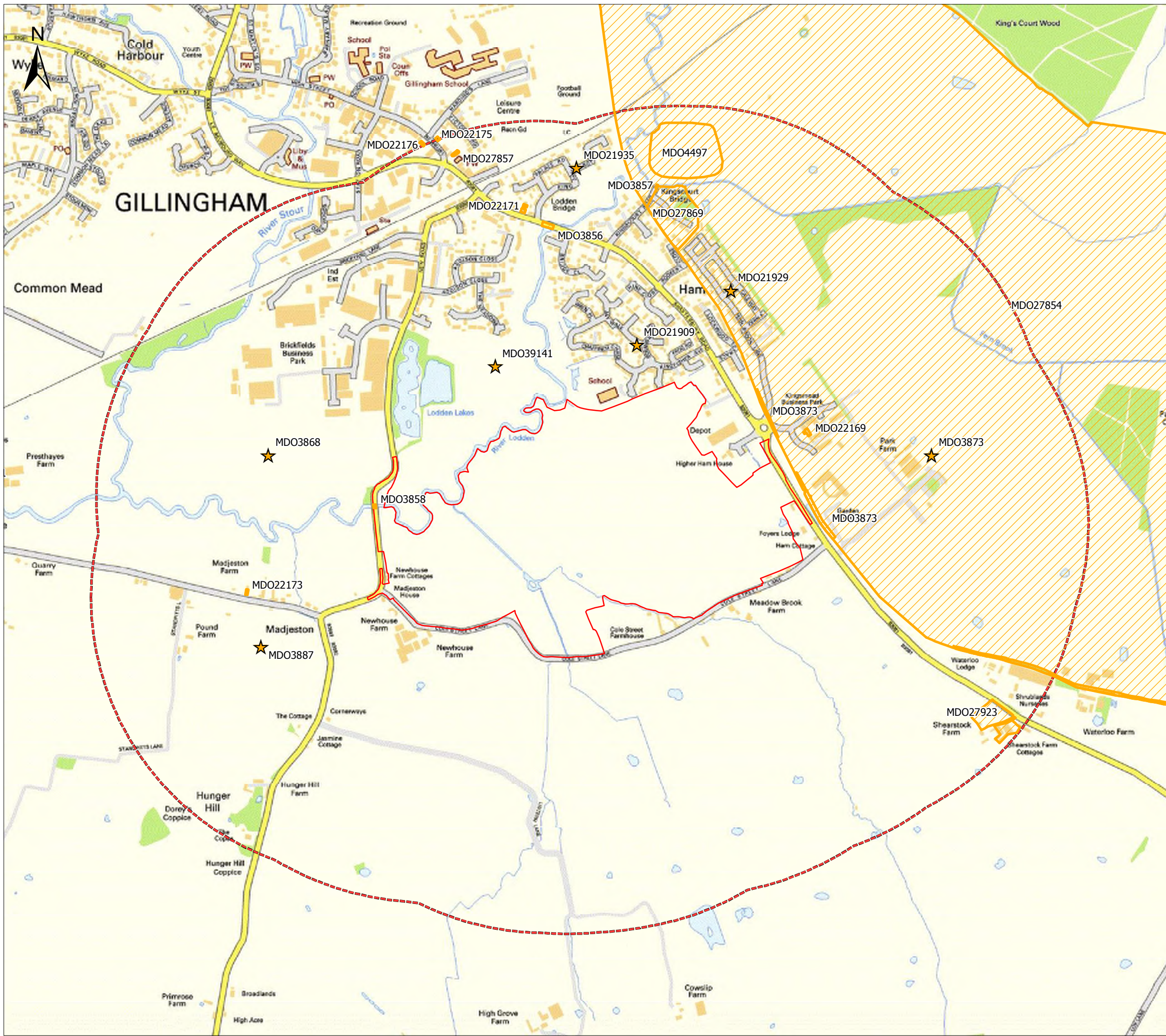
Client: **Welbeck Land**

Project: **Land south of Gillingham**

Title: **Designated Heritage Assets**

Office: <b>4154</b>	Project No: <b>A106312</b>	Figure No: <b>2</b>
------------------------	-------------------------------	------------------------






**Legend**

- Site boundary
- Study area
- HER Monument Point
- HER Monument Region

075150300450600750





Metres

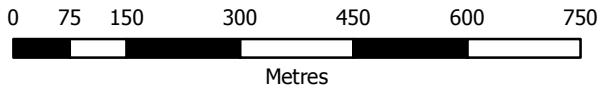
<b>ATS</b> Created:	<b>MB</b> Checked:	<b>November 2017</b> Date:	<b>V1</b> Version:
Contains Ordnance Survey data © Crown Copyright and database right 2017. All rights reserved.			
Arndale Court Headingley Leeds LS6 2UJ			
TEL: +44 (0)113 2787111 FAX: +44 (0)113 2750623 e-mail: enviro@wyg.com			
Sheet Size: <b>A3</b>		Scale of Original: <b>1:10,000</b>	
Client:		Welbeck Land	
Project:		Land south of Gillingham	
Title:		HER Monuments	
Office: <b>4154</b>	Project No: <b>A106312</b>	Figure No: <b>3</b>	





**Legend**

-  Site boundary
-  Study area
-  HER event points
-  HER event regions



<b>ATS</b> Created:	<b>MB</b> Checked:	<b>November 2017</b> Date:	<b>V1</b> Version:
------------------------	-----------------------	-------------------------------	-----------------------

Contains Ordnance Survey data © Crown Copyright and database right 2017. All rights reserved.

Arndale Court  
Headingley  
Leeds  
LS6 2UJ  
  
TEL: +44 (0)113 2787111  
FAX: +44 (0)113 2750623  
e-mail: enviro@wyg.com



Sheet Size: **A3** Scale of Original: **1:10,000**

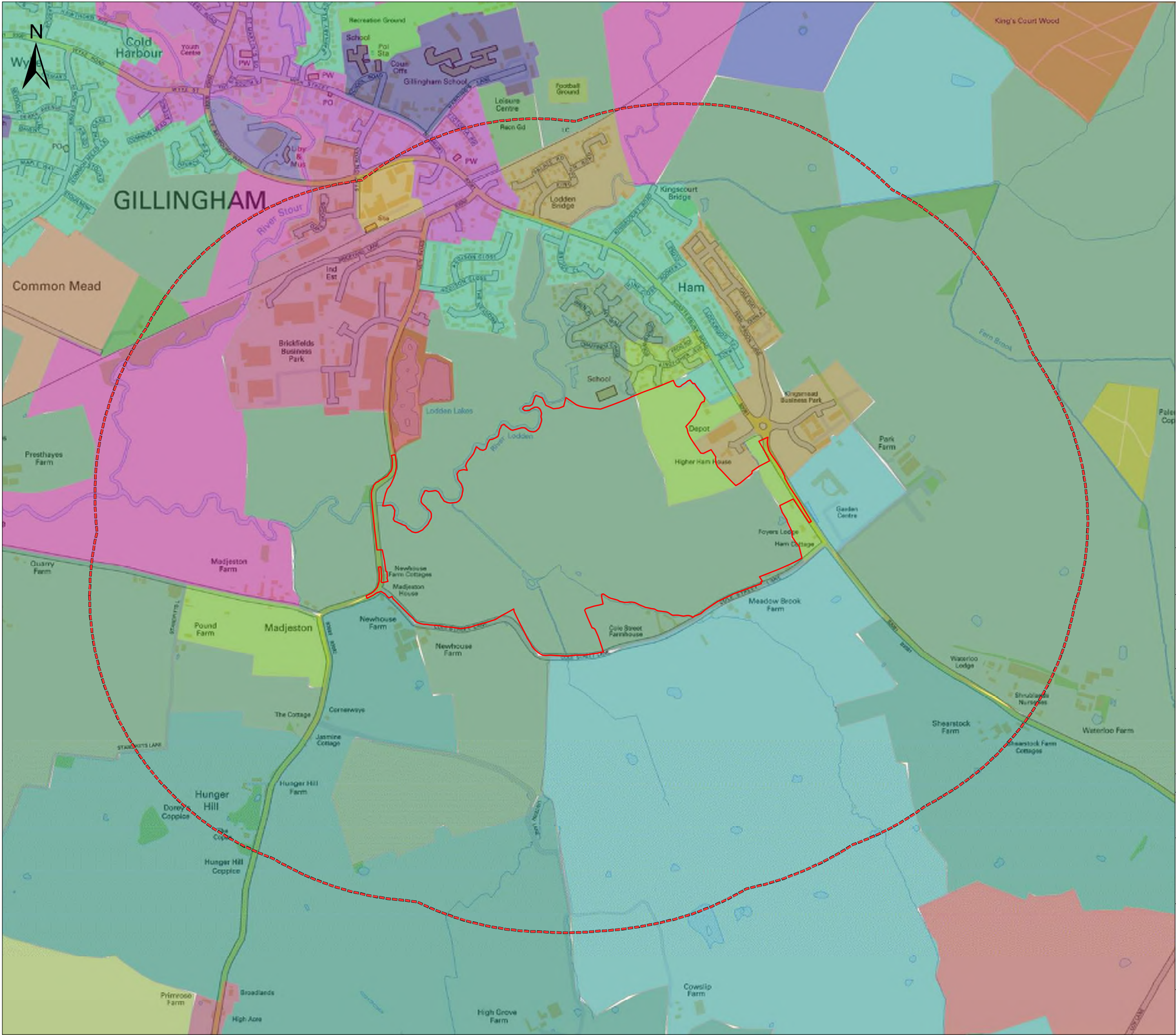
Client: **Welbeck Land**

Project: **Land south of Gillingham**

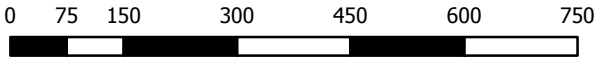
Title: **HER Events**

Office: <b>4154</b>	Project No: <b>A106312</b>	Figure No: <b>4</b>
------------------------	-------------------------------	------------------------





- Legend**
- Site boundary
  - Study area
  - Communication, railway station
  - Enclosed, Parliamentary enclosure
  - Enclosed, modern field
  - Enclosed, other amorphous
  - Enclosed, other regular
  - Enclosed, paddocks and closes
  - Enclosed, piecemeal
  - Enclosed, planned enclosure
  - Enclosed, strip fields
  - Industrial estate
  - Recreation, playing field
  - Recreation, recreation ground
  - Recreation, sports field
  - Settlement, estate
  - Settlement, historic core
  - Settlement, linear
  - Settlement, municipal facility
  - Settlement, municipal school
  - Settlement, other
  - Water association, lake
  - Water association, sewerage works
  - Water association, valley floor
  - Woodland, coppice
  - Woodland, mixed



Metres

<b>ATS</b> Created:	<b>MB</b> Checked:	<b>November 2017</b> Date:	<b>V1</b> Version:
------------------------	-----------------------	-------------------------------	-----------------------

Contains Ordnance Survey data © Crown Copyright and database right 2015. All rights reserved.

Arndale Court  
Headingley  
Leeds  
LS6 2UJ  
  
TEL: +44 (0)113 2787111  
FAX: +44 (0)113 2750623  
e-mail: [enviro@wyg.com](mailto:enviro@wyg.com)



Sheet Size: **A3** Scale of Original: **1:10,000**

Client:  
Welbeck Land

Project:  
Land south of Gillingham

Title:  
Historic Landscape Characterisation

Office: <b>4154</b>	Project No: <b>A106312</b>	Figure No: <b>5</b>
------------------------	-------------------------------	------------------------





### Recorded Heritage Sites (Historic Environment Record)

Identifier	Record Type	Grid Reference	Description	Period
<b>Designated Heritage Assets</b>				
1002382 & MDO4499	Scheduled Monument	ST 82806 24913, ST 83430 24759	Gillingham Park boundary bank - Earthwork remains of the pale of Gillingham royal deer park, representing the southern and eastern bounds of the former park. The deer park was first documented in 1228 and continued until it was disparked in 1628. It enclosed Kings Court Palace, a royal hunting lodge.	Medieval
1017276 & MDO4497	Scheduled Monument	ST 81829 26331	King's Court Palace moated site - Earthwork remains of a fortified royal hunting lodge, begun in 1199 and extensively altered in 1249-50. It is suggested that some form of royal residence was located in Gillingham 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 18th century.	Medieval
1172499	Grade I Listed Building	ST 80643 26582	Church of St Mary – Parish church in the Decorated style with fabric dating back to the 14th century. The main body of the church is 19 <sup>th</sup> century in date.	Medieval
1110310 & MDO22158	Grade II Listed Building	ST 80446 26497	Folly's End - 18th-century house with coursed rubble walls and a gable-ended tiled roof and brick chimney stacks.	Post-medieval
1151937, MDO22155 & MDO22156	Grade II Listed Building	ST 80513 26505	Plank House and River Gate - 17th-century house, now two houses, range is probably mid 18th century. Ashlar façade with rubble side walls and a gable-ended, tiled roof with brick chimney stacks.	Post-medieval
1172452 & MDO22152	Grade II Listed Building	ST 80590 26440	Chantry Cottage - Cottage, probably 17th century in origin. It is constructed of coursed rubble walls with a thatched roof.	Post-medieval
1305738	Grade II Listed Building	ST 81449 23949	High Grove Farmhouse - dated 1620 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.	Post-medieval
1324576 & MDO22157	Grade II Listed Building	ST 80453 26498	Little Chantry - Early 18th-century house of coursed square rubble with a gabled, tiled roof.	Post-medieval
1110294 & MDO22132	Grade II Listed Building	ST 80661 26513	The Cat Boutique - Two storey, three bay 19th-century shop. Rendered with tiled roof and end stack.	Industrial
1110295 & MDO22130	Grade II Listed Building	ST 80687 26508	The Red Lion - Two storey inn with rendered and rubble walls, probably dating to the mid-18th century. Gabled roof and dentilled eaves cornice.	Industrial

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



Identifier	Record Type	Grid Reference	Description	Period
1110299 & MDO22173	Grade II Listed Building	ST 80644 25127	Madjestone Farm House - Early 19th-century farmhouse with a probable late 18th-century rear wing. Constructed of rubble and ashlar with a hipped slate roof. It is three storeys in height. The porch is ashlar and rests on Roman Doric columns.	Industrial
1110304 & MDO22176	Grade II Listed Building	ST 81117 26346	Blackmore Vale House - Early 19th-century house with stuccoed walls and a hipped slate roof.	Industrial
1110307	Grade II Listed Building	ST 82915 24807	Waterloo Farmhouse - Early 19 <sup>th</sup> -century farmhouse of coursed squared rubble with a hipped slate roof. It possesses a single storey service range.	Industrial
1110311 & MDO22159	Grade II Listed Building	ST 80336 26459	Knapp House - Late 18th-century house with extensions and alterations of various later periods. Ashlar and rubble walls with a gable-ended slate roof with stone copings and stone chimney stacks.	Industrial
1110332 & MDO22153	Grade II Listed Building	ST 80634 26407	Chantry Ford - Late 18th-century cottage with rubble walls and a thatched roof, half-hipped and gabled right. It is two storeys in height.	Industrial
1110333 & MDO3860	Grade II Listed Building	ST 80810 26594	Mill House - late 18th-century house with late 19th-century flanking extensions. It is constructed of coursed rubble with brick stacks to the ends of the original range. The left extension is half hipped.	Industrial
1110335 & MDO3853	Grade II Listed Building	ST 80776 26511	Town Bridge - Road bridge over Shreen Water, dated 'County Bridge 1800'. It is of ashlar and has two semicircular arches with a cut-water on the north side only; the parapet walls have rounded copings.	Industrial
1110337 & MDO22129	Grade II Listed Building	ST 80631 26525	The Phoenix Hotel - Late 18th-century hotel with a hipped slate roof. One of the bedrooms has an 18th-century stone fireplace.	Industrial
1172639 & MDO22169	Grade II Listed Building	ST 82158 25535	Park Farmhouse - Early 19th-century farm house with rubble walls and a hipped, slated roof. The central and right hand rendered stacks with moulded caps.	Industrial
1261327	Grade II Listed Building	ST 80637 26551	Unidentified Table tomb 14 metres south of porch of St Mary's Church - Table-tomb, dating from c.1792. Moulded top with cornice.	Industrial
1305014 & MDO3855	Grade II Listed Building	ST 80491 26485	Bridge carrying Wyke Street over the River Stour - Greensand ashlar bridge of two semi-circular arches. It is dated 'County Bridge 1807'.	Industrial
1305090 & MDO22134	Grade II Listed Building	ST 80660 26539	Premises of Senior and Goodwin - Houses with colourwashed stucco and tiled roofs. Probably mid-18th century in date.	Industrial
1324569 & MDO22131	Grade II Listed Building	ST 80660 26523	Premises of Natural Harvest and Rutter and Rutter - House of the 18th century, with coursed rubble walls and tiled roof.	Industrial

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



Identifier	Record Type	Grid Reference	Description	Period
1324571 & MDO22175	Grade II Listed Building	ST 81160 26357	The Laurels - House of the early 19th century of coursed square rubble with a gabled tiled roof.	Industrial
1324573 & MDO22171	Grade II Listed Building	ST 81396 26173	Lodden Bridge Farmhouse - Early to mid 19th-century farm house with colourwashed walls and a hipped slate roof.	Industrial
1324574 & MDO3859	Grade II Listed Building	ST 80663 26510	Lock-up - Early 19th-century single storey building of coursed square rubble with a gabled, tiled roof.	Industrial
1110296 & MDO22150	Grade II Listed Building	ST 80766 26585	War Memorial - Memorial in the form of a Dorset medieval market cross, dating to c. 1920 and probably designed by Ponting. Octagonal shaft with four applied, crocketed pinnacles.	Modern
<b>Conservation Areas</b>				
Gillingham Town	Conservation Area	ST 80554 26487	Gillingham Conservation Area covers the centre of the historic town, focusing on Lower High Street and The Square. The centre of the town is laid out on a grid-plan arranged around the parish church.	Medieval
The Wyke	Conservation Area	ST 79724 26618	The Wyke Conservation Area encompasses the western suburb of the modern town of Gillingham. It forms an irregular shape covering the main axial route through the suburb and a wider area of the western rural interface of the town. It reflects the medieval street pattern and the area is associated with evidence for Romano-British activity.	Medieval
<b>Recorded heritage assets</b>				
MDO21929	Monument	ST 81955 25947	Land at Park Farm, Gillingham - Five north/south aligned gullies and two possible pits were identified in the course of an archaeological evaluation. The pottery, associated with a gully, was assigned a general later prehistoric date.	Later prehistoric
MDO3878	Monument	ST 80240 26350	Polished stone axe from Common Mead Lane, Gillingham - A Group VI Langdale axe was recovered from a Romano-British site on Common Mead Lane.	Neolithic
MDO3909	Monument	ST 80459 26283	Bronze Age occupation, Chantry Fields, Gillingham - A small quantity of Bronze Age pottery was identified in the west of Chantry Fields.	Bronze Age
MDO3874	Monument	ST 79950 26200	Late Iron Age settlement, Morel Leas, Common Mead Lane, Gillingham - A small assemblage of unspecified Durotrigian artefacts was recovered prior to phases of Romano-British activity on a site in Common Mead Lane.	Iron Age, Romano-British
MDO3875	Monument	ST 79989 26245	Romano-British Settlement, Morel Leas, Common Mead Lane, Gillingham - Trial excavations over an area of c. 6 hectares identified masonry structures and several	Romano-British



Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



Identifier	Record Type	Grid Reference	Description	Period
			gravelled floors. Associated numismatic evidence spans the 2nd to 4th centuries AD alongside a wide variety of pottery fabrics, comprising both local and imported wares.	
MDO3879	Monument	ST 80060 26200	Romano-British burial, Badge House, Common Mead Lane, Gillingham - An inhumation was identified and excavated following the cutting of a pipe trench in 1976. Romano-British pottery and hobnails were recovered. Other nails may indicate the one-time presence of a coffin. The body was aligned to the north and associated with an unidentified metal object, possibly a knife.	Romano-British
MDO3903	Monument	ST 80526 26336	Possible Romano-British occupation at Chantry Fields, Gillingham - A small assemblage of Romano-British pottery was recovered during excavations on Chantry Fields.	Romano-British
206387	Monument	ST80680 26560	Two carved stones built into the north wall of the vicarage at Gillingham are probably of the 9th century and presumably from a cross-shaft. The exposed face of the larger fragment retains a considerable area of closely woven two-strand interlace ornament. The back and sides of this stone are said to have carved decoration but this is no longer visible. The smaller fragment is much eroded but retains traces of interlace ornament.	Early medieval/Anglo-Saxon
MDO3891	Monument	ST 80614 26297	Ovens, Chantry Fields, Gillingham - Shallow pits lined with fired clay and stone with evidence of re-working. Archaeomagnetic and radiocarbon dating provided dates of the late 7th and early 8th centuries. 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 12th and 13th centuries. Further early medieval ditch features were identified beneath nearby later medieval earthwork platforms.	Early medieval/Anglo-Saxon, Medieval
MDO21908	Monument	ST 81119 26490	Land adjacent to Gillingham School - Pottery associated with occupation layers was recovered during trial trenching. The majority of the assemblage is 12th and 13th century in date. Smaller quantities of 10th, 11th and 14th century pottery is also thought to be present.	Early medieval/Anglo-Saxon, Medieval
MDO3868	Monument	ST 80700 25500	Ridge and furrow southwest of the train station, Gillingham - Extant earthworks remains identified.	Medieval
MDO3873	Monument	ST 82262 25476	Park Pale, Park Farm, Gillingham - Earthwork remains preserved west of Park Farm and the Garden Centre. Part of the earthworks were destroyed during the development of Kingsmead Business Park.	Medieval
MDO3887	Monument	ST 80680 24980	Green Lane, Gillingham - medieval drove road.	Medieval

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



Identifier	Record Type	Grid Reference	Description	Period
MDO3904	Monument	ST 80570 26342	Medieval settlement earthworks, Chantry Fields, Gillingham - Extensive earthworks on the west side of Chantry Fields have been shown to represent a medieval suburb or settlement associated with Gillingham.	Medieval
MDO21909	Monument	ST 81700 25800	Medieval house at Ham Farm - Shallow, robbed out foundation trenches/beam slots for a building were identified in the course of an evaluation. It was associated with a hearth and inset sunken pot suggestive of fermentation activity. The structure was associated with Laverstock ware and finer sandy ware of the late 13th century, notable for being of higher quality than most pottery usually associated with rural vernacular later medieval buildings.	Medieval
MDO21910	Monument	ST 81092 26472	Lidl Store, School Lane, Gillingham - Two pits and a ditch were observed during a watching brief, associated with 12th/13th-century pottery. Another ditch/pit was noted on the west edge of the site.	Medieval
MDO21935	Monument	ST 81536 26280	Lodden Bridge Farm, Gillingham - A field boundary identified in the course of an archaeological evaluation was associated with later medieval pottery. The boundary is visible on 19th-century maps.	Medieval
MDO21944	Monument	ST 80579 26409	Medieval farmstead, Waitrose car park extension - Stone buildings, surfaces and associated deposits were identified. They appeared to represent a domestic structure with garderobe and associated outbuildings, possibly part of a later medieval farm complex. The site is dated to the 13th and 14th centuries.	Medieval
MDO27854	Monument	ST 82728 25962	Gillingham Forest deer park - Medieval deer park in use from some time before 1228 until 1628 when Gillingham Forest was officially disafforested. The boundaries of the deer park are still marked by an earthwork bank and ditches for large parts of its circumference.	Medieval
MDO39141	Monument	ST 81316 25741	Field system of possible medieval date, Lodden Lakes, Gillingham	Medieval
MDO3854	Monument	ST 80598 26458	Footbridge over the River Stour, Gillingham - A footbridge which crossed the River Stour at a point about 150 yards south of the parish church of St Mary. The bridge was demolished in 1967. It had three arches and small triangular cutwaters, with iron railings on the west side, and was dated 1821.	Industrial
MDO3856	Monument	ST 81462 26123	Lodden Bridge, Gillingham - A bridge carrying the Shaftesbury road across the River Lodden. It is constructed of squared stone rubble, with two arches, and was probably built in the late 18th or early 19th centuries though the parapets are modern.	Industrial
MDO3857	Monument	ST 81754 26230	Kingscourt Bridge, Gillingham - A bridge situated on the parish boundary with Motcombe,	Industrial

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



Identifier	Record Type	Grid Reference	Description	Period
			thought to have been built around 1800. It has a single arch constructed of squared stone rubble and brick parapets with stone copings.	
MDO3858	Monument	ST 80989 25361	Madjeston Bridge, Gillingham - A bridge carrying the road from Gillingham to East Stour across the river Loddon. It consists of two arches with a cut-water on the east side and is built of ashlar. A stone above the cutwater is inscribed 'R.P. 1801'.	Industrial
MDO3861	Monument	ST 81110 26408	Royal Hotel, Newbury, Gillingham - The Royal Hotel was built in the first half of the 19th century. It had a rendered south front and was divided into three bays by pilasters; the central bay was gabled. There was a porch (probably a later addition) with cast iron columns over the central doorway	Industrial
MDO3907	Monument	ST 80150 24640	Lime kiln at Standpitts Lane, Gillingham - A lime kiln is visible on the second edition (1900-2) Ordnance Survey map. It was not identified during a later field visit.	Industrial
MDO21911	Monument	ST 81094 26464	Lidl Store, School Lane, Gillingham - A 19th-century brick clamp and a number of clay pits were identified in the course of a watching brief.	Industrial
MDO22137	Monument	ST 80691 26556	Rawson Court, High Street, Gillingham - Formerly the vicarage, now part of an old people's home, this irregular building in Arts and crafts style was built in 1883, to designs by E Swinfen Harris. It has coursed rubble walls with brick bonding courses and ashlar dressings, and hipped tiled roofs with moulded brick chimney stacks.	Industrial
MDO24061	Monument	ST 79832 25416	Lime kiln at Eccliffe, Gillingham - Lime kiln recorded on Ordnance Survey map of 1885. It was not identified in a field visit of 1995.	Industrial
MDO24062	Monument	ST 79807 25310	Eccliffe Mill, Gillingham - Corn mill shown on the Ordnance Survey map of 1885.	Industrial
MDO27857	Monument	ST 81208 26320	Site of Baptist Chapel, Newbury, Gillingham - A Baptist Chapel is marked on the first edition 25 inch Ordnance Survey map. Later a Sunday School.	Industrial
MDO27869	Monument	ST 81797 26145	Kingscourt Brickworks, Gillingham - A brickworks in operation in 1824-5 until soon after 1867. Eliza Silverthorne is recorded as the brickmaker.	Industrial
MDO27911	Monument	ST 83434 26441	Former orchards, Donedge Lodge Farm, Motcombe - Orchard marked on the first edition 25 inch Ordnance Survey map.	Industrial
MDO27922	Monument	ST 82852 24802	Former orchard, Waterloo Farm, Motcombe - Orchard marked on the first edition 25 inch Ordnance Survey map.	Industrial
MDO27923	Monument	ST 82674 24777	Former orchard, Shearstock Farm, Motcombe - Orchard marked on the first edition 25 inch Ordnance Survey map.	Industrial



### Recorded Archaeological Events (Dorset Historic Environment Record)

Identifier	Record Type	Grid Reference	Description	Organisation
EDO5361	Event	ST 80596 26372	Waitrose Supermarket car park extension; Archaeological evaluation - Trial trenching and pits revealed a later medieval wall footing and extensive evidence for later medieval settlement and agricultural activity. It is suggested that fired clay and burnt stone in the southern part of the site represents early medieval industrial activity. Mesolithic flints and Romano-British pottery was also recovered from alluvial layers	Mesolithic, Romano-British, Early medieval/Anglo-Saxon, Medieval
EDO5360	Event	ST 80581 26408	Waitrose car park extension, Gillingham; Archaeological excavation - Excavation revealed stone buildings, surfaces and other deposits potentially associated with a later medieval farm complex. The focus of activity appears to have been in the 13th and 14th centuries, and the buildings appear to have been demolished in the 17th and 18th centuries. A small assemblages of later prehistoric, Romano-British and early medieval material was also recovered.	Later prehistoric, Romano-British, Early medieval/Anglo-Saxon, Medieval
EDO5348	Event	ST 79920 26092	Land at Duncliffe View, Common Mead Lane, Gillingham; Archaeological evaluation - Trial trenching revealed unstratified worked flint and a single sherd of later medieval pottery.	Later prehistoric, Medieval
EDO5356	Event	ST 82040 25765	Land at Park Farm, Gillingham; Archaeological evaluation 1999 - Trial trenching adjacent to Park Farm captured a profile of the Park Pale, comprising a wide, shallow external ditch paired with a stone-covered bank. Elsewhere a ditch, associated with some poorly defined features and worked flint, may indicate an area of later prehistoric settlement.	Later prehistoric, Medieval
EDO5362	Event	ST 80534 26304	Chantry Fields, Gillingham; Archaeological evaluation 1995-1996 - Trial trenching identified Bronze Age pottery in the south-west of Chantry Fields. Ditches of later medieval date were also identified. These appear to be associated with the upstanding earthwork platforms and probably represent elements of a later medieval field system.	Bronze Age, Medieval
EDO6007	Event	ST 80500 26100	Land South of Le Neubourg Way, Gillingham - Archaeological deposits identified in the course of an evaluation included a post-medieval hedgerow boundary and an arc of postholes with pits of Bronze Age date.	Bronze Age, Post-medieval

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



Identifier	Record Type	Grid Reference	Description	Organisation
EDO518	Event	ST 79898 26228	Common Mead Lane, Gillingham; Archaeological rescue excavations - Rescue excavations in 1975-76 identified unstratified late Iron Age artefactual material below more substantial evidence for Romano-British settlement from the late 1st to the 4th centuries AD.	Iron Age, Romano-British
EDO517	Event	ST 79950 26200	Near Common Mead Lane, Gillingham; Archaeological observations during the laying of a water main - Romano-British pottery was identified, alongside one sherd of 12th-century fabric and a small assemblage of abraded Early Iron Age wares.	Iron Age, Romano-British, Medieval
EDO520	Event	ST 80060 26200	Badge House, Common Mead Lane, Gillingham; Excavation of a Romano-British inhumation - An inhumation was identified and excavated following the cutting of a pipe trench in 1976. Romano-British pottery and hobnails were recovered. Other nails may indicate the one-time presence of a coffin. The body was aligned to the north and associated with an unidentified metal object, possibly a knife.	Romano-British
EDO5367	Event	ST 80100 26300	Morel Leas, Common Mead Lane, Gillingham; Roman pottery found 1869 - A Roman occupation layer identified during drainage operations. An associated artefactual assemblage comprised Romano-British coarse pottery, Samian ware, burnt stones and a small number of 4th-century coins.	Romano-British
EDO610	Event	ST 80862 26484	Gillingham Relief Road, Gillingham; evaluation - Trial trenching revealed later medieval pottery within a probable robbed out wall to the west of Cemetery Road. It was proposed that the former wall was associated with a building of early medieval date. Test pits in Chantry Fields identified an assemblage of Romano-British pottery and an extensive range of early medieval wares.	Romano-British, Early medieval/Anglo-Saxon, Medieval
EDO5343	Event	ST 81142 26496	Land Adjacent to Gillingham School, Gillingham; Archaeological evaluation - Pottery associated with occupation layers was recovered during trial trenching. The majority of the assemblage is 12th and 13th century in date. Smaller quantities of 10th, 11th and 14th century pottery is also thought to be present.	Early medieval/Anglo-Saxon, Medieval
EDO5365	Event	ST 80584 26342	Gillingham Relief Road, Gillingham; Archaeological excavation - two stone and clay ovens were recorded, dating between the late 7th and early 8th centuries. They were associated with charred grain and appear to represent grain dryers. Iron working slag was found in nearby ditches, but the summary is at pains to stress there is no direct association with the ovens. The evaluation also identified ditches and gullies associated with upstanding earthworks and a rubble spread. These date to the 12 and 13th centuries on the basis of the associated ceramic assemblage.	Early medieval/Anglo-Saxon, Medieval

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



Identifier	Record Type	Grid Reference	Description	Organisation
EDO185	Event	ST 80662 26357	Waitrose supermarket site, Chantry Fields, Gillingham; Archaeological excavation - Excavation revealed a sequence of ditched enclosures and boundaries dating to the 13th and 14th centuries.	Medieval
EDO319	Event	ST 80526 26331	Chantry Fields, Chantry Farm, Gillingham; Archaeological evaluation 1991 - Trial trenching revealed ditches, postholes and other features of 12th- to 14th-century date.	Medieval
EDO5344	Event	ST 81150 26508	Gillingham School car park, Gillingham; Archaeological watching brief - Excavation of a balancing pond at Gillingham School revealed a number of unspecified archaeological features likely to be associated with medieval occupation.	Medieval
EDO5347	Event	ST 80503 26435	Chantry Farm, Gillingham; Archaeological evaluation June 2005 - Targeted trenches and pits revealed peripheral areas of the later medieval settlement complex in Chantry Fields.	Medieval
EDO5352	Event	ST 81700 25800	Ham Farm, Gillingham; archaeological evaluation 2003 - Shallow, robbed out foundation trenches/beam slots for a building were identified in the course of an evaluation. It was associated with a hearth and inset sunken pot suggestive of fermentation activity. The structure was associated with Laverstock ware and finer sandy ware of the late 13th century, notable for being of higher quality than most pottery usually associated with rural vernacular later medieval buildings.	Medieval
EDO5357	Event	ST 81989 25892	Land at Park Farm, Gillingham; Archaeological desk based assessment - A desk based assessment of Park Farm, Gillingham, focused on Gillingham deer park, a scheduled monument. It highlights the absence of further visible archaeological remains and low-lying nature of the land.	Medieval
EDO5359	Event	ST 81567 26314	Land to the rear of Lodden Bridge Farm, Gillingham; archaeological desk based assessment - This desk based assessment does not identify any archaeological activity within the relevant development area but does raise the possibility that prehistoric settlement or funerary activity could be found here.	Medieval
EDO5363	Event	ST 80485 26326	Chantry Fields, Gillingham; Earthwork survey	Medieval
EDO5364	Event	ST 80702 26342	Waitrose supermarket site, Chantry Fields, Gillingham; Archaeological evaluation - Trial trenching revealed post holes and ditches associated with 12th- to 14th-century pottery.	Medieval

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



Identifier	Record Type	Grid Reference	Description	Organisation
EDO5349	Event	ST 82246 25386	Land at Park Farm, Shaftesbury Road, Gillingham; Archaeological evaluation March 2003 - Extensive trial trenching revealed an undated shallow ditch, a small assemblage of later medieval pottery and a post-medieval horseshoe.	Medieval, Post-medieval
EDO5358	Event	ST 81546 26313	Land to the Rear of Lodden Bridge Farm, Gillingham; Archaeological evaluation - Trial trenching revealed a post-medieval hedgerow boundary and two sherds of later medieval pottery.	Medieval, Post-medieval
EDO6016	Event	ST 81301 25751	Land at Lodden Lakes, Gillingham; evaluation - Trial trenches revealed limited evidence for a medieval or post-medieval field system, as evidenced by a number of shallow gullies.	Medieval, Post-medieval
EDO5353	Event	ST 81051 26465	Lidl Store, School Lane, Gillingham; Archaeological watching brief - In the course of a watching brief two pits and a ditch, containing 12th-/13th-century pottery were identified. A brick clamp and a number of clay pits, of probable 19th-century date, were also identified.	Medieval, Industrial
EDO5351	Event	ST 81630 25670	St Mary the Virgin Primary School, Ham, Gillingham; archaeological watching brief - Two earthwork banks, possibly representing former field boundaries were recorded.	Post-medieval
EDO5355	Event	ST 80528 26554	Plank House, Le Neubourg Way, Gillingham; Archaeological evaluation - In the course of trial trenching a possible drainage ditch and a sherd of 18th-century pottery were discovered.	Post-medieval
EDO6147	Event	ST 81325 25750	Lodden Lakes, Gillingham; Geophysical survey - Gradiometer survey of three pasture fields identified a probable light railway line linking the clay pits at Lodden Lakes, along with anomalies representing probable agricultural activity.	Post-medieval, Industrial
EDO5346	Event	ST 81135 26400	Royal Hotel, Newbury, Gillingham; Archaeological evaluation - Trial trenching revealed the foundations of a 19th-century stables.	Industrial
EDO5350	Event	ST 81369 26592	New Sports Hall, Gillingham School, Gillingham; Archaeological evaluation - Trial pits revealed relatively modern disturbance, recovering artefacts of the 19th and 20th centuries.	Industrial, Modern





## **Appendix E – Historic Mapping**

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



**Map of Gillingham Forest, c. 1624. The map faces east. Much of the development site is below the long green area of common, e.g. 'The Mannor of Ham'**

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



**Map of Gillingham Forest, c. 1663. The map faces north. This shows enclosures on the Park Farm area to the east of Shaftesbury Road. King's Court Palace is visible to the northwest.**

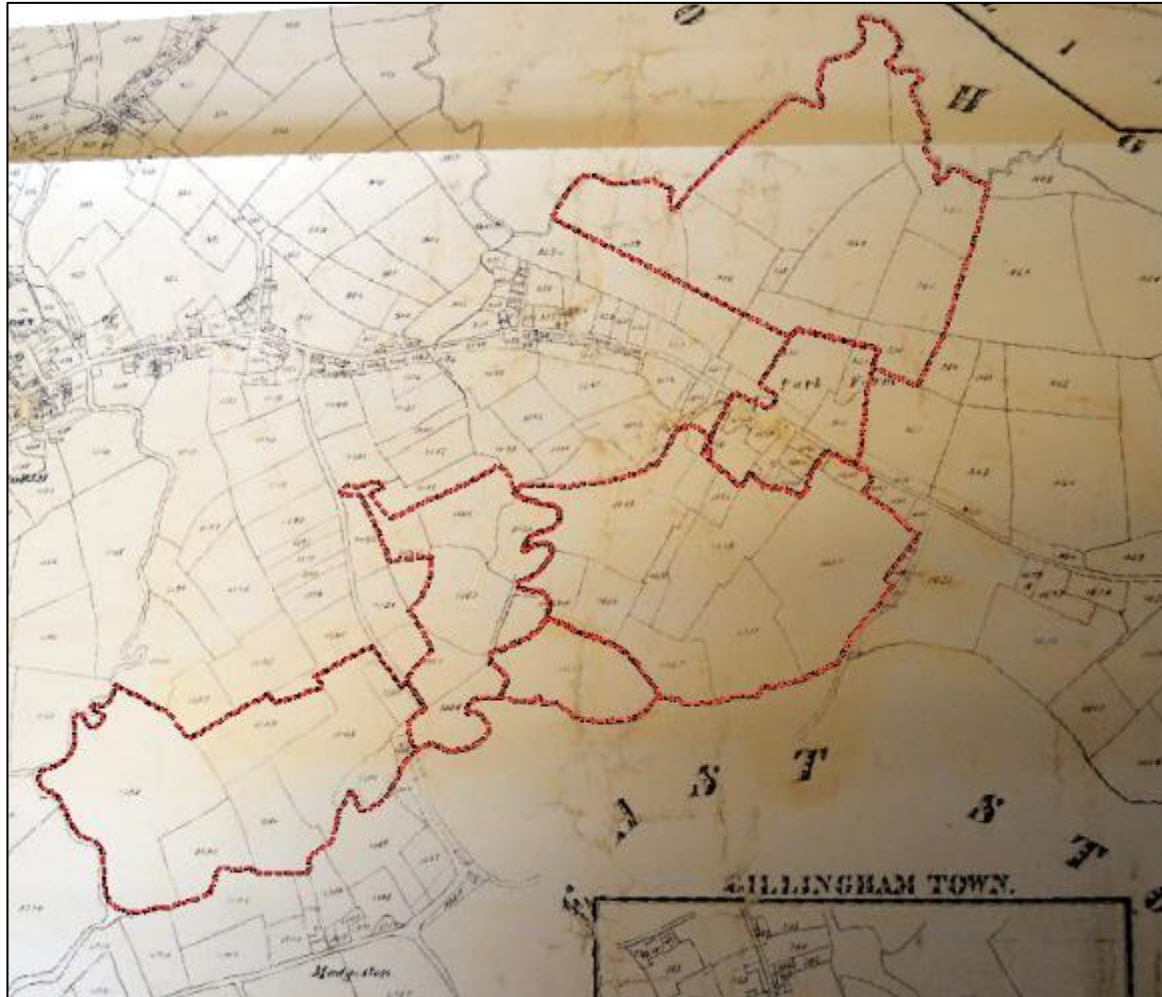
Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



**Ordnance Survey Drawings, Shaftesbury, 1808. This map depicts Gillingham, Ham Common and Park Farm, alongside field boundaries (although much simplified) across the proposed development area. The proposed development area is estimated by the dashed line.**



Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



**Gillingham tithe map, 1841. The area of the proposed development is delineated by the red and black dotted lines. This omits the small part in the parish of East Stour.**

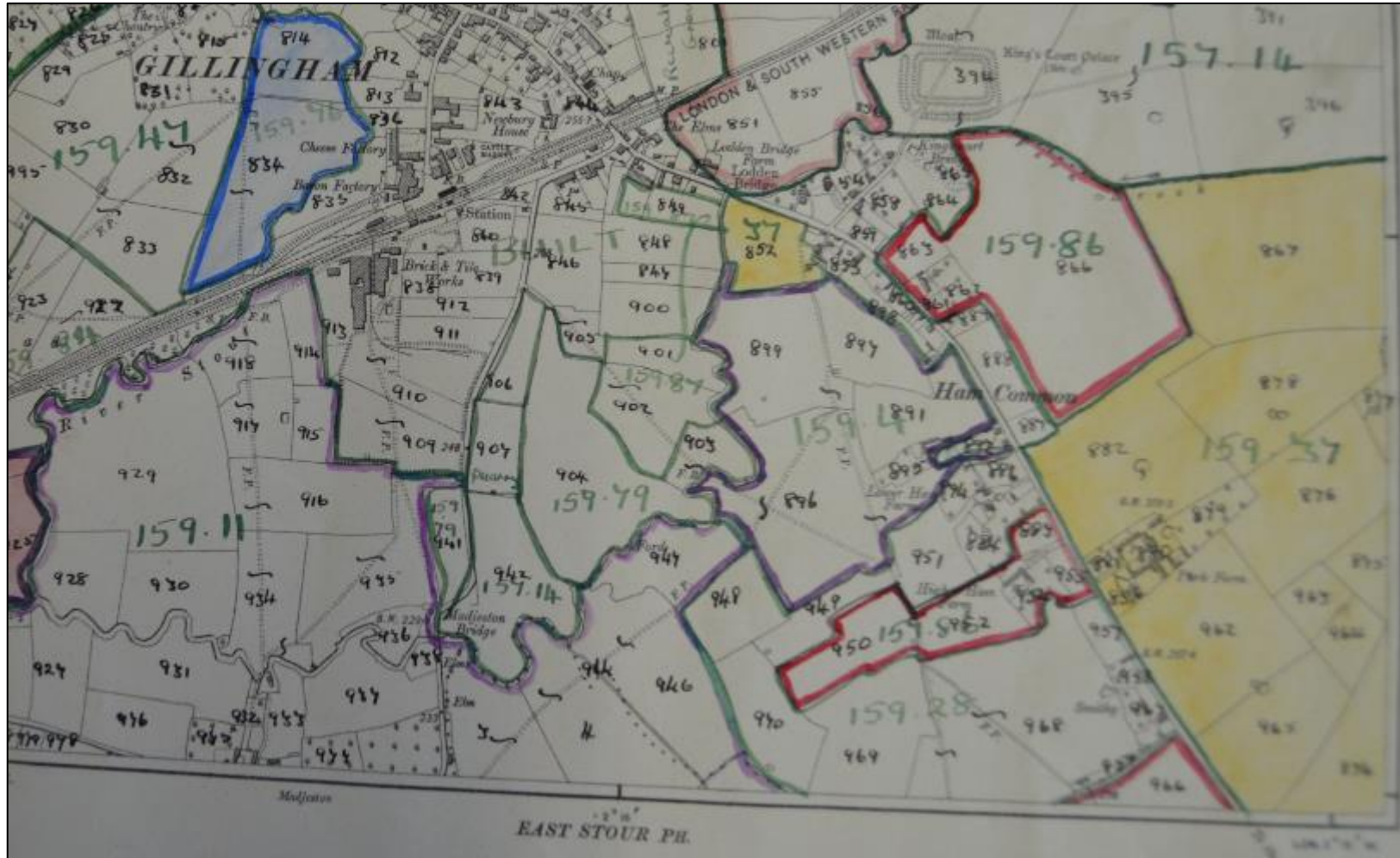
Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



**The Ordnance Survey First Edition map (scale twenty-five inches to one-mile), surveyed c. 1886 (Dorset Sheets III.8)**



Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



The Ordnance Survey Second Edition map (scale six inches to one-mile), surveyed c. 1886 (Dorset Sheets III.NE)



## **Appendix F – Local Policy**

## **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. Two policies in the revised Local Plan relate to heritage issues for the proposed development:

- **Policy 5 – The Historic Environment**

### **Assessing Proposals That Would Harm a Heritage Asset**

Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation.

For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting.

### **Justifying Substantial Harm to or the Loss of a Designated Heritage Asset**

Development that results in substantial harm to or the loss of a designated heritage asset will be refused unless it can clearly be justified that there is substantial public benefit resulting from the development, outweighing the harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c. conservation by grant-funding or some form of charitable or public ownership is not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

In all cases substantial harm (whether through direct physical impact or by change to its setting) to, or the total loss of, a grade II listed building or a registered park or garden should be exceptional. Substantial harm (whether through direct physical impact or by change to its setting) to, or total loss of, grade I or II\* listed buildings and registered parks and gardens,

scheduled monuments and undesignated archaeological sites of equivalent importance to scheduled monuments should be wholly exceptional.

### **Justifying Less Than Substantial Harm to a Designated Heritage Asset**

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

### **Justifying Harm to a Non-Designated Heritage Asset**

Where a development proposal will lead to harm to the significance of a nondesignated heritage asset, regard will be had to:

- e. the desirability of sustaining and enhancing the significance of the asset; and
- f. the scale of any harm or loss; and
- g. the significance of the heritage asset.

### **Hidden and Unidentified Heritage Assets**

Remains or hidden features or fabric, which contribute to the significance of a designated heritage asset (or which suggest that a non-designated heritage asset is of demonstrably equivalent significance), should be recorded and preserved in situ. The recording and excavation of remains or hidden features or fabric of less heritage value may be permitted, if recording and preservation in situ is not a reasonable or feasible option.

Enabling Development In exceptional circumstances, a proposal for enabling development that would not otherwise be permitted may be supported if it can be demonstrated that this will secure the long term preservation and enhancement of a designated heritage asset considered to be at risk, or other heritage asset on a local risk register maintained by the Council. Such development will only be permitted if:

- h. it has been demonstrated that reasonable consideration has been given to other options for securing the long-term preservation and enhancement that are more consistent with the policies of the Local Plan and these are not available; and
- i. it has been demonstrated that the enabling development is the minimum necessary to secure such long term preservation and enhancement; and
- j. the benefits of the enabling development outweigh the dis-benefits of departing from other relevant policies in the Local Plan.

Enabling development will not be permitted where the Council considers the current condition of the heritage asset is the result of deliberate or reckless neglect or actions designed to secure a benefit from this exception to policy.

- **Policy 21 – Gillingham Southern Extension**

A Master Plan Framework will be prepared for the whole of the southern extension of Gillingham to ensure that: the site will be developed in a comprehensive and coordinated manner; and facilities and infrastructure are provided and delivered in step with housing and employment development.

The Council will use the Master Plan Framework for the southern extension as a material consideration in the context of the requirements of the Local Plan which forms the main policy basis for determining any subsequent planning applications for development on the site. The Council will not support proposals for development within the southern extension prior to the production of (and consultation on) the Master Plan Framework and prior to its contents being agreed by the Council.

The Master Plan Framework (and any subsequent planning applications on or affecting the southern extension) should:

- a. reflect the conceptual framework for the site (including concept plan, concept statement and design principles), unless a departure from the concept plan or concept statement can be clearly justified; and
- b. demonstrate how the land use allocations, infrastructure and other requirements set out: in this policy; on the proposals map for the strategic site allocation; and in the other policies of the Local Plan, will be provided and delivered.

The Council's preferred approach is for developers to work together (and with the Council, key stakeholders and the community) to prepare the Master Plan Framework, which the Council would then agree. If necessary, the Council would consider producing a supplementary planning document or other planning document (or documents) to guide the future development of the southern extension.

### **Climate Change**

The Master Plan Framework for the southern extension (and any subsequent planning application, or applications, for the site) should show how the causes and effects of climate change will be tackled by:

- c. incorporating energy efficiency and renewable energy measures in buildings, including measures to produce energy from renewables and low carbon sources to meet the requirements of the Government's zero carbon buildings policy; and
- d. consideration being given to the potential for a district heating
- e. scheme to serve, or to be incorporated into, the southern extension, should a suitable opportunity arise; and
- f. measures to address the risks of fluvial and surface water flooding; and
- g. incorporating sustainable drainage systems into the development.

### **Environment**

The Master Plan Framework for the southern extension (and any subsequent planning application, or applications, for the site) should show how the natural and historic environment will be conserved and enhanced by:

- h. measures to integrate the southern extension into the wider landscape, particularly where the edge of development adjoins open countryside; and
- i. measures to conserve and enhance wildlife interests, including both habitats and species within and close to the southern extension; and
- j. the retention (in situ) and enhancement of significant archaeological features and their settings, including Kings Court Palace Scheduled Monument and Gillingham Park Boundary Bank Scheduled Monument.

### **Meeting Housing Needs**

The Master Plan Framework for the southern extension should:

- k. show how the site will be developed with about 1,800 homes in total; and
- l. show how the delivery of housing will be phased over time making provision for about 1,800 homes to be delivered on the SSA in the period up to 2031; and
- m. show how the delivery of housing will be phased spatially based on the approach that development will commence adjacent to the existing built-up area of the town and spread out towards the boundaries of the site; and
- n. set out the mix of market and affordable homes, in terms of number of bedrooms, that should be delivered on the site, reflecting the proportions in Policy 7 – Delivering Homes, unless a different mix can be justified on the basis of local circumstances and agreed with the Council;



- o. set out that 25% of the total number of dwellings will be affordable, unless a different percentage can be justified on the basis of a sitebased assessment of viability and agreed with the Council; and
- p. make provision for at least 50 affordable extra care units for the elderly, as part of the overall provision of affordable housing.

Any subsequent planning application, or applications, for the site should reflect the requirements for the provision of housing development set out above, or as amended in the Master Plan Framework.

### **Supporting Economic Development**

The Master Plan Framework for the southern extension (and any relevant subsequent planning application, or applications, for the site) should:

- q. set out how the land to the south of Brickfields Business Park should be developed: with a range of employment uses; with a new access from the B3092; to be well screened in views from the south and west; and
- r. set out how the remaining undeveloped land at Kingsmead Business Park should be developed as part of a local centre in the Shaftesbury Road corridor to support the southern extension. In the event that the local centre does not include the remaining undeveloped land at Kingsmead Business Park, the Master Plan Framework (and any relevant subsequent planning applications), should show how the site will be developed with a range of employment uses.

### **Grey Infrastructure**

The Master Plan Framework for the southern extension (and any relevant subsequent planning application, or applications, for the site) should make provision for:

- s. a 'principal street' linking New Road (B3092) and Shaftesbury Road (B3081), which will be designed as a bus route; and
- t. a permeable and legible network of well-defined streets and spaces within the southern extension, which are cycle and pedestrian friendly, including well-designed gateways to the town and accesses to different areas of development at key points. Links from the southern extension into the existing built-up area of the town should be primarily for pedestrians and cycles; and
- u. the closure of Cole Street Lane to vehicular through traffic, other than for access; and

- v. off-site highway improvements, particularly improvements to increase the capacity of the New Road (B3092) and Shaftesbury Road (B3081) junction; and improvements in the Shaftesbury Road/Le Neubourg Way corridor; and
- w. off-site measures, and contributions towards off-site measures, to support the use of public transport, cycling and walking. Such improvements will include the enhancement of Gillingham Railway Station and the completion, where practicable of gaps in existing cycle and pedestrian route networks between the town and the southern extension; and
- x. contributions towards the provision of a link road between the B3081 and the A30 at Enmore Green; and
- y. other grey infrastructure requirements to support the development of the southern extension including the upgrading of: foul sewers; the town's sewage treatment works; utilities; and telecommunications networks, including broadband.

### **Social Infrastructure**

The Master Plan Framework for the southern extension (and any relevant subsequent planning application, or applications, for the site) should make provision for:

- z. a local centre in the Shaftesbury Road corridor to serve the southern extension, which will include: small scale local convenience shops; a 2 forms of entry primary school; a pre-school nursery; a community hall; health facilities (including a doctors' surgery, a dentist and a dispensing pharmacy); and other essential local facilities; and
- aa. the expansion of St Mary the Virgin Primary School (from 1 form of entry to 2) including the provision of land if required; and contributions towards the expansion of Gillingham High School;
- bb. and contributions towards improvements to, or the expansion of: Riversmeet (including a community hall); Gillingham Town Library; and Gillingham Fire Station.

### **Green Infrastructure**

The Master Plan Framework for the southern extension (and any relevant subsequent planning application, or applications, for the site) should make provision for:

- cc. at least 8.5 hectares of formal public open space, including sport's pitches, children's play spaces, allotments and community orchards. At least 7 hectares should be

- provided as sports pitches and associated facilities. The preferred option is for sports pitches to be grouped in two clusters either side of the B3081; and
- dd. at least 26 hectares of informal public open space primarily along the river corridors providing: a landscape setting for development; enhanced habitats for wildlife; and off-road routes for pedestrians and cyclists within the SSA linking to the town and countryside; and
  - ee. the retention, where practicable, of important trees, groups of trees and hedgerows on the southern extension site within public open spaces and publically accessible 'greenways'; and
  - ff. the establishment of a sustainable drainage system across the southern extension utilising, where practicable, existing watercourses, ponds, ditches and the 'greenways' associated with the retained hedgerows; and
  - gg. the retention of existing areas of strategic landscape planting and the establishment of new strategic landscape planting, particularly on the edges of the site to screen new development whilst also allowing views out of and into the site; and
  - hh. contributions towards the provision or enhancement of green infrastructure off site.

## **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.

- **Policy 24. The pattern and shape of development**

New developments should respect the more historic street layouts where these are still evident. The importance of the historic routes into the town and the mix of uses along these routes should be acknowledged in the layout and design of any new developments. All new developments adjoining or close to the rural edges of the town (including the river corridors) should be planned and designed to maintain the sensitive transition between the urban and rural environment, and opportunities taken to make this accessible to the public and protect



important views from within the town to these more rural areas.

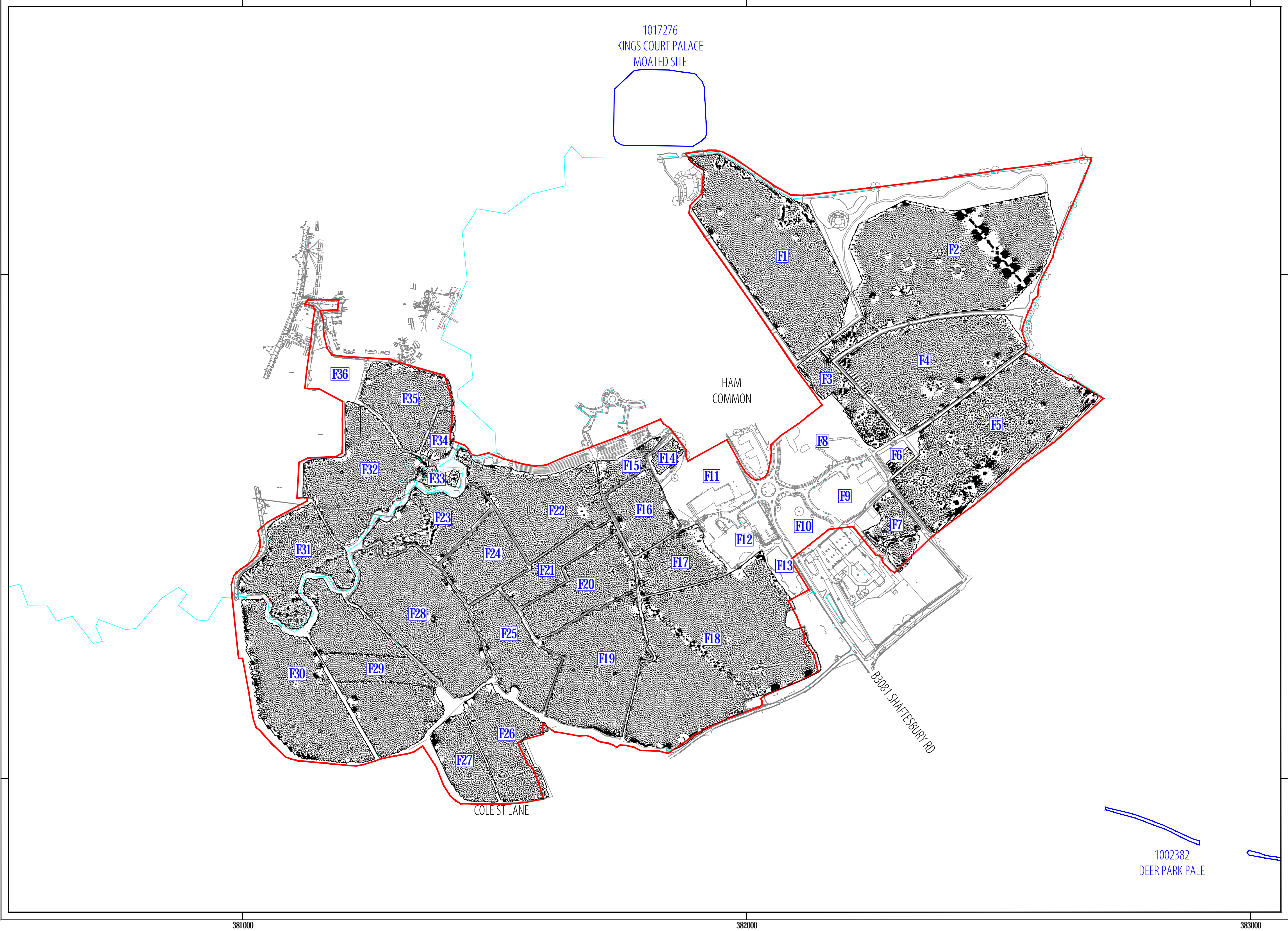
- **Policy 28. Protection of locally important heritage assets**

Locally listed buildings and locally important buildings, Conservation Areas, scheduled monuments and the locally important parkland at Wyke Hall are heritage assets of the plan area and must be protected for future generations, in line with national and adopted Local Plan policies. Where historic/locally important buildings and features are within the same site as a development proposal, their repair (if needed) and retention should be secured.

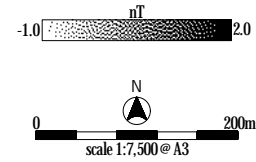


## **Appendix G – Geophysical Survey Plots**





proposed development area  
scheduled monument area



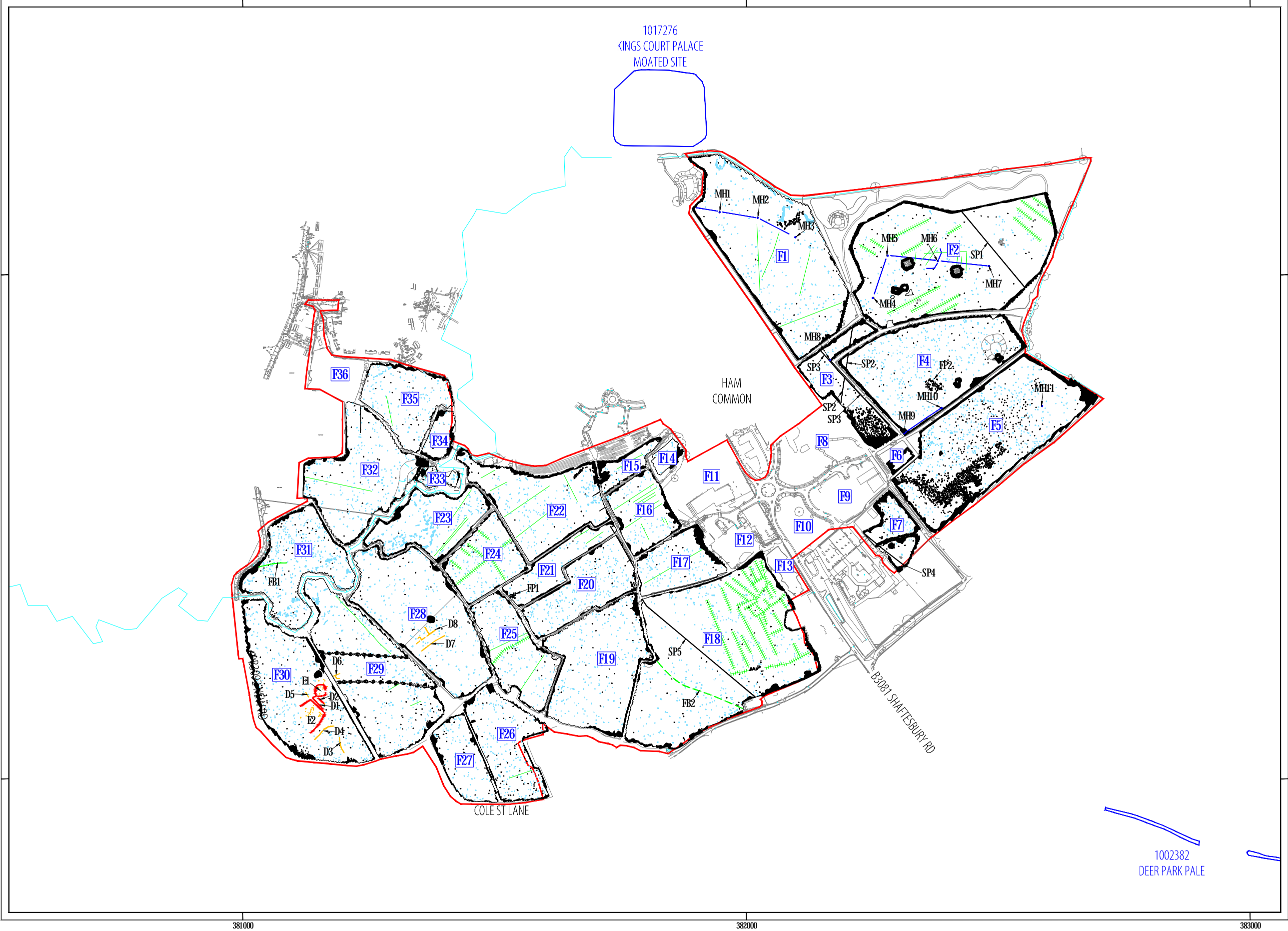
PROJECT GSEX/01  
Gillingham Southern Extension  
Gillingham  
Dorset  
CLIENT WYG

**HEADLAND  
ARCHAEOLOGY**

NORTH Unit 16, Hillside, Beeston Road  
Leeds LS11 8ND  
0113 387 6430  
www.headlandarchaeology.com

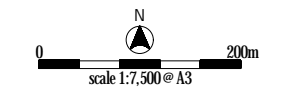
ILLUS 8 Overall processed greyscale magnetometer data





TYPE OF ANOMALY		INTERPRETATION
•	dipolar isolated	ferrous material
•	magnetic disturbance	ferrous material
—	dipolar linear	service pipe
•	dipolar isolated	manhole cover
—	linear	modern
•	magnetic enhancement	modern
—	linear trend	agricultural
—	linear trend	field drain
—	linear	former field boundary?
—	linear	former field boundary
•	magnetic enhancement	geology?
—	linear trend	archaeology?
•	magnetic enhancement	archaeology?
•	magnetic enhancement	archaeology

ABBREVIATIONS	
D	ditch
E	enclosure
FB	former boundary
FP	former pond
MH	manhole cover
SP	service pipe



PROJECT GSEX/01  
Gillingham Southern Extension  
Gillingham  
Dorset

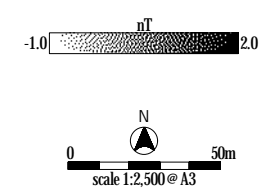
CLIENT WYG



NORTH Unit 16, Hillside, Beeston Road  
Leeds LS11 8ND  
0113 387 6430  
www.headlandarchaeology.com

ILLUS 9 Overall interpretation of magnetometer data





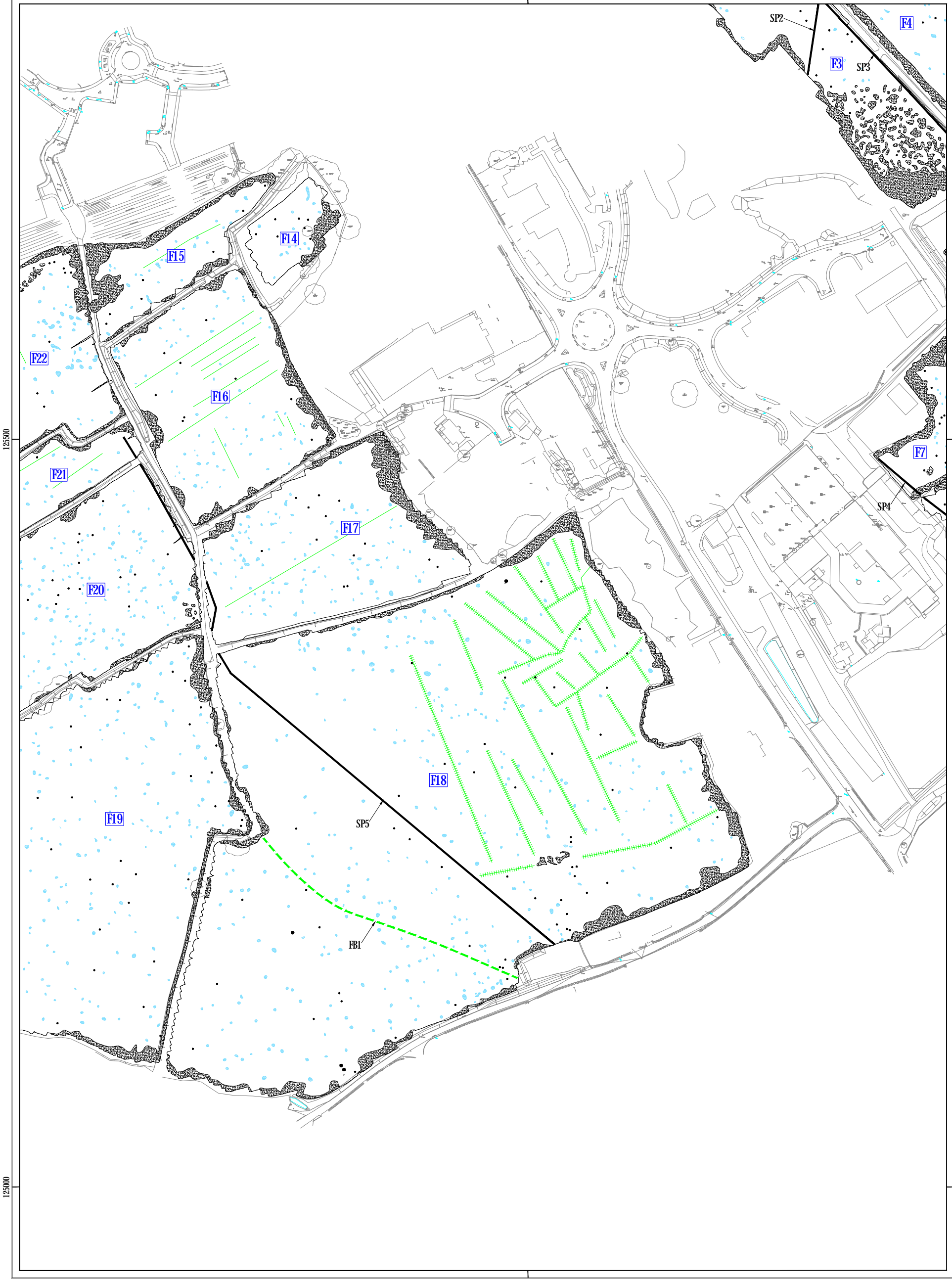
PROJECT CSEX/01  
Gillingham Southern Extension  
Gillingham  
Dorset  
WYG

CLIENT

**HEADLAND**  
**ARCHAEOLOGY**

NORTH Unit 16, Hillside, Beeston Road  
Leeds LS11 8ND  
0113 387 6430  
[www.headlandarchaeology.com](http://www.headlandarchaeology.com)





382000

ABBREVIATIONS

FB former boundary  
SP service pipe

TYPE OF ANOMALY

● dipolar isolated  
● magnetic disturbance  
— dipolar linear  
— linear trend  
++++ linear trend  
— linear

INTERPRETATION

ferrous material  
ferrous material  
service pipe  
agricultural  
field drain  
former field boundary?

TYPE OF ANOMALY

● magnetic enhancement

INTERPRETATION

geology

PROJECT

CSEX/01  
Gillingham Southern Extension  
Gillingham  
Dorset  
WYG

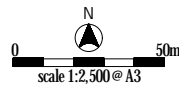
CLIENT

**HEADLAND**  
**ARCHAEOLOGY**

NORTH Unit 16, Hillside, Beeston Road  
Leeds LS11 8ND  
0113 387 6430  
www.headlandarchaeology.com

0 50m  
scale 1:2,500 @ A3



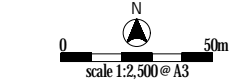
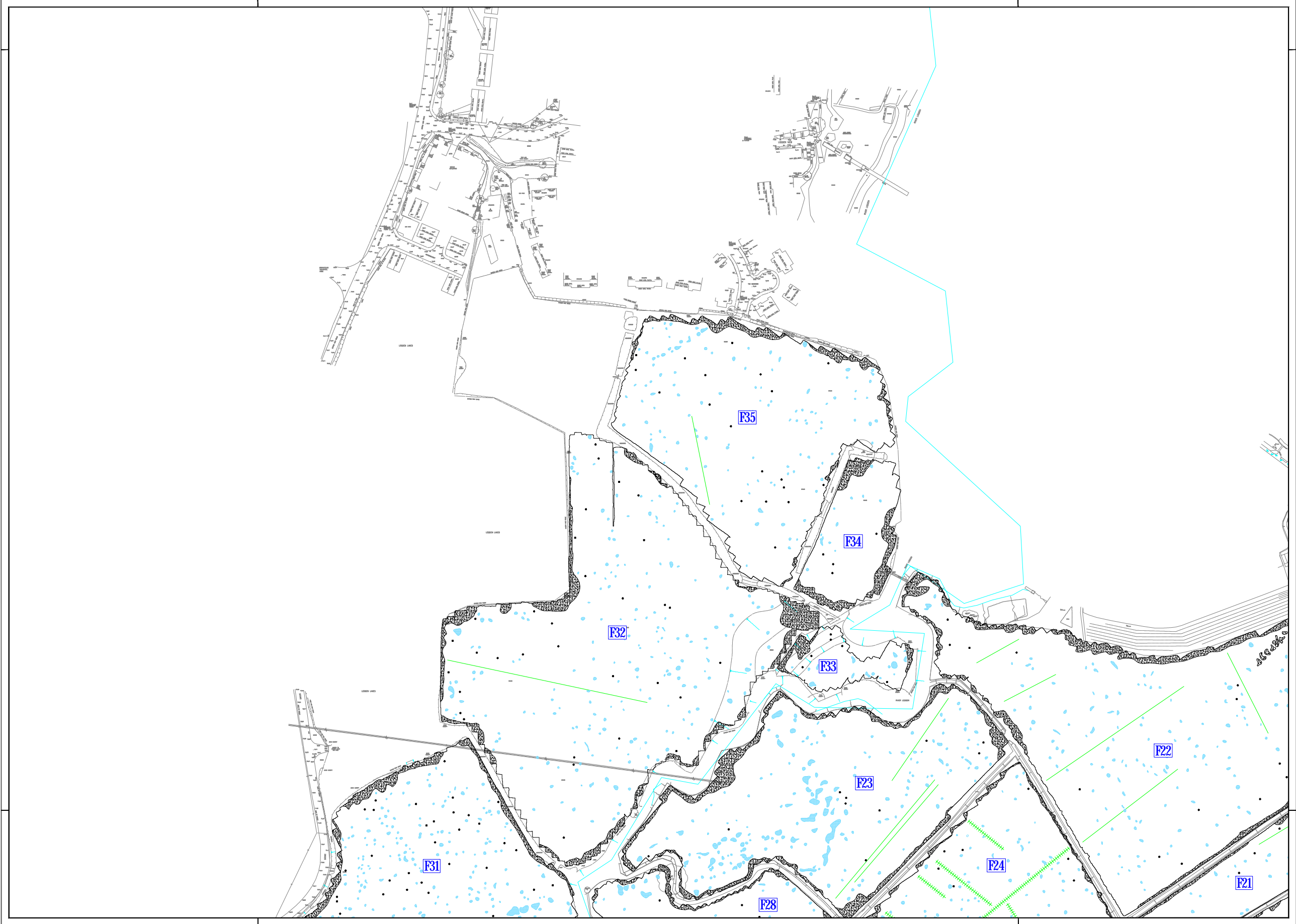


PROJECT GSEX/01  
Gillingham Southern Extension  
Gillingham  
Dorset  
CLIENT WYG



NORTH Unit 16, Hillside, Beeston Road  
Leeds LS11 8ND  
0113 387 6430  
www.headlandarchaeology.com





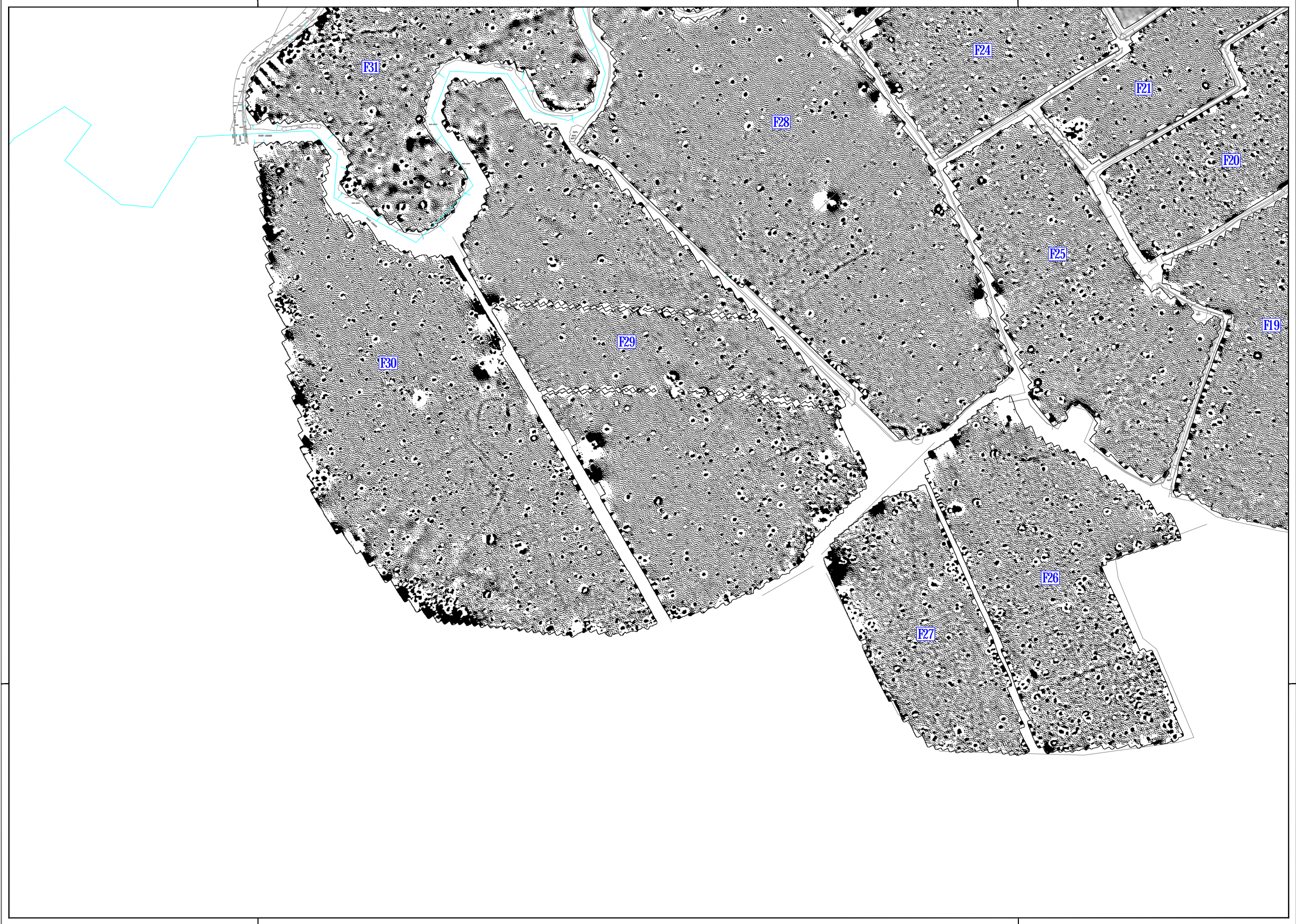
**PROJECT** GSEX/01  
Gillingham Southern Extension  
Gillingham  
Dorset

**CLIENT** WYG

**HEADLAND**  
**ARCHAEOLOGY**

**NORTH** Unit 16, Hillside, Beeston Road  
Leeds LS11 8ND  
0113 387 6430  
www.headlandarchaeology.com

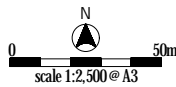




125000

381000

381500



**PROJECT** GSEX/01  
Gillingham Southern Extension  
Gillingham  
Dorset  
**CLIENT** WYG

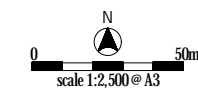
**HEADLAND**  
**ARCHAEOLOGY**

**NORTH** Unit 16, Hillside, Beeston Road  
Leeds LS11 8ND  
0113 387 6430  
www.headlandarchaeology.com





**D** ditch  
**E** enclosure  
**FB** former boundary  
**FP** former pond

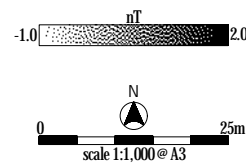
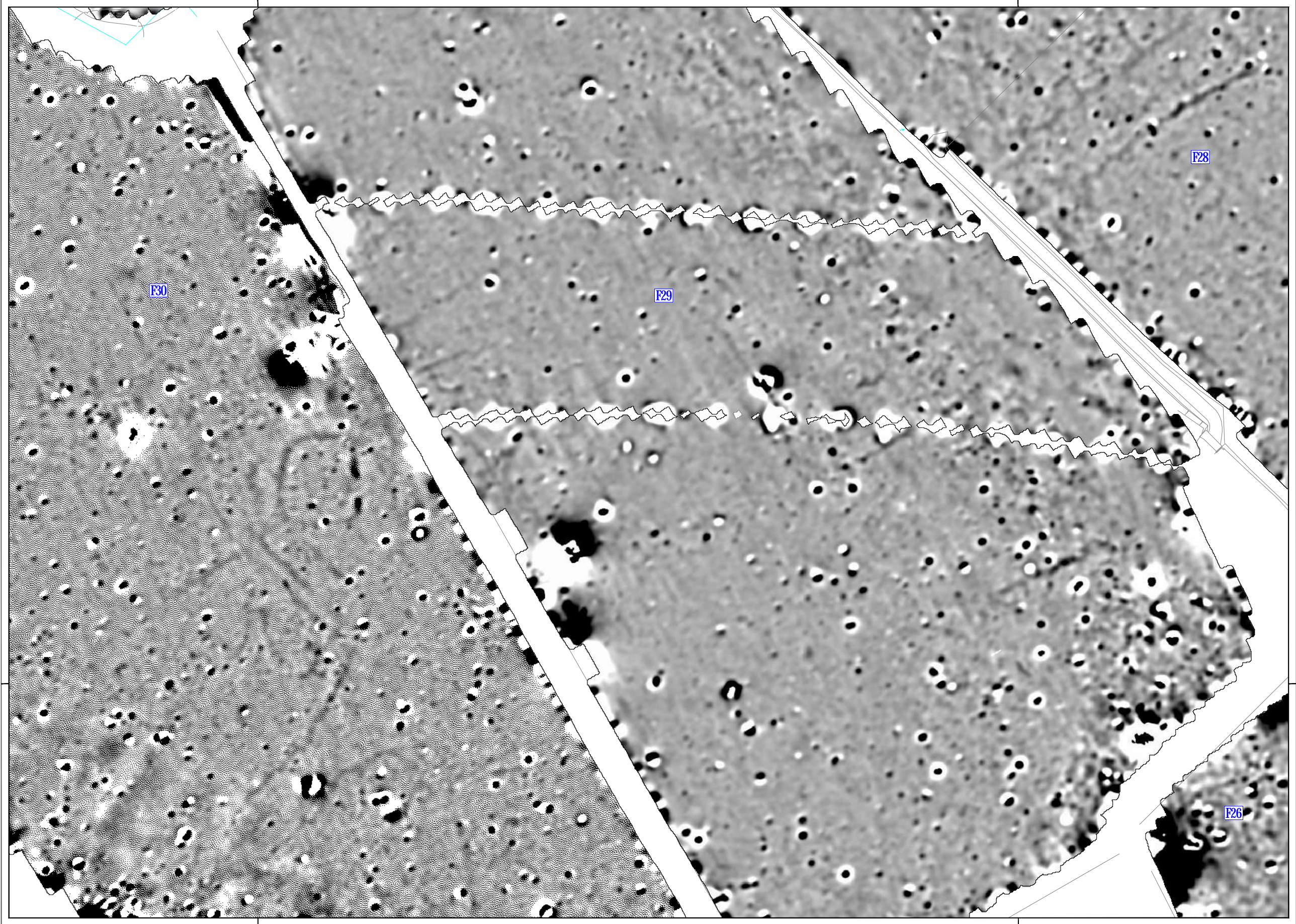


<b>PROJECT</b>	<b>GSEX/01</b> Gillingham Southern Extension Gillingham Dorset
<b>CLIENT</b>	WYG



**NORTH** Unit 16, Hillside, Beeston Road  
Leeds LS11 8ND  
0113 387 6430  
[www.headlandarchaeology.com](http://www.headlandarchaeology.com)





**PROJECT** GSEX/01  
Gillingham Southern Extension  
Gillingham  
Dorset

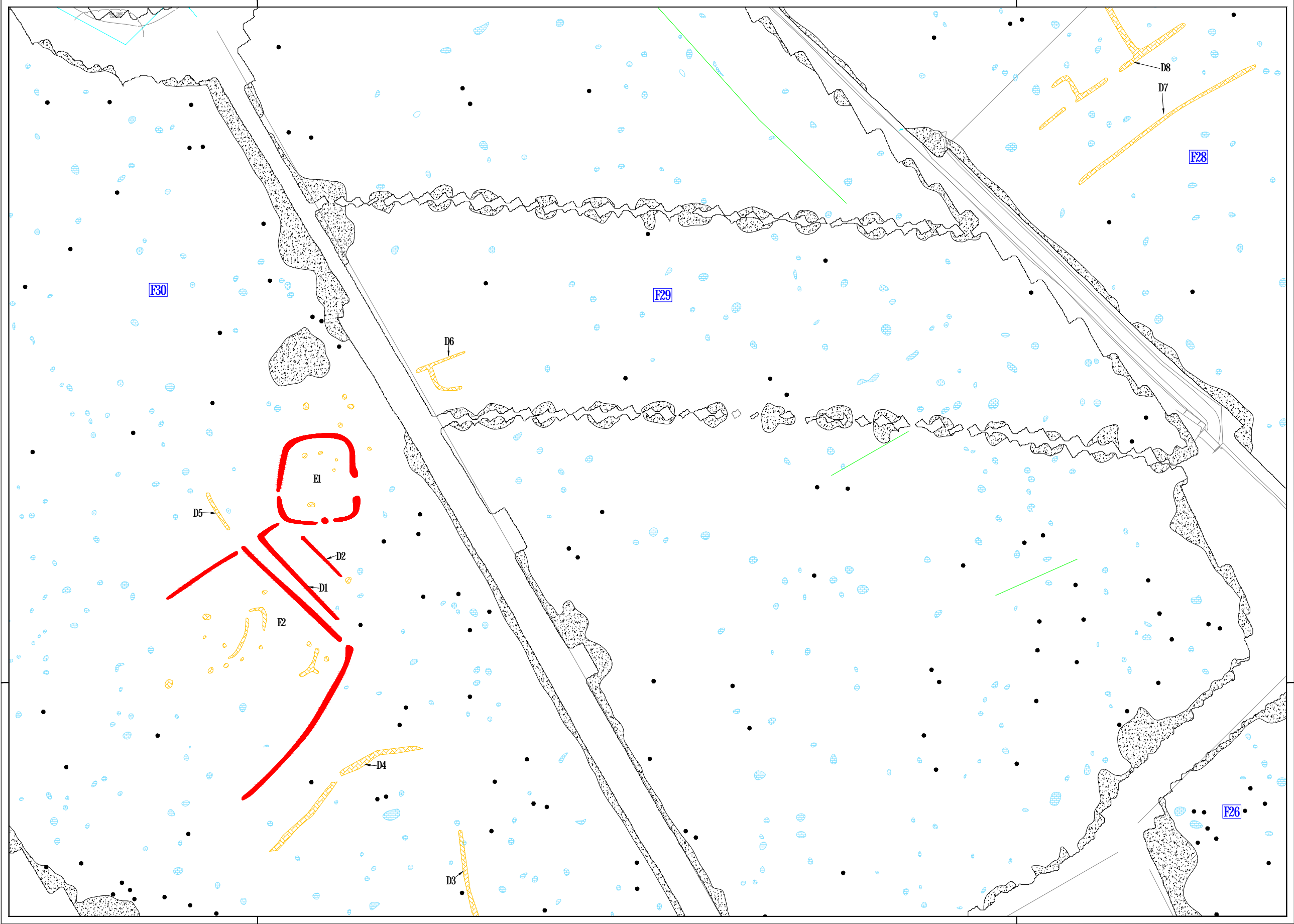
**CLIENT** WYG



**NORTH** Unit 16, Hillside, Beeston Road  
Leeds LS11 8ND  
0113 387 6430  
[www.headlandarchaeology.com](http://www.headlandarchaeology.com)

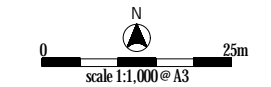
ILLUS 25 Processed greyscale magnetometer data; Area of Archaeological Potential





TYPE OF ANOMALY	INTERPRETATION
● dipolar isolated	ferrous material
● magnetic disturbance	ferrous material
— linear trend	agricultural
● magnetic enhancement	geology?
● magnetic enhancement	archaeology?
● magnetic enhancement	archaeology

ABBREVIATIONS	
D	ditch
E	enclosure



**PROJECT** GSEX/01  
Gillingham Southern Extension  
Gillingham  
Dorset  
WYG

**CLIENT** WYG

**HEADLAND**  
**ARCHAEOLOGY**

**NORTH** Unit 16, Hillside, Beeston Road  
Leeds LS11 8ND  
0113 387 6430  
www.headlandarchaeology.com



## **Appendix H – Aerial Photograph reference**

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



**An aerial photograph search, Historic England Archive search record included for future reference.**

Sortie number	Library number	Camera position	Frame number	Centre point	Run	Date	Scale 1:
RAF/106G/UK/1654	436	RP	3253	ST 808 243	14	11 Jul 1946	10000
RAF/106G/UK/1654	436	RP	3254	ST 815 244	14	11 Jul 1946	10000
RAF/106G/UK/1654	436	RP	3255	ST 823 245	14	11 Jul 1946	10000
RAF/106G/UK/1654	436	RP	3256	ST 830 246	14	11 Jul 1946	10000
RAF/CPE/UK/1811	517	FP	1090	ST 804 267	3	29 Oct 1946	9840
RAF/CPE/UK/1811	517	FP	1091	ST 811 267	3	29 Oct 1946	9840
RAF/CPE/UK/1811	517	FP	1092	ST 818 266	3	29 Oct 1946	9840
RAF/CPE/UK/1811	517	FP	1093	ST 825 266	3	29 Oct 1946	9840
RAF/CPE/UK/1811	517	FP	1094	ST 831 265	3	29 Oct 1946	9840
RAF/CPE/UK/1811	517	RP	3090	ST 804 242	17	29 Oct 1946	9840
RAF/CPE/UK/1811	517	RP	3091	ST 811 241	17	29 Oct 1946	9840
RAF/CPE/UK/1811	517	RP	3092	ST 818 241	17	29 Oct 1946	9840
RAF/CPE/UK/1811	517	RP	3093	ST 825 241	17	29 Oct 1946	9840
RAF/CPE/UK/1924	550	FS	2241	ST 801 261	10	16 Jan 1947	10000
RAF/CPE/UK/1924	550	FS	2242	ST 808 260	10	16 Jan 1947	10000
RAF/CPE/UK/2018	606	RP	3123	ST 812 254	11	17 Apr 1947	9800
RAF/CPE/UK/2018	606	RP	3124	ST 820 255	11	17 Apr 1947	9800
RAF/CPE/UK/2018	606	RP	3153	ST 820 256	12	17 Apr 1947	9800
RAF/CPE/UK/2018	606	RS	4164	ST 822 247	32	17 Apr 1947	9800
RAF/CPE/UK/2018	606	RS	4165	ST 817 251	32	17 Apr 1947	9800
RAF/CPE/UK/2018	606	RS	4166	ST 812 255	32	17 Apr 1947	9800
RAF/CPE/UK/2018	606	RS	4167	ST 804 257	32	17 Apr 1947	9800
HAS/UK/50/274	2279	V	4661	ST 830 262	5	1950	12750
RAF/540/854	3071	RS	4025	ST 820	15	29 Aug	12000

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



				267		1952	
RAF/540/854	3071	RS	4026	ST 826 266	15	29 Aug 1952	12000
RAF/540/854	3071	RS	4027	ST 832 265	15	29 Aug 1952	12000
RAF/106G/UK/1418	3342	RP	3037	ST 804 260	2	15 Apr 1946	10000
RAF/106G/UK/1418	3342	RP	3038	ST 814 259	2	15 Apr 1946	10000
RAF/106G/UK/1418	3342	RP	3039	ST 823 258	2	15 Apr 1946	10000
RAF/106G/UK/1418	3342	RP	3186	ST 830 256	5	15 Apr 1946	10000
RAF/106G/UK/1418	3342	RP	3187	ST 821 255	5	15 Apr 1946	10000
RAF/106G/UK/1418	3342	RP	3188	ST 813 255	5	15 Apr 1946	10000
RAF/106G/UK/1418	3342	RP	3189	ST 804 255	5	15 Apr 1946	10000
RAF/106G/UK/1418	3342	RS	4115	ST 804 252	19	15 Apr 1946	10000
RAF/106G/UK/1418	3342	RS	4116	ST 813 252	19	15 Apr 1946	10000
RAF/106G/UK/1418	3342	RS	4117	ST 821 251	19	15 Apr 1946	10000
RAF/106G/UK/1418	3342	RS	4118	ST 829 251	19	15 Apr 1946	10000
OS/75011	9772	V	69	ST 824 250	5	31 Mar 1975	7700
OS/75011	9772	V	70	ST 824 255	5	31 Mar 1975	7700
OS/75011	9772	V	71	ST 824 261	5	31 Mar 1975	7700
OS/75011	9772	V	72	ST 824 266	5	31 Mar 1975	7700
OS/75198	9776	V	347	ST 799 260	2	06 Jun 1975	7800
OS/75198	9776	V	348	ST 799 254	2	06 Jun 1975	7800
OS/75198	9776	V	349	ST 799 249	2	06 Jun 1975	7800
OS/75198	9776	V	350	ST 800 243	2	06 Jun 1975	7800
OS/75198	9776	V	361	ST 812 243	3	06 Jun 1975	7800
OS/75198	9776	V	362	ST 812 249	3	06 Jun 1975	7800
OS/75198	9776	V	363	ST 812 255	3	06 Jun 1975	7800
OS/75198	9776	V	364	ST 811 261	3	06 Jun 1975	7800
OS/68079	10976	V	59	ST 806 271	9	25 Apr 1968	12000



Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



OS/68079	10976	V	60	ST 812 270	9	25 Apr 1968	12000
OS/68079	10976	V	61	ST 818 269	9	25 Apr 1968	12000
OS/95031	14647	V	48	ST 796 255	2	13 Mar 1995	7900
OS/96104	15063	V	72	ST 814 245	2	15 May 1996	8300
OS/96104	15063	V	73	ST 814 250	2	15 May 1996	8300
OS/96104	15063	V	74	ST 814 255	2	15 May 1996	8300
OS/96104	15063	V	75	ST 814 260	2	15 May 1996	8300
OS/96104	15063	V	76	ST 814 265	2	15 May 1996	8300
OS/96104	15063	V	154	ST 805 245	4	15 May 1996	8300
OS/96104	15063	V	155	ST 805 250	4	15 May 1996	8300
OS/96104	15063	V	156	ST 805 255	4	15 May 1996	8300
OS/96104	15063	V	157	ST 805 260	4	15 May 1996	8300
OS/96104	15063	V	158	ST 805 265	4	15 May 1996	8300
OS/96104	15063	V	173	ST 825 265	5	15 May 1996	8300
OS/96104	15063	V	174	ST 824 260	5	15 May 1996	8300
OS/96104	15063	V	175	ST 824 255	5	15 May 1996	8300
OS/96104	15063	V	176	ST 824 250	5	15 May 1996	8300
OS/96104	15063	V	177	ST 824 245	5	15 May 1996	8300
OS/00027	15339	V	117	ST 831 249	4	19 Mar 2000	8800
OS/00027	15339	V	118	ST 831 256	4	19 Mar 2000	8800
OS/00027	15339	V	119	ST 831 263	4	19 Mar 2000	8800
OS/00027	15339	V	178	ST 818 243	6	19 Mar 2000	8800
OS/00027	15339	V	179	ST 818 249	6	19 Mar 2000	8800
OS/00027	15339	V	180	ST 818 256	6	19 Mar 2000	8800
OS/00027	15339	V	181	ST 818 263	6	19 Mar 2000	8800
OS/00027	15339	V	240	ST 806 243	8	19 Mar 2000	8800
OS/00027	15339	V	241	ST 806	8	19 Mar	8800

Land at Gillingham, Dorset: Newhouse Farm and Ham Farm  
Archaeological DBA, Setting Assessment & Geophysical Survey



				249		2000	
OS/00027	15339	V	242	ST 806 256	8	19 Mar 2000	8800
OS/00027	15339	V	243	ST 806 263	8	19 Mar 2000	8800
OS/00252	15573	V	96	ST 805 256	4	19 Jul 2000	8400
OS/00252	15573	V	97	ST 797 256	4	19 Jul 2000	8400

Photo reference	Film number	Frame number	Date	Map reference
ST 8026 / 2	AFL 60516	/ EPW023216	Sep 1928	ST 808 264
ST 8026 / 3	AFL 60516	/ EPW023217	Sep 1928	ST 808 262
ST 8026 / 4	AFL 60516	/ EPW023219	Sep 1928	ST 805 265
ST 8026 / 8	AFL 60713	/ EPW033729	Jul 1930	ST 809 262
ST 8126 / 1	NMR 2114	/ 1210	22 Apr 1982	ST 818 263
ST 8126 / 2	NMR 2114	/ 1211	22 Apr 1982	ST 818 263
ST 8126 / 3	NMR 23591	/ 31	23 Jul 2004	ST 818 263
ST 8126 / 4	NMR 23591	/ 32	23 Jul 2004	ST 818 263
ST 8126 / 5	NMR 23591	/ 33	23 Jul 2004	ST 818 263
ST 8126 / 6	NMR 23591	/ 34	23 Jul 2004	ST 818 263
ST 8126 / 7	NMR 23655	/ 13	23 Jul 2004	ST 819 264
ST 8126 / 8	NMR 23655	/ 14	23 Jul 2004	ST 818 262
ST 8126 / 9	NMR 23655	/ 15	23 Jul 2004	ST 818 263
ST 8126 / 10	NMR 23655	/ 16	23 Jul 2004	ST 818 263
ST 8126 / 11	NMR 23655	/ 17	23 Jul 2004	ST 818 263
ST 8126 / 12	NMR 23655	/ 18	23 Jul 2004	ST 818 263
ST 8126 / 13	NMR 23655	/ 19	23 Jul 2004	ST 818 263
ST 8126 / 14	AFL 60516	/ EPW023218	Sep 1928	ST 810 261
ST 8126 / 15	AFL 60516	/ EPW023221	Sep 1928	ST 812 260
ST 8126 / 16	AFL 60516	/ EPW023223	Sep 1928	ST 810 263
ST 8126 / 17	AFL 60713	/ EPW033563	Jul 1930	ST 810 264



## **Appendix I – Report Conditions**

### **Archaeological Desk-Based Assessment, Newhouse Farm & Ham Farm, Gillingham, Dorset**

This report is produced solely for the benefit of the **Welbeck Land** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

November 2017

WYG Environment Planning Transport Ltd





— LAND AT —  
**GILLINGHAM**  
— DORSET —

