

Land at Hartnoll Farm, Tiverton, Devon

Historic Environment Desk-Based Assessment



Report prepared for:
Waddeton Park Ltd

CA Project: CR0538

CA Report: CR0538_1

December 2020



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SUMMARY

Project Name: Land at Hartnoll Farm, Tiverton

Location: Devon

NGR: 299060, 112879

In October 2020, Cotswold Archaeology was commissioned by Waddeton Park Ltd. to undertake a Historic Environment Desk-Based Assessment of land at Hartnoll Farm, Devon. The Site, which comprises parts of four agricultural fields and the Hartnoll Business Centre industrial estate, is proposed for the construction of a mixed residential and employment development. This report aims to assess the effects of the proposal on the historic environment.

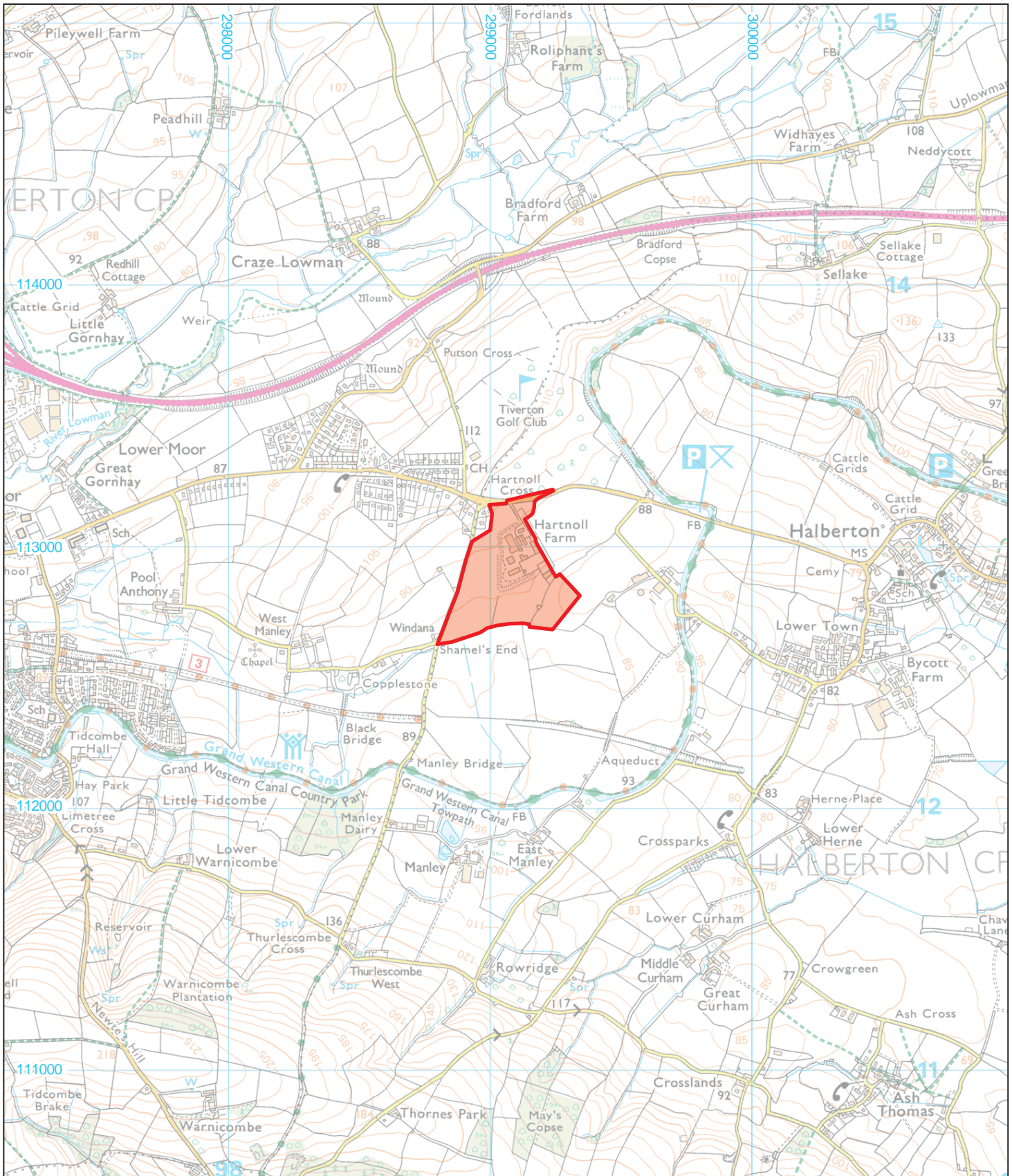
Known and potential archaeological remains identified within the Site comprise:

- Buried remains of a Neolithic ring ditch (of potentially moderate-high heritage significance)
- Buried remains of former cultivation activity and field boundaries (of, at most, low heritage significance); and
- Hedgerows/hedge banks bordering and running within the Site (heritage assets of low heritage significance)

The available evidence presented in this heritage assessment does not indicate the presence of archaeological remains which would preclude development of the Site. However, previous geophysical survey and evaluation trial trenching have identified a prehistoric ring-ditch on the south-eastern edge of the Site, which is associated with further known prehistoric remains in the tested area adjacent to the Site. Although such remains are not commonly of such significance that would require preservation in situ, additional information will be required to inform further on the significance of the remains in this area, and any influence they may have on design proposals, and required mitigation measures.

A staged approach to further archaeological survey is recommended. Firstly this would appropriately comprise a geophysical survey of the whole Site, which will provide further evidence for any further below-ground remains. If potentially significant remains are identified, then the use of other techniques (such as evaluation trial trenches) may be useful in gaining additional information. The results of such staged investigation may then provide proportionate information to inform determination of the application, and any further updates to design and proposed mitigation measures.

An assessment of the built heritage environment proximate to the Site, and a Settings Assessment, has been conducted to understand how and what elements of their setting, including the Site where relevant, may contribute to the significance of nearby heritage assets. The assessment has concluded that the development proposals would lead to no harm to the significance of heritage assets located within the environs of the Site through alteration of their setting. No further design influence arising from the assessment of the setting of heritage assets is identified.



 Site boundary

0 1:20,000 500m

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Ordnance Survey 0100031673



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PROJECT TITLE
Land at Hartnoll Farm, Tiverton, Devon

FIGURE TITLE
Site location plan

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1. INTRODUCTION

- 1.1. In October 2020, Cotswold Archaeology (CA) was commissioned by Waddeton Park Ltd. to undertake a Historic Environment Desk-Based Assessment in respect of land at Hartnoll Farm, Devon (hereafter referred to as ‘the Site’). Presently comprising parts of four agricultural fields and the Hartnoll Business Centre industrial estate (Photographs 1 and 2), the Site is located c.1.2km to the east of Tiverton and c.1.1km to the west of Halberton, bounded by the Post Hill road and Manley Lane road to the north and west respectively and further agricultural fields to the south and east (NGR: 297288, 95729; Fig. 1).



Photograph 1: View looking across western area of Site, looking north



Photograph 2: View looking across southern area of Site, looking east

- 1.2. Development proposals are for mixed residential and employment use with associated access, infrastructure and landscaping works a framework plan of which is shown on Figure 1a. The existing industrial estate of the Hartnoll Business Centre is to be retained (Fig. 1a, area lined in blue).



Fig. 1a Proposed development framework plan

Objectives and professional standards

- 1.3. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.
- 1.4. Cotswold Archaeology (CA) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). In light of current Government restrictions and Public Health guidance that has been enforced in response to the present COVID-19 pandemic, this report has been prepared where practicable in accordance with

appropriate standards and guidance, including the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by ClfA in 2014 and updated in 2020. This states that, insofar as they relate to the determination of planning applications, historic environment desk-based assessments should:

‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (ClfA 2020, 4).

- 1.5. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy and guidance context

- 1.6. The Site is situated in the local authority area of Mid Devon District Council. The Mid Devon District Local Plan 2013-2033 (adopted July 2020) contains the principal policies of the Local Development Plan framework relevant to this assessment.
- 1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.

Statute	Description
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2019)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Historic England Advice Note 12 (HEAN12) Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)	This advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. The advice note explores the assessment of significance and describes the relationship with between archaeological desk-based assessments and field evaluations, as well as Design and Access Statements.
Mid Devon District Council Development Plan (2013-33)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2019).
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by available historic environment information, subject to limitations due to health and safety constrictions imposed in response to the 2020 coronavirus (Covid-19) pandemic. In this instance, this is considered to be sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach accords, where practicable under present restrictions, with the provisions of the NPPF (2019) and the guidance issued by ClfA (revised 2020). The data has been collected from a wide variety of sources and where this has not been possible to obtain this has been outlined in the summary set out in Table 2.1 below. Limitations to the study are specifically set out in 'limitations' below.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Devon Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Not available due to COVID-19 closure requirements
Devon Heritage Centre	Not available due to COVID-19 closure requirements
Historic England's Aerial Photograph Research Unit	Not available due to COVID-19 closure requirements. East and Mid Devon Rivers Catchments National Mapping Programme (NMP) results supplied by HER. The Britain from Above website (accessed July 2020) was utilised.
The Rural Settlement of Roman Britain online resource (Accessed April 2020)	A comprehensive resource detailing excavated evidence for Romano-British rural settlement and activity.
Defra Data Services Platform (environment.data.gov.uk)	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
Genealogist, Envirocheck & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

-
- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.
- 2.4. A site visit was undertaken on the 12th November 2020 as part of this assessment. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

LiDAR imagery

- 2.5. Existing Environment Agency (EA) Lidar data was analysed with the specific aim of clarifying the extent any potential archaeological remains.
- 2.6. EA Lidar DTM and DSM tiles were obtained from the Defra Data Services Platform (environment.data.gov.uk), under the Open Government Licence v3.0. The data was available at 1m resolution, surveyed in 2019 for DTM, 2017 for DSM, for the Site area. DTM and DSM tiles were downloaded in ASCII (.asc) format, with each .asc file covering an area measuring 100x100m-square. EA state that their specifications for Lidar data require absolute height error to be less than +/-15cm, and relative error to be less than +/-5cm (EA, 2016). The planar accuracy of the data

is guaranteed to +/- 40cm (absolute), while relative planar accuracy depends on the altitude of the survey aircraft but can generally be said to be +/-20cm (ibid.).

- 2.7. The Lidar .asc files contain British National Grid as the “native” coordinate reference system.
- 2.8. Where necessary, the DTM and DSM tiles were combined into a mosaic raster dataset using Esri ArcGIS 10.5.1 and exported as a .TIFF
- 2.9. The resulting .TIFF was then processed using Relief Visualisation Toolbox (RVT) (Kokalj et al 2019 and Zakšek et al 2011) to create a number of visualisations including a multi-direction hillshade and local relief model, both were used following Historic England guidelines (HE 2010) and guidance in *Airbourne Laser Scanning Raster Visualisation: A guide to good practice* (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area.
- 2.10. The output images from the RVT software were then imported into the ArcMap 10.5.1 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection.
- 2.11. DTM tile formed the basis within the desk-based assessment and is illustrated on Figure 3a and 10.

Aerial photographs

- 2.12. Aerial photographs held at Historic England, and those taken in 1980 and held by Devon County Council, were examined as part of previous assessment that included the Site (AC Archaeology 2009; CA 2013). Examination of these identified no features indicative of potential underlying archaeological remains/deposits to be present within the Site area, although noted that the dominant land use of the area was pasture wherein such evidence may not be readily identifiable. A renewed search of relevant aerial photographs was undertaken using the Britain from Above website (accessed November 2020) in the absence of access to the Historic England archives, however, no relevant photographs for the Site were identified.

Previous archaeological investigations

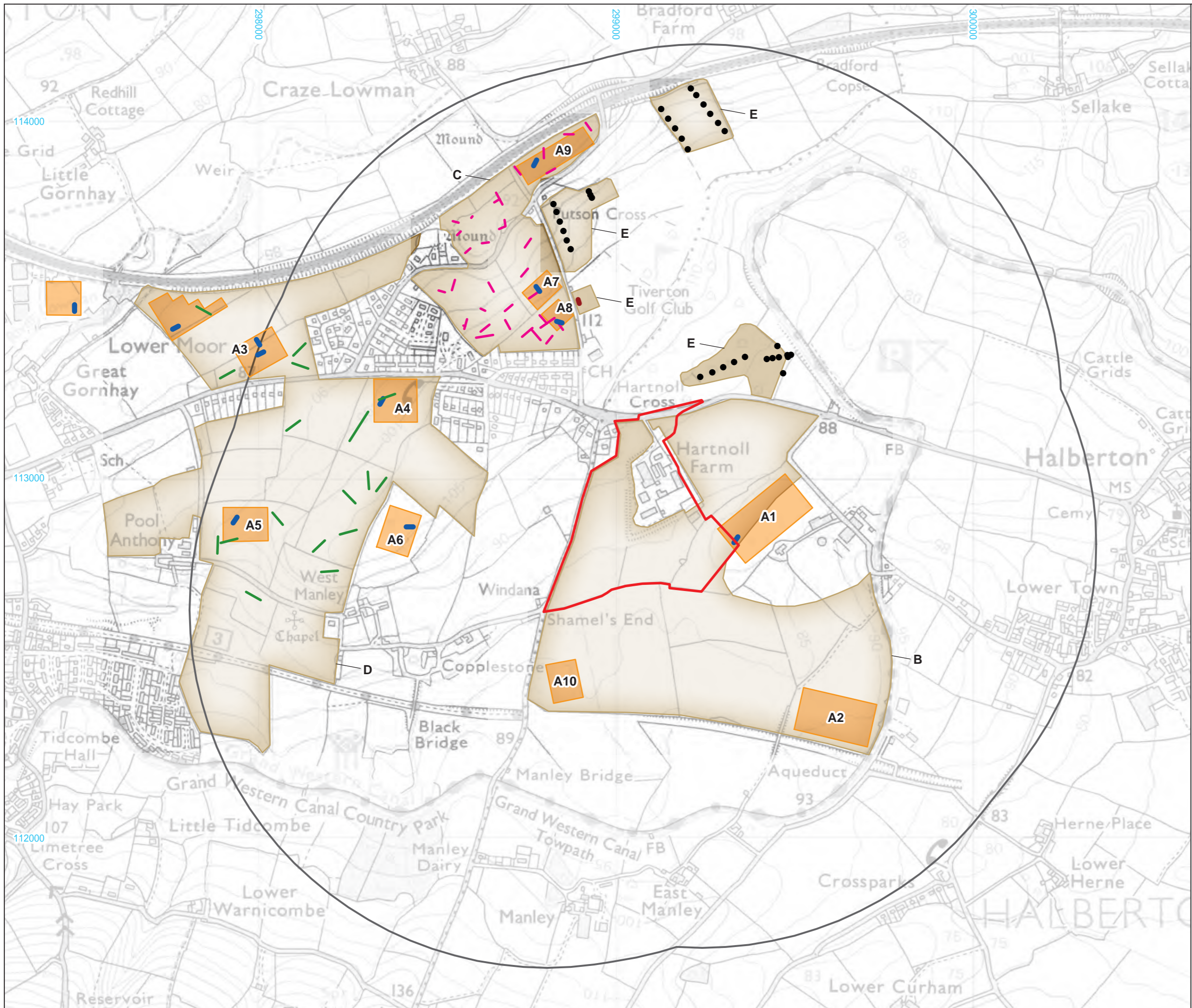
- 2.13. The Site has been the subject of previous archaeological work, this principally restricted to prior assessments conducted in relation to proposals for the Tiverton Eastern Urban Expansion Area by AC Archaeology in 2009 (Fig. 2, **A1** to **A10**) and

Land at Hartnoll Farm by Cotswold Archaeology (CA) in 2013 (Fig. 2, **B**), both of which considered wider areas that have included the Site. An area within the Site's south eastern extents was also further included as part of targeted geophysical survey and trenched evaluation that was conducted in conjunction with development proposals for land to the east of Tiverton (Fig. 2, **A1**; AC Archaeology 2009). The results of these previous assessments and research conducted have informed the present document.

2.14. A considerable amount of archaeological fieldwork has also previously been carried out within the study area, this comprising:

- Geophysical Survey and Trial Trenching conducted by Stratascan and Cotswold Archaeology in 2012 on Land East of Tiverton (Fig. 2, **C**), situated c.250m to the north-west of the Site;
- Geophysical Survey and Trial Trenching conducted by Stratascan and CA in 2014 on Land North and South of Blundell's Road, Tiverton (Fig. 2, **D**), situated c.300m to the west of the Site;
- Geophysical Survey and Trial Pitting conducted by AC Archaeology in 2020 at Tiverton Golf Club (Fig. 2, **E**), situated c.90m to the north of the Site;

2.15. These previous investigations are illustrated on Figure. 2, and those of relevance to this assessment are listed in Appendix 2, and their results discussed in Section 3, below.



- Site boundary
- Study area
- Previous archaeological investigations
- Geophysics survey area
- Evaluation trench (CA 2020)
- Evaluation trench (CA 2015)
- Evaluation trench (CA 2012)
- Evaluation trench (CA 2009)
- Test pit



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PROJECT TITLE
Land at Hartnoll Farm, Tiverton, Devon

FIGURE TITLE
Site location plan showing recorded archaeological investigations in study area

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Assessment of heritage significance

- 2.16. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.17. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.18. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.19. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or

benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

2.20. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2019), which states that:

*‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss and the significance of the heritage asset** [our emphasis].’*

2.21. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019). Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do</i>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	

Level of effect	Description	Applicable statute & policy
		<p><i>not apply to the setting of Conservation Areas.</i></p> <p>Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i></p> <p>With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.</p>
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	<p>Paragraphs 193 - 196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.</p> <p>In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.</p>

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

2.22. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

Limitations of the assessment

2.23. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been available for examination for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably

accurate. The records held by HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within this repository is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

- 2.24. As noted above, AC Archaeology and CA have produced Heritage Assessments for wider proposals on land containing the Site in 2009 and 2013, resulting in a significant amount of available data with which to help inform this current assessment given existing Covid-19 restrictions.
- 2.25. A review of records and historic aerial photographs of the Site and study area held at the Historic England Archives could not be conducted due to closure as a result of Government health guidance. As noted above, review and assessment of aerial photographs held at Historic England was undertaken as part of previous assessment that included the Site (AC Archaeology 2009; CA 2013), these recording little of archaeological interest within the Site, and these conclusions have been relied on to inform this report.
- 2.26. A review of archival material pertaining to the Site and study area held at the Devon Heritage Centre could not be conducted due to closure resulting from the same Government health guidance. Previous examination of records held by the archive was conducted as part of assessment works conducted in 2009 and 2013 and the information reviewed has been utilised for the purpose of informing this study.
- 2.27. The site visit and setting assessment was undertaken on 12th November 2020 in clear and sunny weather conditions which didn't impede our assessment or visibility across the Site. However, Site visits in relation to archaeology can be limited, especially considering that archaeological remains can survive below-ground with no visible surface indications of their presence. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

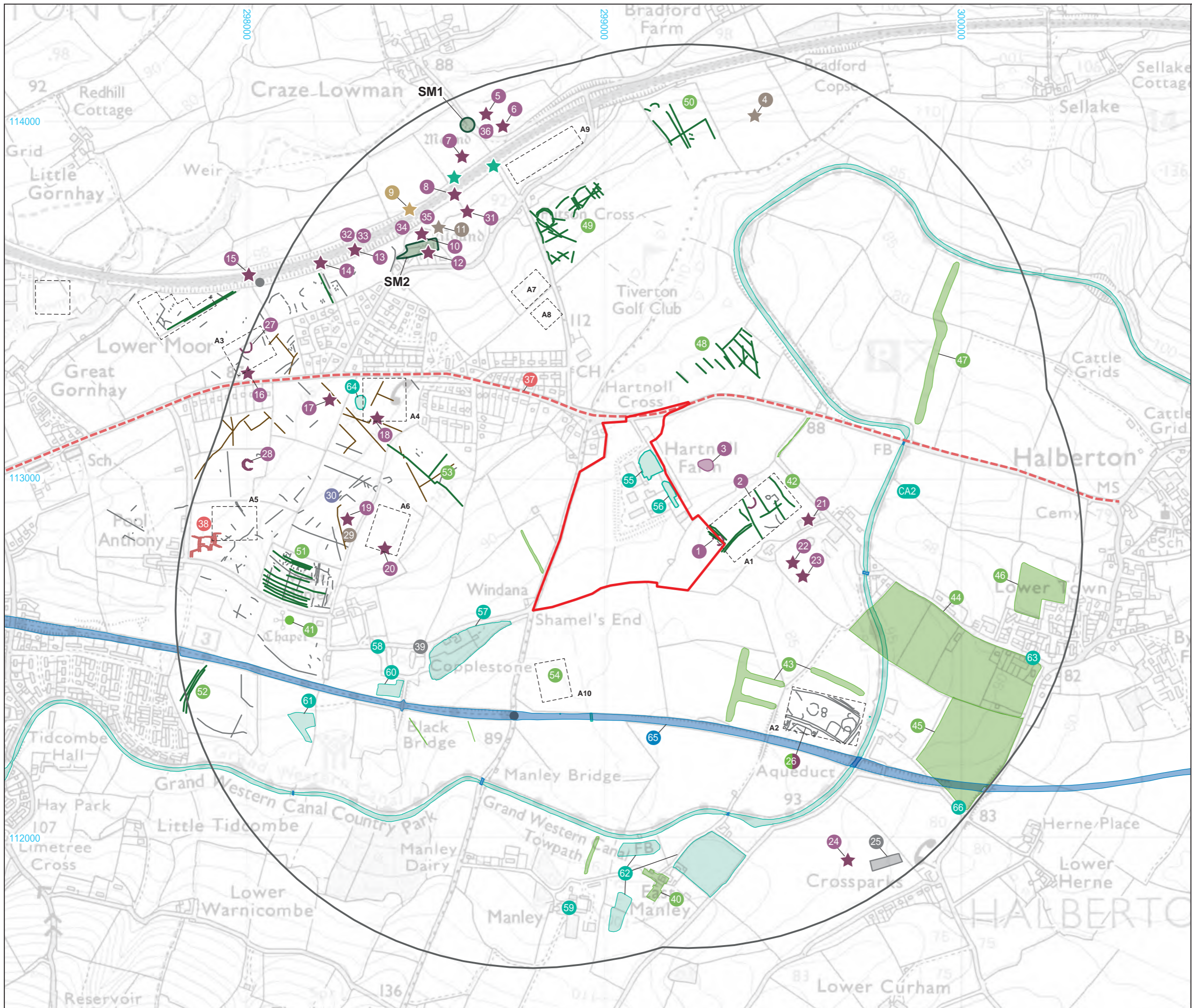
- 3.1. The Site, which comprises parts of four agricultural fields in mixed agricultural use and the Hartnoll Business Centre industrial estate, occupies an area of gently undulating ground that falls to the south and east from c.100m Above Ordnance Datum (aOD) at its north western limits to c.84m at its southern, and c.88m at its eastern extents respectively. The course of the River Lowman lies c.975m to the north of the Site, whilst the later water course of the Grand Western Canal is noted to lie c.425m to the east and c.525m to the south of the Site respectively. The Mid Devon Landscape Character Assessment (MDDC 2011) defines the surrounding landscape as Lowland Plains, a traditional Devon landscape of rolling, prosperous agricultural land, primarily managed as arable farmland with medium to large scale field boundaries divided by hedgerows and hedgebanks. The landscape typically has short vistas terminated by a backdrop of curving hills.
- 3.2. The underlying bedrock geology of the Site is recorded as comprising Permian period sandstone of the Tidcombe Sand Member (BGS, accessed 2020). No overlying superficial deposits are recorded. Trench 12 excavated as part of evaluation conducted by AC Archaeology in 2009 and partially extending into the south eastern area of the Site (Fig. 2, **A1**) recorded the stratigraphic sequence as comprising an agricultural plough soil overlying a sandy clay and gravel natural to a depth of 0.30m below ground level (AC Archaeology 2009).
- 3.3. The situation of the Site along a ridge of the Culm and Lowman valleys has been demonstrated as one that was favourable to early exploitation and settlement through the prehistoric period whilst likely having also served as an area of agricultural hinterland through the later Roman and early medieval periods. The later pattern of settlement established in the medieval and post medieval periods across the study area appears to have been broadly agrarian in nature and defined by a dispersed pattern of surrounding hamlets and farmsteads. Such a general pattern of settlement remains today albeit later modern development has since encroached.

Designated heritage assets

3.4. There are no designated heritage assets identified within the Site itself. In the wider 1km study area, the following designated heritage assets are recorded and their locations in relation to the Site are illustrated on Figure 12:

- Blundell's Conservation Area (Fig. 13, **CA1**), the south eastern extents of which lies c.285m to the south of the Site and further contains the Grade II Listed Manley Railway Bridge (Fig. 13, **LB1**);
- Grand Western Canal Conservation Area (Fig. 13, **CA2**), parts of the course of which lie c.425m to the east and c.525m to the south of the Site respectively, and which contains a series of associated Grade II Listed Bridges (Fig. 13, **LB2 to LB5**) and Milestone (Fig. 13, **LB6**);
- The Scheduled Monument of an earthwork Bowl Barrow 260m north-west of Putson Cross (Fig. 13, **SM1**), situated c.910m to the north-north-west of the Site;
- The Scheduled Monument of an earthwork Long Barrow immediately north of Blenheim House, 310m south-west of Putson Cross (Fig. 13, **SM2**), situated c.695m to the north-west of the Site;
- The Grade II Listed Prowses Farmhouse (Fig. 13, **LB7**), situated c.458m to the west of the Site;
- The Grade II Listed East Manley Farmhouse (Fig. 13, **LB8**), situated c.810m to the south of the Site; and
- A Grade II Listed Road Bridge (Fig. 13, **LB9**), this situated c.1km to the south-east of the Site.

3.5. Where designated assets are considered relevant to the development and thus potential of the Site, they are discussed below. Similarly, where the above assets are identified as being potentially susceptible to harm as a result of indirect effects of the proposed development (i.e. changes to their setting), they are assessed in Chapter 5, The Setting of Heritage Assets.



- Site boundary
- Study area
- Scheduled Monument

- Mesolithic
- Neolithic
- Prehistoric
- Roman
- Medieval
- Post-medieval
- Modern
- Undated

- ☆ Find and artefact scatters
- Geophysics survey area

- Cropmarks:
- Prehistoric
- Roman
- Medieval
- Undated



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PROJECT TITLE
Land at Hartnoll Farm, Tiverton, Devon

FIGURE TITLE
Site location plan with recorded archaeological finds and features

DRAWN BY	EE	PROJECT NO.	CR0538	FIGURE NO.
CHECKED BY	DJB	DATE	18/11/2020	3
APPROVED BY	RM	SCALE	@A3	

Prehistoric

- 3.6. The Site is known to contain the buried archaeological remains of a Neolithic ring ditch (Fig. 3, 1; Fig. 2, **A1**), this recorded by geophysical survey and trial trenching conducted by AC Archaeology in 2009, and identified to lie within, and to extend beyond, the Sites south eastern extents. The feature is likely to represent the remains of a Neolithic funerary monument, though trenching revealed that it had been significantly truncated by ploughing. A possible further ring ditch and potential enclosure anomalies recorded by geophysical survey immediately to the north-east (Fig. 3, 2; Fig. 2, **A1**) could indicate the presence of further contemporary and/or intensive prehistoric occupation activity in association with the recorded barrow remains. The presence of a potential second ring ditch could suggest that these features form part of a wider, and as yet unrecorded, funerary complex, further evidence for which may be represented by a further noted mound feature (Fig. 3, 3), situated to the north of the ring ditch, and lying c.85m to the east of the Site, this visible both on aerial photographs and processed LiDAR data (see Fig. 3a below), and potentially representing the remains of a further prehistoric funerary monument, extant remains of which could not be clearly corroborated by Site inspection.

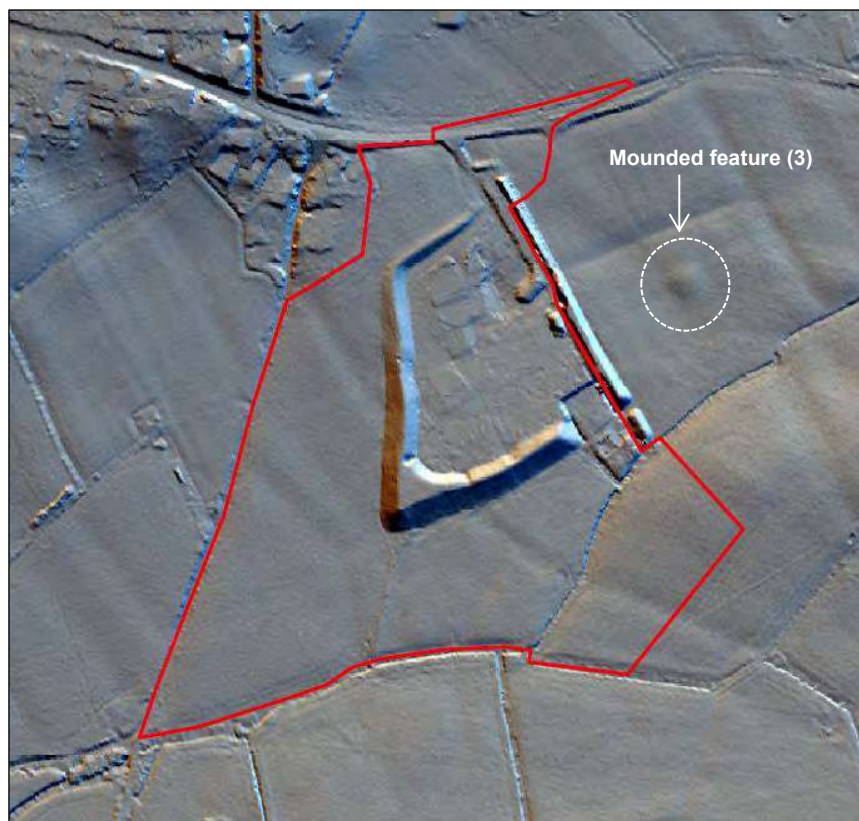


Fig. 3a Processed LiDAR data for Site utilising DTM multi-direction hillshade at 1m resolution with mounded feature (3) interpretation

-
- 3.7. The evidence of activity recorded from within and potentially adjacent to the Site is reflective of the extensive prehistoric occupation evidence recorded across the wider study area that identifies the intensive occupation and use of the valleys of the River Culm and Lowman throughout this period.
- 3.8. The study area contains a number of concentrations of prehistoric worked flint and chert, many of these having been recorded during fieldwalking surveys undertaken as part of the construction of the North Devon Link Road in the 1980s which lies c.770m to the north-west of the Site, and during work on the East Tiverton Urban Extension Area (Fig. 2, **A1-10**) to the north-west and west of the Site. Numerous scatters dating from the Palaeolithic through to the later Bronze Age have been recovered (Fig. 3, **4-20**). Such similar surface material has also been recorded c.245m to the east of the Site (Fig. 3, **21-23**), and by fieldwalking conducted c.925m to the south-east of the Site (Fig. 3, **24**), these latter finds recovered in proximity to a cropmark enclosure recorded from aerial photography (Fig. 3, **25**).
- 3.9. Two prehistoric funerary monuments, designated as Scheduled Monuments, are recorded in the study area. These comprise the part excavated earthwork remains of a Neolithic long barrow (Fig. 3, **SM2**), situated c.695m to the north-west of the Site, and the earthwork remains of a Bronze Age bowl barrow (Fig. 3, **SM1**), situated c.910m to the north-north-west of the Site, the long barrow occupying a visually prominent ridgeline position overlooking the River Lowman to the north. Recent archaeological investigations undertaken in close proximity to the west of the long barrow has recorded further associated Neolithic activity in the form of pits and postholes (AC Archaeology 2017 and 2018).
- 3.10. Further evidence of settlement and associated activity of this period has been recorded through geophysical surveys and targeted trenched evaluations implemented within the study area.
- 3.11. A complex of features, potentially comprising prehistoric ring ditches and enclosures within a rectangular, double-ditched enclosure, were recorded by targeted geophysical survey conducted by AC Archaeology in 2009 c.550m to the south-east of the Site (Fig. 3, **26**; Figs 2 and 3, **A2**). While the double-ditched enclosure is aligned with former field boundaries shown on the 1838 Tithe Map (Fig. 5), there is a possibility that these boundaries follow a layout established as early as the prehistoric period. Fieldnames recorded in this area on the Tithe Map as *Great*

Burland and *Burlands Cross* suggest the existence of an ancient settlement site, with the 'bur' element taken from the Old English word *burh*, meaning a defended settlement. No trenching as yet has been implemented to confirm the presence of, or date, the anomalies identified.

- 3.12. A further curvilinear feature was recorded by targeted geophysical survey conducted by AC Archaeology in 2009, c.980m to the north-west of the Site (Fig. 3, **27**; Figs 2 and 3, **A3**). Subsequent trenching across this feature revealed it to represent the buried remains of a ring ditch of Late Neolithic date. Elsewhere, the AC Archaeology geophysical survey identified a number of sites where linear anomalies were tentatively interpreted as representing the below-ground remains of prehistoric settlement (Figs 2 and 3, **A3-A9**), although the subsequent trial trenching in these areas recorded no datable archaeological features or deposits.
- 3.13. Following the earlier work conducted by AC Archaeology within the proposed Tiverton Eastern Urban Extension Area, a more comprehensive detailed geophysical survey was implemented on land to the west of the Site and north and south of Blundell's Road (Fig. 2, **D**) by Stratascan in 2014. This identified a further probable ring ditch anomaly (Fig. 3, **28**), c.900m to the west of the Site, and other enclosure and linear anomalies to be present reflecting possible prehistoric activity (Fig. 3, see 'Undated' anomalies). Further targeted trenching conducted by CA in 2014 identified a focus of Neolithic settlement to be present (Fig. 3, **29**), c.590m to the west of the Site, this represented by a series of postholes, previous evidence for which had not been revealed by the earlier geophysical survey. In close proximity to the earlier Neolithic activity, a pit feature containing a probable middle Bronze Age urned cremation burial was also recorded (Fig. 3, **30**). Numerous undated linear features were also recorded by the trenching to the west of the Site and whilst these features could reflect later land division, the possibility that some or all could form remnants of earlier field systems of prehistoric date could not be discounted.
- 3.14. Further geophysical survey and evaluation on land adjacent to the A361 and c.295m to the north of the Site was conducted by CA in 2012 (Fig. 2, **C**), again following on from previous works conducted in the area by AC Archaeology in 2009 (Figs 2 and 3, **A7-A9**). A detailed geophysical survey was initially implemented, this revealing a number of rectilinear enclosures, linear and curvilinear ditched anomalies and discrete pit-like features to be present (Fig. 3, see 'Undated' anomalies). Subsequent trenching revealed many of the features recorded to either

be of geological origin or to relate to later field enclosure and the agricultural use of the site. A cluster of pits were however recorded (Fig. 3, **31**), these containing fire-cracked stones, radio-carbon analysis of samples taken from one of which dated this activity to the early Bronze Age. Such similar previous evidence of pits, hearths and a ditch of prehistoric date had been recorded in the area following topsoil stripping works associated with the North Devon Link Road (Fig. 3, **32-36**).

Romano-British

- 3.15. No heritage assets of Romano-British date are recorded on the HER for the Site itself.
- 3.16. In the immediate study area, place-name evidence has been used to suggest that the present Post Hill road, that both bounds and partially extends within the northern extents of the Site (Fig. 3, **37**), may represent the alignment of a Roman road running between Tiverton and Halberton (Exeter Archaeology 2007; AC Archaeology 2009). However, no archaeological evidence to date has been recorded to support this interpretation.
- 3.17. Geophysical survey conducted within the Tiverton Eastern Urban Extension Area by AC Archaeology in 2009 (Figs 2 and 3, **A3-A9**) recorded anomalies of possible Roman date, although subsequent targeted evaluation trenches recorded no features indicative of Roman activity. Further detailed geophysical survey implemented on land to the west of the Site and north and south of Blundell's Road (Fig. 2, **D**) by Stratascan in 2014 has recorded further and more widespread anomaly features to be present across this area (Fig. 3, see 'Undated' anomalies). Subsequent targeted trenching by CA in 2014 has revealed evidence for a series of enclosures of a field system of probable Roman date, and a quarry pit backfilled with waste likely derived from Roman metal working to be present, c.980m to the west of the Site (Fig. 3, **38**), this activity dated to the mid-3rd to 4th centuries AD. The possibility that further undated linear features elsewhere recorded by the trenching and geophysical survey to the west of the Site could form remnants of earlier field systems of Roman date cannot also be presently discounted. Trenched evaluation and trial pitting works conducted by CA (2012) and AC Archaeology (2020) to the north of the Site (Fig. 2, **C** and **E**) have however revealed no further evidence of any Romano-British activity.

3.18. Whilst the line of a putative Roman road is acknowledged to possibly run across the northern extents of the Site, no evidence to support this interpretation has been recorded to date by adjacent archaeological investigations, and in the absence of such a low potential for any such remains to be present on the Site is identified.

Early medieval and medieval

3.19. No heritage assets of Early medieval date are recorded on the HER for the Site itself, nor has any evidence of post-Roman or early medieval activity been recorded by archaeological investigations conducted across the wider study area. Evidence of its later cultivation in the medieval/early-post medieval period has been recorded by evaluation conducted within its south eastern extents (Fig. 2, **A1**).

3.20. West and East Manley, situated c.330m to the west and c.790m to the south of the Site respectively, are likely to have formed Domesday manors (Fig. 3, **39** and **40**), with a possible chapel at West Manley being noted (Fig. 3, **41**). Poole Anthony Farmstead situated c.1km to the west of the Site (location not reproduced), is also recorded in the Domesday Book. The Site itself during the medieval period would however appear likely to have formed part of an agricultural landscape interspersed by a pattern of dispersed hamlets and farmsteads.

3.21. The Tithe Map of 1838 (Fig. 5) records various field names relating to *Manley Moor* (Plot 1218 being known as 'Part of the moor' and Plot 1217 as 'Great Floods'), and these may suggest that much of the more low lying southerly fields of the Site may have previously formed parts of moorland wasteland throughout much of the medieval period, this later undergoing a process of systematic division in the post-medieval period.

3.22. The AC Archaeology geophysical survey (2009) recorded the potential buried remains of former field systems and trackways within and adjacent to the Site (Fig. 3, **42**; Figs 2 and 3, **A1**), and the undated double-ditched enclosure identified by geophysical survey to the south-east of the site, north of the railway (Fig. 3, **26**; Figs 2 and 3, **A2**) follows the alignment of former field boundaries (Fig. 3, 43) which have the potential to date to the medieval period or earlier. Further evidence of former strip fields, associated cultivation and field boundaries have also been recorded in the study area as earthwork and cropmark features c.500m to the east of the Site (Fig. 3, **44-47**), and as features recorded by geophysical survey and trenching to the north (Fig. 3, **48-50**), west (Fig. 3, **51-53**) and south-west (Fig. 3, **54**) of the Site.

Other recorded medieval activity within the study area is noted in the form of a scatter of slag recorded during fieldwalking across a field near *Crossparks* c.925m to the south of the site (Fig. 3, **24**).

Post-medieval and modern

- 3.23. In the post-medieval to modern period the Site would appear to have remained predominantly in agricultural use, the Devon County Council Historic Landscape Characterisation (HLC) data recording the fields within the site predominantly as Barton fields, these described as “*relatively large, regular enclosures...likely to have been laid out between C15th-C18th. Some curving boundaries may be following earlier divisions in the pre-existing medieval fields*”. Latterly the Site formed part of the Hartnoll farmstead that was established within it sometime in the post medieval period (Fig. 3, **55**), cartographic evidence (Fig. 5) recording this to have once had an area of accompanying orchard (Fig. 3, **56**).
- 3.24. Beyond the Site, previous archaeological investigations have recorded evidence of earlier field boundary arrangements and finds (see Fig. 3 ‘Post Medieval and/or later field boundaries), whilst the HER records the sites of further post-medieval farmsteads (Fig. 3, **57-59**), earthworks relating to orchards and meadows (Fig. 3, **60-62**), a kiln (Fig. 3, **63**), quarry (Fig. 3, **64**) and the Grand Western Canal (Fig. 3, **CA2**). The Grand Western Canal, built between 1810 and 1814, and restored and reopened between 1966 and 1974, runs c.425m to the east and c.525m to the south of the Site respectively, and contains a series of associated Grade II Listed canal bridges (Fig. 13, **LB2** to **LB5**) and a milestone (Fig. 13, **LB6**).
- 3.25. The course of a former branch railway line serving Tiverton from the main Bristol & Exeter (GWR) line is recorded to run west-east c.300m to the south of the site (Fig. 3, **65**), as is a former station (Fig. 3, **66**). The railway line opened in 1848 as a broad gauge line, was converted to standard gauge in 1884, closed for passenger traffic in 1964 and for goods in 1967. Two Grade II Listed bridges associated with the railway are recorded to the south-west and south-east of the site (Fig. 13, **LB1** and **LB9**).

Documented land use of the Site

- 3.26. Benjamin Donn's map of 1765 (Fig. 4) provides for a generalised view of the Site at this date, it being illustrated as forming an area of undeveloped land (most likely in agricultural use) situated at the junction of Post Hill road and Manley Lane within the parish of Halberton, the settlement of which lies to the east.
- 3.27. The earliest available detailed mapping illustrating the Site is provided by the Halberton Tithe map of 1843 (Fig. 5). This illustrates the buildings and yard areas (Plots 1267-9) forming the Hartnoll farmstead (Fig. 3, 55) with its associated access track to Post Hill road that also partly lies within and bounds the Site to the north. Manley Lane bounds the Site to the west with further enclosed fields lie to its south and east. The accompanying Tithe apportionment identifies the majority of the Site to have been in arable use, although an area of orchards (Plot 1266; Fig. 3, 56) is identified to the south of the farmstead and an area of meadow (Plot 1264) to the south of the orchard. Other than suggesting an earlier moorland use for fields across the south of the Site (Plots 1217 and 1218), field names remain descriptive only of their agricultural use.



Fig. 4 Benjamin Donn Map of 1765 (courtesy of <https://commons.wikimedia.org>)



Fig. 5 1843 Halberton Tithe map (courtesy of Know Your Place)

- 3.28. The later 1889 Ordnance Survey (OS) map (Fig. 6), illustrates a broadly similar arrangement of the Site, although a footpath is shown to have extended into the Site at its north-east corner and ponds to have lain within its south eastern extent and along its southern boundary.
- 3.29. No notable alteration to the Site is shown from its arrangement in 1889 until the later 1969 OS map (Fig. 7), wherein much of its former arrangement of enclosure boundaries are shown to have been removed and the land rationalised into four larger land parcels. Buildings now forming the Hartnoll farmstead are shown to have significantly expanded to the west of its original yard area, although the orchard remains. Individual buildings are also shown to have been developed immediately to the north-west and south-west of the Site.

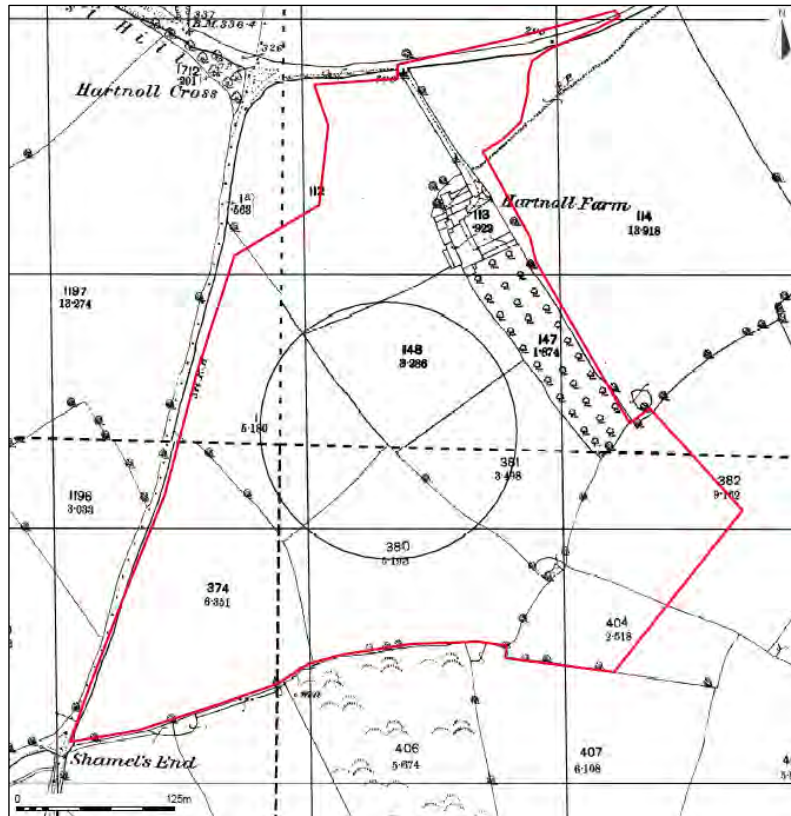


Fig. 6 1889 Ordnance Survey map (courtesy of Envirocheck)

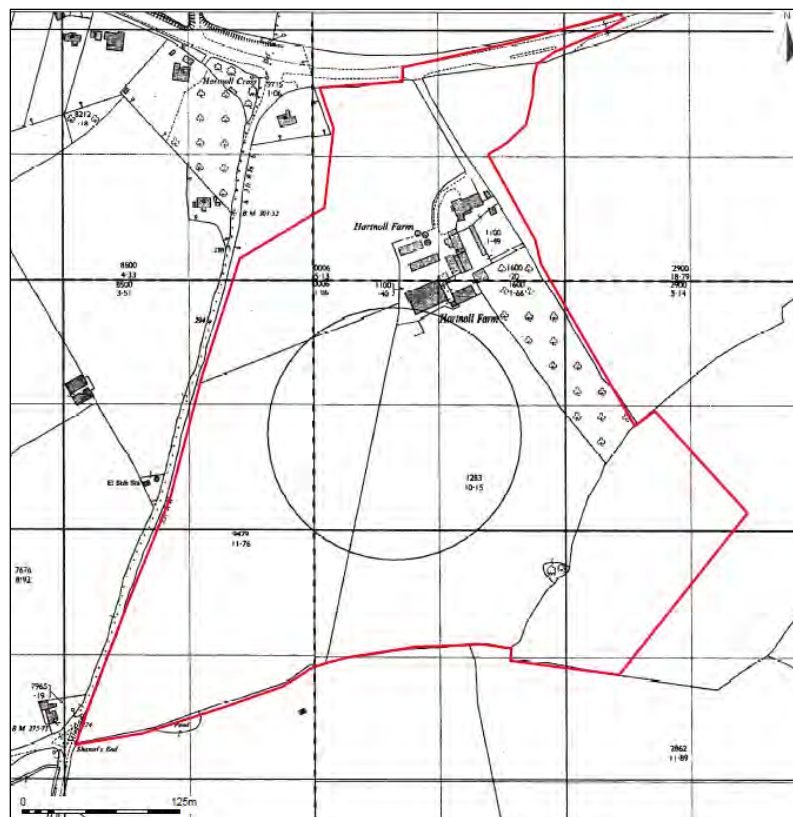


Fig. 7 1969 Ordnance Survey map (courtesy of Envirocheck)

3.30. The later 1994 OS map (Fig. 8) shows further alteration and expansion of buildings forming Hartnoll Farm at this time, with further development also shown immediately to the north-west of the Site. Planting associated with the orchard south of the farm is no longer shown and it is uncertain whether it had ceased to operate as such.

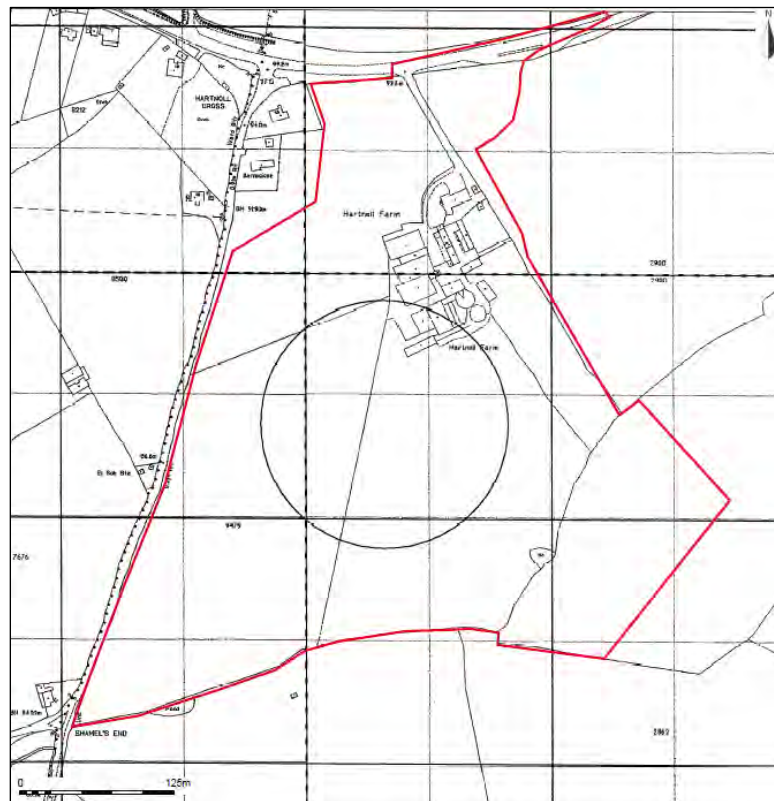


Fig. 8 1994 Ordnance Survey map (courtesy of Envirocheck)

3.31. By the early 2000s planning permission for the change of use from farm buildings to workshops was granted (Application Ref: 04/02199/FUL) and the industrial estate of the Hartnoll Business Centre established. An aerial image of the Site taken in 2017 (Fig. 9) illustrates the general current Site circumstances, the industrial units of the business centre extending primarily to the south of the farm through the area of former orchards, the buildings, parking areas and access roads of which are surrounded by a substantial earthwork bund (see Photographs 3 and 4). A pond is noted to the south of the bund, although this area has since been subject to later alteration for storage etc., as confirmed by recent Site inspection (see Photograph 5).



Fig. 9 Aerial view of Site circumstances 2017 (courtesy of ESRI)

- 3.32. Documentary and cartographic evidence illustrates that the Site appears to have remained as an area of undeveloped agricultural land throughout much of the post-medieval period, it being subject to later development to form the Hartnoll farmstead, which itself developed through the modern period and has since subsequently been replaced by a modern industrial estate. As such a low potential for any significant buried archaeological remains of this date within it is identified, although as highlighted by the processed LiDAR data (see Fig. 10), buried remains of former field boundaries relating to its enclosure arrangement as illustrated on the 1843 Tithe map are likely to be evident.



Photograph 3: Industrial units of Business Centre, looking east



Photograph 4: View of planted earth bund to Business Centre, Looking north-west



Photograph 5: View of former pond now storage area, looking east

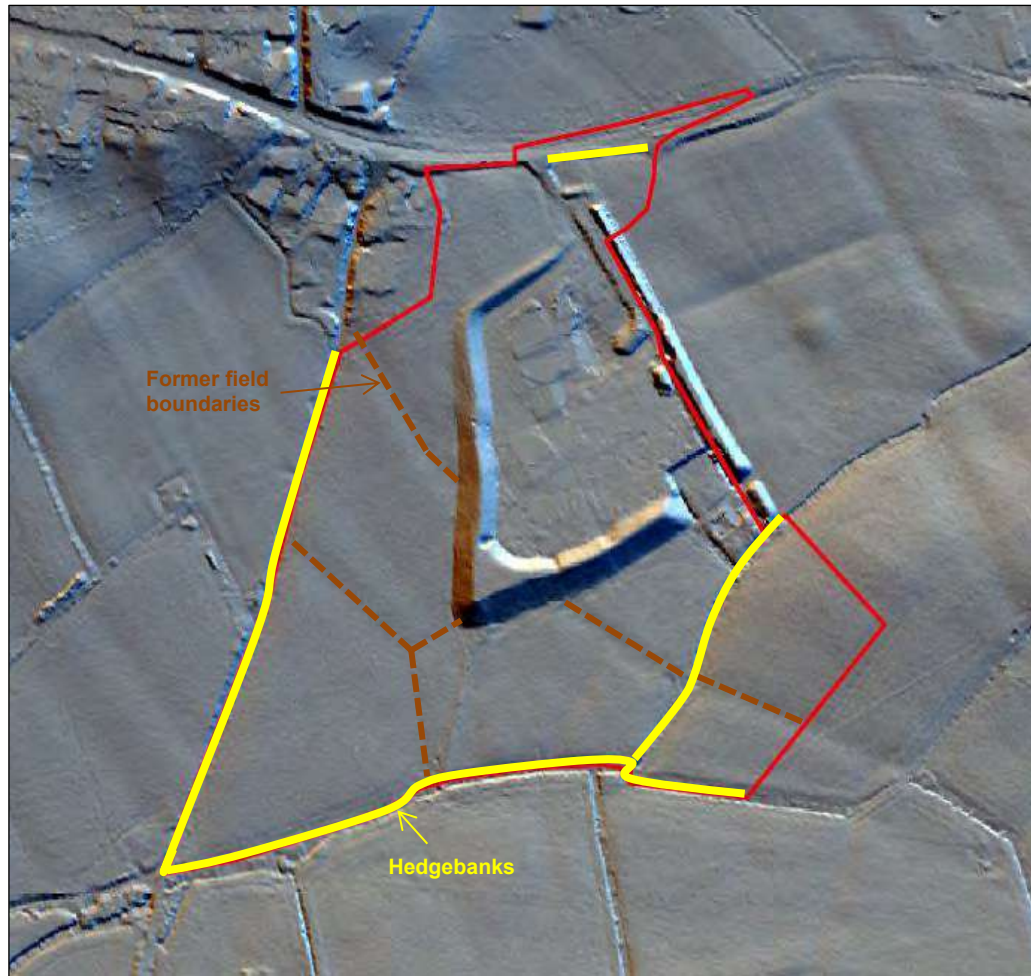


Fig. 10 Processed LiDAR data for Site utilising DTM multi-direction hillshade at 1m resolution with former field boundary interpretation and extant hedgebanks

- 3.33. Mature hedgerows with hedgebanks defining the western, southern and parts of the northern boundaries of the Site and within its south eastern extents are identified and these appear to reflect a pattern of its early inclosure as depicted on the Halberton Tithe map (1843). As such, these hedgerows are likely to be considered 'important' under the Hedgerow Regulations 1997 (see Appendix 1), whilst the hedgebanks themselves may retain evidence relating to their date of construction and use.

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. The Site has been the subject of previous disturbance as a result of the development of Hartnoll Farm with its associated yards, buildings and access track, and the subsequent redevelopment and expansion of the farmstead to form the existing industrial estate of the Hartnoll Business Centre with its associated business units, parking, storage and surrounding landscaped bunding (Fig. 11). The north eastern limits of the Site also occupy the existing carriageway of the Post Hill road (Fig. 11). Much of this area of previous disturbance will be excluded from proposed development due to the proposed retention of the existing industrial estate (Fig. 11 and Fig. 1a, area lined in blue). However, in those locations identified beyond this retained area, such previous development will have resulted in varying degrees of truncation and removal of the on-site stratigraphy. This will also have been affected to varying degrees by the Sites previous, and in part, current agricultural use.

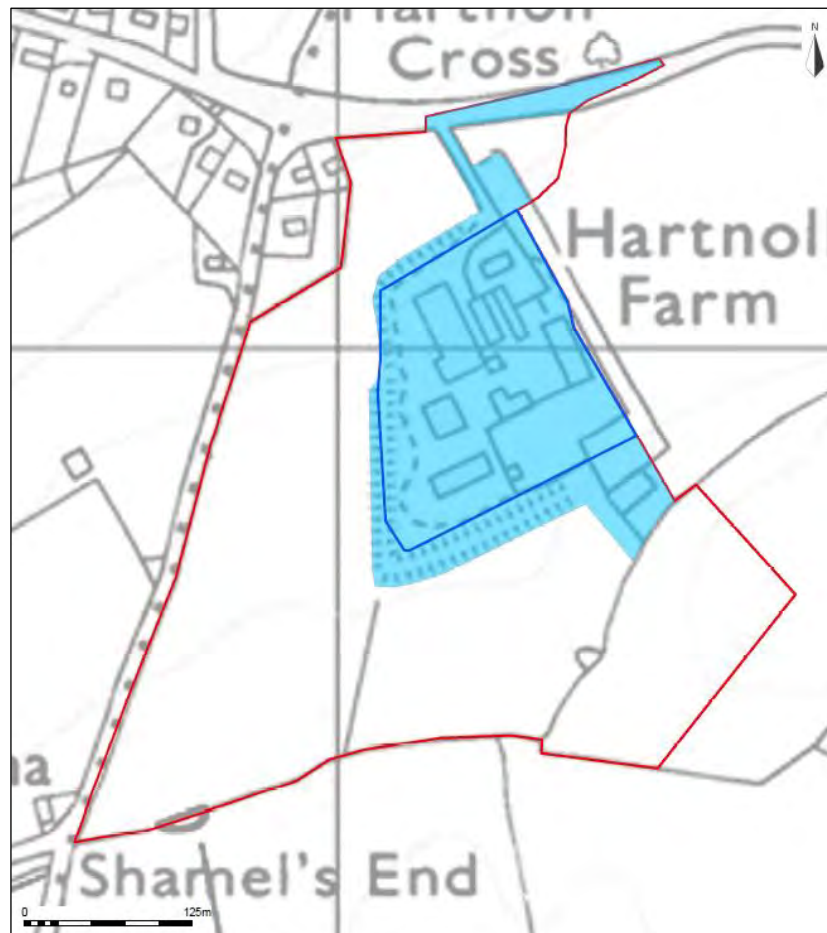


Fig. 11 Plan illustrating areas of previous disturbance on the Site

The significance of known and potential archaeological remains within the Site

- 4.2. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by development within the Site.
- 4.3. Known and potential archaeological remains identified within the Site comprise:
- Buried remains of a Neolithic ring ditch (of potentially moderate-high heritage significance)
 - Buried remains of former cultivation activity and field boundaries (of, at most, low heritage significance); and
 - Hedgerows/hedge banks bordering and running within the Site (heritage assets of low heritage significance).

Buried remains of a Neolithic ring ditch

- 4.4. The partial buried remains of a ring ditch (Fig. 3, 1), measuring 3.6m wide and 0.40m deep, dated to the Neolithic period and likely representing the remains of a plough levelled former funerary barrow, are recorded by previous archaeological investigations to be present within the south eastern extents of the Site. The identified surviving buried remains of the barrow will have evidential and historical (illustrative) value for the evidence that it may hold in contributing to developing our understanding of the pattern of settlement and associated activity established in this period along the Culm valley.
- 4.5. As a class of monument, round barrows are not rare (HE 2018), however their relative significance can be influenced by factors such as their state of survival/preservation, their form and their association with both similar adjacent monuments and/or other forms of associated burial practice (i.e. flat inhumations or cremations) that could be present (*ibid*). On the present understanding of the existing plough truncated state of the identified barrow remains within the Site, it would not currently be considered that these would be of equivalent significance to a designated asset (i.e. Scheduled Monument) as defined in the NPPF, although subject to further investigation, the possibility that these remains could warrant such designation cannot presently be fully discounted when considered against their potential association with other similar noted monuments that lie in close proximity.

Below-ground remains of former cultivation activity and field boundaries

- 4.6. Trial trenching and geophysical survey conducted within the Site illustrates that it contains remains relating to its former cultivation of probable medieval/early post-medieval date, whilst analysis of LiDAR data indicates it to also contain former now infilled field boundaries, the location and orientation of which are consistent with the arrangement of field enclosures illustrated to occupy the Site on the 1843 Halberton Tithe map. Any below-ground remnants of these features (likely ditches or furrows) are unlikely to be of more than low heritage value (and buried furrows would likely be of insufficient heritage value to comprise ‘heritage assets’).

Hedgerows

- 4.7. The hedgerows/hedgebanks forming the western, southern and parts of the northern boundaries of the Site, and within its south eastern extents, are likely to be considered ‘important’ under the Hedgerow Regulations 1997, and to comprise heritage assets of low heritage significance. ‘Important’ hedgerows do not comprise designated heritage assets, and do not confer a specific level of heritage significance. Rather, the Regulations are a notification mechanism by which sufficient notice of removal must be given to the local authority. The associated hedgebanks themselves also have evidential and historical (illustrative) value for the evidence that they hold in contributing to our understanding of the formation and development of the agricultural landscape of the area. Limited removal if required for reasons such as access or circulation is normally achievable, if there is an overall design emphasis on retention.

Potential archaeological remains within the Site

- 4.8. A moderate to high potential for the Site to contain buried archaeological remains dating to the prehistoric period is identified based on evidence recorded both from within the Site itself and its immediate environs. Any remains of such activity/deposits, if present, would have evidential and historical (illustrative) value due to their potential to contribute to developing our understanding of the pattern of past occupation and use of the Site and its wider environs in this period. A low potential for any below ground remains dating all other periods is identified, other than possibly relating to the Site’s agrarian use from the medieval/early post medieval period onwards, wherein the presence of any such remains would not be of a sufficient heritage value to be considered ‘heritage assets’.

- 4.9. On the basis of current evidence, it is considered unlikely that any such previously unrecorded archaeological remains within the Site would be of such significance that they would preclude its redevelopment.

Potential development effects

- 4.10. The current development design is illustrated on Fig. 1a.

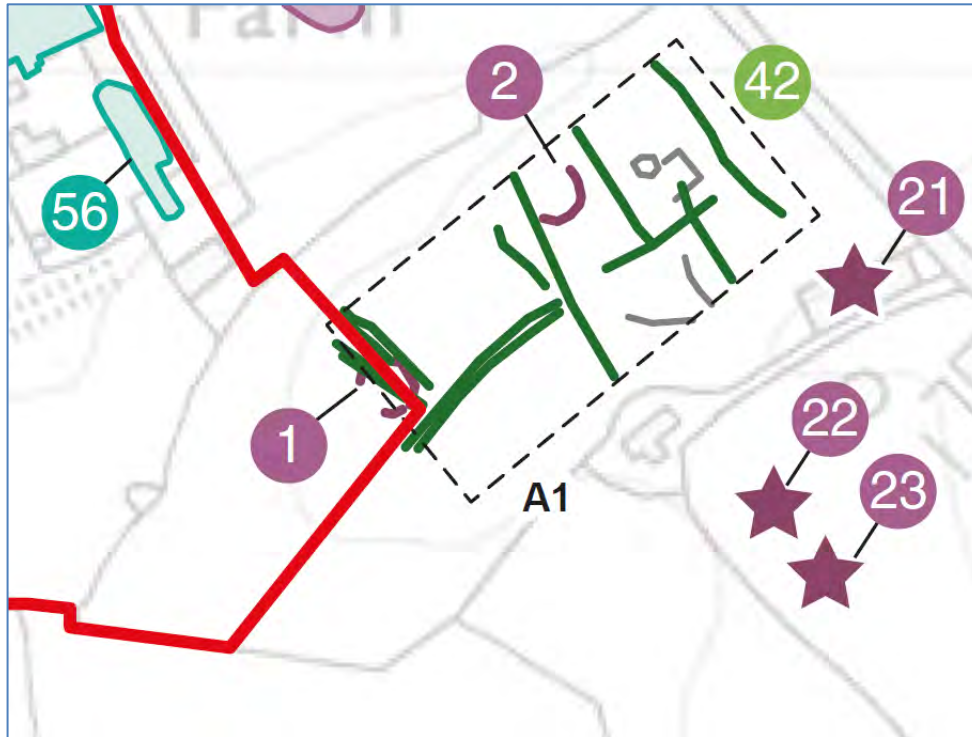


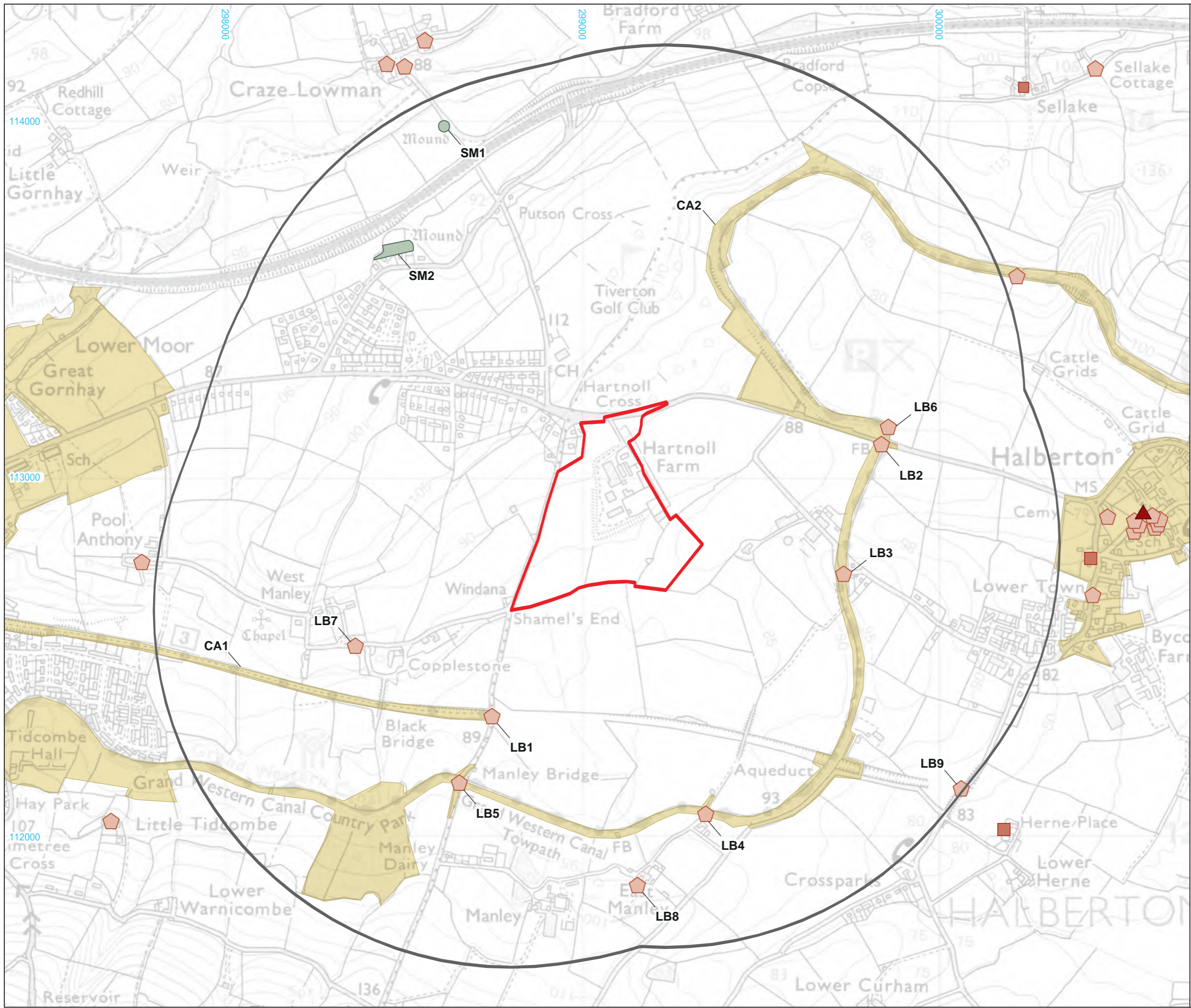
Fig. 12: Detail of Fig. 3, illustrating the known extent of archaeological remains in the south-east area of the Site

- 4.11. The identified remains of the Neolithic ring-ditch are located in the south-east part of the Site, as illustrated on Fig. 3, and detailed on the Fig. 12 inset, above. The current design proposals include for the establishment of a tree belt on this boundary, which would impact upon the remains of the ring-ditch.
- 4.12. Proposed development would retain the majority of historic hedgerows and hedgebanks recorded on the Site, however, proposals would require the partial loss of the hedgerow identified within the south eastern extents of the Site, as well as require localised loss of parts of the identified western and northern hedgerows to accommodate new access arrangements. In regard to these hedgerows, the council must be notified prior to the removal of part or all of an important hedgerow through a Hedgerow Removal Notice. In consideration of the associated hedgebanks, the

removal of parts of these non-designated remains would result in a small degree of loss to 'non-designated heritage assets'. As noted above, limited removal if required (for reasons such as access or circulation) is normally achievable, if there is an overall design emphasis on retention.

Conclusions, and further archaeological survey and mitigation

- 4.13. The available evidence presented in this heritage assessment does not indicate the presence of archaeological remains which would preclude development of the Site. However, previous geophysical survey and evaluation trial trenching have identified a prehistoric ring-ditch on the south-eastern edge of the Site, which is associated with further known prehistoric remains in the tested area adjacent to the Site. Although such remains are not commonly of such significance that would require preservation in situ, additional information will be required to inform further on the significance of the remains in this area, and any influence they may have on design proposals, and required mitigation measures.
- 4.14. A staged approach to further archaeological survey is recommended. Firstly this would appropriately comprise a geophysical survey of the whole Site, which will provide further evidence for any further below-ground remains. If potentially significant remains are identified, then the use of other techniques (such as evaluation trial trenches) may be useful in gaining additional information. The results of such staged investigation may then provide proportionate information to inform determination of the application, and any further updates to design and proposed mitigation measures.



- Site boundary
- Study area
- Scheduled Monument
- Conservation Area
- ▲ Grade I Listed Building
- Grade II* Listed Building
- ⬠ Grade II Listed Building



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PROJECT TITLE
Land at Hartnoll Farm, Tiverton, Devon

FIGURE TITLE
Site location plan with recorded archaeological finds and features

DRAWN BY	EE	PROJECT NO.	CR0538	FIGURE NO.
CHECKED BY	DJB	DATE	18/11/2020	13
APPROVED BY	RM	SCALE	@A3	

5. THE SETTING OF HERITAGE ASSETS

5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2 and shown on Figure 13.

Step 1: Identification of heritage assets potentially affected

5.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

5.3. The heritage assets summarised below are those that were identified in line with Step 1, as potentially susceptible to impact as a result of changes to their setting:

- Grand Western Canal Conservation Area (Fig. 13, **CA2**), which contains a series of associated Grade II Listed Bridges (Fig. 13, **LB2** to **LB5**) and Milestone (Fig. 13, **LB6**);

5.4. A subsequent Site visit and study area walkover was conducted which further considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance.

5.5. Based on the above analysis, there would be no non-physical impact upon the significance of any other heritage assets as a result of changes to the use and/or appearance of the Site. These non-susceptible heritage assets include the following:

- Blundell's Conservation Area (Fig. 13, **CA1**), the south eastern extents of which lies c.285m to the south of the Site and further contains the Grade II Listed Manley Railway Bridge (Fig. 13, **LB1**);
- The scheduled monument of an earthwork Bowl Barrow 260m north-west of Putson Cross (Fig. 13, **SM1**), situated c.910m to the north-north-west of the Site;

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- The scheduled monument of an earthwork Long Barrow immediately north of Blenheim House, 310m south-west of Putson Cross (Fig. 13, **SM2**), situated c.695m to the north-west of the Site;
 - The Grade II Listed Prowses Farmhouse (Fig. 13, **LB7**), situated c.458m to the west of the Site;
 - The Grade II Listed East Manley Farmhouse (Fig. 13, **LB8**), situated c.810m to the south of the Site; and
 - A Grade II Listed Road Bridge (Fig. 13, **LB9**), this situated c.1km to the south-east of the Site.

5.6. The available evidence and site inspection indicate that views of the surrounding landscape (including the Site) from these assets are predominantly blocked by existing vegetation screening and/or topography, although some glimpsed views to the Site are available from the Manley Railway Bridge (Fig. 13, **LB1**). The Site is not however identified to form a part of, or make any meaningful contribution to, the setting of these assets, or contribute to the special architectural or historic interest from which their principle significance derives.

5.7. On the basis of the above, the proposals will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail.

Steps 2 – 3: Assessment of setting and potential effects of the development

Summary of the proposed development

5.8. Development proposals are for mixed residential and employment use with associated access, infrastructure and landscaping works a framework plan of which is shown on Figure 1a. The existing industrial estate of the Hartnoll Business Centre is to be retained (Fig. 1a, area lined in blue). As set out in the proposed development framework plan, new employment units will extend to the north-east and south of the existing, and retained, Hartnoll Business Centre industrial estate, with that proposed to the south requiring the removal of the existing earthen bund. New residential development is proposed to the west and north of the Hartnoll Business Centre with a link road extending across the northern area of the Site from Manley Lane to Post Hill road. New planting to the southern and south eastern boundaries of the Site and between the proposed employment and residential areas within the Site is identified.

Grand Western Canal Conservation Area with Grade II Listed Bridges and Milestone (Fig. 13, CA2, LB2 to LB6)

- 5.9. The Grand Western Canal Conservation Area (Photograph 6) lies c.425m to the east and c.525m to the south of the Site respectively at its closest extent and forms the principle component part of the Grand Western Canal Country Park and Local Nature Reserve.



Photograph 6: View along the Grand Western Canal from the Manley Bridge (LB5), looking east

- 5.10. The boundaries of the Conservation Area have been so specified to include those areas which represent the historical area of the canal, which extends for c.18km from, and to the east of, Tiverton, and which is generally as wide as the canal and adjacent towpath. No formal character appraisal of the Conservation Area has as yet been produced, although some consideration of such is contained within the Grand Western Canal Country Park and Local Nature Reserve Draft Management Plan 2020-25 (Devon County Council 2020).
- 5.11. The character of the Conservation Area is defined in the Draft Management Plan 2020-25 (Devon County Council) as essentially the buildings and amenities which relate through function to the canal, including bridges, locks, moorings and towpath. Its character is essentially that of a linear man-made transport network, together with its associated access and functional accoutrements, built largely in the early 19th century, and these surviving elements define its historic and architectural

interest. Where buildings and/or features which relate to the canal and to its use and history, or are integral to its setting, these have been included in the Conservation Area. The majority of the canal corridor passes through open farmed countryside with patches of woodland and this is identified as contributing both to the setting of the canal and its amenity, as is the existing tree and hedgerow infrastructure that lies along its course. Views along the canal, especially of and towards associated building infrastructure, such as its bridges etc., are identified as important, as are more distant open views from the canal to attractive landscape features such as hills, church spires etc., although the precise location of these is not specified.

Physical Surrounds – ‘What Matters and Why’

- 5.12. The Conservation Area to the east and south of the Site principally includes the course of the canal and its adjacent towpath (see photograph 6), as well as a number of Grade II Listed canal bridges (Fig. 13, **LB2-LB5**) that facilitate its crossing by associated roads and farm tracks (see Photograph 7); the aqueduct which passes the canal over the former branch railway line serving Tiverton, and a Grade II Listed milestone (Fig. 13, **LB6**), all of which define its primary historic character and interest and contribute positively to its setting.



Photograph 7: View along the canal to the Crownhills Bridge (LB3), looking north

- 5.13. Agricultural fields interspersed with pockets of adjacent development primarily frame the canal as it passes to the south and east of the Site, and these contribute

positively to its setting by retaining a sense of the canals open countryside character.

Experience – ‘What Matters and Why’

- 5.14. The primary experience of the Conservation Area to the south and east of the Site is one of the canal with its associated towpath and bridges which occupy an essentially rural backdrop, the setting of which contributes positively to its significance. Little sense of the canal is however experienced from the Site, it's course and associated infrastructure being essentially screened by existing boundary vegetation along its length and hedgerows and trees on intervening field boundaries (Photograph 8).



Photograph 8: View looking south from Site towards Grand Western Canal Conservation Area (CA2) which is not clearly visible

- 5.15. Some limited visual recognition of the Conservation Area and its associated built infrastructure can be experienced from the eastern extent of the Site wherein distanced views across existing fields to the Tiverton Road bridge are available, however these are framed in the context of experiencing the bridge with the road only with no experience of the canal which is at a lower elevation and thus hidden from view (Photograph 9).
- 5.16. Limited views to the Site can be experienced from various points along the towpath that runs alongside the canal, those looking from the south being partially screened by existing intervening vegetation (Photograph 10), whilst those looking west from

the canal (Photograph 11) are similarly screened but are also interspersed by elements of existing built form, these including the present industrial units of the Hartnoll Business Centre as well as residential buildings at Hartnoll Cross and other farmstead structures. Whilst such views from the Conservation Area to the Site can be recognised, these views as experienced are not considered to make a meaningful contribution to its setting and significance as they form only a small part of its distanced wider rural backdrop, a significant element of which will remain to be experienced directly along the northern and western boundaries of the Conservation Area maintaining this contributory aspect to the setting of the canal and its amenity.



Photograph 9: View looking east from Site towards Grand Western Canal Conservation Area (CA2) and Tiverton Road bridge



Photograph 10: View looking north to Site from towpath within Grand Western Canal Conservation Area (CA2)



Photograph 11: View looking west to Site from towpath within Grand Western Canal Conservation Area (CA2)

Summary of development effects

- 5.17. In physical and visual terms, proposed development within the Site would not affect the key evidential and historical values from which the Conservation Area and its associated Listed Building's architectural and historic interest are principally derived, or alter their historical and functional relationships. Whilst proposed development will introduce new built form into the wider setting of the Conservation Area, the Site itself, which already contains existing industrial development, can be

seen to form only a small distanced part of its wider agricultural setting that makes no meaningful contribution to its significance.

- 5.18. Whilst some visual appreciation of the Site can be experienced from the Conservation Area, proposed new planting within and along the southern and eastern boundaries of the Site by development would serve to strengthen existing vegetation screening of any new built form, which alongside the retained farmland that will remain between the Site and the Conservation Area, serve to maintain its rural ambience. In consideration of the above, development as proposed within the Site would therefore result in **no harm** to the character or significance of the Conservation Area or its associated Listed Buildings. No further design influence arising from the assessment of the setting of heritage assets is identified.

6. CONCLUSIONS

6.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed in order to inform the developing designs of the proposals.

Potential physical heritage constraints and opportunities

6.2. Known and potential archaeological remains identified within the Site comprise:

- Buried remains of a Neolithic ring ditch (of likely moderate heritage significance)
- Buried remains of former cultivation activity and field boundaries (of, at most, low heritage significance); and
- Hedgerows/hedge banks bordering and running within the Site (heritage assets of low heritage significance)

6.3. The available evidence presented in this heritage assessment does not indicate the presence of archaeological remains which would preclude development of the Site. However, previous geophysical survey and evaluation trial trenching have identified a prehistoric ring-ditch on the south-eastern edge of the Site, which is associated with further known prehistoric remains in the tested area adjacent to the Site. Although such remains are not commonly of such significance that would require preservation in situ, additional information will be required to inform further on the significance of the remains in this area, and any influence they may have on design proposals, and required mitigation measures.

6.4. Previous archaeological investigations have also shown the presence of below-ground remains of medieval and post-medieval agricultural/cultivation origin. Such remains are unlikely to be of greater than low heritage significance; and remnant furrows are generally of insufficient archaeological value to comprise heritage assets. Several stretches of hedgerows are identified which qualify as 'important'

under the 1997 Hedgerow Regulations. Limited removal if required for reasons such as access or circulation is normally achievable, if there is an overall design emphasis on retention.

- 6.5. A staged approach to further archaeological survey is recommended. Firstly this would appropriately comprise a geophysical survey of the whole Site, which will provide further evidence for any further below-ground remains. If potentially significant remains are identified, then the use of other techniques (such as evaluation trial trenches) may be useful in gaining additional information. The results of such staged investigation may then provide proportionate information to inform determination of the application, and any further updates to design and proposed mitigation measures.

Potential non-physical constraints and opportunities

- 6.6. An assessment of the built heritage environment proximate to the Site, and a Settings Assessment, has been conducted to understand how and what elements of their setting, including the Site where relevant, may contribute to the significance of nearby heritage assets. The assessment has concluded that the development proposals would lead to **no harm** to the significance of heritage assets located within the environs of the Site through alteration of their setting. No further design influence arising from the assessment of the setting of heritage assets is identified.

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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to

include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2019) also clarifies in [Paragraph 201](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus, land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.'* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made 'based on sound evidence'*, with this information *'accessible to the public to provide greater clarity and certainly for developers and decision makers'*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The 'setting' of a heritage asset comprises 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF (2019), Annex 2). Thus, it is important to note that 'setting' is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets', which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be

proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 196 clarifies that '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, where appropriate, securing its optimum viable use'.

Hedgerow Regulations 1997

The 1997 Hedgerow Regulations were made under section 97 of the Environment Act 1995 and introduced arrangements for Local Planning Authorities to protect 'important' hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication 'The Hedgerows Regulations 1997: Guide to the Law and Good Practice' is a useful guide in this respect. The Regulations provide criteria for assessing whether a hedgerow is 'important' for the purpose of the Regulations. To qualify as 'important' a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Schedule 1 criteria. Those for 'archaeology and history' comprise Part II.

Criteria for determining 'important' hedgerow

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 by the Secretary of State under section 1 (schedule monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
 - b) recorded at the relevant date in the Sites and Monuments Record [Historic Environment Records have largely replaced Sites and Monuments Records]
3. The hedgerow -
- a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; or
 - b) is visibly related to any building 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 Sites and Monuments Record or on a document held at that date at a Record Office; or
 - b) is visible related to any building or 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 part of a pattern which is recorded in a document in prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(b), for the purpose of development control within the authority's area, as a key landscape characteristic.

The criterion of point five is subject of debate and differing interpretation. Some heritage professional interpret the criterion referring to the individual Inclosure Act for the parish in

which a site is located, and numerous Acts were made in the 18th century (including the 1773 Inclosure Act). However, the criterion references the Short Titles Act of 1896, and it is commonly interpreted by LPAs and heritage professionals that it thus refers to the Inclosure Act of 1845, and subsequent Acts up to the Commonable Rights Compensation Act of 1882. This latter interpretation sets a date of 1845 as the benchmark test.

'Important' hedgerows are not designated heritage assets (as defined in NPPF Annex 2). The Regulations are essentially a notification mechanism. Thus an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposal removal.

Development Plan

Mid Devon District Council Local Plan 2013-2033

Policy S1 - Sustainable development priorities

The following strategic priorities outline what will need to be achieved to deliver the Vision and address the key issues that have been identified in Mid Devon. All development will be expected to support the creation of sustainable communities by:

m) Conserving and enhancing the historic environment through the identification and protection of designated and non-designated heritage assets and assessing the impact of new development on the historic character of Mid Devon's landscapes and townscapes.

Policy S9 – Environment

Development will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets and minimise the impact of development on climate change through:

g) The preservation and enhancement of Mid Devon's cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.

Policy DM1 - High quality design

Designs of new development must be of high quality, based upon and demonstrating the following principles:

c) Positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets;

Policy DM25 - Development affecting heritage assets

Heritage assets and their settings are an irreplaceable resource. Accordingly the Council will:

- a) Apply a presumption in favour of preserving or enhancing all designated heritage assets and their settings;
- b) Require development proposals likely to affect the significance of heritage assets, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them;
- c) Only approve proposals that would lead to substantial harm or total loss of significance of a designated heritage asset where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or the requirements of the National Planning Policy Framework are met;
- d) 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; and
- e) Require developers to make a proportionate but systematic assessment of any impact on the setting and thereby the significance of heritage asset(s).

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing ‘heritage significance’ as part of the application process. Paragraph 8 notes ‘understanding the nature of the significance is important to understanding the need for and best means of conservation.’ This includes assessing the extent and level of significance, including the contribution made by its ‘setting’ (see GPA3 below). GPA2 notes that ‘a 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, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so’ (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as ‘the surroundings in which a heritage asset is experienced...’. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets ‘where that experience is capable of being affected by a proposed development (in any way)...’.

Step 2 of the settings process ‘assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’, with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily

discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2019) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2019) paragraph 197 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
A	Archaeological assessment, geophysical survey and evaluation AC Archaeology 2009	-	various	4893 4957
B	Archaeological Assessment CA 2013	-	299194, 112660	-
C	Archaeological Geophysical Survey and Evaluation CA 2012	-	298683, 113565	5990 6190
D	Geophysical Survey and Evaluation CA 2015	-	298137, 113008	6854 7293
E	Geophysical Survey and Evaluation AC Archaeology 2020	-	299127, 113576	8259 8260
1	Neolithic ring ditch	Prehistoric	299315, 112827	79309
2	Ring ditch anomaly	Prehistoric	299414, 112930	79312
3	Earthwork mound	Prehistoric	299290, 113037	78631
4	Artefact scatter	Prehistoric	299425, 114009	58141
5	Artefact scatter	Prehistoric	298667, 113988	35761
6	Artefact scatter	Prehistoric	298702, 113977	30264
7	Artefact scatter	Prehistoric	298600, 113899	30282
8	Artefact scatter	Prehistoric	298579, 113806	126824
9	Artefact scatter	Prehistoric	298449, 113747	30281
10	Artefact scatter	Prehistoric	298498, 113704	79072
11	Artefact scatter	Prehistoric	298530, 113696	59812
12	Artefact scatter	Prehistoric	298498, 113639	43136
13	Artefact scatter	Prehistoric	298300, 113647	30280
14	Artefact scatter	Prehistoric	298197, 113599	7705
15	Artefact scatter	Prehistoric	298008, 113569	126825

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
16	Artefact scatter	Prehistoric	298002, 113298	32752
17	Artefact scatter	Prehistoric	298229, 113218	119472
18	Artefact scatter	Prehistoric	298354, 113171	119472
19	Artefact scatter	Prehistoric	298278, 112883	119472
20	Artefact scatter	Prehistoric	298378, 112810	30275
21	Worked flint find spot	Prehistoric	299570, 112880	111019
22	Worked flint find spot	Prehistoric	299521, 112763	119413
23	Worked flint find spot	Prehistoric	299545, 112742	119413
24	Artefact scatter	Prehistoric	299668, 111937	30274
25	Cropmark enclosure	Prehistoric?	299778, 111923	58993
26	Enclosure anomalies and field boundaries	Prehistoric?/ Medieval?	299589, 112331	79310
27	Ring ditch	Prehistoric	298004, 113370	56027
28	Ring ditch anomaly	Prehistoric	298003, 113033	119472
29	Neolithic settlement remains?	Prehistoric	298281, 112853	119472
30	Bronze Age pit	Prehistoric	298236, 112955	119472
31	Bronze Age pits	Prehistoric	298594, 113717	112064
32	Hearth	Prehistoric	298302, 113669	126771
33	Hearth?	Prehistoric	298317, 113671	21859
34	Pit	Prehistoric	298438, 113711	21861
35	Ditch?	Prehistoric	298506, 113730	21863
36	Pit	Prehistoric	298678, 113976	21864
37	Roman road?	Roman	298486, 113277	73973

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
38	Roman enclosures	Roman	297868, 112826	119472
39	West Manley village	Medieval	298489, 112528	59599
40	East Manley	Medieval	299157, 111872	19291
41	Possible site of West Manley Chapel	Medieval	298121, 112606	12366
42	Linear anomalies of field systems	Medieval	299487, 112928	4893 4957
43	Former field boundary earthworks	Medieval	299386, 112458	108402
44	Strip fields	Medieval	299837, 112576	15585
45	Strip field	Medieval	299991, 112250	15600
46	Strip field earthwork	Medieval	300229, 112706	108896
47	Former field boundary earthwork	Medieval	299953, 113422	108473
48	Linear anomalies of field systems	Medieval?	299376, 113349	127912
49	Linear anomalies of field systems	Medieval?	298875, 113709	127912
50	Linear anomalies of field systems	Medieval?	299213, 113955	127912
51	Ridge and furrow anomalies	Medieval?	298102, 112698	113660
52	Ridge and furrow anomalies	Medieval?	297843, 112414	113660
53	Linear anomalies of field systems	Medieval?	298562, 112974	119472
54	Strip fields	Medieval	298868, 112452	78720
55	Hartnoll Farm	Post-Medieval	299129, 113039	73970
56	Orchard banks	Post-Medieval	299189, 112955	108404
57	Copplestone farmstead	Post-Medieval	298627, 112533	59601
58	Prowses farmhouse	Post-Medieval	298367, 112536	48485
59	Farmstead	Post-Medieval	298897, 111802	37590

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
60	Orchard banks	Post-Medieval	298373, 112412	108396
61	Catch meadow	Post-Medieval	298157, 112322	108395
62	Orchard banks	Post-Medieval	299224, 111936	108318
63	Kiln	Post-Medieval	300199, 112498	19926
64	Possible extraction pit	Post-Medieval	298321, 113214	108471
65	Railway	Modern	298587, 112342	1363
66	Railway station	Modern	300000, 112101	59016
LB1	Manley railway bridge	Grade II Listed Building/ Modern	298754, 112337	1168922
LB2	Tiverton Road bridge	Grade II Listed Building/ Modern	299840, 113098	1326158
LB3	Crownhills bridge	Grade II Listed Building/ Modern	299735, 112739	1105883
LB4	Bridge	Grade II Listed Building/ Modern	299348, 112064	1105879
LB5	Manley bridge	Grade II Listed Building/ Modern	298657, 112152	1384856
LB6	Milestone	Grade II Listed Building/ Modern	299857, 113145	1326162
LB7	Prowses farmhouse	Grade II Listed Building/ Modern	298367, 112536	48485 1384978
LB8	East Manley farmhouse	Grade II Listed Building/ Post-Medieval	299156, 111864	1168904
LB9	Bridge	Grade II Listed Building/ Modern	300062, 112134	1105881
CA1	Blundell's Conservation Area	Conservation Area	298583, 112345	-
CA2	Grand Western Canal Conservation Area	Conservation Area	299238, 112067	-
SM1	Bowl barrow	Scheduled Monument/ Prehistoric	298616, 113982	1017132
SM2	Long barrow	Scheduled Monument/ Prehistoric	298490, 113648	1019058

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**

Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**

Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**

Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**

Cutting **Embankment**

Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**

County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy. **County Burgh Boundary (Scotland)**

B.P. B.S. **Boundary Post or Stone** **P.C.B.** **Police Call Box**
B.R. **Bridle Road** **P.** **Pump**
E.P. **Electricity Pylon** **S.P.** **Signal Post**
F.B. **Foot Bridge** **Sl.** **Sluice**
F.P. **Foot Path** **Sp.** **Spring**
G.P. **Guide Post or Board** **T.C.B.** **Telephone Call Box**
M.S. **Mile Stone** **Tr.** **Trough**
M.P. M.R. **Mooring Post or Ring** **W.** **Well**

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**

Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**

Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**

Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**

Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**

Cave Entrance **Triangulation Station** **Electricity Pylon**

Electricity Transmission Line

County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes

BH **Beer House** **P** **Pillar, Pole or Post**
BP, BS **Boundary Post or Stone** **PO** **Post Office**
Cn, C **Capstan, Crane** **PC** **Public Convenience**
Chy **Chimney** **PH** **Public House**
D Fn **Drinking Fountain** **Pp** **Pump**
EI P **Electricity Pillar or Post** **SB, S Br** **Signal Box or Bridge**
FAP **Fire Alarm Pillar** **SP, SL** **Signal Post or Light**
FB **Foot Bridge** **Spr** **Spring**
GP **Guide Post** **Tk** **Tank or Track**
H **Hydrant or Hydraulic** **TCB** **Telephone Call Box**
LC **Level Crossing** **TCP** **Telephone Call Post**
MH **Manhole** **Tr** **Trough**
MP **Mile Post or Mooring Post** **Wr Pt, Wr T** **Water Point, Water Tap**
MS **Mile Stone** **W** **Well**
NTL **Normal Tidal Limit** **Wd Pp** **Wind Pump**

Large-Scale National Grid Data 1:2,500 and 1:1,250

Cliff **Slopes** **Top**

Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**

Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**

Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**

Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**

Electricity Transmission Line **Electricity Pylon**

B.M. 231.60m **Bench Mark** **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**

Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks **Barracks** **P** **Pillar, Pole or Post**
Bty **Battery** **PO** **Post Office**
Cemy **Cemetery** **PC** **Public Convenience**
Chy **Chimney** **Pp** **Pump**
Cis **Cistern** **Ppg Sta** **Pumping Station**
Dismtd Rly **Dismantled Railway** **PW** **Place of Worship**
EI Gen Sta **Electricity Generating Station** **Sewage Ppg Sta** **Sewage Pumping Station**

EI P **Electricity Pole, Pillar** **SB, S Br** **Signal Box or Bridge**
EI Sub Sta **Electricity Sub Station** **SP, SL** **Signal Post or Light**
FB **Filter Bed** **Spr** **Spring**
Fn / D Fn **Fountain / Drinking Ftn.** **Tk** **Tank or Track**
Gas Gov **Gas Valve Compound** **Tr** **Trough**
GVC **Gas Governor** **Wd Pp** **Wind Pump**
GP **Guide Post** **Wr Pt, Wr T** **Water Point, Water Tap**
MH **Manhole** **Wks** **Works (building or area)**
MP, MS **Mile Post or Mile Stone** **W** **Well**

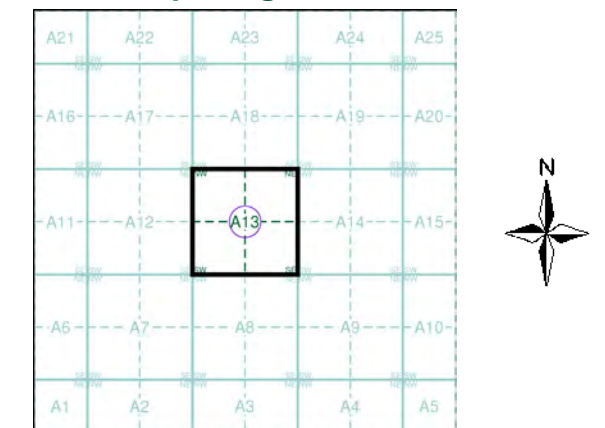
Envirocheck®

LANDMARK INFORMATION GROUP®

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Devon	1:2,500	1889 - 1890	2
Devon	1:2,500	1904 - 1905	3
Devon	1:2,500	1932 - 1933	4
Ordnance Survey Plan	1:2,500	1969	5
Additional SIMs	1:2,500	1985	6
Large-Scale National Grid Data	1:2,500	1994	7

Historical Map - Segment A13



Order Details

Order Number: 266027091_1_1
 Customer Ref: CR0538
 National Grid Reference: 299060, 112880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 299060, 112880

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

Devon

Published 1889 - 1890

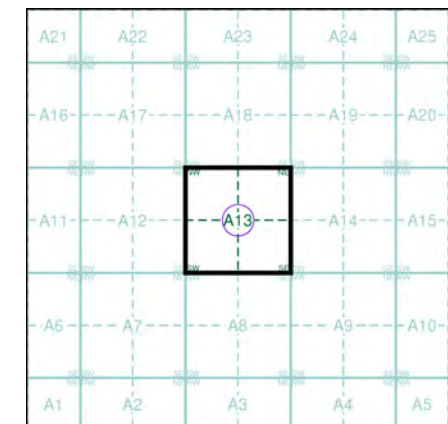
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

045_04 1889 1:2,500	046_01 1889 1:2,500
045_08 1890 1:2,500	046_05 1889 1:2,500

Historical Map - Segment A13

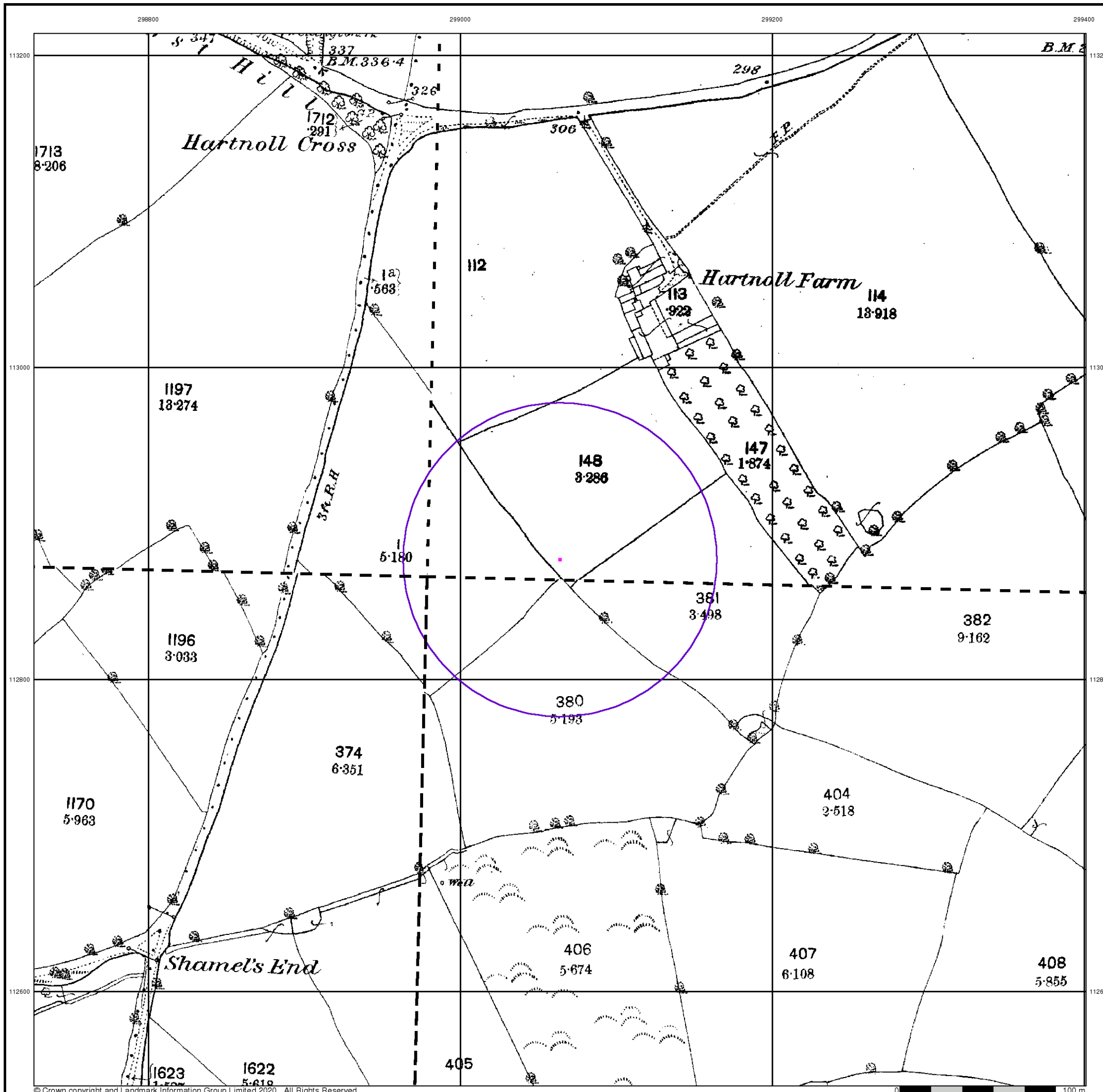


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 Search Buffer (m): 100

Site Details

Site at 299060, 112880



Devon

Published 1904 - 1905

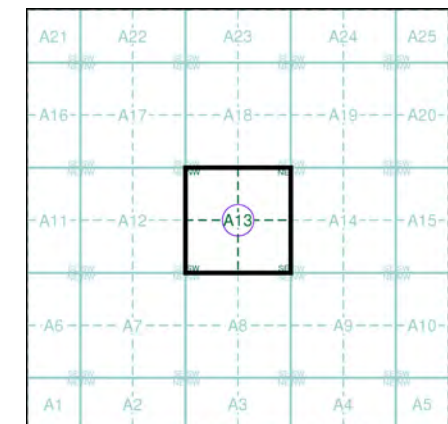
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Map Name(s) and Date(s)

045_04 1905 1:2,500	046_01 1905 1:2,500
045_08 1905 1:2,500	046_05 1904 1:2,500

Historical Map - Segment A13

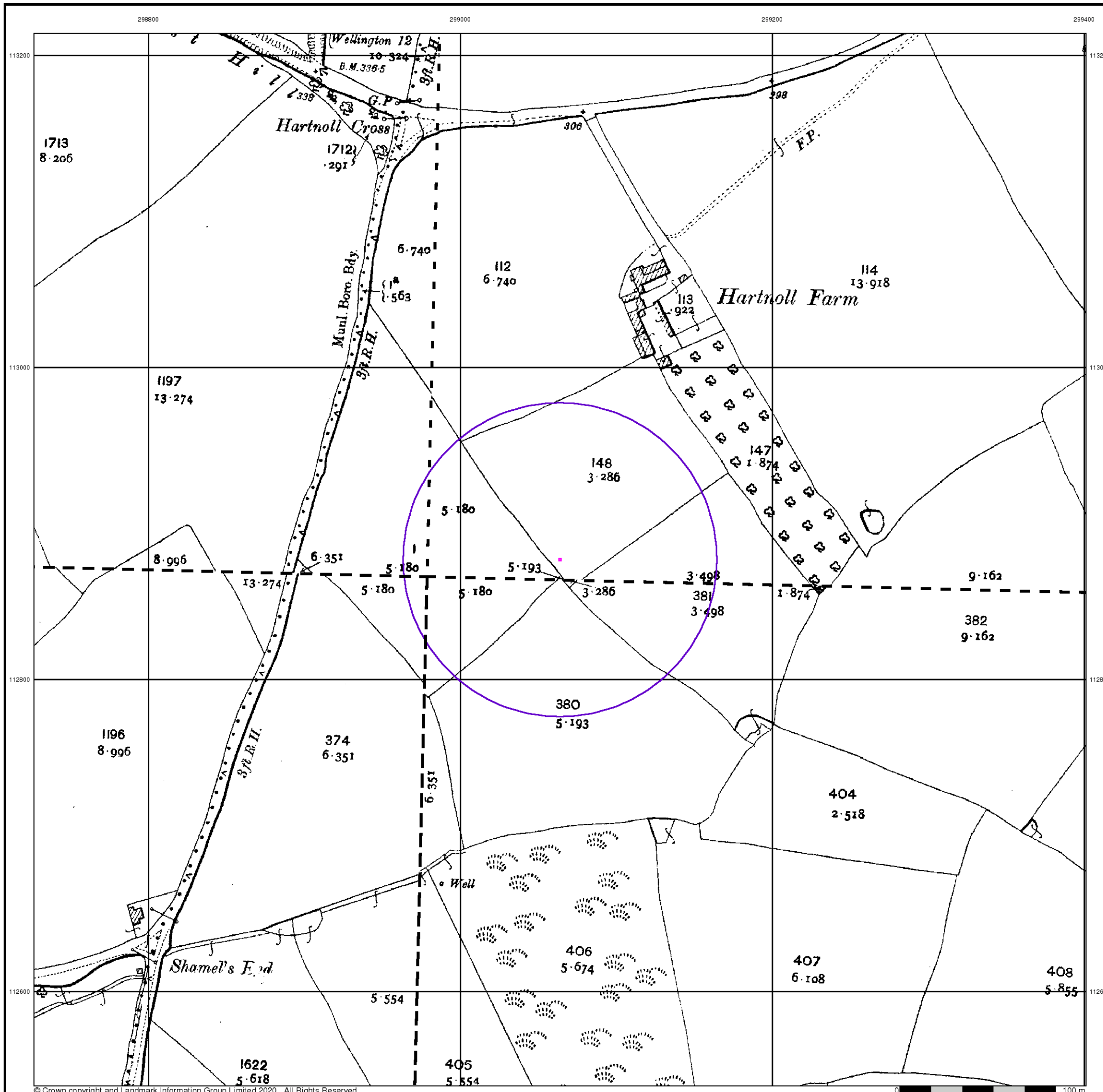


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 Search Buffer (m): 100

Site Details

Site at 299060, 112880



Devon

Published 1932 - 1933

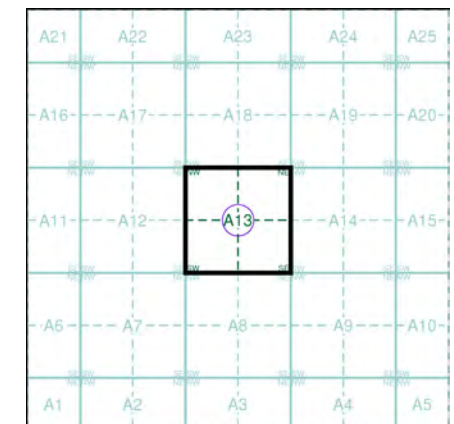
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

045_04	1932	12,500
045_08	1933	12,500

Historical Map - Segment A13

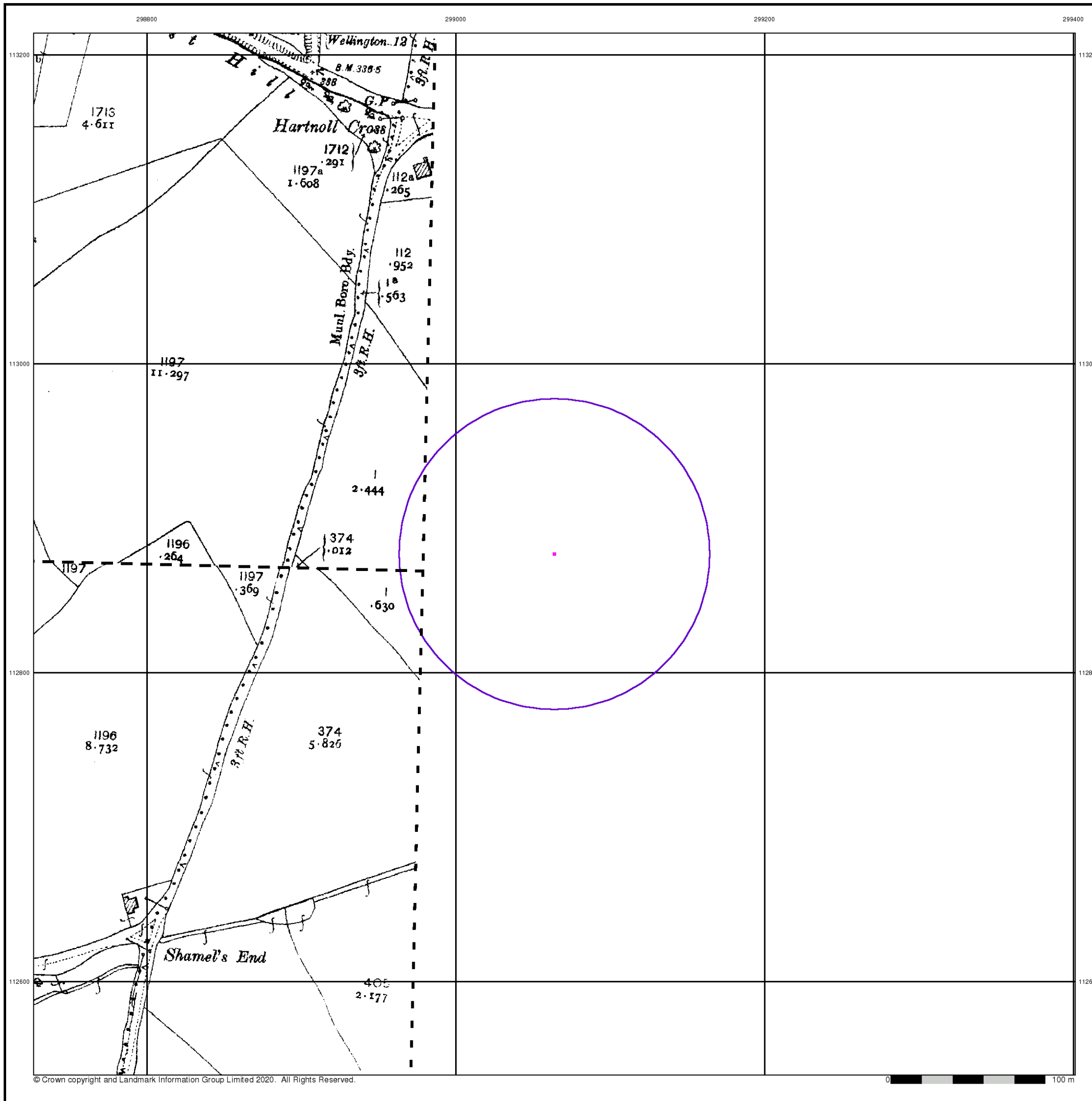


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 Slice: A
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 Search Buffer (m): 100

Site Details

Site at 299060, 112880



Ordnance Survey Plan

Published 1969

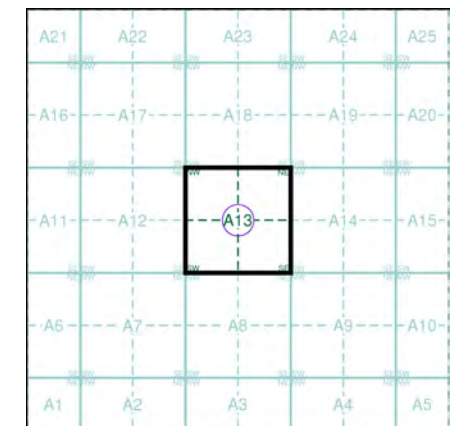
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SS9813 1969 12,500	SS9913 1969 12,500
SS9812 1969 12,500	SS9912 1969 12,500

Historical Map - Segment A13

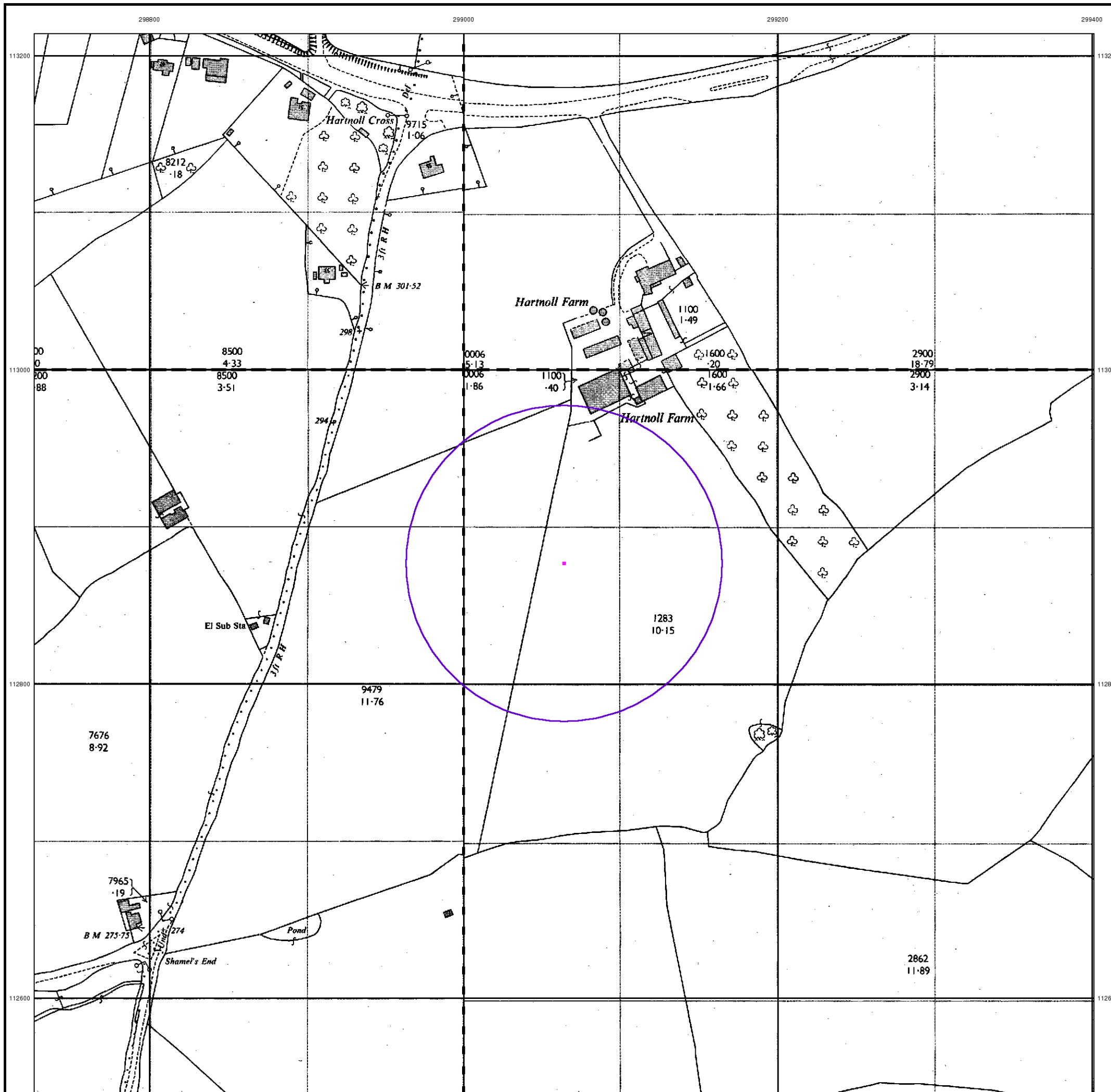


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Site Details

Site at 299060, 112880



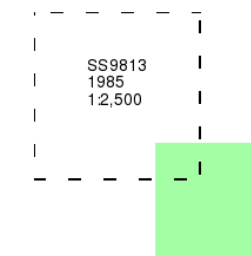
Additional SIMs

Published 1985

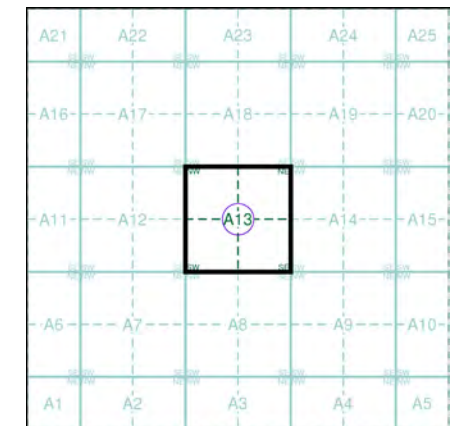
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

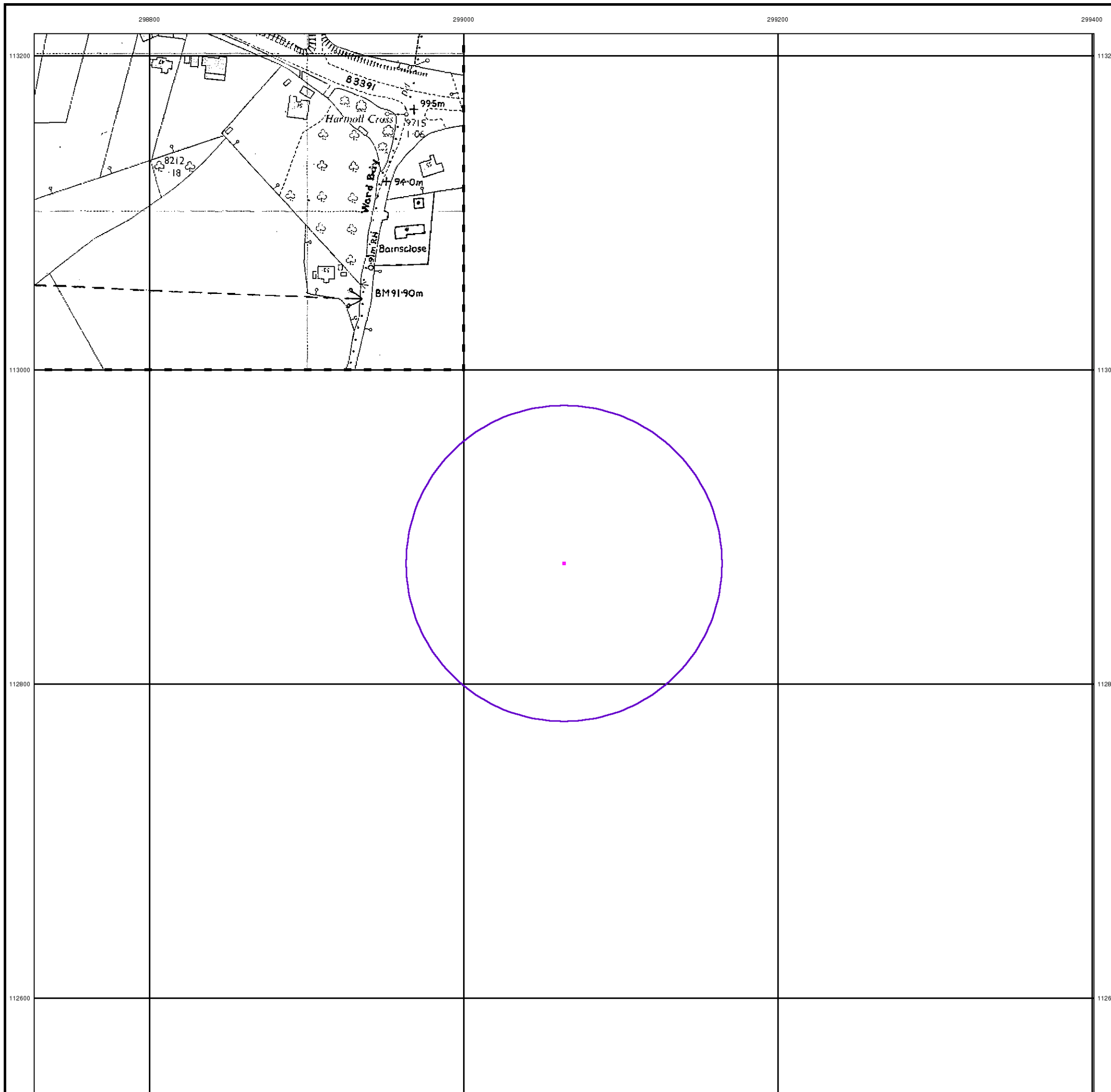


Order Details

Order Number: 266027091_1_1
 Customer Ref: CR0538
 National Grid Reference: 299060, 112880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 299060, 112880



Large-Scale National Grid Data

Published 1994

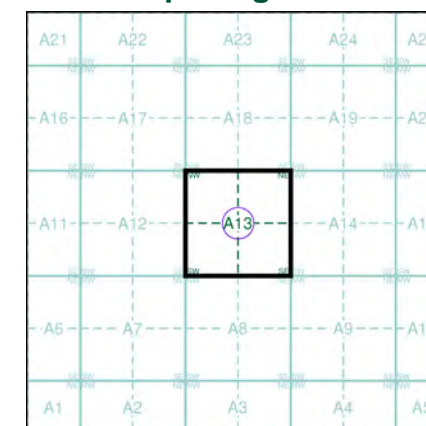
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SS9813 1994 12,500	SS9913 1994 12,500
SS9812 1994 12,500	SS9912 1994 12,500

Historical Map - Segment A13

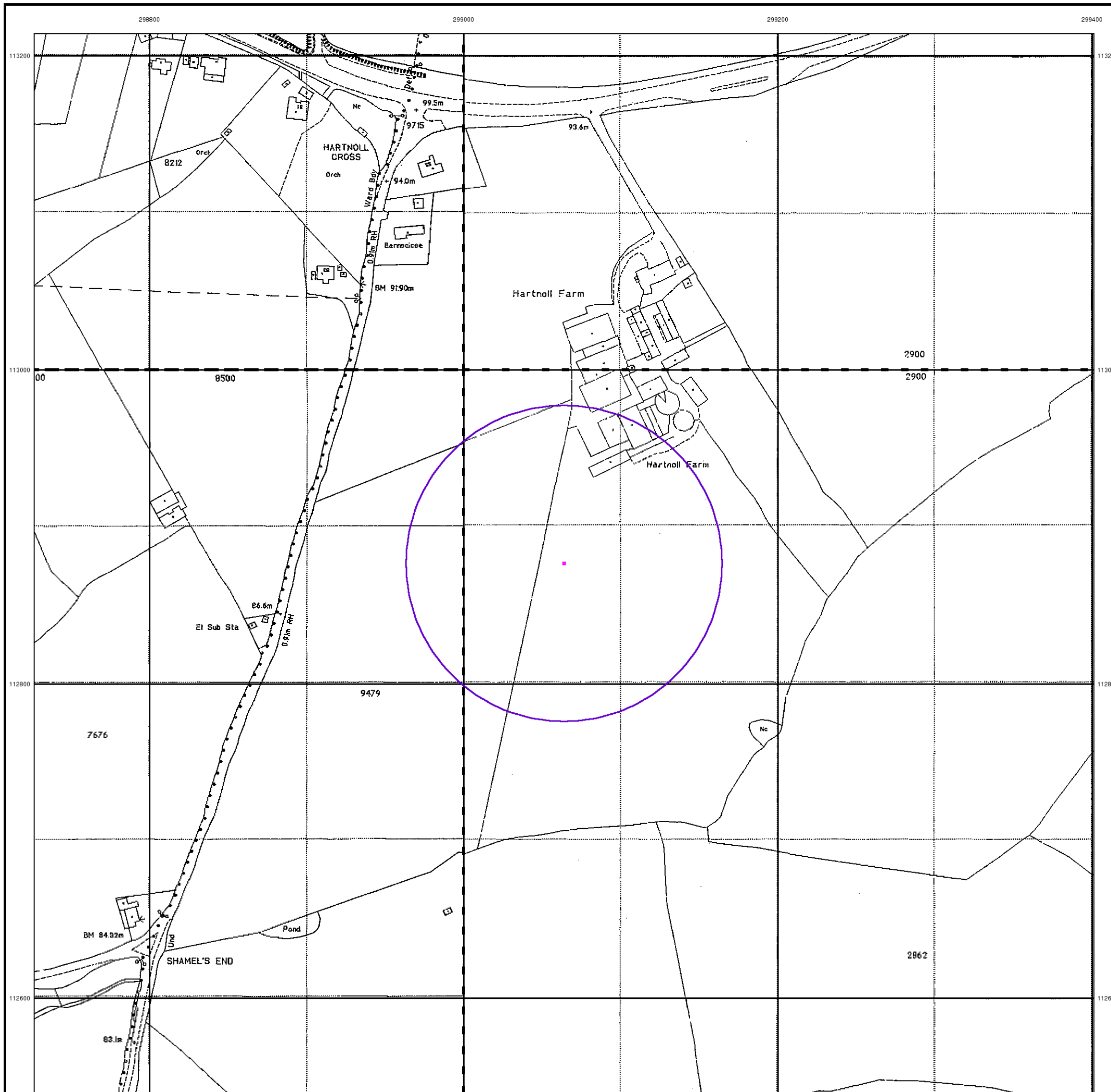


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 Customer Ref: CR0538
 National Grid Reference: 299060, 112880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 299060, 112880



Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	-285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Coppice		Bracken
	Heath		Rough Grassland
	Marsh		Reeds
	Saltings		
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency Shown only when not coincident with other boundaries		
	Civil Parish Shown alternately when coincidence of boundaries occurs		
	BP, BS Boundary Post or Stone		Pol Sta Police Station
	Ch Church		PO Post Office
	CH Club House		PC Public Convenience
	F E Sta Fire Engine Station		PH Public House
	FB Foot Bridge		SB Signal Box
	Fn Fountain		Spr Spring
	GP Guide Post		TCB Telephone Call Box
	MP Mile Post		TCP Telephone Call Post
	MS Mile Stone		W Well

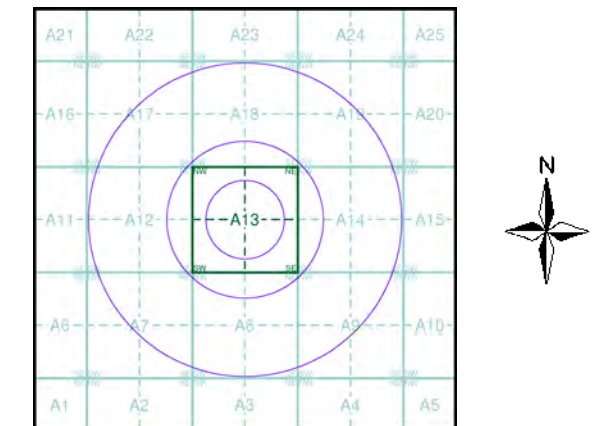
1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Devon	1:10,560	1888 - 1889	2
Devon	1:10,560	1906	3
Devon	1:10,560	1933	4
Devon	1:10,560	1938	5
Devon	1:10,560	1938	6
Ordnance Survey Plan	1:10,000	1962	7
Ordnance Survey Plan	1:10,000	1971	8
Ordnance Survey Plan	1:10,000	1980 - 1983	9
Ordnance Survey Plan	1:10,000	1993	10
10K Raster Mapping	1:10,000	1999	11
Street View	Variable		12

Historical Map - Slice A

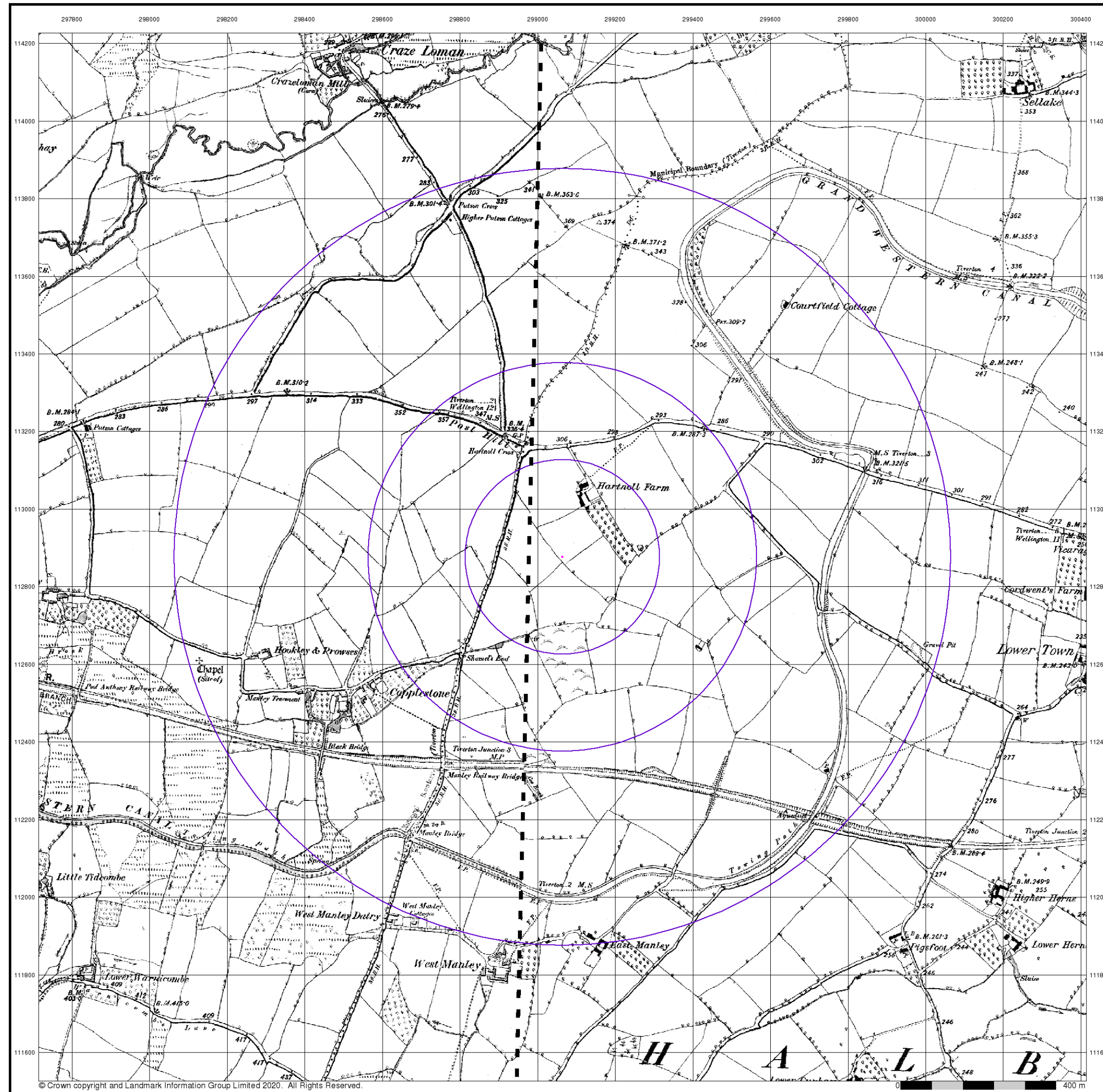


Order Details

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 National Grid Reference: 299060, 112880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

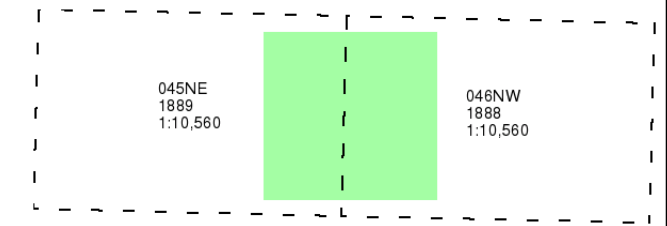
Site at 299060, 112880



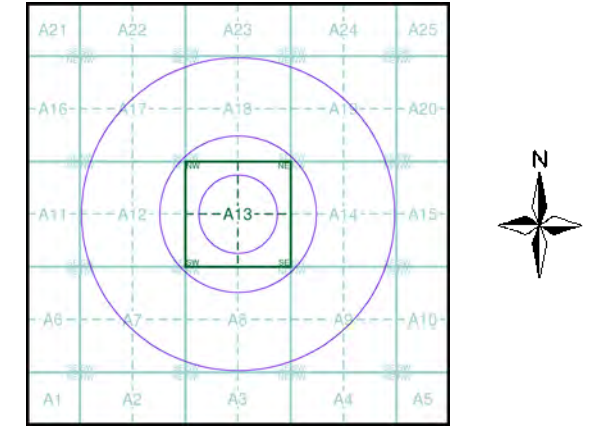
Devon
Published 1888 - 1889
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 266027091_1_1
 Customer Ref: CR0538
 National Grid Reference: 299060, 112880
 Slice: A
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Site Details

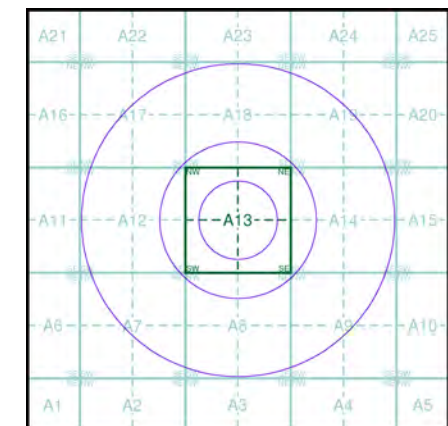
Site at 299060, 112880

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

045NE 1906 1:10,560	 	046NW 1906 1:10,560
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Historical Map - Slice A

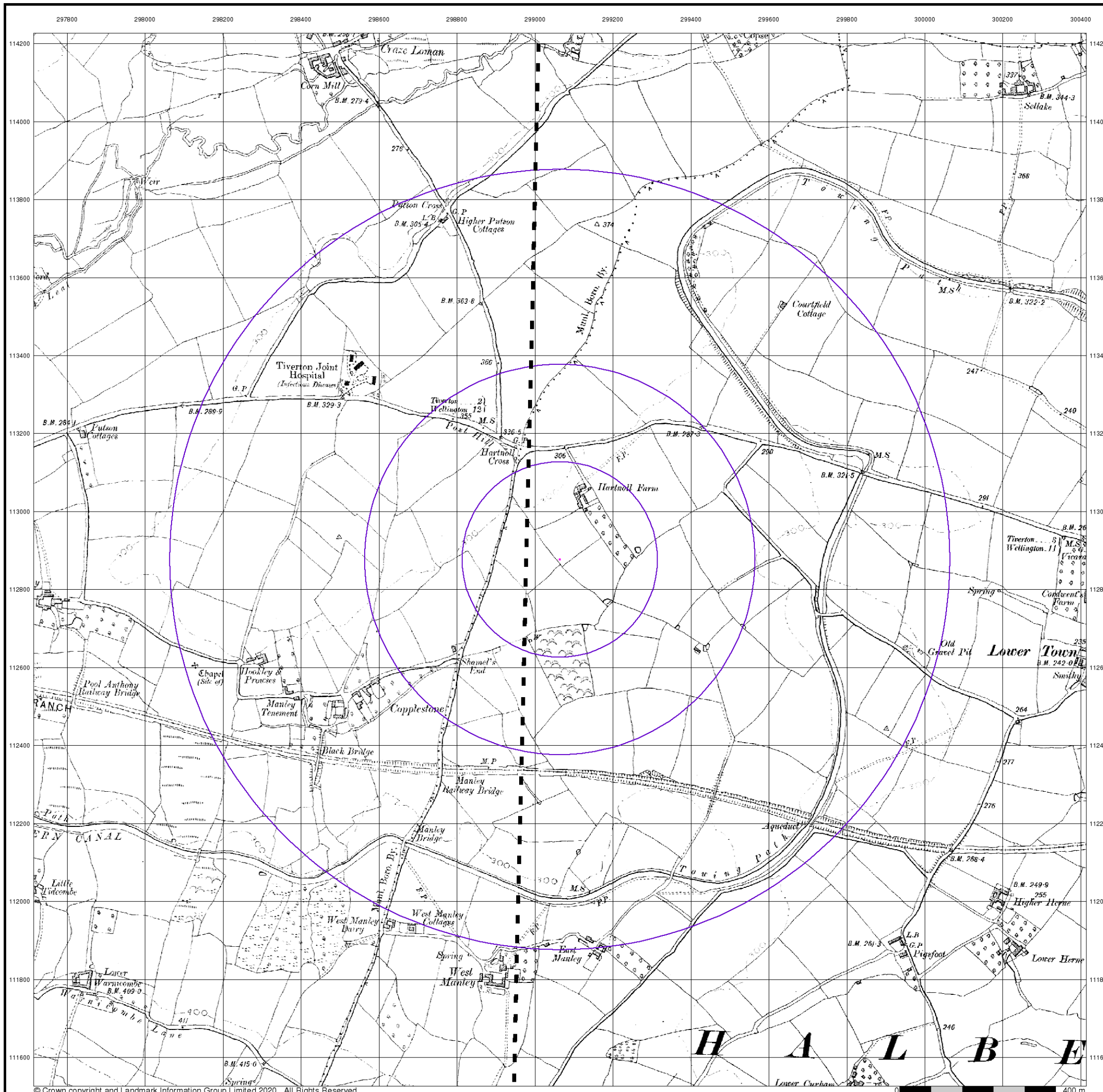


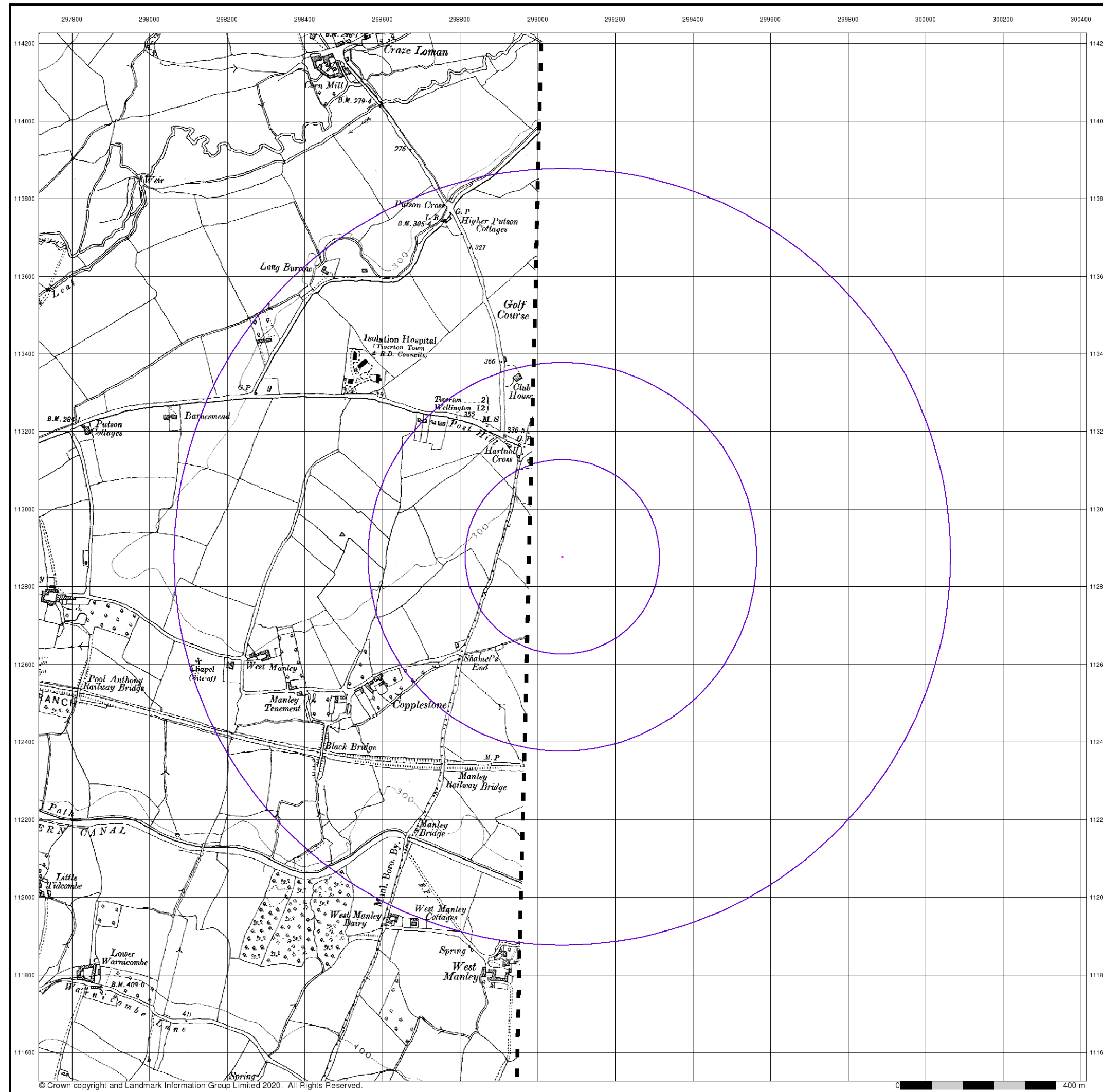
Order Details

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 National Grid Reference: 299060, 112880
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Site Details

Site at 299060, 112880

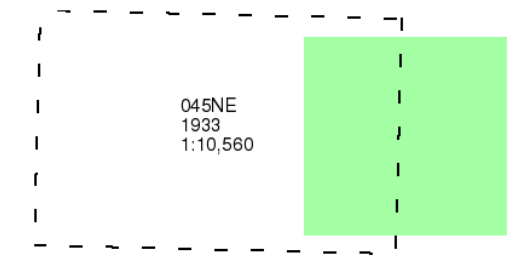




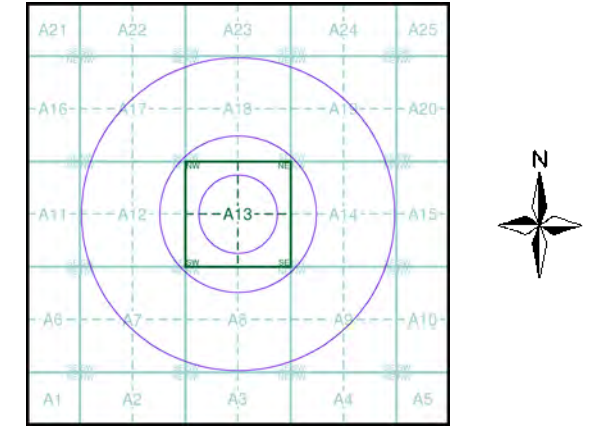
Devon
Published 1933
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details
 Order Number: 266027091_1_1
 Customer Ref: CR0538
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Site Details
 Site at 299060, 112880

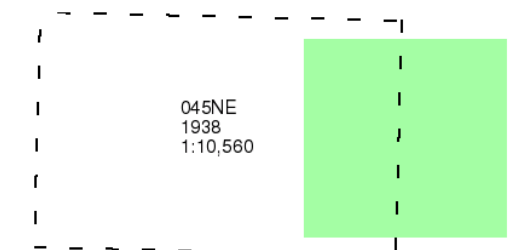
Devon

Published 1938

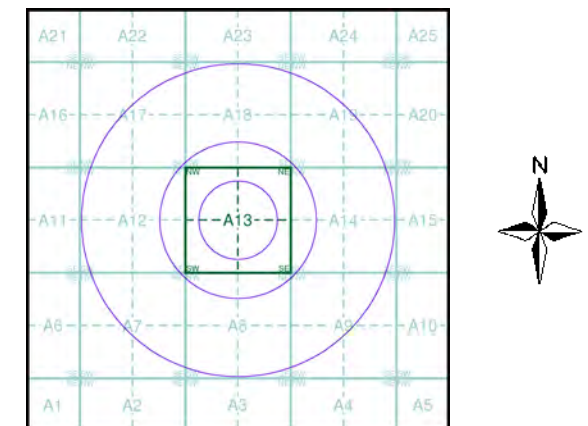
Source map scale - 1:10,560

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Map Name(s) and Date(s)



Historical Map - Slice A

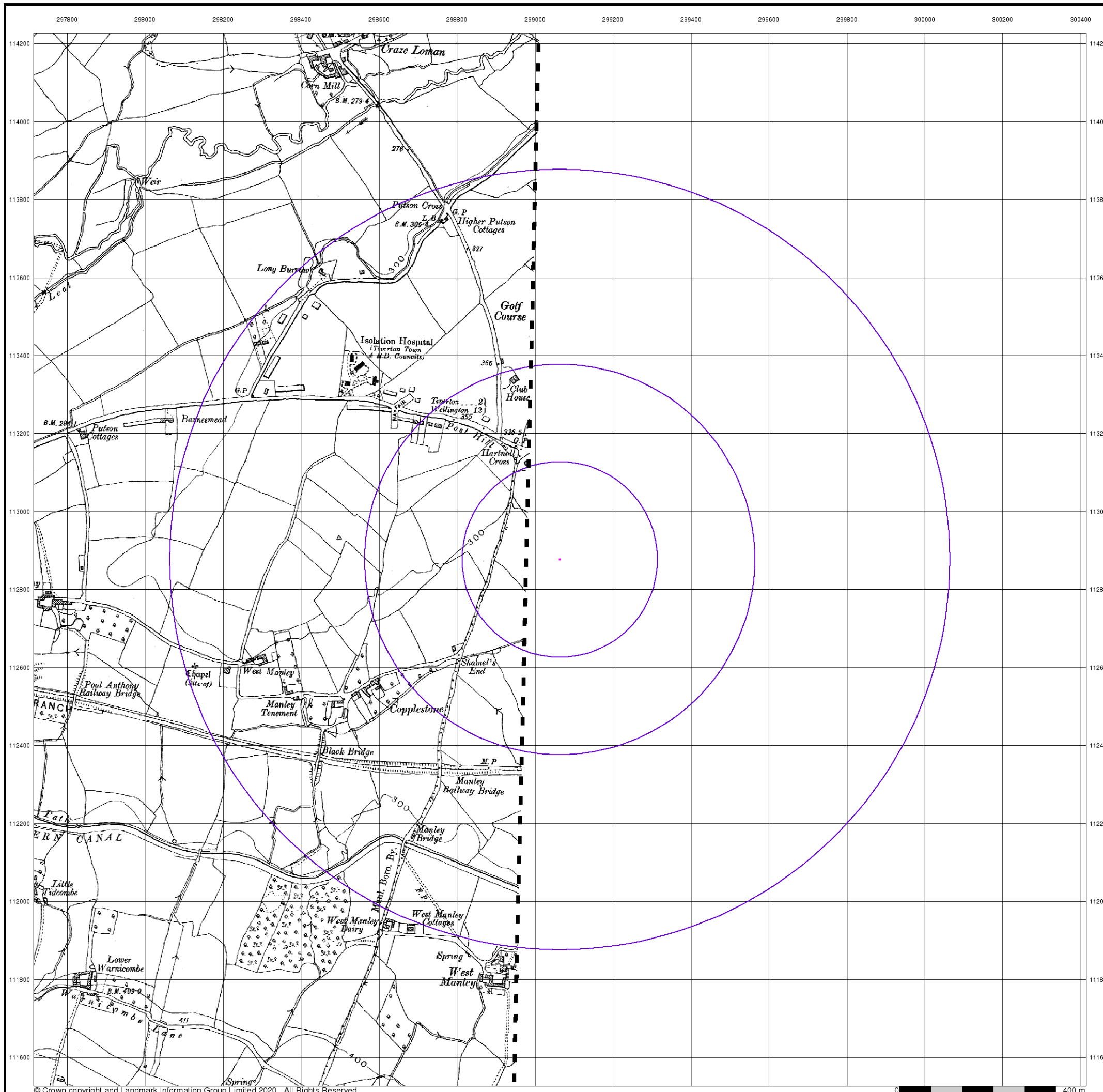


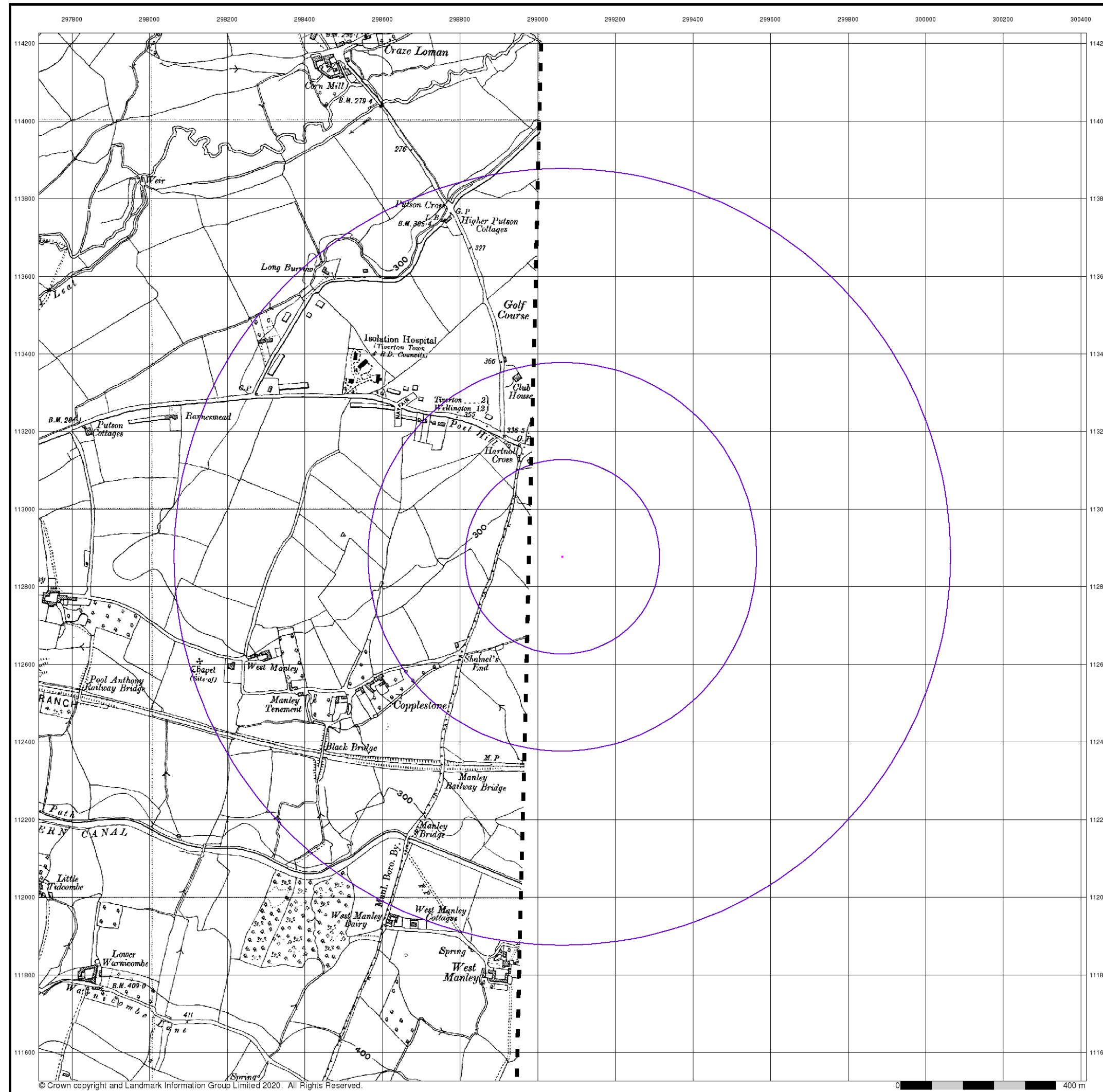
Order Details

Order Number: 266027091_1_1
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Site Details

Site at 299060, 112880





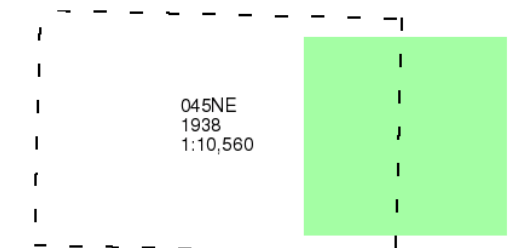
Devon

Published 1938

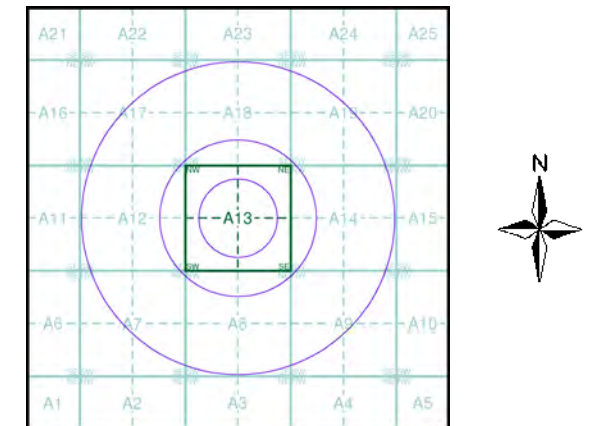
Source map scale - 1:10,560

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Map Name(s) and Date(s)



Historical Map - Slice A

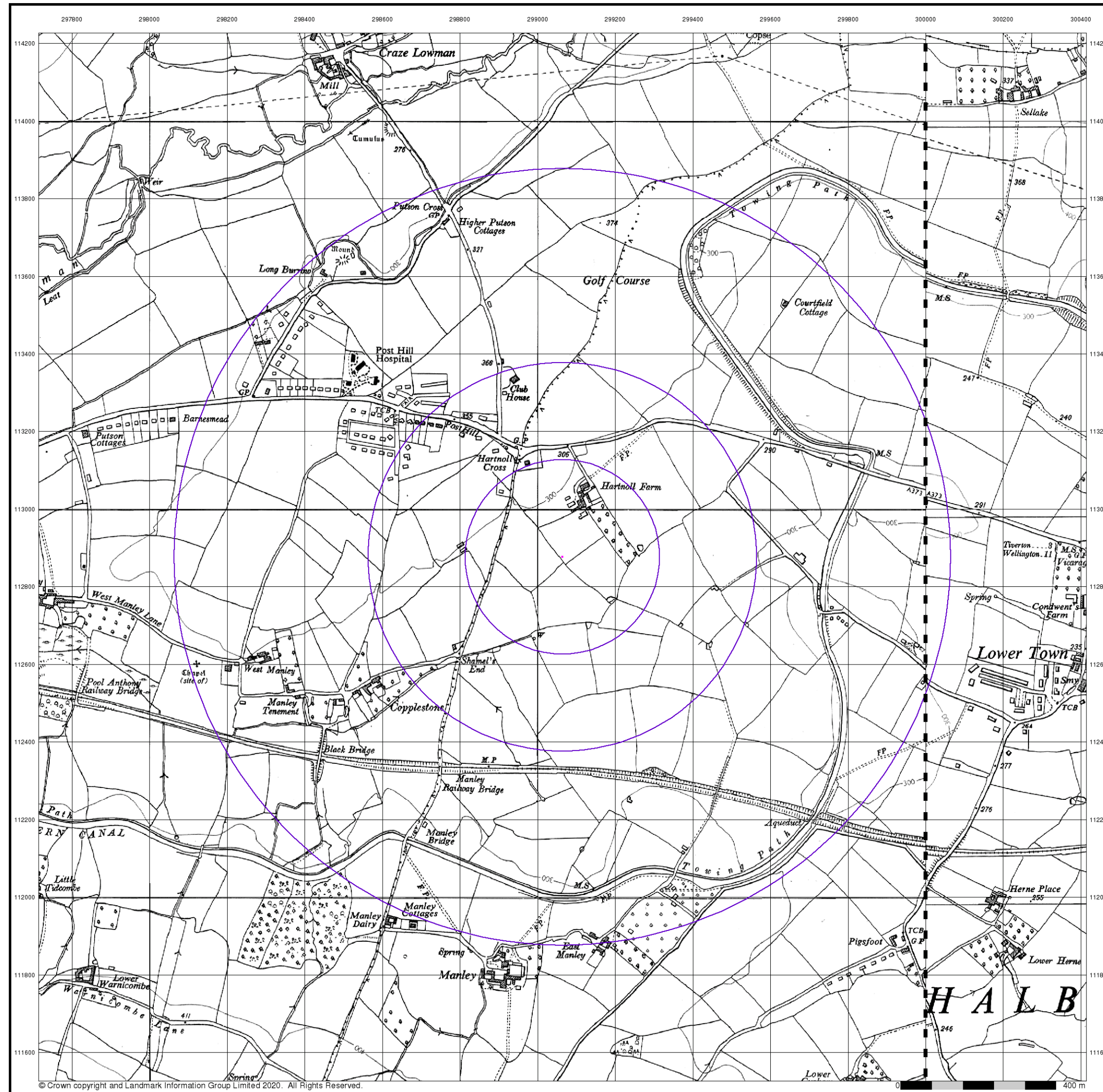


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Site Details

Site at 299060, 112880



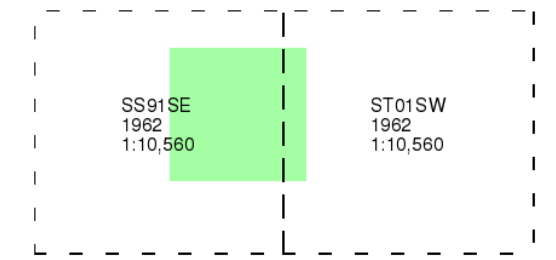
Ordnance Survey Plan

Published 1962

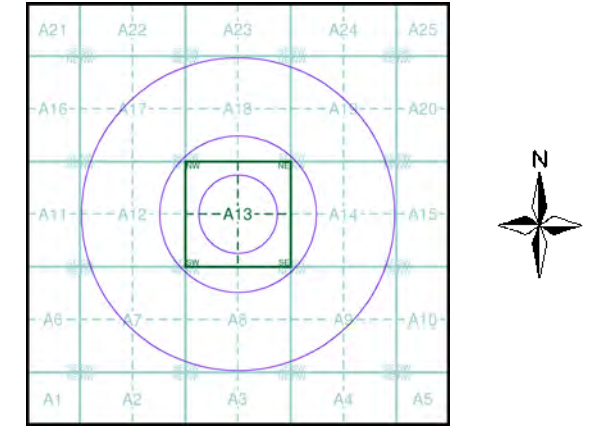
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

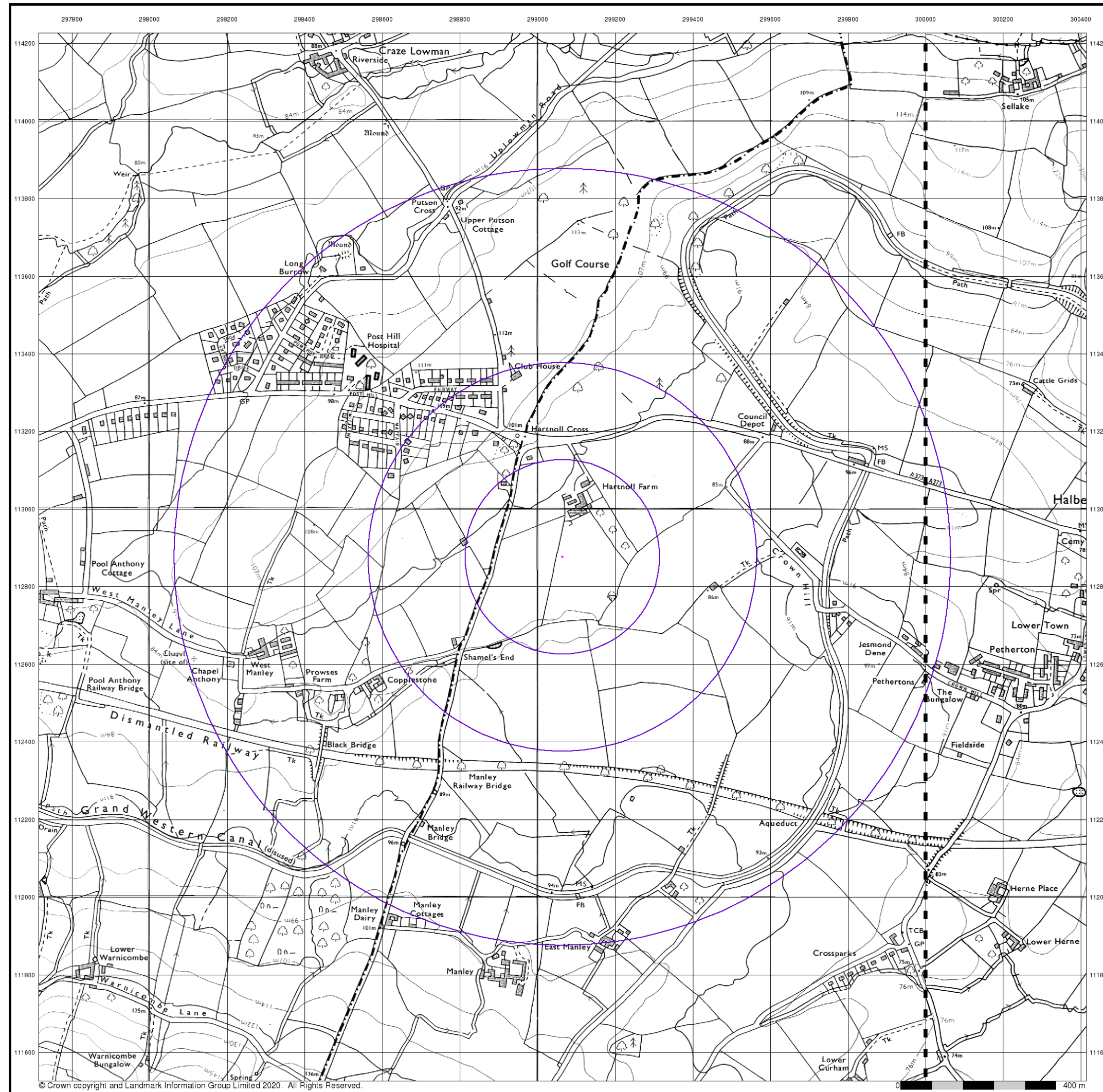


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Site Details

Site at 299060, 112880



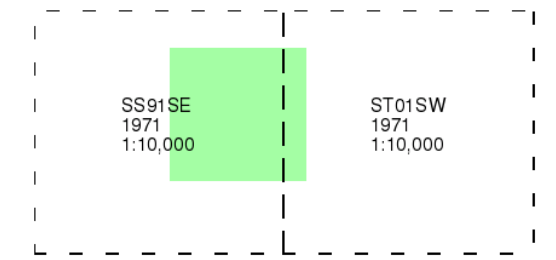
Ordnance Survey Plan

Published 1971

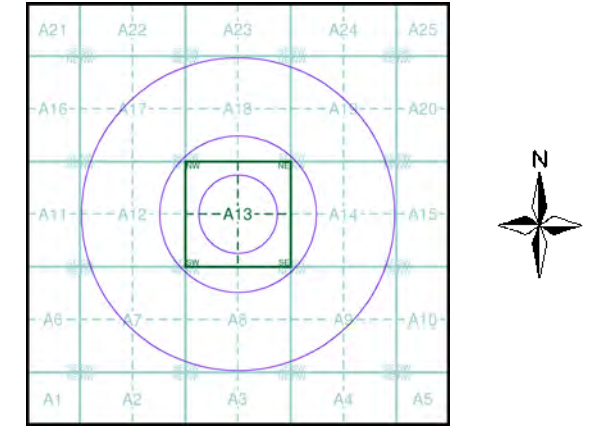
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

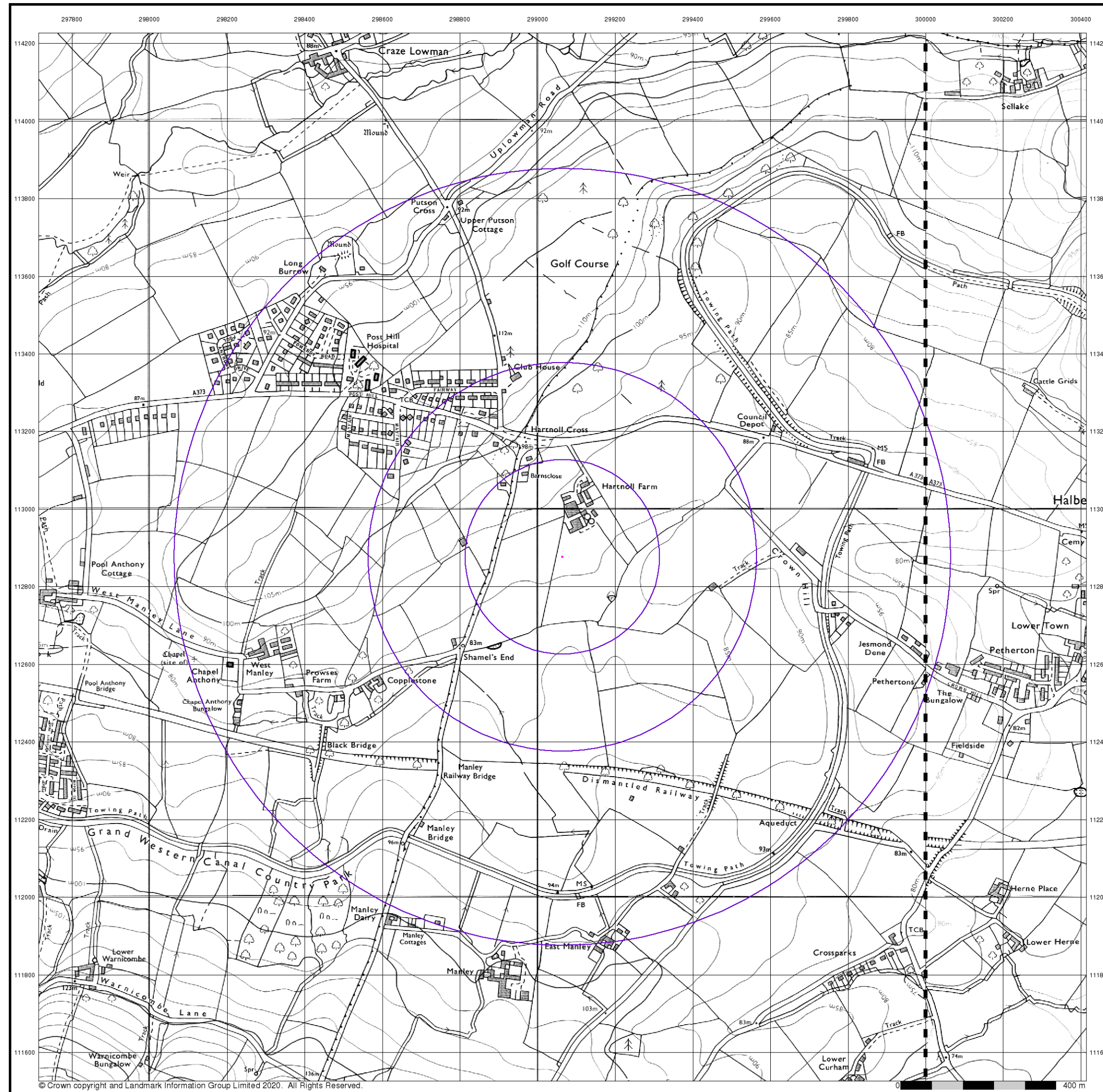


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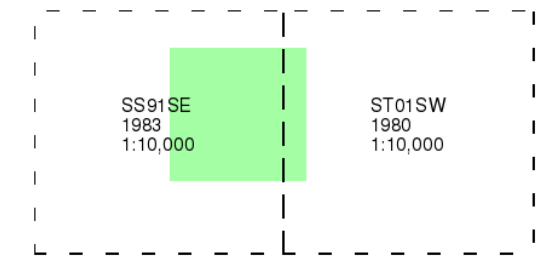
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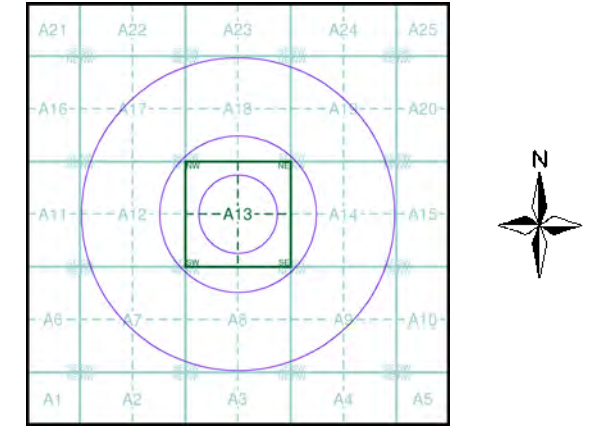
Ordnance Survey Plan Published 1980 - 1983 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

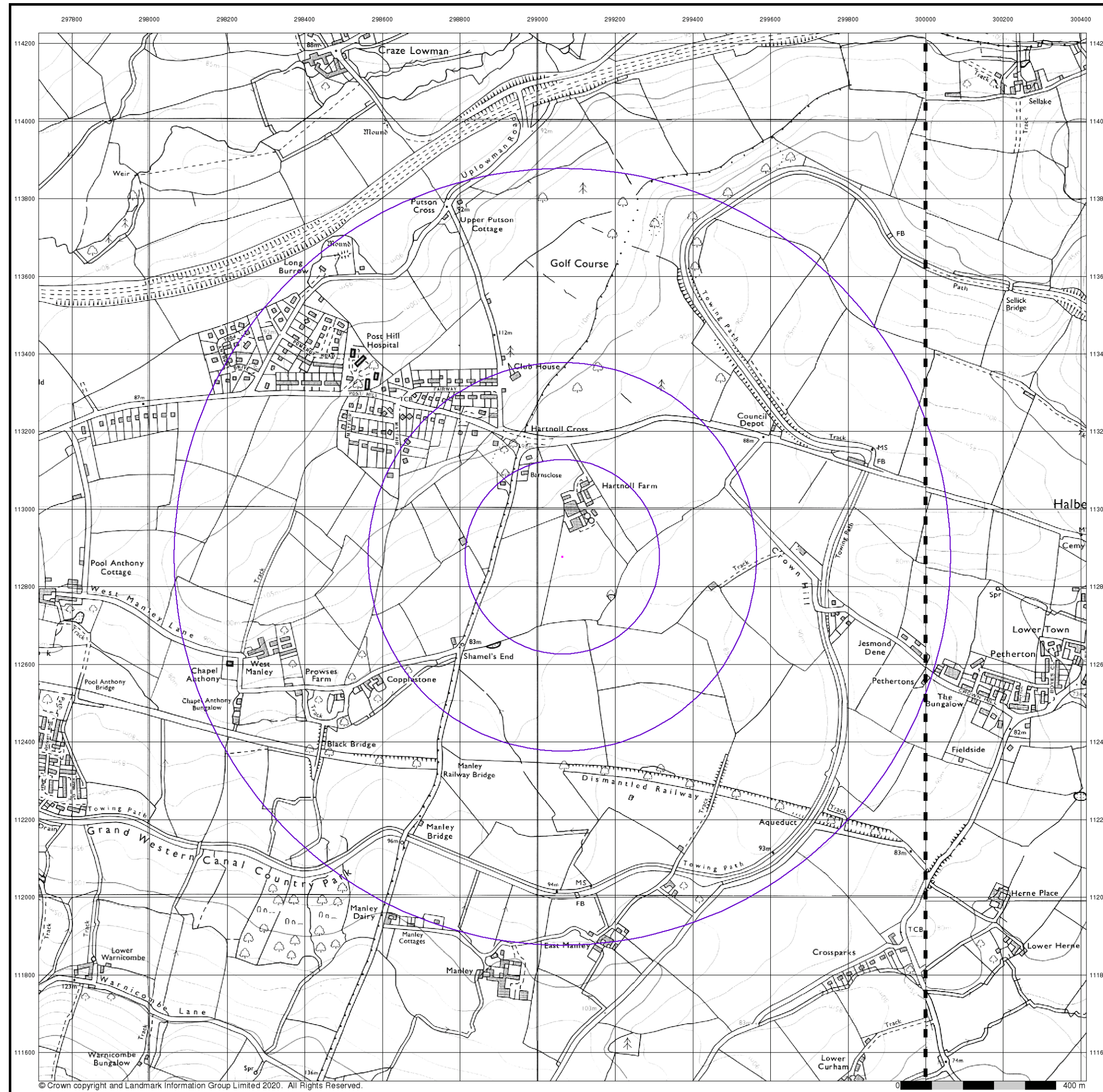


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Site at 299060, 112880

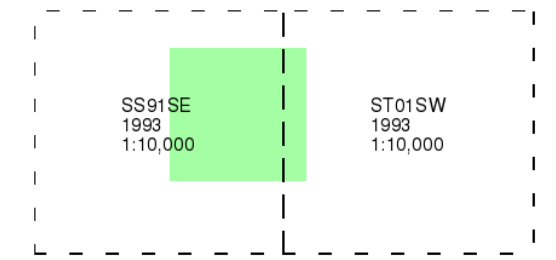


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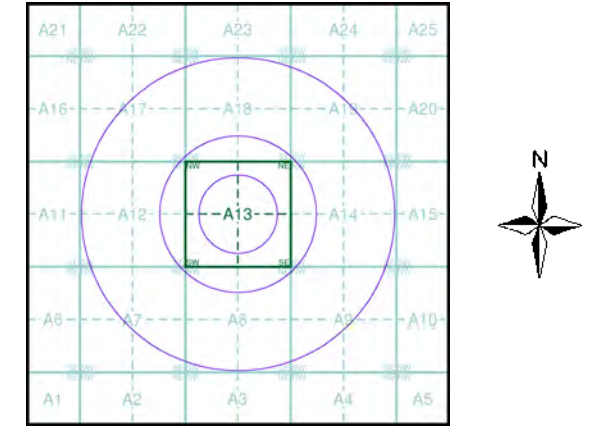
Ordnance Survey Plan Published 1993 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

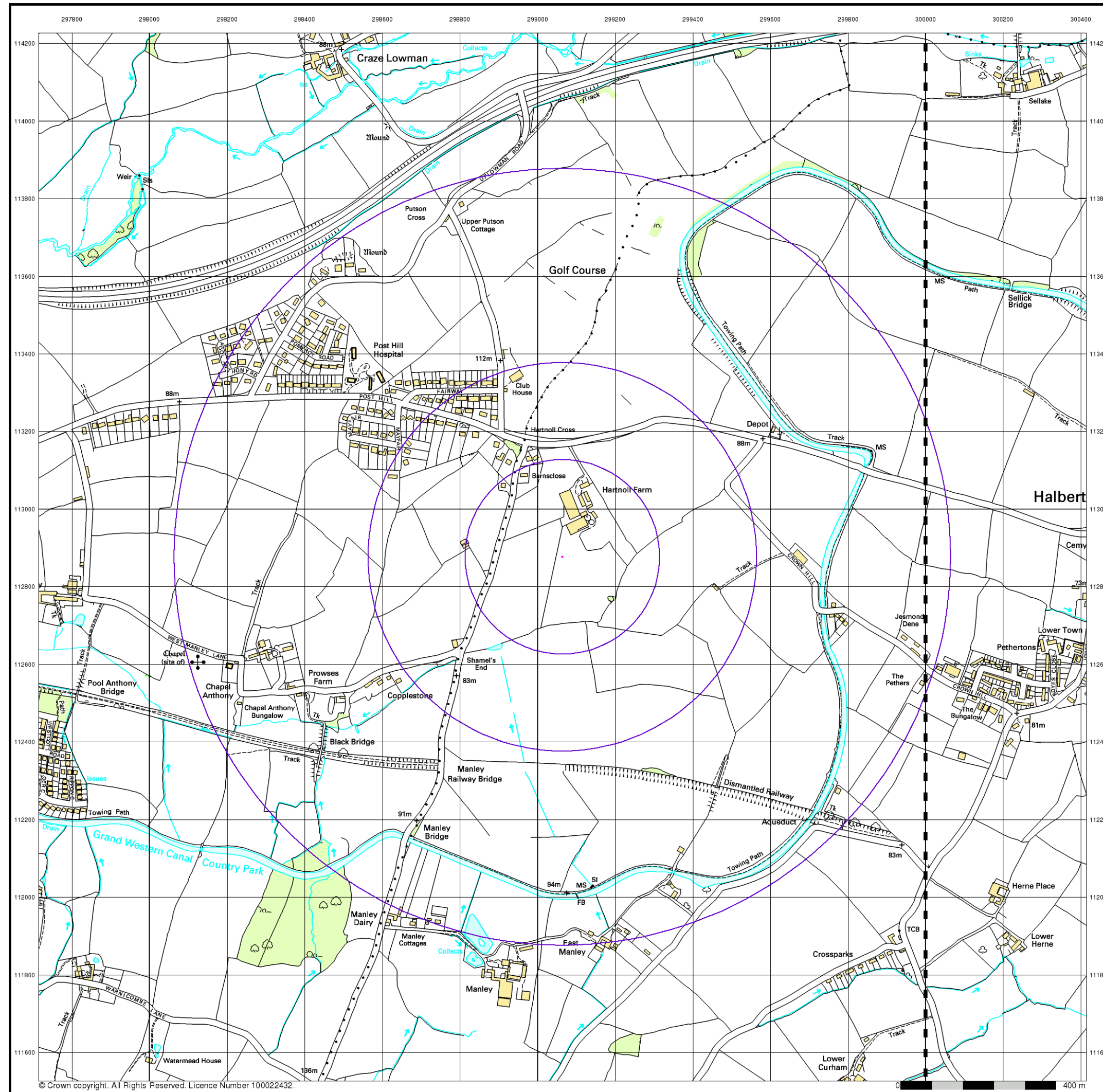


Historical Map - Slice A



Order Details
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 Customer Ref: CR0538
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Site Details
 Site at 299060, 112880



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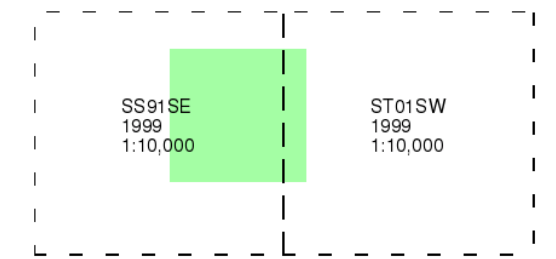
10k Raster Mapping

Published 1999

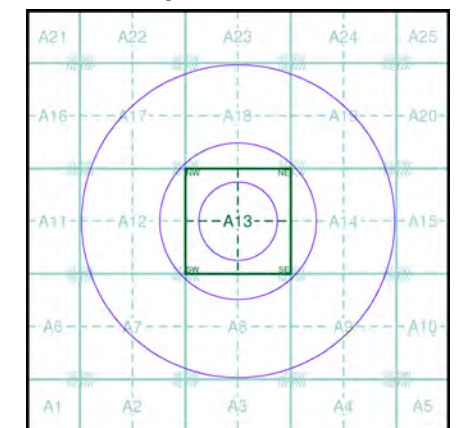
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

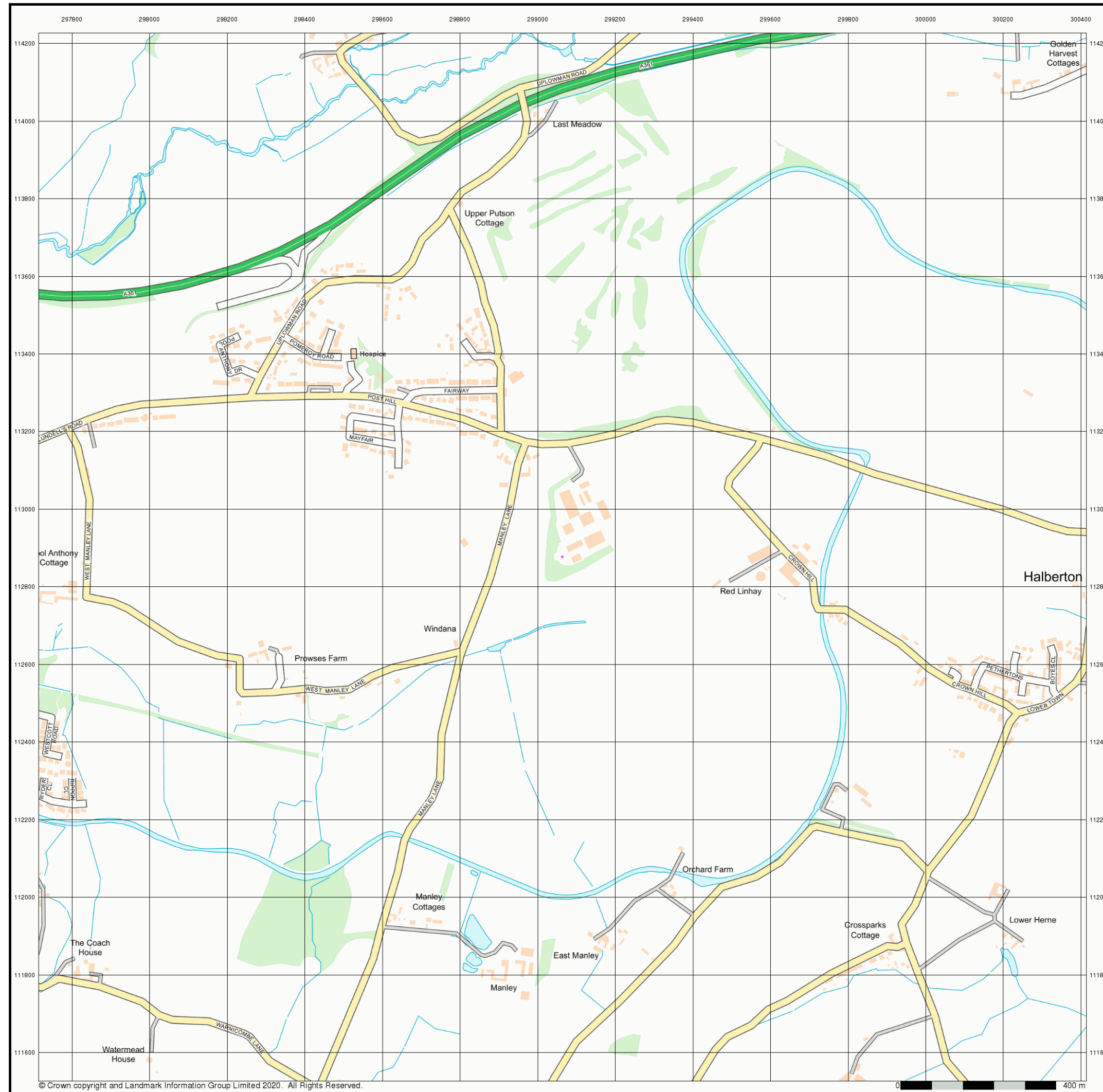
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 National Grid Reference: 299060, 112880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 299060, 112880

Landmark
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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

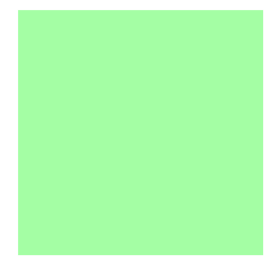


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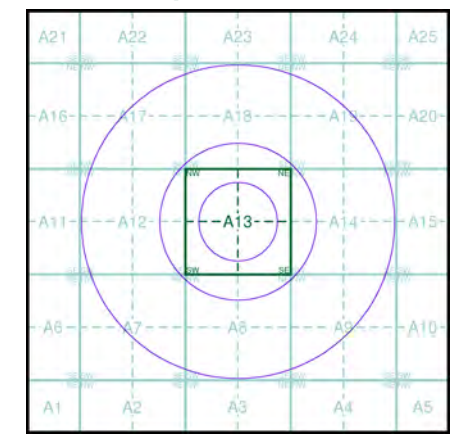
Street View
Published 2020
Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details
 Order Number: 266027091_1_1
 Customer Ref: CR0538
 National Grid Reference: 299060, 112880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details
 Site at 299060, 112880

Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Kemble Enterprise Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

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Unit 1, Clyst Units
Cofton Road
Marsh Barton
Exeter
EX2 8QW

t: 01392 573970

Milton Keynes Office

Unit 8 - The IO Centre
Fingle Drive, Stonebridge
Milton Keynes
Buckinghamshire
MK13 0AT

t: 01908 564660

Suffolk Office

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e: enquiries@cotswoldarchaeology.co.uk

