

**Wiseburrow Farm,  
Wellington**

**Archaeological Desk-  
Based Assessment &  
Geophysical Survey**

Client: ASPIRE PLANNING LIMITED

AB Heritage Project No:10383

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## Wisiburrow Farm, Wellington Archaeological Desk-Based Assessment

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## EXECUTIVE SUMMARY

AB Heritage Limited have been commissioned by Aspire Planning Limited to produce an Archaeological Desk-Based Assessment and Geophysical Survey covering proposed development at Wiseburrow Farm, Wellington, Devon.

The proposed development consists of a solar farm to cover the extent of one field of land at Wiseburrow Farm.

An in-depth understanding of the history of the site and its surrounding area was gained through the progression of a desk-based assessment and geophysical survey, which included a settings assessment to understand the potential impact of the proposed development on designated buildings and monuments in the surrounding area.

Based on the known historical background of the site and study area, predicted past impacts within the limits of proposed development, and predicted impacts on the designated buildings and monuments surrounding the site, no further archaeological work has been recommended.

However, this proposed conclusion would need to be discussed and approved by the Devon County Council Historic Environment Team as part of any planning application submitted.

## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Aspire Planning Limited to produce an Archaeological Desk-Based Assessment covering the proposed development at Wiseburrow Farm, Wellington, Devon.
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

### **1.2 Site Location & Description**

- 1.2.1 The proposed development site consists of one field of c. 11 hectares, centred at approximately ST 07922 18303 in Devon. The field is bound on all sides by further fields, and a small area of vegetation at the most southern edge of the field, close to the Broadways Plantation, which is c. 10m to the east of the proposed development site at its closest point. A spring issues from the north-western boundary of the field and drains to the west. Whipcott Farm is situated c. 810m to the west of site, and the Greenham Business Park is c. 600m to the north-east.
- 1.2.2 The proposed development site is c. 100m north of Longwood Lane, which links the A38 from Taunton to the M5 Junction 27 for Tiverton
- 1.2.3 Wiseburrow Farmhouse is situated c. 980m to the north of the proposed development site, and lies upon the Somerset – Devon county boundary, while the proposed development site is within Devon. .

### **1.3 Geology & Topography**

- 1.3.1 The proposed development site is situated upon the mudstone of Aylesbeare Mudstone Group bedrock geology, which was formed by the deposition of laminated clays, silts, and sands in lakes (BGS 2014).
- 1.3.2 The proposed development site slopes downward to the east, with the lowest points at c. 116m above OD. The western edge of the field reaches c. 135m above OD.

### **1.4 Proposed Development**

- 1.4.1 The proposed development consists of the installation of PV panels for a solar farm of c. 11 hectares at Wiseburrow Farm, Wellington, along with associated structures, housing and internal access.

## 2 AIMS & METHODOLOGY

### 2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.
- 2.1.3 This process will be executed through an archaeological desk-based assessment and geophysical survey.
- 2.1.4 With regards to the geophysical survey, a programme of non-intrusive archaeological work, there were some specific aims to the work, which included:
- Identifying any geophysical anomalies of possible archaeological origin within the specified survey area;
  - Accurately locating these anomalies and present the findings in map form; and
  - Providing recommendations for any further archaeological work(s) necessary to contribute to the mitigation of the impacts of proposed development on these potential features.

The results of the geophysical survey are provided in this report, alongside those of the Desk-Based Assessment.

### 2.2 Methodology of Works

#### Desk-Based Assessment

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
  - Planning (Listed Buildings and Conservation Areas) Act, 1990
  - The National Planning Policy Framework, 2012
- 2.2.3 The Devon Historical Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. Information was also collated from the Somerset HER, due to parts of the study area falling within this county.

### Study Area

- 2.2.4 During consultation between Hannah Simpson (Assistant Consultant; AB Heritage) and Steven Reed (Archaeologist; Devon County Council Historic Environment Team) on the 3<sup>rd</sup> of September 2014 it was agreed that the Archaeological Desk-Based Assessment would comprise a targeted search of records within 2km of the proposed development site, but would examine one feature located c. 7.5km away from the site of proposed development.
- 2.2.5 Steven also advised that Catherine Marlow and Sue Warren (Conservation Officers; Mid Devon District Council) should be contacted with regard to the impact upon the landscape and the historic settlements and designated heritage assets to the west.
- 2.2.6 In her response to AB Heritage's consultation email, on the 7<sup>th</sup> of October 2014, Catherine similarly advised that the distances for study areas depend on the topography and zone of theoretical visibility but as a minimum would be 2km for detailed study. It was also advised that work follow advice provided by English Heritage in their guidance notes on setting (see section 2.3.3)

### Sources

- 2.2.7 The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
  - Order of the Somerset Historic Environment Record for those areas of the study area within Somerset
  - The English Heritage website professional pages, particularly the National Heritage List For England (English Heritage 2014a)
  - A site walkover on the 30<sup>th</sup> September 2014 and 1<sup>st</sup> October 2014
  - A settings assessment on the 30<sup>th</sup> September 2014 and 1<sup>st</sup> & 7<sup>th</sup> October 2014
  - Additional relevant documentary and online historic sources
- 2.2.8 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
  - Information on heritage assets recorded on the Devon and Somerset HERs
  - Readily accessible information on the site's history from readily available historic maps and photographs
  - Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area

- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.9 For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The Cultural Heritage Features Map (Figure 2) shows the distribution of archaeological monuments within the 2km study area.

### **Geophysical Survey**

#### *Site Specific Information*

2.2.10 A magnetometry survey was undertaken across the site of proposed development from Wednesday the 3<sup>rd</sup> of September to Friday the 12<sup>th</sup> of September 2014, covering an area of c.11ha hectares.

2.2.11 The AB Heritage staff members who undertook the works were Glenn Rose (Project Archaeologist), Nina Hammond (Archaeological Technician) and Jon Pykett (Archaeological Technician). The weather conditions for the work were mainly dry and sunny throughout the survey, with occasional short stormy showers; this would have had no material impact on the survey.

2.2.12 The work was undertaken and concluded within 3 days, with all data capture downloaded periodically on site for a data quality check.

#### *Equipment*

2.2.13 The magnetic survey equipment used was one Bartington Grad-601 (fluxgate magnetometer). Please see Appendix 5 which contains a detailed methodology for the works undertaken; however briefly, Table 6, below, shows site specific information on how the magnetometer was set up:

**Table 6: Setting Parameters of Magnetometer**

<b>Grid Size</b>	<b>30x30 metres</b>
Data Capture Distances	0.25
Sensors	2
Sensitivity	0.1nT

2.2.14 A GPS was used to setup and reference the survey site using a Trimble GeoXR which has sub-centimetre accuracy.

Known Constraints

- 2.2.15 The site is bounded by hedge lines and in some areas metallic fences, these are likely to create an area of magnetic disturbance c.1m - 2m from the site boundary.
- 2.2.16 There are no other known constraints at time of this survey.

**2.3 Assessment of the Cultural Heritage Resource**

- 2.3.1 This report contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

- 2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.

<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct (physical) and indirect (settings) impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

<b>IMPACT LEVEL</b>	<b>DEFINITION</b>
<b>HIGH</b>	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
<b>MEDIUM</b>	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
<b>LOW</b>	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.

<b>NEGLIGIBLE</b>	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 In relation to settings assessment, the impact of the proposed development upon selected inter-visible heritage assets within the proposed development site have been assessed based on English Heritage guidance on the settings of heritage assets and planning (English Heritage 2014b). As such, the settings assessment will consider the following:

- The location and siting of the development in relation to size, proximity, landform, key views, and potential asset isolation
- The form and appearance of the development, with consideration for its prominence, size, and distraction from heritage assets
- The changes to the surrounding area, including character, access routes, land use, and pollution

2.4.4 A template copy of the table that was filled in for those heritage assets examined for settings impact is included in Appendix 2 of this document.

2.4.5 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.5 Limitations

2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Aspire Planning Limited, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2014) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.5.4 When visiting sites for the settings assessment, the assessment was made from the best possible position with regard to viewpoint, safety, and remaining on public land. No private property was entered as a part of the settings assessment, and therefore the assessment was made at ground level. A personal judgement of the validity of the position of assessment was made during the visit. This was highlighted in the results where necessary, and considered when providing an indication of the potential impact of the proposed development on the setting of each individual heritage asset, in line with Table 2.

### **3 PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Introduction**

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance

#### **3.2 Statutory Protection for Heritage Assets**

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

#### **3.3 National Planning Policy**

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is 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. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

### **3.4 Local Policy**

- 3.4.1 The proposed development site is situated in Devon, however, the Somerset – Devon county boundary is c. 750m to the north-east of the site and as such the 2km study area extends to land within Somerset. Therefore the local planning policies of both areas are included here.

#### **The Mid Devon Local Plan 2013**

##### *DM27: Development Affecting Heritage Assets*

- 3.4.2 Policy DM27 of the Mid Devon Local Plan requires that development proposals which are likely to affect heritage assets or their setting should consider the significance, character, setting, distinctiveness and opportunities to enhance them. Such applications are only likely to be approved if the public benefit outweighs the harm to the asset.
- 3.4.3 It is also required that a proportionate assessment of the settings impact is conducted if a heritage asset may be impacted by the proposed development.
- 3.4.4 There is also a preference for the preservation of heritage assets in situ.

#### **Taunton Deane Adopted Core Strategy 2011-2028**

##### *Policy CP 8: Environment*

- 3.4.5 Policy CP 8 on environment is consistent with the NPPF, and states the council will decline planning permission which will cause harm to the historic environment, including settings, unless other material factors are sufficient to override their importance.
- 3.4.6 It also refers to the importance of the historic environment and its heritage assets for the enjoyment and improved quality of life for this and future generations.

## 4 ARCHAEOLOGICAL RESOURCE BASELINE

### 4.1 Statutory / Non Statutory Designated Features

- 4.1.1 Within the surrounding 2km study area there is one Scheduled Ancient Monument, which covers the ruins of Canonsleigh Abbey [**AB 8**], situated between Westleigh and Great Fossend, c. 1.15km to the south-west of the proposed development site. Various parts of what remains of the Abbey are also Grade I and II Listed.
- 4.1.2 An additional 21 Listed Buildings [**AB 10, 18, 22 – 25, 27-28, 30, 33-35, 39, 41, 48 – 50, 61, 78 – 79 & 83**] are situated within the study area which mainly relate to the farming and industrial heritage of the area. There are also two Conservation Areas, which includes the village of Holcombe Rogus [**AB 106**] c. 1.7km to the north-west of the proposed development site, and the route of the Grand Western Canal and its associated features [**AB 55 & 107**]; the canal passes the proposed development site c. 600m to the west at its closet point.
- 4.1.3 The proposed development site is situated within the Historic Character Area (HLC) entitled 'Modern Enclosures Adapting Medieval Fields' [**AB 105**]. As the name suggests, the area is occupied by modern enclosures which have probably been amalgamated from Medieval enclosures (Devon County Council NDa).

### 4.2 Historic Environment Record Data

- 4.2.1 Within the site boundary there are no Historic Environment Records recorded by the Devon Historic Environment Record.
- 4.2.2 Within the 2km study area there are a total of 23 features listed on the Somerset Historic Environment Record, and 153 features listed on the Devon Historic Environment Record.
- 4.2.3 After the deletion of duplicate entries contained on both databases, the combination of a range of single features associated with one overall site, and the addition of extra features found on the English Heritage National Heritage List for England (NHLE), the total number of cultural heritage features within the study area is 104.

#### Historic Character Areas

- 4.2.4 The proposed development site is situated within the Historic Character Area (HLC) entitled 'Modern Enclosures Adapting Medieval Fields' [**AB 105**]. As the name suggests, the area is occupied by modern enclosures, which have probably been amalgamated from medieval enclosures (Devon County Council NDa).

### 4.3 Previous Archaeological Works in the Study Area

- 4.3.1 There is no record of any previous archaeological work within the boundary of the proposed development site.
- 4.3.2 The majority of the archaeological investigation within the study area relates to the expansion of the Town Farm quarry, c. 1.3km to the south of the proposed development site, which has produced evidence of activity dating from the Prehistoric period onwards (Devon HER event reference numbers EDV4635 - 6, EDV4749, EDV5064, EDV5189 & EDV6264). The results of

these investigations are incorporated into the gazetteer for Town Farm Quarry [AB 2] (Appendix 1), and discussed in section 4.5.

- 4.3.3 Other archaeological works which have taken place within the study area include a geophysical survey on land at Barton Farm, c. 1km to the south of the proposed development site, which revealed only magnetic disturbance (EDV5902).

#### **4.4 Palaeoenvironmental Evidence**

- 4.4.1 No palaeoenvironmental evidence has been recovered previously from within the proposed development site.

#### **4.5 Archaeology & History Background**

##### *The Prehistoric Periods (c. 500,000 BC – AD 43)*

- 4.5.1 There are no known cultural heritage features dating to the Prehistoric period within the boundary of the proposed development site, but there are four within the surrounding study area [AB 1 – 4].
- 4.5.2 The Prehistoric period in Somerset and Devon is well represented from the Mesolithic onwards in the form of settlement sites, ritual monuments, and findspots. These are particularly prevalent in Dartmoor (c. 13 km north-west of the proposed development site) and Exmoor (c. 40km to the south-west of the proposed development site).
- 4.5.3 Much of the evidence of prehistoric activity within the study area has been found during works prior to the expansion Town Farm quarry in Devon [AB 2] c. 1.3km to the south of the proposed development site. The excavation here revealed Bronze Age burnt mounds. Two Bronze Age pits, which may have been used as wells, were found to have been re-used in the early medieval for the same purpose, when they were lined with hollowed tree trunks which have been preserved in the waterlogged conditions. Additional finds and features found across the Town Farm Quarry site [AB 2] identified further activity here during the Iron Age and Roman periods, while finds of a tap slag, two post holes, and a narrow linear ditch remain undated.
- 4.5.4 Further evidence of substantial settlement in Prehistoric Devon is highlighted by the presence of an ancient routeway of possible Prehistoric origin [AB 3], which passes through four parishes, and is roughly reflected by the orientation of the modern roads. It is shown at Pearclose House, c. 1.75km to the west-south-west of the proposed development site.

##### *The Roman Period (AD 43 – AD 410)*

- 4.5.5 There are no known cultural heritage features dating to the Roman period within the boundary of the proposed development site, but there are two features of this date within the study area [AB 5 - 6].
- 4.5.6 The Roman Baths and town of *Aquae Sulis* (modern-day Bath) were situated c. 80km to the north-east of the proposed development site, and the Roman town and fort at *Isca Dumnoniorum* (modern-day Exeter) were c. 32 km to the south-west. These centres of Roman occupation would have held significant authority and influence over the surrounding area.

- 4.5.7 The evidence of Roman activity within the study area is in the form of a Roman road [AB 5], which crosses through the parishes of Burlescombe, Culmstock and Holcombe Rogus, and broadly follows the route of the current A38. It passes c. 1.3km to the south-east of the proposed development site.
- 4.5.8 Further evidence, albeit limited in nature, for the Roman period, comes in the form of a coin of Sestertius of Faustina [AB 6], dating to the second century AD, which was found c. 1.4km to the east of the proposed development site on Whit Ball Hill.

*The Early Medieval - Medieval Period (AD 410 – AD 1536)*

- 4.5.9 There are no known cultural heritage features dating to the medieval period within the boundary of the proposed development site, but there are 22 features of this date within the study area [AB 7 – 28].
- 4.5.10 The Anglo-Saxon period (AD410 – AD1066) brought significant change to the south of England. The success of the Saxons at the battle of Deorham in AD 577 allowed them to take the cities of Gloucester, Cirencester, and Bath, and this resulted in a divide between the native inhabitants of Wales and the south of England (Burne 2005).
- 4.5.11 By the time of the Norman Conquest in the 11<sup>th</sup> century, many of the towns and villages of Devon were already in existence (Devon County Council NDb), including Wellington (c. 6.5 km north-east of the proposed development site) which is referred to as 'Weolingtun' in the early 10<sup>th</sup> century, and later in the 1086 Domesday Book as 'Walintone' (Wellington Town Council 2014). With the arrival of the Normans came a number of castles, and a large reduction in the number of Saxon landowners after the Saxon noble estates were taken over (Britannia 1999).
- 4.5.12 Meanwhile, rural Devon was characterised by isolated farmhouses or small hamlets dispersed across the agricultural landscape (Devon County Council NDb). In Somerset, the growth in population led to large-scale land reclamation and woodland clearance for farming and construction (Britannia 1999).
- 4.5.13 Medieval industry is primarily represented in this area in the form of limestone quarries which have been used for several centuries. The Westleigh Quarry [AB 27] is situated c. 1.3km to the south-west of the proposed development site, and was divided into a number of smaller quarries in the 19<sup>th</sup> century. A number of monuments of various dates are located within the quarries, including a series of tramways [AB 27 & 75 – 76] and lime kilns; some of which are Grade II Listed [AB 27]. There is also evidence of metal smelting [AB 7] over a number of years c. 1.25km to the south of the proposed development site.
- 4.5.14 It is thought that the materials used to build the parish church of St Mary's in Burlescombe [AB 28] were sought from the quarries at Westleigh [AB 27]. The earliest features of this Grade I Listed church, situated c.1.5km to the south of the proposed development site, date to c.1400, although there have been alterations in the 15<sup>th</sup> century and later. The North Gate and adjoining boundary wall of the churchyard are both Grade II Listed and date to the late 19<sup>th</sup> century, and there are numerous headstones and chest tombs in the churchyard which also have Grade II Listed status.

*The Post-medieval Period (AD 1537 – AD 1800)*

- 4.5.15 There are no known cultural heritage features dating to the post-medieval period within the boundary of the proposed development site, but there are 14 features of this date within the study area [AB 29 – 42].
- 4.5.16 The post-medieval period brought the expansion of many industries in the south west of England. There was a great increase in metal ore mining in Dartmoor, which primarily relied on the source of tin, but also other metals including silver. The pottery industry grew to support the expanding dairy industry, and limestone was quarried, which provide mortar for building construction, and lime to improve agricultural land. Evidence of this industry remains as quarry sites and lime kilns (e.g. [AB 27 & 32]), some of which continued to be in use from the medieval and through to the modern period [e.g. AB 27] (Devon County Council NDb).
- 4.5.17 The wool and cloth industry remained prevalent, and this can be seen in the present day in the remains of mills, weirs, leats and 'rack' field names (Devon County Council NDb). An example within the study area is that of a corn mill [AB 31] c. 1.65km to the north of the proposed development site, which was used as a smithy by the early 19<sup>th</sup> century, before it was converted into a dwelling.
- 4.5.18 The most significant evidence of a route to transport the materials away from the area is what remains of the 18<sup>th</sup> century turnpike road [AB 29] between White Ball and Thurloxton, which roughly followed the route of the present A38, c.750m to the east of the proposed development site at its closest point.
- 4.5.19 The expansion in the agricultural industry within the study area is also shown in the number of farmhouses and associated buildings which survive to the present day, which now hold with Grade II Listed status [AB 33 – 35 & 39 - 40]. The 16<sup>th</sup> - 17<sup>th</sup> century former farmhouse at Eastbrook Farm [AB 34] is situated c. 700m south of the proposed development site.
- 4.5.20 Post-medieval farming in Devon is often associated with the characteristic Linhays. One of these small outbuildings [AB 41] dating to the 18<sup>th</sup> century survives on Fenacre Farm, c. 800m to the east of the proposed development site. While it survives with many modifications, it is still in use.

*Modern Period (AD 1801 – present)*

- 4.5.21 There are no known cultural heritage features dating to the modern period within the bounds of the proposed development site, but there are 50 features of this date within the study area [AB 43 – 92].
- 4.5.22 The industrial theme continued into the modern period, although the area still remained largely rural in character. Brunel's Bristol to Exeter Railway [AB 43] was completed in 1844 at c. 700m to the south of the proposed development at its closest point, and the Grand Western Canal [AB 55] was opened in 1814, at c. 600m to the west of the proposed development site at its closest point. Along with these, several bridges [AB 78 - 80 & 83], buildings [AB 84], and other associated aids to transportation [AB 56 - 57 & 81] were constructed. This includes the Grade II Listed Waytown Tunnel [AB 82] c.1km to the north-west of the proposed development site, and the White Ball Tunnel [AB 47] at c 1km to the east-south-west of the proposed development site.

- 4.5.23 A large number of monuments within the study area relate to the expansion of the limestone quarries since the end of the 18<sup>th</sup> century, no doubt in direct response to the increase in transport links to the area. At Westleigh quarry [AB 27], a tunnel [AB 74] was constructed for the tramway [AB 76], which now ran between the quarry and a quay [AB 77] on the Grand Western Canal [AB 55] at Whipcott.
- 4.5.24 New quarries and their associated lime kilns were opened at Fenacre [AB 60], Dunn's Hill [AB 65], Pondground [AB 66] and many more locations within the study area [AB 63, 68, 72 & 84], with the quarries at Whipcott [AB 58 – 59 & 67 – 71] being closest to the proposed development site, at c. 600m to the east of it. To the north of the Whipcott quarries are a row of five Grade II Listed lime kilns [AB 61], which are situated at c. 900m to the north-west of the proposed development site, and close to the Dunn's Hill quarries [AB 65]. It is possible that these were used in the construction of the Grand Western Canal [AB 55].
- 4.5.25 In terms of settlement, a number of buildings survive from the 19<sup>th</sup> century, these include the Grade II Listed Church of St Peter in Greenham [AB 48], c. 1.65km to the north of the proposed development site; cottages [AB 49 & 85]; and several buildings [AB 63 – 64], which have been more recently converted into dwellings.

*Undated*

- 4.5.26 There are no known undated cultural heritage features within the bounds of the proposed development site, but there are 12 undated features within the study area [AB 93 – 104].
- 4.5.27 The majority of the undated features within the study area are believed to relate to the farming and industrial heritage of the area [AB 95 – 96 & 101 – 103]. However, there are a few features of particular interest.

## **4.6 Historic Map Sources**

- 4.6.1 The map sources referenced in this section were accessed and examined at the Devon Record Office on the 30<sup>th</sup> September 2014.
- 4.6.2 The earliest available map examined as part of this assessment showing the area of the proposed development site at a sufficient scale to understand the landscape is the 1838 Tithe Map of Holcombe Rogus (Plate 1).
- 4.6.3 The Tithe Map shows that the area of the proposed development site was occupied by eight separate fields, all of which were part of the Bluett estate and occupied by a James Fawler. All of the fields are shown as arable at this time, and are primarily under pasture. A copse and small road are shown through the centre of the site, neither of which are now present.



**Plate 1: 1838 Tithe Map of Holcombe Rogus, showing the approximate boundary the proposed development site in red without access path**

- 4.6.4 The 1890 OS Map of Devonshire and parts of Somerset shows that some of the fields have been amalgamated into four fields. The copse is still present, and is now labelled as 'Higher Lays Copse'. There is no clear sign of the road surviving to this date, although the alignment of some of the trees identify the former field boundaries which are shown in the 1838 Tithe Map (Plate 1).
- 4.6.5 By 1904, the Second Edition OS Map of Devonshire and parts of Somerset shows that the tree alignments are no longer present, but the rest of the site remains as it was in 1890.
- 4.6.6 There were no available maps which could provide an indication of the date of the further amalgamation of this field into what is now present.

## **4.7 Site Visit**

- 4.7.1 A site visit was undertaken by Zoe Edwards and Hannah Simpson of AB Heritage on the 30<sup>th</sup> September 2014. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with the appreciation for the potential survival of below ground archaeological deposits.
- 4.7.2 The site visit confirmed that the area of proposed development is currently on farmland, under pasture. The field is bound on all sides by a hedgerow, while the field boundaries to the south and north-east are also bound by trees. The ground surface at the proposed development site is variable and undulated.
- 4.7.3 Figure 3 will provide some context to the position in which the photographs were taken at the proposed development site.



**Photo 1: The view from the centre-west of the proposed development site, towards the south-west**

- 4.7.4 Photo 1 shows the hedgerow field boundary along the north-western edge of the field. There is also a small group of trees which are situated within a slight protrusion of the otherwise rectilinear field boundary. In the fore-ground, the general north-westerly slope is visible. In the background, this slope continues allowing views across Burlescombe.



**Photo 2: The view from the centre-south of the proposed development site towards the south-south-east**

- 4.7.5 In Photo 2, some of the many undulations in the elevation of the field can be seen. However, the field maintains a generally uphill slope towards the eastern boundary, which is lined with hedges and trees.



**Photo 3: The view from the centre-east of the proposed development site towards the south-east**

- 4.7.6 Broadways Farm is situated c. 100 beyond the eastern boundary of the proposed development site, and it is visible above the hedgerow in Photo 3. The land is more level in this area than the rest of the field.



**Photo 4: The view from the centre-north of the proposed development site towards the north-east**

- 4.7.7 Photo 4 shows the view across the top of one of the many undulations across the field. In the distance, a few trees can be seen in the hedge-boundary, beyond which is Furze Close Copse.



**Photo 5: The view from the centre-north of the proposed development site towards the north of the proposed development site**

- 4.7.8 To the north, a series of power lines and pylons can be seen stretching across the landscape, as seen in Photo 5. A small gap in the hedgerow field boundary is occupied by a concrete water container for livestock. This gap aligns with a break in the tree line between Wiseburrow Copse and Wiseburrow Covert which is situated c. 950m north of the visible field boundary in Photo 5. Beyond this gap is a possible glimpse of Greenham Park [AB 51] in the distance.



**Photo 6: The view from the north-west of the proposed development site towards the north-west**

- 4.7.9 Photo 6 shows the continuation of the power lines, and the downhill slope towards the north-west. The views in the background pan across Holcombe Rogus.
- 4.7.10 Although there were several undulations of ground level across the site, it was assessed that, due to location, scale and form, they were most likely natural features and not representative of past human activity. There were no other visible features which indicated the presence of archaeological remains.

## 4.8 Archaeological Geophysical Survey

### Results

- 4.8.1 Adjacent to the northern boundary of the site there is a strong bi-polar anomaly [GP 1] identified, which runs along the northern and eastern boundary, with associated magnetic disturbance [GP 4].
- 4.8.2 A numerous amount of di-polar anomalies [GP 3] have been identified within the site, which are sporadic in their nature and situated throughout the site.

### Interpretation

- 4.8.3 Interpretation of the results of geophysical survey is based on professional judgement as to the likely/probable cause of an anomaly or reading. For example, strong dipolar discrete anomalies of small size are often associated with ferrous debris or similarly magnetic debris. In addition, where a positive linear anomaly is recorded, which has a negative anomaly associated alongside either side of it, is often likely to relate to the line of a modern service.

**Table 7: Interpretation of Geophysical Anomalies**

AB No	Appearance	Potential Cause
AB 1	Bi-Polar (Alternate positive negative)	Modern Service
AB 2	DI-Polar (Positive with associated negative)	Magnetic Debris
AB 3	Negative	Magnetic disturbance

## 4.9 Settings Assessment

- 4.9.1 A settings assessment was conducted within the study area by Zoe Edwards and Hannah Simpson on the 30<sup>th</sup> September 2014, and again by Zoe Edwards on the 1<sup>st</sup> & 7<sup>th</sup> October 2014. The purpose of this assessment was to determine the level of impact (as outlined in Table 2) of the proposed development upon the designated features that are potentially inter-visible with the proposed development site.
- 4.9.2 A ZTV (zone of theoretical visibility) was supplied by the client. This was an image of the potential areas that would be inter-visible with the solar panels at 1.8m above ground level at the proposed development site, based on the land form (Figure 4). This area was compared with the distribution of designated heritage assets within the study area.

- 4.9.3 Those designated features that fell within the ZTV (Figure 5) were visited in order to make an assessment of the level of potential impact that the proposed development may have on each of them. At each site, a heritage settings assessment pro-forma (Appendix 2) was completed in mind of the English Heritage guidance on the settings of heritage assets. The limitations of the settings assessment are given in section 2.5.
- 4.9.4 One exception to the given scope of the settings assessment is Hemyock Castle, which is situated c. 7.5km to the south-east of the proposed development site. This has been included in the settings assessment at the request of the Devon County Council Historic Environment Team. Hemyock Castle has not been assigned an **AB** number, but it is referenced as 'HC' at the end of the gazetteer (Appendix 1).
- 4.9.5 Table 4 outlines those cultural heritage features have been included in the settings assessment, which are also shown in Figure 5.

**Table 4: Cultural Heritage Features to be Assessed for Settings Impact**

AB No.	Description	Status	Reason
8	Medieval Abbey ruins	Grade I & II LB & SAM	Designated & within ZTV
18	Medieval house	Grade II LB	Designated & within ZTV
22-24	Medieval buildings	Grade I & II LB	Designated & within ZTV
28	Medieval church and several associated designated monuments	Grade I & II LB	Designated & within ZTV
35	Post Medieval farmhouse	Grade II LB	Designated & within ZTV
39	Post Medieval stables	Grade II LB	Designated & within ZTV
41	Post Medieval Linhay	Grade II LB	Designated & within ZTV
78-79	Modern bridges	Grade II LB	Designated & within ZTV
83	Modern bridge	Grade II LB	Designated & within ZTV
106	Holcombe Rogus Conservation Area	CA	Designated & within ZTV
107	The Grand Western Canal Conservation Area	CA	Designated & within ZTV
HC	Hemyock Castle	SAM The parts are Grade II* LB	Requested by the Devon Country Council Historic Environment Team & within ZTV

LB: Listed Building

SAM: Scheduled Ancient Monument

ZTV: Zone of Theoretical Visibility

CA: Conservation Area

- 4.9.6 The total number of designated features visited was 15, and these were all situated over 850m from the proposed development site. It was noted during the site visit that the majority

of the designated features visited were not inter-visible with the proposed development site, due to the nature of the surrounding topography. A full list of the detailed results is available in Appendix 3.

- 4.9.7 There were three features that may have some view of the proposed development site, which are given in Table 5 (below). The distance, potential settings impact and assessment limitations are also identified in this Table, along with the perceived magnitude of impact. All of these features are situated at least 1.5km from the proposed development site.

Table 5: Perceived Magnitude of Setting Impact on Identified Key Cultural Heritage Features

AB No.	Description	Status	Distance from Project	Potential impact	Assessment Limitations	Magnitude of Impact
28	Medieval parish Church of St Mary's, including the churchyard, North Gate and selected chest tombs and headstones within the graveyard	Grade I & II LB	1.5km to S	None – view is blocked by modern buildings, and trees adjacent to the building. The original setting has been altered by the presence of modern buildings and large-scale quarries. However, the views of the landscape are maintained to the north-west and these are unlikely to be detracted from by the proposed development at such a distance to the north, should it be visible from the church tower	A limited view towards the proposed development site may theoretically be possible from the church tower	Negligible
83	Early 19 <sup>th</sup> century Fossend Bridge over the canal	Grade II LB	1.4km to SW	Possible glimpse of site from the top of the bridge; however, it is unclear from this distance whether what is seen are the trees bounding the site, or the field itself. The view of the rest of the site is clearly blocked by individual dispersed trees on the boundaries of various fields in the direction of the proposed development site. The bridge is frequented by large trucks assumed to be related to Westleigh quarry, although the canal remains tranquil. There is no view of the proposed development site from the pathways of the canal beneath the bridge.	-	Negligible
106	Holcombe Rogus Conservation Area	CA	1.7km to NW	None – no inter-visibility due to buildings, but some view of the proposed development site may be possible from the upper floors of buildings. However, the CA unlikely to be impacted from such a distance	It was not possible to determine the visibility of the proposed development site from above ground level	Negligible

AB No.	Description	Status	Distance from Project	Potential impact	Assessment Limitations	Magnitude of Impact
HC	Hemyock Castle ruins	SAM Parts are Grade II* LB	7.5km to SE	None – no inter-visibility due to tree cover and more recent buildings surrounding the site. It is possible that some view of surrounding landscape could be seen from the top of the remaining ruined towers, but it was deemed unlikely that this view would extend to the proposed development site. None of the original setting of the monument visibly remains, and the site is surrounded by vegetation and the more recent buildings of Hemyock village.	The castle is not regularly open to the public, and therefore the assessment was made from the roadside entrance, c. 40m from the nearest remaining structure. The towers were not clearly visible, due to tree cover surrounding the feature; therefore it was not possible to make a judgement on whether there would be any view over the adjacent trees onto the surrounding landscape.	Negligible

## 5 ARCHAEOLOGICAL POTENTIAL & MITIGATION

### 5.1 Known Heritage Resource

- 5.1.1 This assessment and geophysical survey has found that there are no known cultural heritage features within the bounds of the proposed development site.
- 5.1.2 The surrounding 2km study area contains a range of archaeological evidence dating from the Prehistoric to the modern periods, with a theme of 19<sup>th</sup> century industrial heritage highlighted.
- 5.1.3 The majority of the cultural heritage features identified in the gazetteer (Appendix 1) are more than 500m from the proposed development site, with the closest records relating to evidence of local quarrying.
- 5.1.4 The settings assessment revealed that, of the 36 designated heritage assets within the study area, 15 were potentially inter-visible with the proposed development site. However, on-site checks confirmed that none of these features had a clear view of the proposed development site from the ground level.
- 5.1.5 The geophysical survey results identified mainly magnetic disturbance/debris [GP 2 & 3] most likely associated with modern agricultural activity within the site. Adjacent to the northern boundary of the site a modern service has been identified, which runs along the northern and eastern boundary of the site [GP 1].

### 5.2 Past Impacts within the Site Boundary

- 5.2.1 The proposed development site is situated within farmland and is currently under pasture. Historic mapping shows that this site has been arable land since at least 1838. It is likely to have been used for agricultural purposes for a considerable period of time before this, as the area is characterised by the modern enclosures of medieval fields in the Historic Land Characterisation of the area, referencing to what are now agricultural fields that have been amalgamated from smaller, medieval enclosures [AB 105].
- 5.2.2 While overall below ground impacts are likely to be relatively limited, in contrast with an area that has been developed in the past, it is possible that ad-hoc intrusions across the area, such as the removal of field boundaries and 'Higher Leys Copse', may have resulted in localised below-ground disturbance.

### 5.3 Potential Archaeological Resource

- 5.3.1 Based on the absence of known activity within the site boundary; the negative results recorded during the geophysical survey; the form and array of evidence surrounding the site; and the likely use of the site from at least the medieval period onwards, if not earlier, it is concluded that there is a low potential for the recovery of complex archaeology within the limits of proposed development.

## 5.4 Predicted Impact of Proposed Development

### Details of the Proposed Development

- 5.4.1 The proposed development consists of a solar farm of c. 11 hectares and the associated housing, buildings, and internal access routes.

### Within the Proposed Development Site

- 5.4.2 There are no known cultural heritage features within the bounds of the proposed development site, and a low potential for the recovery of currently unrecorded (potential) below ground archaeology dating to all periods. Therefore, it is concluded that there is not likely to be significant impacts on below ground archaeology associated with the proposed development.

### Within the Study Area

- 5.4.3 There were found to be a total of 33 Listed Buildings (some have been grouped in the Cultural Heritage Gazetteer) one Scheduled Ancient Monument, and two conservation areas within the study area. The number assessed for settings impact was scoped down to 15 sites, based on those features that would potentially be inter-visible with the proposed development site (Figure 5), with the inclusion of Hemyock Castle at c. 7.5km from the proposed development site, at the request of the Devon County Council Historic Environment Team.
- 5.4.4 The on-site assessment examined factors such as preservation (above / below ground); the survival of their original historic setting; the distance from the proposed development site; and positioning within the ZTV (see appendix 2).
- 5.4.5 Out of the total of 36 designated heritage assets it was confirmed that 3 may have potential inter-visibility with the area of proposed development. However, the on-site assessment concluded that the levels of inter-visibility amounted only to brief potential glimpses of the proposed development site (if at all), which resulted in at most a negligible overall significance of effect.

## 5.5 Outline Recommendations

- 5.5.1 Overall the results of this desk-based assessment and geophysical survey have concluded there is likely to be no direct impacts on below ground archaeology and, at most, a negligible setting impact on any potential heritage assets in the surrounding study area.
- 5.5.2 It is therefore proposed that no further archaeological works be progressed as part of this proposed solar farm development scheme at Wiseburrow Farm.
- 5.5.3 However, this proposed conclusion would need to be discussed and approved by the Devon County Council Historic Environment Team as part of any planning application submitted.

## 6 ARCHIVE FOR GEOPHYSICAL SURVEY DATA

6.1.1 The Site Archive will contain the following, as a minimum:

**Table 8: Site Archive Data**

Archive	Format
Raw Geophysical Data files	XYZ and Text
Processed geophysical data files	JPEG, BMAP
Archaeological Interpretation	Shape Files ARC GIS
Final Report	PDF
Final Images	PDF

6.1.2 A physical and digital archive will be stored in a suitable format at AB Heritage Limited offices in Taunton, Somerset.

## 7 REFERENCES

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## **Appendices**

## Appendix 1 Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the GLAAS Historic Environment Record and other sources within a radius of 500m from the centre point of the proposed development site.

### Abbreviations

NGR	National Grid Reference	SHER	Somerset HER reference number
NHLE	National Heritage List England	LB	Listed Building
MDV	Devon HER reference number	SAM	Scheduled Ancient Monument
HLC	Historic Land Characterisation	CA	Conservation Area

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
1	Prehistoric	Findspot	A 5" long axe head in almost perfect condition was dislodged during blasting at the now disused Pondground quarry [AB 63]. It was dated to c. 1000 BC in the Bronze Age, and one of 15-20 examples in Devon.	-	ST 073 193	MDV62900
2	Prehistoric - Medieval	Findspot	Bronze Age burnt mounds of charcoal and heat-fractured stone were found during an excavation at Town Farm prior to quarry expansion, which would have accumulated from fires and/or the immersion of hot stones in cold water to heat it. A well preserved 7 <sup>th</sup> century shoe was also found in a hollowed tree trunk. The tree trunk was used to line one of two timber-built wells in the early Medieval, the shafts of which were formerly prehistoric pits, perhaps used for the same purpose. The same evaluation uncovered additional finds and features from the Bronze Age, Iron Age, Roman, and Medieval periods, while finds of a tap slag, two post holes, and a narrow linear ditch remain undated.	-	ST 0800 1670	MDV71569-70 MDV63737-8 MDV71564 MDV77761 MDV63736 MDV80518 MDV80520 MDV80522 MDV80526

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
3	Prehistoric	Monument	An ancient routeway with strong prehistoric characteristics passes through the four parishes of Holcombe Rogus, Burlescombe, Culmstock and Uffculme. It runs from at least north west of Whipcott Farm, south via Five Fords on the River Culm, Ratash Lane, Portway and Southill Barton to join the B3181 to Cullompton. The ridgeway is a slightly curving continuation of existing roads, lanes and field boundaries. It is crossed by a Roman road broadly aligned on the A38 [AB 5].	-	ST 0790 1560	MDV63428
4	Prehistoric	Monument	A ditch of possible prehistoric date at Lower Eastbrook Farm	-	ST 0816 1729	MDV80034
5	Roman	Monument	A Roman road which is considered to broadly follow the route of the A38 through Burlescombe, Culmstock and Holcombe Rogus.	-	ST 0883 1713	MDV63431-3
6	Roman	Findspot	A coin of Sestertius of Faustina was found at Holway's Farm on White Ball Hill	-	ST 095 184	NHLE 188130
7	Medieval	Monument	Three Medieval pit furnaces set in a slight terrace or scoop and sealed by smelting slag were found during excavation prior to quarrying to the north-east of Burlescombe. At least one of the furnaces showed signs of repair and re-use.	-	ST 078 169	MDV61502
8	Medieval	Building	The remains of Canonsleigh Abbey founded in the 12th century a house of male Augustinian Canons, and re-founded as an Abbey for Augustinian nuns in 1282. The visible remains include a 15th century gatehouse and the rere-dorter. There is also a well to the rear of Canonsleigh House which may be part of the the Abbey remains.	SAM & Grade II LB (Abbey and rere-dorter) Grade I LB (Gatehouse)	ST 0674 1739	MDV1465-7 SAM 1003830 MDV11469 LB 1106456-8
9	Medieval	Monument	The name 'fosse' on the 1967 OS Map implies the position of an old road or ditch. It was first documented in 1546, and possibly earlier in 1330.	-	ST 0705 1715	MDV17635 MDV11468

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
10	Medieval	Building	Early 15th century house in Greenham, Stawley, with 16th and 20th century alterations.	Grade I LB	ST 0816 2004	SHER40026 LB 1176225
11	Medieval	Building	Greenham Barton – formerly three ranges of buildings and a gateway which enclosed a narrow court, with the earliest, west facing range dating to c. 1400. Only the north and west ranges survive, and both show later alterations.	-	ST 0817 2004	SHER43905
12	Medieval & Undated	Building	Fenacre Farm in Burlescombe, with disused farm buildings which resemble those at nearby Canonsleigh Abbey [AB 7]. The Farmhouse appears to be 19th century, but it is narrow in plan which may indicate earlier origins. There is also a ruined corn barn of probable 19th century date. A mill leat runs through site, and an unusual round base to one building may be the remnants of a dovecote.	-	ST 0698 1789 (Farm) ST 0693 1786 (Farmhouse) ST 0697 1783 (Barn)	MDV15691 MDV64422 MDV64424
13	Medieval	Monument	Whipcott Manor, Holcombe Rogus, which has been identified as a Domesday estate.	-	ST 072 184	MDV15833
14	Medieval	Building	One of two chapels noted on Bishop Brantyngham's register (1370-1394), close to the site of the Abbey [AB 8].	-	ST 0670 1740	MDV17630 MDV17650
15	Medieval	Monument	A fish pond referenced in the foundation charter of Canonsleigh Abbey, where an ovoid enclosure named 'Pond Garden' appears on the Tithe Map.	-	ST 0694 1754	MDV17654
16	Medieval	Monument	A leat referenced in the foundation charter of Canonsleigh Abbey. A possible site for part of this leat is where Fenacre water flows from Fenacre Farm south of the Abbey buildings.	-	ST 069 175	MDV17653
17	Medieval	Monument	A possible former location for the Domesday of Burlescombe	-	ST 075 166	MDV19300
18	Medieval	Building	A Medieval building called Dunn's Court or Pine Croft, in Holcombe Rogus. It dates to the 16th century with 17th century improvements, and refurbishments in 1970.	Grade II LB	ST 0682 1915	MDV33079 MDV83418 LB 1106417

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AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
19	Medieval	Building	An early Medieval house called Pearclose, which was considerably renovated in the early 19th century by one of the quarry owners.	-	ST 0610 1887	MDV33075
20	Medieval	Building	A cottage in Holcombe Rogus which may have originally dated to the early Medieval. It has 17th century roof trusses and may have been an animal shelter until the 18th century or later, before it was converted into a cottage.	-	ST 067 194	MDV35346
21	Medieval	Monument	Wiseburrow Farm, Holcombe Rogus, which was first documented in 1249, and later referred to in 17th - 19th centuries.	-	ST 0810 1934	MDV21566
22	Medieval	Building	A small stone building which is a disused private Medieval Chapel of Ease, on Fenacre Farm. It is dated to c. 15th century with 18th and 19th century alterations. It was subsequently used as a cider house.	Grade I LB	ST 0694 1783	MDV64425 MDV83444 LB 1389700
23	Medieval - Post Medieval	Building	Burrow Farmhouse and adjoining cottages, Holcombe Rogus. The farmhouse is of c. 16th century date, with c. 17th century alterations.	Grade II LB	ST 0676 1949	MDV16225 MDV83419 LB 1106449
24	Medieval - Post Medieval	Building	A barn and cow house c. 8m to the west of Burrow Farmhouse [AB 22], dating to the late 18th century or early 19th century.	Grade II LB	ST 067 194	MDV35344 MDV88684 LB 1308364
25	Medieval - Post Medieval	Building	The 16th century Higher Brinscott Farmhouse, with two rooms and through passage. There have been 16th and 17th century additions and improvements, and it was renovated in the late 19th century.	Grade II LB	ST 0750 1946	MDV77239 LB 1106414
26	Medieval - Post Medieval	Monument	The remains of Medieval and post Medieval hollow ways and square enclosures between Beacon Hill Copse and Hookings Copse.	-	ST 0729 1910	NHLE 188145

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
27	Medieval - Modern	Monument	Westleigh limestone quarry, Burlescombe, which is thought to have been used for materials to build St Mary's Church [AB 27]. In the 19th century, it continued to be used as a smaller group of quarries named: Knowle quarry, Twine Wood quarry, Pitcher Kiln quarry, Woodfield, or Furlong quarry, Sparkes Hill quarry, Rock quarry, and Barge quarry. There are a number of lime kilns within the quarries which are also recorded, as well as a series of tramways. Part of a modern stone wall or building survives within the small unworked portion of the quarry. A hedgebank running north-west to south-east once survived in an unworked portion of the quarry, but it is no longer present.	Grade II LB (Selected Lime Kilns)	ST 062 174	MDV17640-1 MDV17645-6 MDV17656-60 MDV45083-4 MDV17647 MDV17666 MDV53594 MDV53597 MDV83440 LB 1106470 MDV83442 LB 1147636
28	Medieval - Modern	Building	St Mary's Parish Church, Burlescombe. The earliest features date to c. 1400, and the nave and chancel were enlarged in c. 1500. There were later additional alterations. The 15th century Rood loft and covering, which are no longer present. There are monuments to the Ashford family in the aisle and the alter-tomb of William Ashford is in the Chancel. The North Gate and adjoining boundary wall of the churchyard are late 19th century in date while a Beerstone plaque set in the wall by the gateway dates to the 17th century. The chest tomb of William Shippard situated c. 5m south of the chancel, dating to 1733. There are also several Grade II Listed headstones recorded within the graveyard, and plaques commemorating the fallen of the First and Second World Wars.	Grade I LB (Church) Grade II LB (North Gate, Churchyard, Chest Tombs and Headstones)	ST 0760 1662	MDV1470-43 MDV76486-97 MDV16326 LB 1106465-8 LB 1308464 LB 1308458 LB 1325902 LB 1147605 LB 1264404 LB 1147602 LB 1147608 MDV104306 MDV83399
29	Post Medieval	Monument	An 18th century Turnpike road from White Ball to Thurloxton. Little trace of the original road remains due to widening, apart from where it has been bypassed.	-		SHER26223 SHER26230 MDV63955

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
30	Post Medieval	Building	The 17th century Woodham's Farmhouse, Greenham, Stawley.	Grade II LB	ST 0871 2006	SHER40029 LB 1344804
31	Post Medieval	Building	Corn mill which has been converted into a dwelling. It appears as a smithy on the Second Edition OS Map of 1905.	-	ST 0791 2014	SHER43582
32	Post Medieval	Monument	A lime kiln in Greenham Quarry	-	ST 081 195	SHER43585
33	Post Medieval	Building	The 17th century Eastbrook Farmhouse. It has two storeys with plastered walls, a hipped thatched roof and brick and stone stacks.	Grade II LB	ST 0766 1747	MDV11467 MDV83395 LB1325896
34	Post Medieval	Building	The 16th-17th century Eastbrook House, which was the former Farmhouse. It has plastered local stone rubble probably with cob, stone rubble stacks with plastered chimney shafts, and a slate roof which was originally thatched. It was extensively refurbished and enlarged in c. 1850.	Grade II LB	ST 0796 1735	MDV83394 MDV59010 LB 1106459
35	Post Medieval	Building	The early 17th century Canonsleigh Barton Farmhouse in Burlescombe, formerly the Canonsleigh Priory Farmhouse.	Grade II LB	ST 0666 1736	MDV83438 MDV17639 LB 1106456
36	Post Medieval	Building	An 18th century Manor House on Canonsleigh Farm at the former location of a house of c. 1628, which itself was built on the former site of a chapel, or the walls of the Abbey buildings.	-	ST 0676 1742	MDV20710
37	Post Medieval	Monument	A ditch of a probable post Medieval trackway near Little Eastbrook Farm on the First Edition OS Map of 1880-1899.	-	ST 0826 1685	MDV80032
38	Post Medieval	Monument	The ditches and hedgerow remains of probable former field boundaries at Little Eastbrook Farm, found during an evaluation	-	ST 0824 1682	MDV80033

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
39	Post Medieval	Building	19th century stables at c. 12m to the north of Burrow Farmhouse [AB 22].	Grade II LB	ST 0676 1951	MDV35345 MDV83420 LB 1106450
40	Post Medieval	Building	Bazeley Farmhouse, Greenham, dating to c. 1600, with later additions in c. 1750.	-	ST 092 197	NHLE 888791
41	Post Medieval – Modern	Building	A seven bay Linhay at Fenacre Farm dating to the 18th or 19th century. Now largely in-filled with stone to create small animal houses, with an extension on the east end.	Grade II LB	ST 0696 1784	MDV64423 MDV83443 LB 1389699
42	Post Medieval – Modern	Building	Broadleigh Court in Sampford Arundel, is a large detached 18 <sup>th</sup> - 19 <sup>th</sup> century country house with later modifications. It was used as a school in the 20th century, and then converted into two dwellings.	-	ST 0993 1875	NHLE 1459524
43	Modern	Railway	Brunel's Bristol and Exeter Railway, completed in 1844. Burlescombe Station was much used for the chair industry and the quarries.	-	ST 090 179 (Tunnel/ Railway) ST 0733 1700 (Burlescombe Station)	SHER12964 MDV22421 MDV22419 MDV33090
44	Modern	Monument	Second World War ammunition dump site	-	ST 091 183	SHER14281
45	Modern	Monument	A milestone which appears on the Second Edition OS Map of 1904, but does not appear on the OS Map of 2006	-	ST 0921 1855	SHER19922
46	Modern	Monument	Possible site of Gallows, based on the place name 'Gallows Close' on the Second Edition OS Map of 1904. The area is shown as a sand pit on the OS Map of 2006	-	ST 0891 1859	SHER19967 MDV16914
47	Modern	Monument	White Ball Tunnel and Stampford Tunnel. The tunnel had 14 vertical shafts sunk during its construction (1842-4)	-	ST 090 179	SHER29207

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
48	Modern	Building	1860 churchyard and Church of St Peter in Greenham, Stawley.	Grade II LB (Church)	ST 0787 2017	SHER40025 SHER43900 LB 1059851
49	Modern	Building	Early 19th century cottage in Greenham, Stawley, called Greenham Croft	Grade II LB	ST 0846 2008	SHER40027 LB 1059852
50	Modern	Building	Greenham Hall - mid 19th century house which is now divided in two.	Grade II LB	ST 0760 2009	SHER40028 LB 1307977
51	Modern	Park	An area of landscaped park attached to Greenham Hall	-	ST 076 200	SHER43586
52	Modern	Monument	A rabbit warren in Stawley	-	ST 084 199	SHER43590
53	Modern	Park	An area of landscaped park attached to Werescote	-	ST 093 182	SHER43640
54	Modern	Monument	A walled garden at Werescote	-	ST 0932 1838	SHER43641
55	Modern	Monument	The Grand Western Canal - a fragment of various schemes to connect Bristol with Exmouth. The Bridgwater and Taunton Canal opened in 1827. A 17.7km section between Somerset and Tiverton was completed in 1814.	-	ST 0788 2000	SHER44126 MDV1497
56	Modern	Monument	An aqueduct which carried a stream or leat over the Grand Western Canal	-	ST 078 198	SHER44511
57	Modern	Monument	A lift on the Grand Western Canal	-	ST 0775 1980	SHER44512
58	Modern	Monument	An old limestone quarry to the east of the Grand Western Canal close to Whipcott quarry [ <b>AB 56</b> ]	-	ST 072 186	MDV1480
59	Modern	Monument	Whipcott quarry is marked on the OS Map of 1906. A lime kiln at Whipcott appears on the Tithe Map, and now forms part of the outbuildings at Whipcott Farm.	-	ST 069 185	MDV45087 MDV17655
60	Modern	Monument	Fenacre limestone quarry, which appears on the Tithe Map occupying a small area in Burlescombe. This site is still in use and has spilt into Holcombe Rogus Parish.	-	ST 066 178	MDV17667-8

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AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
61	Modern	Monument	A row of 5 lime kilns in Holcombe Rogus near the Dunn's Hill quarries which were probably built for the Grand Western Canal between 1810 and 1814. These are known as the Waytown lime kilns.	Grade II LB	ST 0703 1895	MDV17669 LB 1140142
62	Modern	Monument	The site of a former pound, which is shown on OS Maps of 1906 and 1972. It is now a cabinet makers' shop.	-	ST 0617 1905	MDV33074
63	Modern	Building	A dwelling which was converted from the 19th century Homepitt Inn, in Holcombe Rogus.	-	ST 0639 1909	MDV33081
64	Modern	Building	A 1840 Baptist Chapel which was sold and converted into a dwelling in 1979. Much of the character has been retained.	-	ST 0616 1910	MDV33085
65	Modern	Monument	The remains of the Dunn's Hill quarries, which are now overgrown.	-	ST 0680 1912	MDV33088
66	Modern	Monument	The remains of the Pondground quarry, which is now overgrown.	-	ST 0731 1930	MDV33089
67	Modern	Monument	An 'old quarry' in Whipcott which appears on OS Map of 1906 and is shown but not marked on the map of 1972.	-	ST 0695 1895	MDV34845
68	Modern	Monument	An 'old quarry' in Whipcott which appears on OS Map of 1906 and is shown but not marked on the map of 1972.	-	ST 0644 1890	MDV34846
69	Modern	Monument	An 'old quarry' in Whipcott which appears on OS Map of 1906 and is shown but not marked on the map of 1972.	-	ST 0765 1934	MDV34848
70	Modern	Monument	An 'old quarry' in Whipcott which appears on OS Map of 1906 and is shown but not marked on the map of 1972.	-	ST 0775 1940	MDV34849
71	Modern	Monument	A lime kiln in Whipcott which appears on the 1972 OS Map	-	ST 0775 1932	MDV34850
72	Modern	Monument	Brinscott limestone quarry which appears on the OS Map of 1906 OS Map, but not on the Map of 1972.	-	ST 0737 1965	MDV34847
73	Modern	Monument	An 'old gravel pit' in Burlescombe which appears on the OS Map of 1906, and is shown but not marked on the map of 1973.	-	ST 0768 1657	MDV34856

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
74	Modern	Monument	A tunnel which appears on the 1906 OS Map in approximately the same position as a culvert shown on an 1888 plan. A trackway is shown the 189 OS Map which appears to follow the same course as the tunnel. Now completely obscured by quarry spoil.	-	ST 0684 1756	MDV45085
75	Modern	Monument	The Westleigh quarry [AB 25] tramway opened in 1875 and lead to Burlescombe Station 1 mile away.	-	ST 068 171	MDV22420
76	Modern	Monument	A tramway from within Westleigh quarry [AB 25] to the quay [AB 77].	-	ST 0705 1850	MDV45088
77	Modern	Monument	A quay which appears as 'Wharf' on the OS Map of 1906, where the Westleigh quarry tramway terminated [AB 75].	-	ST 0712 1842	MDV45089
78	Modern	Monument	The Fenace Bridge canal bridge, which was built between 1810 and 1814 for the Great Western Canal.	Grade II LB	ST 0709 1773	MDV88685 MDV49635 LB 1236822
79	Modern	Monument	The Fossend road bridge over the railway, which was built by Brunel in c. 1844.	Grade II LB	ST 0693 1691	MDV49636 MDV83398 LB 1106460
80	Modern	Monument	The Whipcott Bridge which was built over the Grand Western Canal between 1810 and 1814.	-	ST 0714 1849	MDV49676
81	Modern	Monument	The Burnhill Lock - the only lock on the Devon section of the Grand Western Canal. The canal is now blocked off at west end of the lock so it is now dry. The gates and opening mechanisms removed.	-	ST 0733 1957	MDV49677
82	Modern	Monument	The Waytown Tunnel was built in c. 1814 and takes the Grand Western Canal through a ridge.	Grade II LB	ST 0702 1910	MDV49678 MDV88687 LB 1325913

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
83	Modern	Monument	The Fossend canal bridge is a road bridge over the Grand Western Canal, and was built in c. 1814.	Grade II LB	ST 0695 1705	MDV49996 MDV88686 LB 1325865
84	Modern	Monument	An 1888 plan shows an engine house and crushers which are no longer in extant in Burlescombe.	-	ST 0651 1744	MDV53595
85	Modern	Monument	A cottage and garden are shown on the Tithe Map and a plan of 1888 in Burlescombe. Only modern buildings now survive.	-	ST 0689 1771	MDV53598
86	Modern	Monument	Extensive quarry workings, spoil heaps, and tracks visible in woodland in Holcombe Rogus on the OS Map of 1972.	-	ST 0900 1800	MDV60355
87	Modern	Monument	Two ponds on Hanson Town Farm, which appear on the First and Second Edition OS Maps between 1880 and 1906.	-	ST 0742 1723 ST 0749 1766	MDV73470 MDV73467
88	Modern	Monument	A possible quarry is present at Hanson Town Farm on the First and Second Edition OS Maps between 1880 and 1906.	-	ST 0751 1715	MDV73468
89	Modern	Monument	A milestone at Hanson Town Farm which is present on the First Edition OS Map of 1880-1899.	-	ST 0707 1754	MDV73469
90	Modern	Monument	A pump is shown on the First Edition OS Map of 1880-1899, to the west of Whipcott.	-	ST 0645 1848	MDV73531
91	Modern	Monument	An 'old quarry' In Holcombe Rogus which appears on the OS Map of 1906, but does not appear on the map of 1972.	-	ST 0713 1875	MDV34851
92	Modern	Monument	An 'old quarry' In Holcombe Rogus which appears on the OS Map of 1906, and is shown but not marked on the map of 1972.	-	ST 0695 1895	MDV34845
93	Undated	Monument	A circular earthwork of c. 20m diameter, with one or two possible circular outer works	-	ST 0870 1740	MDV1475
94	Undated	Monument	A rabbit warren in Burlescombe which has now quarried away	-	ST 067 175	MDV15466

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AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
95	Undated	Monument	A kiln is recorded in Holcombe Rogus from the Tithe Map.	-	ST 084 184	MDV16915
96	Undated	Monument	A kiln is recorded in Burlescombe from the Tithe Map.	-	ST 070 176	MDV17652
97	Undated	Monument	A boundary stone which appears on the 1906 OS Map.	-	ST 0895 1868	MDV34852
98	Undated	Building	A barn with proposals (at the time of record) for conversion in Holcombe Rogus.	-	ST 0913 1820	MDV35871
99	Undated	Monument	A hollow way which marks the parish boundary between Culmstock and Holcombe Rogus, and is now followed by a public footpath.	-	ST 0905 1790	MDV60353 MDV60354
100	Undated	Monument	Pits containing 'burnt' material were found during a watching brief when the new Burlescombe access road was being constructed.	-	ST 084 165	MDV61503
101	Undated	Monument	A linear ditch and an area of ironworking were found during excavation prior to the expansion of Burlescombe quarry.	-	ST 0800 1670	MDV63434
102	Undated	Monument	Dark areas seen within a block of ploughed fields in Burlescombe have been tentatively interpreted as possible former opencast pits or slag.	-	ST 085 166	MDV63461
103	Undated	Monument	Possible iron-working site in the form of possible smelting furnaces and associated waste, such as slag, detected by geophysical surveys.	-	ST 083 166	MDV76498
104	Undated	Monument	A former Elizabethan fire beacon at Beacon Hill, Holcombe Rogus	-	ST 072 191	MDV1471 NHLE 188142
105	Undated	HLC	Historic Land Characterisation area of modern enclosures adapting Medieval fields	HLC	Area	42996 (Devon Council Polygon ID)
106	-	CA	Holcombe Rogus Conservation Area	CA	Area	-
107	-	CA	Grand Western Canal Conservation Area, including [AB 55]	CA	Area	-

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
HC	Medieval	Monument	Hemyock Castle gatehouse and curtain walls, in Hemyock, c. 7.5km to the south-east of the proposed development site. It dates to c. 1380. The principle remains are the circular towers.	SAM Parts are Grade II* LB	ST 13522 13282	NHLE 1004583 LB 1325852

## Appendix 2 Heritage Settings Assessment Proforma Template

<b>Site character</b>	
name of receptor	
aspects of significance	
Survival	
amenity (appreciation, access)	
<b>Location</b>	
urban/rural	
distance from scheme	
topography and surrounds	
Vegetation	
other buildings	
<b>Views</b>	
views in	
views out	
Screening	
visual presence of scheme	
visual connections (heritage intervisibility)	

<b>Key aspects of setting</b>	
design of setting	
surviving historic context	
approaches and routes	
landscape contributors	
<b>Impacts</b>	
location of nearest project development works	
does proposed development feature on long, short or glimpsed views	
does it alter character	
does it increase the visual presence of any current parts of the development that may already be in existence?	
do backdrops/screening mitigate to any extent	
Will there be physical changes	

### Appendix 3 Cultural Heritage Features Assessed for Settings Impact

The following table identifies which of the cultural heritage features listed in the gazetteer (Appendix 1) have been included and discarded from the settings assessment, and the reasons for this.

LB: Listed Building

SAM: Scheduled Ancient Monument

ZTV: Zone of Theoretical Visibility

AB No.	Description	Status	Settings Assessed	Reason
1-2	Prehistoric findspots	-	No	Findspot
3-5	Prehistoric and Roman features	-	No	Not designated
6	Roman coin	-	No	Findspot
7	Medieval feature	-	No	Not designated
8	Medieval Abbey ruins	Grade I & II LB & SAM	Yes	Designated & within ZTV
9	Medieval place name record	-	No	Not designated
10	Medieval house	Grade I LB	No	Outside of ZTV
11-14	Medieval and undated buildings and monuments	-	No	Not designated
15-17	Medieval monuments	-	No	Undesignated
18	Medieval house	Grade II LB	Yes	Designated & within ZTV
19-21	Medieval buildings and monuments	-	No	Not designated
22-24	Medieval buildings	Grade I & II LB	Yes	Designated & within ZTV
25	Medieval-post Medieval building	Grade II LB	No	Outside of ZTV

AB No.	Description	Status	Settings Assessed	Reason
26	Medieval-post Medieval feature	-	No	Not designated
27	Modern lime kilns	Grade II LB	No	Outside of ZTV
28	Medieval church and several associated designated monuments	Grade I & II LB	Yes	Designated & within ZTV
29	Post Medieval feature	-	No	Not designated
30	Post Medieval farmhouse	Grade II LB	No	Outside of ZTV
31-32	Post Medieval monuments	-	No	Not designated
33-34	Post Medieval buildings	Grade II LB	No	Outside of ZTV
35	Post Medieval farmhouse	Grade II LB	Yes	Designated & within ZTV
36-38	Post Medieval monuments	-	No	Not designated
39	Post Medieval stables	Grade II LB	Yes	Designated & within ZTV
40	Post Medieval farmhouse	-	No	Not designated
41	Post Medieval Linhay	Grade II LB	Yes	Designated & within ZTV
42-47	Post Medieval and modern monuments and buildings	-	No	Not designated
48-50	Modern buildings	Grade II LB	No	Outside of ZTV
51-60	Modern monuments	-	No	Not designated
61	Modern lime kilns	Grade II LB	No	Outside of ZTV
62-77	Modern monuments and buildings	-	No	Not designated
78-79	Modern bridges	Grade II LB	Yes	Designated & within ZTV
80-81	Modern monuments	-	No	Not designated
82	Modern railway tunnel	Grade II LB	No	Outside of ZTV

AB No.	Description	Status	Settings Assessed	Reason
83	Modern bridge	Grade II LB	Yes	Designated & within ZTV
84-104	Modern and undated monuments and buildings	-	No	Not designated
106	Holcombe Rogus Conservation Area	CA	Yes	Designated & within ZTV
107	The Grand Western Canal Conservation Area	CA	Yes	Designated & within ZTV
HC	Hemyock Castle	SAM Parts are Grade II* LB	Yes	Requested by the Devon County Council Historic Environment Team & within ZTV

## Appendix 4 Perceived Magnitude of Setting Impact on Identified Key Cultural Heritage Features

The following table contains the results of the settings assessment, including all of the sites which lack any inter-viability with the proposed development site, as well as the sites which have possible views of it (as discussed in the Settings Assessment section above).

LB: Listed Building

SAM: Scheduled Ancient Monument

AB No.	Description	Status	Distance from Project	Potential impact	Assessment Limitations	Magnitude of Impact
8	Medieval ruins of Canonsleigh Abbey, rere-dorter, and gatehouse.	Grade I & II LB & SAM	1.2km to SW	None – the visible ruins are overgrown, and little of the original setting remains due to modern development and quarrying. The view to the proposed development site is blocked by trees and hedgerow field boundaries	Not all of the ruins were publically accessible, visible from public land, or clearly present, due to vegetation cover. Judgement was made from the north-eastern corner of the scheduled area, facing the proposed development site	None
18	Medieval house called Pine Croft or Dunn's Court	Grade II LB	1.2km to NW	None – no inter-visibility due to trees immediately adjacent to the building on the south-east	-	None

AB No.	Description	Status	Distance from Project	Potential impact	Assessment Limitations	Magnitude of Impact
22	Disused Medieval Chapel of Ease on Fenacre Farm	Grade I LB	850m to SW	None - no inter-visibility due to trees and hedgerow field boundaries in the surrounding area	Assessment was made c. 130m south of the asset on the nearest available public land	None
23	Medieval – post Medieval Burrow Farmhouse and adjoining cottages	Grade II LB	1.5km to NW	None – trees block the view between this asset and the proposed development site, which are likely to be at Beacon Hill Copse	Assessment was made c. 130m to the south-west of the asset on the nearest available public land	None
24	Medieval – post Medieval Burrow Farm barn and cow house	Grade II LB	1.5km to NW	None – trees block the view between this asset and the proposed development site, which are likely to be at Beacon Hill Copse	Assessment was made c. 130m to the south-west of the asset on the nearest available public land	None
28	Medieval parish Church of St Mary's, including the churchyard, North Gate and selected chest tombs and headstones within the graveyard	Grade I & II LB	1.5km to S	None – view is blocked by modern buildings, and trees adjacent to the building. The original setting has been altered by the presence of modern buildings and large-scale quarries. However, the views of the landscape are maintained to the north-west and these are unlikely to be distracted from by the proposed development at such a distance to the north	A view of the proposed development site may be possible from the church tower	Negligible

AB No.	Description	Status	Distance from Project	Potential impact	Assessment Limitations	Magnitude of Impact
35	The post Medieval Canonsleigh Barton Farmhouse, close to the Abbey ruins [AB 8]	Grade II LB	1.2km to SW	The view to the proposed development site is blocked by trees and hedgerow field boundaries, and little of the original setting remains due to modern development and quarrying.	-	None
39	Post Medieval stables at Burrow Farm	Grade II LB	1.5km to NW	None – trees block the view between this asset and the proposed development site, which are likely to be at Beacon Hill Copse	Assessment was made c. 130m to the south-west of the asset on the nearest available public land	None
41	Post Medieval Linhay at Fenacre Farm	Grade II LB	850m to SW	None - no inter-visibility due to trees and hedgerow field boundaries in the surrounding area	Assessment was made c. 130m south of the asset on the nearest available public land	None
78	Early 19 <sup>th</sup> century Fenacre Bridge over the canal	Grade II LB	800m to SW	None – no inter-visibility due to trees and hedgerow boundaries on surrounding fields, and tall trees lining the canal	-	None
79	Early 19 <sup>th</sup> century Fossend Bridge over the railway	Grade II LB	1.5km to SW	None – no inter-visibility due to tall trees lining the railway, and modern buildings	-	None

AB No.	Description	Status	Distance from Project	Potential impact	Assessment Limitations	Magnitude of Impact
83	Early 19 <sup>th</sup> century Fossend Bridge over the canal	Grade II LB	1.4km to SW	Possible glimpse of site from the top of the bridge, however it is unclear from this distance whether what is seen are the trees bounding the site, or the field itself. The view of the rest of the site is clearly blocked by individual dispersed trees on the boundaries of various fields in the direction of the proposed development site. The bridge is used frequently by large trucks probably related to Westleigh quarry, although the canal remains tranquil and benches are provided. There is no view of the proposed development site from the canal pathways beneath the bridge.	-	Negligible
106	Holcombe Rogus Conservation Area	CA	1.7km to NW	None – no inter-visibility due to buildings, but some view of the proposed development site may be possible from the upper floors of buildings. However, the CA unlikely to be impacted from such a distance	It was not possible to determine the visibility of the proposed development site from above ground level	Negligible
107	The Grand Western Canal Conservation Area	CA	600m to W	None – no inter-visibility due to tree cover and surrounding buildings.	Key areas along the route of the CA were assessed as opposed to the full length of the canal	None
HC	Hemyock Castle ruins	SAM Parts are	7.5km to SE	None – no inter-visibility due to tree cover and surrounding buildings. It is	The castle is not regularly open to the public, and therefore the assessment	Negligible

AB No.	Description	Status	Distance from Project	Potential impact	Assessment Limitations	Magnitude of Impact
		Grade II* LB		possible that some view of surrounding landscape could be seen from the top of the ruined towers, but it is unlikely that this view would extend to the proposed development site with consideration for the obstructions to view from monuments within the study area from the same orientation. Little of the original setting of the monument visibly remains, and the site is surrounded by vegetation and the more recent buildings of Hemyock village.	was made from c. 40m from the nearest remaining structure. The towers were not clearly visible due to tree cover to make a judgement on whether there would be any view over the adjacent trees onto the surrounding landscape.	

## Appendix 5 Technical Information on Geophysical Survey

### **FLUXAGTE MAGNETOMETRY SURVEY**

The magnetic survey is carried out using a fluxgate gradiometer, which is a passive instrument consisting of two sensors mounted vertically 1 m apart. The instrument is carried about 30cm above the ground surface and the top sensor measures the Earth's magnetic field, whilst the lower sensor measures the same field but is also more affected by any localised buried field. The difference between the two sensors will relate to the strength of a magnetic field created by a buried feature, if no field is present the difference will be close to zero as the magnetic field measured by both sensors will be the same.

Factors affecting the magnetic survey may include soil type, local geology, previous human activity, disturbance from modern services etc.

#### *Survey equipment*

The Bartington Grad 601-2 dual magnetic gradiometer is capable of surveying to an accuracy of 0.1 nanotesla (nT).

#### *Sample interval and depth of scan*

The magnetometer data is collected in 30mx30m grids at a resolution of 1m x 0.25m. This sample density is recommended for site evaluation (English Heritage, 2008). This equates to 3600 points per 30mx30m grid. The magnetometer has a typical depth of penetration of 0.5m to 1.0m. This would be increased if strongly magnetic objects are buried within the site.

#### *Data capture and processing*

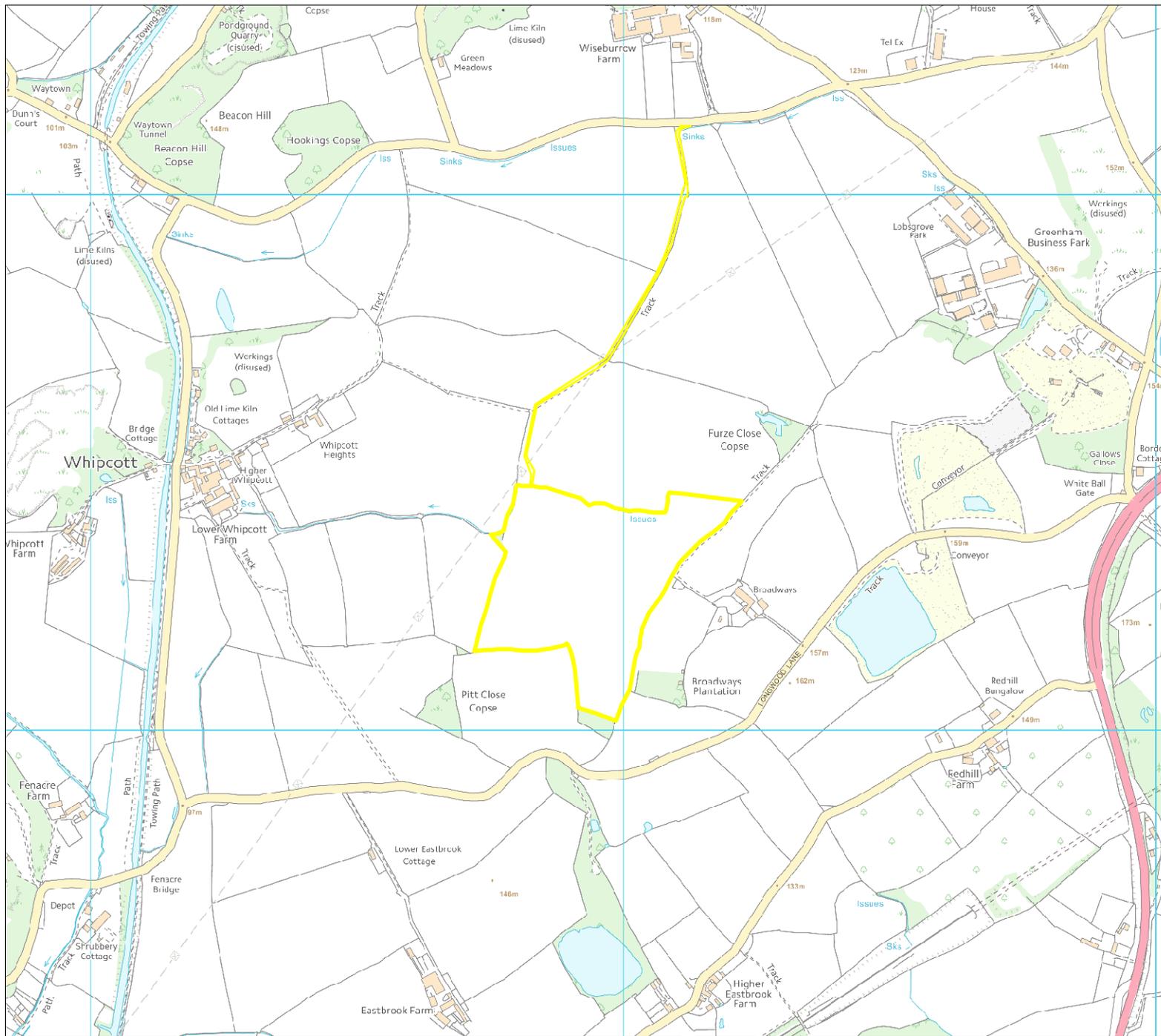
The readings are logged continually by the data logger during the survey, which is then downloaded on site to a site laptop. At the end of each job, data is transferred to the office PC's for processing and presentation.

This 'regular xy' data is then downloaded into specialist data processing software, at user defined sample intervals (in this case 1 m by 0.25 m). This is processed as standard magnetometer data.

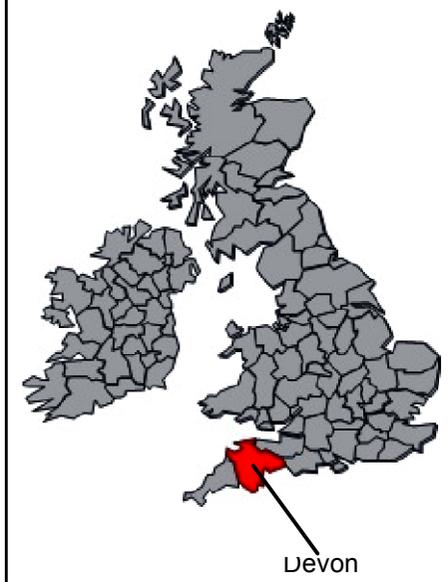
### **GPS METHODOLOGY**

An RTK GPS (Real-time Kinematic Global Positioning System) can locate a point on the ground to sub-cm accuracy, a far greater accuracy than a standard GPS unit. An RTK system uses a base station receiver and a number of mobile units (rovers). The base station takes measurements from satellites in view and then broadcasts them along with its known position to the rover receivers. The rover receiver also collects measurements from the satellites in view and processes them with the base station data. The rover then computes its location relative to the base.

During such a survey a Trimble GeoXR Differential Global Positioning System (dGPS), capable of Real Time Kinematic (RTK) is used to set out a nominal grid prior to the survey. This increases the accuracy and efficiency of the survey. The data is then downloaded from the unit on the day, using a USB stick.



**Legend**  
 Site Boundary



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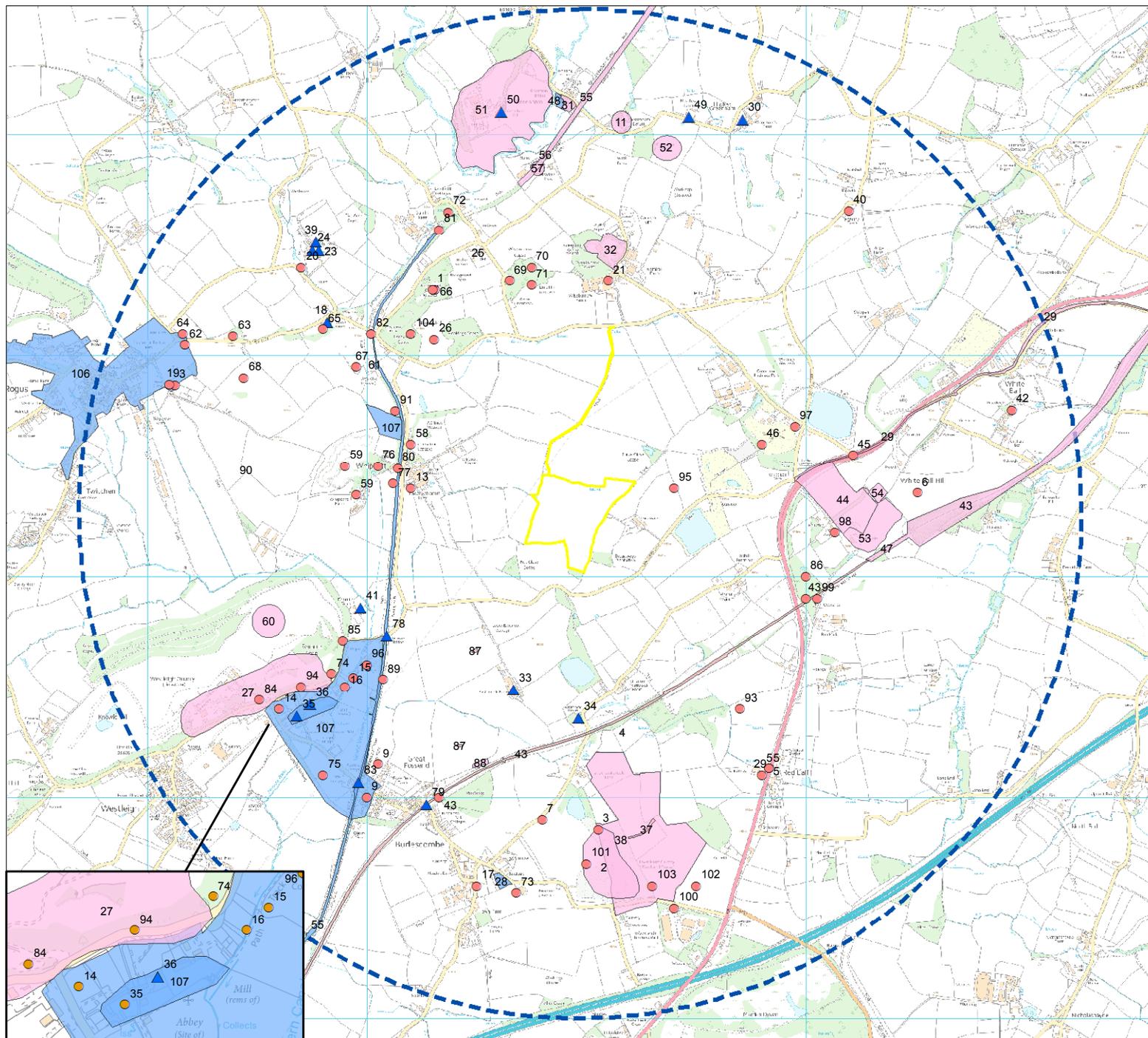
Figure 1: Site Location

Project: Wiseburrow Farm

Date: 3/11/14      Job Number: 10383

Drawn by: ZE      Approved by: AB





**Legend**

- Monument Points
- ▲ Designated Feature Points
- Monument Polygons
- Designated Feature Polygons
- Site Boundary
- 2km Study Area

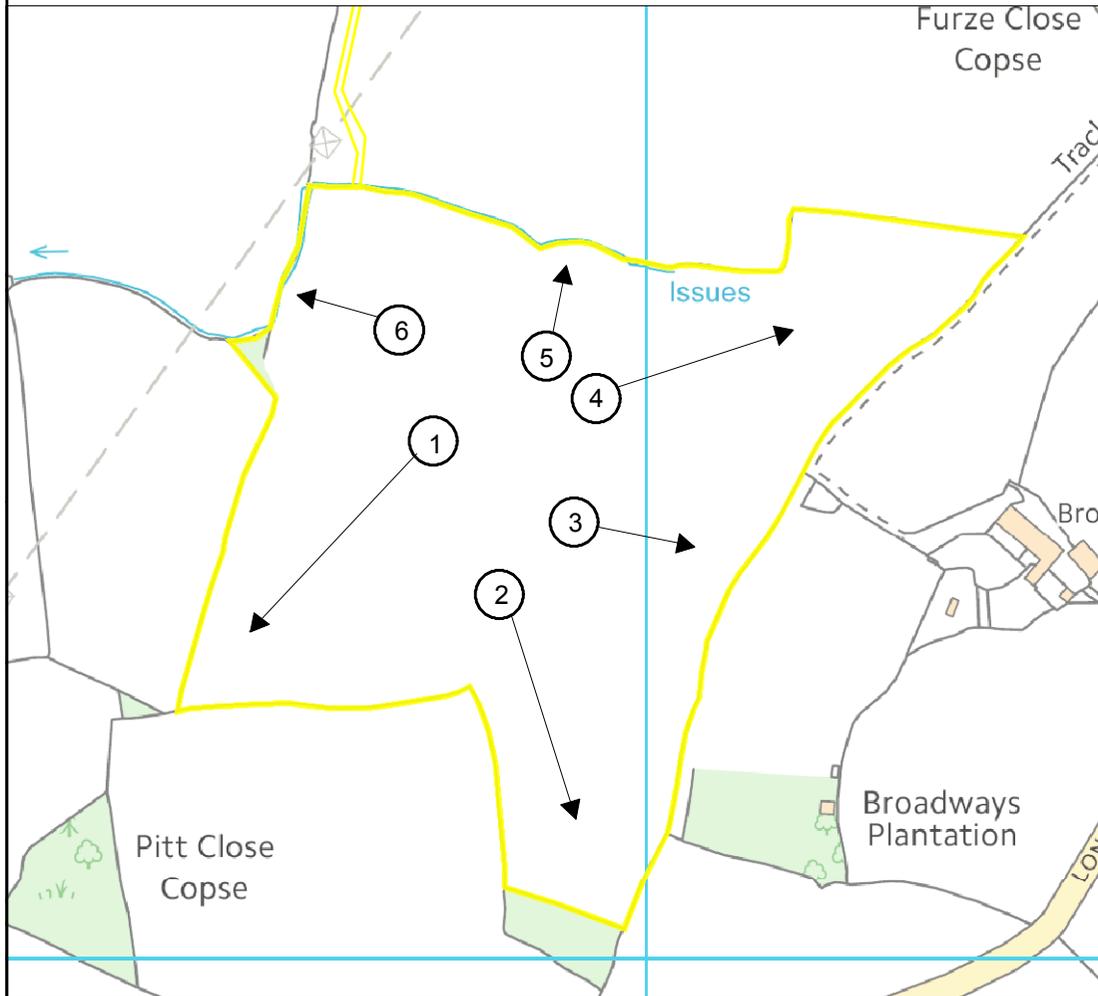
Figure 2: Map of Cultural Heritage Features

Project: Wisburrow Farm

Date: 3/11/14      Job Number: 10383

Drawn by: ZE      Approved by: AB





Legend

 Site Boundary



Figure 3: Site Visit

Project: Wiseburrow Farm

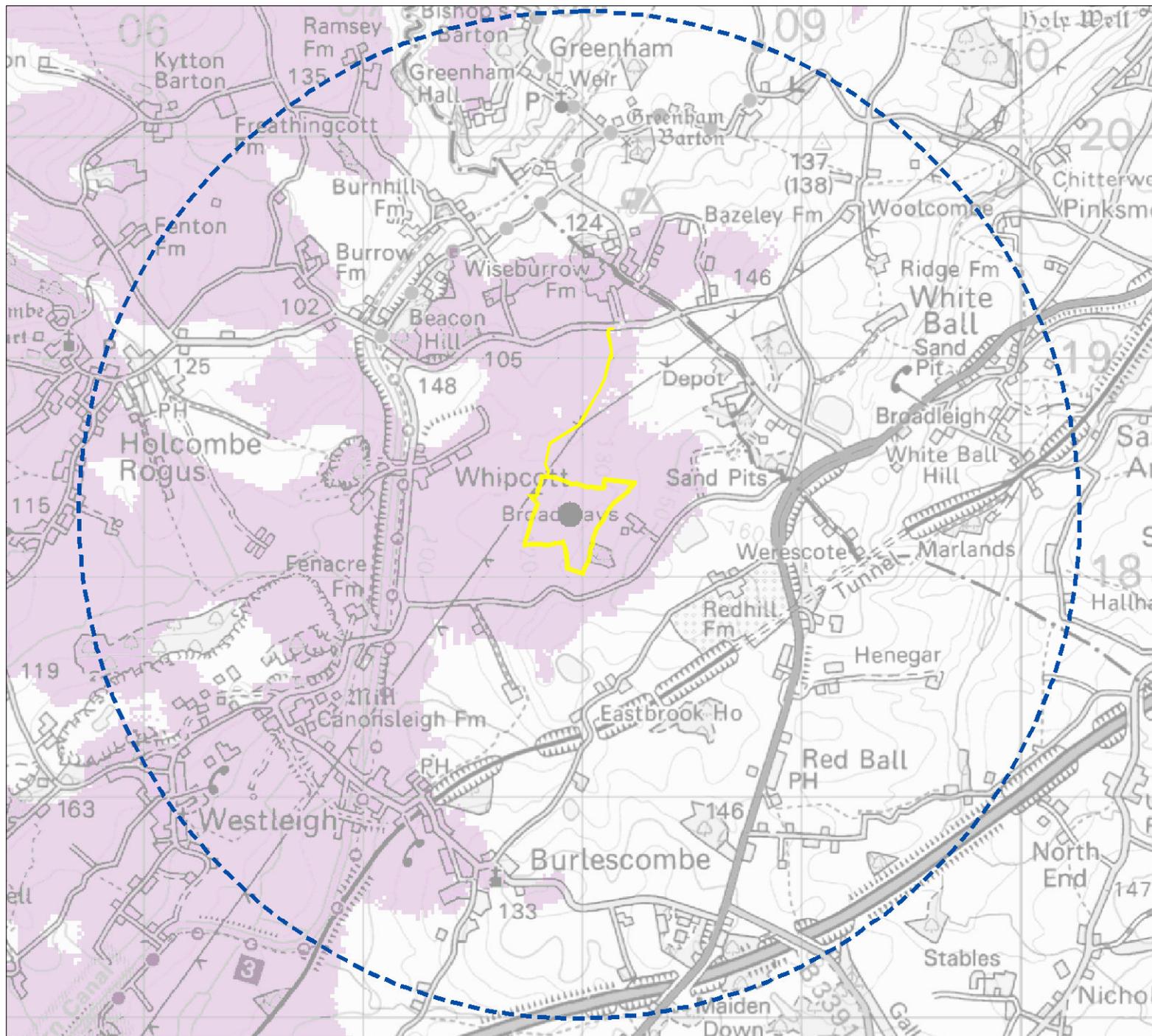
Date: 3/11/14

Job Number: 10383

Drawn by: ZE

Approved by: AB





**Legend**

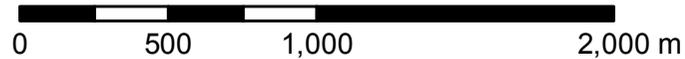
- Zone of Theoretical Visibility
- Site Boundary
- 2km Study Area

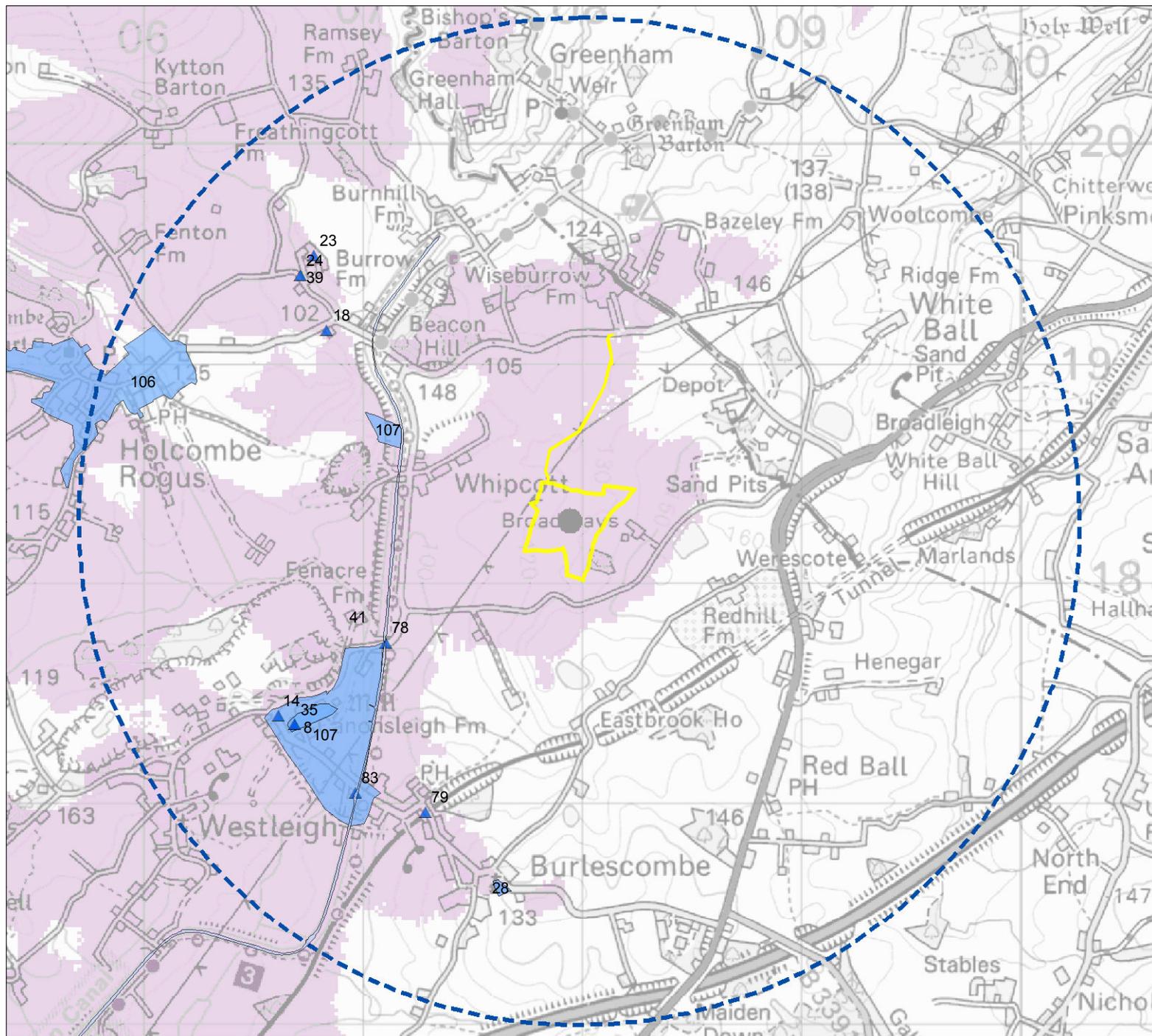
Figure 4: Site Location and Zone of Theoretical Visibility

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Date: 3/11/14      Job Number: 10383

Drawn by: ZE      Approved by: AB





**Legend**

-  Designated Feature Points
-  Designated Feature Polygons
-  Zone of Theoretical Visibility
-  Site Boundary
-  2km Study Area

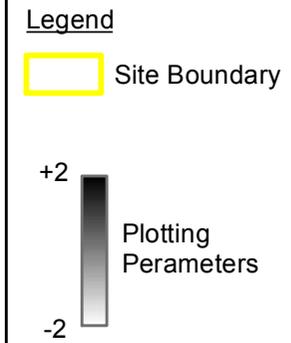
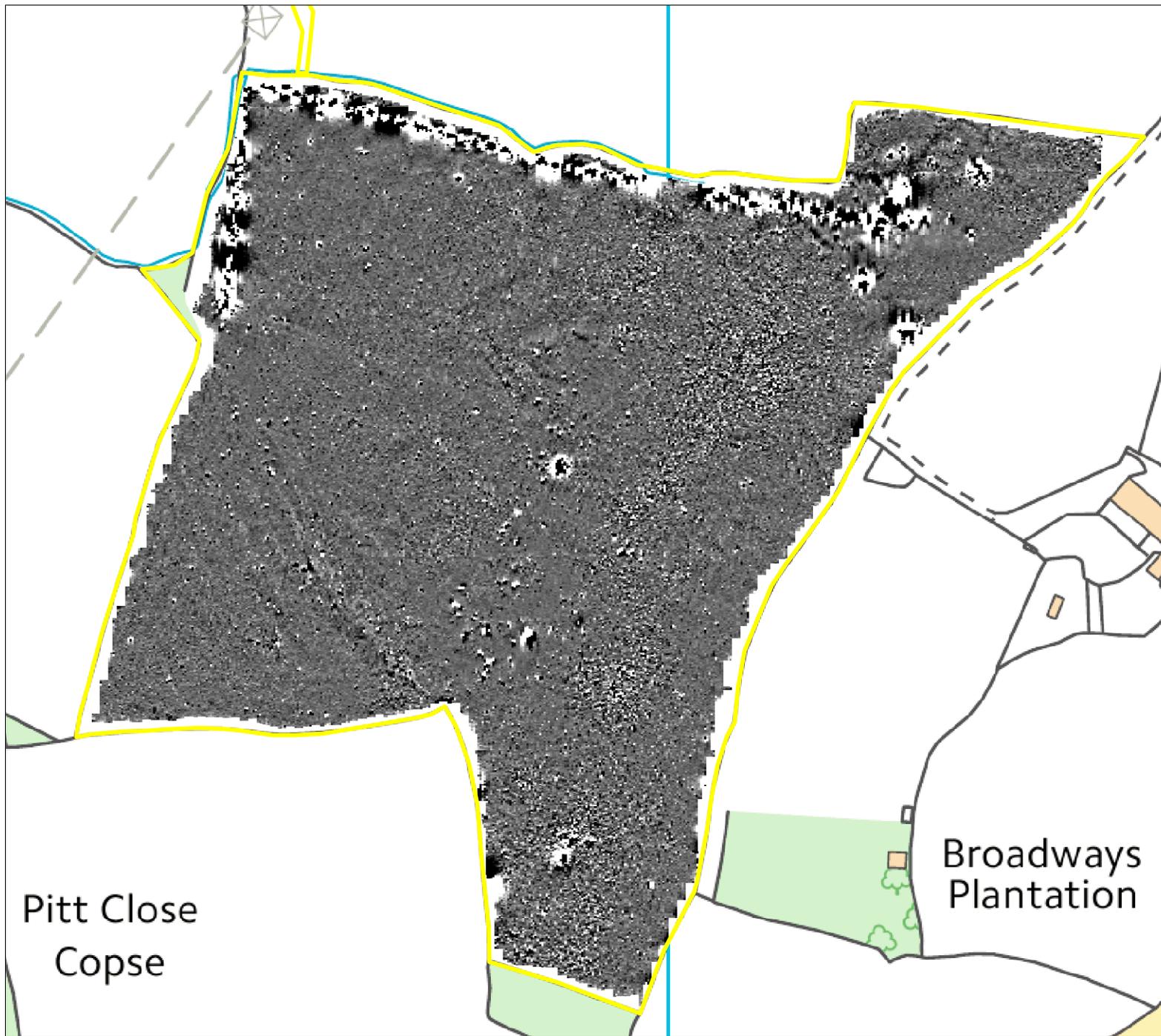
Figure 5: Zone of Theoretical Visibility and Scoped Down Sites for Settings Assessment

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Figure 6: Raw Geophysical Data	
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Date: 3/11/14	Job Number: 10383
Drawn by: ZE	Approved by: GR



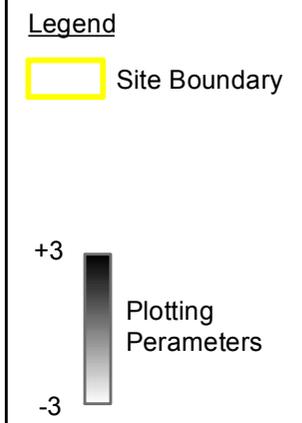
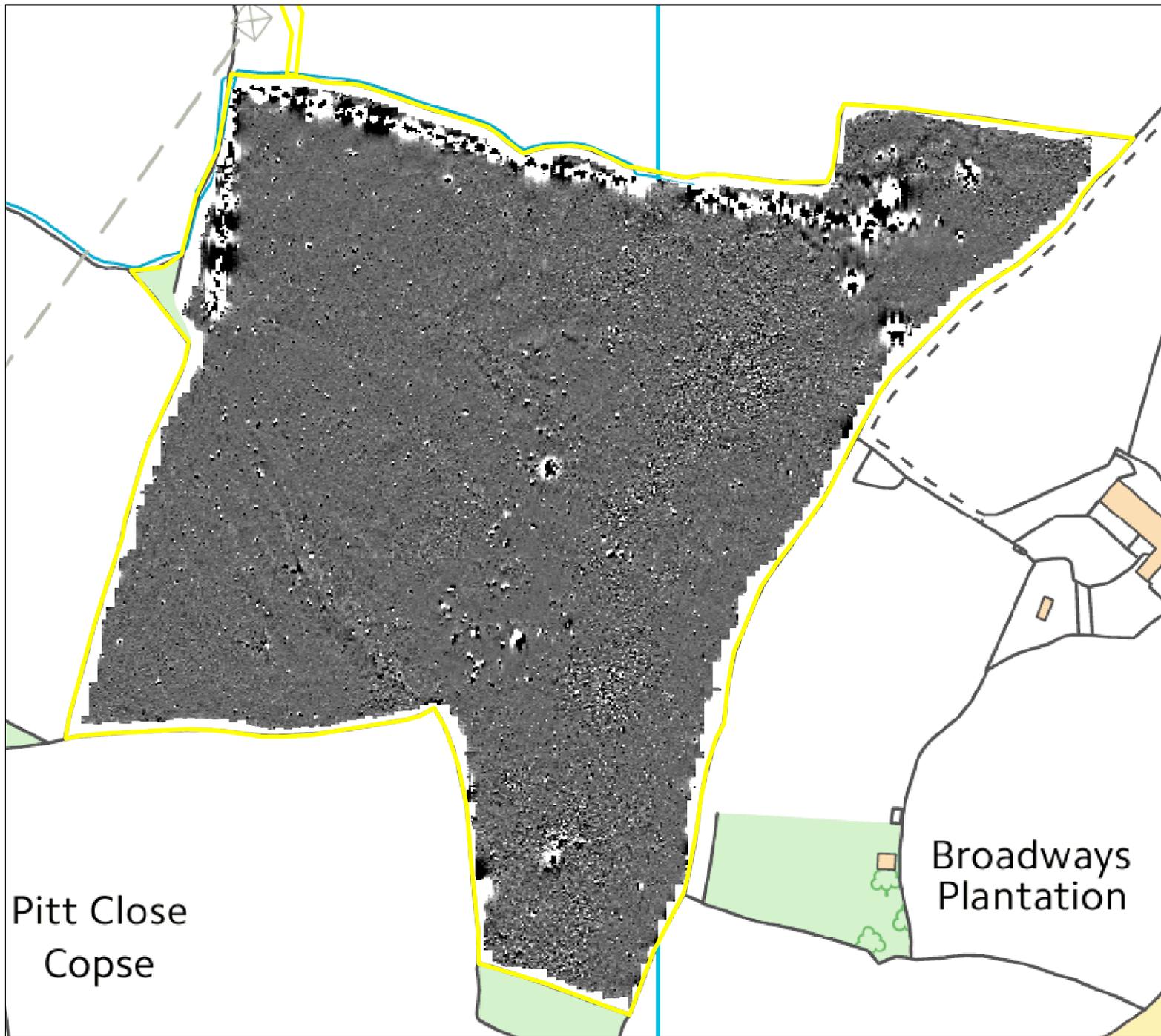
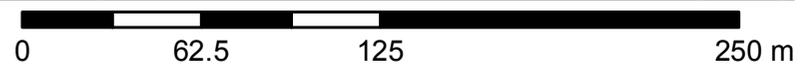


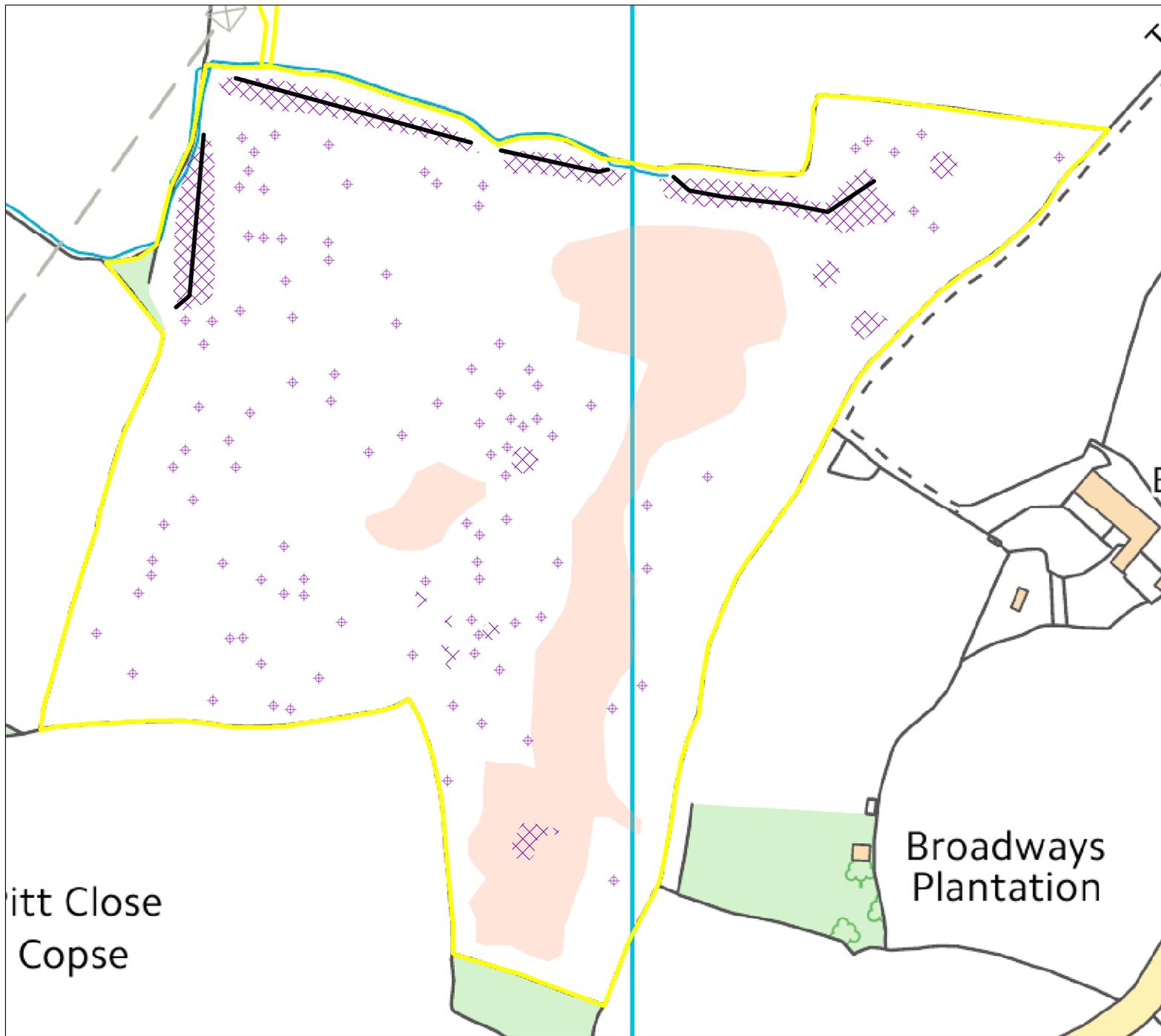
Figure 7: Processed Geophysical Data

Project: Wiseburrow Farm

Date: 3/11/14      Job Number: 10383

Drawn by: ZE      Approved by: GR





**Legend**

- Areas of Disturbance [GP1]
- Service Pipe [GP2]
- Di-Polar Anomalies [GP3]
- Magnetic Disturbance [GP4]
- Site Boundary

Figure 8: Geophysical Data Results Interpretation

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