

**Lees Farm (Talatton),  
Devon**

**Cultural Heritage  
Constraints Appraisal**

Client: GREENDALE INVESTMENTS LTD

AB Heritage Project No: 10198

Date: 06/09/2013

## Lees Farm (Talatton), Devon

### Cultural Heritage Constraints Appraisal

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## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited has been commissioned by Greendale Investments Ltd [herein referred to as Greendale] to produce a Cultural Heritage Constraints Assessment for proposed development works at Lees Farm, Talaton, Devon (Figure 1).

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

- 1.2.1 Talaton is a village located in East Devon, approximately 3km north of the A30 (a main road through East Devon heading towards Honiton). The site is located to the west, adjacent to the village, and is bounded by hedgerows on all sides.
- 1.2.2 The site is approximately 4.3 hectares in size and currently under pasture, with a field drain running north to south through the centre of the site. While the Grade I Listed St James Church [AB 2] is located immediately to the east c.20m just outside of the site.

### **1.3 Geology & Topography**

- 1.3.1 The ground slopes from the north to the south, dropping roughly 10 metres in height across the extent of the site. In relation to geology and land use, the site lies on Aylesbeare mudstone and is currently under pasture.

### **1.4 Outline Development**

- 1.4.1 The Proposed development relates to the construction of, multiple units on the site, incorporating into the design the development of new roads and landscaping elements.

## **2. AIMS & METHODOLOGY**

### **2.1 Aims of Works**

- 2.1.1 Early cultural heritage research and consideration of the implications of proposed development are key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by establishing the known and potential cultural heritage resource of the site, providing an early indication of features of potential significance to guide design planning.

### **2.2 Methodology of Works**

- 2.2.1 The collation of baseline information and assessment of archaeological potential does not constitute an Archaeological Desk-Based Assessment as set out in the Institute for Archaeologists' Standard and Guidance for Archaeological Desk-Based Assessment (revised 2012). Rather, this report is for the use of Greendale to guide the development of the project design by identifying key cultural heritage constraints and opportunities at a less detailed, strategic level.
- 2.2.2 A study area based on the boundaries of the proposed development, with a 500m buffer from the site boundary was selected (see Figure 1).
- 2.2.3 A search was made within the study area for all cultural heritage assets, both designated and non-designated, using a variety of publically available resources.
- 2.2.4 Information was requested directly from the Devon County Council Historic Environment Records (HER). In addition the following online sources were consulted:
  - The Heritage Gateway for additional information from the Devon County Council Historic Environment Record, English Heritage National Monuments Record, Pastscape and other resources;
  - The DEFRA MAGIC for mapped information on nationally designated sites; and parish boundaries
  - The English Heritage website professional pages, particularly the National Heritage List for England.
- 2.2.5 Information from these sources was sought on the following:
  - Statutorily designated sites within a 500m radius of the site centres. These include World Heritage Sites and their buffer zones, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, and Historic Battlefields;
  - Information on non-statutorily and locally designated heritage assets within the site and its 500m study area, including Conservation Areas, National Trust ownership, locally listed buildings, and non-designated archaeological assets recorded in the Devon County Council Historic Environment Record;
  - Readily accessible information on the site's history from publicly available non-copyright historic maps;

- Any information on the site contained in published and unpublished archaeological and historical sources, including local archaeological journals recorded by the English Heritage National Monuments Record; and
- Information on any previous archaeological investigations undertaken within the study area.

2.2.6 A site visit was made on the 29<sup>th</sup> of August 2013.

2.2.7 All assets identified within the study area from the sources assessed (above) have been described and presented numerically in the Gazetteer of Cultural Heritage Assets (Appendix A) and are displayed on the Cultural Heritage Constraints Map (Figure 2). Where identified assets are discussed in the text, the AB Heritage reference number is given in square brackets e.g. [AB 01].

## **2.3 Limitations**

2.3.1 This report is solely for the use of Greendale. It is prepared utilising information obtained from third party sources and AB Heritage Limited takes no responsibility for the accuracy of such information.

2.3.2 All work in this report is based on the professional knowledge of AB Heritage consultants and relevant (September 2013) United Kingdom standards and codes, policy and legislation. Changes in these areas may occur in the future and cause changes to the conclusions or recommendations given. AB Heritage does not accept responsibility for advising Greendale, or any other parties they elect to share this information with, the implications of any such changes in the future.

2.3.3 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

2.3.4 The information search has been carried out at a level of detail commensurate with the purposes of this report, which represents an early stage of a phased approach to assessing the cultural heritage resource of the study area to feed into the development of an appropriate mitigation and enhancement strategy, where required. It does not contain enough information on the cultural heritage resource to inform a detailed planning application, or to design a detailed programme of mitigation work.

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

#### **3.1 Statutory Protection for Heritage Assets**

- 3.1.1 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.
- 3.1.2 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.
- 3.1.3 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.
- 3.1.4 The National Heritage List for England is now the major publicly-accessible source for information on statutorily designated heritage assets, although it does not contain all known assets.

#### **3.2 National Planning Policy**

- 3.2.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012, replaces all the previous Planning Policy Statements, including PPS 5, as well as various other planning guidance. Its central theme is the 'presumption in favour of sustainable development', set out in twelve core land-use planning principles which underpin both plan-making and decision-taking.
- 3.2.2 NPPF is a material consideration in managing and guiding the decision making process on progressing development works. It aims to guide local planning authorities on the preparation of local development documents with regard to the historic environment.
- 3.2.3 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'.

- 3.2.4 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."
- 3.2.5 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."
- 3.2.6 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.

### **3.3 Local Planning Policy**

- 3.3.1 The Local Planning Policies fall under the East Devon District Council and are stated in, The East Devon Local Plan (1995-2011). This is the current adopted Local Plan and set out the current planning policy for development in East Devon. The policies in the plan were due to expire on 19 July 2009 but the Secretary of State has directed that the majority of the Local Plan policies be saved until they are replaced by policies in the Local Development Framework. The Policies Below outline policies that relate directly to the proposed development site and the Heritage Constraints Assessment.

#### *Policy EN7 (Nationally and Locally and Important Archaeological Sites)*

- Development that would harm nationally important archaeological remains or their setting whether scheduled or not, will not be permitted. Development that would harm locally important archaeological remains or their settings will only be permitted where the need for the development outweighs the damage to the archaeological interest of the site and its setting. There is a presumption in favour of preservation in situ in the case of nationally and locally important remains. Preservation of locally important remains by record will be required where the need for the development outweighs the need to preserve the remains in situ.

#### *Policy EN8 (Proposals Affecting Sites Which May Potentially be of Archaeological Importance)*

- When considering development proposals affecting sites which are considered to potentially have remains of archaeological importance the District Council will not grant planning permission until the archaeological importance has been determined through assessment and/or evaluation.



Policy EN9 (Extension, Alteration or Change of use of Buildings of Special Architectural and Historic Interest)

- Development involving the change of use/alteration/extension or demolition of a listed building or development affecting the setting of a listed building will only be permitted if it preserved the special architectural or historic interest of the building or its setting.

## 4. ARCHAEOLOGICAL RESOURCE BASELINE

### 4.1 Cultural Heritage Assets

#### Designated Assets

- 4.1.1 There are a total of 16 designated heritage assets within a 500m radius of the site, and all of them are Listed Buildings (Shown in Figure 2). For the purposes of this assessment, where assets of the same level of designation are in close proximity, in some instances they have been grouped together in the Gazetteer.
- 4.1.2 The designated assets comprise the following:
- St. James Parish Church (Grade I Listed Building) [AB 2], c. 20m to the east of the site.
  - Three Grade II\* Listed Buildings of The Old Manor [AB 5], and Stoney Court [AB 18], the closest of which Harris's Farmhouse [AB 6] lies c. 50m to the north east of the site.
  - Twelve Grade II Listed Buildings [AB 7-17 & 19]. The closest to the site are Church Cottage [AB 13]. c.50 metres to the east, and the Courtyard and farm buildings to the west of Harris Farmhouse [AB 15], which lie c.50metres to the north east.
- 4.1.3 The assessment identified no Scheduled Monuments, World Heritage Sites, Registered Parks or Gardens, or Historic Battlefields within the development site or the surrounding 500m study area.

#### Historic Environment Record Data

- 4.1.4 There are also 6 non designated assets within a 500m radius of the site. These date from the Early Medieval Period into the Modern period. Only one is located within the site relating to the possible site of a Church House [AB 21]. Identified in the records of the charity commissioners in 1818 as a poorhouse, and no longer survives as an extant feature.

### 4.2 Overview Archaeology & Historical Background

#### Prehistoric to Roman

- 4.2.1 In East Devon, Prehistoric evidence is variable and fragmentary and is normally associated with pottery and flint scatters. The Roman period is marked by minimal activity, except for mainly military conquest in the area (Webster, 2008).
- 4.2.2 There is no evidence for Prehistoric and Roman activity within the site or the surrounding 500m study area. However, at this early stage of assessment this does not imply the absence of any potential for the survival of such remains, only that there is likely to be a lower potential for the recovery of complex archaeology dating to these periods within the site limits.

#### Medieval

- 4.2.3 As part of the Hundred of Hayridge, Talaton was one of the thirty two ancient administrative units of Devon during the Early Medieval period. Overall there is a paucity of documentary evidence dating to the early medieval covering East Devon, and the situation is the same for the Talaton area.

- 4.2.4 The name Talaton was first mentioned in 1086 and refers to a farmstead or village (Mills, 1998). There is activity during the Medieval period, certainly from the later parts, which has been recorded by the Devon HER as potentially having been located within the site limits.
- 4.2.5 By the Later Medieval period Talaton would have been a fully established village. The Grade I Listed St James Parish Church [**AB 2**] is an important feature of the village and sits just to the north of the current village, and backs on to the eastern side of the site. The Church was built in the 15<sup>th</sup> Century and then largely rebuilt in 1859-60, though with many of the old features retained.

#### Post Medieval Period Onwards

- 4.2.6 The Post Medieval period in Talaton is marked by an increase in the amount of farmsteads in the area [e.g. **AB 6, 15-17& 19**] and extensions of existing farms. We see also in the 1890 Ordnance Survey map (Plate 2; see below) that there is an increase in the amount of buildings in the surrounding area shown on the tithe map of 1840 in relation to the Ordnance survey map in 1890.
- 4.2.7 Overall pattern of settlement hasn't changed substantially since the medieval period, with development activity still largely focussed around the centre of Talaton. The site is now one large field divided by a field drain running down the centre of the site from north to south, and overlain by land left for pasture.

#### Historic Map Regression

##### **Tithe Map of Talaton in 1840 (Plate 1)**

- 4.2.8 By 1840 the site of proposed development is shown as being divided into linear fields, though with some signs of previous enclosure through the removal of certain field boundaries. To the east of the site St James Church [**AB 2**] is shown with little development around it. Lees Farm [**AB 17**] and Harris Farm [**AB 6**] are shown to be present at this time, though with Harris Farm being much smaller than the present day farm. The village is very spread out, compared to the modern day, predominately comprising a spread of farmsteads and small houses.

Plate 1: Tithe Map of Talaton 1840



#### **Talaton Ordnance Survey Map in 1890 (Plate 2)**

- 4.2.9 The Ordnance Survey Map of 1890 shows linear field strips inside the site with the unnamed road to the south being used as a boundary. While a few remnants of the earlier field pattern survive in the area, including towards St. James Church [AB 2], the wider area appears to be going through some form of unification in its landscape pattern.
- 4.2.10 In addition, we see from this map a somewhat dispersed settlement pattern, with individual pockets of development dotted around the landscape, as opposed to a more linear strip development pattern of activity, which is noted in various parts of the wider region.

Plate 2: Talaton Ordnance Survey Map of 1890



### 4.3 Site Visit

- 4.3.1 A visit of the site was conducted on Thursday 29<sup>th</sup> of August 2013. The purpose of this visit was to gain an early understanding of existing land use and any past impacts within the current site limits, along with a potential appreciation of the potential for the survival of below ground archaeological deposits.
- 4.3.2 A number of photos have been included are included to illustrate pertinent points noted during the site visit.
- 4.3.3 Plate 3 shows the location of the Grade I Listed Church of St James [**AB 2**] in relation to the site.

Plate 3: View of St James Parish Church



- 4.3.4 Plate 4 Shows the Grade II Listed House of Church House [**AB 13**], located to the south east adjacent to the site.

Plate 4: View of Site to the South East



- 4.3.5 Plate 5 Shows a drainage ditch running through from north to south, splitting the site into two fields shown also on modern Ordnance survey maps.

Plate 5: Drainage Ditch





## **5. CONSTRAINTS & OPPORTUNITIES**

### **5.1 Introduction**

- 5.1.1 This section of the report provides an early notification of the known and potential cultural heritage resource within the search area, highlighting potential constraints to development.

### **5.2 Key Cultural Heritage Constraints**

- 5.2.1 There are a range of designated assets within the 500m study area, comprising 16 Listed Buildings. This includes, within c. 20m to the east of the site, the Medieval Grade I Listed church of St. James [AB 2], the Grade II\* Listed Stoney Court to the east c.20m [AB 18] and Grade II\* Listed Building of Harris's Farmhouse [AB 6] which lies c. 50m to the north east of the site along with the associated court and farm buildings [AB 15]
- 5.2.2 In addition, while the precise location of the known historic asset of Church House [AB 21] currently remains unknown, it is recorded by the Devon HER as having been located within the site boundary.

### **5.3 Potential Archaeological Resource**

- 5.3.1 Within the site and the surrounding 500m study area, the majority of the archaeological evidence dates from the Medieval Period onwards, and the assumption would be that any activity present within the limits of proposed development would predominately replicate this form of resource. In addition, the speculated location of Church House [AB 21] within the limits of proposed development does suggest there is an unknown potential for the recovery of complex archaeology.

### **5.4 Issues to Consider During Future Design/Development Works**

- 5.4.1 The design team should be provided with this report to guide future design works.
- 5.4.2 Consideration should be made of the relatively close proximity of St James Parish Church Grade 1 Listed Building [AB 2] to the east of the site c.20m, Stoney Court [AB 18] the Grade II\* Listed Building located c.25m to the south and the Grade II\* Listed building of Harris Farmhouse [AB 6] along with courtyard and farm buildings [AB 15].
- 5.4.3 The potential for buried archaeology within the proposed development site remains to be fully confirmed. The site of Church House [AB 21] is recorded by the HER and located within the proposed development boundary. Though the precise location is unknown Church House suggests a potential for medieval archaeology or later.
- 5.4.4 The need for more detailed assessment works should be considered to understand the below ground archaeological risk. This could take the form of a full desk-based assessment during detailed design stages, along with the use of geophysics to establish risk of below ground archaeology, especially in relation to Church House [AB 21].

## 6. REFERENCES

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## **Appendices**

## Appendix 1      Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the various sources examined within the site limits and surrounding study area.

Abbreviations:

AB No:    AB Heritage Reference Number.

REF:      Unique Reference Number Provided by Respective Repository.

NGR:      National Grid Reference (point reference given unless specified).

AB No.	PERIOD	DESCRIPTION	NGR	TYPE	STATUS	REF
1	Early Medieval	Paten on stand	SY 0673 9974	Findspot		MDV43924
2	Medieval	St. James' parish church Grade I Listed. Largely rebuilt 1859-60, along with inside features include Wooden Screen, iron stand for hour glass now fixed to pulpit and a Norman font.	SY 0674 9973	Building	Grade I Listed Building	MDV10317, MDV10320, MDV10319, MDV10318
3	Medieval	Sculptures in Talaton Church, There are seven surviving medieval stone figure sculptures built into niches on the church at Talaton	SY 0673 9975	Monument		MDV68195
4	Post Medieval	Linhay type 2 - Dual Purpose the sheltering of cattle and the storage of hay	SY 0681 9940	Monument		MDV10347
5	Post Medieval	The Old Manor, Cob house with cross-passage	SY 0679 9967	Building	Grade II* Listed Building	MDV19354
6	Post Medieval	Harris's Farmhouse, Talaton Farmhouse. Made from flemish red brick with a thatched roof. Beerstone plaque inscribed with the date 1687 around the back.	SY 0680 9977	Building	Grade II* Listed Building	MDV60690

LEES FARM (TALATON), DEVON  
CULTURAL HERITAGE CONSTRAINTS APPRAISAL

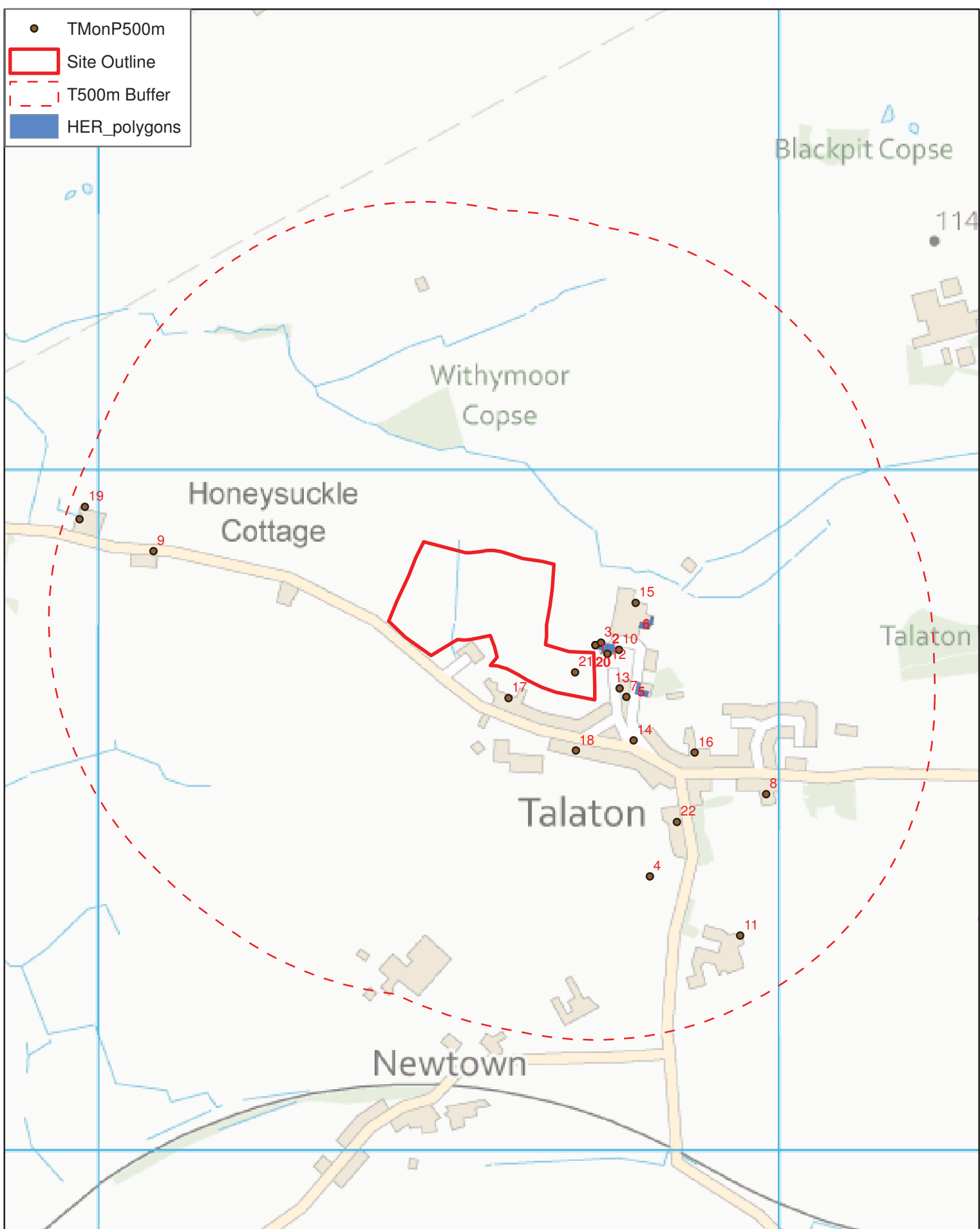
AB No.	PERIOD	DESCRIPTION	NGR	TYPE	STATUS	REF
7	Post Medieval	The Old School-Converted school and master's house. C18 origins	SY 0677 9966	Building	Grade II Listed Building	MDV83566
8	Post Medieval	Talton House	SY 0698 9952	Building	Grade II Listed Building	MDV83568
9	Post Medieval	Honeysuckle Cottage	SY 0608 9987	Building	Grade II Listed Building	MDV83592
10	Post Medieval	Webb headstones located 4 metres east of the chancel of ST James	SY 0676 9973	Building	Grade II Listed Building	MDV86728
11	Post Medieval	Bakers Cobblers moor park cottage	SY 0694 9931	Building	Grade II Listed Building	MDV86729
12	Post Medieval	Sanne Headstone Approx. 500metres south of the Aisle of church of St James.	SY 0674 9972	Building	Grade II Listed Building	MDV86730
13	Post Medieval	Church cottage	SY 0676 9967	Building	Grade II Listed Building	MDV86731
14	Post Medieval	Oak tree Cottage	SY 0678 9960	Building	Grade II Listed Building	MDV86732
15	Post Medieval	Courtyard of farm buildings to west of Harris Farmhouse	SY 0678 9980	Building	Grade II Listed Building, 1162974	MDV86733
16	Post Medieval	Marks Farmhouse	SY 0687 9958	Building	Grade II Listed Building	MDV86734
17	Post Medieval	Lees Farmhouse	SY 0660 9966	Building	Grade II Listed Building	MDV86735
18	Post Medieval	Stoney Court	SY 0670 9958	Building	Grade II * Listed Building	MDV86739
19	Post Medieval	Higher Westcott Farmhouse and Barn 15 metres west	SY 0597 9994	Building	Both Grade II Listed Buildings	MDV86760, MDV83591
20	Modern	Talaton War Memorial to both of the world wars	SY 0675 9971	Monument		MDV104697

AB No.	PERIOD	DESCRIPTION	NGR	TYPE	STATUS	REF
21	Unkown Date	Talatton Church House, According to the records of the charity commissioners of 1818 it was then a poorhouse	SY 067 998	Monument		MDV16284
22	Modern	Forge	SY 0685 9948	Monument		MDV36577



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**Figure 2:** Cultural Heritage Constraints Map



0 70 140 280 420 Meters

**Project:** Talaton

**Scale:** See Scale Bar **Date:** September 2013

Based on Ordnance Survey Mapping & HER Data

**Drawn By:** J.Moller **Approved By:** A.Buckley