

**Coombeshead Solar Farm, Diptford, Devon –
Archaeological Desk-Based Assessment
AEE UK 12 Ltd**

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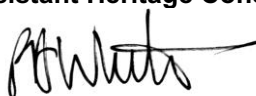
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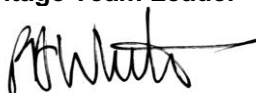
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Executive Summary

Ecus Ltd were commissioned by AEE UK 12 Ltd in September 2013 to prepare a Desk-Based Assessment to inform the planning application for a solar farm near Coombeshead Farm, Diptford, in South Hams, Devon, situated at National Grid Coordinate SX 75103 5375.

The scheme is divided between two areas located on south facing slopes of shallow valleys containing minor tributaries of the Ash Well Brook. Beyond the site the topography drops down towards the Harbourne River to the east, and rises slightly to the west before descending into the valley of the River Avon.

Baseline conditions are established through consideration of recorded heritage assets within a 2 km study area around a central point within the development and desk-based review of existing sources of publicly accessible sources of primary and synthesised information. An assessment of heritage assets up to 5 km from the proposed development has been undertaken to assess potential setting impacts.

This study has identified no overriding historic environment constraints which are likely to prohibit development.

There is no risk of directly impacting a designated asset. Examination of the ZTV and assessment of settings identified three designated heritage assets that might represent sensitive receptors to the proposed development, comprising Lower Coombe and two buildings at Coombeshead Farmhouse. In both instances the proposed development is considered to result in a limited change to the positive attributes of the heritage assets' setting amounting to less than substantial harm. Any harm will be mitigated by the retention and management of existing hedgerows and woodland blocks as well as planting new trees.

Following consultation with the Conservation Officer in September 2013 it is proposed that the northwest extension to the scheme is removed from the proposal, thereby reducing the effect on the setting on Lower Coombe in particular.

The site is situated within an area of agricultural land beyond the medieval and post-medieval occupation at Coombeshead and Crabdon. Overall it is considered the archaeological potential within the site is low. This is defined as the potential for the presence of low density prehistoric activity which is likely to have been severely truncated by cultivation

The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities. The results of the survey would inform the need for and scope of any subsequent mitigation within the Site.

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1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd were commissioned by AEE UK 12 Ltd (hereafter 'the client') in September 2013 to prepare a Desk-Based Assessment to inform a planning application for a proposed solar scheme at Coombeshead Farm, Diptford, in South Hams, Devon (hereafter 'the site'), situated at National Grid Coordinate SX 75103 5375 (**Figure 1**). The scheme comprises of a total area of 24.9ha, with associated infrastructure including cabling and substations.
- 1.1.2 This assessment has been carried out in accordance with the Institute for Archaeologists' Standard and Guidance for desk based assessment (IfA 1994, revised November 2012).

1.2 The Site

- 1.2.1 The site is situated to the east of Combeshead Cross and north of Crabadon in Diptford Parish, South Hams District, Devon. The scheme is divided between two areas located on south facing slopes of shallow valleys containing minor tributaries of the Ash Well Brook. Beyond the site the topography drops down towards the Harbourne River to the east, and rises slightly to the west before descending into the valley of the River Avon.
- 1.2.2 The northern area of the site lies in agricultural fields falling from approximately 130 to 80 m above Ordnance Datum (AOD). The area is bounded to the north by a road between Combeshead Cross and Rolster Bridge, and to the south by a stream.
- 1.2.3 The southern area also lies in agricultural fields which slope southeast from approximately 155 to 135 m AOD. The area is bounded to the west by a road between Combeshead Cross and Crabadon Cross (known locally as Ridge Road), and lies west of a high voltage power line.
- 1.2.4 The underlying geology of the site is Middle Devonian Slates (BGS Geology of Britain Viewer).

2. Methodology

2.1 Scope

- 2.1.1 The purpose of this desk-based assessment is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to formulate:
- An assessment of the potential for heritage assets to survive within the area of study;
 - An assessment of the importance/ sensitivity of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
 - Strategies for further evaluation whether or not intrusive, where the nature, extent or importance of the resource is not sufficiently well defined;

- An assessment of the impact of proposed development or other land use changes on the heritage assets and their settings; and
- Proposals for further archaeological investigation within a programme of research.

2.1.2 This assessment is undertaken in accordance with the Institute for Archaeologists' Standard and Guidance for desk based assessment (IfA 1994, revised November 2012) and guidance presented in English Heritage (2010) PPS5: Planning for the Historic Environment Practice Guide which remains a valid and Government endorsed document pending the results of a review of guidance supporting national planning policy.

2.2 Spatial Scope and Sources

2.2.1 Following consultation with the Historic Environment Service, baseline conditions were established through consideration of recorded heritage assets within a 2 km study area around a central point within the development and desk-based review of existing sources of publicly accessible sources of primary and synthesised information, comprising:

- The Devon County Council Historic Environment Record (DHER), comprising a database of all recorded archaeological sites, find-spots, and archaeological events within the county.
- National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.
- Historic manuscripts and maps held at Local Records Office, Exeter.
- Historic aerial photography collections held at the DHER.
- Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the area around the site were studied.

2.2.2 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

2.2.3 An assessment of heritage assets within the wider area surrounding the proposed development has been undertaken in order to assess the potential for significant impacts arising from changes to the settings of designated heritage assets. Known heritage assets up to 2 km from the site boundary were assessed, with the buffer extended to 5 km for nationally important designated heritage assets (including World Heritage Sites, Scheduled Monuments, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens). These buffers are based on data provided by the client.

2.2.4 The identification of heritage assets that could potentially be affected by the proposed development has been informed through consultation of a Zone of Theoretical Visibility (ZTV) and a site visit to each of the designated heritage assets that are located within the ZTV.

2.2.5 The ZTV provided by the client and is based on a 'bare earth' terrain model of 25 m horizontal resolution. Multiple target points were assessed within the site boundary, set to 2.8 m above ground level. Large blocks of woodlands and substantial settlements were modelled as visual barriers (woodland at 14

m and settlements at 8 m).

Site Visit

- 2.2.6 A site visit was undertaken on 14th September 2013 in order to assess the general character of the site, identify visible historic features and assess possible factors which may affect the survival or condition of known or potential assets
- 2.2.7 In addition, heritage assets identified within the study area as potential sensitive receptors to the proposed development were also visited. This was in order to assess the attributes of their setting that contribute to their significance and to establish whether intervisibility with the site could be established on the ground in comparison to the ZTV.

2.3 Impact Assessment Methodology

- 2.3.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a proposal, including any contribution made by their setting.
- 2.3.2 The importance/ sensitivity of some heritage assets is formally recognised through designation. Where assets have not been statutorily designated, they have been considered using professional judgment with reference to national published guidance (including DCMS 2010 and EH's Designation Listing Selection Guides). National guidance provided by English Heritage (2008) introduced the weighing of importance/ sensitivity in reference to the following value criteria:
- **Evidential (Archaeological) value.** Deriving from the potential of a place to yield evidence about past human activity.
 - **Historical value.** Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
 - **Aesthetic (Architectural or Artistic) value.** Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
 - **Communal value.** Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

The overall importance/ sensitivity of heritage assets is expressed on a 5-point scale of: Very High, High, Medium, Low and Negligible using the criteria presents in **Table 1**.

Table 1: Summary of Known and Potential Heritage Assets within the Site

Heritage Importance/ Sensitivity	Criteria
Very High	Heritage assets of international importance. World Heritage Sites and the individual attributes that convey their Outstanding Universal Value. Areas associated with intangible cultural heritage activities as evidenced by the register and areas with associations with particular innovations, scientific developments, movements or individuals of global importance.
High	Heritage assets of national importance. Scheduled Monuments, Listed Buildings (Grade I, II*), Registered Historic Parks and Gardens (Grade I, II*). Also includes unscheduled sites and monuments of schedulable quality and/or importance discovered through the course of evaluation or mitigation.
Medium	Heritage assets of regional importance. Conservation Areas, Grade II Listed Buildings and Registered Historic Parks and Gardens Historic townscapes and landscapes with reasonable coherence, time-depth and other critical factor(s). Unlisted assets that can be shown to have exceptional qualities or historic association.
Low	Heritage Assets with importance to local interest groups or that contributes to local research objectives. Locally Listed Buildings and Sites of Importance within a district level. Robust undesignated assets compromised by poor preservation and/or poor contextual associations.
Negligible	Assets with little or no archaeological or historical interest due to poor preservation or survival.
Unknown	The importance of asset has not been ascertained from available evidence.

2.3.3 In determining the sensitivity of any heritage assets affected, the National Planning Policy Framework (NPPF) requires the contribution made by their setting to be assessed (Table 2). Elements of a setting may make a positive or negative contribution to the value of a heritage asset, may affect the ability to appreciate that value, or may be neutral. The key attributes of setting that contribute to the importance of the heritage asset comprise the asset's physical surroundings, the experience of the asset and the asset's associative attributes.

2.3.4 The assessment of setting has been informed by *The Setting of Heritage Assets* (English Heritage, 2011a) and *Seeing the History in the View* (English Heritage, 2011b).

2.4 Assumptions and Limitations

2.4.1 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.4.2 In addition, the records held by DHER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

Table 2: Criteria for Grading the Contribution of Setting to Sensitivity of Heritage Assets

Contribution of Setting to Heritage Importance/ Sensitivity	Criteria
High Contribution	A setting which possesses key attributes that make a strong positive contribution to the understanding and/or appreciation of the values that embodies its importance.
Medium Contribution	A setting which possesses key attributes that make some positive contribution to the understanding and/or appreciation of the values that embodies its importance.
Low Contribution	A setting which possesses key attributes that make little positive contribution to the understanding and/or appreciation of the values that embodies its importance.
Negligible	A setting which does not contributed to the understanding and/or appreciation of the values that embodies its importance.

3. Baseline Resource

3.1 Introduction

- 3.1.1 The following section provides a brief summary of the archaeological and historical development of the site and its environs, compiled from sources listed above. The aim is to establish the known and potential heritage assets which could be affected by the development.
- 3.1.2 All heritage assets identified within the 2 km study area are listed in the Appendix. These assets are assigned a number with a HA (Heritage Asset) prefix within the text for ease of reference, and are shown on Figure 2. Designated heritage assets lying within the wider visual buffers are shown on Figure 3.

3.2 Previous Studies

- 3.2.1 A programme of assessment and recording was been undertaken by Exeter Museum Archaeological Field Unit to the southwest of the site during the construction of a water pipeline between Crabadon Cross and Stanborough (Turton 1991 and Reed *et al* 1991). Field walking in the northern part of the route recovered a very low density of worked flint which included a later Neolithic flint arrowhead from topsoil immediately south of the crossroads, and two further lithic scatters to the south. The location of the prehistoric finds within the plough soils indicate that archaeological deposits are likely to have been heavily truncated by arable farming – although the condition of the arrowhead is good and thus suggests it had not been long disturbed. No further evidence of occupation or activity was discovered during the course of the subsequent excavation.
- 3.2.2 The DHER records no previous archaeological fieldwork within the site.

3.3 Statutory and Local Heritage Designations

- 3.3.1 There are no designated heritage assets within the site.
- 3.3.2 Within 2 km of the site boundary there are:

- 1 Grade II* Listed Building; and
- 50 Grade II Listed Buildings.

3.3.3 Between 2 and 5 km of the site boundary there is:

- 5 Grade I Listed Buildings;
- 7 Grade II* Listed Buildings; and
- 17 Scheduled Monuments.

3.3.4 Examination of heritage assets against the ZTV has identified 17 designated heritage assets up to 5 km from the boundary of the site. These comprise Scheduled Monuments and Grade II Listed Buildings that might represent sensitive receptors to the proposed development. The setting of these heritage assets are discussed further in section 3.6.

3.4 Archaeological and Historical Context

Prehistoric

- 3.4.1 There is limited evidence of prehistoric activity within the study area. Several assemblages of worked flint artefacts and debitage during the construction of a pipeline between Crabdon Cross and Stanborough were retrieved from the ploughsoil (**HA 1-3**). Although no evidence of occupation was uncovered, the distribution of finds suggests reoccurring or protracted activity along the upland ridge during the Neolithic period.
- 3.4.2 Evidence of continued occupation within the wider area is evidenced in the presence of numerous barrows within 5 km of the site at Woodland Barton, Bickleigh Brake, Halwell, Coldharbour Farm, and Stanborough. Barrows are funerary monuments dating from the Late Neolithic period to the Late Bronze Age. The examples within the wider area occur largely in isolation, with grouped cemeteries at Bickleigh Brake and Ritson Barrows in Stanborough, and often occupy prominent locations, such as ridgelines and hilltops. In addition two ring cairns, also interpreted as ritual monuments and dating to the Bronze Age period, are recorded to the southwest beyond 4 km from the site.
- 3.4.3 Two circular ditched enclosures are recorded as having been observed as cropmark on aerial photographs to the northeast and southeast of the site (**HA 4-5**). Although these features can not be firmly dated, their plan suggests a prehistoric date, and illustrates the potential for settlement evidence to survive within the study area.
- 3.4.4 Although no evidence of occupation or activity is known within the site for the prehistoric period, the evidence in the surrounding area indicates that the area was being utilised during from the Neolithic period. Consequently it is considered that there is an unknown potential for evidence of prehistoric activity to be present within the site.

Iron Age to Romano-British (800 BC to AD 410)

- 3.4.5 There is no recorded evidence for Iron Age or Romano-British activity within

the site or study area.

- 3.4.6 Within the wider area there are, however, a number of Iron Age univallate hillforts at Halwell Camp, Stanborough Camp and Blackdown Rings. Slight univallate hillforts are often prominent and imposing earthworks defined by a single line of earthworks. They have generally been interpreted as stock enclosures, redistribution centres, places of refuge and permanent settlements and comprise one of the major classes of hillfort in Devon.

Early-medieval to Medieval (AD 410 to 1540)

- 3.4.7 There are no recorded finds of early-medieval date within the site although there is evidence which indicates the possibility of settlement within the surrounding area.
- 3.4.8 At Blackdown Rings, Langford Barton and Stanborough Camp there is evidence that fortified ringworks were constructed during the late Anglo-Saxon period to the later 12th century. In the case of Blackdown Rings the fortification reused the earlier hillfort. Ringworks comprise a small defended area containing buildings surrounded by a substantial ditch and a bank surmounted by a palisade and sometimes with an adjoining bailey. They acted as strongholds for military operations and in some cases as defended aristocratic or manorial settlements.
- 3.4.9 The place-names of the area indicate that settlement of the area has origins in the early-medieval period, with their names traced back to Old English (OE) words (see Glover *et al* 1931, 299-301). Several nearby place names relate to topographic features, with Diptford meaning 'deep ford', Coombe and Coombeshead referring to a 'deep hollow or narrow valley and Crebar meaning 'crow wood'.
- 3.4.10 Beenleigh Farm and Wagland have been identified by the DHER as likely comprising settlement sites originally of early-medieval date (**HA 6-7**). Beenleigh derives from the OE *bēona* meaning 'of the bees', or the personal name *Bynna*, and *lēah* meaning 'clearing'. Of the two meanings 'Bynna's clearing' is deemed the more likely (Glover *et al* 1931, 300). The meaning of Wagland is unclear, likely deriving from the OE *wagian* meaning to 'move, shake, swing, or totter' and *lond* meaning land. In addition, Crabadon, first recorded as *Crabbeton* in 1306, means 'crab apple farm'.
- 3.4.11 The Domesday survey of 1086 identifies several small settlements within the vicinity of the site, recording five households at Beenleigh to the north, seven households at Poulston to the southeast, and 13 households divided between Farleigh to the south and Diptford and northwest (domesdaymap.co.uk). The closest settlement at Beenleigh is recorded as possessing some arable land and 10 acres of pasture with 75 sheep at time of survey suggesting a largely pastoral economy.
- 3.4.12 The ringwork fortification at Langton Barton largely dates to the period following the Norman Conquest, whilst that at Stanborough Camp was replaced by a motte castle. Motte castles had a similar role to the earlier ringworks, acting as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. They generally occupy strategic positions dominating their immediate locality.

- 3.4.13 Within the surrounding area there are a number of designated and non-designated buildings. A significant proportion of these comprise religious structures, including churches and standing crosses, that usually survive well due to their special status and continued use. The remains of a possible cross shaft is identified within the study area (**HA 70**). Domestic sites survive to a much lesser degree, often due to lower build quality and the influence of changing economies, although structures survive including: a mill and bee bole at Beenleigh Farm (**HA 8-9**); Lapland Barn (**HA 10**) and Bearscombe Farmhouse (**HA 11**). In addition a clapper bridge survives to the northwest of the site (**HA 12**); and a Scheduled enclosure and animal pound are recorded within 3 km of the site to the southwest.
- 3.4.14 The site during this period would have partially lain within agricultural land to the north, possibly comprising part of a larger openfield system with meadows along the stream to the south. This area is believed to have likely been enclosed with hedgerows during this period (Devon HLC). The southern area of the site may have comprised unenclosed commons or waste.

Post-medieval

- 3.4.15 There are a large number of surviving buildings along with abandoned former structures, such as field barns, within the study area that date to this period. Within the study area these largely comprise farmsteads and associated agricultural buildings comprising a dispersed pattern of settlement, several based on earlier medieval settlements but on the whole likely dating to the early post-medieval period. An intensification of agriculture arose during the post-medieval period following the redistribution of land as a result of the enclosure of previously open fields, which allowed consolidation of estates and land improvements not formerly possible. A clear trend within the settlement pattern is that the majority of farmsteads are situated within the more sheltered shallow valleys leading off the higher terrain.
- 3.4.16 Within the vicinity of the site are the settlements of Coombeshead Farm (**HA 13-14**); Lower Coombe (**HA 15**); Crabadon Cottage (**HA 16**); and Crabadon Court (**HA 17-21**). Whilst within the study area there is Beenleigh Farm (**HA 22-26**); Stert (**HA 27**); Simpson House (**HA 28**); Fletcher's Combe (**HA 29**); Creber Farm (**HA 30-34**); Lower Holsome (**HA 35-36**); Ashwell and Butterwell (**HA 36-39**); Butterwell and Lower Bearscombe (**HA 40-42**); Linhay (**HA 43**); and Horner Farm (**HA 44**).
- 3.4.17 Historic Landscape Characterisation of the site (see section 3.5) suggests that the enclosure of the northern fields within the site was from strip-fields during the medieval period, with the fields in the southern area enclosed during the post-medieval period. A system of water meadows was also formed along the stream that divides the areas during the post-medieval period.
- 3.4.18 The site of former field barn known as Crabadon Higher Barn (**HA 45**) is situated just beyond the boundary of the southern area of the site.
- 3.4.19 The DHER records a large number of quarry pits within the study area, taken from historic Ordnance Survey maps of the area (**HA 45-62**). These likely reflect the intensification of occupation in the area, but may in places have origins that pre-date the post-medieval period.
- 3.4.20 Other assets recorded in the area relate to nearby occupation and agricultural

activities including a catch meadow system (**HA 63**), wind pump (**HA 64**), reservoir (**HA 65**) and mill pond (**HA 66**). There are also a number of route markers and boundary stones within the study area that have been dated, or likely date, to this period (**HA 67-69**).

- 3.4.21 A map of the county of Devon produced by Benjamin Donn in 1765 (Figure 4) provides a broad indication of the distribution of settlements within the vicinity of the site, as well as the main roads that pass to the north and west of the site. The map does not however indicate the location of farmsteads, or land divisions, so it is not possible to determine the use of the site.
- 3.4.22 Greenwood's 1827 map of Devon (Figure 5) shows the area in more detail, indicating a group of three buildings at Coombeshead named 'Higher Combe', and a group of seven buildings at Lower Combe around a triangular arrangement of roads. A drive is shown at the point where Crabadon Cottage is now located, although the building itself is not depicted.
- 3.4.23 The 1838 Tithe map for Diptford Parish illustrates the form of the enclosures within the site, and provides additional details of the surrounding development (Figure 6). The fields within the site are all listed as arable with the southern area owned by Crabadon Manor, and the northern fields distributed between the farmers in the surrounding farmsteads. The field names to the south include Great Tree Field (plot 941), Queenhills (plot 942) and North Buckingham (plot 943). The fields to the north comprise Green Park (plot 1040); Brim Hill (plot 1038); Lower and Higher Shutt Park (plots 1050 and 1058); Three Corner Park (plot 1057); Oldways (plot 1059); Lower and Higher Coney Park (plots 1061-62); and Lower West Park (plot 1066). The common use of park in the northern fields suggests that the area may have once formed a part of a manorial estate, whilst 'coney' could refer to a warren, and 'shutt' to a sluice within the stream to the south – possibly for the seasonal flooding of the meadow fields.
- 3.4.24 The 1889 Ordnance Survey map (Figure 7) shows few changes within the site, although it does illustrate the topography of the area and depicts areas of orchards within the vicinity of Lower Coombe and Coombeshead. Subsequent editions of Ordnance Survey mapping (1906, 1955 and 1963 Figure 8) show little change within the Site, with the pattern of field boundaries remaining identical to those displayed on the Tithe map.



Plate 1: Excerpt from 1946 aerial photograph showing the site (© Devon Archives ref. CPE/UK/1890/3181)

3.4.25 Aerial photographs were consulted at the DHER for the site and surrounding area (**Plate 1**, full list in section 7.3). Hedged lanes are shown linking Lower Combe to a separate farm building to the east, enclosing three small closes to the south of the site. No cropmarks or soilmarks are visible within the site.

3.5 Historic Landscape Character

3.5.1 The Historic Landscape Character (HLC) of the site has been assessed by Devon County Council Historic Environment Service (available www.devon.gov.uk/landscape-characterisation).

3.5.2 The northern area of the site lies within areas of “medieval enclosures based on strip fields” and “post-medieval water-meadows” which were replaced with modern enclosures. The southern area of the site lies within “post-medieval enclosures”.

3.5.3 The proposed cable connection passes from the north through “medieval enclosures”, “post-medieval water-meadows”, and “medieval enclosures based on strip fields” which were all adapted to form modern enclosures.

3.6 Assessment of Setting

3.6.1 Examination of the ZTV for heritage assets up to 5 km from the boundary of the site has identified 17 designated heritage assets, comprising Scheduled Monuments and Grade II Listed Buildings that might represent sensitive receptors to the proposed development.

- 3.6.2 This assessment has divided the heritage assets into seven discrete groups, representing settlements or closely associated assets which are considered to share the same setting. These groups are annotated on Figure 3.

Simpson Farm

- 3.6.3 Simpson Farm is situated 0.78 km to the northeast of the site and located on the edge of the ZTV. It comprises a dispersed plan farm complex, largely comprising modern agricultural units with a surviving Grade II Listed 19th century farm house. The farm is one of several post-medieval farmsteads within the area, and was built at a time of agricultural intensification.
- 3.6.4 The farm is located within a slight topographic hollow on a south facing slope at the centre of several adjacent small closes to the south of a single track lane. Entering the farm from the north there are panoramic views southeast of the surrounding agricultural landscape and wooded blocks, whilst views within the farm will be restricted by the surrounding buildings.
- 3.6.5 Simpson Farmhouse is listed for its architectural and historic value as an example of vernacular farm design that survives in good condition. The wider agricultural landscape surrounding the building enhances its historic value, although its setting largely comprises its relationship with the adjacent buildings and agricultural closes of Simpson Farm. Given the limited visibility as well as its separation from the site it is considered the scheme will not compromise the setting of the heritage asset.

Creber Farm

- 3.6.6 Creber farm is situated 0.88 km to the northwest of the site. It comprises a loose courtyard plan complex comprising a Grade II Listed house and barn on either side of a yard. A number of ancillary structures within the farm are also Grade II Listed, including a butterwell and trough, dung-pit, and boundary wall with gate piers.
- 3.6.7 The farm is located at the head of a narrow valley, which leads to the south. Several small closes surround the farm which is accessed along a track from the main road to the east. The principal elevation of the house faces southeast overlooking the adjacent fields, with the falling topography to the west offering long distance views over the Avon valley. The placement of the barn and the house indicate that they were aligned to the road, rather than to capitalise on the available views.
- 3.6.8 The elements of the farm are designated due to their architectural and historic value, representing an excellent survival of an early 19th century farm complex. The agricultural surroundings of the farm reflect the historic context of the complex and enhance its value. Whilst there are views from the farm to the southeast, the site lies beyond the intervening large modern farm complex at Coombeshead Cross and the scheme will not comprise a significant change to the setting of this farm.

Lower Coombe

- 3.6.9 Lower Coombe is situated 0.05 km to the west of the northern area of the site. It comprises a linear farmstead aligned on a north-south lane running down the valley slope from the main road to the north. The Grade II Listed farmhouse dates to the early 18th century, representing a relatively early farm compared to the largely 19th century farms in the surrounding area, and along

with Coombeshead suggests settlement within the vicinity of the site from at least the medieval period.

- 3.6.10 The former farm lies within a wooded deep topographic hollow (Plate 2) similar to adjacent stream channels in its vicinity. Surrounding the farm are several small irregular enclosures, with larger regular enclosures to the west and an irregular enclosure to the east which was historically crossed by a track to an outlying building – remains of which may still survive. Within its setting is the more recent construction of Lower Coombe Cottage.
- 3.6.11 The farmhouse is listed due to its architectural and historical value as an early, if altered, example of an early post-medieval farm house. The topography surrounding the farm offers a significant degree of seclusion, enhanced by surrounding mature trees that screen views into the core of the farm from the surrounding area.



Plate 2: View looking west from the northern field over Lower Coombe towards Coombeshead Farm.

Coombeshead

- 3.6.12 Coombeshead Farm is situated 0.28 km to the west of the northern area of the site. It comprises a linear plan complex comprising an early 17th century farmhouse and 19th century barn. As with Lower Coombe, this farm represents an early settlement within the area.
- 3.6.13 Coombeshead is located at the head of a small topographic valley (from which it derives its name) to the southeast of Coombeshead Cross, with ground rising to the north, west and south. The complex is accessed along a long drive flanked by high hedgerows from the main road to the north. Views from within the complex are largely restricted by the buildings and surrounding vegetation, although occasional views out, including an open view from within the farmhouse garden (Plate 3), look east along the valley over agricultural fields, woodland blocks and the well screened Lower Coombe.

- 3.6.14 The buildings within Coombeshead Farm are listed for their architectural and historical value as an early farmstead which was expanded in the 19th century. Its location creating a sense of seclusion and intimacy when within the farm which enhances their setting, whilst views out from the complex into agricultural land provide a link to its historic function.

Crabadon Cottage

- 3.6.15 Crabadon Cottage is situated 0.13 km to the east of the southern area of the site. It comprises a detached dwelling associated with a dispersed plan of modern farm buildings to its west. The buildings formerly comprised two cottages, possibly representing workers housing associated with Crabadon Manor.
- 3.6.16 The cottage is situated within a narrow valley on a stream that runs alongside it towards the northeast. The surrounding topography rises steeply to the west and east, with a wooded belt to the south and following the stream to the north. The cottage is accessed via an unpaved track from the east and there will be partial views overlooking the edge of the southern area of the proposed development from the track as it descends. From beside the cottage there are very limited views out.
- 3.6.17 The cottage is listed for its architectural and historic value as a surviving late 18th century dwelling built in the local vernacular. The building is located within a secluded valley with views available of surrounding agricultural land on its approach from the east.



Plate 3: View west from the garden south of Coombeshead farmhouse

Crabadon Manor

- 3.6.18 Crabadon Manor is situated 0.53 km to the southeast of the site. Six Grade II Listed Buildings, comprise of a complex of a house, a pair of cottages,

outbuildings, stables, smoking chamber and gatepiers.

- 3.6.19 The manor is located on the western bank of Ashwell Brook at the foot of a minor promontory between narrow valleys to the north and south. The area surrounding the manor is heavily wooded, limiting views out from within the complex to the north and west. Partially obscured long distance views are possible from the principal east elevation of the house, looking over the canopies of adjacent trees to the Harbourne River valley beyond.
- 3.6.20 The buildings of the complex are listed for their historical and architectural value as a group of late 16th to 19th century buildings on a manor site of possible medieval origins. The site is relatively secluded, although with potential long distance views eastwards, away from the site.

Bickleigh Brake

- 3.6.21 There is a concentration of Scheduled prehistoric monuments at Bickleigh Brake, to the east of Halwell approximately 3 km to the southeast of the site, comprising a round barrow cemetery and a univallate hillfort.
- 3.6.22 The round barrow cemetery comprises of six barrows forming a line that crosses the crest of a hill that form an important focal point in the local landscape. The positioning of the barrows suggests they were intended to be viewed from the lower ground to the south and north. The hillfort is located to the south of the hillcrest, bisected by the Dartmouth to Halwell road, and overlooking a narrow valley to the northeast, and lower ground to the southwest.
- 3.6.23 These monuments are scheduled for their historical and archaeological value. Their high location and visibility reflect key attributes of their value. Partial views of the site from the crest of the hill on which the monuments is possible, although the principal views are considered to be into the low lying lands to the north and south.

4. Summary of Heritage Constraints

4.1 Introduction

- 4.1.1 In line with current planning policy (NPPF Ch.12 Para.128), a description of heritage assets directly affected by the proposed development, based on the current level of available information, is presented below and an assessment of their importance/ sensitivity is presented in Table 3 below.

4.2 Designated Heritage Assets

- 4.2.1 There are no designated heritage assets within the site. The site could be considered to be situated within the setting of the Grade II Listed Buildings at Lower Coombe and Coombeshead Farmhouse.
- 4.2.2 Any views of the proposed development from Simpson Farm, Creber Farm, Crabadon Cottage, Crabadon Manor, Bickleigh Brake and are likely to be highly limited by the intervening vegetation and/or buildings. Nor are these sites considered to share a meaningful relationship with the site. Therefore the proposed scheme is considered unlikely to result in an adverse impact to the settings of these designated heritage assets and are not considered any further as part of this assessment.

4.3 Non-designated Heritage Assets

- 4.3.1 No known heritage assets have been identified within the site. The archaeological potential of the site is considered to be low and the survival of buried archaeological remains is assessed as limited due to intense arable cultivation. However, based on the evidence presented within the baseline resource (section 3) there is considered to be potential for as yet unknown buried archaeological remains, comprising a low level of prehistoric activity.

4.4 Previous Impacts

- 4.4.1 The northern part of the site has been used as arable land from at least the medieval period, with the southern area possibly enclosed from waste during the early post-medieval period. The continuation of this use into the current landscape indicates that likely impacts will have arisen from ploughing and excavations for drainage.
- 4.4.2 Consequently it is likely that there will be a high impact to any potential buried archaeological remains within the plough soils, with low localised impacts to potential remains beneath that depth.

Table 3: Summary of Known and Potential Heritage Assets within the Site

Period and Description		Importance/ Sensitivity	Risk
Prehistoric	There is considered to be an unknown potential for remains relating to this period to be located in the site. Although remains from this period have not been identified within the site boundary, its location on the south facing slopes of the site is often favoured for settlement sites and the recovery of a number of flints within the fields to the southwest of the study area indicates a potential for occupation within the study area. Any archaeological remains relating to this period are potentially of local evidential value in informing research into early occupation in the area.	Low	Low
Early-medieval to Medieval	Settlement from these periods within the wider landscape appears to largely be distributed along the shallow valley bottoms below the site, although it is possible that outlying buildings or shelters could have been constructed on the higher ground. The greatest potential for this period is considered to be for agricultural activity in the form of ploughing and drainage. There is also potential for industrial activity relating to woodland management and quarrying. Any remains of this period are likely to be of up to regional importance.	Negligible	Negligible
Post-medieval	The site lies within the agricultural land associated with adjacent farmsteads. As the land within the site likely formed part of an arable field system there is considered to	Negligible	Negligible

Period and Description		Importance/ Sensitivity	Risk
	<p>be a high potential for remains relating to land use, which would include drains, ditches and boundary features.</p> <p>Any such remains will likely be of local evidential value in understanding the wider economy of the settlement during these periods.</p>		

5. Impacts

5.1 Introduction

- 5.1.1 The management and mitigation of change to the historic environment is based on the recognition with planning policy that heritage assets are an “irreplaceable resource” (NPPF para. 126).
- 5.1.2 In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings should give weight to the conservation and enhancement of the assets consistent with their level of importance/ sensitivity. For designated assets significant weight is given to conservation and for non-designated it is taken into account in a balanced judgement.

5.2 Proposed Work

- 5.2.1 The proposed work within the site during construction will comprise impacts resulting from:
- Ground works associated with the creation of access;
 - Ground works associated with the construction of a substation and associated national grid link;
 - Ground works associated with the construction of foundations for the solar panels (typically less than 1% of the total application area); and
 - Ground works associated with the excavation of a cableway linking the two development areas.
- 5.2.2 Impacts resulting from the operation of the proposed development are considered to comprise:
- Potential visual impacts to the setting of Grade II Listed Buildings at Lower Coombe and Coombeshead Farmhouse
- 5.2.3 Decommissioning of the proposed scheme would result in no significant effects, presuming that the same access infrastructure is used for dismantling and removal of the built features. Furthermore, since decommissioning involves the removal of above ground structures, any adverse impacts on the setting of heritage assets would be reversed.

6. Conclusion

6.1 Statement of Potential and Significance

- 6.1.1 The site is situated within an area of agricultural land associated with medieval and post-medieval occupation at Coombeshead and Crabadon. It is considered to be a very low potential for prehistoric activity to have continued within the site from the southwest. Any such remains are likely to be of evidential value of up to low significance, due to poor preservation from impacts from cultivation. The site has been situated beyond medieval and post-medieval settlement and the landscape utilised for agriculture during this period.

6.2 Statement of Impact and Proposed Mitigation

Designated Assets

- 6.2.1 There is no risk of directly impacting a designated asset, although there is considered to be a potential risk of affecting the setting of Listed Buildings within the wider area from the proposed works within the site.
- 6.2.2 Lower Coombe comprises a Grade II Listed Building, situated to the west of the site. The building is situated within a well screened narrow valley, with transient views of the proposed scheme upon accessing the former farm complex and glimpsed views from within the garden of the listed building. The key characteristic of the asset's setting is considered to comprise its secluded location and its spatial, functional and historical relationship with its surrounding farm buildings. The views out into the surrounding agricultural land illustrate the historic function of the site and are therefore considered to make a medium contribution to its significance. The landscape mitigation of maintaining the mature hedgerows which will be enhanced with additional planting will reduce any inter-visibility. Overall, the mitigated scheme is considered to comprise a limited change to the setting which will have no or little impact on the significance of the designated heritage asset which amounts to less than substantial harm.
- 6.2.3 Following consultation with the Conservation Officer in September 2013 it is proposed that the northwest extension to the scheme is removed from the proposal, thereby reducing the effect on the setting on Lower Coombe in particular.
- 6.2.4 Coombeshead Farmhouse, comprising of two Grade II Listed Buildings situated to the west of the scheme, has glimpsed views of the site. The proposed scheme will affect the integrity of the agricultural character of the landscape in limited views out from the farm complex which make a discernible contribution to its historic value, providing a visual link to its agricultural origin. The dominant characteristic of the setting of the listed buildings is considered to be its secluded location and inter-relationship of the buildings as experienced from within the yard, its topographic position at the head of the valley, with the views out making a medium contribution to the setting. The views are focused mainly along the valley to the east between the two areas of the scheme and to the hill ridge to the south, which topographically obscures the majority of the site. The landscape mitigation of maintaining the mature hedgerows which will be enhanced with additional planting will reduce any inter-visibility. The proposed scheme is therefore considered to result in a limited change to the key positive attributes of the

heritage assets' setting amounting to less than substantial harm.

Archaeological Potential

- 6.2.5 The physically footprint of the scheme is limited in extent and will have a limited below ground impact. Although the construction of the proposed scheme has the potential to result in the damage to or loss of any buried archaeological features which may be present within the site the archaeological potential is considered to be very low.

6.3 Recommendations

- 6.3.1 The effect of the proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding historic environment constraints which are likely to prohibit development.
- 6.3.2 This assessment has established that there is very low archaeological potential within the Site. This is defined as the potential for the presence of low density prehistoric activity which is likely to have been severely truncated by cultivation.
- 6.3.3 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities. The results of the survey would inform the need for and scope of any subsequent mitigation within the Site.

7. References

7.1 Bibliography

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- Gover, J. E. B., Mawer, A. and Stenton, F. M. 1931. *The Place-Names of Devon: Part One*. Cambridge University Press.
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- International Council on Monuments and Sites (ICOMOS) 2010. *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*.
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- Turton, S. D. 1991. *Archaeological assessment of SWW Crabadon Cross to Stanborough water pipeline*. EMAFU report 91.11

7.2 Historic Maps

- 1765 Benjamin Donn Map of Devon
- 1827 Greenwood Map of Devon
- 1837 Tithe Map for Diptford Parish
- 1887 Ordnance Survey 1:2,500 sheets 1263 and 126.7
- 1889 Ordnance Survey 1:10,560 sheet 126
- 1906 Ordnance Survey 1:2,500 sheets 1263 and 126.7
- 1906 Ordnance Survey 1:10,560 sheet 126
- 1954 Ordnance Survey 1:2,500 sheets 1263 and 126.7
- 1962 Ordnance Survey 1:2,500 sheets 1263 and 126.7
- 1963 Ordnance Survey 1:10,560 sheet 126
- 1984 Ordnance Survey 1:10,000 sheet SX 42

7.3 Aerial Photographs

- Devon Archives ref. CPE/UK/1890/2265, CPE/UK/1890/3181, &CPE/UK/1890/3182

8. Appendix

8.1 Heritage Assets within 2 km Study Area

HA	Period	Description	Refs.	Grid Coordinate		Dist. to scheme	Within ZTV
1	Neolithic	Neolithic flint arrowhead recovered from topsoil during fieldwalking of pipeline corridor.	HER: MDV44468	275060	54460	0.40	Y
2	Neolithic	Fieldwalking of a stretch of pipeline corridor produced 21 lithic finds located near the bottom of a hillside.	HER: MDV44469	275500	54160	0.87	N
3	Prehistoric	Fieldwalking of pipeline corridor produced 7 waste flakes and 14 pieces of unworked flint	HER: MDV44475	275180	54400	0.49	Y
4	Prehistoric	Circular single ditched enclosure (diam c. 130 m E-W and 110 m N-S). Recorded from the air as a cropmark by F. Griffith in 1989 (DAP/OO/7A).	HER: MDV54085	275700	53800	1.28	N
5	Prehistoric	Part curvilinear single ditched enclosure recorded as a cropmark from aerial photograph (DAP/PG/8-10)	HER: MDV43012	276598	56182	1.02	Y
6	Early-medieval	Beenleigh farm, diptford. The site of the domesday manor of benleia. Also known as bendleigh.	HER: MDV16116	275270	56970	1.00	N
7	Early-medieval	Wagland has been identified as a domesday settlement. Formed part of the manor of Farley and by 1346 it was held as a separate estate	HER: MDV15473	276020	54640	0.86	N
8	Medieval	Stert corn mill or Beenleigh mill	HER: MDV21147	274970	57270	1.33	N
9	Medieval	Bee bole structure at Beenleigh Manor.	HER: MDV64101	275300	57000	1.04	N
10	Medieval	At Lapland Barn, Diptford, the approximate site of a medieval farmstead that existed as a separate estate at least as early as 1346. Earlier it had formed part of the domesday manor of Ferleia, or Farleigh.	HER: MDV16120	275400	54140	0.83	N
11	Medieval	Grade II Listed Lower Bearscombe Farmstead. 'Bearscombe' is first mentioned as 'wodemaneston' in 1242 + 1306, acquiring its modern	NHLE: 1108313; HER: MDV67066	274998	53890	0.94	N

HA	Period	Description	Refs.	Grid Coordinate		Dist. to scheme	Within ZTV
		name through its associated with the 'Beare' family from 17th century					
12	Medieval	A clapper bridge carrying a footpath over 'Beenleigh Brook.' Had partially fallen into the stream in 2004	HER: MDV68749	276500	56570	1.14	N
13	Post-medieval	Grade II Listed BARN AND SHIPPON RANGE IMMEDIATELY NORTH WEST OF COMBESHEAD FARMHOUSE	NHLE: 1290254	274496	55507	0.31	Y
14	Post-medieval	Grade II Listed COMBESHEAD FARMHOUSE INCLUDING GARDEN AREA WALL ADJOINING NORTH	NHLE: 1325010	274518	55504	0.28	Y
15	Post-medieval	Grade II Listed LOWER COOMBE	NHLE: 1108314	274910	55638	0.05	Y
16	Post-medieval	Grade II Listed CRABADON COTTAGE	NHLE: 1108309	275363	55075	0.13	Y
17	Post-medieval	Grade II Listed PAIR OF GATEPIERS IMMEDIATELY NORTH OF CRABADON COURT	NHLE: 1325011	275790	55134	0.56	Y
18	Post-medieval	Grade II Listed RANGE OF OUTBUILDINGS IMMEDIATELY NORTH NORTH WEST OF CRABADON COURT	NHLE: 1211026	275773	55125	0.54	Y
19	Post-medieval	Grade II Listed Crabadon Court, circa late 16th or early 17th century with alterations of probably 18th century and circa early to mid 19th and 20th century.	NHLE: 1211010; HER: MDV7594	275794	55108	0.56	Y
20	Post-medieval	Grade II Listed SMOKING CHAMBER IMMEDIATELY WEST OF CRABADON COURT	NHLE: 1108310	275764	55103	0.53	Y
21	Post-medieval	Grade II Listed FORMER STABLES IMMEDIATELY EAST SOUTH EAST OF CRABADON COURT	NHLE: 1290153	275816	55091	0.58	Y
22	Post-medieval	Grade II Listed BEENLEIGH FARMHOUSE INCLUDING FRONT GARDEN AREA WALL ADJOINING SOUTH	NHLE: 1290302	275259	56984	1.02	N
23	Post-medieval	Grade II Listed FARM BUILDING IMMEDIATELY EAST OF	NHLE: 1108341	275278	56976	1.01	N

HA	Period	Description	Refs.	Grid Coordinate		Dist. to scheme	Within ZTV
		BEENLEIGH FARMHOUSE					
24	Post-medieval	Grade II Listed BANK BARN IMMEDIATELY SOUTH WEST OF BEENLEIGH FARMHOUSE	NHLE: 1210763	275243	56975	1.01	N
25	Post-medieval	Grade II Listed FARMYARD WALL IMMEDIATELY SOUTH EAST OF BEENLEIGH FARMHOUSE	NHLE: 1324989	275270	56959	0.99	N
26	Unknown	Site of 'Beenleigh Farm mill' on a leat leading to Beenleigh Brook. A waterwheel survived when visited in 1998.	HER: MDV62665	275200	57000	1.03	N
27	Post-medieval	Grade II Listed Stert. A house dating to the early to mid 18th century, possibly with earlier origins, rearranged internally and extended at the rear in the early 19th century.	NHLE: 1108319; HER: MDV7313	274700	57071	1.21	N
28	Post-medieval	Grade II Listed SIMPSON FARMHOUSE	NHLE: 1108318	274269	56395	0.78	Y
29	Post-medieval	Grade II Listed FLETCHER'S COMBE	NHLE: 1108245	276198	56374	0.78	N
30	Post-medieval	Grade II Listed CREBER FARMHOUSE	NHLE: 1324975	273948	56031	0.88	Y
31	Post-medieval	Grade II Listed FRONT GARDEN WALL, GATE PIERS AND MOUNTING BLOCK IMMEDIATELY SOUTH EAST OF CREBER FARMHOUSE	NHLE: 1290146	273961	56027	0.86	Y
32	Post-medieval	Grade II Listed BUTTERWELL AND TROUGH APPROXIMATELY 30 METRES SOUTH EAST OF CREBER FARMHOUSE	NHLE: 1108312	273980	56022	0.84	Y
33	Post-medieval	Grade II Listed BARN AND PIGGERY IMMEDIATELY SOUTH WEST OF CREBER FARMHOUSE	NHLE: 1108311	273939	56016	0.88	Y
34	Post-medieval	Grade II Listed DUNGPIIT IMMEDIATELY SOUTH OF CREBER FARMHOUSE	NHLE: 1290118	273950	56005	0.87	Y
35	Post-medieval	Grade II Listed LOWER HOLSOME INCLUDING FRONT GARDEN AREA WALL, GATE PIERS AND	NHLE: 1211289	273313	55870	1.47	N

HA	Period	Description	Refs.	Grid Coordinate		Dist. to scheme	Within ZTV
		MOUNTING BLOCK					
36	Post-medieval	Grade II Listed BARN APPROXIMATELY 70 METRES WEST SOUTH WEST OF LOWER HOLSCOMBE	NHLE: 1108316	273241	55854	1.54	N
37	Post-medieval	Grade II Listed GRANARY IMMEDIATELY NORTH OF ASHWELL	NHLE: 1108340	276381	55391	0.83	N
38	Post-medieval	Grade II Listed ASHWELL INCLUDING GARDEN AREA WALL AND MOUNTING BLOCK ADJOINING SOUTH	NHLE: 1324988	276377	55383	0.83	N
39	Post-medieval	Grade II Listed BUTTERWELL APPROXIMATELY 40 METRES SOUTH SOUTH WEST OF ASHWELL	NHLE: 1290319	276364	55344	0.83	N
40	Post-medieval	Grade II Listed BUTTERWELL APPROXIMATELY 25 METRES NORTH OF LOWER BEARSCOMBE FARMHOUSE	NHLE: 1211266; HER: MDV67302	275025	53922	0.91	N
41	Post-medieval	Lower Bearscombe Farmhouse. Farmhouse of probable 16th century or earlier origin, the lower end demolished, extended at higher end and remodelled in 17th century.	HER: MDV67067	275002	53896	0.93	N
42	Unknown	Stone-built pigsty with slate roof at Bearscombe Farm	HER: MDV79543	274998	53874	0.95	N
43	Unknown	Farleigh linhay. Now ruinous. Original date unknown.	HER: MDV44470	275680	53560	1.47	N
44	Post-medieval	Barn north-east of Horner Farm shown on 19th century map to the north-east of Horner Farm	HER: MDV75813	276916	54863	1.56	N
45	Post-medieval	Site of 'Crabadon higher barn' shown as several adjoining buildings in a rectangular enclosure on OS 25" (1886) map	HER: MDV66798	274970	54840	0.01	Y
46	Post-medieval	Old Quarry indicated on OS 6" (1906). Shown but not indicated on OS 6" (1963).	HER: MDV46986	274890	55420	0.09	Y
47	Post-medieval	Greyhills quarry (disused) indicated on OS 6" (1906) and on OS 6" (1963).	HER: MDV46997	276000	55850	0.35	N

HA	Period	Description	Refs.	Grid Coordinate		Dist. to scheme	Within ZTV
48	Post-medieval	Site of an 'engine house' shown on os 25" (1880s) map as a small I-shaped building to the west of 'greyhills quarry'	HER: MDV68759	275900	55840	0.25	N
49	Post-medieval	Site of a 'magazine' shown on os 25" (1880s) map as a small square building to the south of 'greyhills quarry'	HER: MDV68758	276010	55830	0.36	Y
50	Post-medieval	Site of 'old quarry' shown on os 25" (1880s) map.	HER: MDV68760	275150	56270	0.31	N
51	Post-medieval	Quarry indicated on OS 6" (1906). Quarry shown but not indicated on OS 6" (1963).	HER: MDV46843	274300	54760	0.40	Y
52	Post-medieval	Site of 'old quarry' shown on os 25" (1880s) map to the south of the road.	HER: MDV68761	275740	55180	0.52	Y
53	Post-medieval	Old Quarry indicated on OS 6" (1906). Shown but not indicated on OS 6" (1963).	HER: MDV47001	276140	56360	0.73	N
54	Post-medieval	Old Quarry indicated on OS 6" (1906). Shown but not indicated on OS 6" (1963).	HER: MDV47000	276200	56300	0.73	N
55	Post-medieval	Old Quarry indicated on OS 6" (1906). Shown but not indicated on OS 6" (1963).	HER: MDV47002	275600	56710	0.81	N
56	Post-medieval	Dottin's quarry (disused) indicated on OS 6" (1906) and on OS 6" (1963).	HER: MDV46995	276580	55830	0.93	Y
57	Post-medieval	Old Quarry indicated on OS 6" (1906). Shown but not indicated on OS 6" (1963).	HER: MDV46996	276600	55600	0.97	Y
58	Post-medieval	Old Quarry indicated on OS 6" (1906). Shown but not indicated on OS 6" (1963).	HER: MDV46987	274460	56880	1.10	Y
59	Post-medieval	Old Quarry indicated on OS 6" (1906). Shown but not indicated on OS 6" (1963).	HER: MDV46994	276900	55890	1.25	Y
60	Post-medieval	Old quarry indicated on OS 6" (1906) but not on OS 6" (1963).	HER: MDV46848	276440	54410	1.34	Y
61	Unknown	Quarry indicated on OS 6" (1906). Quarry shown but not indicated on OS 6" (1963).	HER: MDV45808	275720	53610	1.45	N
62	Post-medieval	Quarry indicated on OS 6" (1906). Quarry shown but not indicated on OS 6" (1963).	HER: MDV45807	275700	53500	1.53	N

HA	Period	Description	Refs.	Grid Coordinate		Dist. to scheme	Within ZTV
63	Post-medieval	Remains of a catch meadow system with a stone drain taking water from a spring above the farmyard.	HER: MDV67301	274940	53730	1.08	N
64	Post-medieval	Windpump shown on OS 6" (1906) and on OS 6" (1963)	HER: MDV45785	273870	53870	1.27	N
65	Post-medieval	Reservoir shown on OS 6" (1906) but not on OS 6" (1963).	HER: MDV45786	273900	53920	1.21	Y
66	Unknown	Millpond indicated on OS 6" (1906). Shown but not indicated on OS 6" (1963).	HER: MDV47823	274700	57300	1.43	N
67	Unknown	Route marker	HER: MDV7583	276100	56000	0.49	Y
68	Post-medieval	Boundary stone indicated on OS 6" (1906) and on OS 6" (1963).	HER: MDV46998 -9	276130	55990	0.51	Y
69	Post-medieval	Boundary stone indicated on OS 6" (1906) and on OS 6" (1963).	HER: MDV46988 -9	273500	55100	1.13	N
70	Unknown	Granite gatepost near Thorn which may be the remains of a cross sha	HER: MDV7587	275100	57300	1.34	Y

8.2 Heritage Assets within the 2-5 km visual buffer

Period	Description	Refs.	Grid Coordinate		Dist. to scheme	Within ZTV
Post-medieval	Grade II Listed DRIVE BRIDGE AT GRID REF 73635390	NHLE: 1324977	273609	53876	1.45	N
Post-medieval	Grade II Listed ROLSTER FARMHOUSE	NHLE: 1108253	277025	56280	1.46	N
Post-medieval	Grade II Listed CURTISKNOWLE COTTAGE	NHLE: 1211460	273561	53920	1.47	N
Post-medieval	Grade II Listed ROLSTER BRIDGE	NHLE: 1215347	277092	56285	1.52	N
Post-medieval	Grade II Listed STABLE AND CIDER HOUSE RANGE IMMEDIATELY NORTH NORTH EAST OF CLEAVE FARMHOUSE	NHLE: 1108308	274393	53289	1.54	N
Post-medieval	Grade II Listed NEWHOUSE FARMHOUSE INCLUDING BARN AND OUTBUILDING ADJOINING WEST	NHLE: 1108317	273934	53453	1.56	N
Post-medieval	Grade II Listed CLEAVE FARMHOUSE	NHLE: 1325009	274380	53270	1.56	N

Period	Description	Refs.	Grid Coordinate		Dist. to scheme	Within ZTV
Post-medieval	Grade II Listed PAIR OF BUTTERWELLS APPROXIMATELY 50 METRES SOUTH SOUTH EAST OF CLEAVE FARMHOUSE	NHLE: 1108307	274365	53210	1.62	N
Post-medieval	Grade II Listed BUTTERWELL APPROXIMATELY 50 METRES NORTH OF LOWER FARLEIGH	NHLE: 1108315	275655	53369	1.63	N
Post-medieval	Grade II Listed LOWER FARLEIGH FARMHOUSE	NHLE: 1211274	275592	53313	1.66	N
Post-medieval	Grade II Listed RANGE OF FARM BUILDINGS ADJOINING NORTH OF BROADLEY FARMHOUSE	NHLE: 1325008	272855	54604	1.81	N
Post-medieval	Grade II Listed BROADLEY FARMHOUSE	NHLE: 1108305	272857	54586	1.81	N
Post-medieval	Grade II Listed GRANARY NORTH NORTH WEST OF BROADLEY FARMHOUSE	NHLE: 1108306	272832	54631	1.83	N
Post-medieval	Grade II Listed MILESTONE AT NGR 743 528 ABOUT 440 METRES SOUTH OF CLEAVE FARMHOUSE	NHLE: 1290086	274357	52832	2.00	N
Post-medieval	Grade II Listed BRADBRIDGE HOUSE	NHLE: 1325006	273658	57523	2.04	N
Post-medieval	Grade II Listed KITCHEN GARDEN WALLS WEST BRADBRIDGE HOUSE	NHLE: 1325007	273605	57496	2.05	N
Post-medieval	Grade II Listed COACH HOUSE, STABLES LINKING WALL ADJOINING WEST OF BRADBRIDGE HOUSE	NHLE: 1108303	273653	57532	2.05	N
Post-medieval	Grade II Listed NORTH BORESTON	NHLE: 1288893	276863	53755	2.05	N
Post-medieval	Grade II* Listed BICKHAM BRIDGE	NHLE: 1108342	272585	55385	2.08	N
Post-medieval	Grade II Listed WOODCOURT	NHLE: 1108257	277756	55908	2.11	N
Post-medieval	Grade II Listed IVY COTTAGE	NHLE: 1108323	272818	56595	2.13	N
Post-medieval	Grade II Listed RYES	NHLE: 1108322	272867	56718	2.13	N
Post-medieval	Grade II Listed EAST BORESTONE FARMHOUSE INCLUDING STABLES ADJOINING NORTH WEST AND FRONT GARDEN AREA WALL	NHLE: 1108274	277016	53716	2.20	N

Period	Description	Refs.	Grid Coordinate		Dist. to scheme	Within ZTV
Medieval	Grade I Listed CHURCH OF ST MARY	NHLE: 1211482	272736	56769	2.28	N
Medieval	Scheduled enclosure south west of High Marks Barn.	NHLE: 1020168	273594	52607	2.47	N
Medieval	Grade I Listed CHURCH OF ALL SAINTS INCLUDING FISHACRE TOMB ADJOINING TRANSEPT (FORMERLY LISTED UNDER PARISH OF MORELEIGH)	NHLE: 1108278	276127	52586	2.54	N
Medieval	Scheduled animal pound 220m south west of High Marks Barn.	NHLE: 1020168	273515	52557	2.55	N
Medieval	Grade I Listed CHURCH OF ST LEONARD	NHLE: 1108275	277733	53204	3.08	N
Medieval	Scheduled Churchyard cross, 5m south of the porch of St Leonard's Church. Moved from its original position nearby in 1934. Evidence of damage probably during the Reformation of the 16th century, and present head is restoration.	NHLE: 1019233	277737	53187	3.09	N
Prehistoric	Scheduled linear round barrow cemetery at Bickleigh Brake. The best surviving barrow is visible from the road at Stanborough, 2km to the south west and is an important focal point in the local landscape.	NHLE: 1019238	278392	53599	3.45	Y
Post-medieval	Grade II* Listed CHURCH HOUSE INN	NHLE: 1108225	277787	58612	3.52	N
Medieval	Grade I Listed CHURCH OF ST ANDREW	NHLE: 1108222	277829	58637	3.56	N
Medieval	Scheduled standing cross 6m southeast of St Andrew's Church porch.	NHLE: 1019234	277839	58630	3.57	N
Prehistoric	Scheduled slight univallate hillfort at Halwell Camp and two bowl barrows	NHLE: 1019237	278429	53223	3.66	Y
Medieval	Grade I Listed CHURCH OF ST MARY	NHLE: 1108208	271130	56548	3.73	N
Prehistoric	Scheduled round barrow cemetery known as Ritson Barrows, containing 11 bowl barrows	NHLE: 1020036	277508	52006	3.77	N
Iron Age	Scheduled Blackdown Rings, comprising the remains of a prehistoric hillfort with a medieval ringwork and bailey castle.	NHLE: 1016258	272031	52042	3.86	N

Period	Description	Refs.	Grid Coordinate		Dist. to scheme	Within ZTV
	The hillfort is sited to the south of the hillcrest so that to the north its defences face onto slightly rising ground, to the east an					
Early-medieval	Scheduled ringwork later replaced with a motte.	NHLE: 1019242	277444	51817	3.88	N
Prehistoric	Scheduled slight univallate hillfort at Stanborough Camp and bowl barrow.	NHLE: 1019314	277272	51667	3.92	N
Post-medieval	Grade II* Listed BLACK HALL	NHLE: 1216358	271286	57641	3.96	N
Medieval	Grade II* Listed BEENLEIGH	NHLE: 1214051	279720	56545	4.14	N
Post-medieval	Grade II* Listed GATE HOUSE IMMEDIATELY SOUTH EAST BEENLEIGH	NHLE: 1108281	279736	56521	4.15	N
Medieval	Scheduled Luscombe Cross situated at a road junction. Example of isolated preaching cross, slighted during reformation and reused as a direction post.	NHLE: 1019235	279241	57914	4.16	N
Bronze Age	Two Scheduled ring cairns. Unusual survival in an area of the county where burial monuments are not common.	NHLE: 1014244	271404	52064	4.31	N
Post-medieval	Grade II* Listed PAINSFORD MANOR	NHLE: 1108403	280069	56827	4.54	N
Post-medieval	Grade II* Listed CHURCH OF ST BARNABAS	NHLE: 1324985	275948	60643	4.73	N
Post-medieval	Grade II* Listed LOWER WASHBOURNE BARTON	NHLE: 1108384	280516	55259	4.89	N
Early-medieval	Scheduled ringwork and bailey castle	NHLE: 1021376	269921	56551	4.92	N
Prehistoric	Scheduled bowl barrow 660m south west of Woodland Barton, situated on the end of a north west to south east spur, with broad views to the south and east.	NHLE: 1019319	270118	57518	4.98	N
Prehistoric	Scheduled bowl barrow on Churchland Green 350m west of Coldharbour Farm survives well and will retain information about its construction and use despite the attentions of barrow robbers in the past.	NHLE: 1019320	270444	52093	5.07	N

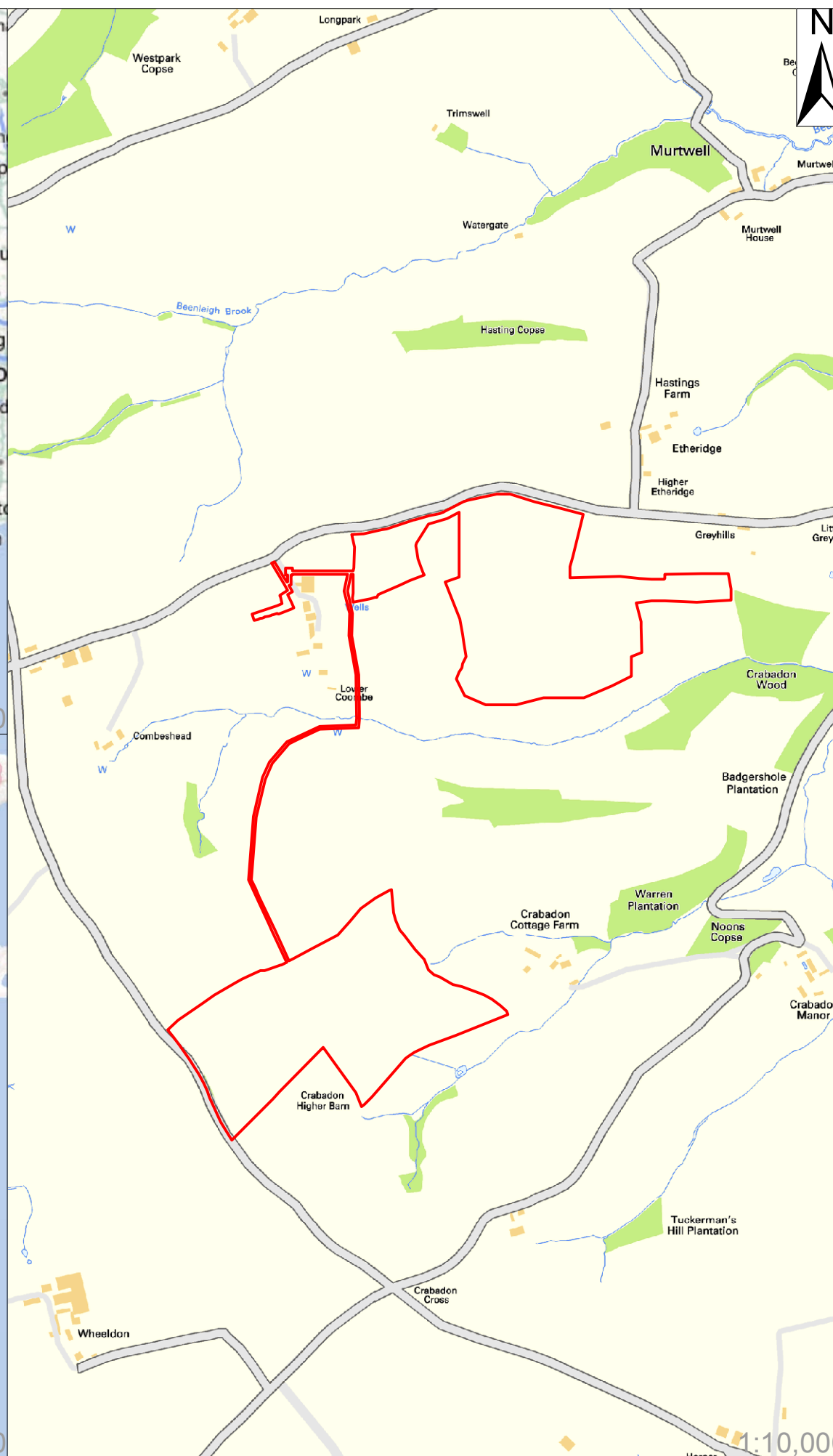
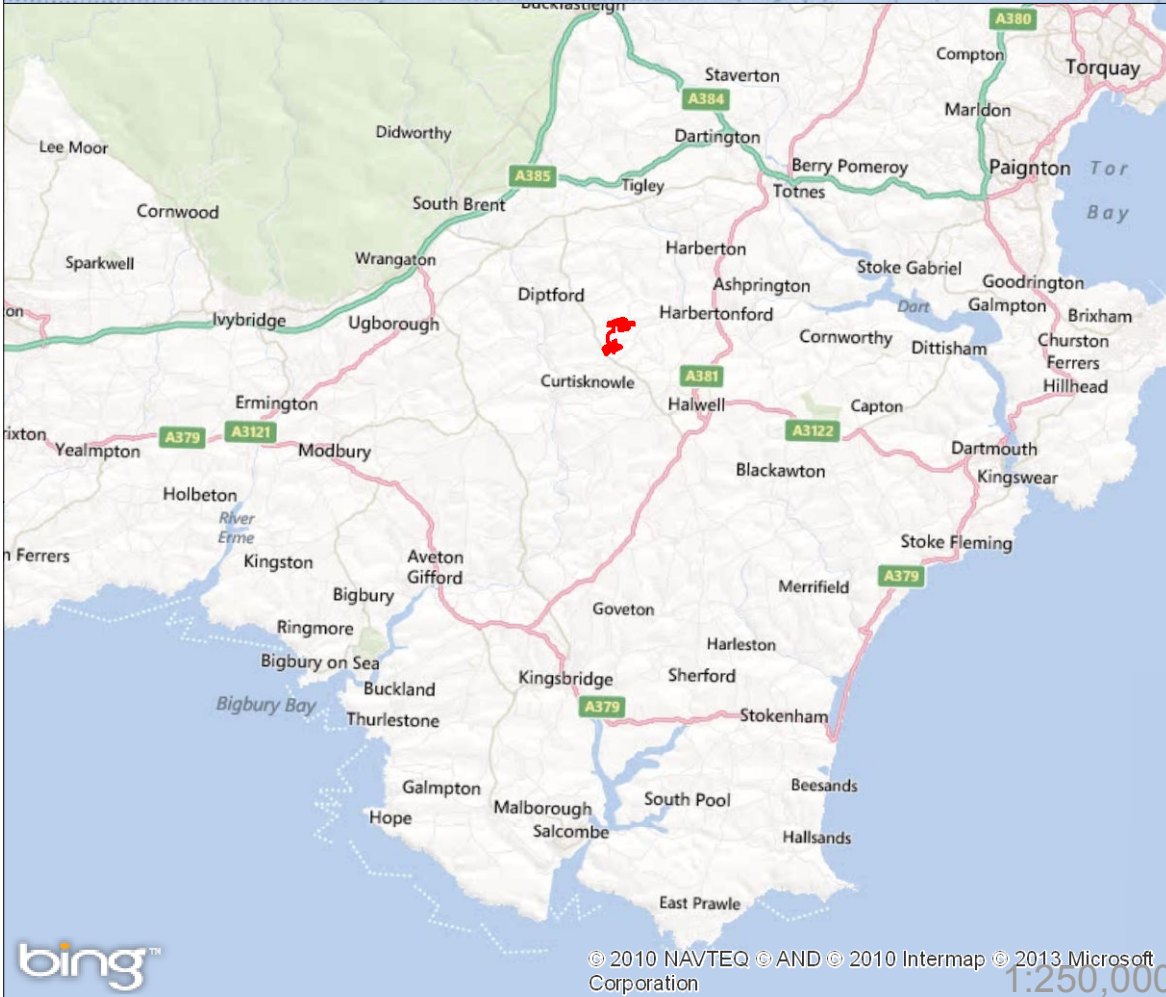
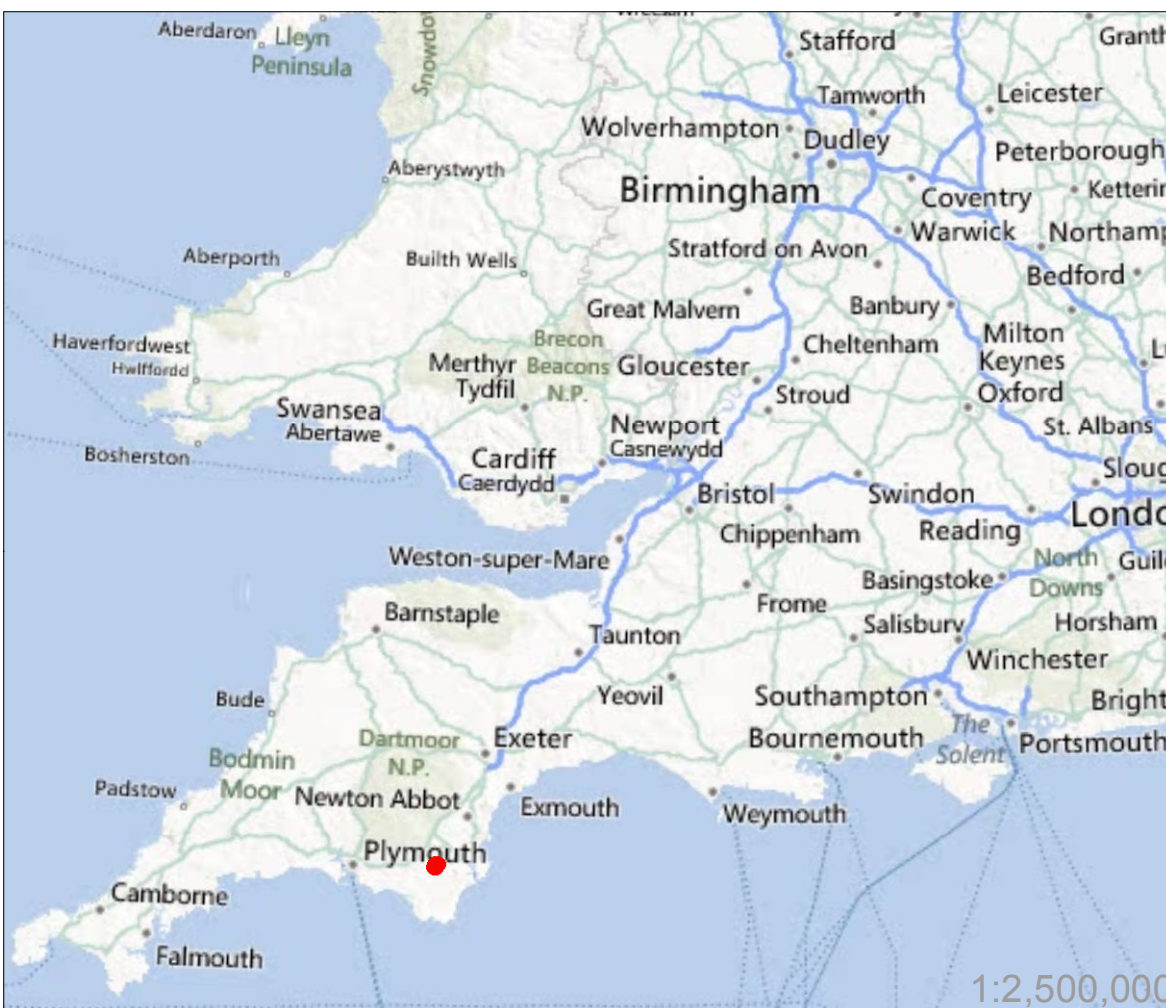
Legend

Site Boundary

AEE Renewables plc
Solar Farm on land at Coombeshead

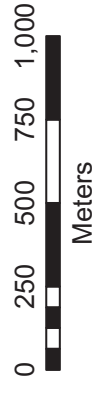
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Figure 1
Site Location

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Legend

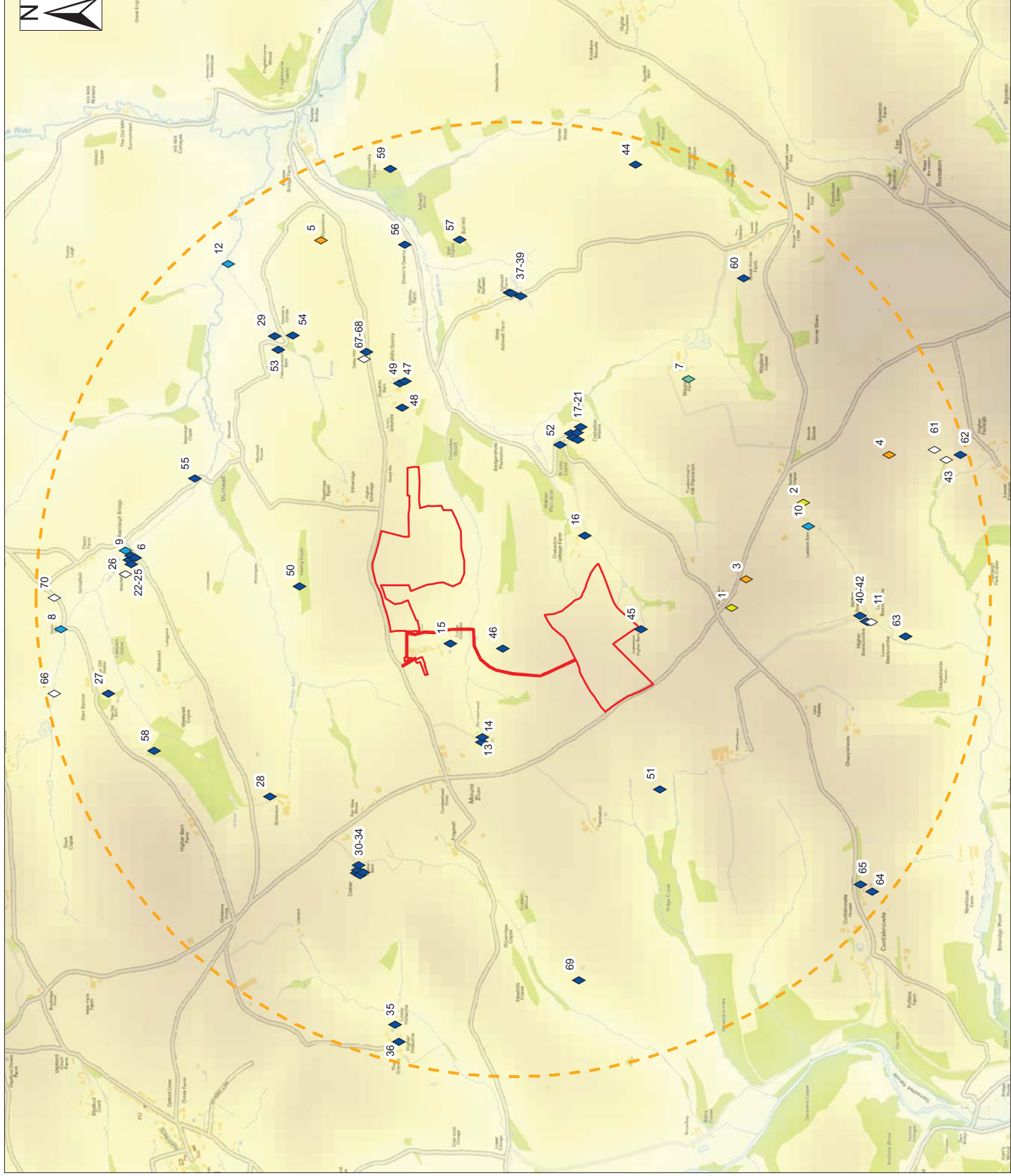
- Site Boundary
- 2 km Study Area
- Heritage Assets**
- ◆ Prehistoric
- ◆ Neolithic
- ◆ Bronze Age
- ◆ Iron Age
- ◆ Early-medieval
- ◆ Medieval
- ◆ Post-medieval
- ◆ Unknown



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Figure 2
Historic Baseline

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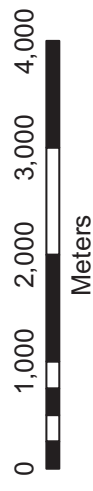


Key

- Site Boundary
- 2 km Buffer
- 5 km Buffer

Designated Heritage Assets

- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II
- ★ Scheduled



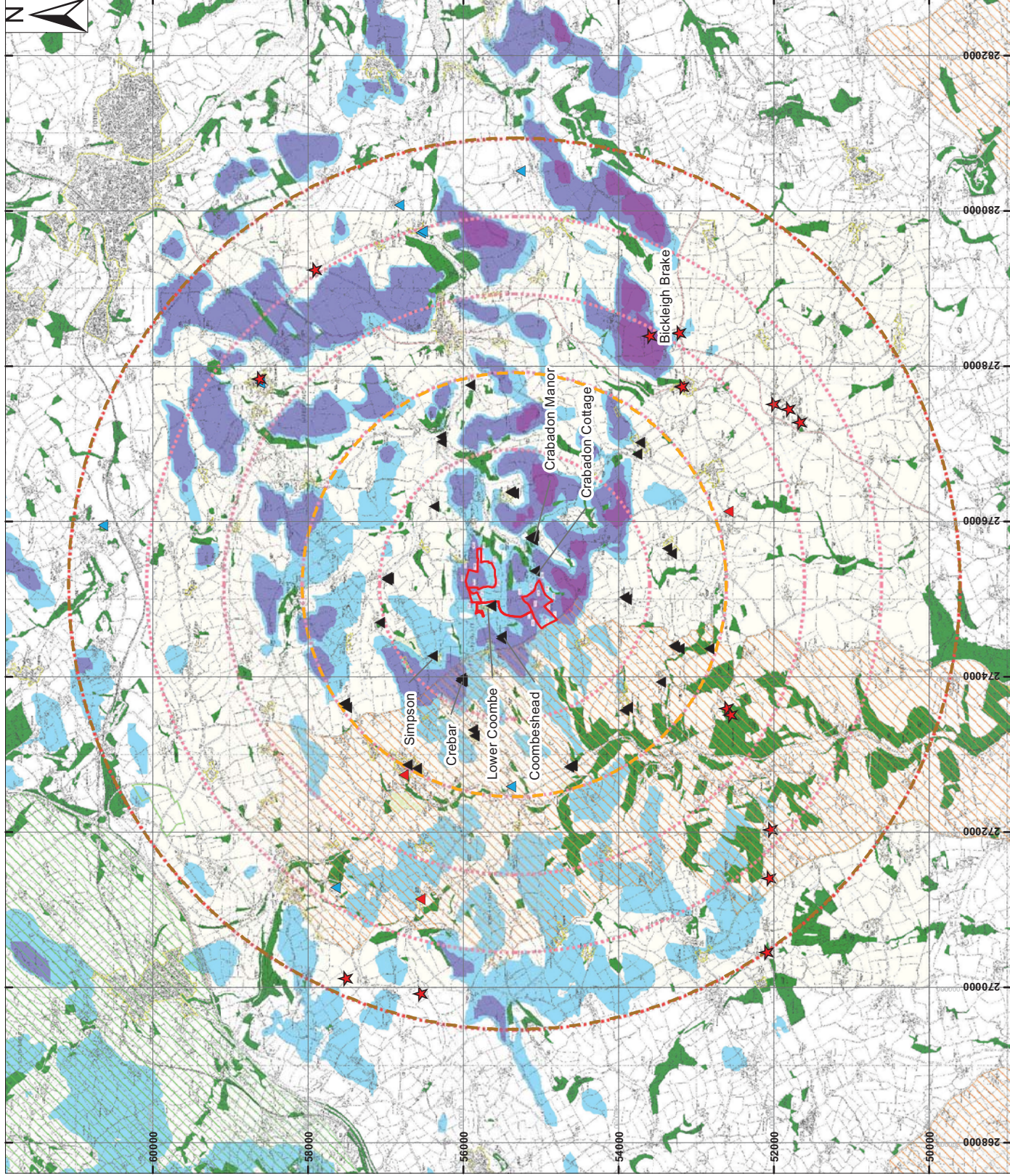
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Figure 3

Zone of Theoretical Visibility

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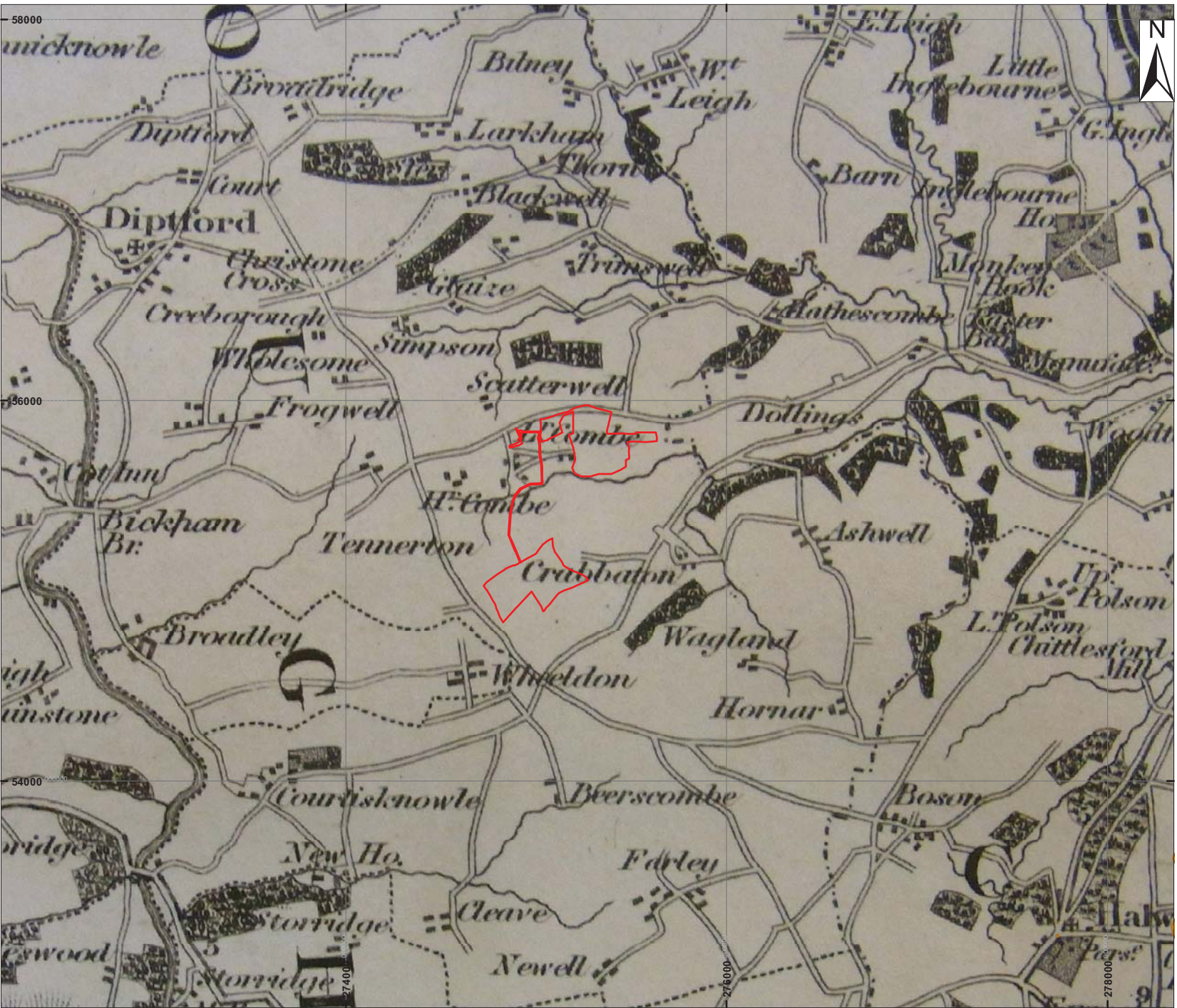
Legend

0 250 500 750 1,000
Meters

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Figure 4
1765 Benjamin Donn Map of Devon

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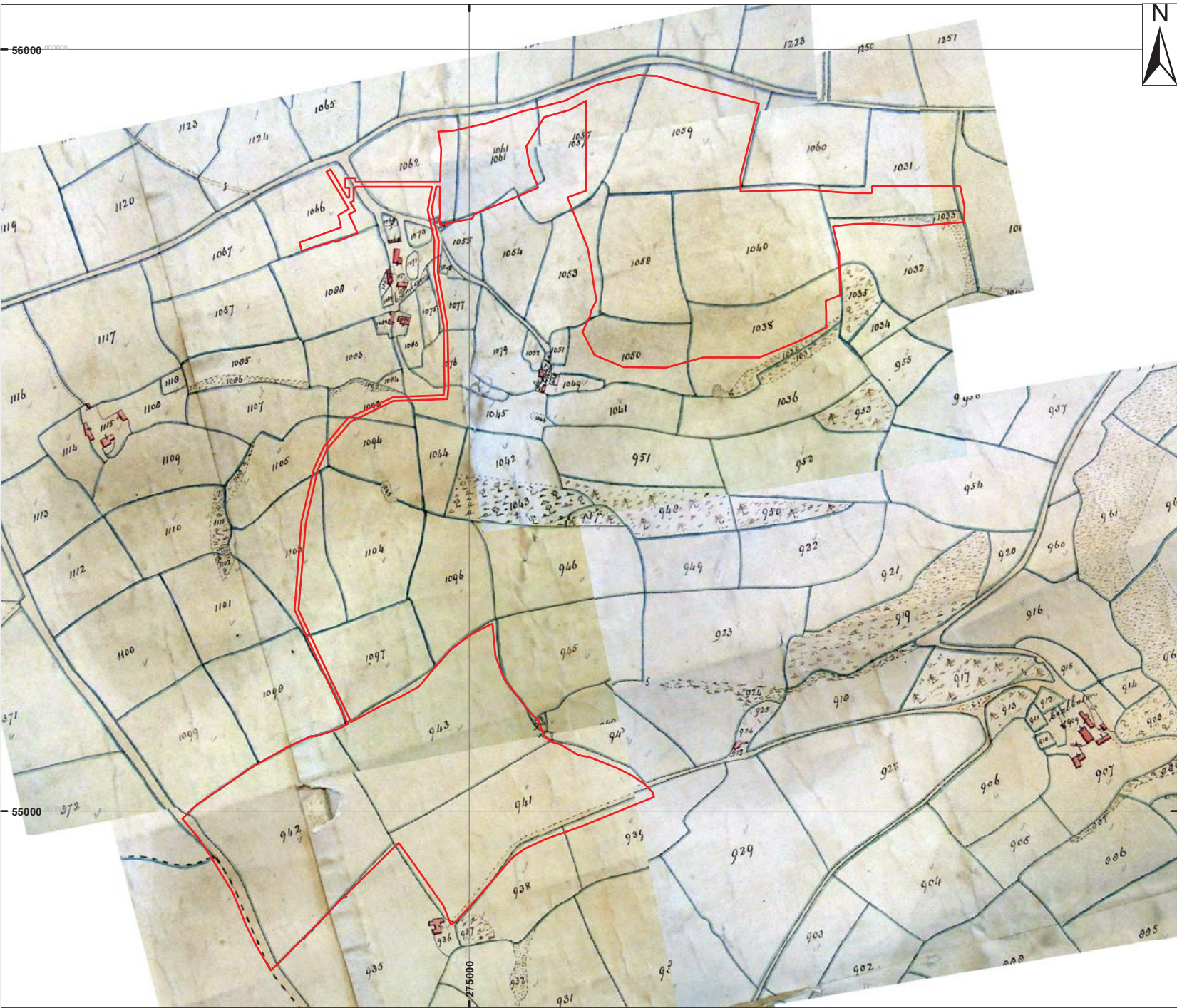
Approximate Site Location


0 250 500 750 1,000
Meters

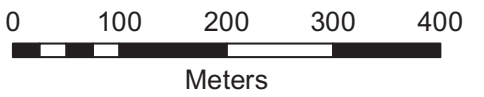
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Figure 5
1827 Greenwood Map of Devon

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Legend
 Site Boundary



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Figure 6
1837 Diptford Parish Tithe Map**

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Legend

Site Boundary

0 100 200 300 400
Meters

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Figure 7
1889 Ordnance Survey Map

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Legend

 Site Boundary

0 100 200 300 400
Meters

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Figure 8
1963 Ordnance Survey Map

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