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Summary

Wessex Archaeology was commissioned to prepare a Desk-Based Assessment of land to the east of Fremington Army Camp, centred on National Grid Reference 251,466.435, 132,898.167. This study is intended to support a planning application for a proposed outfall within the site.

The aims of this study were to assess the known and potential marine heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource.

The effect of the development proposals on the marine historic environment resource will be a material consideration in the determination of the planning application. This study has identified one overriding heritage constraint; limekiln **WA1030**. However, its significance is low and there is a negligible potential for physical impact, hence it is unlikely to prohibit development.

This assessment has established that there is an archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains, particularly relating to secondary impacts

The Historic Landscape Character of the proposed development site is of limited significance. Although development of the site would fundamentally change its character, this would not constitute an appreciable loss to the wider historic environment resource.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

Acknowledgements

Wessex Archaeology would like to thank Devon County Council for supplying the Historic Environment Record data.



Fremington Pill Discharge

Marine Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned to prepare a Desk-Based Assessment of land to the east of Fremington Army Camp, Fremington, Devon (hereafter 'the Site', **Figure 1**), centred on National Grid Reference (NGR) 251,466.435, 132,898.167.

1.1.2 This study will support a planning application for a proposed outfall within the Site to be submitted to Devon County Council and is intended to inform future proposals for the redevelopment of the Site.

1.2 The Site

1.2.1 The Site comprises an irregular parcel of land located at the western edge of and adjacent to the intertidal zone of the Taw Estuary at the east of the village of Fremington, Devon County, covering a total of 0.6 km by 0.15 km at its furthest extents.

1.2.2 The Site is located immediately to the east of the Fremington Army Camp in the Fremington Conservation Area (first designated in May 1978). The conservation area includes listed buildings and structures that relate to both the historic settlement of Fremington and the Second World War military base. A full breakdown of the listed buildings and structures is provided in **Section 4**. Fremington itself is located 3 miles west of Barnstaple (**Figure 1**).

1.3 Development proposals

1.3.1 In 2013 planning permission was granted for '277 dwellings with associated public open space, affordable housing, recreational facilities. Landscaping and access following the demolition of existing buildings; and the refurbishment of 2 former military buildings...for community use at Fremington Army Camp.' (The Planning Inspectorate 2013). The Site assessed within this report is only part of the development considered for the above plans as the main development has been assessed previously. As such, this report should be viewed in conjunction with the archaeological desk based assessment produced by Avon Archaeological Unit in 2011.

1.3.2 This current assessment deals solely with the drainage and outfall to the east of the above development.

1.4 Scope of document

1.4.1 This assessment was requested by the Client to determine, as far as is possible from existing information, the nature, extent and significance of the marine and terrestrial historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

1.4.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:



'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

1.4.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

1.5 Aims

1.5.1 The specific aims of this assessment are to:

- *outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components;*
- *assess the potential impact of development or other land changes on the significance of the heritage assets; and*
- *make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.*

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

2.2 Designated heritage assets

2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'

2.2.2 Designation can be defined as:

'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values' (English Heritage 2008, p.71).



2.2.3 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973.*

2.2.4 Further information regarding heritage designations is provided in **Appendix 2**.

2.3 National Planning Policy Framework

2.3.1 National Planning Policy Framework Section 12 'Conserving and enhancing the historic environment' sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.2 The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.3 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource;*
- *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
- *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
- *places weight on the conservation of designated heritage assets, in line with their significance; and*
- *requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.*

2.3.4 A selection of excerpts from NPPF Section 12 'Conserving and enhancing the historic environment' is presented in **Appendix 2**.

2.3.5 On 6 March 2014, the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource. The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled 'Conserving and enhancing the historic environment' (ID: 18a), which expands upon NPPF Section 12.

2.4 Local planning policy

2.4.1 The Site is situated within the administrative boundaries of North Devon County Council. Local planning policies that relate to the historic environment and may be relevant to the proposed development are presented in **Appendix 2**.



2.5 Supplementary planning guidance

- 2.5.1 Devon County Council has prepared detailed studies of the Fremington Conservation Area which coincides with the Study Area (see **Section 4.2**). This Conservation Area appraisal and management plan have been adopted by the Council as Supplementary Planning Guidance (Devon County Council).

3 METHODOLOGY

3.1 Introduction

- 3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2017).

3.2 Study Area

- 3.2.1 A Study Area was established within a 1 km radius of the Site boundary. The recorded historic environment resource within the Study Area was considered to provide a context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

- 3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:
- *The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;*
 - *The Devon Historic Environment Record (HER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;*
 - *Relevant national, regional and thematic Research Frameworks (e.g. South West Archaeological Research Framework, 2012);*
 - *National heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;*
 - *Historic manuscripts, surveyed maps, and Ordnance Survey maps available online at National Library for Scotland (NLS) and old-maps.co.uk.*
 - *Relevant primary and secondary sources held at Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations near the Site were studied.*

- 3.3.2 Sources consulted during the preparation of this assessment are listed in **References**.

3.4 Assessment criteria – Significance

- 3.4.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

3.4.2 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage (now Historic England) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document, significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential 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 value** *Deriving from the ways in which people draw sensory and intellectual stimulation from a place; and*
- **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.*

3.4.3 This assessment was also informed by advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2* (2015a). The assessment of the significance of heritage assets was informed by:

- The National Planning Policy Framework (Department of Communities and Local Government [DCLG] 2012) and National Planning Practice Guidance (DCLG 2016 Updated 2017);
- Scheduled Monuments and nationally important but non-scheduled monuments (Department for Culture, Media and Sport (DCMS) October 2013);
- Principles of Selection for Listing Buildings (DCMS March 2010);
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008);
- Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2 (Historic England 2015a);
- The Archaeology of South West England Research Assessment and Agenda (ALGAO South East 2007) and The Archaeology of South West England Research Strategy (ALGAO South East 2012).

3.4.4 The relative significance of heritage assets was determined in general accordance with the schema laid out in **Table 1**.

Table 1 Generic schema for classifying the significance of heritage assets

Significance	Categories
Very High	World Heritage Sites (including nominated sites) Assets of recognised international importance Assets that contribute to international research objectives
High	Scheduled Monuments Grade I and Grade II* Listed Buildings Grade II Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations Grade I and Grade II* Registered Parks and Gardens Registered Battlefields Non-designated assets of national importance Assets that contribute to national research agendas
Moderate	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
Low	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups
Negligible	Sites, features, structures or landscapes with little or no archaeological, architectural or historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

3.5 Assumptions and limitations

- 3.5.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 3.5.2 The records held by the Historic Environment Record (HER) are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.6 Copyright

- 3.6.1 This report may contain material that is non-Wessex Archaeology copyright (eg, Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 regarding multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.



4.1.2 All heritage assets identified within the Study Area are listed in **Appendix 3**. The NHLE and HER entries are assigned a unique number within the text and given a **WA** prefix for ease of reference.

4.2 Designated heritage assets

Site

4.2.1 There are no designated heritage assets within the Site.

Study Area

4.2.2 Designated heritage assets within the Study Area comprise:

No Scheduled Monuments:

- *There are no scheduled monuments within the study area.*

No Grade I Listed Buildings:

- *There are no Grade I listed buildings within the study area.*

Four Grade II* Listed Building:

- **WA1048** – *St Paul's Church originating from the 13th century with later alterations and additions in the 15th and 19th centuries.*
- **WA1041** – *The Church of St Peter.*
- **WA1034** – *A gazebo on the north side of Fremington Manor Gardens.*
- **WA1038** – *Fremington Manor house (including entrance gateway on the west side).*

24 Grade II Listed Buildings:

- *Gravestones and a lynchgate associated with the Church of St Peter (**WA1011–WA1017** and **WA1032**).*
- **WA1026** – *Penhill House with 17th century origins, later extended in the 19th century.*
- *Several cottages dating to the post medieval period of the village (**WA1028**, **WA1030**, **WA1036** and **WA1044**).*
- **WA1040** – *Fremington Mill building.*
- *And other structures originating from the post medieval period of the village, a full list of which is provided in **Appendix 3**.*

One Conservation Area:

- *As previously mentioned, the site of the former Fremington Army Camp and historical centre of the village was designated as a conservation area in 1978. This conservation area falls outside of the extents of the Site but much of it is located within the study area.*

One Additional Heritage Asset

- **WA1050** – *The North Devon Railway.*



4.2.3 There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within the Study Area.

4.2.4 Designated heritage assets located within the Study Area are depicted in **Figure 1**.

4.3 Locally listed heritage assets

4.3.1 Other notable locally listed heritage assets within the Study Area include:

- **WA1000** – possible harbour serving Fremington Manor.
- **WA1001** – the 17th century vicarage of Fremington.
- **WA1002** – possible findspot of Roman Brooch.
- **WA1021** – possible findspot of a possible Roman brooch now held in the North Devon Museum.
- **WA1018** – carvel built wreck of the French vessel Adieu Vat.

4.4 Previous studies

Site

4.4.1 There have been no previous archaeological investigations carried out at the Site.

Study Area

4.4.2 The HER contains entries pertaining to a small number of investigations which have been carried out within the Study Area. These include:

- **WA01** – An archaeological watching brief carried out at 4 Church Hill, Fremington, in 2006 by Exeter Archaeology, which produced no features or artefacts of archaeological significance.
- **WA02** – An archaeological desk based assessment carried out by Wessex Archaeology in 2007 for the RMB Chivenor Flood Defence Scheme Barstable, Devon. The area of this DBA only marginally overlaps the north-western extend of the study area.
- **WA04** – ‘Research and Survey of Fish Weirs on the Rivers Taw and Torridge’, which included a survey of the three fish weirs located within the study area.
- **WA05** – ‘Survey of Historic Buildings and Structures on the Tarka Trail’ carried out by Devon County Council in 1994 which included the survey of the North Devon railway and an area immediately to the east of the Site.

4.4.3 Where relevant, the results of these investigations are discussed in further detail in **Section 4.5** and a full list of archaeological investigations is provided in **Appendix 3**.

4.4.4 Previous archaeological investigations carried out within the Study Area are illustrated in **Figure 2**.



4.5 Archaeological and historical context

4.5.1 The following section provides a summary of the archaeological and historical development of the Site, Additional Site and the Study Area, compiled from the sources listed above. The potential for yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

4.5.2 Records obtained from the NHLE, HER and other sources are listed in **Appendix 3** and illustrated in **Figures 1 and 2**.

Prehistoric

4.5.3 There is no known prehistoric activity associated with the Site or the study area.

Romano-British (AD 43–410)

4.5.4 Two findspots of Roman brooches (**WA1003** and **WA1021**) indicate that there may have been Roman activity in the area. Therefore, the possibility of uncovering other artefacts relating to this period cannot be ruled out.

Anglo-Saxon (AD 410–1066)

4.5.5 The port and Framintona (as Fremington was previously known) Manor probably have late Anglo-Saxon origins, although there is no definitive evidence for this.

Medieval (AD 1066–1500)

4.5.6 The first recorded mentions of Fremington appear towards the end of the 11th century. The name *Framintone* appears in the south-western Geld Accounts in 1084 (Avon Archaeological Unit Limited 2011) and two years later the *Framintona* appears in the Domesday Book (1086) referring to the village as being the 'caput' or 'seat' of the Fremington Hundred. A 'hundred' was the name given to an administrative region that could either supply one hundred armed men to war or support a hundred families. There is also a reference to Fremington in the Domesday book as having been a royal landholding prior to 1066. Following the Battle of Hastings, the Manor at Fremington was awarded to one of William the Conqueror's generals (North Devon Council). Fremington was formerly a small port on the River Taw with a small pottery.

4.5.7 The current Fremington Manor was built in the 19th century but is reported to occupy the space of the previous manor originating in the 13th century.

4.5.8 The desk based assessment conducted by Avon Archaeological Unit in 2011 has highlighted the potential for a pre-conquest manor to have stood at Fremington Pill as a convenient location for access to the Taw Estuary. However, without further investigation of the area, this is speculation. Although a potential pre-conquest manor could have stood within the study area, it would lie outside the boundaries of the site.

4.5.9 During the 14th century, Fremington briefly obtained Borough status under the reign of Edward III.

Post-medieval (AD 1500–1800)

4.5.10 The situation at Fremington seemed to change little throughout the post medieval period in terms of population, although it can be seen from the HER and listed buildings that much of the village's standing historical remains can be attributed to this period or later. **WA1007** is the site of a church established in 1751 that appears to no longer be in existence.

19th Century (AD 1800–1900)

- 4.5.11 In the mid-19th century, the parish is recorded as being over 6800 acres and therefore the largest parish in the Fremington hundred. 1845 saw the arrival of the North Devon Railway in Fremington, although the impact of this transport link was not fully exploited until much later. The earliest map available online is that of the OS Six Inch, 1888-1913, which features the railway line to the north of the village, St Peter's Church and Fremington House (on the site of an old mansion).

Modern (AD 1900–present day)

- 4.5.12 The most extensive changes to the village came with WWII when the Army Camp was established to the north of the village. This location was chosen to take advantage of the proximity to the railway line and possibly also the Chivenor Airfield on the northern side of the estuary. Opened in 1942, its purpose was to serve as a United States Military Hospital for post D-Day rehabilitation. The camp could sustain 2200 patients, incorporated Fremington Manor and doubled as a training base. Following the end of WWII, the camp continued to be utilised by the British Army but the manor was eventually sold in 1982 and is now an NHS property. The railway was closed in the 1960s.

4.6 Historic Landscape Character

- 4.6.1 The Site comprises an area of land that is directly adjacent to the intertidal zone of the Taw Estuary and appears to have had little to no prehistoric or historic activity.

4.6.2 Assessment of archaeological survival and previous impacts

- 4.6.3 The Site has not been previously developed, nor has it historically been used as farmland. Because of this, and that it occupies an area immediately adjacent to the intertidal zone of the Taw Estuary, it is reasonable to conclude that the survival of archaeological remains is potentially high for prehistoric remains. This is unlikely to be the case for later periods as historic records indicate that no significant activity has taken place within the Site.

5 POTENTIAL DEVELOPMENT EFFECTS – PHYSICAL EFFECTS

5.1 Introduction

- 5.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation to elements of the historic environment resource that may be subject to physical impacts.

5.2 Summary of known and potential historic environment resource

- 5.2.1 The following table (**Table 2**) presents a summary of the known and potential elements of the historic environment resource within the Site and its vicinity which could be physically affected by the development proposals, based on the information presented in **Section 4**.

- 5.2.2 Entries in the table are assigned a '*Potential*' rating, which represents a measure of probability. This has been determined via the application of professional judgement, informed by the evidence presented in the preceding sections of this assessment. '*Potential*' is expressed on a four-point scale, assigned in accordance with the following criteria:

- **High Situations where heritage assets are known or strongly suspected to be present within the Site or its vicinity and which are likely to be well preserved.**



- **Moderate** Includes cases where there are grounds for believing that heritage assets may be present, but for which conclusive evidence is not currently available. This category is also applied in situations in which heritage assets are likely to be present, but also where their state of preservation may have been compromised.
- **Low** Circumstances where the available information indicates that heritage assets are unlikely to be present, or that their state of preservation is liable to be severely compromised.
- **Unknown** Cases where currently available information does not provide sufficient evidence on which to provide an informed assessment regarding the potential for heritage assets to be present.

5.2.3 The relative 'Significance' of known and potential heritage assets included in **Table 2** has been determined in accordance with the criteria set out in **Section 3.5**.

Table 2 Summary of known and potential historic environment resource within the Site and Study Area

Significance	Period and description		Degree of Impact
Low	Undated	<i>Adieu Vat (WA1018)</i> in intertidal zone – indirect impacts due to sediment displacement.	Low

5.3 Statement of potential impact

Designated heritage assets

5.3.1 Due to the location of the Site at the intertidal zone of the Taw Estuary, the development of the eastern outfall may result in indirect impacts to one heritage asset within the Study Area due to changes in water flow resulting in altered sediment distribution. The asset within the study area that may be affected by this is the wreck of *Adieu Vat (WA1018)*. This asset is not designated and therefore the potential impacts are considered low.

Archaeological remains

5.3.2 The construction of the proposed development may entail the following sources of ground disturbance and excavations:

- *Installation of services, drainage and other infrastructure.*

5.3.3 The works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.

5.3.4 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

Historic Landscape Character

5.3.5 There is no known historic land use of the Site.



6 CONCLUSIONS

6.1 General

- 6.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified only one overriding cultural heritage constraint which is likely to prohibit development.

Designated heritage assets – physical impacts

- 6.1.2 The potential for secondary impacts due to the potential displacement of sediments on **WA1018**, although these have been assessed to be of low impact.

Archaeological remains

- 6.1.3 This assessment has established that there is no archaeological interest within the Site. Due to a lack of previous archaeological investigation within the Site, the potential for and significance of further buried archaeological remains could not be accurately assessed on the basis of the available evidence.
- 6.1.4 Any adverse impact to buried archaeological features because of the implementation of the development proposals would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy.

6.2 Recommendations

Designated heritage assets – physical impacts

- 6.2.1 There are no designated heritage assets within the Site that are likely to suffer direct physical impacts.

Archaeological remains

- 6.2.2 The presence, location and significance of any buried archaeological remains within the Site cannot currently be positively or negatively confirmed based on the available information. It is considered possible that there may be prehistoric buried remains but unlikely that there would be historic remains in the Site.
- 6.2.3 It would be recommended that an archaeologist be present on site for any initial groundworks to mitigate against the potential discovery of any buried archaeological remains.
- 6.2.4 An awareness of and implementation of the Portable Antiquities Scheme on site during excavation works is also highly recommended.
- 6.2.5 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.
- 6.2.6 Based on the above findings and with the implementation of these recommendations, a Written Scheme of Investigation (WSI) is not required.



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Planning (Listed Buildings and Conservation Areas) Act 1990. Available at: <http://www.legislation.gov.uk/ukpga/1990/9/contents>

Protection of Wrecks Act 1973. Available at: <http://www.legislation.gov.uk/ukpga/1973/33>

Historic Environment Records

Dorset Historic Environment Record (DHER)

Online resources

<http://archaeologydataservice.ac.uk/>

<http://www.heritagegateway.org.uk>

<http://www.historicengland.org.uk/listing/the-list/>

<http://www.magic.gov.uk>

<https://maps.nls.uk/>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>

<http://www.british-history.ac.uk/>

<http://planningguidance.planningportal.gov.uk/>

All URLs Accessed on 25/07/2018

APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage assets	World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.
Heritage asset	A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Value	An aspect of worth or importance

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–9500 BC	Romano-British	AD 43–410
Early Post-glacial	9500–8500 BC	Anglo-Saxon	AD 410–1066
Mesolithic	8500–4000 BC	Medieval	AD 1066–1500
Neolithic	4000–2400 BC	Post-medieval	AD 1500–1800
Bronze Age	2400–700 BC	19th century	AD 1800–1899
Iron Age	700 BC–AD 43	Modern	1900–present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 12: Conserving and enhancing the historic environment	
Para. 128	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.
Para.129	Local planning authorities should identify and assess the significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 132	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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
Para. 135	The effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 137	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.



Local Planning Policy

Fremington Conservation Area Management Plan (Adopted December 2010)		
Document ref.	Title	Scope
	Fremington Conservation Area Management Plan	This Conservation Area Management Plan for Fremington follows on from the Conservation Area Character Appraisal, which was adopted in December 2010. The management plan acts as a reference and guide for all those who make decisions which may impact on the special character of Fremington to safeguard and enhance the character for future generations.

North Devon Local Plan (Adopted July 2006)		
Policy ref.	Title	Scope
DVS1	Design	A development proposal will be permitted where it applies the aspects of development form to achieve the identified design principles as set out in Design Principled and Aspects of Development Form. If the proposal does not use the appropriate development forms or conflicts with the design principles, it will not be permitted.
ENV16	Development in Conservation Areas	Any new development within or affecting a Conservation Area must preserve or enhance their special architectural or historic character or appearance.
ENV17	Listed Buildings	Development affecting a listed building will only be permitted where it preserves the architectural or historic interest of the building, its features and its setting. The impact of the new development on the setting of a listed building will therefore be carefully assessed.



Appendix 3: Gazetteers

Gazetteer 1: Archaeological Assets

WA No.	NHLE No.	HER No.	Name	Designation	Period	Easting	Northing
1000		MDV112095	Possible Harbour Serving Fremington Manor		Anglo-Saxon	251359.379	132529.354
1001		MDV112096	Fremington Vicarage			251169.351	132533.005
1002		MDV112115	Salt Mill, Fremington Creek		Post-medieval	251573.620	132778.072
1003		MDV113042	Possible Roman Brooch from Fremington		Romano-British	251330.241	133310.645
1004		MDV18946	Fremington		Anglo-Saxon	251100.001	132500.001
1005		MDV32682	Gravestone at St Peter's, Fremington		Post-medieval	251199.997	132543.999
1006		MDV32688	WELL in the Parish of Fremington		Undated	251100.001	132129.997
1007		MDV32696	CHURCH in the Parish of Fremington		Post-medieval	251279.999	132309.996
1008		MDV33100	COTTAGE NON-SPECIFIC in the Parish of Fremington		Post-medieval	251440.003	132400.000
1009		MDV33101	BARN in the Parish of Fremington		Post-medieval	251199.997	132400.000
1010		MDV33103	COTTAGE NON-SPECIFIC in the Parish of Fremington		Post-medieval	251199.997	132400.000
1011		MDV33109	Copp Gravestones at St Peter's, Fremington	Grade II	19th century	251166.003	132544.999
1012		MDV33110	Fleming Headstone at St Peter's, Fremington	Grade II	Post-medieval	251205.002	132547.998
1013		MDV33111	Sampson Headstone at St Peter's, Fremington	Grade II	Post-medieval	251170.002	132552.996
1014		MDV33112	Palmer Tomb at St Peter's Parish Church, Fremington	Grade II	Post-medieval	251191.999	132542.999
1015		MDV33113	Parkin Headstone at St Peter's, Fremington	Grade II	19th century	251174.998	132539.000
1016		MDV33114	Score Headstone at St Peter's, Fremington	Grade II	Post-medieval	251163.999	132558.005
1017		MDV33115	Cooper Headstone at St Peter's, Fremington	Grade II	Post-medieval	251189.996	132540.000
1018		MDV54947	The Wreck of the Adieu Vat		Undated	251500.002	132999.998
1019		MDV56121	Alluvial Silts and Pot Sherds, Muddlebridge, Fremington		19th century	252119.998	132549.997
1020		MDV56223	Carvings in Fremington Manor Gazebo		Undated	251170.002	132670.003
1021		MDV57475	Small Brooch found at Pill Cottage		Romano-British	251300.002	133100.000
1022		MDV57964	FARMHOUSE in the Parish of Fremington		Undated	251380.003	132350.004
1023		MDV58014	FINDSPOT in the Parish of Fremington		Undated	252199.999	133300.002
1024		MDV907	Church Plate at St Peter's, Fremington		Post-medieval	251195.001	132554.996
1025		MDV915	Mill Field and Mill Marsh		Undated	250500.000	132600.003
1026		MDV96384	PENHILL HOUSE	Grade II	Undated	252202.003	132960.000



WA No.	NHLE No.	HER No.	Name	Designation	Period	Easting	Northing
1027		MDV96385	LIMEKILN CIRCA 10 METRES NORTH OF THE DISUSED RAILWAY TRACK ON THE WEST BANK OF THE ENTRY TO FREMINGTON PILL ESTUARY	Grade II	Undated	251349.002	133199.001
1028		MDV96386	THE OLD COTTAGE	Grade II	Undated	251430.999	132391.003
1029		MDV96387	BANK BARN WITH GRANARY ATTACHED APPROXIMATELY 10 METRES SOUTH OF HOME FARMHOUSE	Grade II	Undated	251148.004	132210.005
1030		MDV96391	THE COTTAGE	Grade II	Undated	251188.001	132386.004
1031		MDV96395	ENTRANCE GATES AND GATEPIERS APPROXIMATELY 75 METRES SOUTH EAST OF FREMINGTON MANOR HOUSE	Grade II	Undated	251279.001	132475.998
1032		MDV96399	LYCHGATE TO CHURCH OF ST PETER	Grade II	Undated	251177.999	132535.001
1033		MDV96407	ANONYMOUS GRAVESTONE APPROXIMATELY 4 METRES SOUTH OF EAST END OF CHURCH OF ST PETER	Grade II	Undated	251205.002	132551.997
1034		MDV96408	GAZEBO ON NORTH SIDE OF FREMINGTON MANOR GARDENS	Grade II*	Undated	251157.997	132681.999
1035		MDV96409	GARDEN WALLS ENCLOSING PLEASURE AND VEGETABLE GARDENS FORMERLY BELONGING TO FREMINGTON MANOR HOUSE	Grade II	Undated	251143.997	132619.997
1036		MDV96410	HILLTOP COTTAGES	Grade II	Undated	251034.997	132450.996
1037	538273		The Old Mill		Post-medieval	251300.000	132300.000
1038	34065		Fremington Manor	Grade II*	Modern	251240.000	132550.000
1039			The New Inn	Grade II		251334	132432.3608
1040			1-5 Church Hill	Grade II		251213	132456.3608
1041			Church of St Peter	Grade II*		251189	132562.3608
1042			House to the rear of Fremington Mill	Grade II		251200	132217.3608
1043			Home Farmhouse	Grade II		251160	132223.3608
1044			Westaway Cottages	Grade II		251290	132275.3608
1045			Anonymous GRAVESTONE APPROXIMATELY 4 METRES SOUTH OF EAST END OF CHURCH OF ST PETER	Grade II		251213	132234.3608
1046			War Memorial	Grade II		251154	132483.3608



WA No.	NHLE No.	HER No.	Name	Designation	Period	Easting	Northing
1047	1360534		North Devon Railway			268250	114430
1048	896514		St Pauls Church	Grade II*		251189	132550
1049	1391894		Chevenor Royal Marine Barracks			249588	134420
1050	501521		Fremington Station			251600	133300
1051	33321		Yelland Stone Row	Scheduled Monument		249140	132900
1052		MDV32707	Leat in the Parish of Fremington			251100.001	132040.003
1053		MDV49899	Muddlebridge Quay, Fremington		Post-medieval	252230.003	132500.001
1054		MDV58777	Pottery Manufacturing Site at Muddlebridge House, Fremington		Anglo-Saxon	252199.999	132600.003
1055		MDV914	Muddlebridge Pottery, Fremington		Post-medieval	252300.004	132500.001
1056		MDV68220	Quarry to north-west of Clampitt, Fremington		Modern	252508.590	132998.120
1057			Former Field Boundaries, Land adjacent to Mead Park, Fremington		Post-medieval	252300.004	132500.001

Gazetteer 2: Previous Archaeological Investigations

WA No.	Event Type	HER No.	Name	Easting	Northing
01	Watching Brief	EDV4220	4 Church Hill, Fremington	251359.379	132529.354
02	Desk Based Assessment	EDV4490	RMB Chivenor Flood Defence Scheme Barnstaple, Devon: Archaeological Desk-based Assessment	251169.351	132533.005
03	Building Survey	EDV4599	North Devon Buildings at Risk Survey 2000-2003	251573.620	132778.072
04	Field Survey	EDV4719	Research and Survey of Fish Weirs on the Rivers Taw and Torridge	251330.241	133310.645
05	Field Survey	EDV5526	Survey of Historic Buildings and Structures on the Tarka Trail	251100.001	132500.001
06	Field Survey	EDV5610	A Study of Limekilns in North Devon	251199.997	132543.999
07	Photographic Survey	EDV5708	Photographic Recording of Buildings at Fremington Camp	251100.001	132129.997
08	Evaluation	EDV6550	Archaeological Trench Evaluation at the Former Fremington Army Camp	251279.999	132309.996

