

CROYDE MOTORS

JONES' HILL

CROYDE

DEVON

Heritage Assessment



South West Archaeology Ltd. report no. 211109



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Croyde Motors, Jones' Hill, Croyde, Devon

Heritage Assessment

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Work undertaken by SWARCH for a private client (The Client)

SUMMARY

South West Archaeology Ltd. (SWARCH) was commissioned to produce a heritage assessment for Croyde Motors, Jones' Hill, Croyde, Devon. This work was undertaken on behalf of a private client (The Client) as part of the proposed extension of the showroom.

The site is located within the village of Croyde on the edge of the historic core, and will form an extension to existing car showroom buildings, which were first established on this site in 1963. Prior to 1963 the site was part of an orchard.

There are a three Listed Buildings and the Croyde Conservation Area which have been considered within this assessment due to their proximity to the development, all other assets have been screened out.

The proposed development site sits on an area of forecourt, previously occupied by petrol pumps, etc. It is set back slightly further from the road than the existing building minimising its prominence in views from the north and south, which are main directions in which the conservation area and its various heritage assets are appreciated. The finalised design takes the surrounding buildings and Conservation Area into consideration, L-shape of the forecourt replacement echoing the buildings to north and south, and the roof pitch and height mimicking qualities from the existing dealership building and the listed buildings to the north, thus creating a harmonising visual link between the two. The gable end of the proposed building is designed to reference that of the listed building to the north, with similar openings and proportions.

*The size of the proposed buildings is small and within keeping and the scale of the existing building on the site, and other structures within the village and Conservation Area. Existing planting, buildings, topography and other structures help to limit or completely restrict views of the site and with this in mind, the overall impact of the proposed development can be assessed as **negligible**. The impact of the development on any buried archaeological resource would be permanent and irreversible, although any archaeological deposits were likely lost in the 1960s construction of petrol pumps, tanks, etc.*



July 2022

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CONTENTS

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF APPENDICES</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>ACKNOWLEDGEMENTS</i>	4
<i>PROJECT CREDITS</i>	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 SITE LOCATION AND TOPOGRAPHY	5
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	5
1.4 METHODOLOGY	6
2.0 HERITAGE IMPACT ASSESSMENT	7
2.1 HERITAGE IMPACT ASSESSMENT – OVERVIEW	7
2.2 NATIONAL POLICY	7
2.3 LOCAL POLICY	7
2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS	8
2.5 THE DEVELOPMENT PROPOSALS	8
3.0 DIRECT IMPACTS	10
3.1 STRUCTURE OF ASSESSMENT	10
3.2 DOCUMENTARY SOURCES	10
3.3 CARTOGRAPHIC SOURCES	11
3.4 SITE DESCRIPTION	15
4.0 INDIRECT IMPACTS	16
4.1 STRUCTURE OF THE ASSESSMENT	16
4.2 QUANTIFICATION	16
4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	17
4.3.1 Farmhouse And Farm Buildings	17
4.3.2 Historic Landscape	21
4.3.3 Aggregate Impact	22
4.3.4 Cumulative Impact	22
5.0 CONCLUSION	24
6.0 BIBLIOGRAPHY	25

LIST OF APPENDICES

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY	26
APPENDIX 2: ADDITIONAL PHOTOGRAPHIC RECORD	35
APPENDIX 3: ADDITIONAL HISTORIC PHOTOGRAPHS	36

LIST OF FIGURES

COVER PLATE: THE EASTERN (FRONT) SIDE OF THE SITE AND THE VIEW UP JONES' HILL; VIEWED FROM THE SOUTH.

FIGURE 1: LOCATION MAP.	6
FIGURE 2: PROPOSED DESIGN OF THE NEW BUILDING, VIEWED FROM THE EAST (EXTRACT OF PLANS SUPPLIED BY THE AGENT).	9
FIGURE 2: PROPOSED DESIGN OF THE NEW BUILDING, VIEWED FROM ABOVE (EXTRACT OF PLANS SUPPLIED BY THE AGENT).	9
FIGURE 3: EXTRACT OF THE GEORGEHAM TITHE MAP OF C.1840; GENEALOGIST. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.	12
FIGURE 4: EXTRACT OF THE FIRST EDITION 25 INCH OS MAP OF 1889; NLS. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.	12
FIGURE 5: SECOND EDITION OS MAP OF 1904; NLS. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.	13
FIGURE 6: PHOTOGRAPH OF THE SITE IN THE 1960S (COURTESY OF THE CLIENT).	14
FIGURE 7: AERIAL SHOT OF THE SITE IN THE EARLY 1990S (COURTESY OF THE CLIENT).	14
FIGURE 8: MYRTLE FARMHOUSE AND BARN, VIEWED FROM THE EAST-SOUTH-EAST.	19
FIGURE 9: BRIDGE FARMHOUSE (GII), VIEWED FROM THE SOUTH-WEST.	20

LIST OF TABLES

TABLE 1: SUMMARY OF IMPACTS.	23
TABLE 2: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).	28
TABLE 3: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).	33
TABLE 4: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).	33
TABLE 5: SCALE OF IMPACT.	33
TABLE 6: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.	33
TABLE 7: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63).	34

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THE CLIENT (FOR ACCESS)
 THE ARCHITECT (WOODWARD SMITH)
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1.0 INTRODUCTION

LOCATION:	CROYDE MOTORS, JONES' HILL, CROYDE
PARISH:	GEORGEHAM
DISTRICT:	NORTH DEVON
COUNTY:	DEVON
CENTROID NGR:	SS 44418 39227
PLANNING REF:	PRE-APPLICATION
SWARCH REF:	CMJH21
OASIS REF:	SOUTHWES1-506793

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (The Client) to undertake an assessment of Croyde Motors and produce a heritage assessment. This work was undertaken as part of a proposal for an extension to the showroom and to place the site in its historical and archaeological context.

1.2 SITE LOCATION AND TOPOGRAPHY

Croyde Motors lies to the west of Jones' Hill, in the centre of Croyde, surrounded by car parking, commercial and residential developments (see Figure 1). To the west of the car parks lie agricultural fields, with sand dunes and beach beyond. The site lies on a relatively level plot at c.18m AOD.

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The site lies within the village of Croyde, in the parish of Georgeham, in the historic hundred of Braunton and deanery of Shirwell (Lysons 1822). Domesday records that Georgeham was given by William to Theobald Fitz Berners, or *Tetbald*, having previously been held by Ordwulf. During the reign of Henry III the Manor of Georgeham was the property and residence of Sir Robert de Pickwell, before passing to Sir Mauger St. Albyn. The Manor then passed through successive female heirs to Hacombe, Ercedekne, Courtenay and Carew. It was sold by Sir Peter Carew to the Newcourt family. In the middle of the seventeenth century when the heiress of the Newcourts married a Chichester. In the late 17th century, Georgeham Manor, along with Buckland Dinham, was purchased by Miss Harris of Pickwell, who bequeathed all of her Georgeham Estates to Mrs. Mackenzie, who, in turn bequeathed them to Miss Woodley, daughter of Charles Woodley, Esq., of Jamaica. White's Devonshire Directory records Croyde as '*a pleasant sea bathing place, with a fine bay, and much romantic scenery in its vicinity*'. White also records that by 1850, the Manor of Georgeham belonged to Earl Fortescue and that the lord of the manor of Croyde, or *Crede*, was C. H. Webber, Esq.

The Devon County Historic Environment Record (HER) does not indicate any archaeological investigation have been carried out in the immediate area, although it does not two linear water channels to the south west of the site identified through aerial photography (MDV103062).



FIGURE 1: LOCATION MAP.

1.4 METHODOLOGY

The desk-based appraisal follows the guidance as outlined in: Standard and Guidance for Archaeological Desk-Based Assessment (CfA 2014 revised 2020) and Understanding Place: historic area assessments in a planning and development context (Historic England 2017). The historic visual impact assessment follows the guidance outlined in: Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008), The Setting of Heritage Assets (Historic England 2015), Seeing History in the View (English Heritage 2011b), Managing Change in the Historic Environment: Setting (Historic Scotland 2010), and with reference to Visual Assessment of Wind farms: Best Practice (University of Newcastle 2002), Guidelines for Landscape and Visual Impact Assessment 3rd edition (Landscape Institute 2013), Photography and Photomontage in Landscape and Visual Impact Assessment (Landscape Institute 2011).

2.0 HERITAGE IMPACT ASSESSMENT

2.1 HERITAGE IMPACT ASSESSMENT – OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument, or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). This methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in The Setting of Heritage Assets (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 1.

2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the National Planning Policy Framework (Department for Communities and Local Government 2019). The relevant guidance is reproduced below:

Paragraph 189

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the 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 be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a 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.

Paragraph 190

Local planning authorities should identify and assess the particular 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.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides statutory protection to the setting of Listed buildings: In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.3 LOCAL POLICY

Policy DM07: Historic Environment of the North Devon and Torridge Local Plan 2011-31 makes the following statement:

(1) All proposals affecting heritage assets should be accompanied by sufficient information, in the form of a Heritage Statement, to enable the impact of the proposal on the significance of the heritage asset and its setting to be properly assessed. As part of such an assessment, consideration

should be given, in order of preference, for avoiding any harm, providing enhancement, then minimising and mitigating any harm.

(2) Proposals which conserve and enhance heritage assets and their settings will be supported. Where there is unavoidable harm to heritage assets and their settings, proposals will only be supported where the harm is minimised as far as possible, and an acceptable balance between harm and benefit can be achieved in line with the national policy tests, giving great weight to the conservation of heritage assets.

(3) Proposals to improve the energy efficiency of, or to generate renewable energy from, historic buildings or surrounding these heritage assets will be supported where:

(a) there is no significant harm or degradation of historic fabric including traditional windows; and

(b) equivalent carbon dioxide emission savings cannot be achieved by alternative siting or design that would have a less severe impact on the integrity of heritage assets.

2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

This assessment is broken down into two main sections. Section 3.0 addresses the direct impact of the proposed development i.e. the physical effect the development may have on heritage assets within or immediately adjacent to the development site. Designated heritage assets on or close to a site are a known quantity, understood and addressed via the design and access statement and other planning documents. Robust assessment, however, also requires a clear understanding of the value and significance of the archaeological potential of a site. This is achieved via the staged process of archaeological investigation detailed in Section 3.0. Section 4.0 assesses the likely effect of the proposed development on known and quantified designated heritage assets in the local area. In this instance the impact is almost always indirect i.e. the proposed development impinges on the setting of the heritage asset in question, and does not have a direct physical effect.

2.5 THE DEVELOPMENT PROPOSALS

The proposed development is for a building to the north of the existing buildings for additional showroom space with a canopy joining the new building to the existing (Figure 2). This would allow for access through for vehicles to the parking areas behind.

The design has been influenced by the narrative of the site and has drawn upon the form of the petrol station canopy which was located on this site from the 1960s into the early 1990s. The intention in the design is to help provide a visual transition from the historic farm to the north and the modern village to the south.

The building would be constructed with simple external materials which are in keeping with the existing dealership building and the listed building to the north, with off-white rendered walls and tiled roofs. The proposed building will be of the same eaves height as the car dealership building, with a roof that is of intermediate pitch between this height and the listed building to the north to create harmony between the buildings. The gable end of the proposed building references the listed building with similar openings and proportions. The current tarmac and parking which extends to the north boundary wall will be retained with planters used to soften the boundaries.

The new building will need to be slightly terraced into the slope to the north-west, but the area has already been significantly disturbed by the installation of the garage in the 1960s and so there is considered to be very low archaeological potential.

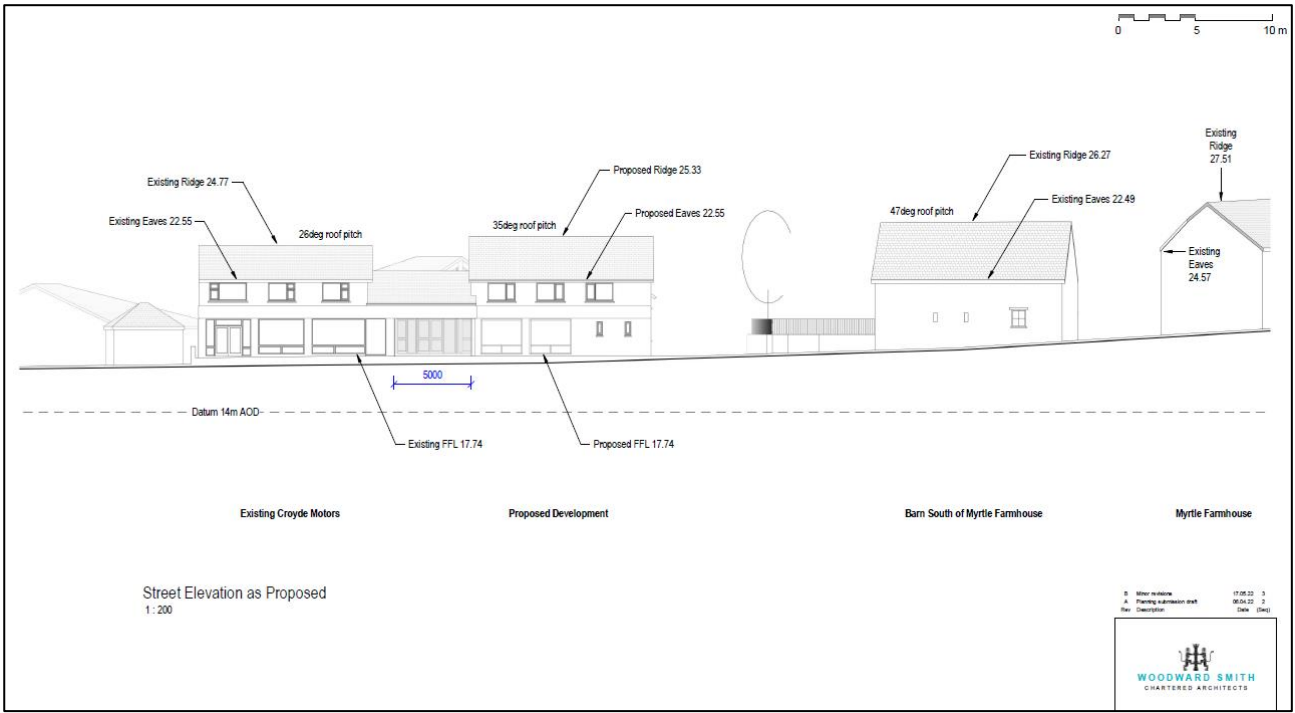


FIGURE 2: PROPOSED DESIGN OF THE NEW BUILDING, VIEWED FROM THE EAST (EXTRACT OF PLANS SUPPLIED BY THE AGENT).



FIGURE 3: PROPOSED DESIGN OF THE NEW BUILDING, VIEWED FROM ABOVE (EXTRACT OF PLANS SUPPLIED BY THE AGENT).

3.0 DIRECT IMPACTS

3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the direct effect of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.5 examine the documentary, cartographic and archaeological background to the site. Section 3.6 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 1 details the methodology employed to make this judgement.

3.2 DOCUMENTARY SOURCES

The site lies within the village of Croyde, in the parish of Georgeham, in the historic hundred of Braunton and deanery of Shirwell (Lysons 1822). The site did not originally lie within the Croyde Conservation Area, but was added following a proposed extension to include the buildings of Myrtle Farm was proposed in 2009. Domesday records that Georgeham was given by William to Theobald Fitz Berners, or *Tetbald*, having previously been held by Ordwulf. The Croyde Conservation Area Appraisal (2009) notes that Ordwulf may have been a close relative of King Edgar's wife through his grandfather. There is also differing opinion on the origin of the name Croyde, of *Crideholda* in Domesday, which may relate to the stream running through the village, to the 'Celtic' word for 'cradle' or to a Norse raider called *Crydda*. During the reign of Henry III the Manor of Georgeham was the property and residence of Sir Robert de Pickwell, before passing to Sir Mauger St. Albyn. The Manor then passed through successive female heirs to Hacombe, Ercedekne, Courtenay and Carew. It was sold by Sir Peter Carew to the Newcourt family. In the middle of the seventeenth century when the heiress of the Newcourts married a Chichester. In the late 17th century, Georgeham Manor, along with Buckland Dinham, was purchased by Miss Harris of Pickwell, who bequeathed all of her Georgeham Estates to Mrs. Mackenzie, who, in turn bequeathed them to Miss Woodley, daughter of Charles Woodley, Esq., of Jamaica. White's Devonshire Directory records Croyde as '*a pleasant sea bathing place, with a fine bay, and much romantic scenery in its vicinity*'. White also records that by 1850, the Manor of Georgeham belonged to Earl Fortescue and that the lord of the manor of Croyde, or *Crede*, was C. H. Webber, Esq.

A few metres to the north of Croyde Motors is the Grade II* Myrtle Farmhouse and its Grade II barn. The list entries for the two buildings read:

6/138 Myrtle Farmhouse (Formerly listed - as Myrtle Cottage)

25.2.65

GV II*

Farmhouse, C17 and possibly earlier parts. Stone rubble with slate roofs. Dressed stacks at each gable end and diagonally set stack at left rear corner of cross-wing. L-shaped plan with cross-wing projecting at left end of main range. 2 storeys. 3-window range to main range of three 3-light stone ovolo mullion windows, 2 panes each light, over 2 similar stone mullion windows, 2 panes each light, over 2 similar stone mullion windows with hoods. Inserted early C19 sash 8 panes over 8 panes to left. C17 doorway near the angle of the L with ovolo-moulded surround with scroll-stops and original framed and ledged plank door. Stone painted gabled porch possibly C19 with slate roof at right gable end, similarly moulded C17 door frame and C20 door, walling above blind. Cross wing inner face has horizontal sliding sash 9 panes each light over 6-paned sash. Cross-wing gable end is blind with slate roof to small lean-to. Outshut to left side with early plank door. Interior largely unspoilt. Fine C17 coved ceiling with decorated plasterwork to upper chamber at right end of main range. Central pendant with ribbed surround of 8 petals. 4 heartshaped enclosures point outwards with floriated clusters at the tips, 2 to each side extending down to the coving with acorn motifs in the centre, the other 2 with foliated clusters. Plasterwork cornice of 2 bands with acorn motif. Plasterwork cornice with foliated design to ground floor room at end of main range and ribbed plaster cornice to the other principal bedrooms. Much of the internal joinery

intact. Cross-wing has stopped and chamfered fireplace lintel and beams, settle and other original fittings. No access to roofspace but possibly 2 raised cruck trusses to the cross-wing. Retaining garden wall of rubble stone with end pier and steps to side. The cross wing may contain earlier fabric.

6/139 Barn approximately 10 metres

- south of Myrtle Farmhouse

GV II

Barn or former stables and shippon with loft over. Probably C18. Stone rubble with cob to the upper storey. Thatch roof with gable ends. 2 storeys. West side has loft door to partially patched upper storey above square openings to left of plank door. East roadside has square opening with slatted window and timber lintel with 2 ventilators to lower end. 4 roughly hewn trusses with 2 tiers of trenched purlins.

Almost opposite the site lies the Grade II Listed Bridge Farmhouse with attached barn:

6/140 Bridge Farmhouse with attached - barn to south

11.6.75

GV II

Farmhouse with partially converted barn attached. House C17 refenestrated and extended in C19. Barn C18. Whitewashed rendered rubble and cob with thatch roof to dwelling half-hipped to left side. Barn has thatched roof to front, corrugated asbestos to rear and pantiled extensions at left gable end and to rear. 2 large lateral stacks to house with tapered caps, both heightened in brick. Small brick stack at left end. 3-cell through-passage plan with winder staircase to rear of through-passage. 2-storey outshut with lateral stack to rear with slated offsets.

Barn, part of which has been converted, extends from left end at angle. Single storey extension to right end, formerly butchers shop with gabled slate roof. 2 storeys. 4-window range of 2-light casements, 3 to left with 8 panes each light, that to right with 6 panes and margin glazing bars each light. Two 2-light windows with 2 large panes and margin glazing bars each light to each side of stack and rubble porch with clay pattern tiled lean-to canopy. Panelled door with glazed upper panels. French windows at upper end and C19 hornless sash 3 over 3 pane to right end extension. Barn has two 3-light casements 6 panes each to right of C20 door with timber lintels. Interior altered, no evidence of smoke-blackening in roof.

There are a number of other Grade II Listed Buildings located within Croyde village, but these would not be visible from the site, nor would they have visibility of the site.

3.3 CARTOGRAPHIC SOURCES

The earliest map available to this study is the Georgeham Tithe Map of c.1840. This map shows Myrtle Farm, which appears to have been called Harpers Farm at this time. The farm was owned by Captain George Jones (possible the namesake of Jones' Hill?) and occupied by Richard Jones and John Brayley. The site formed part of the farm's landholding at this time, being located at the eastern end of plot 894, recorded on the apportionment as orchard. Bridge Farmhouse can be seen across the road, labelled as Bagsters, although without the crank in the buildings, which exists today.



FIGURE 4: EXTRACT OF THE GEORGEHAM TITHE MAP OF C.1840; GENEALOGIST. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

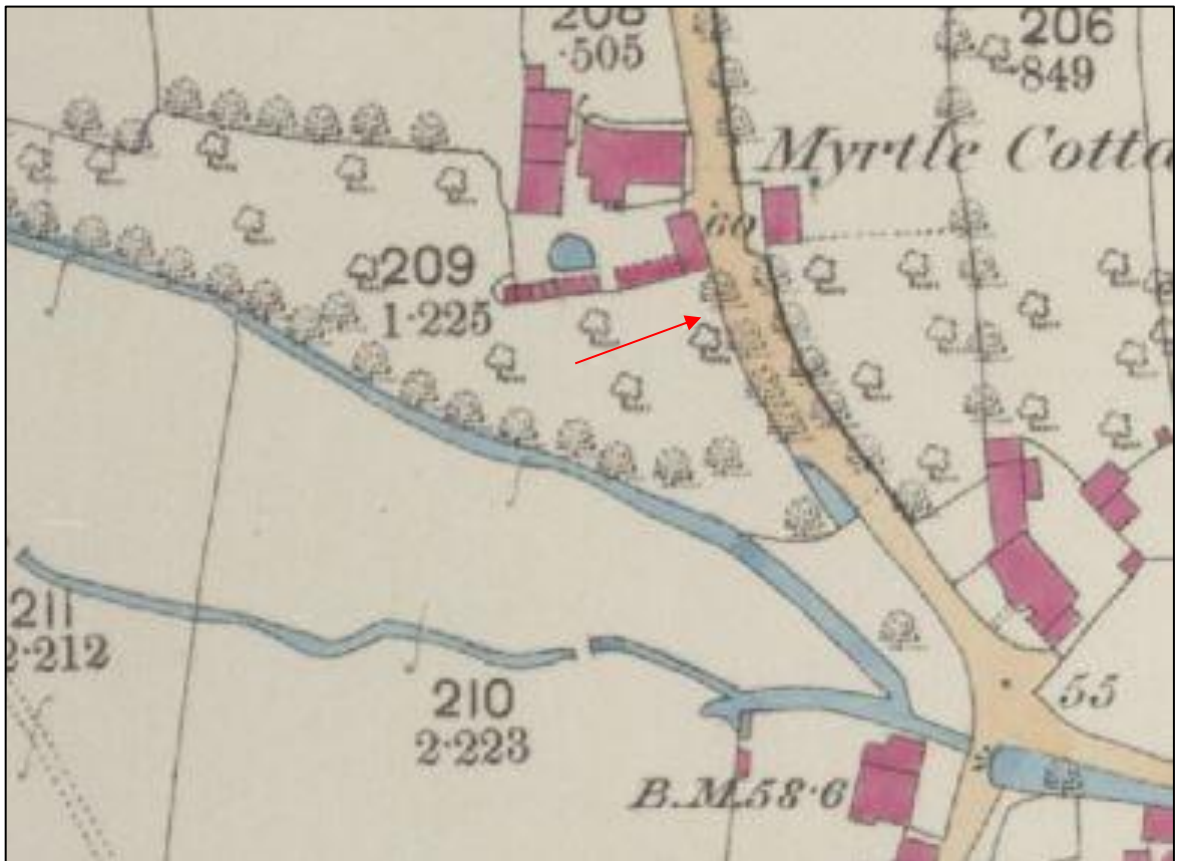


FIGURE 5: EXTRACT OF THE FIRST EDITION 25 INCH OS MAP OF 1889; NLS. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

The First Edition OS Map of 1889 shows more detail than the Tithe Map, but does not appear to show much change. The layout of the buildings at Myrtle Farm (labelled Myrtle Cottage) seem to be largely unchanged from the Tithe Map, although the south-western barn appears to show a number of divisions, which may indicate its function as a stable or animal pens. The field in which the site lies would appear to still be an orchard at this point, and water courses run to the south of the site, consistent with the aerial photography.

The Second Edition OS Map of 1904 shows a rearrangement of the barns at the southern end of Myrtle Farm (labelled Cottage), but otherwise everything at Myrtle Farm and the site appears consistent with the First Edition OS Map.

The 1959 OS Map (not depicted) is very similar to the Second Edition Map, the site still an orchard. The northern of the watercourses appears to have gone by this time, likely reflecting the installation of mains drainage in the village in c.1952. The Village Hall has been constructed (in 1952) to the south of the site. The 1963 Map (not depicted) is largely unchanged from the 1959 map, showing the addition of one small building in the south-east corner of the field (the public toilets(?), but the site footprint is still clear of any development. Croyde Motors moved to this site (from near the Manor Inn) in 1963.

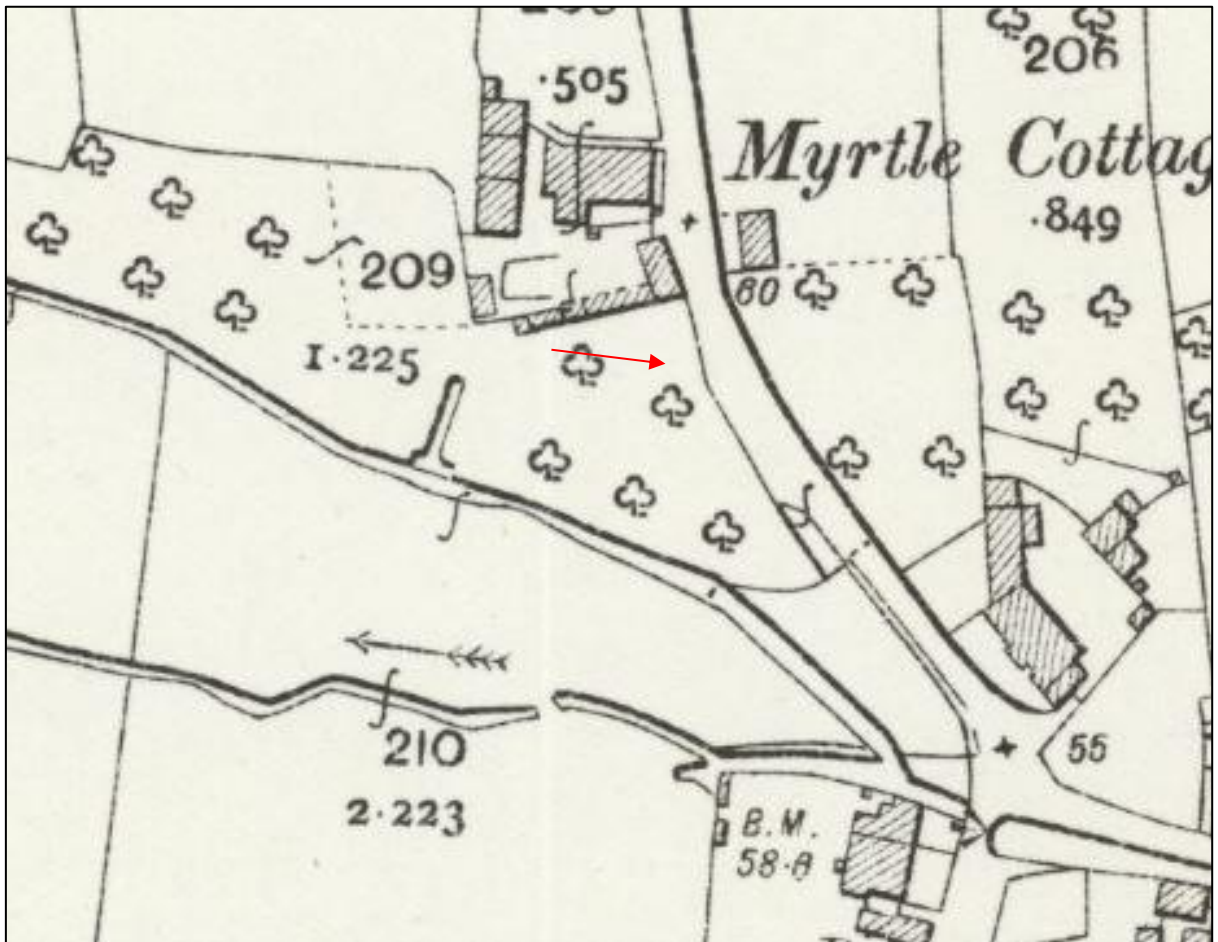


FIGURE 6: SECOND EDITION OS MAP OF 1904; NLS. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

The 1977 OS Map is the first available to this study to indicate a garage on the site, which appears unchanged on the 1991 OS Map. The planning system records an application for an amendment to plans to allow an increase in roof height to accommodate a vehicle lift (Planning No. 21236), so the garage was undergoing improvements by this date. The majority of the applications for the site relate

to illuminated and non-illuminated signs and fascias, although there is an application for a showroom extension in 1996 and an application to build a workshop in 2003.



FIGURE 7: PHOTOGRAPH OF THE SITE IN THE 1960S (COURTESY OF THE CLIENT).



FIGURE 8: AERIAL SHOT OF THE SITE IN THE EARLY 1990S (COURTESY OF THE CLIENT).

There are a number of Listed Buildings within the village of Croyde. The site lies within the Croyde Conservation Area. There are no Scheduled Monuments, Registered Parks and Gardens that will be affected by the proposed development. The closest designated asset to the development site is the Grade II* Listed Myrtle Farmhouse and its Grade II Listed Barn. Due to the landform of the area around the proposed development and the screening provided by plantations, hedges and existing buildings, the only designated heritage assets with inter-visibility with the proposed development are Myrtle Farmhouse (GII*) and its barn (GII), and Bridge Farmhouse with its attached barn (GII).

3.4 SITE DESCRIPTION

Croyde Motors sits on the west side of Jones' Hill, the building on a relatively level plot, the car park on a slight north-south incline, before the climb up the hill steepens as it passes Myrtle Farmhouse.

A toilet block is located to the immediate south of the show room building, with car parks to the north and west, residential buildings to north and east, with a campsite beyond the farm to the north, and commercial buildings: restaurants, cafes, shops, etc. and the village hall to the south. Myrtle Farm to the north and Bridge farm to the south-east are the only historic buildings in an otherwise 20th-21st century area of the village. The existing garage is mostly glass, with metal framing and two roofs, one slate and the other corrugated, agricultural style sheeting. The exterior car park is a late 20th century style brick herringbone surface. There is a mixture of temporary and permanent signage and flags.

4.0 INDIRECT IMPACTS

4.1 STRUCTURE OF THE ASSESSMENT

For the purposes of this assessment, the indirect effect of a development is taken to be its effect on the wider historic environment. The principal focus of such an assessment falls upon identified designated heritage assets like Listed buildings or Scheduled Monuments. Depending on the nature of the heritage asset concerned, and the size, character and design of a development, its effect – and principally its visual effect – can impact on designated assets up to 20km away.

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 Historic England 2015), with reference to ICOMOS (2011) and DoT (DMRB, WEBTAG) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors. Appendix 1 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2015, 6). Step one is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. The second stage in the process is to look at the heritage assets within the search radius and assign to one of three categories:

- Category #1 assets: Where proximity to the proposed development, the significance of the heritage asset concerned, or the likely magnitude of impact, demands detailed consideration.
- Category #2 assets: Assets where location and current setting would indicate that the impact of the proposed development is likely to be limited, but some uncertainty remains
- Category #3 assets: Assets where location, current setting, significance would strongly indicate the impact would be no higher than negligible and detailed consideration both unnecessary and disproportionate.

For Step *two* and Step *three*, and with an emphasis on practicality and proportionality (*Setting of Heritage Assets* p15 and p18), this assessment then groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the potential effect, the individual entry elaborates on local circumstance and site-specific factors. The individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

4.2 QUANTIFICATION

The size and location of the site would indicate a search radius of 500m is sufficient to identify those designated heritage assets where an appreciable effect might be experienced. The site is located to the south of a historic farmstead and to the north west of another.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for an effect greater than negligible (see Table 8 in Appendix 1) are considered here in detail – the rest have been scoped out of this assessment but are listed individually in Table 5. • Category #1 assets: Myrtle Farmhouse, Gill*; Barn 10m south of Myrtle

Farmhouse, GII; Bridge Farmhouse and attached barn to south, GII • Category #2 assets: None • Category #3 assets: Grade II* and Grade II Listed buildings within 500m of the proposed development site; none.

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.3.1 FARMHOUSE AND FARM BUILDINGS

Listed farmhouses with Listed agricultural buildings and/or Curtilage; some may have elements of formal planning/model farm layout

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the lincay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bake house, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting. What is important and why Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape, and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). Working farms are rarely aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

Asset Name: Myrtle Farmhouse	
Parish: Georgeham, Devon	Value: High
Designation: Grade II*	Distance to Development: c.60m
Description Summary: Farmhouse, C17 and possibly earlier parts. Stone rubble with slate roofs. Dressed stacks at each gable end and diagonally set stack at left rear corner of cross-wing. L-shaped plan with cross-wing projecting at left end of main range. 2 storeys. 3-window range to main range of three 3-light stone ovolo mullion windows, 2 panes each light, over 2 similar stone mullion windows, 2 panes each light, over 2 similar stone mullion windows with hoods. Inserted early C19 sash 8 panes over 8 panes to left. C17 doorway near the angle of the L with ovolo-moulded surround with scroll-stops and original framed and ledged plank door. Stone painted gabled porch possibly C19 with slate roof at right gable end, similarly moulded C17 door frame and C20 door, walling above blind. Cross wing inner face has horizontal sliding sash 9 panes each light over 6-paned sash. Cross-wing gable end is blind with slate roof to small lean-to. Outshut to left side with early plank door. Interior largely unspoilt. Fine C17 coved ceiling with decorated plasterwork to upper chamber at right end of main range. Central pendant with ribbed surround of 8 petals. 4 heartshaped enclosures point outwards with floriated clusters at the tips, 2 to each side extending down to the coving with acorn motifs in the centre, the other 2 with foliated clusters. Plasterwork cornice of 2 bands with acorn motif. Plasterwork cornice with foliated design to ground floor room at end of main range and ribbed plaster cornice to the other principal bedrooms. Much	

<p>of the internal joinery intact. Cross-wing has stopped and chamfered fireplace lintel and beams, settle and other original fittings. No access to roofspace but possibly 2 raised cruck trusses to the cross-wing. Retaining garden wall of rubble stone with end pier and steps to side. The cross wing may contain earlier fabric.</p>
<p>Supplemental Comments: The building has been recently whitewashed on the majority of the road-facing elevation and the enclosing wall and steps up to the farmhouse. Modern handrails have also been added to the steps and what appears to be a modern datestone that reads 'Myrtle Farm AD1900'. The south-facing elevation is largely obscured by evergreen hedges growing up against the walls of the farmhouse, and greenery growing up and over the enclosure wall. A modern dwelling has been constructed in the location of the former west barn of the courtyard following the demolition of the historic barn some years ago.</p>
<p>Conservation Value: The farmhouse is a well-preserved structure and the conservation area was extended around a decade ago specifically to include this building and its listed barn.</p>
<p>Authenticity and Integrity: The authenticity and integrity of this building is high. The farmhouse sits within a courtyard arrangement of buildings which appear to have altered little since the c.1840 tithe map (with the exception of the new build to the west) although having received some modern treatment (sconces, handrails, name/datestone, etc.) which may slightly detract from its authenticity. It no longer appears to be a working farm, all of its land given over to development or campsite in the mid- to late 20th century, so no longer retains its original function or setting.</p>
<p>Setting: Myrtle Farmhouse sits within a courtyard arrangement of buildings with its barns to the south and west. All of its historic lands have been given over to other uses, either residential or commercial developments, or campsite. The farmhouse and its barns also appear to have received modern restorations and the west barn has been replaced with a modern dwelling. The area surrounding Myrtle Farm has also been given over to modern residential or commercial development. Therefore, the farmhouse does not retain its original function or setting.</p>
<p>Contribution of Setting to Significance of Asset: The farmhouse is clearly set within its own courtyard of buildings and views were intended to be within this courtyard and not outwards. The windows seem to be predominantly on the east and south facing elevations, confirming that the farm was intended to be inward-looking. The farm no longer retains its original function and no longer has a link to its former lands. The setting has been eroded over a number of years and no longer bears any relevance to the Farmhouse, which is now a residential property in a residential area.</p>
<p>Magnitude of Effect: There will be no planned direct effect on the building from the development. The proposed development will be partially visible from the upper windows of the south elevation of the farmhouse, over the barns and walls. There will be no visibility of the proposed development from the north, west and eastern elevations of the farmhouse. There is already a showroom and workshop on this location and so the proposed development will have no additional effect.</p>
<p>Magnitude of Impact: The proposed development is outside the historic courtyard farm, located within an area already occupied by several 20th century businesses and residential properties. There will only be limited views to the development and no further impact on the setting.</p>
<p>Overall Impact Assessment: Neutral to negligible</p>



FIGURE 9: MYRTLE FARMHOUSE AND BARN, VIEWED FROM THE EAST-SOUTH-EAST.

Asset Name: Barn approximately 10m south of Myrtle Farmhouse	
Parish: Georgeham, Devon	Value: Medium
Designation: Grade II	Distance to Development: c.50m
Description Summary: <i>Barn or former stables and shippon with loft over. Probably C18. Stone rubble with cob to the upper storey. Thatch roof with gable ends. 2 storeys. West side has loft door to partially patched upper storey above square openings to left of plank door. East roadside has square opening with slatted window and timber lintel with 2 ventilators to lower end. 4 roughly hewn trusses with 2 tiers of trenched purlins.</i>	
Supplemental Comments: The barn appears to have received modern restoration treatment and converted into a residence, as it is no longer part of a working farmstead, it is unclear what its use is. Modern windows have been installed, but there is no record of its conversion to a domestic building. It still retains an agricultural appearance.	
Conservation Value: The barn is a well-preserved historic building and the conservation area was extended to include this barn and Myrtle Farmhouse.	
Authenticity and Integrity: The authenticity and integrity of this building is medium. The barn sits within a courtyard arrangement of buildings which appear to have altered little since the c.1840 tithe map (with the exception of the new build to the west), the courtyard resurfaced and covered with pea-gravel in a change from the original farmyard. Part of the barn now has a modern roof, and it appears that the windows are modern, with modern window and door inserted into the south elevation.	
Setting: The barn south of Myrtle Farmhouse sits within a courtyard arrangement of buildings with its farmhouse to the north and former (now converted) barns to the west. All of its historic lands have been given over to other uses, either residential or commercial developments, with a campsite to the west and north. A small garden is retained to the north. The farmhouse and its barns also appear to have received modern restorations and the west barn has been replaced with a modern dwelling. The area surrounding Myrtle Farm has also been given over to modern residential or commercial development. Therefore, the barn does not retain its original function or setting, its primary focus would have historically been on its farmyard to the west.	
Contribution of Setting to Significance of Asset: The barn is clearly set within its own courtyard of buildings and views were intended to be within this courtyard and not outwards. The windows seem to be predominantly on the east and north facing elevations, with additional modern window and door inserted in the south elevation. The farm no longer retains its original function and no longer has a link to its former	

lands. The setting has been eroded over a number of years and no longer bears any relevance to the Farmstead, which is now a residential property in a residential area.

Magnitude of Effect: There will be no planned direct effect on the building from the development. The proposed development will be visible from the upper windows of the south elevation of the barn, over the walls and fence. There is already a showroom and workshop on this location and so the proposed development will have limited additional effect, although in close proximity.

Magnitude of Impact: The proposed development is outside the historic courtyard farm, located within an area already occupied by several 20th century businesses and residential properties. There will only be limited views to the development and no further impact on the setting.

Overall Impact Assessment: **Negligible**



FIGURE 10: BRIDGE FARMHOUSE (GII), VIEWED FROM THE SOUTH-WEST.

Asset Name: Bridge Farmhouse with attached barn to south	
Parish: Georgeham, Devon	Value: Medium
Designation: Grade II	Distance to Development: less than 50m
Description Summary: <i>Farmhouse with partially converted barn attached. House C.17 refenestrated and extended in C19. Barn C18. Whitewashed rendered rubble and cob with thatch roof to dwelling half-hipped to left side. Barn has thatched roof to front, corrugated asbestos to rear and pantiled extensions at left gable end and to rear. 2 large lateral stacks to house with tapered caps, both heightened in brick. Small brick stack at left end. 3-cell through-passage plan with winder staircase to rear of through-passage. 2-storey outshut with lateral stack to rear with slated offsets. Barn, part of which has been converted, extends from left end at angle. Single storey extension to right end, formerly butchers shop with gabled slate roof. 2 storeys. 4-window range of 2-light casements, 3 to left with 8 panes each light, that to right with 6 panes and margin glazing bars each light. Two 2-light windows with 2 large panes and margin glazing bars each light to each side of stack and rubble porch with clay pattern tiled lean-to canopy. Panelled door with glazed upper panels. French windows at upper end and C19 hornless sash 3 over 3 pane to right end extension. Barn has two 3-light casements 6 panes each to right of C20 door with timber lintels. Interior altered, no evidence of smoke-blackening in roof.</i>	
Supplemental Comments: The small attached barn to the south has been re-roofed since the listing text, with the asbestos sheeting remaining at the rear, but modern slate roof at the front. There is a converted, obliquely joined barn to the north that remains thatched. The farmhouse and barns appear to have been	

converted to accommodation and businesses.
Conservation Value: The farmhouse is a well-preserved structure although the mid-20 th century roofing of the southern barn, the modern signage on the farmhouse, barns and garden walls, and the use of the farmyard as a courtyard, as well as the modern porch and the tropical planting of the front garden do detract from its original character.
Authenticity and Integrity: The authenticity and integrity of this building is medium. The farmhouse sits within a courtyard arrangement of buildings which make up its historic farmyard. The farmhouse is now run as a B&B and one of the attached barns has been converted to a hairdressers. The courtyard now serves as a car park, refuse and washing up area, which serves the campsite at the rear.
Setting: Bridge Farmhouse is set back from the road, with a partially tropically planted garden alongside the road, a modern porch and modern business signage. The rear now serves the campsite which has been built on the historic farmland, and other land that once belonged to the farm has been given over for residential and commercial properties. While the farmhouse retains much of its historic fabric, the pastoral setting has been eroded and has become a late 20 th – early 21 st century tourist destination and the change in function(s) of the farmstead make it cohesive with this new setting.
Contribution of Setting to Significance of Asset: The farmhouse is clearly set within its own courtyard of buildings and would have been focussed on views within the farm rather than outwards. The change of function of the farmstead is now in keeping with the tourist village that Croyde has become, and the proposed changes to the garage (The Site) across the road will have little bearing.
Magnitude of Effect: There will be no planned direct effect on the building from the development. The proposed development will be partially visible from the first floor of the front (west) elevation of the Farmhouse and the converted northern barn when looking up Jones' Hill. The plan to set the development back from the road would minimise views from those extant. There would be no appreciable additional effect.
Magnitude of Impact: The proposed development is outside the historic courtyard farm, located within an area already occupied by several 20 th century businesses and residential properties. There will be limited views to the development and no further impact on the setting.
Overall Impact Assessment: Negligible

4.3.2 HISTORIC LANDSCAPE

General Landscape Character

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, modern housing estates, quarries, and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, and site specific, but as intrusive new visual elements within the landscape, are often regarded in negative terms. The proposed site would be constructed within the 'North Devon Coastal Downs' Landscape Character Area as identified in the Devon Landscape Character Assessments (LCA):

This is a fairly small area comprising the westward-facing coast between Saunton Down and Morte Point. To the north is a gradual transition to the North Devon High Coast (where the downland landform is less dominant and there is more woodland) and to the east is another gradual transition to the North Devon Downs. This transition is marked by a gradual reduction in the influence of the sea. To the south is the flat, estuarine landscape of the Taw-Torridge Estuary.

This Landscape Character Type is characterised as:

- Northern part of area underlain by fossil-rich Devonian Morte Slates, and the southern part by Devonian red and brown sandstone.

- Topography forming a repeating pattern of smooth-profiled downland ridges with steep side slopes, running east-west.
- Ridges running into long headlands (Morte Point, Baggy Point and Saunton Down) with smooth upper profiles and rocky sides descending to rugged shorelines.
- Headlands sheltering a series of sandy beaches, including Woolacombe Sands which is 3km long, with a dune system on its landward side.
- Occasional spring-fed streams flowing through relatively steep valleys to the sea.
- An open, expansive landscape with few trees and smooth horizons; trees largely limited to occasional wind-sculpted pines, and patches of scrub; tree Clump at Oxford Cross (originally planted by Henry Williamson) is a distinctive feature.
- Agriculture predominantly pastoral (sheep grazing), with arable on sheltered sites and further inland.
- Smaller fields divided by hedges or hedgebanks (often faced with local Morte slates) on lower land, but larger, more open and regular fields on higher land.
- Important ecological mosaic of coastal heath, maritime cliff and foreshore habitats, supporting valuable and diverse populations of birds, insects, reptiles, plants, ferns and lichens.
- Active dune systems at Croyde and Woolacombe Warren supporting a wide variety of plants; further inland, unimproved grassland that supports grass, herb, butterfly and bird species.
- Historic landscape features include 14th century cultivation terraces above Saunton, and historic field patterns around Croyde, Morteheo and Georgeham, where hedges or stone-faced banks divide former open fields into enclosed narrow strips.
- Second World War lookout post on the cliffs near Putsborough, and a chain of 'dummy pillboxes' along Baggy Point, used by the Allies for D-Day training.
- Scattered farms and picturesque historic villages (e.g. Morteheo, Croyde and Georgeham), often in sheltered combs.
- Locally-distinctive traditional buildings with cob, thatch and hung slates (the latter particularly in exposed locations).
- Victorian linear expansion of settlements such as Woolacombe and Croyde for tourism, as well as modern caravan parks on hillsides.
- Lundy Island's distinctive long, low profile on the horizon is a distinctive feature of the seascape.

The proposed additions and developments are not out of character for this location and are not of a scale as to be inappropriate to the historic landscape, and wider rural character.

The proposed building is intended to be terraced into slope and adjoin, but be secondary in scale, to the existing showroom. The historic barns (both designated and undesignated) to the north and east have all been converted for residential use and late 20th century housing developments to the east. The proposed new building is not considered to be positioned within a visually prominent location, and it is well screened by other buildings and modern developments. On that basis the impact is assessed as negligible.

4.3.3 AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves. However, there are no designated heritage assets which would experience a significant detrimental effect due to the proposed development. Therefore the aggregate impact is **negligible**.

4.3.4 CUMULATIVE IMPACT

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust, and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets. The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making. GLVIA 2013, 123*

An assessment of cumulative impact is, however, difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not been established, and landscape capacity would inevitably vary according to landscape character. No development appears to have taken place on the site in recent years; although the proposed building will replace the previous location of petrol pumps once positioned on the site.

The proposed development would add capacity to the existing business, extending it to the north-east of the existing building, replacing an area of forecourt, primarily used for displaying cars. With that in mind, an assessment of **negligible** is appropriate.

TABLE 1: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Myrtle Farmhouse	GII*	60m	High	Neutral to negligible	Neutral/Slight	Neutral to negligible
Barn 10m south of Myrtle Farmhouse	GII	50m	Medium	Negligible	Neutral/Slight	Negligible
Bridge Farmhouse and attached barn	GII	<50m	Medium	Negligible	Neutral/Slight	Negligible
Historic Landscape						
Historic Landscape	-	-	High	Negligible	Neutral/Slight	Negligible
Aggregate Impact	-	-	-	Negligible	Neutral/Slight	Negligible
Cumulative Impact	-	-	-	Negligible	Neutral/Slight	Negligible

5.0 CONCLUSION

The proposed development lies to the north of the existing garage business Croyde Motors, which was established on this site in 1963. Prior to 1963 the site was part of an orchard on the north banks of a stream, on the edge of the historic core of the small village of Croyde.

There are a three Listed Buildings and the Croyde Conservation Area which have been considered within this assessment due to their proximity to the development, all other assets have been screened out.

The proposed development site sits on an area of forecourt, previously occupied by petrol pumps, etc. It is set back slightly further from the road than the existing building minimising its prominence in views from the north and south, which are main directions in which the conservation area and its various heritage assets are appreciated. *The finalised design takes the surrounding buildings and Conservation Area into consideration, L-shape of the forecourt replacement echoing the buildings to north and south, and the roof pitch and height mimicking qualities from the existing dealership building and the listed buildings to the north, thus creating a harmonising visual link between the two. The gable end of the proposed building is designed to reference that of the listed building, with similar openings and proportions.*

The size of the proposed buildings is small and within keeping and the scale of the existing building on the site, and other structures within the village and Conservation Area. Existing planting, buildings, topography and other structures help to limit or completely restrict views of the site and with this in mind, the overall impact of the proposed development can be assessed as **negligible**. The impact of the development on any buried archaeological resource would be permanent and irreversible, although any archaeological deposits were likely lost in the 1960s construction of petrol pumps, tanks, etc.

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APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the methodology used in this report.

National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

Paragraph 189

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the 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 be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a 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.

Paragraph 190

Local planning authorities should identify and assess the particular 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.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Cultural Value – Designated Heritage Assets

The majority of the most important (‘nationally important’) heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of ‘architectural merit’ were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first

acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments. Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures, and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19th century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies, and individuals. Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g., a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

Conservation Areas

Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

Registered Parks and Gardens

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by Historic England. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting. Sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

Registered Battlefields

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to 'read' the battle on the ground.

World Heritage Sites

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: 'Outstanding Universal Value means 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'. These sites

are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

Value and Importance

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated 'monuments of Schedulable quality and importance' should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 2: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity and integrity* as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

Evidential Value

Evidential value (or research potential) is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective.

Historical Value

Historical value (narrative) is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

Illustrative value is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

Associative value arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

Aesthetic Value

Aesthetic value (emotion) is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where a proposed development usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural and can extend many miles from the site itself. In many instances the impact of a development is incongruous but that is itself an aesthetic response, conditioned by prevailing cultural attitudes as to what the historic landscape should look like.

Communal Value

Communal value (togetherness) is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative*, *symbolic*, *social* or *spiritual*.

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g., Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or

wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

Authenticity

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farm buildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

Integrity

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

Summary

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

Setting – The Setting of Heritage Assets

The principle guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.

While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to

the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland. Together, these determine the character and extent of the setting.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

Views

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

Views play an important part in shaping our appreciation and understanding of England's historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.

The Setting of Heritage Assets (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not

always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 6), some of which are seasonal or weather-related.

Thus, the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 6 (below).

Type and Scale of Impact

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

Construction phase: construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

Operational phase: the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect, and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

Cumulative Impact: a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact: a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

Scale of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 6). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 3: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 4: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 5: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 6: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eyecatchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones

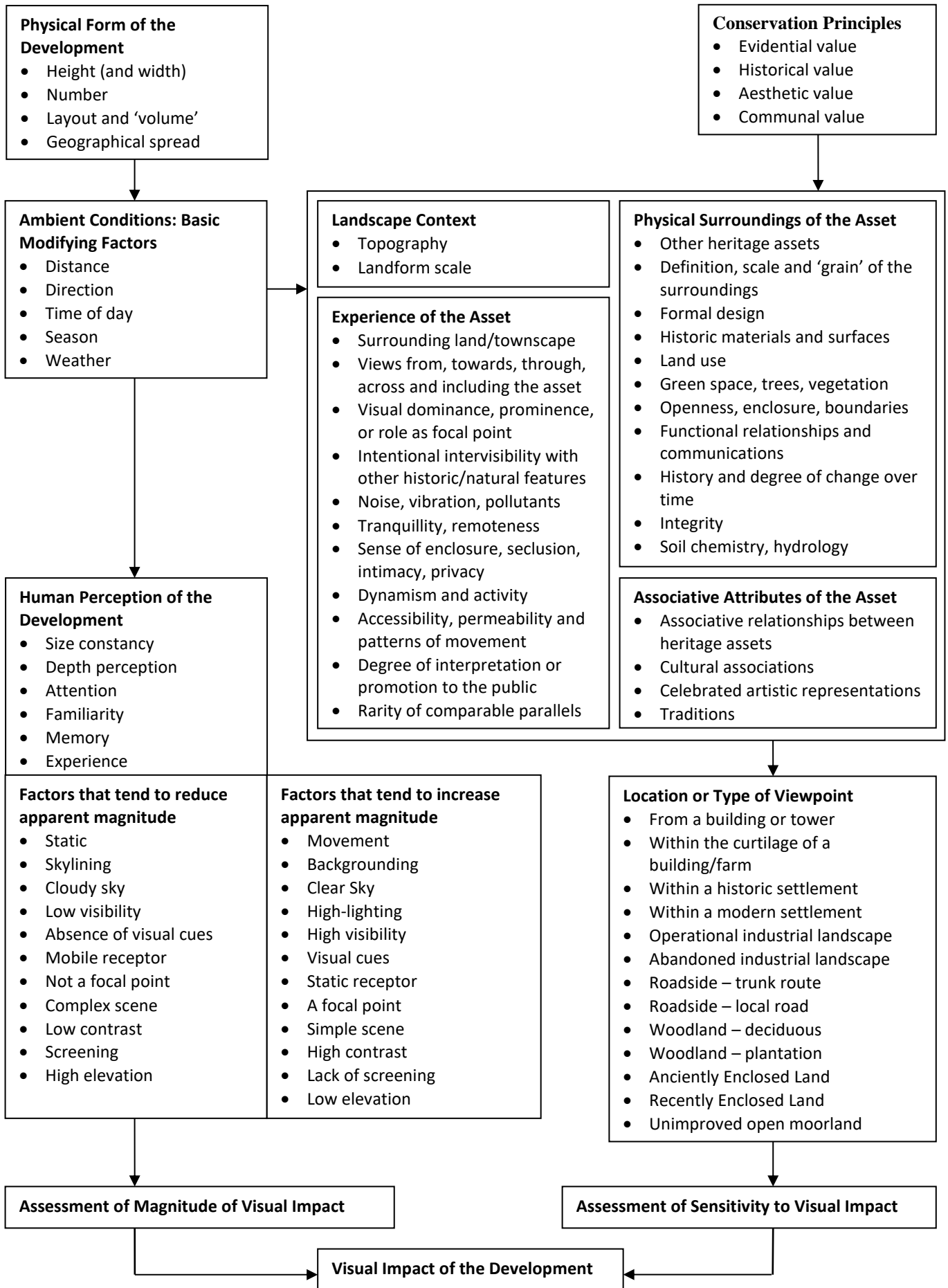


TABLE 7: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: ADDITIONAL PHOTOGRAPHIC RECORD



1. THE SITE VIEWED FROM JONES' HILL TO THE NORTH; THE GII LISTED BARN ASSOCIATED WITH MYRTLE FARM, IS THE FIRST BUILDING VISIBLE AS YOU ENTER CROYDE FROM THE NORTH.



2. THE SITE AND EXISTING SHOWROOM BUILDINGS; FROM THE EAST.



3. VIEW TOWARDS THE SITE FROM MOOR LANE, ACROSS CAMP SITE, FROM THE NORTH.

APPENDIX 3: ADDITIONAL HISTORIC PHOTOGRAPHS









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