# LAND AT MERRYFIELD LANE
# ILTON
# SOUTH SOMERSET
# SOMERSET

Results of a Heritage Assessment

South West Archaeology Ltd. report no. 221031

ARCHAEOLOGICAL SERVICES & HISTORIC BUILDING RECORDING
SOUTHWEST ARCHAEOLOGY

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# Land at Merryfield Lane, Ilton, South Somerset, Somerset

## Results of a Heritage Assessment

By P. Webb and Dr. B. Morris, MCIfA

Report Version: FINAL
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Report Finalised: 10th January 2023

Work undertaken by SWARCH for Solar South West UK Ltd. (The Client)

## *SUMMARY*

*This report presents the results of a heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for a proposed PV development on Land at Merryfield Lane, Ilton, South Somerset, Somerset. This work was carried out on behalf of Solar South West UK Ltd. (The Client) in advance of a planning application.*

*The site is located to the west of village of Ilton, a small village to the north of Ilminster, in the parish of Ilton. The manor was a pre-Domesday estate that had been granted to Athelney Abbey in the later 10th century AD; at the Dissolution it was granted to the Wadham Family of Merryfield, a moated manor to the west of the village, set within its own deer park. The site is located on a slight ridge with shallow valleys to the north and south, in a largely agricultural landscape. The historic fieldscape is characterised as recently enclosed land but its proximity to the village and the moated Merryfield site indicates it was probably established during the late medieval period or when the manor house was demolished and its land disemparked in the early 17th century. The proposed PV site would be located in a single field that probably formed part of the deer park. Very little fieldwork has been carried out in the immediate area, so the archaeological value of this landscape has not been tested. However, no earthworks have been identified on the site, and a gradiometer survey of the field did not identify any archaeological features.*

*In terms of designated heritage assets, there is one Scheduled Monument and 21 Listed buildings or structures within 1km of the site. The zone of visual influence drawn up for the site indicates screening from hedgerows and trees is very comprehensive, and even those assets in relative proximity to the site are largely insulated from any visual effect. Only two Listed Buildings (Cad Farmhouse; St Peter's Church), the one Scheduled Monument (the moated site at Merryfield), and one non-designated asset (the Wadham Almshouses), were deemed to suffer any adverse effect (negligible adverse). The aggregate and cumulative effects were also deemed to be minimal (negligible adverse), though the effect on the historic landscape, extending the built form of the village out to the line of the former Chard Canal, was assessed as minor adverse.*

*With this in mind, the overall impact of the proposed development can be assessed as **negligible adverse**. The impact of the development on any buried archaeological resource would be **permanent** and **irreversible,** though the geophysical survey would indicate that the archaeological potential for the site is **low to negligible**.*

January 2023

## CONTENTS



## LIST OF TABLES

## LIST OF FIGURES



## LIST OF APPENDICES



## ACKNOWLEDGEMENTS

SOLAR SOUTH WEST UK LTD. (THE CLIENT)
THE LANDOWNER (FOR ACCESS)

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# 1.0 INTRODUCTION

| | |
|---|---|
| **LOCATION:** | LAND AT MERRYFIELD LANE |
| **PARISH:** | ILTON |
| **DISTRICT:** | SOUTH SOMERSET |
| **COUNTY:** | SOMERSET |
| **CENTROID NGR:** | ST 34545 17442 |
| **PLANNING REF:** | PRE-APPLICATION |
| **SOMERSET HER NO.:** | 47578 |
| **SWARCH REF:** | IIML22 |
| **OASIS REF:** | SOUTHWES1-512238 |

## 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Solar South West UK Ltd. (The Client) to undertake a heritage assessment for a proposed solar PV development on Land at Merryfield Lane, Ilton, South Somerset, Somerset to inform a proposed planning application. This work was undertaken in accordance with best practice and CIfA guidelines.

## 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located just to the west of village of Ilton, *c.*2.8km north of Ilminster and *c.*13.5km south-east of Taunton in the parish of Ilton. The proposed site consists of a single field of pastoral land within a wider agricultural fieldscape. The fields occupy gently sloping ground between *c.*30m AOD and 35m AOD. A public footpath crosses the site east to west.

The soils of the proposed area are the slowly permeable seasonally waterlogged fine loamy over clayey, fine silty over clayey, and clayey soils of the Wickham 2 Association to the south, bordering slowly permeable calcareous clayey and fine loamy over clayey soils of the Evesham 3 Association to the north (SSEW 1983). These soils overlie Quaternary gravel head deposits with mudstones of the Charmouth Mudstone Formation at depth (BGS 2022).

## 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The settlement at Ilton, in the Hundred of Abdick and Bulstone in the West Division of Somerset and Deanery of Ilminster, comprises the village of Ilton, the hamlet of Ilford and part of the hamlet of Ashford (Lewis 1848). It was first recorded as *Atiltone* in Domesday when it formed part of the lands of the Church of St Peter of Athelney (Williams & Martin 2002). Following the Dissolution of the Monasteries the lordship and manor of Ilton was assigned by Sir William Petre, Secretary of State to Henry VIII, to Nicholas Wadham Esq. and his wife Dorothy Wadham (also daughter of Sir William Petre) (SHC DD/WY/2/32/1), remaining in the family as the Earls of Egremont from 1750. In 1868 the manor was owned by Lady Egremont (Wilson 1870).

The principal seat of the Wadham family was the manor of Merryfield, a short distance to the west of Ilton, which had previously been in the hands of the Beauchamps until 1394 when Cecilia de Turberville, heiress to the Beauchamps died. About 1400, Sir John Wadham acquired the manor of Merryfield. A licence to empark was issued in 1524 and a deer park subsequently created. The fortified manor house was demolished in 1618 by Sir John Wyndham (nephew and heir to Nicolas Wadham II); materials from the house being used in the construction of Scots and Woodhouse Farms. The Wadham Almshouses in Ilton were founded by Nicholas Wadham II in 1606, who also provided the funds for Wadham College, Oxford (Wyndham 1934).

The historic landscape here is characterised as *recently enclosed land*, enclosed between the 18th and 21st centuries, but it is likely that this fieldscape was established during the medieval period given the gently curving nature of many of the field-boundaries in the wider landscape. Relatively little archaeological fieldwork has been conducted in this area, limited to the geophysical survey of adjacent land (HER 32696; Prestige 2015) and a watching brief during floor inspections at the Church of St Peter (HER 47274).

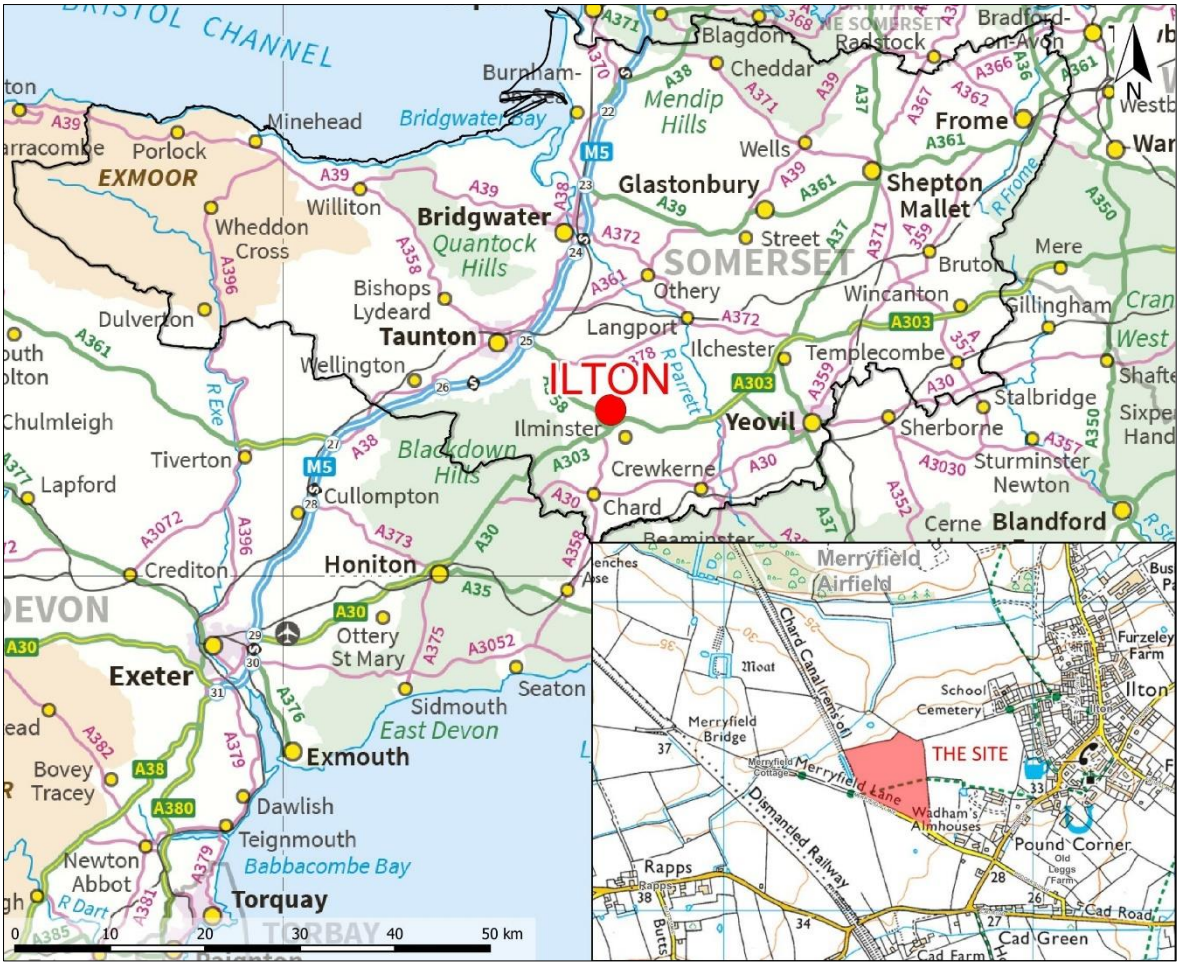


FIGURE 1: SITE LOCATION. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2022.

## 1.4 METHODOLOGY

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2020) and *Understanding Place: historic area assessments in a planning and development context* (Historic England 2017). Note that the Historic England aerial photograph database at Swindon could not be consulted due to the long turnaround times.

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 2017), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2016), and with reference to *Visual Assessment of Wind Farms: Best practice* (University of Newcastle 2002) and *Guidelines for Landscape and Visual Impact Assessment* 3rd edition (Landscape Institute 2013). The local heritage assets were visited by S. Walls on the 7th November 2022.

The geophysical (gradiometer) survey follows the guidance outlined in *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008b); *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014); *EAC Guidelines for the use of geophysics in Archaeology: Questions to Ask and Points to Consider* (Europae Archaeologiae Consilium/ European Archaeological Council 2016).

*'Archaeological geophysical survey uses non-intrusive and non-destructive techniques to determine the presence or absence of anomalies likely to be caused by archaeological features, structures or deposits, as far as reasonably possible, within a specified area or site on land, in the inter-tidal zone or underwater. Geophysical survey determines the presence of anomalies of archaeological potential through measurement of one or more physical properties of the subsurface.'* (Standard and Guidance for Archaeological Geophysical Survey 2014).

The results of the geophysical survey will, as far as is possible, inform on the presence or absence, character, extent and in some cases, apparent relative phasing, of buried archaeology, to inform a strategy to mitigate any threat to the archaeological resource. This fieldwork was undertaken by Peter Bonvoisin between 29th September and 3rd October 2022.

# 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). The methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB LA 104 2020), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 2nd Ed Historic England 2017). The methodology employed in this assessment can be found in Appendix 4.

## 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 2021). The relevant guidance is reproduced below:

*Paragraph 194*
*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 195*
*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

The following policy from the South Somerset Local Plan 2026-2028 applies to this proposed development

POLICY EQ3: HISTORIC ENVIRONMENT

*13.36 The National Planning Policy Framework sets out the Government's objective for the planning system to contribute to the achievement of sustainable development by conserving the historic environment and its assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.*

*13.37 The historic environment is a valuable part of South Somerset's cultural heritage and contributes significantly to the local economy and identity of the district, adding to the quality of life and well-being of residents and visitors. Whether in the form of individual buildings, archaeological sites, historic market towns or landscapes, the conservation of this heritage and sustaining it for the benefit of future generations is an important aspect of the role the Council plays on behalf of the community and, as the local planning authority, fulfilling the Government's core planning principles.*

*13.38 The richness of South Somerset's historic environment is indicated by its high number of designated assets including 4,600 Listed Building list entries, over 80 Conservation Areas, 14 Historic Parks, a battlefield site of national importance and a high number of scheduled monuments and other archaeological sites.*

*13.39 The District Council is committed to protecting and where appropriate enhancing this irreplaceable heritage. All designated assets including Listed Buildings, Conservation Areas, Historic Parks and archaeological sites together with other heritage assets that contribute positively to the significance of the historic environment will be protected from demolition or inappropriate development that affects the asset or its setting. The Council will seek to work with owners and developers to ensure historic assets are properly managed and cared for and remain in a viable use.*

*13.40 The Council will develop a positive strategy for the conservation and enjoyment of the historic environment that will be identified in the Council's Local Development Scheme and will include:*

- *Guidance and advice for owners and developers in relation to the conservation of the historic environment, nationally and locally designated assets including archaeological sites.*
- *The Council's approach to identifying and managing heritage assets at risk through neglect, decay or other threats, and to their conservation and return to sustainable use where appropriate.*
- *A programme for the review of existing Conservation Area boundaries, the preparation of Conservation Area Assessments and Management Plans and making new designations.*
- *Encouragement for the development of local skills, crafts and the production of local materials relevant to the historic environment.*
- *Measures to identify locally significant assets including buildings, parks and gardens and archaeological features and the preparation of a district-wide list of such assets.*
- *Detailed advice for developers preparing proposals that may have an impact upon any aspect of the historic environment about conservation, good design and positive enhancement of the assets and their settings.*
- *Opportunities to improve historic townscapes, landscapes and the public realm.*
- *Support for communities to identify locally significant historic buildings and in their preparation of Neighbourhood Plans.*

*13.41 It is expected that once a Strategy is produced that all new development will be compliant with it.*

*13.42 It is anticipated that the Council will produce and update the Heritage Strategy, providing comprehensive advice to ensure the highest possible standard of development throughout the district, which will maintain, protect and enhance the character, or the heritage assets of the area. This will be delivered through the Development Management process.*

## 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 DEVELOPMENT PROPOSALS

The proposed development comprises a *c.*3.2ha solar PV site within a single agricultural field off Merrifield Lane, west of the village of Ilton.

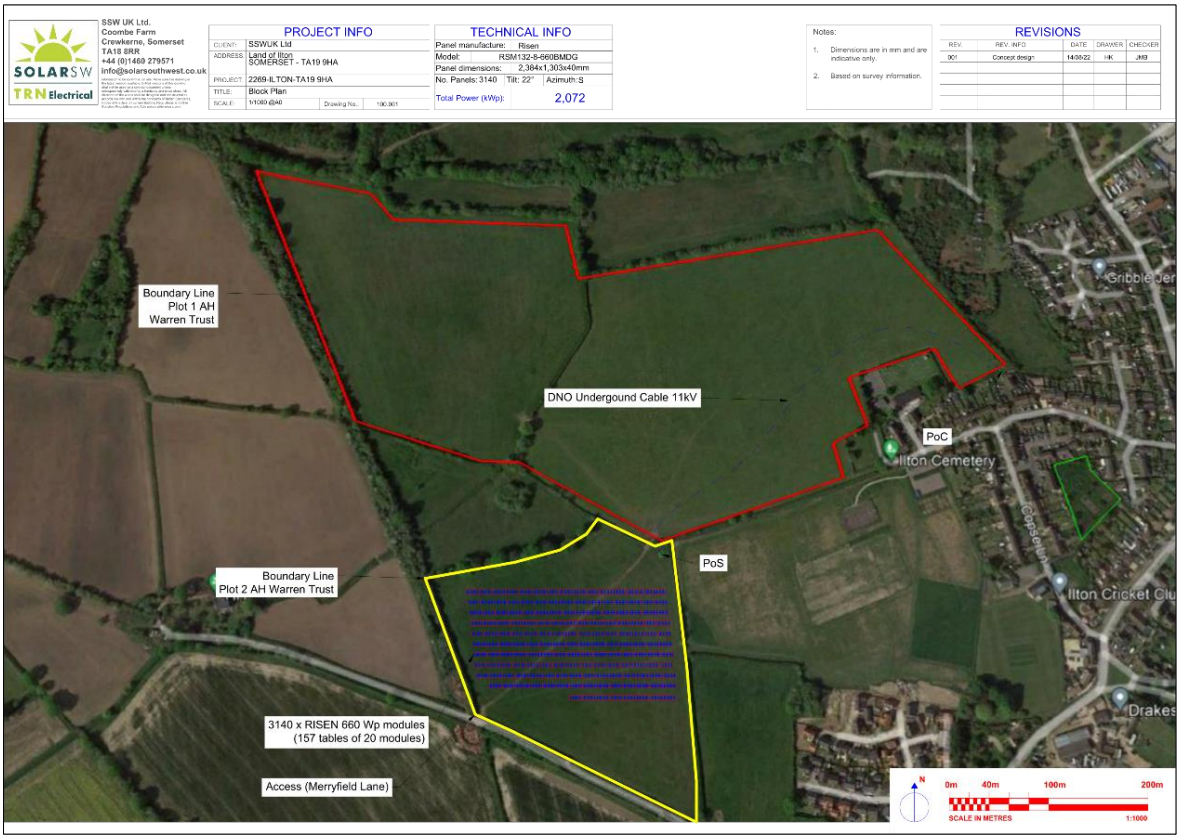


FIGURE 2: PROPOSED SITE LAYOUT PLAN (IMAGE SUPPLIED BY THE CLIENT).

# 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 details the walkover survey undertake. Section 3.7 details the geophysical survey undertaken, and Section 3.8 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 4 details the methodology employed to make this judgement.

## 3.2 DOCUMENTARY HISTORY

The site lies within the parish of Ilton, in the Hundred of Abdick and Bulstone in the West Division of Somerset and Deanery of Ilminster. The settlement comprises the village of Ilton, the hamlet of Ilford and part of the hamlet of Ashford (Lewis 1848). It was first documented in 1086 as *Atiltone* meaning 'river isle farm/settlement' taken from the Old English river name and *tūn*, a farmstead or estate (Watts 2004). It was assessed in the Domesday Book at eight hides with land for 12 ploughs; it was held in 1066 by Athelney Abbey (Williams & Martin 2002) but by 1086 two hides and land for four ploughs were held by the Count of Mortain (these two hides were at Ashill and Merryfield). Athelney Abbey was established in AD888; Ilton was granted to Athelney during the reign of King Edgar (959×975, charter lost) (Bates 1899). While not directly relevant, the fact that this is the *tūn* on the River Isle, and that Ilminster (which was held by Muchelney Abbey) was the *minster* on the same river, would imply a close relationship. While Ilminster was the more important medieval settlement, the river name + *tūn* place-name would imply Ilton was originally the head manor.

Following the Dissolution, the lordship and manor of Ilton was granted by Sir William Petre (Secretary of State to Henry VIII) to Nicholas Wadham Esq. and his wife Dorothy Wadham (the daughter of Sir William Petre) (SHC DD/WY/2/32/1; this document dated 1588). It passed from the childless Nicholas Wadham II to his nephew Sir John Wyndham in 1609, and remained in the Wyndham family, Earls of Egremont from 1750, until at least 1868, when the manor was owned by Lady Egremont (Wilson 1870). The principal seat of the Wadham family was the Manor of Merryfield, a short distance to the west of Ilton, which was held by the Beauchamps until 1394 when Cecilia de Turberville, heiress to the Beauchamps died. In about 1400 Sir John Wadham acquired the Manor of Merryfield and obtained a licence to empark in 1524; the deer park was created on the lands to the east of the manor. The medieval fortified manor house was demolished in 1618 by Sir John Wyndham. Material from the house being used to construct Woodhouse and Scots Farms (Wyndham 1934). A bond of obligation in the Somerset Record Office would states the park was 'divided' in 1651 (SRO: DD/WY/2/71/56). The Wadham Almshouses in Ilton were founded by Nicholas Wadham in 1606 (Jackson 1893).

The tithe survey data indicates that in 1839 the vast majority of the land in the parish was still held by the lords of the manor (the Earl of Egremont) and held in 1865 by the *trustees* of the Earl of Egremont.

## 3.3 CARTOGRAPHIC DEVELOPMENT

There are a number of useful early maps available to this study, including the 1583 Saxton map (Figure 3); the 1794 Cary map (Figure 4); and the 1802 Ordnance Survey (OS) surveyor's draft map

of the area (Figure 5). Detail on these early maps is limited, and even the OS draft maps, which do show settlements and roads with some accuracy, have only sketched in the fields here.

The first map available to this study is the Saxton map from the *Atlas of England and Wales* (the details of this map were updated through the 16th and 17th centuries). The relevant feature of this map is the large deer park shown associated with *Merryfield* (though it appears to show the park extending to the *west* of Merryfield). The 1782 Day & Masters county map (not illustrated) shows nothing in this area, and the next map is the 1794 Cary *New Map of England & Wales with part of Scotland*. Neither map shows *Merryfield* or the associated deer park, reflecting the demolition of the property in the early 17th century and the scale of these maps.


FIGURE 3: EXTRACT FROM THE 1583 SAXTON MAP, SHOWING *MERYFIELD* P[AR]K AND ILTON; THE (VERY) APPROXIMATE LOCATION OF THE SITE IS INDICATED (BERN UNIVERSITY COLLECTION, FROM THE *SAXTON ATLAS OF ENGLAND AND WALES*).


FIGURE 4: EXTRACT FROM 1794 CARY MAP (BL, FROM THE *NEW MAP OF ENGLAND AND WALES WITH PART OF SCOTLAND*). THE APPROXIMATE SITE LOCATION IS INDICATED.

The 1802 Ordnance Survey (OS) surveyor's draft map for Taunton is the first map to show some (any) detail. The subdued topography is indicated by the hachures, and the proposed site is shown as covering part of four individual plots, although the fields are rather sketchily executed. A building is shown on the site of Merrifield Manor (perhaps the barn reputed to have survived the demolition of the rest of the compound). Ilton is depicted in some detail to the east with numerous orchards associated with the houses of the settlement.


FIGURE 5: EXTRACT FROM 1802 ORDNANCE SURVEY (OS) SURVEYOR'S DRAFT MAP FOR TAUNTON (BL); THE APPROXIMATE SITE LOCATION IS INDICATED.

The 1822 Greenwood county map (not illustrated) is bereft of useful detail. The first detailed cartographic source available to this study is the tithe maps for the parishes of Ilton (c.1839) and Ashill (1838) (Figure 6). This depicts a landscape of broadly rectilinear fields, often with gently curving long boundaries and arranged in recognisable blocks defined by two long boundaries and subdivided into smaller parcels. This general fieldscape is not much different to that depicted on the later maps, though shown in more detail and before the changes wrought by the Chard Canal (constructed 1834-42); the Ashill tithe map shows three surviving structures at Merryfield.

Almost all of the fields within the surrounding area were recorded in the tithe apportionments (unusually, for the years 1837 *and* 1865) as being under arable agriculture and pasture, with gardens and orchards around the settlements (see Table 1). The proposal site itself was recorded as largely being under arable agriculture (plot nos. 76 *Great King Leaze* and 76b *Merrifield*) with a small area of garden (plot no. 76a *Garden*). These were owned by the Wadham/Wyndham family as Earls of Egremont, with blocks of land leased out. In general, most of the field-names are prosaic and straightforward (*e.g. Five Acres, Lower Coppice, Nursery*) describing the location, size, topography, or use of the plot. Certain names are repeated and probably indicate an area of land later subdivided. The field-name elements *Merrifield* (ten fields) and *Old Park* (one field) presumably indicate the extent of the former deer park attached to Merryfield.

TABLE 1: EXTRACT FROM THE 1837 ILTON TITHE APPORTIONMENT; THE SITE IS HIGHLIGHTED IN GREEN (TNA).

| Plot No. | Owner | Occupier (1837) | Occupier (1865) | Field Name | Field Use |
|---|---|---|---|---|---|
| 64 | The Right Honorable *(sic)* Earl of Egremont | John Bond | David Bowerman | Merrifield | Arable |
| 64a | | | | Merrifield | Arable |
| 66 | | | | Merrifield | Pasture |
| 66a | | | | Merrifield | Pasture |
| 74 | | | | Merrifield | Pasture |
| 75 | | | | Little King Leaze | Pasture |
| 75a | | | | Little King Leaze | Pasture |
| 76 | | | | Great King Leaze | Arable |
| 76a | | | Joseph Churchill | Garden | Garden |
| 76b | | - | David Bowerman | Merrifield | Arable |
| 77 | | John Bond | | Ilton Plain | Arable |
| 78 | | | | Lower Coppice | Arable |
| 79 | | | | East Coppice | Pasture |
| 80 | | | | West Coppice | Arable |

| Plot No. | Owner | Occupier (1837) | Occupier (1865) | Field Name | Field Use |
|---|---|---|---|---|---|
| 85 | | | | Mannings Close | Arable |
| 82 | | Joseph Goodland | Sampson Goodland | Nursery | Nursery |
| 83 | | | | Five Acres | Arable |
| 167 | | | | Home Ground | Meadow |
| 168 | | | | House, barn & barton | |
| 169 | | | | Orchard | Orchard |
| 170 | | | | Caspit Close | Arable |
| 171 | | | | Almshouse Close | Meadow |
| 184 | | Robert Spiller Junior | Mary Bindon & son | Hither Pill Ground | Arable |
| 184a | | | Jacob Webb | Hither Pill Ground | Arable |
| 182 | | Joseph Churchill | - | Cottage & garden | Garden |
| 183 | | Mary Bindon | Mary Bindon & son | Furze Field | Pasture |
| 184b | | John Clarke | - | Garden & pond | Garden |
| 81 | Downing Blake (lessee) Earl of Egremont | Joseph Mear | Sampson Goodland | Perry Hays | Arable |
| 172 | | | | Perry Hays | Arable |
| 65 | Chard Canal Company | - | - | Chard Canal | Canal |

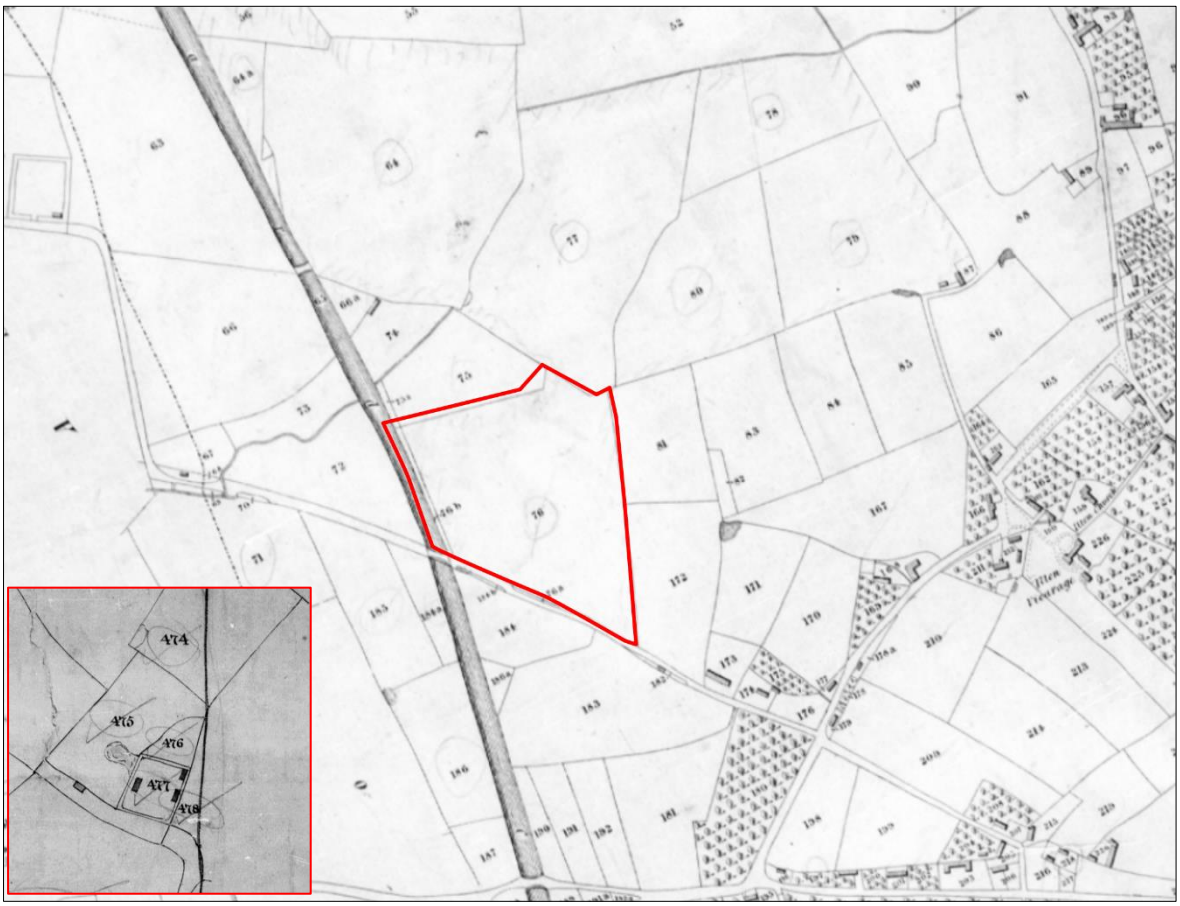


FIGURE 6: EXTRACT FROM THE C.1839 ILTON TITHE SURVEY (TNA), WITH AN INSET SHOWING THE MOATED SITE OF MERRYFIELD IN THE ADJACENT PARISH OF ASHILL. THE EXTENT OF THE SURVEY AREA IS INDICATED.

The later historic OS maps (Figures 7 & 8) show a landscape very similar in form and layout. Very little appears to have changed by 1886, with some field boundary alteration (between plot nos. 66a and 74) and loss (between plot nos. 56, 64 & 64a; 77, 78, 79 & 80; and 82 & 83) but most of the other fields were unchanged. Merrifield is still depicted (*Merryfield remains of*); the moated site still containing water.

There are no apparent changes shown between 1886 and 1904. By the middle of the 20th century, RAF Merryfield (active between 1944 and 1946, used by both the RAF and USAAF) had been constructed to the north of the remains of the moated site, though does not appear on mapping of the time. During the second half of the century boundary loss continued (between plot nos. 83, 84 & 85); this was also a period in which the settlement of Ilton expanded significantly.

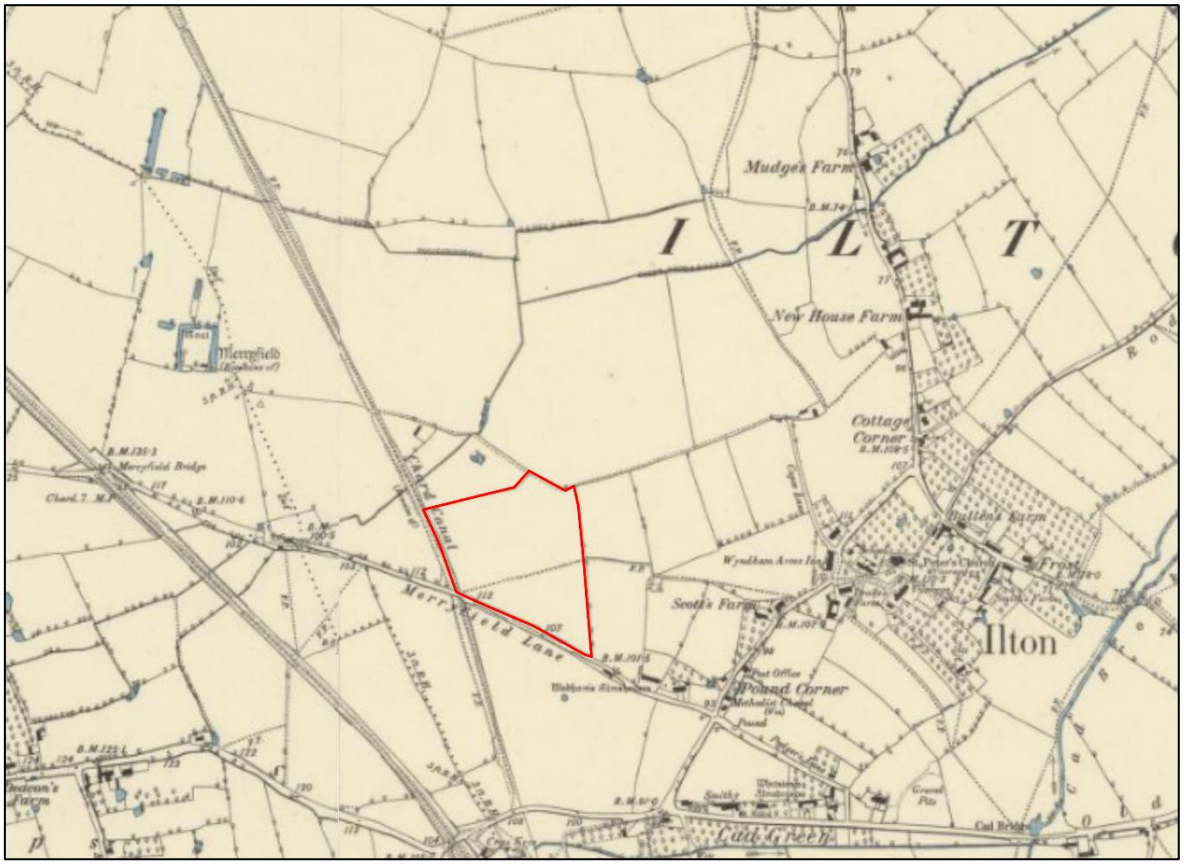


FIGURE 7: EXTRACT FROM THE OS 1ST EDITION 6" MAPS SURVEYED IN 1886 AND PUBLISHED IN 1886-7 (NLS; SOMERSET. SHEETS LXXXSE; LXXXI SW). THE SITE IS INDICATED.

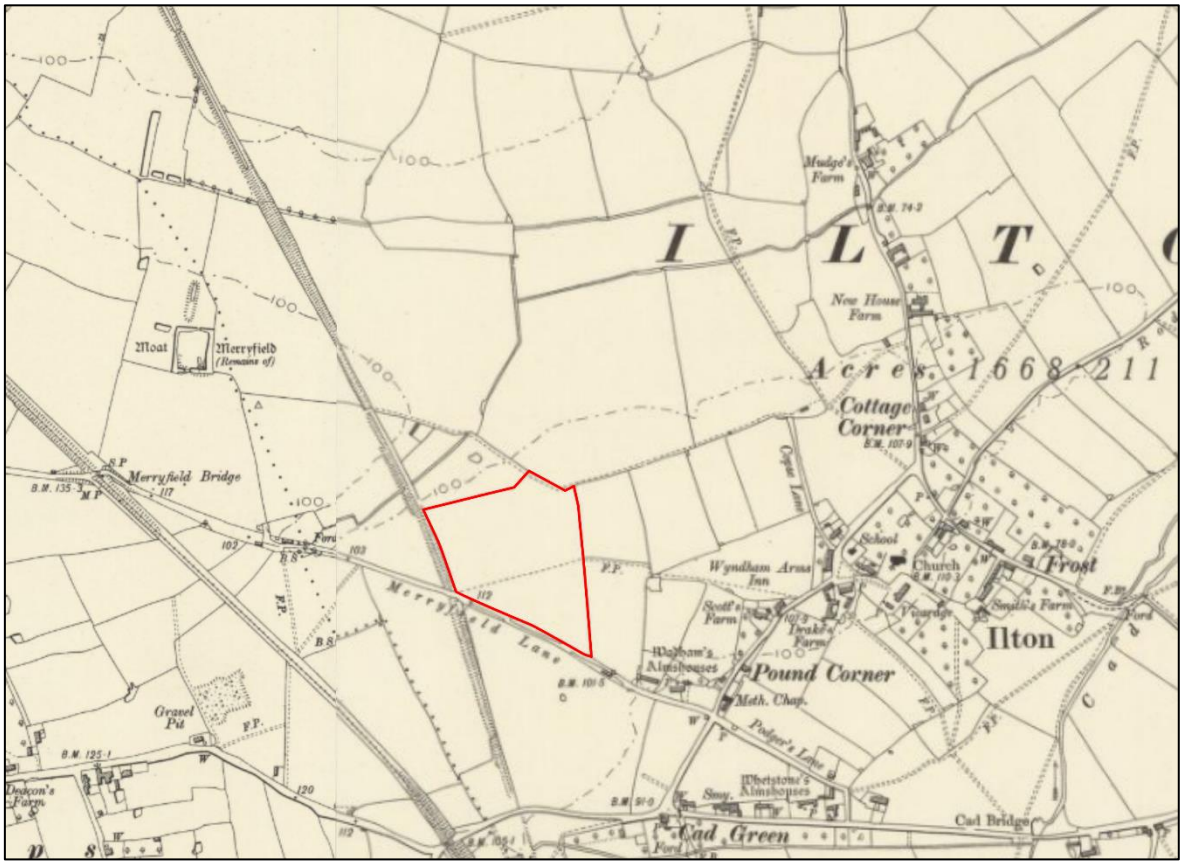


FIGURE 8: EXTRACT FROM THE 2ND EDITION 6" OS MAP REVISED IN 1901-02 AND PUBLISHED 1904 (NLS; SOMERSET. SHEETS LXXXSE; LXXXI SW); THE SITE IS INDICATED.

## 3.4 LIDAR AND AERIAL PHOTOGRAPHS

Figures 9 and 10 are images based on Environment Agency 1m DSM LiDAR data. The landscape is essentially rather flat, although in broad outline Ilton can be seen to be located on a shallow ridge extending ENE-WSW with shallow valleys to each side. LiDAR imagery is very useful for identifying earthworks, even in the fields that have been subject to ploughing. Many of the surrounding fields are shown marked by numerous parallel lines reflecting phases of historic and more recent agricultural practices. Field boundaries and other features lost before 1837 are indistinctly visible and broadly congruent with the existing fieldsystem and do not appear to predate it. Further boundaries have been lost between 1837 and 1888, and throughout the 20th century. The site of the Merryfield moated site, several quarry pits, and features associated with a series of modern sports pitches, are also evident. No features are visible within the proposal area.

A review of commercially-available and 1974 RAF aerial photographs of the site (see Figure 11) indicates these features show as cropmarks, soilmarks and parchmarks. Again, no features can be identified within the proposed site.

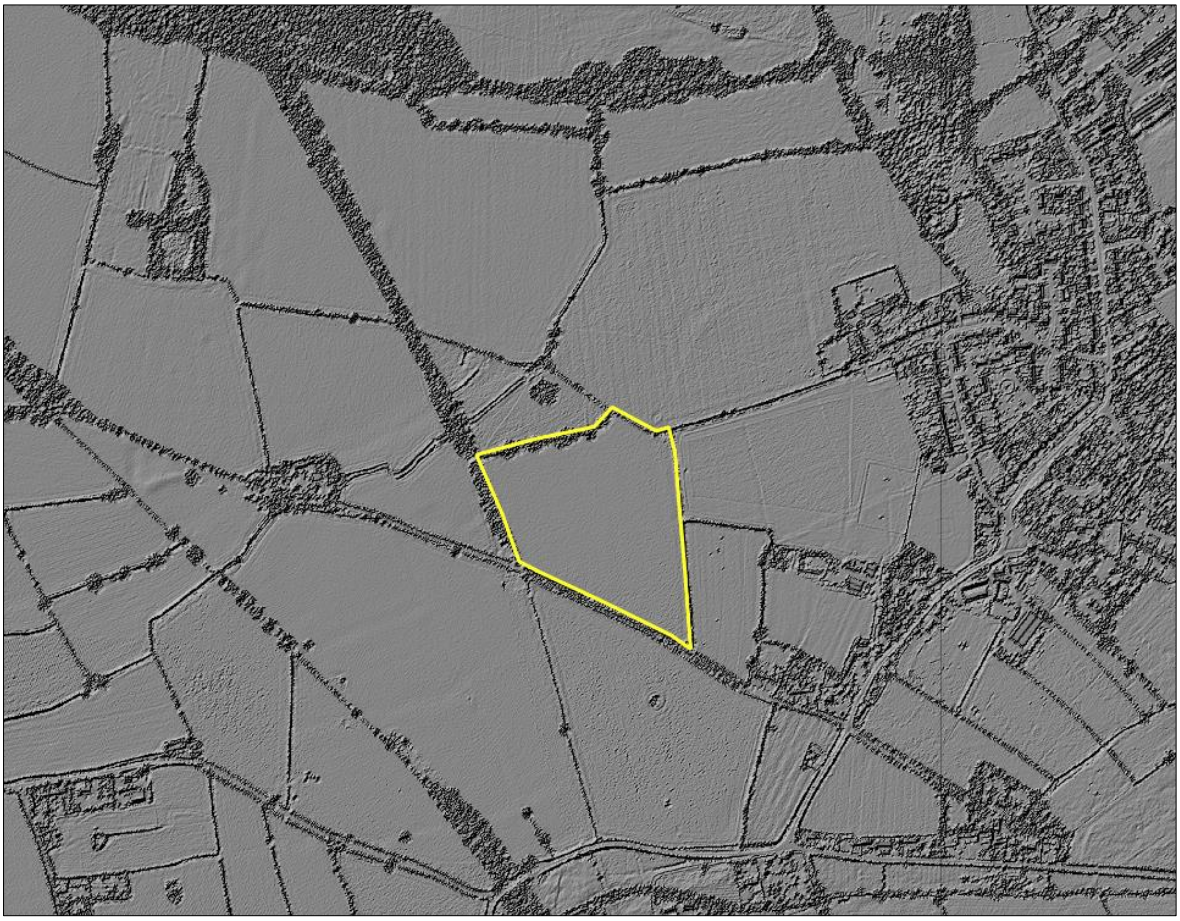

FIGURE 9: IMAGE DERIVED FROM 1M DSM LIDAR DATA; LIDAR DATA PRESENTED AS HILLSHADE (DATA USED UNDER THE OPEN GOVERNMENT LICENCE 3.0). THE SITE IS INDICATED.


FIGURE 10: IMAGE DERIVED FROM 1M DSM LIDAR DATA SHOWING RELICT FEATURES; LIDAR DATA PRESENTED AS HILLSHADE (DATA USED UNDER THE OPEN GOVERNMENT LICENCE 3.0). THE SITE IS INDICATED.

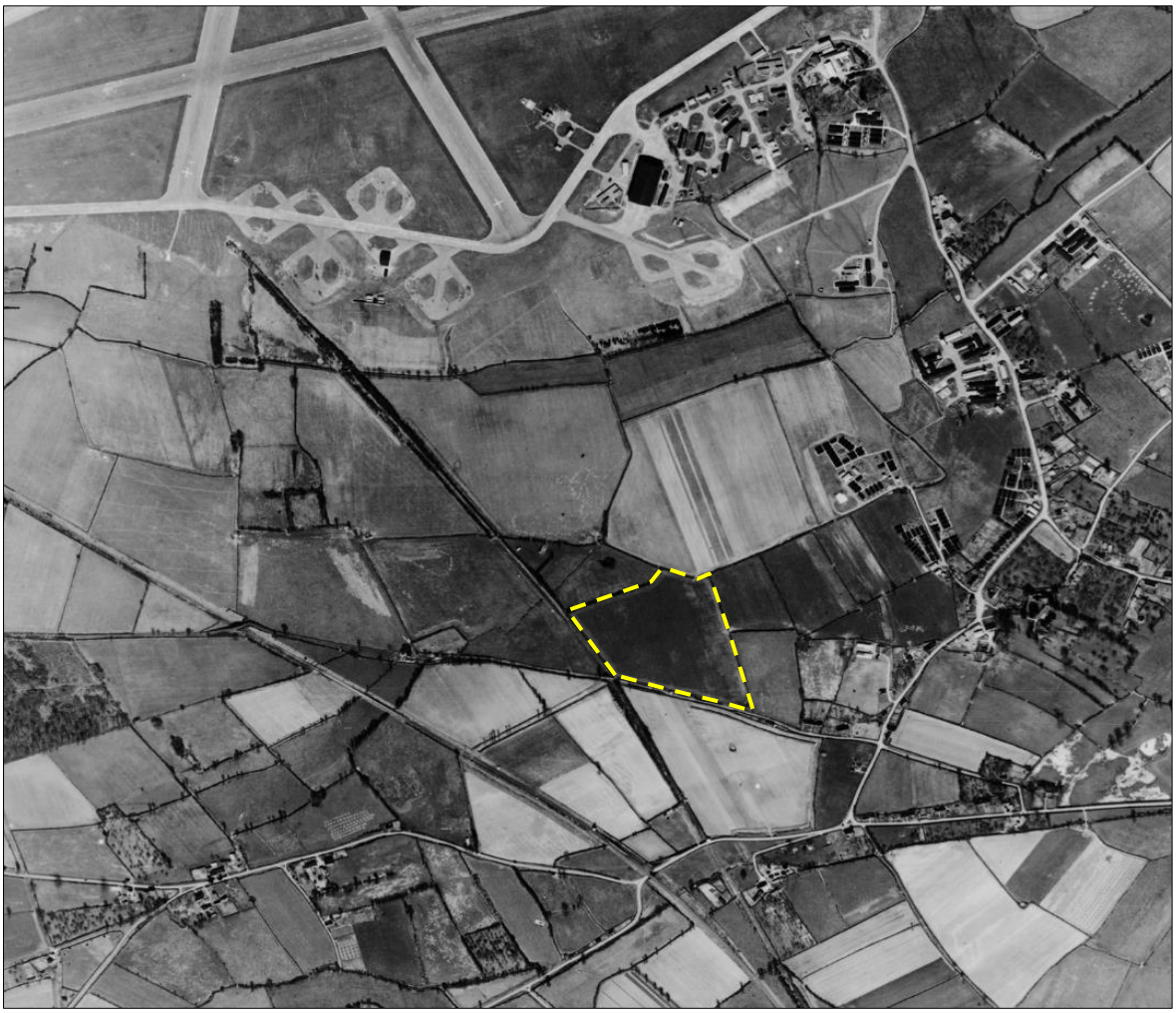

FIGURE 11: 1974 RAF PHOTOGRAPH OF THE AREA (RAF_CPE_UK_1974_FP_1239; HISTORIC ENGLAND ARCHIVE); THE SITE IS INDICATED.

## 3.5 ARCHAEOLOGICAL BACKGROUND

Archaeological fieldwork in this area has been limited. A geophysical survey (Prestige 2015; SHER 32696) was undertaken on land immediately to the east of the site and identified only a single possible ditch. A small number of intrusive investigations have been undertaken further away in Ilton, associated with works on the Church of St. Peter (Leach 2007; SHER 26248, SHER 47274); and along the route of the A358 (CFA Archaeology forthcoming; SHER 45715). This reflects a general lack of development in this part of South Somerset. The land here is determined by the South Somerset Historic Landscape Characterisation (HLC) to be *Recently Enclosed Land 18th to 21st century*; enclosures that have been created by adapting earlier fields of probable post-medieval date, though which may be based on fields laid out during the medieval period; the documentary evidence would *imply* a mid-17th century date (see above).

No archaeological fieldwork has been carried out on the site, and no features of a possible archaeological nature have been mapped by the NMP. However an area of land c.325m to the east of the site has been designated an Area of High Archaeological Potential.

### 3.5.1 PREHISTORIC 4000BC - AD43

There is no evidence of Prehistoric activity within 1km of the proposal site, though numerous settlement sites are recorded within the wider landscape. The earliest evidence for settlement dates to the Bronze Age, though is particularly scarce, earlier periods only being represented by findspots. It is only with the onset of the Iron Age that there is more clear and substantial structural evidence in the form of enclosure sites. It is likely that the dearth of evidence arises

from a lack of investigation rather than an absence of settlement and activity.

### 3.5.2 ROMANO-BRITISH AD43 – AD409

Evidence for Romano-British activity too is unrepresented within the search area, though can similarly be identified in the wider landscape. Occupation at several of the Iron Age settlement sites is likely to have continued, particularly with the nearby *Fosse Way* providing access through the region. Identification of burials and findspots from the period nearby indicate that this may also be due to a lack of fieldwork.

### 3.5.3 EARLY MEDIEVAL AD410 – AD1065

The archaeology of the early medieval period is unrepresented, though the basic framework of the tenurial and ecclesiastical landscape was established during this period. Several of the settlements in the area are likely to have early medieval origins, and as Ilton formed part of the holdings of Athelney Abbey, granted to the Abbey by King Edgar in AD959×975, it is likely Ilton did as well.

### 3.5.4 MEDIEVAL AD1066 – AD1540

It is not until the medieval period that there more sustained visible activity. Merryfield Manor was first mentioned in 1274 (SHER 53386), and a licence to empark for the deer park was issued in 1524 (SHER 53382). The church of St Peter in Ilton dates to at least the 14th century (List 1057052), Rapps Cottage (List 1057068) and Wayside (List 1345867) having possible 15th century origins, and many of the older farmhouses are likely to have medieval origins, even if the extant buildings are Listed as 17th century in date.

### 3.5.5 POST-MEDIEVAL AD1540 -1899

Population and settlement expanded during the post-medieval period and much of the development and remaining historically significant features of the surrounding landscape date from this period, with buildings dating to the 16th (Sundial Cottage, List 1175125) and 17th (Cad Farmhouse, List 1057051; Ilton Court, List 1295426; Wadham Almshouses, SHER 18766; Whetstones Almshouses, SHER15657) centuries. However, the most substantial development occurred during the 18th (Drakes Farmhouse, List 1057054; Thatchwell, List 1295313) and 19th (cottage and adjoining chapel at Pound Corner, List 1295411; village pump, List 1345869) centuries. Industrialisation and the need to transport goods and people throughout the country during this period led to the road between Ilton and Ashill being turnpiked in 1759 (SHER 24660); whilst the Chard Canal was planned from the 18th century, before finally opening in 1842 (SHER 53321), though was superseded by the Taunton to Chard railway (SHER 5541) in 1866.

### 3.5.6 MODERN 1900-PRESENT AND UNKNOWN

Further population and settlement growth continued into the 20th and 21st centuries, the entries within the SHER are dominated by WWII emplacements and features largely associated with military training/activity and the Merryfield airfield.

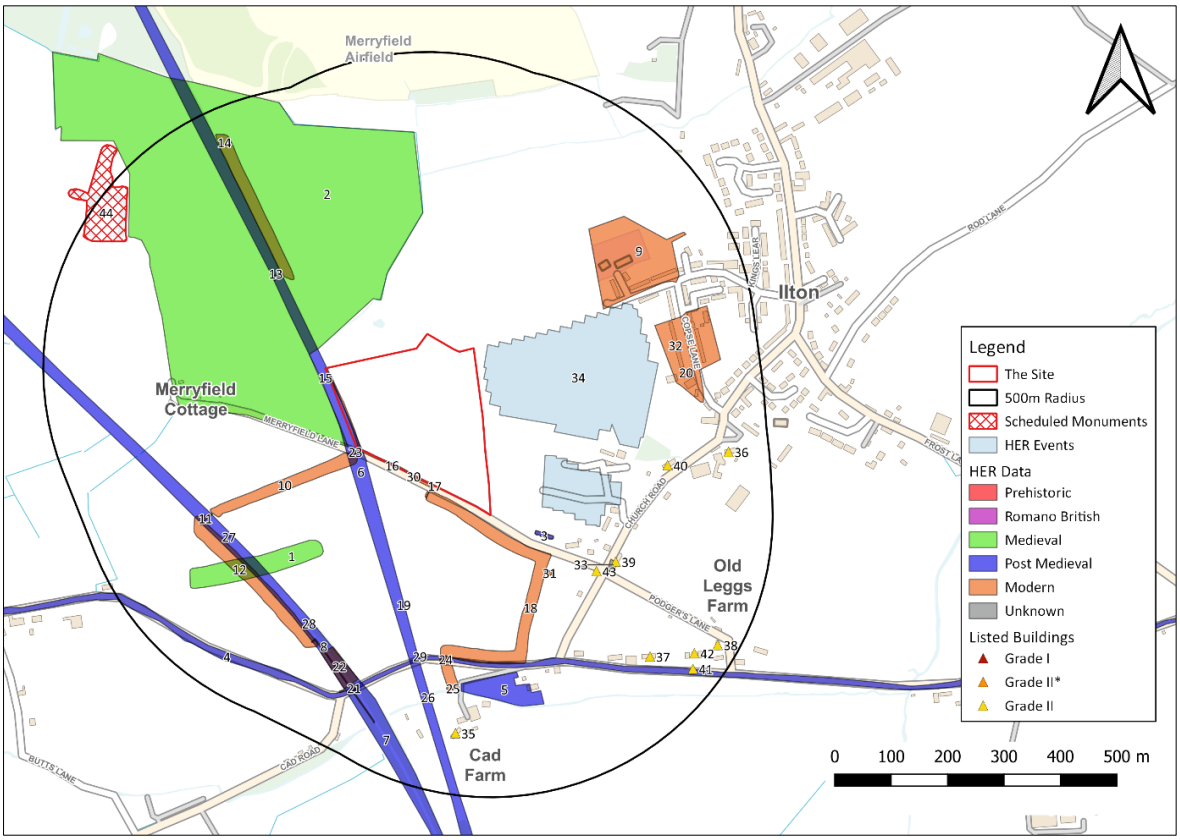


FIGURE 12: HERITAGE ASSETS WITHIN 1KM OF THE SITE (SOURCE: SOMERSET HISTORIC ENVIRONMENT RECORD). CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2022.

TABLE 2: TABLE OF NEARBY HERITAGE ASSETS (SOURCE: SOMERSET HER).

| No. | Type | Number | Description | Date |
|---|---|---|---|---|
| 1 | Mon | 38472 | Possible medieval to post-medieval trackway, east of Sweethay Cottage | Med |
| 2 | Mon | 53382 | Deer park, Merryfield Park, Ilton | Med |
| 3 | Bld | 18766 | Wadham's Almshouses, Merryfield Lane, Ilton | PM |
| 4 | Mon | 24660 | Eighteenth-century Turnpike road, Old Way Gate, Ilton, to Three Oaks Cross, Ashill. | PM |
| 5 | Mon | 38381 | Post-medieval to 19th century tree planting banks, Cad Farm, Ilton | PM |
| 6 | Mon | 53321 | Nineteenth-century Chard canal | PM |
| 7 | Mon | 55451 | Taunton to Chard railway | PM |
| 8 | Mon | 14007 | Second World War anti-tank posts, Ilton Halt, Ilton | Modern |
| 9 | Mon | 16684 | Second World War airfield domestic site, RAF Merryfield | Modern |
| 10 | Mon | 16812 | Second World War anti-tank ditch, NW of Cad Green | Modern |
| 11 | Mon | 16813 | Second World War rail block (TLRB10), NW of Cad Green, Ilton | Modern |
| 12 | Mon | 16814 | Second World War anti-tank ditch, NW of Cad Green | Modern |
| 13 | Mon | 16816 | Second World War anti-tank obstacles, Merryfield | Modern |
| 14 | Mon | 16817 | Possible Second World War anti-tank ditch, Merryfield | Modern |
| 15 | Mon | 16818 | Second World War anti-tank obstacles, Merryfield | Modern |
| 16 | Mon | 16819 | Second World War anti-tank cubes, NW of Cad Green | Modern |
| 17 | Mon | 16820 | Second World War anti-tank cubes, NW of Cad Green | Modern |
| 18 | Mon | 16821 | Second World War anti-tank ditch, Cad Green | Modern |
| 19 | Mon | 16834 | Second World War pillbox site (T47), W of Cad Green | Modern |
| 20 | Mon | 17878 | War memorial Hall, Copse Lane, Ilton | Modern |
| 21 | Mon | 18264 | Second World War road block (MRd 29a), Cad Green, Ilton | Modern |
| 22 | Mon | 18371 | Ilton Halt | Modern |
| 23 | Mon | 38464 | Second World War road block, Merryfield Lane, Ilton | Modern |
| 24 | Mon | 38467 | Second World War road block, Cad Road, Ilton | Modern |
| 25 | Mon | 38468 | Second World War anti-tank obstacle, north of Cad Farm, Ilton | Modern |
| 26 | Mon | 38469 | Second World War anti-tank obstacle, northwest of Cad Farm, Ilton | Modern |
| 27 | Mon | 55199 | Second World War pillbox (T46), S of Merryfield | Modern |
| 28 | Mon | 55200 | Second World War pillbox (T45), W of Cad Green | Modern |
| 29 | Mon | 55201 | Second World War pillbox (M11), W of Cad Green | Modern |
| 30 | Mon | 55202 | Second World War pillbox (M10), NW of Cad Green, Ilton | Modern |
| 31 | Mon | 55242 | Second World War gun emplacement (MAT 201), NW of Cad Green | Modern |
| 32 | Mon | 55411 | Second World War airfield domestic site, Merryfield | Modern |
| 33 | Mon | 53381 | Pound, Cad Green, Ilton | Unknown |

TABLE 3: EVENT DATA FOR ARCHAEOLOGICAL INVESTIGATIONS WITHIN 1KM OF THE SITE (SOURCE: SOMERSET HER).

| No. | Type | Name | No. |
|---|---|---|---|
| 34 | Geophysical Survey | Geophysical survey (2014, 2015), Court Farm, Ilton | 32696 |

TABLE 4: DESIGNATED ASSETS WITHIN 1KM OF THE SITE (SOURCE: HISTORIC ENGLAND NATIONAL LIST).

| No. | List Entry | Name | Grade |
|---|---|---|---|
| 35 | 1057051 | Cad Farmhouse | II |
| 36 | 1057054 | Drakes Farmhouse | II |
| 37 | 1175125 | Sundial Cottage | II |
| 38 | 1295313 | Thatchwell | II |
| 39 | 1295411 | Chapel and Cottage adjoining, with Chapel Forecourt Railings | II |
| 40 | 1295426 | Ilton Court | II |
| 41 | 1345864 | Front Boundary Wall and Gateway Arch, about 25m south of Whetstone's Almshouses | II |
| 42 | 1345865 | Whetstone's Almshouses | II |
| 43 | 1345869 | Village Pump | II |
| 44 | 1473451 | Merryfield Moated Site and Fishponds, 890m north-west of Wadham Almshouses | SAM |

## 3.6 WALKOVER SURVEY

A walkover survey of the site was undertaken between 29th September and 3rd October in largely overcast conditions. The field was under pastoral cultivation. A track was observed running across the middle of the site and a fallen tree obstructed part of the northern boundary. All of the field boundaries comprise well maintained hedgerows. No earthworks were observed on the site, though prior agricultural use of the land was always likely to limit the survival of earthworks. Additional photographs can be found in Appendix 3.

TABLE 5: STATE OF CULTIVATION; FEATURES IDENTIFIED DURING WALKOVER SURVEY BY FIELD.

| Field | Current Cultivation | Comments |
|---|---|---|
| 1 | Pasture | Recently cut grass/silage |

Field F1 (5.30ha) is located to the west of Ilton, to the north of Merryfield Lane, and immediately adjacent to a public park/sports ground. It is sub-rectangular to irregular in shape with largely straight-sided or slightly curving boundaries formed by well-maintained hedgerows. A track runs north-east to south-west across the middle of the site; and a public footpath approximately east to west.

FIGURE 13: VIEW ACROSS THE FIELD TOWARDS ILTON; VIEWED FROM THE WEST (NO SCALE).

## 3.7 GEOPHYSICAL SURVEY

### 3.7.1 INTRODUCTION

4.8ha was the subject of a magnetometry (gradiometer) survey. The purpose of the survey was to identify and record magnetic anomalies within the proposed site. Identified anomalies may relate to archaeological deposits and structures but the dimensions of the recorded anomalies may not correspond directly with associated features. The following discussion attempts to clarify and characterise the identified anomalies. The survey was undertaken during late September and early October 2022 and the data processed by P. Bonvoisin; the report written by P. Webb.

### 3.7.2 METHODOLOGY

The gradiometer survey follows the general guidance as outlined in: *EAC Guidelines for the use of geophysics in Archaeology: Questions to Ask and Points to Consider* (Europae Archaeologiae Consilium/European Archaeological Council 2016) and *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014).

The survey was carried out using a twin-sensor fluxgate gradiometer (Bartington Grad601). These machines are sensitive to depths of up to 1.50m. The survey parameters were: sample intervals of 0.25m, traverse intervals of 1m, a zigzag traverse pattern, traverse orientation was circumstantial, grid squares of 30×30m. The gradiometer was adjusted ('zeroed') every 0.5-1ha. The survey grid was tied into the Ordnance Survey National Grid and set out using a Leica CS15 GNSS Rover GPS. The data was downloaded onto *Grad601 Version 3.16* and processed using *TerraSurveyor Version 3.0.36.0.* The primary data plots and analytical tools used in this analysis were *Shade* and *Metadata*. The details of the data processing are as follows:

Processes:
*Clip* +/- 1SD; removes extreme data point values.
*DeStripe* all traverses, median; used to equalise underlying differences between grids (potentially caused by instrument drift or orientation, or directional effects inherent in magnetic instruments).

TABLE 6: SURVEY DETAILS (UNADJUSTED).

| Field | Area Surveyed (ha) | Max (nT) | Min (nT) | Standard Deviation (nT) | Mean (nT) | Median (nT) |
|---|---|---|---|---|---|---|
| F1 | 4.8478 | 103.10 | -100.94 | 3.86 | -0.04 | 0.00 |

### 3.7.1 RESULTS

Table 7 with the accompanying Figures 14-15 show the analyses and interpretation of the geophysical survey data. Additional graphic images of the survey data and numbered grid locations can be found in Appendix 1. The results from an earlier gradiometer survey, undertaken for two fields to the east of the site, can be found in Appendix 2.

TABLE 7: INTERPRETATION OF GRADIOMETER SURVEY DATA.

| Anomaly Group | Class and Certainty | Form | Archaeological Characterisation | Comments |
|---|---|---|---|---|
| F1 | | | | |
| | Strong to very strong bipolar (mixed response) | Discrete | Ferrous anomaly | Indicative of metallic objects. Responses of between -99.76nT and +98.79nT. |
| | Strong to very strong dipolar (mixed response) | Irregular | Modern disturbance | Indicative of disturbed ground and disturbance caused by proximity to metallic fences and debris. Responses of between -99.76nT and +105.21nT. |

### 3.7.1 DISCUSSION

The survey identified only two groups of anomalies: those relating to metallic objects, and those relating to ground disturbance. The general response variation across the site was between +/-1nT with occasional clear background geological variation up to +/-2nT. The response strength of

identified anomalies was very strong (between +/-105nT) indicating metallic objects and disturbance caused by proximity to metallic fences and debris.

The results of the geophysical survey would suggest that the archaeological potential of the site is, in overall terms, *low* to *negligible*. The survey only identified metallic objects and disturbance associated with fence lines, though it is *possible* that archaeological features *may* be present but unrecognised. Taken at face value, however, the results of the survey would suggest the archaeological potential for the site is *low* to *negligible*.

## 3.8 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

The direct *effect* of the development would be the possible disturbance or destruction of archaeological features or deposits present within the footprint of the development; the *impact* of the development would depend on the presence and significance of archaeological features and deposits.

While an association with the moated site at Merryfield is likely, and the field probably did form part of the attached deer park, the research and survey work that has been undertaken would suggest the archaeological potential of the site is *low* to *negligible*. That being the case, no further works are recommended.

TABLE 8: SUMMARY OF DIRECT IMPACTS.

| Asset | Type | Distance | Value | Magnitude of Impact | Assessment | Overall Assessment |
|---|---|---|---|---|---|---|
| Direct Impacts | | | | | | |
| Unidentified archaeological features | Non deg. | On site | Unknown but low to negligible | Moderate | Neutral/slight to Slight | Negligible Adverse |


FIGURE 14: GREYSCALE SHADE PLOT OF THE GRADIOMETER SURVEY DATA; MINIMAL PROCESSING.

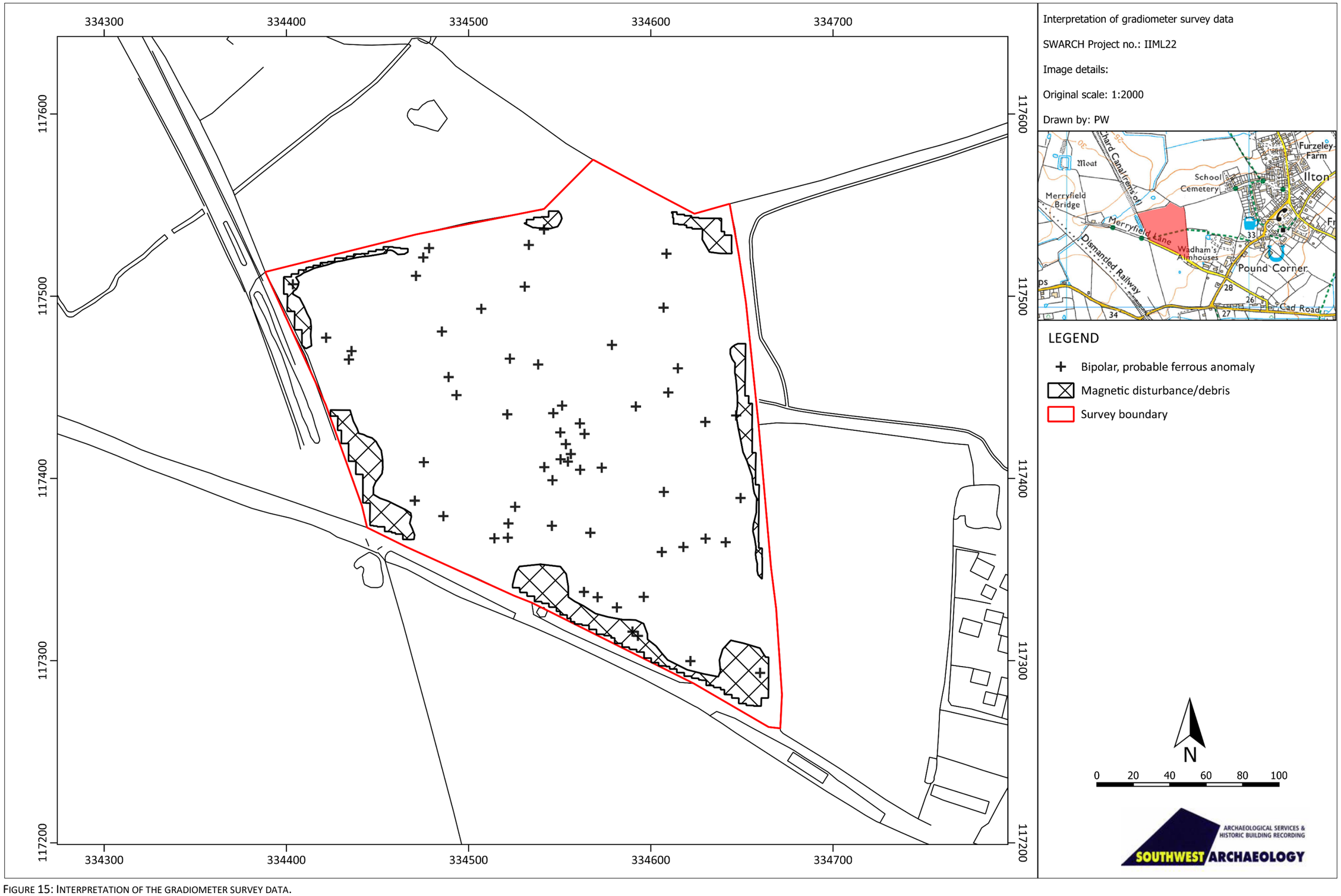


FIGURE 15: INTERPRETATION OF THE GRADIOMETER SURVEY DATA.

# 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 2nd Ed Historic England 2017), with reference to ICOMOS (2011) and DoT (DMRB LA 104 2020) 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 4 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2017, 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. These assets are still listed in the impact summary table.

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 ZTV AND QUANTIFICATION

There are 21 Listed structures (×20 Grade II; ×1 Grade II*) and one Scheduled Monument within 1km of the site. There are no Conservation Areas, Battlefields or Registered Parks and Gardens within 1km of the site; the closest Conservation Area is at Ilminster (2.5km to the south); the closest RPG is at Barrington Court (c.5km to the east).

A ZTV was prepared for this assessment using 2020 Environment Agency 1m DSM LiDAR data, to

account for the effects of screening from vegetation and housing (see Figures 16-18). This model should also be regarded as a worst-case scenario, as the assumed observer height of 1.8m applies equally to tree- and rooftops as well as ground level. As the ZTV demonstrates, the zone of visual influence for the proposed site is extremely limited, with only the fields immediately to the south and east having any degree of intervisibility. On this basis, most of the designated heritage assets in this area have been scoped out of the assessment, leaving only those closest to the site.

Whilst the proximity to the proposed site could mean that there would be an audible impact during the construction phase, this has been deemed to be largely negated by the proximity of the A303 and existing traffic noise levels.

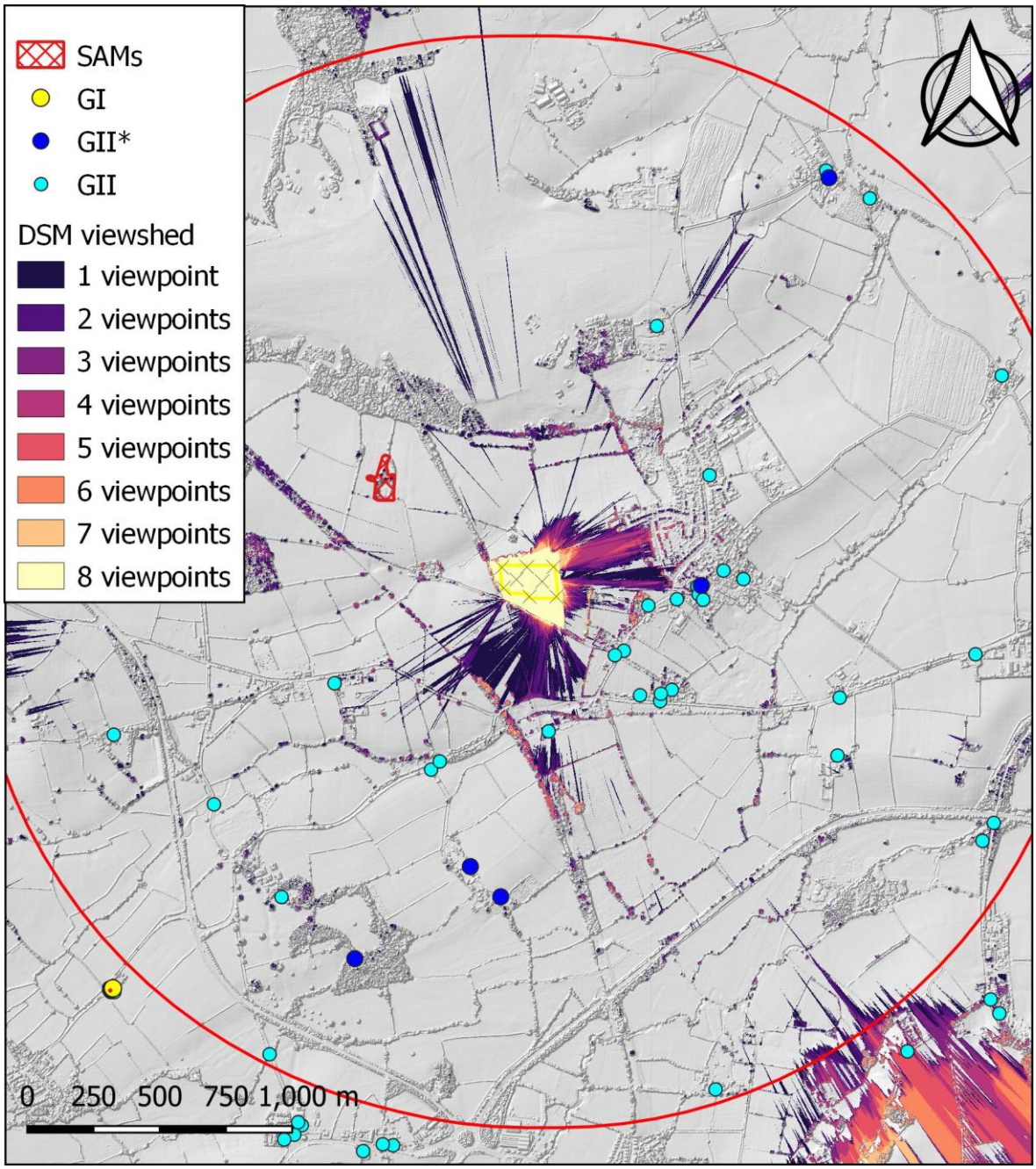


FIGURE 16: ZTV BASED ON ENVIRONMENT AGENCY 1M DSM DATA, WITH TARGET HEIGHTS OF 3M AND AN OBSERVER HEIGHT OF 1.8M, 2KM BUFFER (PROCESSED USING QGIS V3.22 WITH VISIBILITY ANALYSIS PLUGIN V1.7; DESIGNATED HERITAGE ASSET DATA FROM HISTORIC ENGLAND. DATA USED UNDER THE OGL V3.0).


FIGURE 17: ZTV BASED ON ENVIRONMENT AGENCY 1M DSM DATA, WITH TARGET HEIGHTS OF 3M AND AN OBSERVER HEIGHT OF 1.8M, DETAIL OF THE NORTH-WEST QUARTER AND SCHEDULED MOATED SITE (PROCESSED USING QGIS V3.22 WITH VISIBILITY ANALYSIS PLUGIN V1.7; DESIGNATED HERITAGE ASSET DATA FROM HISTORIC ENGLAND. DATA USED UNDER THE OGL V3.0).

The assets selected for assessment are: Merryfield moated site and fishponds (SAM); Cad Farmhouse (GII); Chapel and forecourt railings with adjoining cottage (GII); Drakes Farmhouse (GII); Ilton Court (GII); Merryfield House (GII); Sundial Cottage (GII); Thatchwell (GII); the village pump (GII); Whetstone's Almshouses with its front boundary wall and gateway arch (both GII); and St Peter's Church (GII*). In addition, the non-designated Wadham's Alsmhouses have been included due to their links to the Merryfield moated site. Based on their perceived value and proximity, these have all been treated as *Category #2* assets.

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 5 in Appendix 5) are considered here in detail and in summary Table 9. All other Scheduled and Listed

assets can be seen listed and mapped in Figure 16, although they have been scoped out of this assessment due to their neutral relationship to the proposed development.

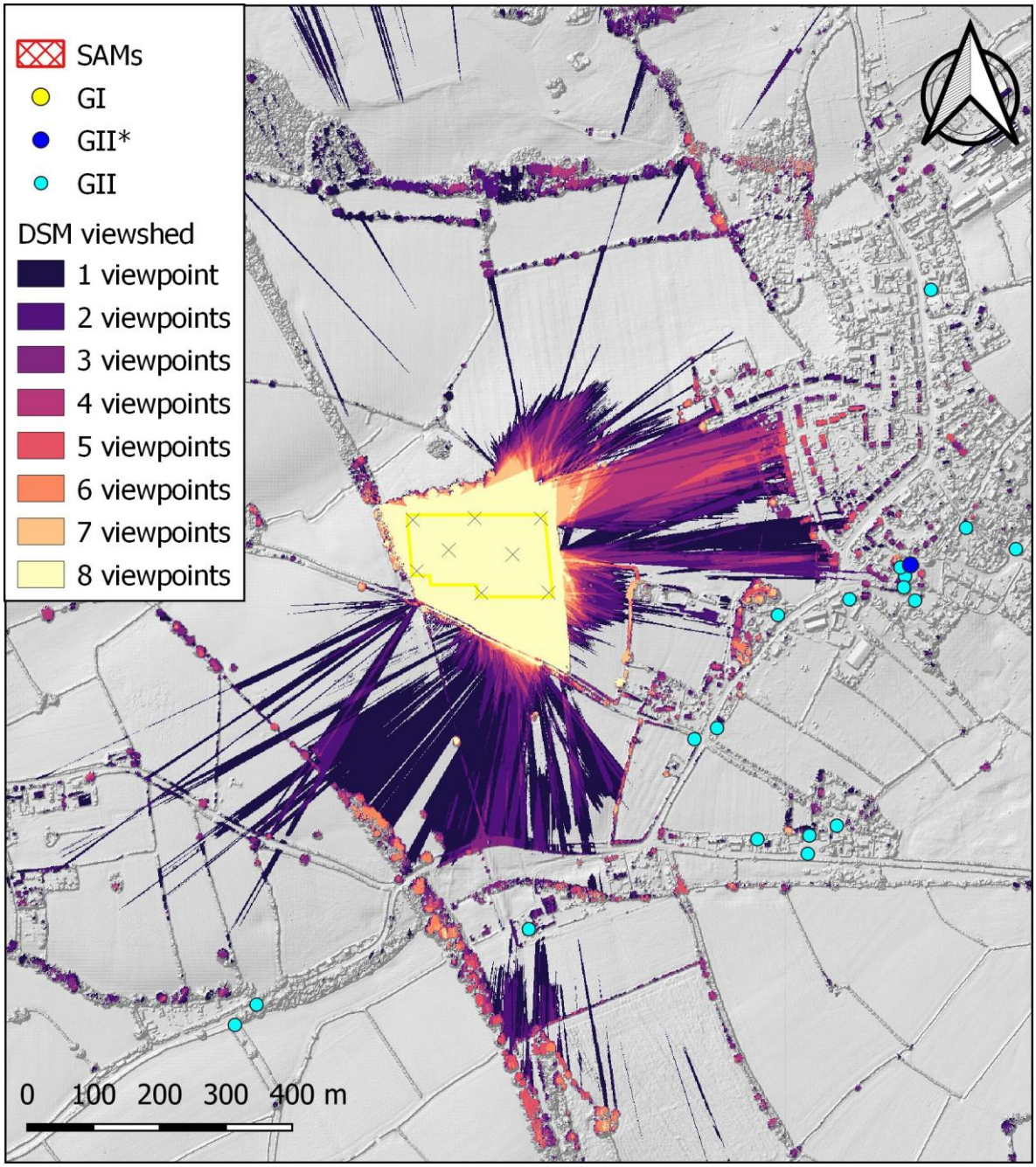


FIGURE 18: ZTV BASED ON ENVIRONMENT AGENCY 1M DSM DATA, WITH TARGET HEIGHTS OF 3M AND AN OBSERVER HEIGHT OF 1.8M, DETAIL OF THE SITE AND DESIGNATED ASSETS IN ILTON VILLAGE (PROCESSED USING QGIS V3.22 WITH VISIBILITY ANALYSIS PLUGIN V1.7; DESIGNATED HERITAGE ASSET DATA FROM HISTORIC ENGLAND. DATA USED UNDER THE OGL V3.0).

- Category #1 assets: None.
- Category #2 assets: Merryfield moated site and fishponds; Cad Farmhouse; Chapel and forecourt railings with adjoining cottage; Drakes Farmhouse; MerryField House; Ilton Court; Sundial Cottage; Thatchwell; the village pump; and Whetstone's Almshouses with its front boundary wall and gateway arch; St Peter's Church; Wadham's Almshouses.
- Category #3 assets: All other assets within 1km of the site as listed in Table 9.

## 4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

### 4.3.1 CHURCHES AND PRE-REFORMATION CHAPELS

*Church of England parish churches and chapels; current and former places of worship*

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, many churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of residential developments unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

Where parishes are relatively small, the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed development is located within the landscape in such a way to interrupt line-of-sight between church towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern it will be affected by a new and intrusive element in this landscape.

Churchyards often contained Listed gravestones or box tombs, and associated yard walls and curtilage are usually also Listed. The setting of all of these assets is usually extremely local in character, and local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, always plays an important role. As such, the construction of a wind turbine is unlikely to have a negative impact.

**What is important and why**

Churches are often the only substantial medieval buildings in a parish, and reflect local

aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19th century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19th century also saw the proliferation of churches and parishes in areas like Manchester, where industrialisation and urbanisation went hand-in-hand. Churches are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the 'patina of age' (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value.

FIGURE 19: THE CHURCH VIEWED FROM THE GATE INTO THE CHURCHYARD; VIEWED FROM THE SOUTH-WEST, LOOKING NORTH-EAST.

| ***Asset Name:*** **Church of St Peter at Ilton** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: Borderline (tower only) |
| *Designation:* Grade II* | *Value:* High |
| *Distance to the site:* 0.5km | *Condition:* Good |
| *Description: Listing:* Anglican parish church. Some C12 and C13 fragments, mostly C14, restored 1860, with chancel rebuilt and north aisle chapel added by James Mountford Allen. Local stone rubble, some cut and squared, Ham stone dressings; Welsh slate roofs between coped gables, with stone slate base courses to nave, sheet lead to north aisle. Five-cell plan of 2-bay chancel, 3-bay nave, south transept, 3-bay north aisle and 2-bay north aisle chapel, with south tower incorporating porch. Chancel has plinth, eaves course and angled corner buttresses; east window a C19 3-light Geometric traceried with label; side windows are 2- light reticulated tracery, one on north and two on south side with chamfered pointed-arched doorway with label between; in south-west angle with transept a low octagonal-plan extension with steeply hipped lead sheet roof and cusped lancet windows, probably C19. forth aisle chapel has plinth, corner buttresses, with a late C15 style east window having headstop label; in north wall one | |

| |
|---|
| window to match chancel side windows, possibly a re-use from there. North aisle has tall double plinth, bay buttresses and pairs of offset buttresses to north-west corner; three C15 style 2-light windows in slightly hollowed recesses in north wall and one to west. South transept has no plinth, angled corner buttresses; a 3-light C19 traceried window with label in south gable, and, 2-light to match, probably C15, in east wall. Nave visible only at west end, with plinth, pair of offset corner buttresses, with one window in south wall matching those of north aisle; in west gable a tall moulded pointed-arched doorway without label, with late C19 3-light window over set in hollowed recess under headstop label. Tower may have C12 base, now rendered; 2 stages; small angled south-east corner buttress: in south face a moulded pointed-arched doorway with headstop label, and small 2-light double-cusped lancet window over, above which is a stone sundial; on west side a single cusped lancet at low level and slim lancet above; string mould divides second stage, which has a low plain parapet, and one 2-light C15 style window with stone louvres to each face. Interior not accessible, but noted or reported are rere-arches to the chancel window and elaborately cusped rere-arches in the south transept, C15 chancel and transept arches, with north arcade to match. Fittings include an ogee-arched piscina resting on a head corbel, plain C17 pulpit, font probably C19; in north aisle several glazed tiles of c1540. Memorials include the defaced alabster effigy of a lady, of c1475, and a brass to Nicholas Wadham, died 1508, with effigy in shroud, and plaque to Jane, Lady Wadham, died 1557. South west nave window has engraved glass by Lawrence Whistler. First recorded vicar 1221. An 1822 report speaks of wooden spire to tower, and, probably erroneously, of two aisles. |
| *Supplemental Comments:* It seems inexplicable the Listing for a public church should lack an internal description, with what is stated based on Pevsner. Pevsner notes the tower is in an 'early' location over the south porch. |
| *Conservation Value:* The building has aesthetic value as a vernacular building of complex development, though it is not a particularly attractive church. It has considerable historical/illustrative and historical/associative value as a parish church. It has high evidential value, as the Listing description is far from comprehensive, and its archaeological value is unexplored. It has high communal value for its local congregation. |
| *Authenticity and Integrity:* The church appears to be in good condition (despite recent theft of roof lead); it remains an authentic place of communal worship. |
| *Topographical Location & Landscape Context:* The church is located on essentially level ground on a slight ridge. |
| *Setting:* The church stands in a small sub-rectangular churchyard, with a cemetery extension to the east. Most of the gravestones have been (re)moved, leaving a wide, open grassy space around most of the structure. Rather crowded to the north by C20 houses on Old Orchard Close, the small back gardens separated from the churchyard by a wooden fence. Similar crowding to the east (Bullens Close) though the cemetery extension makes some difference here. Numerous mature specimen trees to the south, against Merryfield House (the former Vicarage), separating the churchyard from its rather plain grounds. Two other good individual trees, north-west and north-east of the church. To the west, a complicated range of buildings flanking the access; these appear on the 1887 OS map but look modernised. |
| *Principal Views:* Very restricted – predominantly to the church from the west entrance into the churchyard. The tower lacks the height and ornamentation to render it more distinctive. |
| *Landscape Presence:* Limited. The tower lacks the ornamentation required to make it more readily identifiable above the trees. |
| *Sensitivity of Asset:* A greater part of its significance arises from its historical, evidential, and communal value. Its aesthetic value is the most readily obvious but that is only one component part of its significance. Its churchyard is crowded round with modern buildings, and only views from the tower roof would be possible to the site. |
| *Contribution of Setting to Significance of Asset:* Important. At one stage, the most important structure in the village, and likely intervisible with the Merryfield moated site. However, its setting is now much more constrained by the surrounding built environment and the mature specimen trees in the churchyard, and its lacks that wider landscape presence. |
| *Scale of Change:* The proposed development would be located a little distance from the church, and there would be near complete screening at ground level from intervening hedgerows and structures. In all views to the church the development would not appear, and the development would not affect the ability to appreciate the significance of the building itself. The development would introduce a significant non-agricultural visual element to the area. |
| *Significance of Effect:* Negligible change + High value asset = Slight effect |
| *Magnitude of Impact:* **Negligible Adverse** |

FIGURE 20: VIEW FROM THE WESTERN EDGE OF THE PLAYING FIELDS BACK ACROSS TO THE CHURCH (TOWER INDICATED); VIEWED FROM THE WEST, LOOKING EAST.

### 4.3.2 NONCONFORMIST CHAPELS

*Non-Conformist places of worship, current and former*

Non-Conformist chapels are relatively common across the whole of Devon and Cornwall. They tend to be fairly modest structures in all but the largest settlements, lacking towers and many of the ostentatious adornments of older Church of England buildings. They are usually Grade II Listed structures, most dating from the 19th century, and adjudged significant more for their religious and social associations than necessarily any individual architectural merit. They can be found in isolated locations, but are more often encountered in settlements, where they may be associated with other Listed structures. In these instances, the setting of these structures is very local in character and references the relationship between this structure and other buildings within the settlement. The impact of a wind turbine is unlikely to be particularly severe, unless it is built in close proximity.

**What is important and why**

Nonconformist chapels are typically 18th century or later in date, and some retain interior period fitments (evidential). Some of the better preserved or disused examples are representative of the particular ethos of the group in question, and buildings may be linked to the original preachers (e.g. John Wesley) (historical value). Congruent with the ethos of the various movements, the buildings are usually adapted from existing structures (early) or bespoke (later), and similar in overall character to Anglican structures of the same period (aesthetic value). They often have strong communal value, where they survive as places of worship (communal value).

FIGURE 21: THE FORMER CHAPEL AND ADJOINING COTTAGE; VIEWED FROM THE SOUTH-WEST, LOOKING NORTH-EAST.

| ***Asset Name:*** **Chapel and Cottage Adjoining with Forecourt Railings** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: Borderline (rooftop) |
| *Designation:* Grade II | *Value:* Medium |
| *Distance to the site:* 0.275km | *Condition:* Good |
| *Description: Listing:* Cottage and attached chapel. (a) Cottage: Circa 1800. Ham stone rubble; thatched roof with half-hip to north, plain gable to south; brick chimney stacks. Two storeys, 2 bays. Small casement windows with horizontal bars, earlier type frames, all 3-light, with timber lintels below; to right a boarded door with glazed panel in heavy frame, in recess with concrete lintel over; iron wall tie plate above door. Single casement window in south gable. Interior not seen. Attached on north side is (b) the Chapel: Dated 1874. Cut and squared grey lias stone with Ham stone dressings; Welsh slate roof with stepped coped west gable having obelisk finial. 'T'-plan, with north crosswing, single-storey, 3-bay west elevation. Plain lancet windows diamond-leaded, 2 to gable of bay 1 flanking a pointed-arched doorway; in corner north of bay 2 a stone porch with pointed arched doorway: datestone high in west gable. Linking the two buildings a yellow brick wall with pointed arched doorway. Interior not seen. About 2 metres west of chapel a low stone wall capped with arrowhead railings about one metre tall, with gate to match opposite doorway; stone wall returns back to chapel at north and south ends, all adding to the setting of the buildings. | |
| *Supplemental Comments:* Again, it seems inexplicable the Listing for a (former) public chapel should lack an internal description. The exterior of the chapel building is austere, almost severe, in its rigid design, and is not particularly attractive. Clear evidence for phasing, as the crosswing linking it to the cottage is not shown on the 1887 OS map. Now converted to a domestic house. The cottage has been modernised and the windows noted in the Listing have been replaced with nPVC casements. A small porch in stone rubble with thatched hipped roof has been added, with a nPVC door. A uPVC conservatory to the rear. Slight emphasis to the two first-floor windows in the thatched eaves. | |
| *Conservation Value:* Some aesthetic value to the cottage, which presents as a picturesque but badly let down by the nPVC windows and doors. There will be historical illustrative and potentially associative (the chapel) value, and evidential value (interiors not inspected). The chapel is likely to have held considerable communal value, but this will now be ebbing given its conversion to residential use. | |
| *Authenticity and Integrity:* The two structures appear in good condition, but largely inauthentic given modernisation and change of use. | |
| *Topographical Location & Landscape Context:* The cottage is located on essentially level ground on a slight ridge, the ground falling away very slightly to the south. | |
| *Setting:* On the roadside (Church Road) close to the junction with Podger's Lane and Merryfield Lane. On a narrow roadside plot with fields behind (now horse paddocks). The forecourt of the chapel is now a patio, with a narrow garden and garage to the north. Across the road to the west is the large garden of a bungalow, with a nursery and car park just to the north. | |

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| *Principal Views:* To the cottage and chapel from the roadside. |
| *Landscape Presence:* The chapel and cottage is prominent to the roadside, but no wider landscape presence. |
| *Sensitivity of Asset:* The chapel had communal and religious value to the local area. However, neither structure was built with views extending beyond the immediate roadside. |
| *Contribution of Setting to Significance of Asset:* Incidental. The chapel stands to the roadside on the edge of the village, alongside a small cottage to which it has been linked. The setting is still readily intelligible. |
| *Scale of Change:* The site will not be visible from the building or the roadside due to screening from the adjacent bungalow/nursery and intervening hedgerows. |
| *Significance of Effect:* Medium value + No Change = Neutral effect |
| *Magnitude of Impact:* **Neutra**l |

### 4.3.3 GENTRY BUILDINGS

*Older houses with an element of formal planning; may survive as farmhouses*

These structures have much in common with the greater Houses but are more usually Grade II Listed structures. There were many more minor landed gentry and thus a great number of minor Houses. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of a solar PV park would be commeasurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may survive as farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore, the sensitivity of these sites to the visual impact of a modern development is less pronounced.

**What is important and why**

The lesser houses are examples of regional or national architectural trends, as realised through the local vernacular (evidential value); this value can vary with the state of preservation. They were typically built by gentry or prosperous merchants, could stage historically important events, and could be depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). However, the lesser status of these dwellings means the likelihood of important historical links is much reduced. They are examples of designed structures, often within a designed landscape (aesthetic/design); however, the financial limitation of gentry or merchant families means that design and extent is usually less ambitious than for the great houses. Survival may also be patchy, and smaller dwellings are more vulnerable to piecemeal development or subdivision. The 'patina of age' can improve such a dwelling, but usually degrades it, sometimes to the point of destruction. There is limited communal value, unless the modern use extends to a nursing home etc.

| ***Asset Name:*** **Merryfield House** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: No |
| *Designation:* Grade II | *Value:* Medium |
| *Distance to the site:* 0.55km | *Condition:* Good |
| *Description: Listing:* Large detached house, formerly the vicarage. Late C19. Bath stone rubble with ashlar dressings; Welsh slate roofs with saw-tooth ridges and coped gables; brick chimney stacks. H-plan. Two storeys with attics, 6 bays. Plinth, string courses; chamfer-mullioned windows, the lower with transoms; bay 1 has three single-lights below, a 4-light to first floor and slit windows in gable of north crosswing; bay 2 has a 6-light below and 8-light above; bay 3 has projecting single-storey porch with corner buttresses and pointed arched doorway; bay 4 has 5-light windows to both main floors, with slit window in attic gable; bay 5 is set back slightly, with a 2-light window above and a 3-light below; bay 6 the forward projection of the south cross- wing, with no window below, a transomed 4-light first floor window and a 2-light attic window. Additional doorway in north gable. Interior not seen. House has important group value with the Church of St. Peter (q.v.) and is significant in the streetscene. | |
| *Supplemental Comments:* An impressive mock Tudorbethan mansion, its scale and massing rivalling that of the church. Addressed by its own drive, which runs partly parallel to (and overpowers) the access to the church, with iron gates and gateposts of late C19 type in a gateway with piers and dressed stonework with bath stone dressings. | |

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| Built 1874, architect Ewan Christian (Pevsner). The 1887 OS maps indicates it is set down into broad terraces. A 'coach house' building may survive from the earlier vicarage. |
| *Conservation Value:* An attractively composed and visually complex Tudorbethan building, with high aesthetic value. While a late and *de novo* building, nonetheless it will have evidential value as the interior was not inspected during the Listing. Historical value as an example of its type and associated with a named architect. Remnant communal value linking it to be church. |
| *Authenticity and Integrity:* Unknown, appear to remain as a private house. |
| *Topographical Location & Landscape Context:* The house is located on essentially level ground on a slight ridge, the ground falling away slightly to the south. |
| *Setting:* Located down a private drive off the village 'green', the house is set in 0.8ha of gardens (mainly lawns), in a series of terraces (as shown on the late C19 OS maps). Immediately to the west, and adjoining the house, is a walled garden with attached building (former coach house?) beyond. The front (north-east) of the house is fairly plain, with a simple lawn with gravel drive that stops in front of the building. The rear gardens are more complex, with a pond with island to the east corner. Bounded by hedgerows, these are tall or studded with mature trees which provide a varying degree of screening to the property; those to the north-west, alongside the churchyard, are tall and provide complete screening. |
| *Principal Views:* To the house along the drive from the north-west; down the gardens to the south-east from the house. |
| *Landscape Presence:* No real landscape presence beyond its enclosure and the surrounding fields. |
| *Sensitivity of Asset:* Outward views are now limited by the screening provided by trees and hedges. The house, built in the 19th century, would have been positioned to take advantage of the views down the valley. |
| *Contribution of Setting to Significance of Asset:* Important. Built as a vicar's residence, the house would have been carefully located close to the church but built to enjoy the best views the situation could offer. The size and scale of the house would suggest the vicarage was profitable or enjoyed some other material benefit. The setting is now very enclosed and private. |
| *Scale of Change:* The site will not be visible from the building or its garden due to screening from the adjacent houses and intervening hedgerows/trees. |
| *Significance of Effect:* Medium value + No change = Neutral effect |
| *Magnitude of Impact:* **Neutral** |

FIGURE 22: THE VIEW DOWN THE DRIVE TO MERRYFIELD HOUSE; VIEWED FROM THE WNW, LOOKING ESE.

| ***Asset Name:*** **Ilton Court** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: No |
| *Designation:* Grade II | *Value:* Medium |
| *Distance to the site:* 0.3km | *Condition:* Fair/Good |
| *Description: Listing:* Detached house. C17, possibly with earlier fragments, modified. Local stone near-ashlar, with coursed rubble at north end; thatched roof with plain gables to south crosswing, conical hip to north end; stone and rendered brick chimney stacks. 'T'-plan, with rounded north end; 2 storeys, 5 bays east elevation. Bay 1 is C17 | |

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| crosswing, with ovolo-mould mullioned windows in wave-mould recesses, 2-light with labels at both levels to gable, and 4-light on north return, the upper set in a gabled dormer and in timber to match; bays 2 and 3 have C20 leaded casements of 4 lights, the upper windows set into roof; bay 4 has a C18 3-light leaded casement above and small triangular- arched window below: bay 5 and the returns around the north curve have C20 casement windows, some small-pane; timber lintols over all casements; between bays 2/3 a cambered-arched recess with deep lintol of minimal bearing, with boarded door in triangular headed frame of heavy members. South elevation of crosswing of 3 bays, with 3-light ovolo-mould mullioned windows lower bay 3 and mezzanine bay 2, above which are early 4-light leaded casements; modern leaded window upper bay 1, and below a projecting stone porch, gabled with stone slate roof and cambered arched outer door and sideliqht. Interior not seen, but fragments of c.1600 panelling and cornices may survive. House may have been built by Wyndham family; in 1700 was residence of John Scott, overseer of the poor for Ilton. |
| *Supplemental Comments:* Again, no interior descriptions. The OS maps indicate the rounded north end was not built until after 1887, and that the two earlier structures meet unevenly at the corner, suggesting the 'crosswing' might be primary, or that other parts of a larger structure have been lost. Clearly a farmhouse in the C19. |
| *Conservation Value:* Clear aesthetic value as a multi-period vernacular structure, with considerable evidential value as the interior was not inspected during the Listing and the development of the structure is poorly understood. Historical value as an example of its type, and association with the overseer of the poor, and potentially the Wadham family. No known communal value. |
| *Authenticity and Integrity:* Remains a private house, the gardens and general character of the house would suggest C20 aggrandisement and presumably therefore loss of period fittings. |
| *Topographical Location & Landscape Context:* The house is located on essentially level ground on a slight ridge, the ground falling away slightly to the south. |
| *Setting:* The house stands to the north-west side of the road (Church Lane), with a small walled patio in the angle of the building, and corner garden. To the south and west, alongside the road, the former farmyard is now a large garden with short drive, a thatched gateway over the foot entrance, and attractive planting. Playing fields to the north, a new housing estate (Hawthorn Road) to the west, and two bungalows and Drake's farmyard across the road to the south-east. |
| *Principal Views:* Across its small garden to the south-west, and two and from the south-east elevations from the road. |
| *Landscape Presence:* No real landscape presence beyond its enclosure and the surrounding fields. |
| *Sensitivity of Asset:* This is a former farmhouse, aggrandised to a polite house in the C20. It has a restricted landscape presence and views to and from the property are largely restricted to the immediate roadside. It is very effectively insulated from change in the wider area. |
| *Contribution of Setting to Significance of Asset:* Incidental. Built as a (good) farmhouse on the edge of the village, its setting now contributes only to the extent it better reveals the evidential and aesthetic value of the building. |
| *Scale of Change:* The site will not be visible from the building or its garden due to screening from the adjacent housing estate and intervening hedgerows/trees. |
| *Significance of Effect:* Medium value + No Change = Neutral effect |
| *Magnitude of Impact:* **Neutral** |

FIGURE 23: ILTON COURT; VIEWED FROM THE NORTH-EAST, LOOKING SOUTH-WEST.

### 4.3.4 FARMHOUSE AND FARM BUILDINGS

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 linhay 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 bakehouse, 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. Unless in close proximity, new developments will usually have a restricted impact on the meaning or historical relevance of these sites.

**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). However, 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:*** **Drake's Farmhouse** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: No |
| *Designation:* Grade II | *Value:* Medium |
| *Distance to the site:* 0.4km | *Condition:* Fair |
| *Description: Listing:* Detached farmhouse. Probably early C18. Local stone cut and squared; thatched roof between stepped coped gables; brick end and intermediate chimney stacks. Two storeys, 4 bays. Casement windows, some frames of early pattern, with horizontal-bar inserted lights, timber lintols below, with 3-light windows upper bay 1 and bay 2, and 4-light windows lower bay 2 and bays 3 and 4, no window lower bay 1: to right of bay 2 a boarded door in plain recess, framed by an open timberwork porch with pitched painted metal roof. Lean-to against north gable with a 4-light window with chamfered frame members. South gable apparently rebuilt, in brick, with C20 sash windows. | |
| *Supplemental Comments:* Given the unusually wide windows in the north elevation, it is likely this is not an C18 house but a C17 or even medieval structure which has lost its (timber?) mullioned windows. The coped gables would suggest it originally had a slate or tile roof. Three dormers in the south roof. | |
| *Conservation Value:* Clear aesthetic value as a multi-period vernacular structure, with considerable evidential value as the interior was not inspected during the Listing and the development of the structure is poorly understood. Historical value as an example of its type. No known communal value. | |
| *Authenticity and Integrity:* The structure stands to one side of a working farmyard and does not appear to have been sold away or recently renovated, so may retain good internal features; good authenticity. Fair condition. | |
| *Topographical Location & Landscape Context:* The farmhouse is located on essentially level ground on a slight ridge, the ground falling away slightly to the south. | |

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| *Setting:* The farmhouse stands to the north side of its associated farmyard. To its north elevation there is a small lawned garden surrounded by short iron railings, beyond which is the triangular village 'green'. Bordering the green is the Wyndham Arms PH and car park, and the former village school, now a domestic house. South of the house is a narrow, walled garden, with several historic farm buildings, bordering onto a large and untidy C20 farmyard with multiple steel-framed structures and open yards. To the east are the gardens of Merryfield House, bordered by tall trees or shrubs. |
| *Principal Views:* Principal views to and from the farmhouse to the north, across the village 'green'. Views to the south may be possible across the farmyard from the dormer windows. |
| *Landscape Presence:* The farmstead is visible component of the village, but it has no wider landscape presence. |
| *Sensitivity of Asset:* The asset is a functional building, not built for wider views. The value of the asset is as a good example of the local vernacular style, and this would not be affected. |
| *Contribution of Setting to Significance of Asset:* Incidental. The farm is to be found within its holding and to which it relates. Changes within that immediate setting and within the wider setting may have an effect. The authentic agricultural character of the site and the ongoing working agricultural wider landscape is a benefit to the asset. |
| *Scale of Change:* The site will not be visible from the building or its garden due to screening from the adjacent housing estate and intervening hedgerows/trees. |
| *Significance of Effect:* Medium value + No Change = Neutral effect |
| *Magnitude of Impact:* **Neutral** |

FIGURE 24: THE NORTH ELEVATION OF DRAKE'S FARMHOUSE; VIEWED FROM THE NORTH-EAST, LOOKING SOUTH-WEST.

| ***Asset Name:*** **Cad Farmhouse** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: Borderline (rooftop) |
| *Designation:* Grade II | *Value:* Medium |
| *Distance to the site:* 0.45km | *Condition:* Fair |
| *Description: Listing:* Detached farmhouse. Probably C17 origins, modified. Local stone rubble with some lias patching, part rendered and colourwashed; thatched roofs with plain gables; brick chimney stacks. Two storeys, house of 3 bays. Three-light horizontal-bar basement windows, with timber lintols below to bays 1 and 2; bay 3 has a forward projection, rendered under a catslide roof, with two 3-light casements of early patterns, a small one in the east return, and a large one in the north wall which has internal vertical iron bars. Extension against east gable, projecting forward, with no windows to north, and in the angle thus formed a small elm-boarded timber-framed building under thatch catslide roof. Interior not seen. | |
| *Supplemental Comments:* Set back from the public road, behind a tree-lined watercourse, with no public access; the farmhouse is just visible through the trees. The central section of the house may have a slate roof. There is a narrow wing to the rear, which returns to the east to form a yard. | |
| *Conservation Value:* Clear aesthetic value as a multi-period vernacular structure, with considerable evidential value as the interior was not inspected during the Listing and the development of the structure is poorly understood. Historical value as an example of its type. No known communal value. | |
| *Authenticity and Integrity:* Not known; site barely visible from the road. Aerial photographs indicate not obviously | |

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| converted or extensively renovated. |
| *Topographical Location & Landscape Context:* The farmhouse is located on essentially level ground towards the base of a slight valley, on a slight north-facing slope. |
| *Setting:* The farmhouse it located to the west, and set at an angle to, a small yard flanked by modern farm buildings, with a probable horse menage beyond. A lawn to the front of the house, the house backs onto the fields to the south. A tall hedge to the west (on the line of the former Chard Canal) with a modern house and yard beyond. Addressed by a drive that approaches from the north, the whole surrounded by fields. |
| *Principal Views:* To and from the farmhouse from the field to the north. |
| *Landscape Presence:* The farmstead is visible component within the rural settlement pattern, but it has no wider landscape presence. |
| *Sensitivity of Asset:* The asset is a functional building, not built for wider views. The value of the asset is as a good example of the local vernacular style, and this would not be affected. |
| *Contribution of Setting to Significance of Asset:* Incidental. The farm is to be found within its holding and to which it relates. Changes within that immediate setting and within the wider setting may have an effect. The authentic rural settled character of the site and the ongoing working agricultural wider landscape is a benefit to the asset. |
| *Scale of Change:* The site *might* be visible from the building or its garden through a gap in the trees along the watercourse to the north, but the effect is unlikely to be significant. |
| *Significance of Effect:* Medium value + Negligible Change = Neutral/Slight effect |
| *Magnitude of Impact:* **Negligible Adverse** |

### 4.3.5 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

*Clusters of Listed Buildings within villages or hamlets; occasionally Conservation Areas*

The context of the (usually) Grade II Listed buildings within settlement is defined by their setting within the village settlement. Their significance is determined by their architectural features, historical interiors or role/function in relation to the other buildings. The significance of their setting to the experience of these heritage assets is of key importance and for this reason the curtilage of a property and any small associated buildings or features are often included in the Listing and any changes must be scrutinised under relevant planning law.

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village are rarely influenced the erection of wind turbines, unless they are located in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant turbine unlikely to prove particularly intrusive.

**What is important and why**

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20th century has homogenised most, with streets of terraced and semi-detached

houses and bungaloid growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Totnes), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19th century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. Redruth-Camborne-Pool for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

FIGURE 25: THE WADHAM ALMSHOUSES; VIEWED FROM THE SOUTH-EAST, LOOKING NORTH-WEST.

| ***Asset Name:*** **Wadham's Almshouses** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: No |
| *Designation:* Non-designated | *Value:* Medium |
| *Distance to the site:* 0.15km | *Condition:* Good |
| *Description:* Almshouses built 1606 by Nicolas Wadham II, the family who lived at the Merryfield moated site. A long narrow 1½-storey building of coursed, roughly-dressed stonework. Coped gables and tiled roof. The south-west long elevation sports four fine axial chimneys which step in twice, with tall (presumably later) brick stacks and chimney pots. Formerly with dormer windows, leaded two-light mullioned windows, and flanking doorways with flat arches, the building was converted ('spoilt' – Pevsner)) from eight to five units in 1964 and the elevation between the stacks rebuilt with large modern two-light windows and patio-style doors. | |
| *Conservation Value:* The building is not unattractive, and uses vernacular materials, but the work undertaken in the 1960s has certainly spoilt its original (if perhaps less functional) appearance. Diminished aesthetic value. There will be evidential value, with the caveat that the significant changes wrought in 1964 are unlikely to have been kind to the interior. Clear historical associative and illustrative value. Some communal value to past and current residents and family of residents. | |
| *Authenticity and Integrity:* The building is in good repair. It retains its original function but at the cost of material fabric. | |
| *Topographical Location & Landscape Context:* The almshouses are located on essentially level ground on a slight ridge, the ground falling away slightly to the south. | |
| *Setting:* The almshouses stand within a small rectangular enclosure, with small rear gardens and a shared front lawn, | |

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| foreshortened to create a small car park. There is a tall hedge to each side, with a short row of cottages (no.3, Lilac, and Myrtle Cottage) to the east, and an open field to the west. To the north, a new housing estate has recently been constructed (Hawthorn Road). To the south, beyond the lane, is another open field. |
| *Principal Views:* Limited to those from the adjacent lane. |
| *Landscape Presence:* None. It is visually recessive and set back into its gardens. |
| *Sensitivity of Asset:* The value of this building is largely evidential and historical/illustrative, neither of which would be affected by the proposed development. It has some aesthetic value, but this is only really to be appreciated within its immediate setting. |
| *Contribution of Setting to Significance of Asset:* Incidental. The gardens are nondescript and functional (i.e. municipal gardens for elderly residents), the surroundings unremarkable. Its location in relation to Merryfield Lane is relevant, as it led to the Merryfield moated site. The lord of the manor would be able to observe and take obeisance from the almoners he had endowed as he rode to and from the manor house. |
| *Scale of Change:* The proposed development would be located north-east of the almshouses, separated by a single narrow field and two hedgerows. Nonetheless, screening at ground level would be fairly comprehensive. The manor is long gone, and thus travel along Merryfield Lane has lost its earlier significance. |
| *Significance of Effect:* Low to Medium value + Minor Change = Neutral/Slight to Slight effect |
| *Magnitude of Impact:* **Negligible Adverse** |

FIGURE 26: THE LISTED PUMP; VIEWED FROM THE NNE, LOOKING SSW.

| ***Asset Name:* [Ilton] Village Pump** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: No |
| *Designation:* Grade II | *Value:* Medium |
| *Distance to the site:* 0.3km | *Condition:* Good |
| *Description: Listing:* Pump. C19. Cast-iron. Circular shaft with 2 ring collars, on circular plate base; upper cylinder of greater diameter, with heavy cast-iron spout on north side with bucket hook and laurel-leaf ornament, later flat top, knob handle on west side. (An identical pump in Stocklinch C.P. (q.v.) bears the plate of Hutchings, Plumber, Ilminster.) | |
| *Supplemental Comments:* The pump is tucked in under the tall hedge, the notable features on this roadside corner being a park bench, dog-poo bin, and dead-end road sign. It is addressed by a double line of concrete paving slabs. | |
| *Conservation Value:* The pump has some limited evidential value but has mainly historical illustrative value. Limited aesthetic and associative value. No known communal value. | |
| *Authenticity and Integrity:* The pump is clearly maintained (painted black) and in reasonable repair. It stands on the edge of a tiny parcel of public garden, so retains its public space, albeit changed. | |

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| *Topographical Location & Landscape Context:* The pump is located on essentially level ground on a slight ridge, the ground falling away slightly to the south. |
| *Setting:* The pump is located to the back corner of a tiny sub-rectangular intake from the crossroads. The hedges that meet at a corner behind it have been allowed to grow up and they overshadow it. Immediately adjacent is a park bench, with a line of paving slabs leading to the bench and the pump from the road, the rest of the area being mown grass. There is also a concrete planter to the roadside. Overhead power lines immediately above the pump, running north-south. To the north is the garden of an adjacent property; to the north-east is the garden of the Listed Chapel and Cottage. Otherwise, set within fields. |
| *Principal Views:* Limited to those from the adjacent road. |
| *Landscape Presence:* None. It is almost wholly hidden by the hedgerow. |
| *Sensitivity of Asset:* The value of this building is largely evidential and historical/illustrative, neither of which would be affected by the proposed development. It has some aesthetic value, but this is only really to be appreciated within its immediate setting. |
| *Contribution of Setting to Significance of Asset:* Incidental. While the current setting does not actively detract from the appearance of the pump, it could be more sympathetic. It is already difficult to appreciate the significance of this structure. |
| *Scale of Change:* The proposed development would be located some distance from the pump, and fully screened by intervening structures and trees. The pump is a highly recessive visual feature. The development would not affect the ability to appreciate the significance of the feature. |
| *Significance of Effect:* No Change + Medium value asset = Neutral effect |
| *Magnitude of Impact:* **Neutral** |

FIGURE 27: SUNDIAL COTTAGE; VIEWED FROM THE SOUTH, LOOKING NORTH.

| ***Asset Name:* Sundial Cottage** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: No |
| *Designation:* Grade II | *Value:* Medium |
| *Distance to the site:* 0.45km | *Condition:* Good |
| *Description: Listing:* Detached cottage, formerly divided. Possible C16 origins, modified C18 and later. Local stone rendered and colourwashed; thatched roof half-hipped at west end, plain gable to east; brick intermediate chimney stacks. Two storeys, 4 bays. Horizontal-bar casement windows, 2-light upper bay 1 and both levels bay 3, no window lower bay 1, and 3-light to bays 2 and 4: to right of bay 4 a stall stairlight below and stone sundial above; boarded doors to right of bays 2 and 4, the former with brick and corrugated iron sheet open porch. Lean to against each gable. Interior not seen. Property has served variously as a baker shop, a post office and possibly an alehouse. | |
| *Supplemental Comments:* Again, interior not inspected. The lean-to is now a conservatory; with a double garage to the west end under a pitched tiled roof. The porch is now of painted brick with hipped thatched roof. Two narrow mono-pitch structures to the rear. The general appearance gives the impression of recent renovation. | |
| *Conservation Value:* The building is attractively composed and uses vernacular materials. It will have evidential value as the Listing is not very detailed. It has historic/illustrative value as an example of a vernacular building. Limited or no communal value. | |

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| *Authenticity and Integrity:* The building is in good repair. Its authenticity is likely to have been compromised by recent renovation. The multiple uses of the structure (noted in the Listing as a bakery, post office, possible alehouse, formerly two cottages) may be reflected in the fixtures and fittings inside, but it is more likely that successive functions and alterations have stripped this all out. |
| *Topographical Location & Landscape Context:* The cottage is located on essentially level ground on a slight ridge, the ground falling away slightly to the south. |
| *Setting:* The cottage is located to the north-west corner of a sub-rectangular garden plot, between Cad Road to the south and an open field to the north. The garden is divided into two, with a larger plot to the east with vegetable plots and overlooked by the conservatory on the end of the cottage. The smaller plot to the west has the cottage and garage, addressed by a short gravelled drive, accessed through a timber gate off Cad Road. The plot is bounded by clipped hedgerows, and, south of the cottage, a short stone wall with hedge and wide splay for the entrance. East of the gardens is Whetstones Almshouses (discussed below); immediately to the west of the Cottage is a garage, with petrol forecourt, cars, and 'industrial' building with gable-end roller-door and low pitched roof of 'big-six' corrugated asbestos roofing. Between the two, numerous overhead power lines stretch north to south. |
| *Principal Views:* Limited to those from the adjacent road, and perhaps over the hedge and across the field to the rear of the property. |
| *Landscape Presence:* None. It is visually recessive and one among several buildings here. |
| *Sensitivity of Asset:* The value of this building is largely evidential and historical/illustrative, neither of which would be affected by the proposed development. It does have aesthetic value, but this is only really to be appreciated within its immediate setting. |
| *Contribution of Setting to Significance of Asset:* Incidental. The current setting – a narrow cottage garden – is suitably bucolic, though the double garage, and garage next door, do detract from the overall aesthetic. |
| *Scale of Change:* The proposed development would be located some distance from the property, and fully screened by intervening structures and trees. The building is not very prominent, and best appreciated within its immediate setting. The development would not affect the ability to appreciate the significance of the building. |
| *Significance of Effect:* No Change + Medium value asset = Neutral effect |
| *Magnitude of Impact:* **Neutral** |

FIGURE 28: THE WHETSTONE ALMSHOUSES; VIEWED FROM THE SSE, LOOKING NNW. LISTED WALL AND GATEWAY IN FOREGROUND.

| ***Asset Name:* Whetstone's Almshouses, and Boundary Wall** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: No |
| *Designation:* Both Grade II | *Value:* Medium |
| *Distance to the site:* 0.5km | *Condition:* Good |
| *Description: Listing:* Group of 6 almshouses, formerly with chapel. 1635, modified early C20. Ham stone ashlar Welsh slate roof with coped gables; brick chimney stacks. 'U'-plan; 2 storeys, 8-bay south elevation, of which the outer bays project for one wide bay. Hollow-chamfered mullioned windows in chamfered recesses, all 3-light with horizontal-bar inserts with each centre light having an iron-framed opening casement; bay-1 is a plain end gable, bay 6 has a blocked 3-light window in pointed-arched recess, formerly lighting the chapel; similar windows in returns, with cambered-arched doorways near internal corners, and pairs matching doors in the wide spaces between bays 3/4, | |

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| and 5/6: continuous label over all ground floor openings, continued around returns but not on gables. East and west elevations of 3 bays, with one doorway each - these elevations apparently less restored than that to south. Interiors not seen. Almshouses founded by John Whetsone, Gent, in 1635 (inscription over gateway q.v.).<br>Boundary wall and gateway. Probably C17. Ham stone ashlar. Walling about one metre high, with plinth and pitched top coping; central raised gateway with arch, with coping moulding continued to sides and head; chamfered cambered archway with C20 timber gate; on the lintol an inscription reads "THIS HOSE WAS FOVNDED BY JOHN WHETSONE GENTLEMAN/FOR THE RELEEFE OF THE PORE OF ILTON AND DNI 1615". The whole forms an important part of the setting to Whetsone's Almshouses (q.v.) and an important isolated element in the street scene. |
| *Supplemental Comments:* Again, interiors not inspected. The slate roof looks fairly recently renewed, four dormers in the north pitch, looking straight into the foliage of the trees behind the building. It looks like the Listed roadside wall has been breached to provide vehicle access to a communal car park. |
| *Conservation Value:* The building is attractive and uses vernacular materials. It will have considerable evidential value as the Listing is not very detailed. It has historic/illustrative and associative value as an example of a vernacular building with links to its founder/founder's family and residents. Some communal value for residents/past residents. |
| *Authenticity and Integrity:* The building is in good repair. Its physical authenticity will have been undermined by successive renovation works undertaken to maintain the building as fit for purpose, but conversely reinforced by its continued use as charitable accommodation. |
| *Topographical Location & Landscape Context:* The almshouses are located on essentially level ground on a slight ridge, the ground falling away slightly to the south. |
| *Setting:* The U-shaped almshouses stand to the northern side of a sub-rectangular plot defined by the Listed low stone wall. This facilitates views to the almshouse from the public road. To the sides and rear there are hedges above the wall, with a line a tall mature trees to the rear of the property. The courtyard in front of the building is divided into small but neat garden plots; the rest of the space between the almshouses and the road is laid down to a rough lawn crossed by a path, set with a single mature tree. To the west is an expanse of tarmac bounded by a wooden fence, serving as a communal car park. To the east and west of the building are smaller garden plots bounded by a tall hedge. South of the road are open fields. An overhead power line carried on telegraph poles runs east-west along the road, the telegraph poles standing in the garden of the almshouses. |
| *Principal Views:* Limited to those to and from the adjacent road. |
| *Landscape Presence:* Limited. It is a larger building but set back into the trees behind it, and one of several buildings here. |
| *Sensitivity of Asset:* The value of this building is largely evidential and historical/illustrative, neither of which would be affected by the proposed development. It has aesthetic value, but this is only really to be appreciated within its immediate setting. |
| *Contribution of Setting to Significance of Asset:* Incidental. The current setting is fairly open and plain, but does not actively detract from an appreciation of the building. |
| *Scale of Change:* The proposed development would be located some distance from the property, and probably fully screened by intervening structures and trees. The development would not affect the ability to appreciate the significance of the building. |
| *Significance of Effect:* No Change + Medium value asset = Neutral effect |
| *Magnitude of Impact:* **Neutral** |

FIGURE 29: THATCHWELL ('OLD LEGGS FARM'); VIEWED FROM THE NORTH, LOOKING SOUTH.

| ***Asset Name:*** **Thatchwell ('Old Leggs Farm')** | |
|---|---|
| *Parish:* Ilton | *Within the ZTV*: No |
| *Designation:* Grade II | *Value:* Medium |
| *Distance to the site:* 0.55km | *Condition:* Good |
| *Description: Listing:* Detached house. Probably C18, modified. Local stone rubble; south gable rebuilt in brick; thatched roof with plain gables; brick end and intermediate chimney stacks. Two storeys. 4 bays. Three-light horizontal-bar casement windows, the lower with timber lintols, but to upper bays 3 and 4 earlier pattern casements of 3 and 2 lights with rectangular-leaded panes: against south-east gable a wing wall of C20 with arched doorway; entrance in rear. North gable mostly masked by a C20 timber and tiled lean-to, but it appears to be rendered on a timber framing and might be a fragment of a C15/C16 house. Interior not seen. | |
| *Supplemental Comments:* Again, interiors not inspected. The proportions of the cottage are incorrect – either two smaller cottages, now put into one, or a longer farmhouse range extended by one bay. The wide casement window openings may indicate where mullions have been lost, indicating the house is earlier that the C18. To the west (rear) of the house is a single-storey crosswing with a pitched roof. | |
| *Conservation Value:* The building is quite aesthetically appealing, and is built of a mix of vernacular materials, but is set into a small garden with few clear views to the building. It will have evidential value as the Listing is not very detailed – this could easily be medieval in origin with inserted floors and stack. It has historic/illustrative vale as an example of a vernacular building. No clear communal value. | |
| *Authenticity and Integrity:* The building appears in reasonable repair. Its original status is unclear, so authenticity difficult to determine. Fixtures and fittings likely to have been compromised by renovation and repair work. | |
| *Topographical Location & Landscape Context:* The cottage is located on essentially level ground on a slight ridge, the ground falling away slightly to the south. | |
| *Setting:* The cottage stands within an irregular enclosure defined to the north and east by Podger's Lane. To the south is a bungalow (built in a vernacular style, with walls of stone rubble and a tile roof) within a small garden with tall hedges. To the south-west are the gardens attached to the Whetstones Almhouses (above), with are lined with tall *leylandii*. To the west is a separate small field with tree-lined hedges. North and east of Podger's Lane are other houses in a vernacular style, the whole surrounded by fields. The front (east) and back (north-west) gardens are laid to lawn, and both have gravelled drives and wooden roadside gates. The rear garden has an outbuilding. | |
| *Principal Views:* Limited to those from the adjacent road. | |
| *Landscape Presence:* None. It is visually recessive and one of several buildings here. | |
| *Sensitivity of Asset:* The value of this building is largely evidential and historical/illustrative, neither of which would be affected by the proposed development. It has some aesthetic value, but this is only really to be appreciated within its immediate setting. | |
| *Contribution of Setting to Significance of Asset:* Incidental. While the current setting does not actively detract from the appearance of the building, it could be more sympathetic. | |
| *Scale of Change:* The proposed development would be located some distance from the property, and probably fully screened by intervening structures and trees. The building is a very recessive visual feature. The development would not affect the ability to appreciate the significance of the building. | |
| *Significance of Effect:* No Change + Medium value asset = Neutral effect | |
| *Magnitude of Impact:* **Neutral** | |

### 4.3.1 MEDIEVAL CASTLES AND MOATED SITES

*Masonry castles, motte & bailey castles, moated sites, manorial sites*

Castles are large masonry or timber structures with associated earthworks that were built during the medieval period (c.1050-1500). These structures were built with defense in mind, and were often constructed in highly prominent locations. They were also expressions of status and power, and thus highly visible statements about the wealth and power of their owners. Minor and major castles proliferated in certain areas due to the chronic insecurity (e.g. due to the Anarchy, for instance). They are designed to see and be seen, and thus the impact of wind turbines is often disproportionately high compared to their height or proximity. High status manorial sites could also be enclosed and 'defendable', both types of monument could be associated with deer parks, gardens or pleasure grounds.

**What is important and why**

Other than churches, castles – ruined or otherwise – are often the most substantial medieval structures to survive in the landscape, and associated with extensive buried remains (evidential). The larger and better-preserved examples are iconic and grandiose expressions of political power

and status. Most can be associated with notable families and some have been the scene of important historical events, represented in literature, art and film (historical/associational). All were originally designed structures, located within a landscape manipulated for maximum strategic and visual advantage (aesthetic/design). The passage of time has reduced some to ruins and others to shallow earthwork; some survived as great houses. All have been subject to the rigours of time, so the current visual state can best be described as a fortuitous development. Communal value is limited, although the ones open to the public are heritage venues, and the larger ruined examples retain a grandeur that borders on the spiritual/romantic. In the past there would have been a strong communal element. They may or may not retain a curtilage of associated buildings, and may or may not retain an associated landscape park or deerpark.

| ***Asset Name:*** **Merryfield Moated Site** | |
|---|---|
| *Parish:* Ilton/Ashill | *Within the ZTV*: borderline (treetops only) |
| *Designation:* SAM | *Value:* High |
| *Distance to the site:* 0.5km | *Condition:* Good? (not verified) |
| *Description: Scheduling:* The monument includes the earthwork and buried remains of a medieval moated site and two fishponds lying on a gentle south-facing slope. The moated site includes a rectangular island measuring 58m north-south and 44m square surrounded by a moat. The island is slightly higher than the surrounding ground and is accessed from a causeway across the south side of the moat. The Ordnance Survey maps of 1888 and 1903 depict a possible second causeway on the north side but it is not on the 1966 OS map. The moat, which is partially waterfilled, is some 12m wide with a coursed lias stone rubble retaining wall to its inner face, though this has collapsed in places. On the north side of the moat is a low earthwork bank (not accessible, 2021). There is a narrow, rectangular pond immediately to the north of moated site which may be medieval. It is orientated north-south, measures 70m by 13m, and is defined by banks up to 1.5m high. It is waterlogged at the north end. A smaller pond beyond the north-west corner of the moated site is approximately 26m by 11m and remains waterfilled. Merryfield moated site and associated fishponds at Ilton are Scheduled for the following principal reasons: Survival: as a well-preserved example of a medieval moated site that is unencumbered by later development; Potential: the survival of below-ground archaeology relating to the layout and type of structures that formerly occupied the moated island and waterlogged deposits have the potential to enhance our understanding of the construction, occupation, and abandonment of the moated site; Documentation: the existence of documentary evidence contributes to our knowledge of the site and its significance; Historic interest: for its association since the C14 with the Wadhams, a wealthy and philanthropic family who founded Wadham College, Oxford in in the early C17. | |
| *Supplemental Comments:* The moated site is located on private land and is not accessible. Nor was it possible to find suitable publicly accessible viewpoints. The site was Scheduled in February 2022. | |
| *Conservation Value:* The moated site appears well preserved (under trees, with a partly water-filled moat). It will have aesthetic value as a romantic ruinated site, though there is little in the way of visible standing structures. It will have high evidential (archaeological) value as the site is effectively unexplored. It has both historic/illustrative and associative (the Wadhams) value. No clear communal value. | |
| *Authenticity and Integrity:* The moated site appears to be in good order; the Scheduling notes the inner retaining moat wall has collapsed in places. Highly authentic. | |
| *Topographical Location & Landscape Context:* The moat is located on essentially level ground on a slight ridge, the ground falling away slightly to the north. | |
| *Setting:* The wooded, moated, scheduled area lies within open arable fields bounded by hedgebanks. On the whole, these are low, clipped hedgerows with some scattered larger shrubs or small trees. C.250m to the south-east is a cottage in a wooded garden. To the north is a linear area of woodland alongside RNAS Merryfield. | |
| *Principal Views:* Limited to those from the adjacent fields, and potentially from slightly higher ground to the north. | |
| *Landscape Presence:* None. Visible only as a stand of trees. | |
| *Sensitivity of Asset:* The value of this site is largely evidential, historical/illustrative and historical/associative; these elements would not be affected by the proposed development. It has some clear aesthetic value, but this is only really to be appreciated within its immediate setting. | |
| *Contribution of Setting to Significance of Asset:* Important. The moat is the surviving remnant of a sub-manorial caput set within or on the edge of its own deer park. Some sense of landscape theatre would have been important to the manor house/complex within its encircling moat. However, the main structures were demolished in the earlier C17 (though some structures are shown on the tithe map), leaving only the moat. The earthworks have survived where they have become overgrown with trees (the surrounding arable fields will undoubtedly contain associated remains) but this has also concealed them from wider view. The landscape is fully agricultural, divided up between branches of the Chard canal, leaving no clear sense of the deer park. | |
| *Scale of Change:* The proposed development would be located some distance from the property, and fully screened by the intervening trees along the line of the former Chard canal. The moated site is defined by its mature tree | |

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| cover. The development would not affect the ability to appreciate the significance of the earthworks or its historical associations. |
| *Significance of Effect:* No Change + Medium value asset = Neutral effect |
| *Magnitude of Impact:* **Neutral** |

### 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, it can only be **adverse**.

The proposed site would be located within the *Central Plain, moors and river basins*, of the South Somerset district; bordering the: *Blackdown Hills Plateau, footslopes and valleys*; and *Ham Hill Plateau, Yeovil Sands Escarpments and Valleys* Landscape Character Types (LCT) of the *South Somerset* district. These are described as:

*Central Plain, moors and river basins:* The hill areas of the surrounding LCT zones enclose a great inland basin formed by the rivers Brule, Isle, Parrett, Yeo and Cary, which flow across this flat expanse and deposit alluvium washed down from the hills. The scenery is surprisingly varied with many subtleties dictated by land-cover *e.g.* orchards, arable crops, pasture and woodlands. The main semi-natural features are the open wooded river corridors, remnant ancient woodland and ancient hedgerows.

- Lowland area with distinctive landscape of rolling ridges, vales and streams heavily lined with trees, the rivers cutting through gravel and Head deposits into the lower lias clays and shales.
- Low population density with settlements confined to better drained ridges and hillocks.
- Remarkable quality of vernacular architecture, with a good number of medieval houses.
- Largely arable landscape on the ridges and 'islands'; permanent grassland on floodplains and moors.
- Historic reclamation of land from 'waste' – drainage and enlargement of open fields, particularly by the monastic houses.
- To the west there are a great number of ditches and rhynes, often reed filled.
- Significant impact of A303 creating a spinal column of steel, concrete and tarmac which has influenced land-use and the scenery around; impact of noise.

*Blackdown Hills Plateau, escarpment footslopes and valleys:* This area, designated as an Area of Outstanding Natural Beauty (AONB), forms a distinctive outcrop of harder rocks in the extreme western part of the District. The visual quality is particularly high and quite varied. There are open arable fields on the plateau top contrasting with the steep slopes and heavily wooded intimate valleys. The area has great archaeological and historic interest and is an oasis for wildlife.

*Ham Hill Plateau, Yeovil Sands Escarpments and Valleys:* This is perhaps the least homogeneous of the visual character zones with very complex geology and some distinctive landforms. These

include the ridges of Hinton St George and the Ham Hill Plateau. This area is the subject of considerable development pressures being close to Yeovil. In places the scenic quality is very high and there are a number of ancient monuments and sites of ecological value.

The proposed development would be located at the south-western corner of the Central Plain LCT, where it borders both the Blackdown and Ham Hill LCTs. It would be situated within a landscape of fairly large open fields on a gentle ridge with slight valleys to the north (unnamed watercourse) and south (Cad Brook). Most of the general observations made of this LCT are borne out here. The proposal site shares the ridge with the settlement of Ilton, which is expanding due to its proximity to the A303. The most notable development is the Merryfield Airfield on the next ridge to the north.

The low level of the proposed solar farm aligned with its relatively elevated position on a ridge means that convenient viewpoints are very limited, and the site is readily screened by existing woodland and hedges. However, the wider landscapes of the Blackdown and Ham Hill plateaus are more elevated and viewpoints from these locations provide clear and uninterrupted views across the landscape within which the PV development would be visible, though existing modern intrusions within the landscape may diminish this effect. Mitigation in the form of additional local screening may limit this impact. The overall effect on the historic landscape here of a small modern PV installation is likely to be **Minor Adverse**.

#### 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. Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **Negligible Adverse**.

#### 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, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitability vary according to landscape character. Together with the new housing estate at Hawthorn Road, the proposed site would see the extension of non-agricultural use further to the west along the slight ridge. On this basis, an overall assessment of **Negligible Adverse** is appropriate.

TABLE 9: SUMMARY OF IMPACTS. SITES IN GREY WERE SCOPED OUT OF THE DETAILED ASSESSMENT.

| Asset | Type | Distance | Value | Scale of Change | Significance of Effect | Magnitude of Impact |
|---|---|---|---|---|---|---|
| Indirect Impacts | | | | | | |
| Wadham's Almshouses | Non Deg | 150m | Low/ Medium | Minor | Neutral/Slight to Slight | Negligible Adverse |
| Village Pump | GII | 225m | Medium | No change | Neutral | Neutral |
| Chapel & Forecourt Railings with adjoining Cottage | GII | 245m | Medium | No change | Neutral | Neutral |
| Ilton Court | GII | 330m | Medium | No change | Neutral | Neutral |
| Sundial Cottage | GII | 375m | Medium | No change | Neutral | Neutral |
| Cad Farmhouse | GII | 390m | Medium | Negligible | Neutral/Slight | Negligible Adverse |
| Drakes Farmhouse | GII | 435m | Medium | No change | Neutral | Neutral |
| Whetstone's Almshouses, boundary wall and gateway arch | GII | 440m | Medium | No change | Neutral | Neutral |
| Merryfield Moated site and Fishponds | SAM | 450m | High | Minor | Neutral/slight | Negligible Adverse |
| Thatchwell [Old Leggs Farm] | GII | 460m | Medium | No change | Neutral | Neutral |
| St Peter's Church | GII* | 500m | High | Negligible | Slight | Negligible Adverse |
| Bone Monument (St Peter's) | GII | 500m | Medium | No change | Neutral | Neutral |
| Pair of monuments (St Peter's) | GII | 500m | Medium | No change | Neutral | Neutral |
| Baker Monument (St Peter's) | GII | 500m | Medium | No change | Neutral | Neutral |
| Merryfield House | GII | 550m | Medium | No change | Neutral | Neutral |
| Bullens with boundary walling | GII | 605m | Medium | No change | Neutral | Neutral |
| New House farmhouse | GII | 650m | Medium | No change | Neutral | Neutral |
| Wayside | GII | 685m | Medium | No change | Neutral | Neutral |
| Rapps Farmhouse | GII | 730m | Medium | No change | Neutral | Neutral |
| Road bridge near Rowlands Farm | GII | 785m | Medium | No change | Neutral | Neutral |
| Gated entrance, Rowlands Farm | GII | 790m | Medium | No change | Neutral | Neutral |
| Wood House farmhouse | GII | 970m | Medium | No change | Neutral | Neutral |
| Landscape Character | | | | | | |
| Historic Landscape | n/a | n/a | High | Minor | Moderate/slight | Minor Adverse |
| Aggregate Impact | n/a | n/a | | | | Negligible Adverse |
| Cumulative Impact | n/a | n/a | | | | Negligible Adverse |

## 5.0 CONCLUSION

The site is located to the west of village of Ilton, a small village to the north of Ilminster, in the parish of Ilton. The manor was a pre-Domesday estate that had been granted to Athelney Abbey in the later 10th century AD; at the Dissolution it was granted to the Wadham Family of Merryfield, a moated manor to the west of the village, set within its own deer park. The site is located on a slight ridge with shallow valleys to the north and south, in a largely agricultural landscape. The historic fieldscape is characterised as *recently enclosed land* but its proximity to the village and the moated Merryfield site indicates it was probably established during the late medieval period or when the manor house was demolished and its land disemparked in the early 17th century. The proposed PV site would be located in a single field that probably formed part of the deer park. Very little fieldwork has been carried out in the immediate area, so the archaeological value of this landscape has not been tested. However, no earthworks have been identified on the site, and a gradiometer survey of the field did not identify any archaeological features.

In terms of designated heritage assets, there is one Scheduled Monument and 21 Listed buildings or structures within 1km of the site. The zone of visual influence drawn up for the site indicates screening from hedgerows and trees is very comprehensive, and even those assets in relative proximity to the site are largely insulated from any visual effect. Only two Listed Buildings (Cad Farmhouse; St Peter's Church), the one Scheduled Monument (the moated site at Merryfield), and one non-designated asset (the Wadham Almshouses), were deemed to suffer any adverse effect (negligible adverse). The aggregate and cumulative effects were also deemed to be minimal (negligible adverse), though the effect on the historic landscape, extending the built form of the village out to the line of the former Chard Canal, was assessed as minor adverse.

With this in mind, the overall impact of the proposed development can be assessed as ***negligible adverse***. The impact of the development on any buried archaeological resource would be ***permanent*** and ***irreversible,*** though the geophysical survey would indicate that the archaeological potential for the site is ***low to negligible***.

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## Appendix 1: Additional Images of the Geophysical Survey

334300 334400 334500 334600 334700

117600 117500 117400 117300 117200

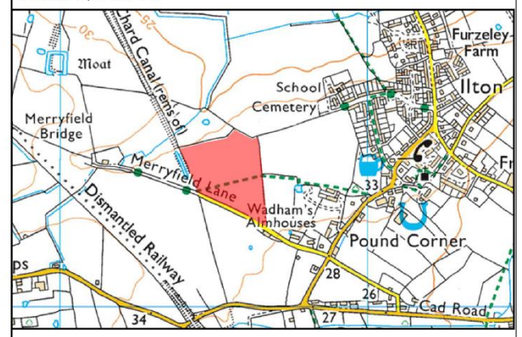
Greyscale shade plot of gradiometer survey data

SWARCH Project no.: IIML22

Image details: Minimal processing

Original scale: 1:2000

Drawn by:PB / PW




LEGEND

Survey boundary

103.1nT
82.7
62.29
41.89
21.48
1.08
-19.32
-39.79
-60.13
-80.54
-100.94nT

N

0 20 40 60 80 100

SOUTHWEST ARCHAEOLOGY
ARCHAEOLOGICAL SERVICES & HISTORIC BUILDING RECORDING

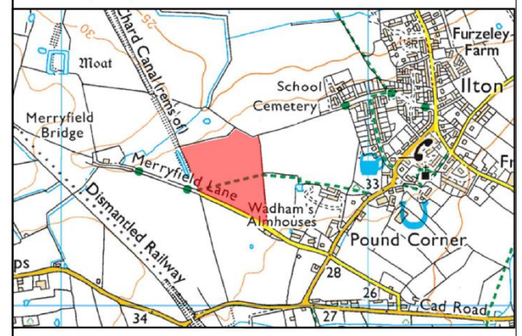
Greyscale shade plot of gradiometer survey data

SWARCH Project no.: IIML22

Image details: Bandweight equalised; gradiated shading

Original scale: 1:2000

Drawn by:PB / PW




LEGEND

Survey boundary

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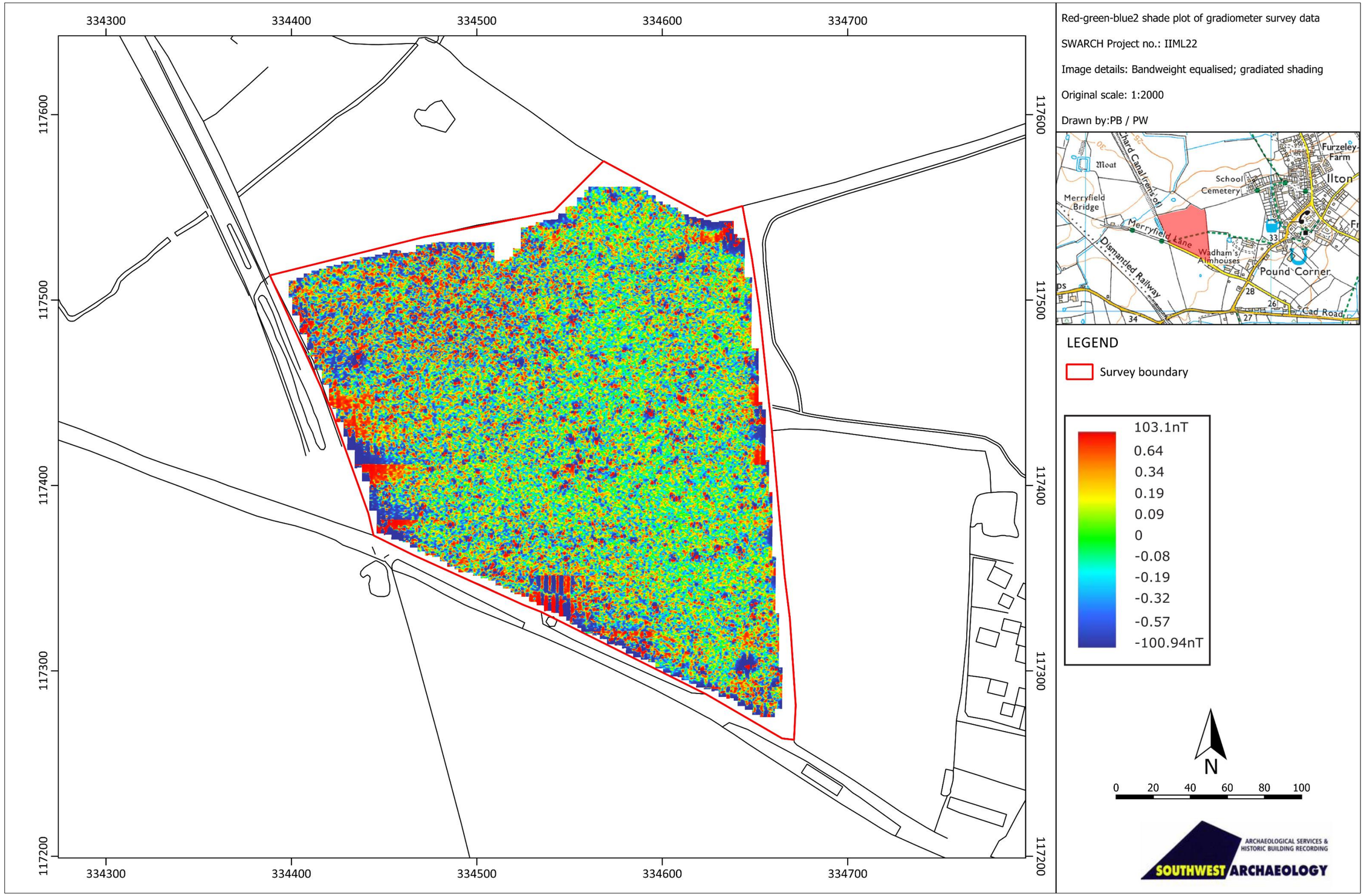
0.64
0.34
0.19
0.09
0
-0.08
-0.19
-0.32
-0.57
-100.94nT

N

0 20 40 60 80 100

ARCHAEOLOGICAL SERVICES & HISTORIC BUILDING RECORDING
SOUTHWEST ARCHAEOLOGY




Red-green-blue2 shade plot of gradiometer survey data

SWARCH Project no.: IIML22

Image details: Bandweight equalised; gradiated shading

Original scale: 1:2000

Drawn by:PB / PW




LEGEND

Survey boundary

103.1nT
0.64
0.34
0.19
0.09
0
-0.08
-0.19
-0.32
-0.57
-100.94nT

N

0 20 40 60 80 100

SOUTHWEST ARCHAEOLOGY
ARCHAEOLOGICAL SERVICES & HISTORIC BUILDING RECORDING

334300 334400 334500 334600 334700

117600 117500 117400 117300 117200

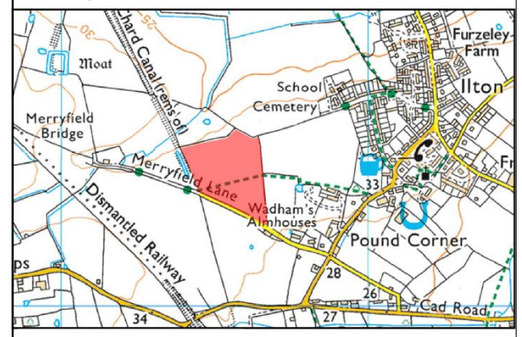
Red-grey-blue shade plot of gradiometer survey data

SWARCH Project no.: IIML22

Image details: Bandweight equalised; gradiated shading

Original scale: 1:2000

Drawn by:PB / PW




LEGEND

Survey boundary

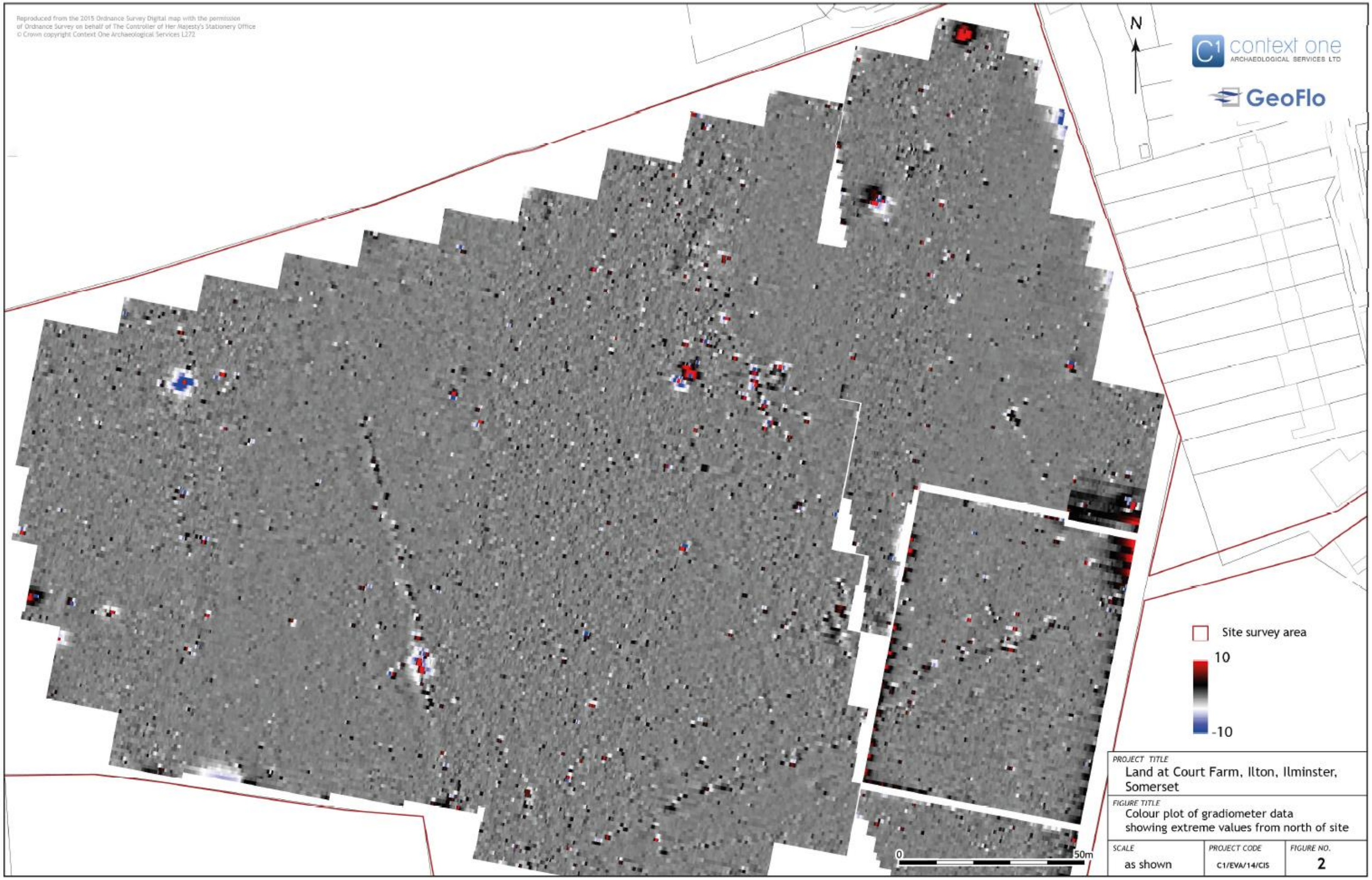
103.1nT
0.64
0.34
0.19
0.09
0
-0.08
-0.19
-0.32
-0.57
-100.94nT

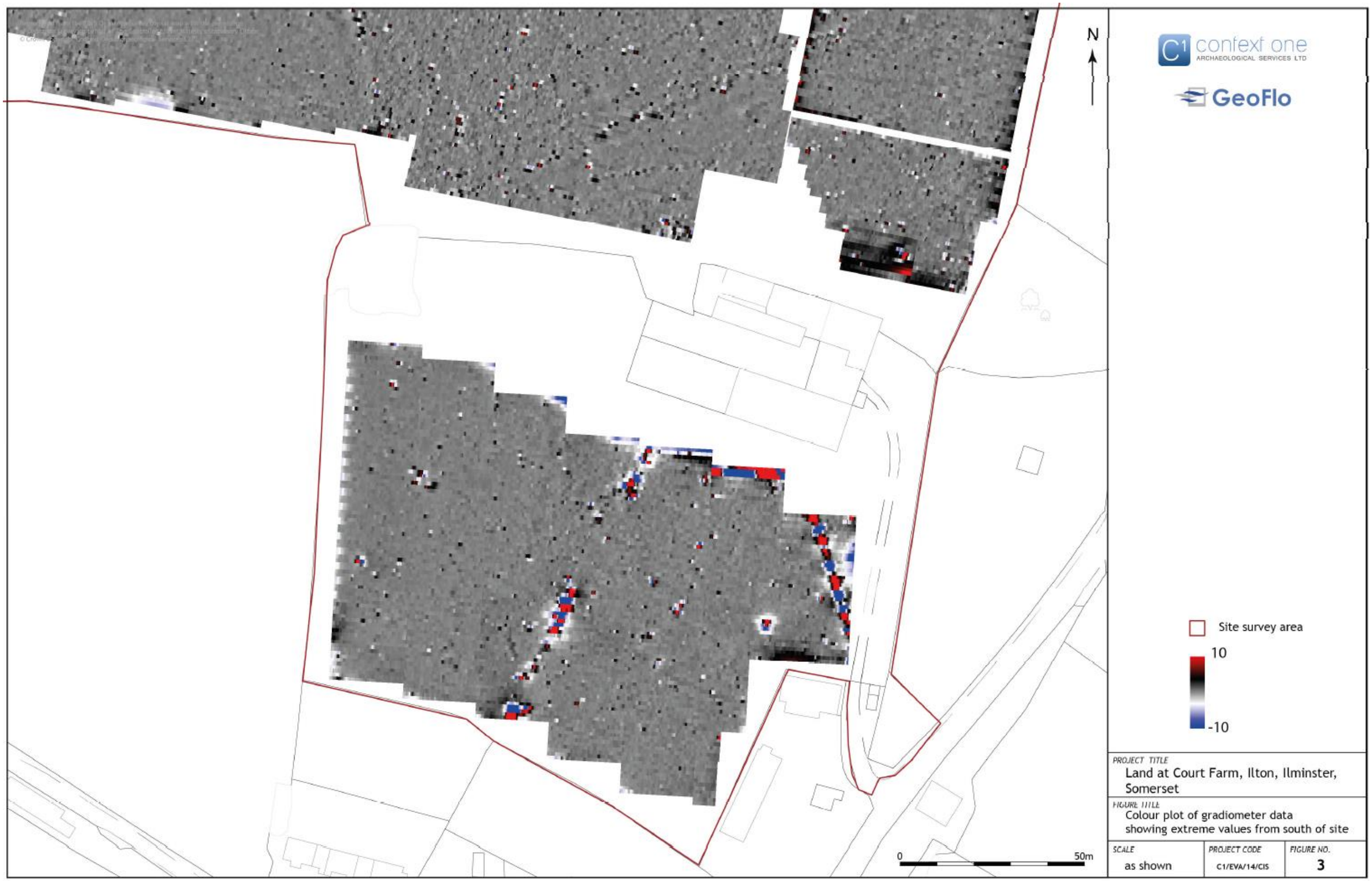
N

0 20 40 60 80 100

ARCHAEOLOGICAL SERVICES & HISTORIC BUILDING RECORDING
SOUTHWEST ARCHAEOLOGY

## APPENDIX 2: IMAGES FROM THE GRADIOMETER SURVEY OF THE ADJACENT SITE (FROM CONTEXT ONE 2015)




N
context one
ARCHAEOLOGICAL SERVICES LTD
GeoFlo
Site survey area
10
-10
0
50m
PROJECT TITLE
Land at Court Farm, Ilton, Ilminster, Somerset
FIGURE TITLE
Colour plot of gradiometer data showing extreme values from south of site
SCALE
as shown
PROJECT CODE
C1/EVA/14/CIS
FIGURE NO.
3

## APPENDIX 3: SUPPORTING PHOTOGRAPHS - WALKOVER SURVEY

1. F1, VIEW ALONG THE SOUTHERN BOUNDARY; VIEWED FROM THE NORTH-WEST (NO SCALE).

2. F1, VIEW ACROSS THE SITE TO THE EASTERN BOUNDARY, SHOWING GATE AND PUBLIC ACCESS; VIEWED FROM THE WEST (NO SCALE).

3. F1, VIEW ACROSS THE SITE TO THE NORTHERN BOUNDARY (EAST); VIEWED FROM THE SOUTH-WEST (NO SCALE).

4. F1, VIEW ACROSS THE SITE TO THE NORTHERN BOUNDARY (CENTRE), SHOWING THE FALLEN TREE; VIEWED FROM THE SOUTH-SOUTH-WEST (NO SCALE).

5. F1, VIEW ALONG THE WESTERN BOUNDARY; VIEWED FROM THE SOUTH-EAST (NO SCALE).

6. F1, VIEW ALONG THE TRACK RUNNING ACROSS THE SITE, SHOWING SITE AND PEDESTRIAN ACCESS; VIEWED FROM THE NORTH-EAST (NO SCALE).

7. THE GATES OF MERRYFIELD HOUSE, VIEWED FROM THE VILLAGE 'GREEN'; VIEWED FROM THE NORTH-WEST.

8. VIEW ACROSS THE VILLAGE 'GREEN' SHOWING DRAKE'S FARMHOUSE (LEFT) IN CONTEXT; VIEWED FROM THE NORTH-EAST.

9. THE VIEW FROM THE CHURCHYARD AT ST PETER'S, LOOKING BACK TOWARDS THE SITE; VIEWED FROM THE EAST.

10. ILTON COURT, VIEWED IN ITS ROADSIDE CONTEXT; VIEWED FROM THE NORTH-EAST.

11. THE REAR OF ILTON COURT; VIEWED FROM THE NNW.

12. THE WADHAM'S ALMSHOUSES; VIEWED FROM THE SSW.

# APPENDIX 4: 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/or its setting (indirect impact). The methodology employed in this assessment is based on the approaches advocated in *Managing Significance in Decision-Taking in the Historic Environment* [GPA2 Historic England 2015] and *The Setting of Heritage Assets 2ND Edition* [GPA3 Historic England 2017], used in conjunction with the ICOMOS [2011] and National highways [DMRB LA 104 2020] guidance. This Appendix contains details of the statutory background and staged 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 revised 2021)[1]. The relevant guidance is reproduced below:

*Paragraph 194*

*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 195*

*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[2], 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.*

In addition, the Ancient Monuments and Archaeological Areas Act 1979[3], the Protection of Wrecks Act 1973[4], and the Historic Buildings and Ancient Monuments Act 1953[5] also contain relevant statutory provisions.

Unitary councils, county councils, and district councils usually have local policies and plans, based on national guidelines, that serve to guide local priorities.

## Development within a Historic Environment

Any development within a historic environment has the potential for both *direct* and *indirect* impacts. Direct impacts can be characterised as the physical effect the development may have on heritage assets within, or immediately adjacent to, the redline boundary. These impacts are almost always adverse, i.e. they represent the

[1] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf.
[2] https://www.legislation.gov.uk/ukpga/1990/9/contents.
[3] https://www.legislation.gov.uk/ukpga/1979/46/contents.
[4] https://www.legislation.gov.uk/ukpga/1973/33/contents.
[5] https://www.legislation.gov.uk/ukpga/Eliz2/1-2/49/contents.

disturbance or destruction of archaeological features and deposits within the footprint of the Scheme. Indirect impacts can be characterised as the way the development affects the visual, aural, and experiential qualities (i.e. setting) of a designated heritage asset in the wider area, where the significance of that asset is at least partly derived from those qualities. These impacts can be adverse, beneficial, or neutral.

The *designated heritage assets* (see below) potentially impacted by a development are, by definition, a known quantity and, to a greater or lesser extent, their significance is appreciated and understood. In general, undesignated heritage assets of comparable value to designated assets are also readily identifiable. Nonetheless, understanding of the value and significance of the designated heritage assets must be achieved via a staged process identification and assessment in line with the relevant guidance.

In contrast, unknown archaeological assets are, by definition, unidentified, unquantified and their significance is not understood. Clear understanding of the value and significance of the archaeology must therefore be achieved via a staged process of documentary and archaeological investigation in line with the relevant guidance.

## Significance in Decision-Making

It is the determination of *significance* that is critical to assessing level of impact, whether the effect is determined to be beneficial or adverse. The PPG states: *Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals*[6].

The relevant Historic England guidance is *Managing Significance in Decision-Taking in the Historic Environment*[7]. The following is a staged process for decision-taking, largely based on that document.

1. Identity the heritage asset(s) that might be impacted.
2. Understand the significance of the affected asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise, and mitigate impact in a way that meets the objectives of the NPPF.
5. Look for opportunities to better reveal or enhance significance.
6. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change.
7. Offset negative impacts on aspects of significance by enhancing through recording, disseminating, and archiving archaeological and historical interest of the important elements of the heritage assets affected.

In general, impact assessment addresses Steps 1-3 and 7, but may include Steps 4-6 where the required information is available from the developer/client/agent, and where design is an iterative process rather than *fait accompli*.

For designated heritage assets, which have been designated *because* they are deemed significant, Step 1 is relatively straightforward, and Step 2 is also, to a degree quantified, as the determination of significance, to a greater or lesser extent, took place then the heritage asset was designated[8]. For undesignated heritage of assets comparable value, or for archaeological sites that may have not been investigated (or were unknown or poorly understood prior to identification), a staged process of assessment is required (below).

Once an assessment of value and significance has been made, either by reference to designation or comparable importance if undesignated, the significance of the effect (TABLE 3) and magnitude of the impact (TABLE 4) can be determined. The former is logical and objective, the latter is a more nuanced but subjective, and the accompanying discussion provides the more narrative but subjective approach advocated by Historic England. This is 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 substantial adverse is almost never achieved). This is in adherence with GPA3[9].

[6] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment. Paragraph 007.
[7] Historic England 2015: *Managing Significance in Decision-Taking in the Historic Environment Good Practice Advice in Planning Note 2*. Paragraph 6.
[8] With the caveat that Listed building descriptions vary in quality between authorities, and interiors may not have been inspected.
[9] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 19.

In the NPPF, adverse impact is divided into the categories: *total loss*, *substantial harm*, and *less than substantial harm*. The bar for substantial harm was set at a very high level in 2013 by the case Bedford BC v SSCLG38. However, following a recent High Court action[10] it is possible a *major adverse impact* may now qualify as a *substantial harm*. Any lesser adverse impact will constitute a *less than substantial harm*. TABLE 5 shows how this report correlates the two systems.

It is important to state that, whereas the assessment of direct effects to archaeological sites (where the identified heritage asset falls within the footprint of the development and thus is very likely to be damaged or destroyed) is relatively straightforward, the assessment of indirect effects (where the effect is communicated by the impact on the *setting* of a heritage asset) is more nebulous and harder to convincingly predict.

In this context it is useful to remember that *setting is not itself a heritage asset, nor a heritage designation… its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*[11]. Thus it is not simply the contribution to significance that is important, but also how a setting facilitates or hinders an appreciation of the significance of a heritage asset. *The contribution of setting to the significance of a heritage asset is often expressed by reference to views*[12], but *…setting is different to general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting*[13]. Thus it is possible for views between and across heritage assets and a development to exist without there necessarily being an effect.

In addition, and as PPG states[14]: *The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell, and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each*.

The concept of setting is explored in more detail below (see *Definitions*).

## 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 1: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB LA104 2020 TABLE 3.2N). TABLE is taken from the current DMRB;

TABLE 22 refers back to the 2011 DRMB which more usefully defines value in relation to designation.

TABLE 1: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB LA104 2020 TABLE 3.2N).

| Value (Sensitivity) of Receptor / Resource | Typical description |
|---|---|
| Very High | Very high importance and rarity, international scale and very limited potential for substitution |
| High | High importance and rarity, national scale, and limited potential for substitution. |
| Medium | Medium or high importance and rarity, regional scale, limited potential for substitution |
| Low | Low or medium importance and rarity, local scale |
| Negligible | Very low importance and rarity, local scale. |

[10] UK Holocaust Memorial in Victoria Tower Gardens in Westminster, reference APP/XF990/V/193240661.
[11] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 9.
[12] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 10. The sentiment is also expressed in the PPG glossary.
[13] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 16.
[14] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment. Paragraph 013.

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

TABLE 3: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB LA 104 2020; ICOMOS 2011, 9-10).

| | Value of Heritage Asset | Scale and Severity of Change/Impact | | | | |
|---|---|---|---|---|---|---|
| | | No Change | Negligible Change | Minor Change | Moderate Change | Major Change |
| | | Significance of Effect or Overall Impact (either adverse or beneficial) | | | | |
| Environmental Value (Sensitivity) | WHS sites that convey OUV | Neutral | Slight | Moderate/Large | Large/Very Large | Very Large |
| | 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 4: MAGNITUDE OF IMPACT (BASED ON DMRB LA 104 2020 TABLE 3.4N).

| Magnitude of Impact (Change) | | Typical Description |
|---|---|---|
| Major | Adverse | Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features, or elements. |
| | Beneficial | Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality. |
| Moderate | Adverse | Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements. |
| | Beneficial | Benefit to, or addition of, key characteristics, features, or elements; improvement of attribute quality. |
| Minor | Adverse | Some measurable change in attributes, quality, or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features, or elements. |
| | Beneficial | Minor benefit to, or addition of, one (maybe more) key characteristics, features, or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring. |
| Negligible | Adverse | Very minor loss or detrimental alteration to one or more characteristics, features, or elements. |
| | Beneficial | Very minor benefit to or positive addition of one or more characteristics, features, or elements. |
| No change | | No loss or alteration of characteristics, features, or elements; no observable impact in either direction. |

TABLE 5: SCALES OF IMPACT AS PER THE NPPF, RELATED TO TABLE 4.

| Scale of Impact | | |
|---|---|---|
| No Change | *Neutral* | No impact on the heritage asset. |
| Less than Substantial Harm | *Negligible Adverse* | 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. |
| | *Minor Adverse* | 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. |
| | *Moderate Adverse* | 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. |
| Substantial Harm | *Substantial Adverse* | 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. |
| Total Loss | *Total Loss* | The heritage asset is destroyed. |

## Staged Investigation – Direct Impact

The staged approach for the assessment of direct impacts references the publication *Significance in Decision-Taking in the Historic Environment*[15]. The aim of this assessment is to establish the *archaeological baseline* for the site and determine the likely significance of the archaeological resource. This staged approach starts with desk-based assessment[16], may conclude with intrusive investigations, and may reference some or all of the following:

1. Documentary research (published works, primary and secondary sources in record offices).
2. Existing archaeological reports or surveys for the site.
3. Historic maps.
4. Archaeological research (historic environment records (HER), event records (HER), Historic England National List; Portable Antiquity Scheme (PLS) records, grey literature reports (available from the Archaeological Data Service).
5. Historic Landscape Characterisation (HLC).
6. Aerial photography (National Mapping Programme, historic aerial photographs (Historic England, Cambridge, Britain from Above), recent commercial photography (Google Earth)).
7. LiDAR analysis (Environment Agency data, TELLUS data).
8. Oral testimony.
9. Walkover survey (or for historic buildings, a historic building appraisal[17]).
10. Geophysical survey, if suitable (magnetometry, electrical resistance, ground-penetrating radar)[18].

[15] Historic England 2015: Managing Significance in Decision-Taking in the Historic Environment*: Historic Environment Good Practice Advice in Planning Note 2.*
[16] CIfA 2014 updated 2020: *Standard and guidance for historic environment desk-based assessment*.
[17] Historic England 2016: Understanding Historic Buildings: A Guide to Good Recording Practice.

11. Archaeological trench evaluation[19], if appropriate.

Following the conclusion of this staged process, an assessment of the archaeological potential of the site is produced and (if appropriate) recommendations made, including for further investigation, analysis, and publication to be undertaken, as mitigation for the proposed development. This document will normally only cover Items 1-10.

### Type of Impact

Developments can readily be divided into several phases which are marked by different types and level of impact. However, the only one relevant to direct impact is the *construction phase.* Construction works have direct, physical effects on the buried archaeology of a site. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. *Operational* and *decommissioning* phases are only relevant where elements of the buried archaeological resource survive, but in most instances (excluding PV sites and wind turbines), these impacts are permanent and irreversible.

## Staged Investigation – Indirect Impact

The staged approach for the assessment of indirect impacts references the *Setting of Heritage Assets*[20]. The aim of this assessment is to identify the designated heritage assets outside the redline boundary that might be impacted upon by the proposed development, determine if an effect on their significance via setting is possible, and establish the level of impact. The staged approach advocated by GPA3 contains the following steps[21]:

1. Identify which heritage assets and their settings are affected.
2. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
3. Asses the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
4. Explore ways to maximise enhancement and avoid or minimise harm.
5. Make and document the decision and monitor outcomes.

*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. For this assessment, the second part of the process is to examine the heritage assets within the search radius and assign them 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. These assets are scoped out of the assessment but may still be listed in the impact summary table.

Dependant on the nature of the development, this work may be informed, but not governed, by a generated ZTV (zone of theoretical visibility).

Pursuant to *Steps Two* and *Three*, a series of site visits are made to the designated heritage assets of Categories #1 and #2. Each asset is considered separately and appraised on its significance, condition, and setting/context by the assessor. The potential impacts the development are assessed for each location, taking into account site-specific factors and the limitations of that assessment (e.g. no access, viewed from the public road etc.). Photographic and written records are compiled during these visits. If a ZTV has been used in the assessment, the accuracy of the ZTV is corroborated with reference to field observations.

*Step 4* is possible where the required information is available from the developer/client/agent, and where design is

[18] CIfA 2014 updated 2020: *Standard and guidance for archaeological geophysical survey*. Schmidt, A., Linford, P. Linford, N. David, A, Gaffney, C., Sarris, A. & Fassbinder, J. 2016: *EAC Guidelines for the Use of Geophysics in Archaeology*.
[19] CIfA 2014 updated 2020: *Standard and guidance for archaeological field evaluation*.
[20] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 9.
[21] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 9.

an iterative process rather than *fait accompli*. In many instances, adverse outcomes (and more rarely, beneficial outcomes) are unavoidable, as mitigation would have to take place at the heritage asset concerned or within an intervening space, and not the proposed site itself.

Assessment and documentation, *Step 5*, takes place within this document. The individual asset tables are completed for each assessed designated heritage asset, and, with an emphasis on practicality and proportionality,[22] assets are grouped by category (e.g. churches, historic settlements, funerary remains etc.) and provided with a generic preamble that avoids repetitious narrative. This initial preamble establishes the baseline sensitivity of a given category of monument or building to the potential effect; the individual entries that follow then elaborate on local circumstance and site-specific factors. The individual assessments are to be read in conjunction with the overall discussion, as the assessment of impact is reflection of both.

As discussed (elsewhere, this document), the critical assessment is to determine the contribution of setting to the significance of the heritage asset, and/or the ability of the setting to facilitate an appreciation of that significance. Views are important but not paramount, and views to and from a proposed development can exist without adverse effect. Some assets are intrinsically more sensitive to change in their environment than others; a useful shorthand for this can be found in TABLE 6.

TABLE 6: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

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

## The Setting of Buried or Conceptual Assets

Some heritage assets have no remaining surface expression and survive *only* as buried archaeological features. Some Scheduled Monuments were designated on the basis of significant cropmarks or else were mapped by the Ordnance Survey in the 19th century and have been ploughed flat. Registered Battlefields may not even have an archaeological expression, and function as conceptual assets.

GPA3 states[23]: *Heritage Assets that comprise only buried remains may not be readily appreciated by a casual observer. They nonetheless retain a presence in the landscape and, like other heritage assets, may have a setting.*

*These points apply equally, in some rare, to designated heritage assets such as Scheduled Monuments or Protected Wreck Sites that are periodically, partly, or wholly submerged, e.g. in the intertidal zone on the foreshore. The location and setting of historic battles, otherwise with no visible traces, may include important strategic views, routes by which opposing forces approached each other and a topography and landscape features that played a part in the outcome.*

In general, without strong historical associations (e.g. battlefields) it is difficult to assess the likely impact of a proposed development on a buried heritage asset. If meaning can be derived from an appreciation of landscape context – e.g. an elevated location for a lost hillfort or barrow – then a consideration of setting, and the ability of setting to better reveal the significance of a site, remains relevant. Where that is not possible, the significance of physical setting is much diminished.

## Type of Impact

Developments can readily be divided into several phases which are marked by different types and level of impact: the *construction phase*, the *operational phase*, and the *decommissioning* phase. In most instances, impacts are impermanent and reversible, as a turbine can be dismantled, a tower block demolished, or trees may grow up to screen an ugly elevation.

### *Construction Phase*

Construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect

[22] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraphs 2, 17, 19, 21, 23, 41.
[23] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 8.

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 design and/or planting. Large development can have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

### *Decommissioning Phase*

Relevant to wind turbines and PV sites, less relevant to other forms of development. These impacts would be similar to those of the construction phase.

## Group Assessment

Individual assessments give some indication as to how a development may affect a particular cottage, historic park, or hillfort, but collective assessment is also necessary, reflecting the effect on the historic environment in general.

### *Cumulative Impact*

A single development will have a direct physical and an indirect 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. PPG states[24]: *When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.*

GPA3 states[25]: *Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing key views of it*.

However, the cumulative impact of a proposed development can be difficult to determine, as consideration must be given to consented and pre-determination proposals as well as operational or occupied sites.

### *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, rather than multiple developments on a single asset.

[24] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment. Paragraph 013.
[25] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 9.3.

## Definitions

### Heritage Assets

The NPPF Glossary defines heritage assets as: *A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*[26]. This is a fairly broad definition for an expanding range of features, as what is considered of little heritage interest today may – due to location, rarity, design, associations, etc. – be considered of heritage value in the future.

### Significance

The NPPF Glossary defines significance as: *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*[27].

### Conservation Principles

In making an assessment, this report adopts the conservation values (*evidential*, *historical*, *aesthetic* and *communal*) laid out in the English Heritage 2008 publication *Conservation Principles*[28]. These are used to determine and express the relative importance of a given heritage asset. The definition of those terms is summarised below:

#### *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. However, it is an assessment of *potential* – known value falls under the umbrella of historical value (below).

#### *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,

[26] https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary.
[27] https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary.
[28] English Heritage 2008: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.

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 has their most pronounced impact: the indirect effects of most developments are predominantly visual or aural and can extend many kilometres 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 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.

### Significance in the NPPF

The NPPF operates on a slightly differently set of criteria to the Conservation Principles, a divergent trajectory that will doubtless be addressed when the Conservation Principles are revised. Under the NPPF, value is expressed as *archaeological interest*, *architectural and artistic interest*, and *historic interest*. The following is taken from the NPPF PPG[29] document, followed by commentary:

#### *Archaeological Interest*

*As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.* This interest most closely accords with evidential value. While it usefully extends that definition to include known elements, the emphasis on *archaeological* interest unhelpfully seems to preclude the built environment.

#### *Architectural and Artistic Interest*

*These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.* This interest most closely accords with aesthetic value, but the use of the term *architectural* seems prejudiced against vernacular forms of built heritage, and fortuitous aesthetics.

#### *Historic Interest*

*An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.* This interest most closely accords with historical value, and extends to include communal value, though with diminished emphasis.

[29] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment. Paragraph 006.

## Concepts from World Heritage Guidance

World Heritage Sites are assessed with reference to their own, non-statutory, guidance[30]. This includes the useful concepts of *authenticity* and *integrity*[31]:

### *Authenticity*

Authenticity 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 is the measure of wholeness or intactness of the cultural heritage ad 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.

## 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. The NPPF Glossary defines a designated heritage asset as: *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation*[32].

### *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

[30] ICOMOS 2011: *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties: a publication of the international Council on Monuments and Sites*.
[31] UNESCO 2021: *Operational Guidelines for the Implementation of the World Heritage Convention*. Paragraphs 79-95.
[32] https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary.

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.

### *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, 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.

## Setting

The assessment of direct effects to archaeological sites (where the identified heritage asset falls within the footprint of a development and thus is very likely to be damaged or destroyed) is relatively straightforward, the assessment of indirect effects (where the effect is communicated via impact on the *setting* of a heritage asset) is more nebulous and harder to convincingly predict.

The NPPF Glossary defines the setting of a heritage asset as: *The surroundings in which a heritage asset is*

*experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*[33].

The principal guidance on this topic is contained within one publication: *The Setting of Heritage Assets: Good Practice Advice 3*[34]. Where the impact of a proposed development is largely indirect, the importance of the setting to the significance of the heritage asset becomes the primary consideration of the impact assessment. The following extracts are from GPA3[35]:

*The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve'. Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*

*While setting can be mapped in the context of an individual application or proposal, it 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. This is because the surroundings of a heritage asset will change over time, and because new information on heritage assets may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage asset.*

There are two ways in which change within the setting of a heritage asset may affect its significance:

- Where the setting of the heritage asset contributes to the significance of the heritage asset (e.g. the historic park around the stately home; the historic streetscape to the Listed shopfronts).
- Where the setting contributes to the ability to appreciate the significance of the heritage asset (e.g. clear views to a principal façade; well-kept garden to a Listed cottage).

GPA3 states: *The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place...*[36] *The Setting of Heritage Assets*[37] lists a number of instances where views contribute to the particular significance of a heritage asset:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations, including viewing points and the topography of battles.
- Those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
- Those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.
- Those assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial, or religious reasons, including military and defensive sites, telegraphs or beacons, prehistoric funerary and ceremonial sites, historic parks and gardens with deliberate links to other designed landscapes and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary.

However, as stated in PPG[38]: *Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell, and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.*

Furthermore, as stated in GPA3[39]: *Similarly, setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.*

[33] https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary.
[34] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.).
[35] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraphs 8, 9.
[36] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 10.
[37] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 11.
[38] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#assess-substantial-harm. Paragraph 013.
[39] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 16.

These documents make it clear that views to, from, or including, a heritage asset can be irrelevant to a consideration of setting, where those views do not contribution to either the significance of the asset, or an ability to appreciate its significance.

In addition, visibility alone is no 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[40] 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, 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.

GPA3 also details other area concepts that exist in parallel to, but separate from, setting. These are *curtilage*, *historic character*, and *context*[41].

### *Curtilage*

*Curtilage is a legal term describing an area around a building and, for listed structures, the extent of curtilage is defined by consideration of ownership, both past and present, functional association and layout. The setting of a heritage asset will include, but generally be more extensive than, its curtilage.* The concept of curtilage is relevant to Listed Building Consent, and where development occurs within the immediate surroundings of the Listed structure.

### *Historic Character*

*The historic character of a place is the group of qualities derived from its past uses that make it distinctive. This may include: its associations with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Character is a broad concept, often used in relation to entire historic areas and landscapes, to which heritage assets and their settings may contribute.* The concept of character area[42] can be relevant to developments where extensive areas designations (Registered Parks and Gardens, Registered Battlefields, Conservation Areas, and World Heritage Sites; also towns and larger villages) are divisible into distinct character areas that a development may impact differently due to proximity, visibility etc.

### *Context*

*The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which is relevant to its significance, including cultural, intellectual, spatial or functional. Contextual relationships apply irrespective of distance, sometimes extending well beyond what might be considered an asset's setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect. A range of additional meanings is available for the term 'context', for example in relation to archaeological context and to the context of new developments, as well as customary usages. Setting may include associative relationships that are sometimes referred to as 'contextual'.* This concept is a useful, though non-statutory one, as heritage assets may have a relationship with the surrounding landscape that is non-visual and based e.g. on their historical economy. This can be related to landscape context (below), but which is a physically deterministic relationship.

### *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 contribute to local character and extent of the setting.

[40] Hull, R.B. & Bishop, I.D. 1988: 'Scenic Impacts of Electricity Transmission Towers: the influence of landscape types and observer distance', *Journal of Environmental Management* 27, 99-108.
[41] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 7.
[42] Historic England 2017: *Understanding Place: Historic Area Assessments*.

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.

### *Principal Views, Landmark Assets, and Visual Impact*

Further to the consideration of views (above), 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*).

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 (this is the *amenity value* of views[43]). 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, where they contribute to significance.

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.

Where a new development has the potential to *visually dominate* a heritage asset, even if the contribution of setting to the significance of a heritage asset is minimal, it is likely to impact on the ability of setting to facilitate an appreciation of the heritage asset in question and can be regarded as an adverse effect.

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 **ERROR! REFERENCE SOURCE NOT FOUND.**), some of which are seasonal or weather-related.

[43] Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraphs 14-16.

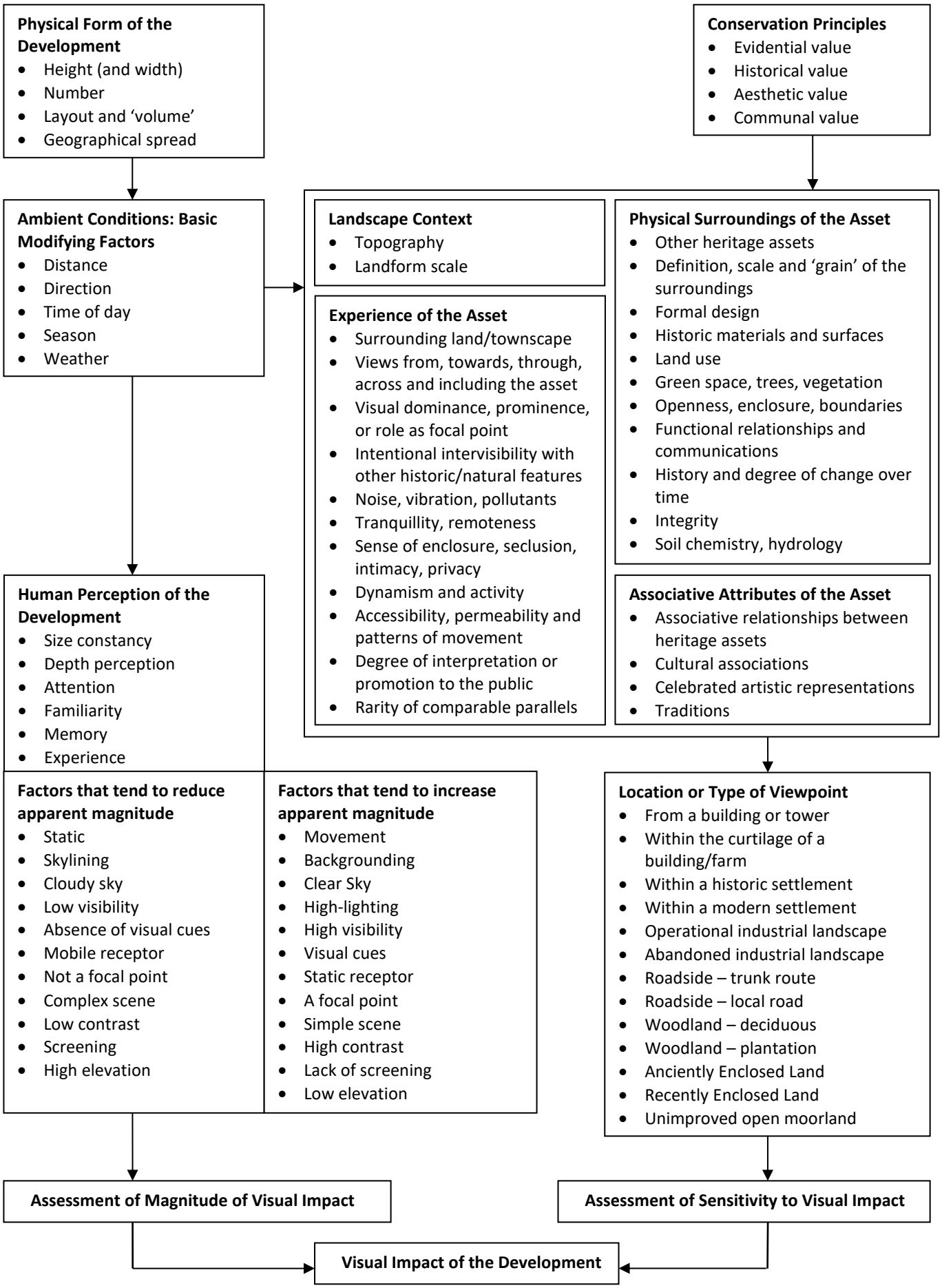



TABLE 7: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF *ASSESSMENT STEP 2* FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2017, 11, 13).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