

BICKINGTON GARAGE
BICKINGTON ROAD
BARNSTAPLE
DEVON

Results of a Heritage Assessment



South West Archaeology Ltd. report no. 230131



ARCHAEOLOGICAL SERVICES &
HISTORIC BUILDING RECORDING

www.swarch.net

Tel. 01769 573555
01872 223164

Bickington Garage, Bickington Road, Barnstaple, Devon

Results of a Heritage Assessment

By F. Balmond MCifA & S. Stevens

Report Version: Final

Draft Issued: 31st January 2023

Finalised: 2nd February 2023

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

SUMMARY

This report presents the results of a heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for a proposed change of use to a convenience store including demolition of existing buildings at Bickington Garage, Bickington Road, Barnstaple, Devon. This work was carried out on behalf of a private client (the Client) as part of a planning application.

The site lies in the ecclesiastical parish of Fremington in the hundred and deanery of Barnstaple. Fremington was a large manor recorded at Domesday held by Bishop Geoffrey of Coutances. It had been held by Earl Harold in 1066. The settlement at Bickington is thought to have developed during the 16th century as a linear settlement along the road between Fremington and Barnstaple. It is first documented as Buckyngton in 1570. The tithe survey indicates that in 1840 the site comprised elements of up to three separate plots. The site appears to have been in use as a garage from at least the 1960s with evidence of a number of phases of redevelopment of buildings. Prior to this a range of buildings extended eastwards from Webbers Cottage/Oakwell Cottage into the north western part of the site, possibly comprising a yard area.

Archaeological fieldwork in this area appears to have been limited. A geophysical survey and evaluation was undertaken on land at Belmont Park which encountered evidence of Prehistoric and Medieval occupation (EDV7442) and to the south west of the site an excavation was undertaken on lands west of Tews Lane. This encountered evidence of a late Iron Age and Romano-British enclosed (EDV8401). The land on which the site lies is determined by the Devon Historic Landscape Characterisation (HLC) to be partly Orchard and partly Historic Settlement. There are six (Grade II) Listed buildings within 500m of the site and one Conservation Area. There are no Scheduled monuments, World Heritage Sites or Registered Parks and Gardens within 1km of the site

The proposals for change of use comprising demolition of the existing buildings on this site and construction of a convenience store have been assessed. The proposals would see the convenience store located towards the southern part of the site with car parking on the northern part. This gives the potential for a more coherent single build form to the site, set further back from the road, reducing potential views along Bickington Road. There is the potential for encountering remains of buildings shown on historic mapping, particularly in the north western area of the site however the archaeological potential of the site has been assessed as unknown due to the potential ground disturbance which may have occurred on this site due to previous phases of redevelopment and adaptation. Recommendations have been made in line with the Conservation Area appraisal regarding the built form and use of vernacular materials in any new structure.

*With this in mind, the overall impact of the proposed development can be assessed as neutral. The archaeological potential for the site is unknown but considered likely to be low to negligible, and the impact of the development would be **negligible adverse** overall.*



South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project. The views and recommendations expressed in this report are those of South West Archaeology Ltd. and are presented in good faith on the basis of professional judgement and on information available at the time of production.

CONTENTS

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF TABLES</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGEMENTS</i>	4
<i>PROJECT CREDITS</i>	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	5
1.4 METHODOLOGY	6
2.0 HERITAGE IMPACT ASSESSMENT	8
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	8
2.2 NATIONAL POLICY	8
2.3 LOCAL POLICY	9
2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS	9
2.5 DEVELOPMENT PROPOSALS	9
3.0 DIRECT IMPACTS	11
3.1 STRUCTURE OF ASSESSMENT	11
3.2 DOCUMENTARY HISTORY	11
3.3 CARTOGRAPHIC DEVELOPMENT	11
3.4 AERIAL PHOTOGRAPHS	16
3.5 ARCHAEOLOGICAL BACKGROUND	18
3.6 WALKOVER SURVEY	22
3.7 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY	22
4.0 INDIRECT IMPACTS	24
4.1 STRUCTURE OF THE ASSESSMENT	24
4.2 QUANTIFICATION	24
4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	25
4.4 RECOMMENDATIONS	31
5.0 CONCLUSION	32
6.0 BIBLIOGRAPHY & REFERENCES	33

LIST OF TABLES

TABLE 1: EXTRACT FROM THE 1838 FREMINGTON TITHE APPORTIONMENT; PLOTS WITHIN THE SITE ARE HIGHLIGHTED (TNA).	13
TABLE 2: TABLE OF NEARBY HERITAGE ASSETS (SOURCE: DEVON HER).	20
TABLE 3: TABLE OF HERITAGE INTERVENTIONS WITHIN 500M OF THE SITE (SOURCE: DEVON HER).	21
TABLE 4: SUMMARY OF DIRECT IMPACTS.	23
TABLE 5: SUMMARY OF IMPACTS, INCLUDING THE CATEGORY #2 ASSETS SCOPED OUT OF THE MAIN ASSESSMENT.	31

LIST OF FIGURES

COVER PLATE: VIEW ACROSS THE PROPOSAL SITE FROM THE EAST

FIGURE 1: SITE LOCATION. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2023.	6
FIGURE 2: PROPOSED CONVENIENCE STORE LOCATION WITH PARKING (SUPPLIED BY CLIENT)	10
FIGURE 3: EXTRACT FROM THE 1804 OS SURVEYORS DRAFT MAP OF BARNSTAPLE (BL). THE APPROXIMATE SITE IS INDICATED	12
FIGURE 4: EXTRACT FROM 1840 TITHE MAP FOR FREMINGTON (TNA); THE APPROXIMATE SITE LOCATION IS INDICATED.	12
FIGURE 5: EXTRACT FROM THE ORDNANCE SURVEY FIRST EDITION 25" MAP 1887 (NLS). THE APPROXIMATE SITE IS INDICATED.	13
FIGURE 6: EXTRACT FROM THE OS 2 ND EDITION 25" MAP SURVEYED 1903 (NLS). THE APPROXIMATE SITE IS INDICATED	14
FIGURE 7: EXTRACT FROM THE OS 2 ND EDITION 25" MAP SURVEYED 1932 (NLS). THE APPROXIMATE SITE IS INDICATED.	15
FIGURE 8: EXTRACT FROM 1970s ORDNANCE SURVEY MAP. THE SITE IS INDICATED.	15
FIGURE 9: EXTRACT FROM SALES PARTICULARS FOR BICKINGTON GARAGE 1966.	16
FIGURE 10: 2001 AERIAL PHOTOGRAPH SHOWING THE PROPOSED SITE (2023 INFOTERRA LTD AND BLUESKY).	17
FIGURE 11: 2022 AERIAL PHOTOGRAPH SHOWING THE PROPOSED SITE (GOOGLE).	17
FIGURE 12: HERITAGE ASSETS WITHIN 500M OF THE SITE (SOURCE: DEVON HISTORIC ENVIRONMENT RECORD).	19
FIGURE 13: HERITAGE ASSETS WITHIN 500M OF THE SITE (SOURCE: DEVON HISTORIC ENVIRONMENT RECORD).	21
FIGURE 14: VIEW OF HILLSIDE/LONGHOPE COTTAGE, THE SITE TO THE RIGHT; VIEWED FROM THE WEST (NO SCALE).	22

LIST OF APPENDICES

APPENDIX 1: SUPPORTING PHOTOGRAPHS - WALKOVER SURVEY	34
APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY	42

ACKNOWLEDGEMENTS

THE CLIENT, FOR ACCESS
 DEVON COUNTY HISTORIC ENVIRONMENT TEAM (DCHET)

PROJECT CREDITS

PROJECT DIRECTOR: DR SAMUEL WALLS MCIFA
 FIELDWORK: SEAN STEVENS
 REPORT: FAYE BALMOND MCIFA AND SEAN STEVENS
 EDITING: FAYE BALMOND, MCIFA; DR SAMUEL WALLS MCIFA
 GRAPHICS: FAYE BALMOND MCIFA

1.0 INTRODUCTION

LOCATION:	BICKINGTON GARAGE
PARISH:	FREMLINGTON
COUNTY:	DEVON
CENTROID NGR:	SS 53356 32439
PLANNING NO.	ENQ/0514/2022
SWARCH REF.	FBG23
OASIS REF.	SOUTHWES1-512389

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (the Client) to undertake a heritage assessment for a proposed change of use including demolition of existing buildings at Bickington Garage, Bickington Road, Barnstaple, Devon to inform a planning application. This work was undertaken in accordance with best practice and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located in Bickington, on the south side of Bickington Road (B3233), the route linking Barnstaple with Fremington, c.3km west of the centre of Barnstaple. The site comprises a former petrol station and garage, now a car sales business. The site lies at c.30m AOD.

The soils of this area are the well-drained reddish coarse and fine loamy soils over gravel of the Newnham Association (SSEW 1983). These soils overlie mudstones of the Doddiscombe Formation and Codden Hill Chert Formation (BGS 2023).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The site lies in the ecclesiastical parish of Fremington in the hundred and deanery of Barnstaple. Fremington was a large manor recorded at Domesday held by Bishop Geoffrey of Coutances. It had been held by Earl Harold in 1066. The manor passed to the Traceys and through the Martyn family to the Lords Audley. Following a lack of male heirs it was granted by Richard II to John Holland, Earl of Huntingdon. It was purchased in 1556 by Hugh Sloly Esq and through marriage passed to Richard Hawkins Esq. It was then purchased by Richard Acland Esq and passed by marriage to William Barbor Esq and was held by the Barbor family of Fremington House at the beginning of the 19th century (Lysons 1822). It later descended to the Yeo family. The settlement at Bickington is thought to have developed during the 16th century as a linear settlement along the road between Fremington and Barnstaple. It is first documented as Buckyngham in 1570.

The tithe survey indicates that in 1840 the site comprised elements of up to three separate plots held by Reverend Edward Thompson May and Mary Pethebridge. A Samuel Marshall Thompson May is documented as 'of Brynsworthy House', to the south of Bickington. It is possible that Edward Thompson May is a member of this family. He appears to have been vicar of Fremington between 1810-1829. It is unclear whether he held the land as glebe land or whether it was in his personal ownership.

Archaeological fieldwork in this area appears to have been limited, with the only archaeological fieldwork in the vicinity of the site being a building survey of the former United Reformed Church to the north-east of the site. In the wider area a geophysical survey and evaluation was undertaken on land at Belmont Park which encountered evidence of Prehistoric and Medieval occupation (EDV7442) and to the south-west of the site an excavation was undertaken on lands west of Tews Lane. This encountered evidence of a late Iron Age and Romano-British enclosed

(EDV8401). The land on which the site lies is determined by the Devon Historic Landscape Characterisation (HLC) to be partly *Orchard* and partly *Historic Settlement*. There are six (Grade II) Listed buildings within 500m of the site and one Conservation Area. There are no Scheduled monuments, World Heritage Sites or Registered Parks and Gardens within 1km of the site



FIGURE 1: SITE LOCATION. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2023.

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. Stevens on the 18th January 2023.

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 National Highways 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.

Paragraph 206

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 207

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

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 *North Devon and Torridge Local Plan 2011-2031* applies to this proposed development

Policy ST15: Conserving Heritage Assets

Great weight will be given to the desirability of preserving and enhancing northern Devon's historic environment by:

- (a) conserving the historic dimension of the landscape;*
- (b) conserving cultural, built, historic and archaeological features of national and local importance and their settings, including those that are not formally designated;*
- (c) identifying and protecting locally important buildings that contribute to the area's local character and identity; and*
- (d) increasing opportunities for access, education and appreciation of all aspects of northern Devon's historic environment, for all sections of the community.*

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 demolition of existing buildings on the site and construction of a convenience store with car parking.

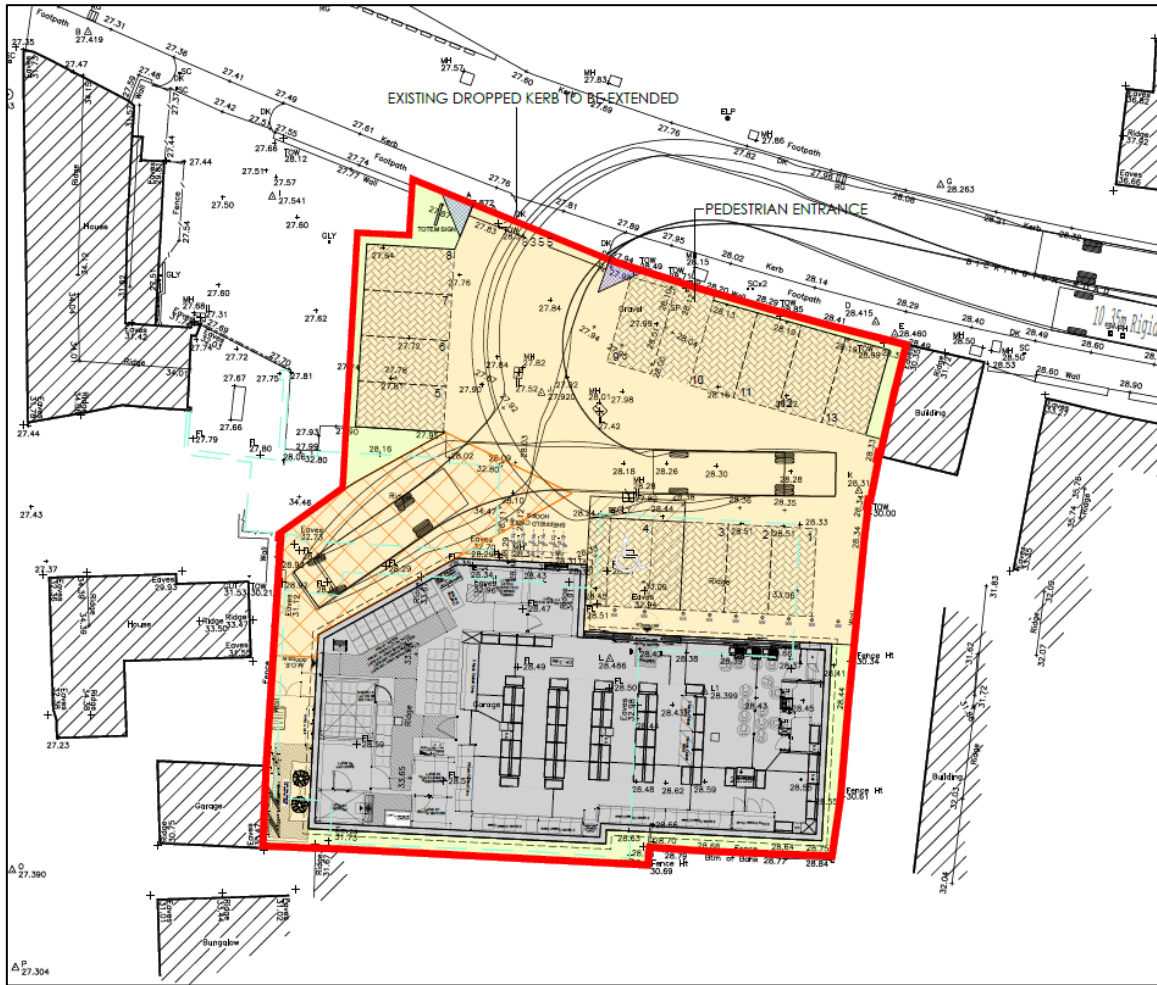


FIGURE 2: PROPOSED CONVENIENCE STORE LOCATION WITH PARKING (SUPPLIED BY CLIENT)

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 undertaken. 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 in the ecclesiastical parish of Fremington in the hundred and deanery of Barnstaple. Fremington was a large manor recorded at Domesday held by Bishop Geoffrey of Coutances. It had been held by Earl Harold in 1066. The manor passed to the Traceys and through the Martyn family to the Lords Audley. Following a lack of male heirs it was granted by Richard II to John Holland, Earl of Huntingdon. It was purchased in 1556 by Hugh Sloy Esq and through marriage passed to Richard Hawkins Esq. It was then purchased by Richard Acland Esq and passed by marriage to William Barbor Esq and was held by the Barbor family of Fremington House at the beginning of the 19th century (Lysons 1822). It later descended to the Yeo family. The settlement at Bickington is thought to have developed during the 16th century as a linear settlement along the road between Fremington and Barnstaple. It is first documented as Buckyngton in 1570. The tithe survey indicates that in 1840 the site comprised elements of up to three separate plots held by Reverend Edward Thompson May and Mary Pethebridge. A Samuel Marshall Thompson May is documented as 'of Brynsworthy House', to the south of Bickington. It is possible that Edward Thompson May is a member of this family. He appears to have been vicar of Fremington between 1810-1829. It is unclear whether he held the land as glebe land or whether it was in his personal ownership.

The occupants of the plots in which the site lies were Alexander Saunders and John Bird. The 1841 census records Alexander Saunders (70) as an innkeeper. Richard Bird is documented as an agricultural labourer (35) residing with his wife and children. Both appear to have died by 1851 and none of the available census information gives specific names to properties in Bickington, usually referring to them as 'Bickington Road'. It is therefore not possible to determine the occupants of the plots on which the site is located until the 1939 England and Wales Register which records Oakwell Cottage (part of the building located to the west of the site) occupied by Samuel Hancock, 67, documented as a gardener. The next entry is for 'cottages' which it could be assumed relates to 1 and 2 Webbers Cottages and these are the residences of George Cowler, 66, General labourer and Alice Pow, 39, unpaid domestic duties. The next property listed after these is the Police House (one of the cottages to the east of the site), occupied by Charles Morrish, 32, Police constable.

3.3 CARTOGRAPHIC DEVELOPMENT

The earliest map to show the site is the 1804 surveyors draft map for Barnstaple (Figure 3) which indicates settlements and enclosed land. The site is shown as part of the linear settlement of Bickington at the beginning of the 19th century; it does not clearly indicate whether buildings were located on the actual footprint of the proposed sit, although it suggests the building known as Webbers Cottages, may be present at this date.



FIGURE 3: EXTRACT FROM THE 1804 OS SURVEYORS DRAFT MAP OF BARNSTAPLE (BL). THE APPROXIMATE SITE IS INDICATED

The first detailed cartographic source available to this study is the tithe map for Fremington (Figure 4). Unfortunately both the National Archives copy and local record office copy of this map are in poor condition in the location of the site so the map below is a composite image containing the least damaged parts of each map. This map appears to show a building (only partially depicted due to deterioration of the map) to the west of the site, appearing to extend just into the western boundary of the site into the area just to the north of the present building on the site. This building fronts onto the road with the same footprint as the present Nos 1 and 2 Webbers Cottages. A further linear building range is visible just to the east of the site boundary with a pair of cottages fronting onto the road. The settlement of Bickington appears to have developed little from the beginning of the 19th century to the mid 19th century.

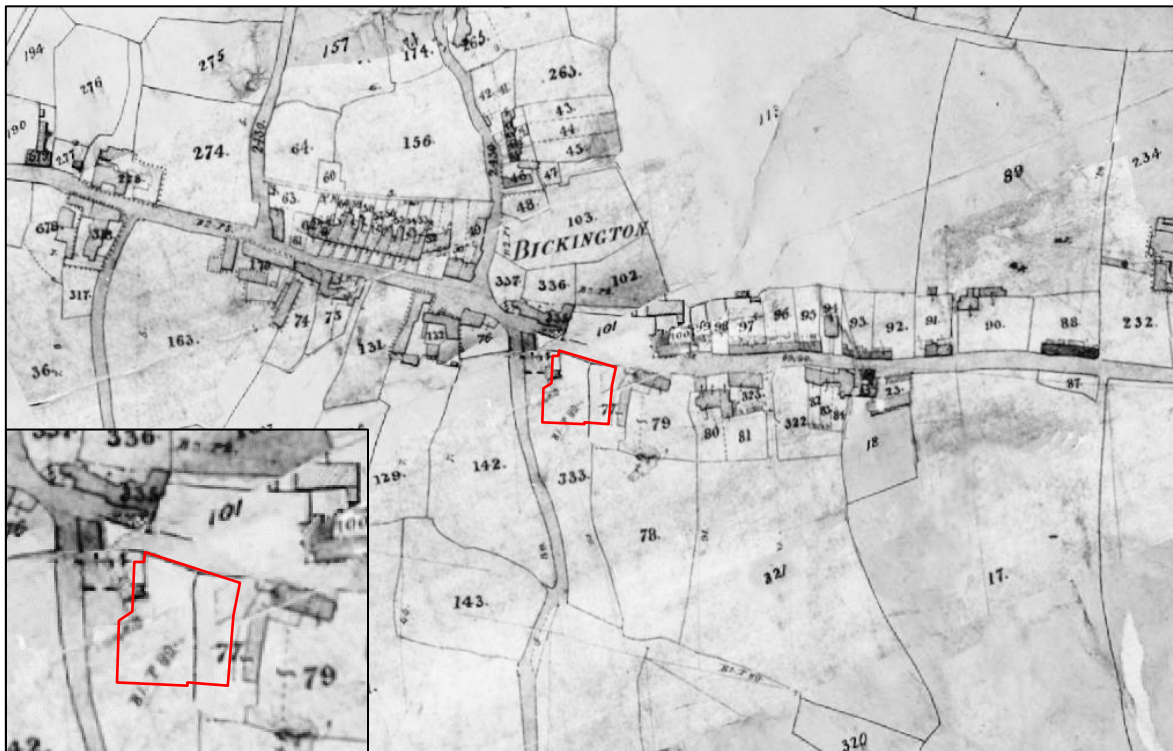


FIGURE 4: EXTRACT FROM 1840 TITHE MAP FOR FREMINGTON (TNA); THE APPROXIMATE SITE LOCATION IS INDICATED ON THE MAIN AND INSET MAPS.

The title apportionment shows the site lies over a number of plots; the eastern side was part of the garden of plot 77, 'Cottage and Garden' owned by Reverend Edward Thompson May and occupied by Richard Bird while the western side formed part of 'Webbers' and lay across plot 333 'garden', and just clipped the eastern edge of plot 334 'buildings and court'. Both were owned by Mary Pethebridge and occupied by Alexander Saunders, who appears to have also occupied the large house opposite which comprised part of the same holding.

TABLE 1: EXTRACT FROM THE 1838 FREMINGTON TITHE APPORTIONMENT; PLOTS WITHIN THE SITE ARE HIGHLIGHTED (TNA).

Plot No.	Owner	Occupier	Plot Name	Cultivation
76	Reverend Edward Thompson May	Thomas White	Cottage and Garden	Waste
77		Richard Bird	Cottage and Garden	Waste
78			Orchard	Orchard
79		John White	Cottage and Garden	Waste
Home Estate				
100	Ann Hutton	Thomas Hutton	House and Court	Waste
101			Garden	Arable
102			Orchard	Orchard
Part of Webbers				
333	Mary Pethebridge	Alexander Saunders	Garden	Garden
334			Buildings and Court	Waste
335			House	Waste
336			Garden	Garden
337			Orchard	Orchard

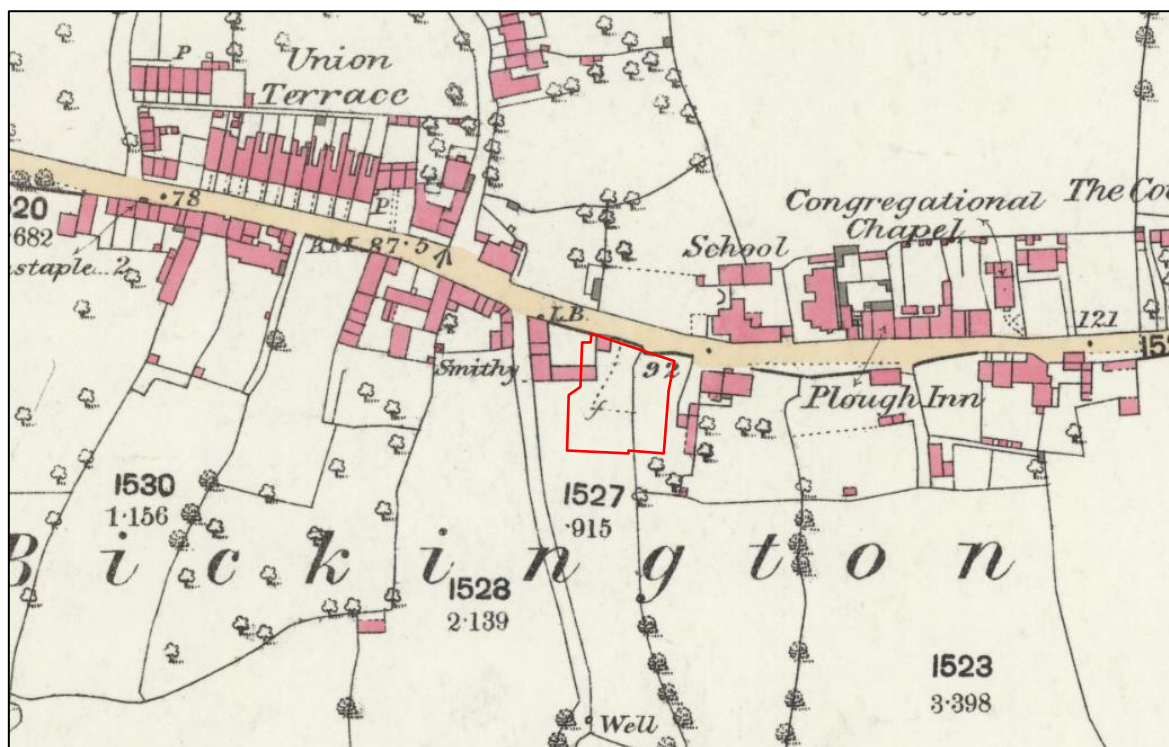


FIGURE 5: EXTRACT FROM THE ORDNANCE SURVEY FIRST EDITION 25" MAP 1887 (NLS). THE APPROXIMATE SITE IS INDICATED.

The Ordnance Survey First Edition map surveyed 1887 (Figure 5) shows a clearer depiction of the site which appears to have changed little since the tithe map. A small building in the north-western corner of the site appears to have been added by this date. The orchard documented to the south of the site on the tithe map no longer appears extant at the end of the 19th century. The house identified as part of Webbers, opposite the site to the north appears to have been extensively remodelled or rebuilt by the date of this map, and reduced in size. The small plots to the north have been consolidated into its garden. Further buildings appear to have been added to the west of the site, including a smithy, marked on this map. The Second Edition Ordnance Survey Map (Figure 6) dating from the 1903 shows little change to the site and its immediate

surroundings although the cottages to the east appear to have been extended on the eastern elevation and further outbuildings have been added to the south of the western cottage. This also includes the addition of a rectangular building immediately east of the site boundary, fronting onto the road. Bickington also appears to have gained a post office by this date. By the revised Second Edition map of 1932 (Figure 7) a small rectangular building is shown in the south-western corner of the site. Additional buildings are also shown just inside the western site boundary, evidently an expansion of the buildings shown in this location on earlier mapping to form a U-shaped arrangement of ranges, linking up to the building shown in the north-western corner of the site on the First Edition map. A number of orchards are shown on this map, including the south-western part of the site.

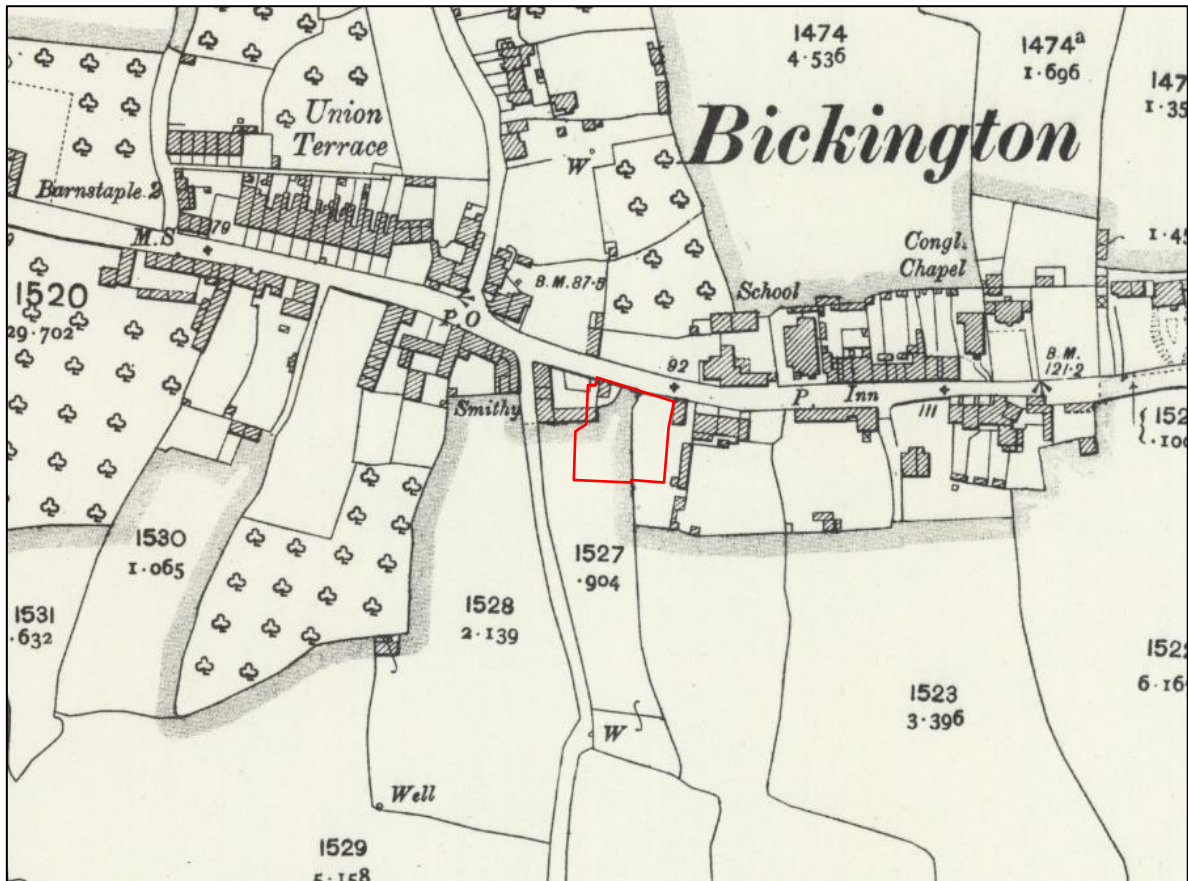


FIGURE 6: EXTRACT FROM THE OS 2ND EDITION 25" MAP SURVEYED 1903 (NLS). THE APPROXIMATE SITE IS INDICATED

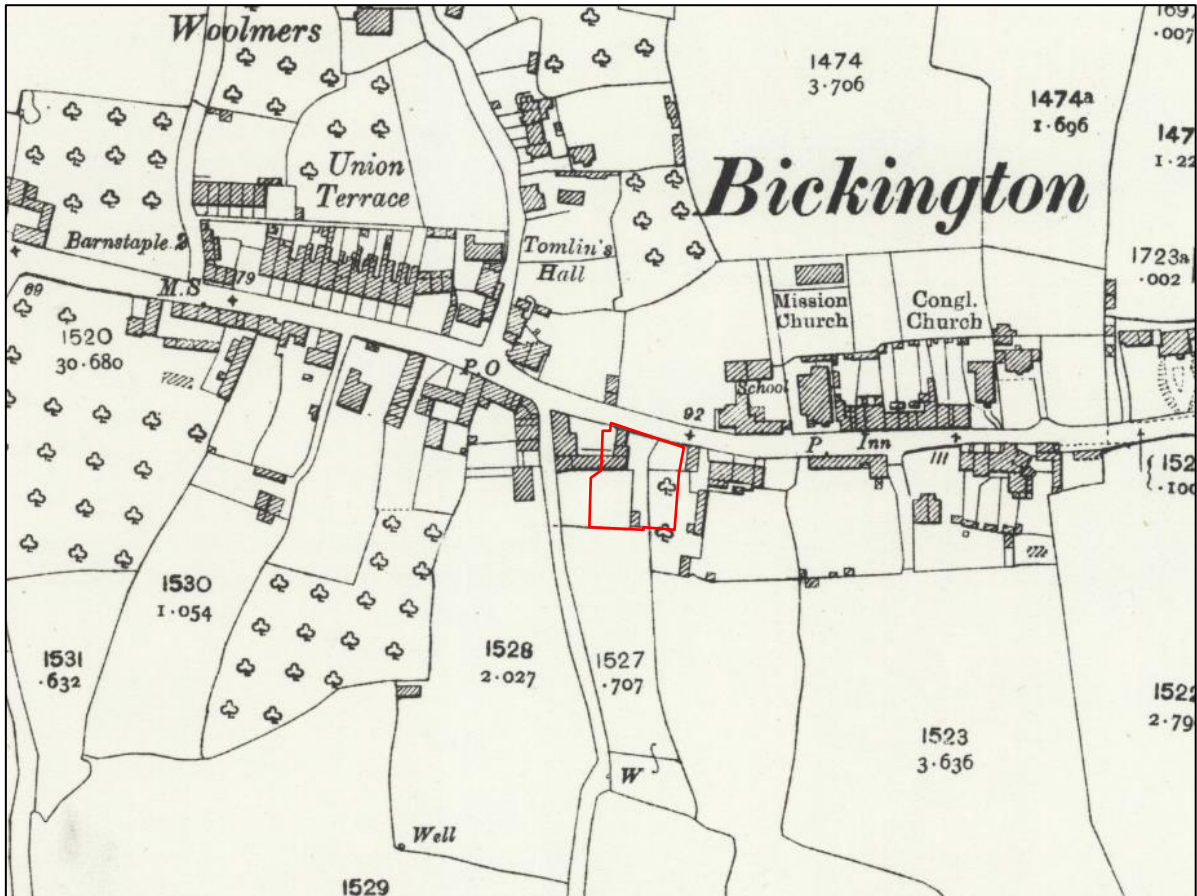


FIGURE 7: EXTRACT FROM THE OS 2ND EDITION 25" MAP SURVEYED 1932 (NLS). THE APPROXIMATE SITE IS INDICATED.

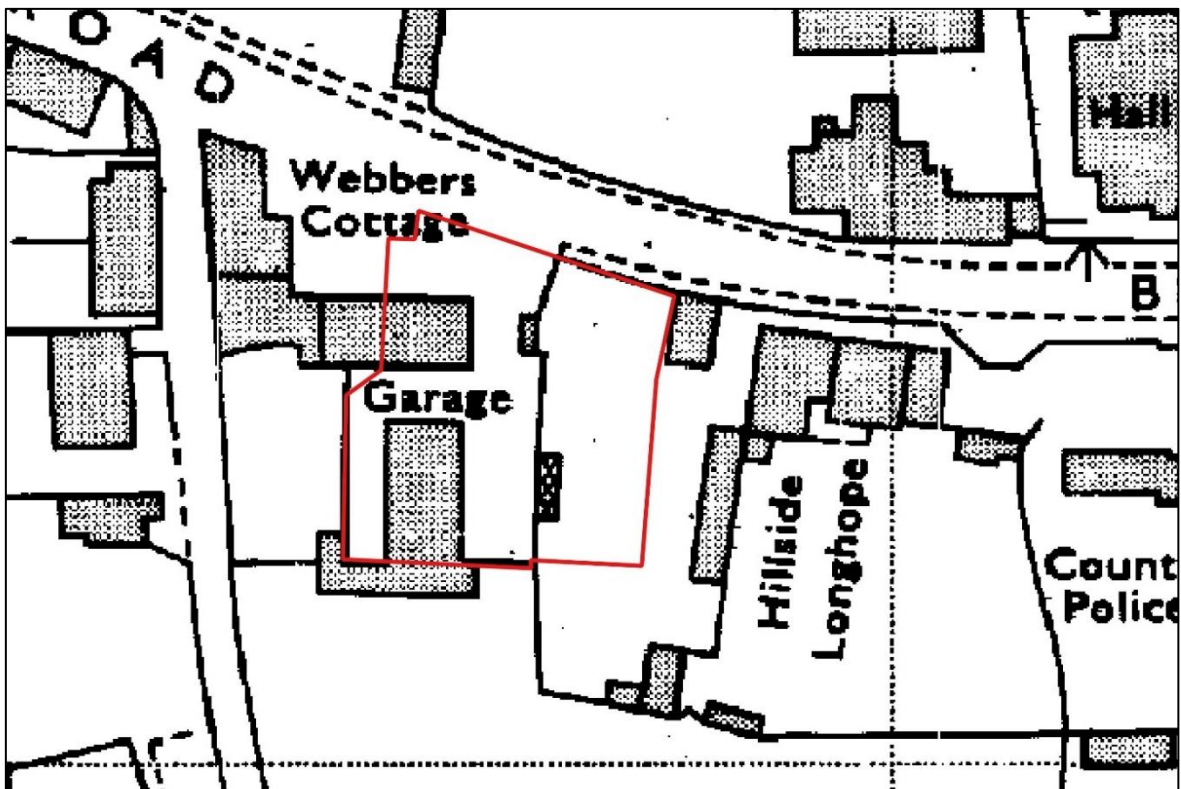


FIGURE 8: EXTRACT FROM 1970S ORDNANCE SURVEY MAP. THE SITE IS INDICATED. © CROWN COPYRIGHT AND LANDMARK INFORMATION GROUP LIMITED 2023

Mapping from the 1950s or early 1960s (not illustrated) shows the cottages to the east of the site labelled as police station. By 1970 the police station had been relocated to the new building

further east (The building formerly in this location having been demolished) and part of the site had become a garage (Figure 8). The eastern part of the site still appears to lie within the holding of 'Hillside', one of the cottages to the east and includes part of a (possibly walled) garden with a glasshouse constructed against it. Another small structure is shown in the centre of the site. The garage appears to consist of an east-west structure extending from Webbers Cottage. This may have adapted a range shown on earlier mapping or may have been a new build. A north-south oriented building is shown to the south of this. The building fronting onto the road to the east of Webbers Cottage is no longer shown on this map.

3.4 AERIAL PHOTOGRAPHS

Aerial photographs from the 1940s (not illustrated) show the site as depicted in the 1930s Ordnance Survey mapping. The range of buildings lying within the footprint of the site on the western side appear to be part of a yard serving the house to the east, possibly a farmstead. A photograph taken from sales particulars for the garage in 1966 appears to show it much as the 1970s map above, with petrol pumps cited to the north of the east-west oriented building.



FIGURE 9: EXTRACT FROM SALES PARTICULARS FOR BICKINGTON GARAGE 1966.

(<https://www.facebook.com/photo.php?fbid=5338177729585464&set=p.5338177729585464&type=3>)

A review of commercially-available aerial photographs of the site (see Figures 10 and 11) shows the building shown in Figures 8 and 9 had been removed by this date and a new east-west oriented building constructed slightly further to the south. Additional sheds had been constructed on the southern part of the site after 1970 and a canopy also appears to have been added to the northern part of the site after 1970 but removed before 2009.



FIGURE 10: 2001 AERIAL PHOTOGRAPH SHOWING THE PROPOSED SITE (2023 INFOTERRA LTD AND BLUESKY).

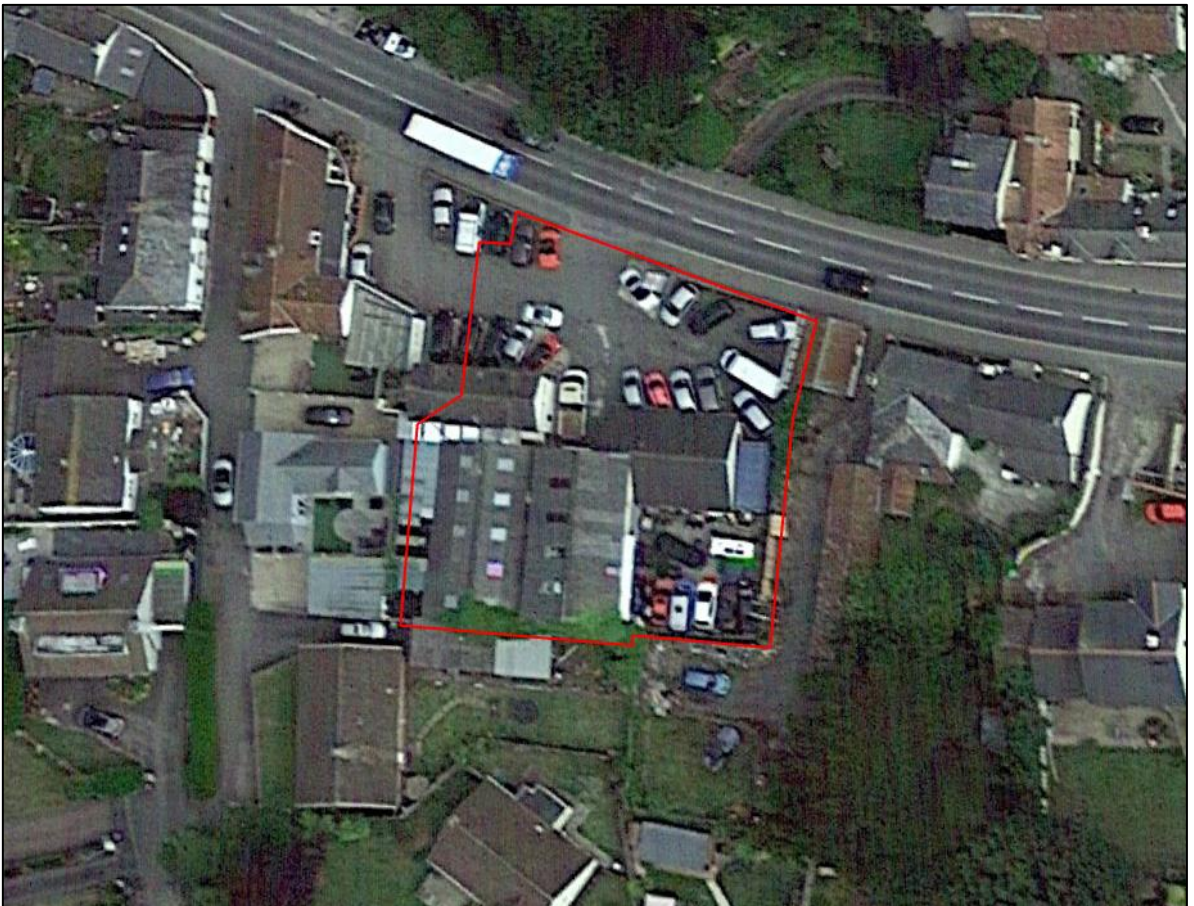


FIGURE 11: 2022 AERIAL PHOTOGRAPH SHOWING THE PROPOSED SITE (GOOGLE).

3.5 ARCHAEOLOGICAL BACKGROUND

Archaeological fieldwork in this area appears to have been limited, with the only archaeological fieldwork in the vicinity of the site being a building survey of the former United Reformed Church to the north east of the site. In the wider area a geophysical survey and evaluation was undertaken on land at Belmont Park which encountered evidence of Prehistoric and Medieval occupation (EDV7442) and to the south west of the site an excavation was undertaken on lands west of Tews Lane. This encountered evidence of a late Iron Age and Romano-British enclosed (EDV8401). The land on which the site lies is determined by the Devon Historic Landscape Characterisation (HLC) to be partly *Orchard* and partly *Historic Settlement*. There are six (Grade II) Listed buildings within 500m of the site and one Conservation Area. There are no Scheduled monuments, World Heritage Sites or Registered Parks and Gardens within 1km of the site.

3.5.1 PREHISTORIC 4000BC - AD43

There is limited evidence of Prehistoric activity within 500m of the proposal site. A Bronze Axe was encountered to the north of the site and an Iron Age /Roman-British enclosure was recorded during excavations to the north north east.

3.5.2 ROMANO-BRITISH AD43 – AD409

Evidence for Romano-British activity is limited however an Iron Age /Roman-British enclosure was recorded during excavations to the north north east of the site.

3.5.3 MEDIEVAL AD410 – AD1540

The settlement of Bickington is believed to have originated in the later medieval period. Field boundaries encountered in excavations to the north north east of the site are believed to represent medieval land divisions (MDV115285) and a group of strip fields is documented to the east of Combrew Farm, to the south west of the site (MDV58776). Immediately to the east of the site the pair of cottages identified on early mapping (now known as Longhope Cottage and Hillside Cottage) was formerly a tenement farmhouse dating to the early 16th century (MDV33098).

3.5.4 POST-MEDIEVAL AD1540 -1899

A number of sites of Post Medieval date are documented around the site, predominantly buildings. Opposite the site to the north east lies The Homestead and Homestead Cottage, a tenement farmhouse which is believed to date to the 17th century although may have earlier fabric (MDV33097). 17th century cottages are also located to the north of the site, along North Lane. A large Post Medieval house named Ellerslie, later Belmont College was located to the east of the site although the site has since been developed as housing.

3.5.5 MODERN 1900-PRESENT AND UNKNOWN

A swimming Pool and sanatorium are recorded in the grounds of Ellerslie (later Belmont College), presumably relating to its use as a school (MDV57970/MDV57971).

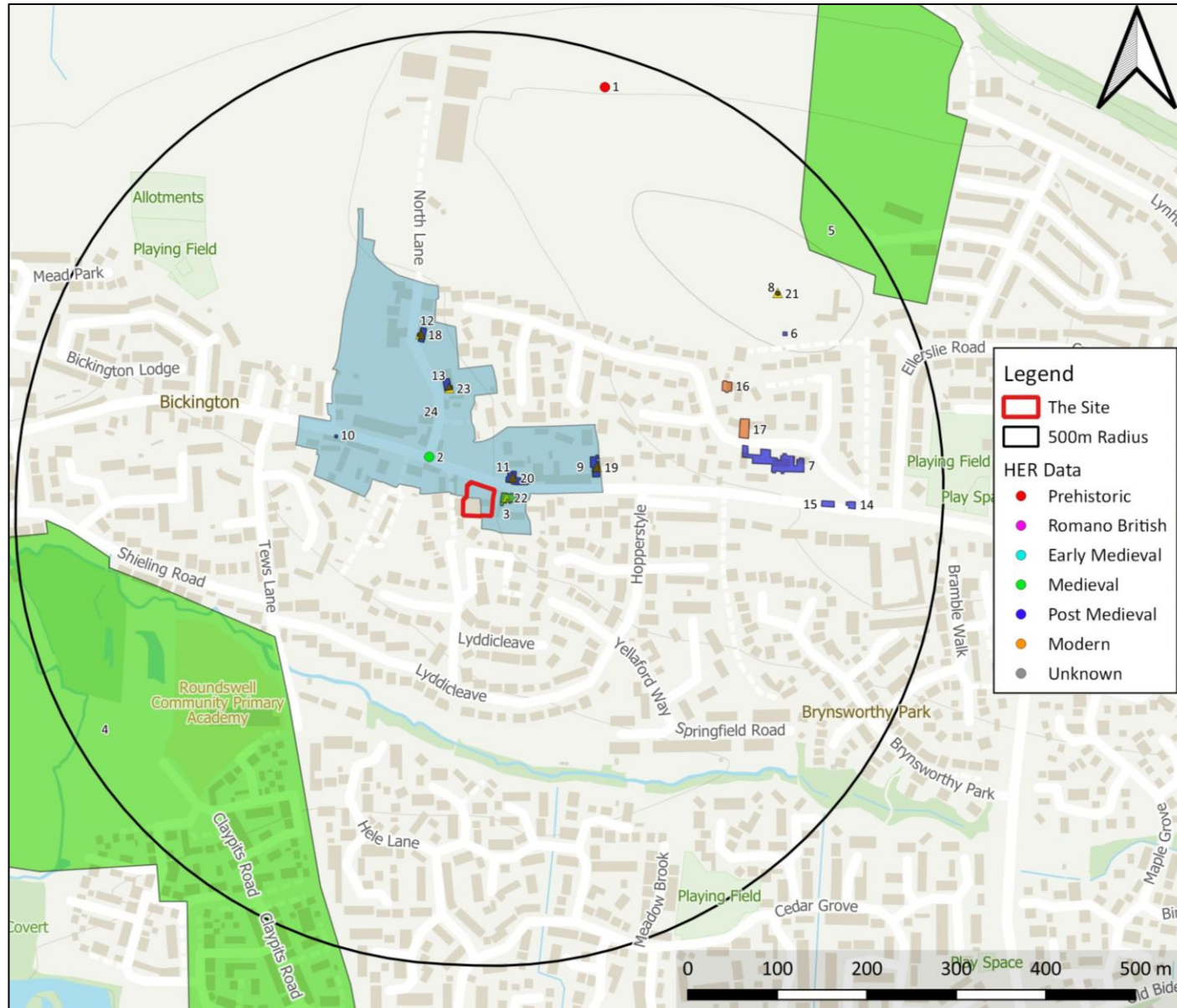


FIGURE 12: HERITAGE ASSETS WITHIN 500M OF THE SITE (SOURCE: DEVON HISTORIC ENVIRONMENT RECORD). CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2023.

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

No.	HER No	Name	Description
1	MDV58015	FINDSPOT in the Parish of Fremington	Bronze flat axe found by detectorist at c. Ss535329 (mills).
2	MDV106754	Bickington near Barnstaple	Bickington is thought to have developed during the 16 th century as a linear settlement along the road between Fremington and Barnstaple. It is first mentioned as Buckyngton in documents from 1570.
3	MDV33098	Longhope Cottage and Hillside Cottage, Bickington	Two adjoining cottages, formerly a tenement farmhouse, dating to the early 16 th century. The farmhouse was remodelled in the late 16 th /early 17 th century and divided into two cottages in the 20 th century.
4	MDV58776	Field System to east of Combrew Farm, Fremington	Group of strip fields many of which are shown as still extant on the 19th century Tithe Map. The former boundaries show very clearly on 1940s RAF aerial photos.
5	MDV115285	Field Boundaries, Belmont Park, Bickington, Fremington	Archaeological investigations were identified as representing former field boundaries on land at Belmont Park, Bickington, Fremington.
6	MDV32647	Pumping House, Ellerslie, Bickington	Site of pumping house depicted on late 19th and early 20th century mapping.
7	MDV32669	Belmont College, formerly Ellerslie, Bickington	Site of Belmont College, formerly a large house by the name of Ellerslie. The area has now been redeveloped for residential housing.
8	MDV32670	Ellerslie Lookout Tower, Bickington	19th century gothick lookout tower now converted to holiday accommodation.
9	MDV32671	Bickington United Reform Church	Grade II Listed building, constructed in 1835, with major restoration in 1896. The architecture represents the classical Georgian/Regency style. The building was extended at the rear to create a single storey community centre in 1949.
10	MDV32673	Milestone on Bickington Road, Bickington near Barnstaple	19 th century milestone two miles from Barnstaple in Bickington
11	MDV33097	The Homestead and Homestead Cottage, Bickington	Tenement farmhouse now divided into two occupations. The building of rendered cob and stone under a part tile, part asbestos slate roof, dates to the 17 th century, although earlier fabric may survive concealed. It was remodelled with gothick style deta
12	MDV33104	North Farmhouse, North Lane, Bickington	Farmhouse, now a private dwelling, dating to the 17th century and extended at the lower end circa 1800.
13	MDV33105	Sunnymead and April Cottages, North Lane, Bickington	Two 17 th century cottages.
14	MDV57972	Lodge at entrance to Ellerslie, Bickington	Site of lodge which formerly stood at the entrance of the driveway to Ellerslie, on the north side of Bickington Road.
15	MDV103772	Chapel at Ellerslie, Bickington	Site of later 19th century chapel that formerly stood in the grounds of Ellerslie. The chapel is depicted on the 1880s-1890s Ordnance Survey map but not on the Tithe Map, nor on the 1904-1906 Ordnance Survey map.
16	MDV57970	Sanatorium at Ellerslie, Bickington	Site of former sanatorium.
17	MDV57971	Swimming Pool at Ellerslie, Bickington	Site of swimming pool which is shown on the 1930s Ordnance Survey map. The area has now been redeveloped for housing.
18	1107623	North Farmhouse	Grade II Listed Building
19	1107649	United Reform Church	Grade II Listed Building
20	1107650	Homestead Cottage and The Homestead	Grade II Listed Building
21	1325291	Ellerslie Lookout Tower	Grade II Listed Building
22	1325292	Hillside and Longhope Cottage	Grade II Listed Building
23	1325317	April Cottage and Sunnymead	Grade II Listed Building
24	N/A	Bickington	Conservation Area

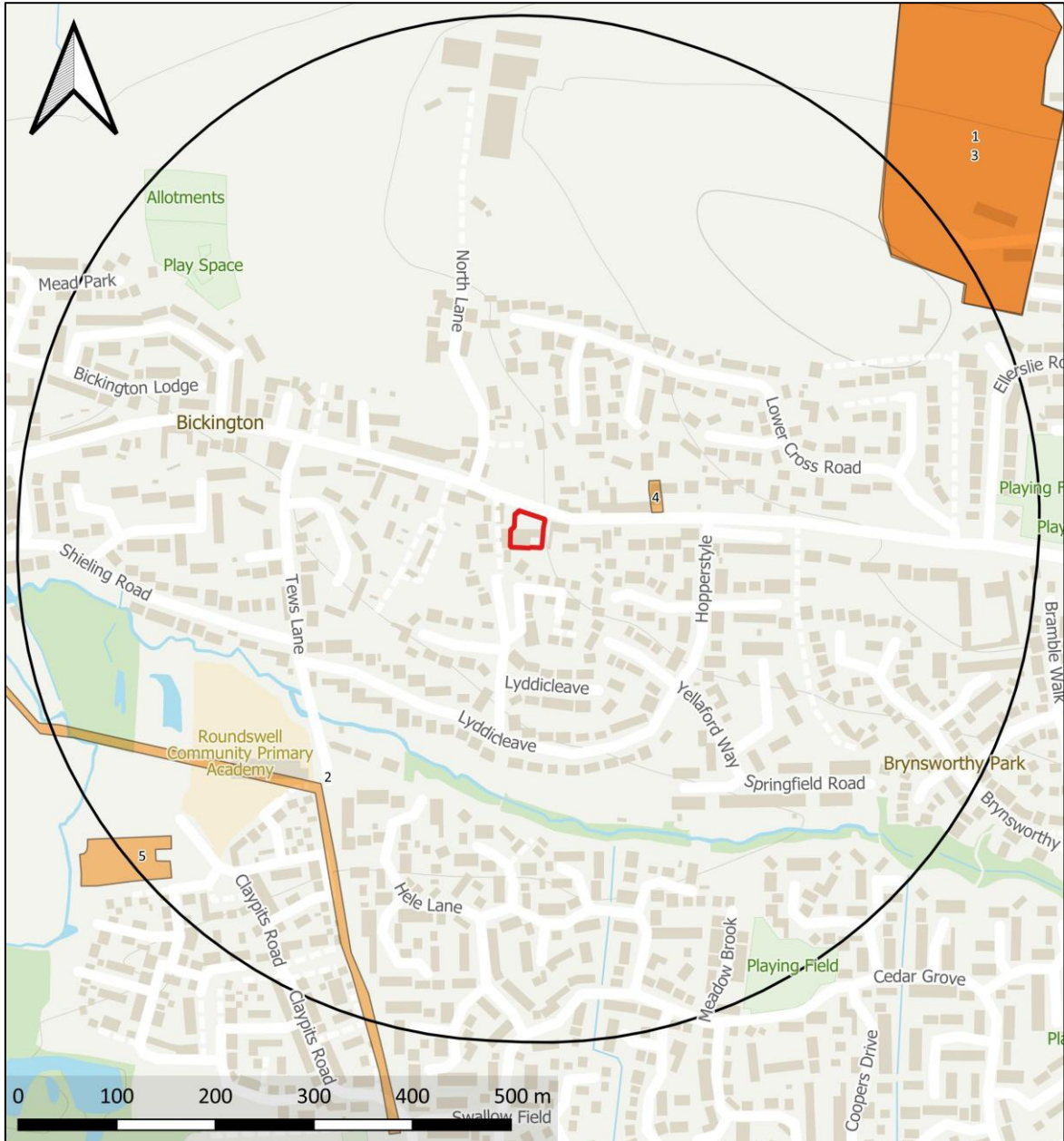


FIGURE 13: HERITAGE ASSETS WITHIN 500M OF THE SITE (SOURCE: DEVON HISTORIC ENVIRONMENT RECORD). CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2023.

TABLE 3: TABLE OF HERITAGE INTERVENTIONS WITHIN 500M OF THE SITE (SOURCE: DEVON HER).

No	Event No	Name	Event Type
1	EDV6978	Geophysical Survey, Belmont Park, Bickington, Fremington	GEOPHYSICAL SURVEY
2	EDV7415	Watching Brief: Glenwood Farm, Old Bideford Road, Barnstaple	WATCHING BRIEF
3	EDV7442	Evaluation: Land West of Oakland Park South, Sticklepath, Barnstaple	
4	EDV8287	Historic Building Recording of the Former United Reform Church, Bickington, Fremington	BUILDING SURVEY
5	EDV8401	Excavation on site west of Tews Lane, Fremington	EXCAVATION

3.6 WALKOVER SURVEY

A walkover survey of the site was undertaken on 18th January 2023 in largely overcast conditions. The site consisted of modern commercial buildings, a previously residential house, now offices and a warehouse used for car repair, with a smaller office for car sales attached to the east. On the south-east side of the buildings was a yard for scrap cars parts and general storage. This was contained by a fence that separates the site from land belonging to Grade II listed building Hillside Longhope Cottage (DDV16743) directly to the east. In the south-west corner of the site, accessed through the warehouse garage, was a tyre store, that abutted land belonging to the houses to the west and south of the site. To the north-east of the site was Grade II listed Homestead Cottage (DDV4990), located on the roadside, with access to the driveway directly opposite the site to the north; which was protected from view by a high stone wall on the kerbside. Additional photographs can be found in Appendix 3.



FIGURE 14: VIEW OF HILLSIDE/LONGHOPE COTTAGE, WITH GARDEN WALL OF HOMESTEAD COTTAGE TO LEFT AND THE SITE TO THE RIGHT; VIEWED FROM THE WEST (NO SCALE).

3.7 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.

The desk based assessment and walkover survey would suggest the archaeological potential of the site is *unknown* due to the unknown level of ground disturbance due to the sites former use as a petrol station. The client reported that six underground fuel storage tanks were certified as

inert in 2001, however the exact locations of these are not known, except that they lie to the north of the existing building on the site. Depending on the location of the fuel tanks and the extent of ground disturbance when they were installed, there is the potential some remains of buildings shown on historic mapping could survive below ground. It is unclear whether the earlier range of buildings was adapted to form the mid 20th century garage or whether this range was truncated and a new garage building constructed on a similar footprint. It is possible some fabric from the demolished ranges of buildings may survive below ground level. Considering the redevelopment of some parts of the site in the 20th century it is likely however that the archaeological potential of the site is *low*.

TABLE 4: 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	Moderate	Slight Adverse	Negligible Adverse

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 edition, Historic England 2017), with reference to ICOMOS (2011) and National Highways (DMRB LA 104, 2020) guidance. Two assessments are provided. The first is arrived at by the objective application of DRMB Table 3.8.1 (i.e. environmental value and degree of change determines the significance of effect). The second applies a negligible/minor/moderate/major scale (derived from DRMB Table 3.4N, and which can be correlated with the NPPF substantial/less than substantial scale) based on the professional judgement of the author. The latter assessment is a more subjective one, but, as the term implies, applies the knowledge, skills, and experience of the author in a way that is informed by professional standards, laws, and ethical principles to provide a considered, fair, and impartial assessment as to the likely impact of the proposed development. Appendix 4 goes into greater depth regarding 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, 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 QUANTIFICATION

There are six Listed structures (all Grade II) and one Conservation Area within 500m of the site. There are no Scheduled Monuments, Battlefields or Registered Parks and Gardens within 1km of the site.

Following a site visit, most of the designated heritage assets in this area have been scoped out of the assessment due to the effects of distance and screening, leaving only those closest to the site. The assets selected for assessment are: Bickington Conservation Area, Hillside/Longhope Cottage (GII) and Homestead Cottage/The Homestead (GII) Based on their perceived value and proximity, these have all been treated as *Category #1* 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.

- Category #1 assets: Bickington Conservation Area, Hillside/Longhope Cottage (GII) and Homestead Cottage/The Homestead (GII)
- Category #2 assets: All other assets within 500m of the site as listed in Table 9.

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.3.1 LISTED COTTAGES WITHIN HISTORIC SETTLEMENTS (INCLUDING CONSERVATION AREAS)

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 can be impacted by new residential developments especially when 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 development is 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 bungalow 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. Ledbury), 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. the Valleys of South Wales 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.

Asset Name: Bickington Conservation Area	
<i>Parish:</i> Fremington	<i>Distance to the site:</i> partly within
<i>Designation:</i> CA	<i>Value:</i> Medium
<p><i>Description: Conservation Area appraisal: Bickington is a relatively modern settlement. It does not appear in Domesday Book and most likely developed sometime after the 16th century as a linear settlement along the main road from Fremington to Barnstaple. Both Longhope Cottage and Hillside contain some fabric dating to the early 16th Century and this may represent the earliest origins of the settlement. It is possible that some isolated occupation along the lines of dispersed farmsteads predates the 16th century, but not to the extent to which this occupation could be described as a settlement. Bickington is found referenced as 'Buckyngton' in documents from 1570 and as 'Bukington' in 1606. Like Fremington, Bickington has experienced rapid growth during the 20th century. Most of the buildings within the conservation area had been built by the time of the 1st Series Ordnance Survey Maps of the 1880's and date to the late 18th century or early 19th century. There was almost no change between 1880 and the 1st revised ordnance survey maps of 1904-06. These two maps also show that a large proportion of the land immediately surrounding the developed settlement was in use as orchards, a fact preserved in names such as 'Orchard View' and 'Orchard Terrace' both of which were shown on the 1880's OS maps. The conservation area became surrounded by further housing development with more rapid expansion beginning after the Second World War. The growth of Bickington is still continuing today. Farms such as Woolmers, North House and Babbages (west of the conservation area) demonstrate the strong farming roots of the community, as do the names of local public houses such as the 'Plough Inn'. The historic core of Bickington was once surrounded by medieval field enclosures based on former strip fields, possibly associated with nearby Barnstaple or Fremington. However, these medieval field systems now largely lay under housing developments or have been lost to the enlargement of the modern field system. Elements of medieval enclosures based on former strip fields survive directly to the northwest and modern enclosures are located just to the northeast.</i></p> <p><i>Bickington has two distinct characters; that of the dense predominantly residential development along the Bickington Road and the farms, cottages and converted farm buildings to the North. The exception to the typical division of these characters is Pudding Court Farm which has a rural agricultural character but is within the domestic area of Bickington Road. The domestic character of the conservation area is related to the historic linear development along Bickington Road. This region is not entirely residential and more formal buildings stand out in the form of The Old School House, which was formerly the local school but has since been converted to residential use, The United Reformed Church (1835) and the more agricultural buildings of Pudding Court Farm. Another departure for the domestic character is Bickington Car Sales and Baskerville Services, although the offices for Bickington Car Sales have all the appearance of an adapted domestic house.</i></p> <p><i>Supplemental Comments: The Conservation Area appraisal notes: The roofscape across the conservation area is predominantly slate, and this was most likely the traditional material within the area.</i></p> <p><i>Conservation Value: Bickington Conservation Area has evidential value in its built fabric and historical illustrative value as part of the narrative of the development of Bickington from the medieval period onwards. It does not have any strong historical associative value. As a linear settlement along a major routeway it is likely to have communal value. The conservation area has a strong aesthetic value, particularly in the older buildings fronting onto the main street, and the in the surviving outlying farmsteads.</i></p> <p><i>Authenticity and Integrity: Although alterations have taken place and clearly buildings were lost as the road was</i></p>	

widened in the mid 20 th century, the Conservation Area largely presents as a coherent linear settlement which has developed throughout the post medieval period. The survival of a small number of early buildings (e.g Hillside/Longhope) is particularly notable .
<i>Topographical Location & Landscape Context (from the Conservation Area appraisal): The conservation area sits on an elevated area of land, with the highest point locally being the ridge to the north between Bickington and the Taw Estuary just outside the conservation area to the north east. The land along the main road through the conservation area slopes gradually upwards from low ground to the west at the crossing of Fremington Pill at Muddlebridge.</i>
<i>Setting:</i> The setting of the Conservation Area is focused on its immediate surroundings, largely agricultural fields on its northern side while more modern development surrounds it to the south, west and east. Its setting is therefore tightly constrained except to the north where views outwards to the surrounding fields are available.
<i>Principal Views:</i> The Conservation Area appraisal states: <i>Views out of the conservation are limited by the surrounding modern development which is present on three sides. On the northern side near North Down Farm a more rural setting becomes apparent, although the rising ground on this side of the conservation area prevents estuary views. To the south narrow lanes between buildings also allow for views to the green hilltops towards Brynsworthy, to the south of Barnstaple and the A39. Within the conservation area perhaps the most interesting series of views are those when moving north from the main Bickington Road along North Lane. As the lane makes several turns new features, which were previously hidden, become visible during a walk northwards. At the same time the residential character near the main road gives way to more agricultural buildings and a greater level of open space to the north. The new development to the east at Lower Cross Road is apparent from the north end of North Lane despite being sheltered by planting and somewhat disturbs the otherwise rural character of the northward aspects. Views along Bickington Road are also interesting. In places the mixture of long and short terraces with individual properties creates an interesting and dynamic streetscape within which individual buildings and features stand out. Examples include the axial chimney stacks of Hillside Cottage, the elegant Georgian symmetry of the United Reformed Church, the squat Gothic form of the old school house, the short domestic Georgian terrace at Orchard View with a traditional milestone outside one of the entrances and the exposed stone construction of the farm buildings at Pudding Court Farm. Views into Bickington are restricted by the local topography, although some views are possible from hilltops to the south. From these vantage points the settlement appears as part of a continuous westward expansion of Barnstaple rather than as a separate entity and the historic core is difficult to distinguish from the surrounding development.</i>
<i>Landscape Presence:</i> Sited on a ridge of higher ground, means the Conservation Area has some prominence in the surrounding landscape
<i>Sensitivity of Asset:</i> Modern development has encroached on three sides of the Conservation Area. Some of the older buildings within the Conservation Area are designated, although not all e.g. Webbers Cottage to the west of the proposed site appears to be shown on early mapping but is undesignated although it is unknown how much early fabric is retained in the current structure. Further west Cheyne Cottage/Heather Cottage has a lateral stack on its north elevation, both it and the adjacent Meadow View are shown on the title map suggesting they may also retain early fabric but are undesignated. Changes of any scale within the Conservation Area have the potential to cause harm while those outside the Conservation Area, unless very close to its boundaries or on the northern side, are likely to need to be moderate or major changes to have an appreciable impact.
<i>Contribution of Setting to Significance of Asset:</i> Important. As a roadside settlement its setting is part of its significance. Wider landscape views contribute less to the setting of the Conservation Area, except on the northern side which has been less affected by modern development.
<i>Scale of Change:</i> The proposed development is taking place partly within and partly outside the boundary of the Conservation Area. (the south western corner of the site lies outside). It is within an area (Bickington Road) identified as one of the key views within the Conservation Area. It entails the demolition of existing buildings on the site (none of which predate the 1930s) and replacement with a convenience store. The current use of the site is industrial/commercial as a car garage and therefore it would not have an impact on this use. The proposed store would be located towards the southern part of the site with car parking on the northern part. This would set the building back from the street front and therefore have limited impact on views up and down Bickington Road from this road. The Conservation Area appraisal specifically notes the mainly residential character of the Conservation Area and the fact the current northernmost building on the site reflects this character. Any replacement building should therefore aim to preserve this character in feel and particularly take into account the use of vernacular materials e.g. the slate roofscape noted in the Conservation Area appraisal. The loss of the garage represents a shift away from the mid 20 th century development of small garages in roadside locations to serve a burgeoning number of motorists, particularly along tourist routes such as this and forms part of the narrative of the settlement. It is likely it has some communal significance for longer standing residents of this area. The proposals however give the potential to enhance the Conservation Area through the provision of a more coherent form to the site, which currently comprises a number of elements of different date and build styles, with the use of different roof types and coverings.
<i>Significance of Effect:</i> Medium value + Negligible Change = Neutral or slight effect
<i>Professional Judgement:</i> Neutral

Asset Name: Hillside/Longhope Cottage	
Parish: Fremington	Distance to the site: c.4m
Designation: Grade II	Value: Medium
<p><i>Description: Listing: Longhope Cottage and Hillside II 2 adjoining cottages, formerly tenement farmhouse. Early C16 fabric, remodelled in late C16/early C17 and divided into two occupations in C20. Rendered stone rubble and cob. Cottage to left has slate roof renewed circa 1980, cottage to right has slate roof to front, corrugated iron roof to rear. Stacks at each gable end, that to right with offsets, and front lateral, former hall stack to Longhope Cottage with tall rendered shaft. Formerly 3-room through-passage open hall house, the through-passage now taken into hall and rear doorway blocked. Partition inserted at lower end of hall to form 2 cottages with doorway inserted to centre of inner room as entrance to right hand cottage. 2 storeys. 3-window range C19/C20 2-light casements, 3 panes per light to right, C20 casements to right. Two 2-light casements 6 panes per light to right, C20 casement to right. Two 2-light casements 6 panes per light flanking C20 flat-roofed porch to left and C20 2-light casement to right of 4-panelled door to Hillside, the upper 2 panels glazed. Two storeys rear outshut to Hillside, the 2-light casements with old bottle glass. Interior: Single wide chamfered hollow stepped stop ceiling beam to room to left of former through-passage. Timber lintel to hall fireplace partially plastered over. C19 joinery and dado matchboarding to Hillside ground floor room with corner cupboard. Access to roof to Longhope Cottage only, with solid cob partition rising to apex of roof between hall and room to left, with two C18/early C19 trusses over hall with X apex and side-pegged collars, but reusing some of the original smoke-blackened purlins. The cob partition and change in first floor levels suggests that the upper end may always have been ceiled, the hall itself originally open to the roof and later floored over.</i></p>	
<p><i>Supplemental Comments: Served as a police house/police station in the mid 20th century.</i></p>	
<p><i>Conservation Value: As possibly the earliest surviving structure in the settlement this building has high evidential and historical illustrative value as part of the early development of Bickington. In its role as a police house it may have some communal value although this would be limited to older residents. It has high aesthetic value and makes a major contribution to the streetscape aesthetic in this area.</i></p>	
<p><i>Authenticity and Integrity: A large amount of the fabric appears to survive as noted in the listing description</i></p>	
<p><i>Topographical Location & Landscape Context: The property is located on the southern side of Bickington Road, in a relatively elevated position in the landscape although now much surrounded by modern development.</i></p>	
<p><i>Setting: The setting of the property is limited to its surrounding garden and road frontage with views in and out constrained by surrounding development</i></p>	
<p><i>Principal Views: immediate views along Bickington Road</i></p>	
<p><i>Sensitivity of Asset: As probably the oldest building in the settlement it has high sensitivity and is designated Grade II Listed.</i></p>	
<p><i>Contribution of Setting to Significance of Asset: Important. The setting of the property is however very limited to its immediate garden and views out along Bickington Road. Its gardens originally extended further westwards however this land is now part of the proposal site.</i></p>	
<p><i>Scale of Change: The proposed development entails the demolition of existing buildings on the site (none of which predate the 1930s) and replacement with a convenience store. The current use of the site is industrial/commercial as a car garage and therefore it would not have an impact in terms of this use. The proposed store would be located towards the southern part of the site with car parking on the northern part. This would set the building back from the street front and therefore have limited impact on views up and down Bickington Road and from Hillside/Longhope whose principle glazed elevations are to the north. The proposals however give the potential for a more coherent single build form to the site, set further back from the road, reducing potential views along Bickington Road and potentially enhancing the appreciation of the significance of this property. Care would need to be taken not to obscure views along the road with large advertising signage etc which would detract from the appreciation of Hillside/Longhope. There is the potential for increased traffic flow into and out of the car parking of the proposed store which may have a minor impact on the appreciation of this building through aural intrusion.</i></p>	
<p><i>Significance of Effect: Medium value + Negligible = Neutral or slight effect</i></p>	
<p><i>Professional Judgement: Neutral</i></p>	

Asset Name: Homestead Cottage/The Homestead	
Parish: Fremington	Distance to the site: c.15m
Designation: Grade II	Value: Medium
<p><i>Description: Listing: The Homestead and Homestead Cottage II Tenement farmhouse, now divided into 2 occupations. C17 with possibly earlier fabric concealed, remodelled and extended at left end in early C19. Rendered stone and cob. Partially tiled, part asbestos slate roof. Rendered front lateral hall stack and axial brick stack to right. Hall and inner room with a rear kitchen wing forming L-shape survive of C17 farmhouse with a single storey outbuilding to right of axial stack also of C17 date now taken in to form part of dwelling. In the early C19 the house was remodelled with Gothick style detailing, and a tall, virtually rectangular 2-storey single bay extension with cellar added at higher left end, set back slightly from the main range. Main range 2 storeys, former outbuilding single storey with attic storey, C19 addition 2 storeys with cellar. 3-window range of C19 2-light casements, 8 panes per light with gabled dormers above 3 similar windows but with Gothick pointed arch glazing bars to the top panes, the</i></p>	

<i>left hand window inserted in former cross- passage doorway. Single hornless 12 paned sashes on each floor to C19 extension at left end. To the base of its gable wall is a reset inverted timber lintel dated 1704, the date flanking a carved initialled heart. Interior: C17 roof structure largely intact over earlier range, with heavy principals to 2 trusses over hall and inner room and lighter single truss over former outbuilding formerly with trenched purlins and lap-jointed collar. Some early joinery with integral cupboard survives to hall which has C17 ceiling beams. Hall/cross-passage partition removed, probably in the C19. C19 moulded plaster cornice to principal rooms in C19 extension. Pair of Gothick doors, 3 panels high to rear kitchen wing, brought from the nearby Belmont Lodge - demolished in 1970s.</i>
<i>Conservation Value:</i> As one of the earliest surviving structures in the settlement this building has high evidential and historical illustrative value as part of the early development of Bickington. It has high aesthetic value and makes a major contribution to the streetscape aesthetic in this area. As a private dwelling it has no known communal value.
<i>Authenticity and Integrity:</i> A large amount of the fabric appears to survive as noted in the listing description
<i>Topographical Location & Landscape Context:</i> The property is located on the northern side of Bickington Road, in a relatively elevated position in the landscape although now much surrounded by modern development.
<i>Setting:</i> The setting of the property is limited to its surrounding garden and road frontage with views in and out constrained by surrounding development
<i>Principal Views:</i> immediate views along Bickington Road
<i>Sensitivity of Asset:</i> As one of the oldest buildings in the settlement it has high sensitivity and is designated Grade II Listed.
<i>Contribution of Setting to Significance of Asset:</i> Important. The setting of the property is however very limited to its immediate garden and views out along Bickington Road.
<i>Scale of Change:</i> The proposed development entails the demolition of existing buildings on the site (none of which predate the 1930s) and replacement with a convenience store. The current use of the site is industrial/commercial as a car garage and therefore it would not have an impact in terms of this use. The proposed store would be located towards the southern part of the site with car parking on the northern part. This would set the building back from the street front and therefore have limited impact on views up and down Bickington Road and from Homestead Cottage/The Homestead although some views across might be possible. The proposals give the potential for a more coherent single build form to the site, set further back from the road, reducing potential views along Bickington Road and potentially enhancing the appreciation of the significance of this property. Care would need to be taken not to obscure views along the road with large advertising signage etc which would detract from the appreciation of the streetscape including the older buildings in this area such as Homestead Cottage/The Homestead. There is the potential for increased traffic flow into and out of the car parking of the proposed store which may have a minor impact on the appreciation of this building through aural intrusion.
<i>Significance of Effect:</i> Medium value + Negligible = Neutral or slight effect
<i>Professional Judgement:</i> 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 site lies within the Exmoor National Character Area. The Devon Historic Landscape Characterisation classifies the landscape in which the site sits as partly *Orchard* (south western part) and partly *historic settlement* (north and eastern part). The proposals would see the convenience store located towards the southern part of the site with car parking on the northern part. This gives the potential for a more coherent single build form to the site, set further back

from the road, reducing potential views along Bickington Road. The site is already in industrial/commercial use with car parking on the northern part of the site. As such the proposed development does not represent a significant new detracting element in this landscape. The overall effect on the historic landscape is likely to be **Neutral**.

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 **Neutral**.

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 inevitably vary according to landscape character. A number of developments, mainly residential, have either been constructed within recent years or are in the planning process in the vicinity of the site. The site itself has a relatively complex planning history regarding its change from garage to car show room and a number of alterations and rebuilding elements of buildings located on the site. With the exception of the car wash facility these would be removed as part of the development proposal. Taking into account the cumulative impact on the setting of the identified heritage assets within the vicinity of the site, an overall assessment of **Negligible Adverse** is appropriate.

4.3.5 INDIRECT IMPACT SUMMARY

Table 5 (below) provides a summary of the likely impact of the proposed development on both category #1 and category #2 heritage assets. As with the individual assessments (above), this table presents the results of both the likely significance of effect *and* our professional judgement as to the likely impact of the proposed development (as per Tables 3 and 4 in Appendix 4; the *significance of effect* is colour-coded as per Table 4). These assessments are for the operational function of the proposed development; constructional impacts are generally short-lived (if more intense) and outside of renewables, most developments have a degree of permanence.

TABLE 5: SUMMARY OF IMPACTS, INCLUDING THE CATEGORY #2 ASSETS SCOPED OUT OF THE MAIN ASSESSMENT.

Asset	Type	Distance	Value	Scale of Change	Significance of Effect	Professional Judgement
Category #1 Assets						
Bickington Conservation Area	CA	Partly within	Medium	Negligible	Neutral/Slight adverse	Neutral
Hillside/Longhope Cottage	GII	c.4m	Medium	Negligible	Neutral/Slight adverse	Neutral
Homestead Cottage/The Homestead	GII	c.15m	Medium	Negligible	Neutral/Slight adverse	Neutral
Category #2 assets						
North Farmhouse	GII	166m	Medium	No change	Neutral	Neutral
United Reform Church	GII	115m	Medium	No change	Neutral	Neutral
Ellerslie Lookout Tower	GII	380m	Medium	No change	Neutral	Neutral
April Cottage Sunnymead	GII	105m	Medium	No change	Neutral	Neutral
Landscape Character						
Historic Landscape	n/a	n/a				Neutral
Aggregate Impact	n/a	n/a				Neutral
Cumulative Impact	n/a	n/a				Negligible Adverse

4.4 RECOMMENDATIONS

The Conservation Area appraisal specifically notes the mainly residential character of the Conservation Area and the fact the current northernmost building on the site reflects this character. Any replacement building should therefore aim to preserve this character in feel and particularly take into account the use of vernacular materials e.g. the slate roofscape noted in the Conservation Area appraisal.

5.0 CONCLUSION

The site lies in the ecclesiastical parish of Fremington in the hundred and deanery of Barnstaple. Fremington was a large manor recorded at Domesday held by Bishop Geoffrey of Coutances. It had been held by Earl Harold in 1066. The manor passed to the Traceys and through the Martyn family to the Lords Audley. Following a lack of male heirs it was granted by Richard II to John Holland, Earl of Huntingdon. It was purchased in 1556 by Hugh Sloly Esq and through marriage passed to Richard Hawkins Esq. It was then purchased by Richard Acland Esq and passed by marriage to William Barbor Esq and was held by the Barbor family of Fremington House at the beginning of the 19th century (Lysons 1822). It later descended to the Yeo family. The settlement at Bickington is thought to have developed during the 16th century as a linear settlement along the road between Fremington and Barnstaple. It is first documented as Buckyngton in 1570. The tithe survey indicates that in 1840 the site comprised elements of up to three separate plots. The site appears to have been in use as a garage from at least the 1960s with evidence of a number of phases of redevelopment of buildings. Prior to this a range of buildings extended eastwards from Webbers Cottage/Oakwell Cottage into the north-western part of the site, possibly comprising a yard area.

Archaeological fieldwork in this area appears to have been limited, with the only archaeological fieldwork in the vicinity of the site being a building survey of the former United Reformed Church to the north-east of the site. In the wider area a geophysical survey and evaluation was undertaken on land at Belmont Park which encountered evidence of Prehistoric and Medieval occupation (EDV7442) and to the south-west of the site an excavation was undertaken on lands west of Tews Lane. This encountered evidence of a late Iron Age and Romano-British enclosed (EDV8401). The land on which the site lies is determined by the Devon Historic Landscape Characterisation (HLC) to be partly *Orchard* and partly *Historic Settlement*. There are six (Grade II) Listed buildings within 500m of the site and one Conservation Area. There are no Scheduled monuments, World Heritage Sites or Registered Parks and Gardens within 1km of the site

The proposals for change of use comprising demolition of the existing buildings on this site and construction of a convenience store have been assessed. The proposals would see the convenience store located towards the southern part of the site with car parking on the northern part. This gives the potential for a more coherent single build form to the site, set further back from the road, reducing potential views along Bickington Road. There is the potential for encountering remains of buildings shown on historic mapping, particularly in the north-western area of the site however the archaeological potential of the site has been assessed as unknown due to the potential ground disturbance which may have occurred on this site during previous phases of redevelopment and adaption. Recommendations have been made in line with the Conservation Area appraisal regarding the built form and use of vernacular materials in any new structure.

With this in mind, the overall impact of the proposed development can be assessed as **neutral**. The archaeological potential for the site is unknown but considered likely to be **low to negligible**, and the impact of the development would be **negligible adverse** overall.

6.0 BIBLIOGRAPHY & REFERENCES

Published Sources:

- Chartered Institute of Field Archaeologists** 2014 (revised 2020): *Standard and Guidance for Historic Environment Desk-based Assessment*.
- Chartered Institute for Archaeologists** 2014: *Standard and Guidance for Archaeological Geophysical Survey*.
- English Heritage** 2008a: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.
- English Heritage** 2011: *Seeing History in the View*.
- Historic England** 2017: *Understanding Place: Historic area assessments in a planning and development context*.
- Historic England** 2015 (revised 2017): *The Setting of Heritage Assets*.
- Historic Scotland** 2016: *Managing Change in the Historic Environment: Setting*.
- 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.
- ICOMOS** 2005: *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas*.
- ICOMOS** 2011: *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. International Council on Monuments and Sites.
- Landscape Institute** 2013: *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition. London.
- Lysons, D. and Lysons, S.** 1822: *Magna Britannia Volume 6: Devonshire*. London: Cadell and Davies.
- Schmidt, A.** 2002: *Geophysical Data in Archaeology: A Guide to Good Practice*. ADS series of Guides to Good Practice. Oxbow Books, Oxford.
- UNESCO** 2015: *Operational Guidelines for the Implementation of the World Heritage Convention*.
- University of Newcastle** 2002: *Visual Assessment of Wind Farms: Best Practice*.
- Watts, V.** 2004: *The Cambridge Dictionary of English Place Names*. Cambridge.
- Williams, A. & Martin, G.** 2002: *Domesday Book: A Complete Translation*. Penguin.

Websites:

- British Geological Survey** 2023: *Geology of Britain Viewer*.
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html
- British Library** 2022: *Historic Mapping*
<http://www.bl.uk>
- Design Manual for Roads and Bridges (DMRB)** 2016: Volume 11, Cultural Heritage
<http://www.standardsforhighways.co.uk/DMRB/vol11/index.htm>
- Environment Agency** 2022: *LiDAR, Digital Surface Model*.
<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>
- The Genealogist** 2022: *Ancestry search*.
<https://www.thegenealogist.co.uk/>
- National Library of Scotland** 2022: *Ordnance Survey maps*
<http://maps.nls.uk>
- WEBTAG** 2016: *Transport Analysis Guidance*, Cultural Heritage
<https://www.gov.uk/guidance/transport-analysis-guidance-webtag>

APPENDIX 1: SUPPORTING PHOTOGRAPHS - WALKOVER SURVEY



1. VIEW OF HOUSE TO THE WEST AND CAR WASH; VIEWED FROM THE EAST (NO SCALE).



2. CAR SALES OFFICE; VIEWED FROM THE NORTH (NO SCALE).



3. ENTRANCE TO WAREHOUSE AND CAR SALES ROOM TO LEFT; VIEWED FROM THE NORTH (NO SCALE).



4. VIEW OF HILLSIDE LONGHOPE COTTAGE (DDV16743) TO THE EAST; VIEWED FROM THE WEST (NO SCALE).



5. EDGE OF THE SITE TO THE EAST, WITH SHED BELONGING TO (DDV16743) ON THE RIGHT; VIEWED FROM THE SOUTH (1M SCALE).



6. CAR WASH BUILDING JOINING HOUSE TO THE WEST; VIEWED FROM THE NORTH-EAST (1M SCALE).



7. ENTRANCE TO WAREHOUSE GARAGE; VIEWED FROM THE NORTH (NO SCALE).



8. EXIT ON EAST SIDE OF GARAGE, LEADING TO YARD AREA; VIEWED FROM THE NORTH-WEST (NO SCALE).



9. YARD AREA IN SOUTH-EAST CORNER OF THE SITE, WITH VIEWS OF (DDV16743) BORDER; VIEWED FROM THE WEST (NO SCALE).



10. YARD AREA IN SOUTH-EAST CORNER OF THE SITE, WITH VIEWS TO THE SOUTH; VIEWED FROM THE NORTH (NO SCALE).



11. TYRE STORE ON SOUTH-SIDE OF THE SITE, WITH MORE STORAGE TO THE WEST; VIEWED FROM THE EAST (NO SCALE).



12. FURTHER TYRE STORE IN SOUTH-WEST CORNER OF SITE, ABUTTING HOUSE TO THE LEFT; VIEWED FROM THE SOUTH (NO SCALE).



13. BACK OF TYRE STORE, WITH NEIGHBOURING HOUSE BORDER ON THE RIGHT; VIEWED FROM THE WEST (1M SCALE).



14. VIEW OF LISTED BUILDINGS (DDV16743) AND (DDV4990) FROM SITE ENTRANCE; VIEWED FROM THE SOUTH-WEST (NO SCALE).



15. VIEW OF LISTED BUILDING (DDV4990), WITH GARDEN WALL ON THE LEFT; VIEWED FROM THE WEST (NO SCALE).

APPENDIX 2: 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 1990², 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 1979³, the Protection of Wrecks Act 1973⁴, and the Historic Buildings and Ancient Monuments Act 1953⁵ 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 designated⁸. 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 non-designated, the significance of the effect (Table 3) and an assessment based on professional judgement (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 GPA3⁹. The term used – professional judgement – is defined here as applying knowledge, skills, and experience in a way that is informed by professional standards, laws, and ethical

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.

principles to provide a considered, fair, and impartial assessment as to the likely impact of a proposed development.

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 action¹⁰ 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 states¹⁴: *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 is based on the current DRMB, Table 3.3N; Table 2 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; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

TABLE 3: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB LA 104 2020 TABLE 3.8.1; 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 (either adverse or beneficial)				
Environmental Value (Sensitivity)	WHS sites that convey OUV	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
	High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

TABLE 4: PROFESSIONAL JUDGEMENT OF IMPACT (BASED ON DMRB LA 104 2020 TABLE 3.4N).

Magnitude of Impact		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, AS RELATED TO TABLE 4.

Scale of Impact		
No Change	<i>Neutral</i>	No impact on the heritage asset.
Less than Substantial Harm	<i>Negligible Adverse</i>	Where the developments may be visible or audible but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
	<i>Minor Adverse</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
	<i>Moderate Adverse</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
Substantial Harm	<i>Major Adverse</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.
Total Loss	<i>Total Loss</i>	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 assessment¹⁶, 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 appraisal¹⁷).
10. Geophysical survey, if suitable (magnetometry, electrical resistance, ground-penetrating radar)¹⁸.
11. Archaeological trench evaluation¹⁹, if appropriate.

¹⁵ Historic England 2015: Managing Significance in Decision-Taking in the Historic Environment: *Historic Environment Good Practice Advice in Planning Note 2*.

¹⁶ ClfA 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*.

¹⁸ ClfA 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 ClfA 2014 updated 2020: *Standard and guidance for archaeological field evaluation*.

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 steps²¹:

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. Assess 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, 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) or ZVI (zone of visual influence).

Pursuant to *Steps Two* and *Three*, a series of site visits are made to Category #1 designated heritage assets. 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 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

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.

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.

In this report, Category #1 heritage assets receive their own written assessment, as per the pro forma below:

Asset Name: The name of the heritage asset, usually as it appears in its Listing or Scheduling	
<i>Parish:</i> The ecclesiastical parish in which the asset lies	<i>Within the ZTV:</i> Whether assets stands within the ZTV of the development (if relevant)
<i>Designation:</i> Its official designation (e.g. Grade II)	<i>Value:</i> According to Tables 1 and 2
<i>Distance to the site:</i> Determined as the crow flies	<i>Condition:</i> A visual assessment of its condition
<i>Description:</i> Here the official descriptive text from Historic England (or relevant heritage body) is reproduced. In the case of non-designated heritage assets, the description is provided by the HER entry or field observations (e.g. 'A three-cell cross-passage house, eight-over-eight sashes to the front elevation, with a central six-panel door etc.').	
<i>Supplemental Comments:</i> Any additional information on the asset, noted during the site visit, especially if at variance with the official description (e.g. 'the house has a lateral stack to the rear, and the windows have been replaced since it was Listed').	
<i>Conservation Value:</i> A description of the heritage value of the asset, usually based on the four <i>Conservation Values</i> (evidential, historical, aesthetic, communal) presented in English Heritage 2008. It may include the related but separate <i>interests</i> outlined in the NPPF (archaeological, architectural and artistic, historic). (E.g. 'an attractively composed cottage with garden, with high evidential value as the interior was not inspected during the Listing process etc.')	
<i>Authenticity and Integrity:</i> These concepts come from ICOMOS, and relate to the physical condition of the asset, and the degree to which it survives as a genuine embodiment of the thing it purports to be (e.g. 'the house is in good condition, having been recently renovated, but its windows have been replaced').	
<i>Topographical Location & Landscape Context:</i> A quick description of the physical topography of the place (e.g. 'on a south-facing slope towards the base of the long ridge').	
<i>Setting:</i> A description of the setting of the asset. Usually, but not always, limited to its immediate setting, with some reference to its wider setting (e.g. 'the whole surrounded by open fields').	
<i>Principal Views:</i> Principal views covers both designed or intended views, and those fortuitous views that nonetheless better reveal the heritage value of the asset (e.g. 'down the lane to the main façade', or 'from the house along the avenue to the triumphal arch').	
<i>Landscape Presence:</i> This covers those landmark assets visible across wide areas (e.g. 'the tower of the church is visible from the neighbouring villages').	
<i>Sensitivity of Asset:</i> A discussion of the sensitivity of the asset to change within its immediate setting or broader landscape context if relevant, with reference to the identified conservation values (e.g. 'the principal value of this monument is evidential/archaeological, which is neither enhanced nor diminished by the proposed development' or 'the principal value of this structure is aesthetic/artistic, which would be greatly diminished by development within its gardens').	
<i>Contribution of Setting to Significance of Asset:</i> A brief assessment of how setting enhances the significance of a heritage asset, or better reveals the significance of a heritage asset (e.g. 'the house stands within is gardens/park with views down the valley to and from a folly tower on the hillside' or 'the gardens were laid out by the designer to compliment the western façade of the house').	
<i>Scale of Change:</i> A brief description of how the proposed development would affect the setting of the heritage asset, for better or for worse, usually including a discussion of the degree of screening the asset enjoys, as determined by the site visit (e.g. the proposed new dwelling would be located across the lane from the house, but screened by the existing farm buildings from the main façade').	
<i>Significance of Effect:</i> As per Table 3, derived from DRMB LA 104 2020; ICOMOS 2011, 9-10.	
<i>Professional Judgement:</i> As per Table 4, ultimately derived from DMRB LA 104 2020 Table 3.4N.	

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.

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.

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 states²³: *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 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.

In general, the operational impacts are assessed in this document. Construction phase impacts may be considered, but while more intense are usually short-term in nature. The potential impact of the decommissioning phase, for most projects, is harder to predict and, outside of renewable developments with their fixed use-lives, should effectively be considered permanent.

²³ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 8.

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 states²⁴: *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 states²⁵: *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 PPG²⁹ 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, guidance³⁰. 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 and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument, or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

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* 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 GPA3³⁵:

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 PPG³⁸: *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 GPA3³⁹: *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 contribute 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 pylons⁴⁰ 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 area⁴² 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 views⁴³). 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 Table 7~~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.

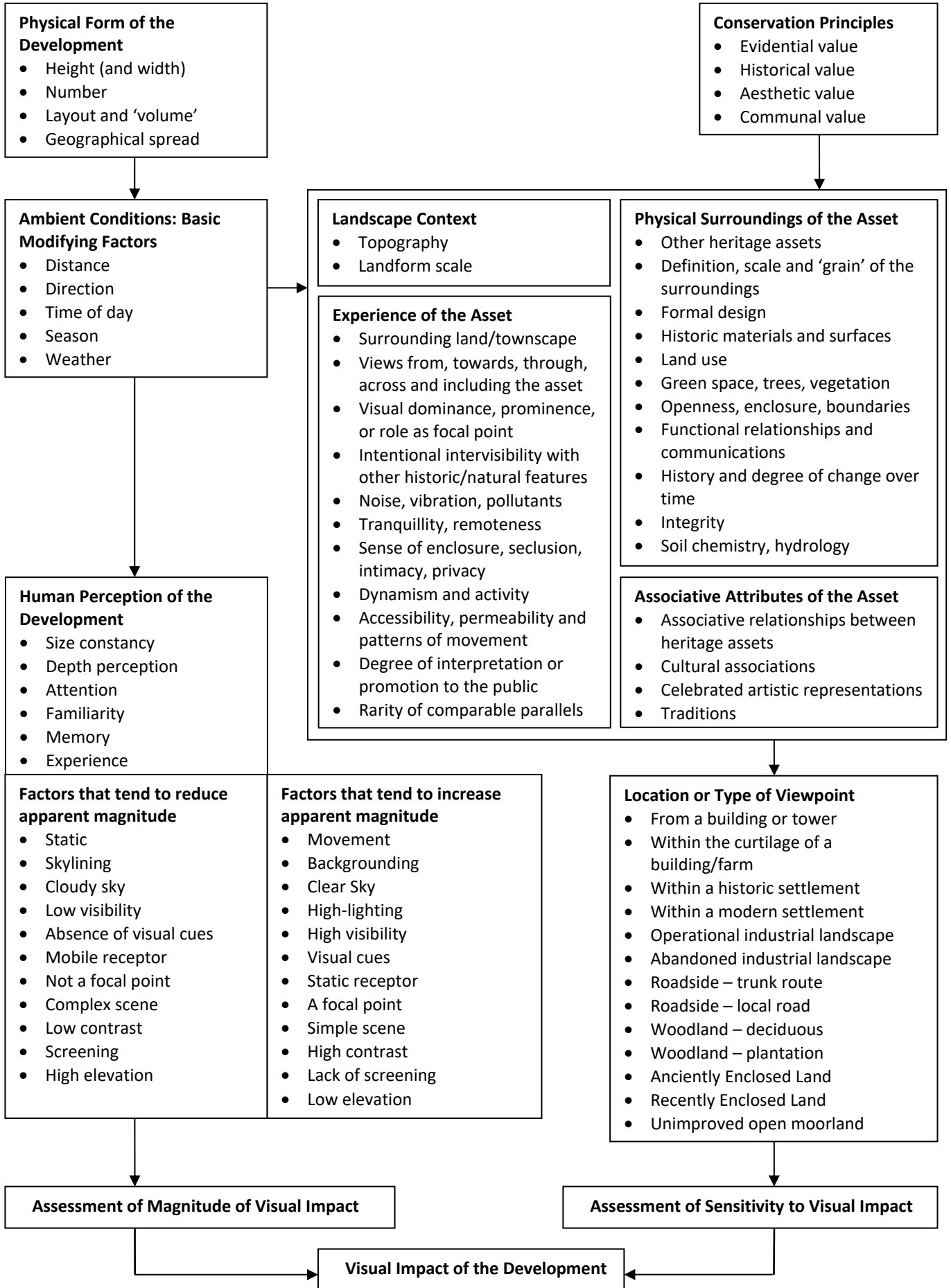


TABLE 7: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2017, 11, 13).



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

TEL: 01769 573555
01872 223164

EMAIL: MAIL@SWARCH.NET