

# LAND OFF BARTON ROAD PARKHAM TORRIDGE DEVON

Desk-Based Assessment, Geophysical Survey & Heritage Impact Assessment



South West Archaeology Ltd. report no. 170616



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## Land off Barton Road, Parkham, Devon Desk-Based Assessment, Geophysical Survey & Heritage Impact Assessment

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Report Version 01  
16<sup>th</sup> June 2017

Work undertaken by SWARCH for Chris Wilson of Wilson Architecture & Planning  
On behalf of M & J Lang Developments Ltd.

### Summary

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*South West Archaeology Ltd. was commissioned to undertake a desk-based assessment, geophysical survey and heritage impact assessment (HIA) for Land off Barton Road, Parkham, Devon. This work was undertaken in order to assess the potential impact of development of this site and set it within its historical and archaeological context.*

*The desk-based assessment suggests that the fields formed part of the manorial holding and were leased in the 19<sup>th</sup> century to the church, and farmed by the widows who resided at Parkham Town Barton and Harris Farm.*

*The geophysical survey identified ten groups of anomalies totalling 26 possible archaeological or natural features. The majority of the anomalies identified in this survey are linear in nature and many appear to relate to drainage. The hedgebank seen on the Tithe and OS mapping can be seen clearly, along with possible remains associated with the small building seen on the western boundary in the OS mapping. One group appears to represent a rectangular enclosure with an entrance to the south. There is no evidence of the enclosure on the historic mapping and its form suggests it likely dates to the Iron Age or later, possibly into the medieval period. Groups 4 and 8 may be associated with post-medieval structures or developments on the site.*

*A Heritage Impact Assessment was conducted to determine the impact on St. James church. The proposed development will not affect the status or prominence of the church within the village, and due to the topography, views to the church are limited from outside the village. The impact is therefore predicted to be **negative/minor**.*

*Any proposed development of the site would however disturb potential archaeological deposits and validation of the geophysical survey results and investigation of the archaeological resource through archaeological evaluation trenching is recommended.*

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June 2017

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## ACKNOWLEDGEMENTS

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## PROJECT CREDITS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	LAND OFF BARTON ROAD
<b>PARISH:</b>	PARKHAM
<b>DISTRICT:</b>	TORRIDGE
<b>COUNTY:</b>	DEVON
<b>NGR:</b>	SS 38780 21480
<b>SWARCH REF:</b>	PLB17

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Chris Wilson of Wilson Architecture and Planning (the Agent) on behalf of M & J Lang Developments Ltd. (The Client) to undertake desk-based assessment, geophysical survey and heritage impact assessment (HIA) for Land off Barton Road, Parkham, Devon. This work was undertaken in order to assess the potential impact of development of this site and set it within its historical and archaeological context.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Parkham is a village and parish in the union of Bideford. The north boundary of the parish is the coastline; the village is located approximately 2.8km inland and approximately 7.8km south-west of Bideford. The site is on a relatively level field between Barton Road and Chapel Road, immediately west of the churchyard in Parkham at a height of approximately 150m AOD.

The soils of this area are the well drained fine loamy soils over rock of the Neath Association (SSEW 1983); these overlie the sedimentary mudstone, siltstone and sandstone of the Holsworthy Group (BGS 2016).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Parkham is a village and parish in the union of Bideford, the hundred of Shebbear and the deanery of Hartland (Lysons 1822). Parkham was recorded as *Percheham* in Domesday, *Parkeham* and *Parcham* in the 13<sup>th</sup> century. The name derives from the Old English elements *pearroc(a)* and *hām(m)*, meaning 'Paddock Homestead' or a farmholding with small enclosures. Very little is recorded on the HER for Parkham, the church to the east of the site, Barton Farm on the site of an earlier barton to the south, a blacksmiths (documentary) and the Bell in further south again. A quarry is recorded to the north-west of the site. The site lies within an area identified as medieval enclosures based on strip fields in the Devon Historic Landscape Characterisation (HLC).

### 1.4 METHODOLOGY

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014, Revised 2017) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012).

The gradiometer survey follows the guidance outlined in *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008) and *Standard and Guidance for Archaeological Geophysical Survey* (ClfA 2014).

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

The results of the survey will as far as possible inform on the presence or absence, character, extent and in some cases, apparent relative phasing of buried archaeology to inform a strategy to mitigate any threat to the archaeological resource.

The heritage impact assessment follows the guidance outlined in: Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008a), The Setting of Heritage Assets (Historic England 2015), Seeing History in the View (English Heritage 2011), Managing Change in the Historic Environment: Setting (Historic Scotland 2010), and with reference to Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition (Landscape Institute 2013).

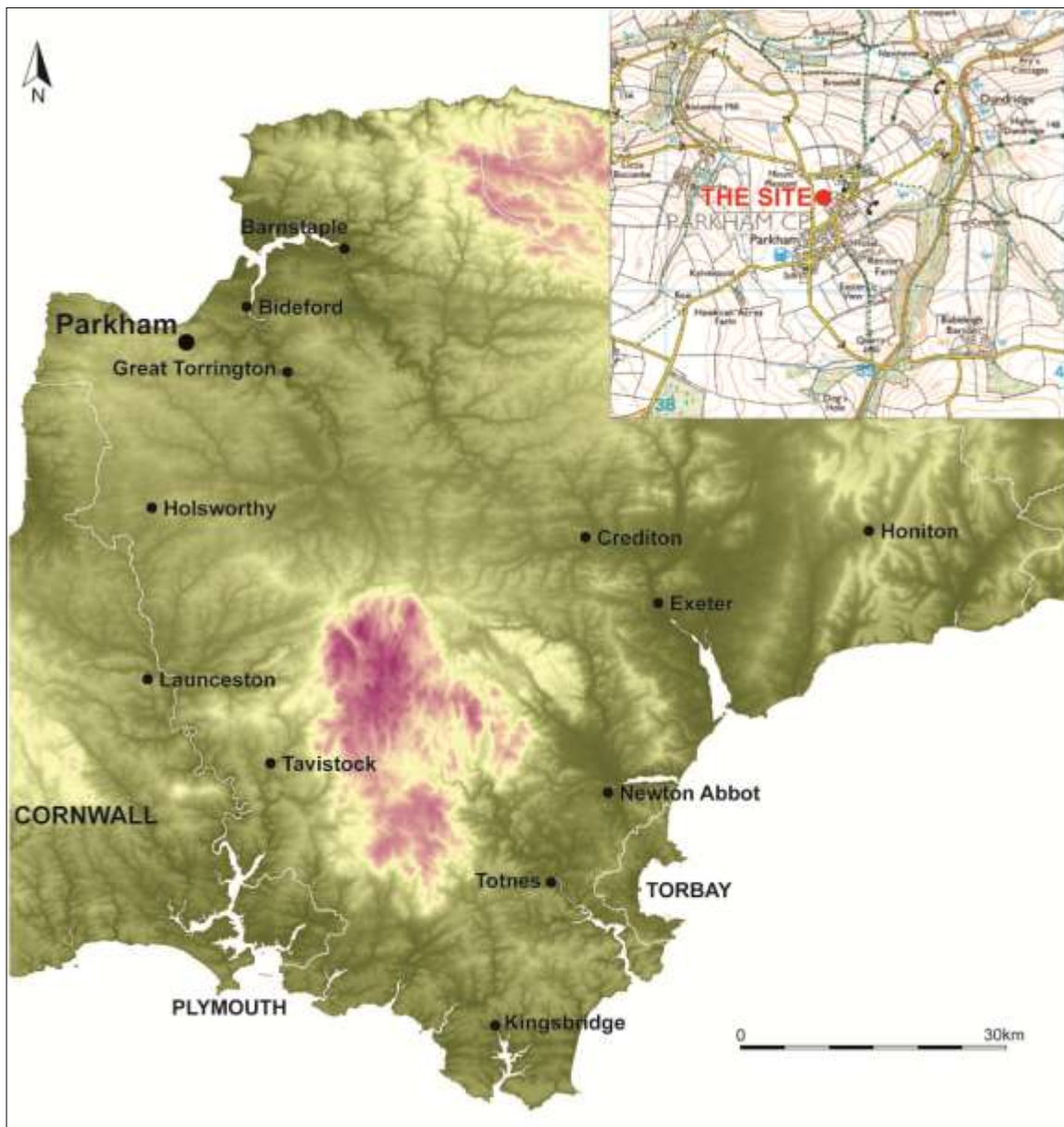


FIGURE 1: LOCATION MAP.



## 2.0 DESK-BASED RECORDING

### 2.1 HISTORICAL BACKGROUND

The village of Parkham lies within the parish of the same name on the north coast of Devon. Parkham was recorded as *Percheham* in Domesday, *Parkeham* and *Parcham* in the 13<sup>th</sup> century. The name derives from the Old English elements *pearroc(a)* and *hām(m)*, meaning ‘Paddock Homestead’ or a farmholding with small enclosures. According to Domesday, the former Manor of Parkham, or *Percheham*, was held by Richard from Baldwin, having previously been held by Algar. Sedborough was attached to the manor prior to 1066 and held by Beorhtmær, subsequently held by Asgot. In the 14<sup>th</sup> century the Manor was held by the Belston family, and divided among their heiresses who brought it to the Speccots, Fulfords and Chamberlains. The Chamberlain and Speccot shares both became vested in Speccot and were sold to Sir John Beaumont in 1373. These parts passed down through a female heir to Basset before being sold to the Rolles. The remaining share remained in the Fulfords until at least the time of Sir William Pole in the 17<sup>th</sup> century after which point it may have become a manor held by the Molesworth family until it was parcelled and sold (Lysons 1822).

### 2.2 CARTOGRAPHIC RECORDS

#### 2.2.1 SURVEYOR’S DRAFT MAP, c.1804

The Ordnance Survey (OS) Surveyor’s draft map for the Hartland area, c.1804 is the earliest cartographic source available to this study. The surveyor’s drafts are typically reliable regarding the layout of roads, settlement locations and the broad field patterns of an area; although fine details and small boundaries can sometimes be lacking. In this instance the site is possibly divided by a road or track and the wider field scape appears to be of relatively large open/barton fields with some curving boundaries in the wider landscape, possibly indicative of earlier, medieval, strip fields.



FIGURE 2: ORDNANCE SURVEY SURVEYOR’S DRAFT MAP FOR THE HARTLAND AREA, c.1804.

### 2.2.2 STANLAKE CHURCHYARD MAP, C.1833

A plan of the Church from the early 19<sup>th</sup> century was owned by George Stanlake, who was baptised in Parkham in 1807 and emigrated to Canada in 1831. There are notes all around the plan to indicate the use of the adjoining land, along with notes on 17 burials which may be a record of relatives buried in Parkham, or relatives of those who emigrated.

The annotations on the drawing are as follows, starting in the bottom left hand corner and going anticlockwise:

1. "Poor house garden"
2. under the next jog - "Poor house"
3. then a short vertical piece where the walkway is - "School Room"
4. then along the side that slopes gently up to the right - "Parkham Town Green"
5. then along the right hand side - "Mr. Griggs Meadow"
6. along the top - "Mr. Andrews[?] Lawn"
7. down the left hand side - "Mr. Andrews Meadow".

We cannot see the boundaries of the adjacent plots, however, we can assume that the site was, at least in part, Mr. Andrews Meadow.

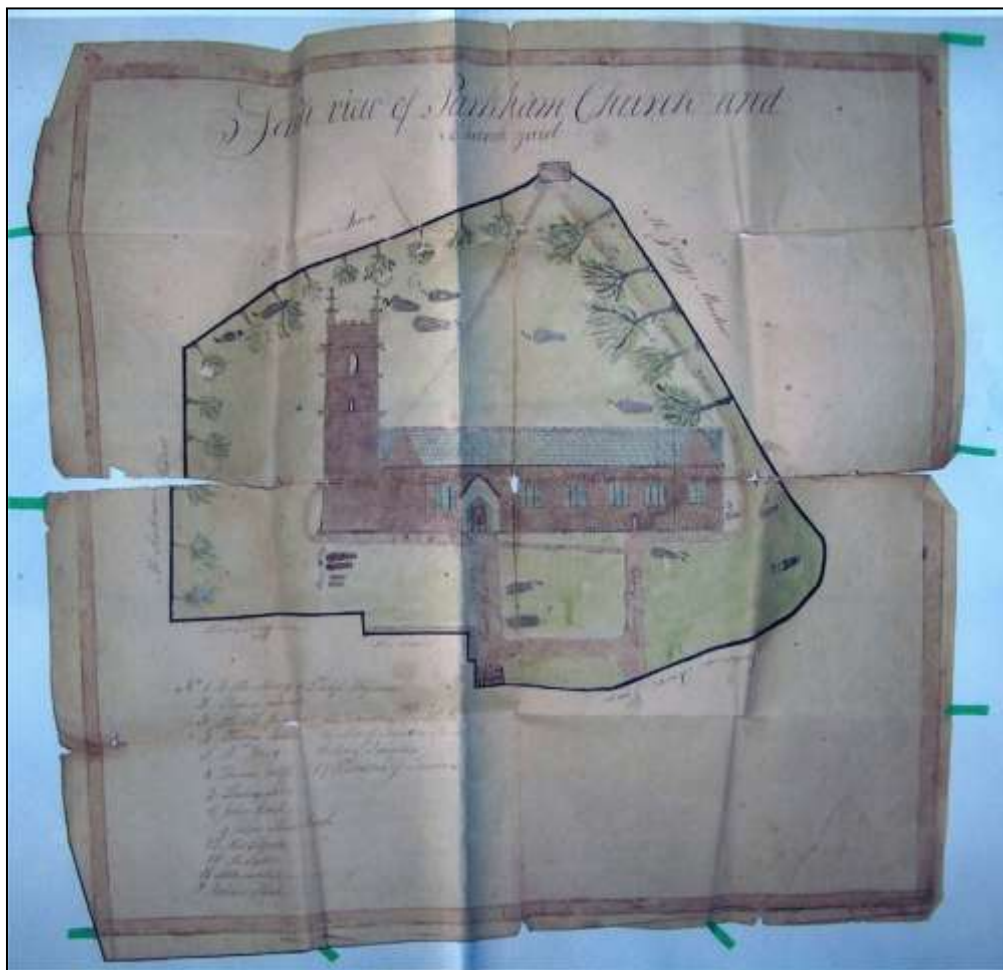


Figure 3: Plan of church which belonged to George Stanlake, early 19<sup>th</sup> century.



### 2.2.3 PARKHAM TITHE MAP, c.1840

The site is included in the Parkham Tithe Map of 1840 and covers the majority of two large fields immediately west of the churchyard, plots 333 and 334. Both were part of the *Parkham Town Barton* and owned by The Right Honourable Lord John Rolle and Leased by the Reverend William Keats. Plot 333 was called *Pound Meadow*, was occupied by Ann Andrew and listed as under *arable* cultivation. The field name may be indicative of its use for livestock and grazing. Plot 334 is noted as being a *lawn*, and was occupied by Mary Tardrew, who also occupied the house and land to the north of the site (plots 335-8) and used them as a small plantation and gardens. There were no buildings depicted within the site and none along the boundaries.



FIGURE 4: EXTRACT FROM THE PARKHAM TITHE MAP 1840 (DHC). THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

Landowner	Lessee	Occupier	Plot No.	Plot name	Usage
Right Honorable(sic) Lord John Rolle	Reverend William Keats	Ann Andrew	333	Pound Meadow	Arable
		Mary Tardrew	334	Lawn	Arable
	Richard Grigg	Richard Grigg	345	Public House and Court	
Parkham Parish	-	James Martin	344	School House and Court	
Samuel Trehawke Kekewick Esq.	Mary Tardrew	Mary Tardrew	335	Plantation Plot	Arable
			336	Gardens	Garden
			337	House and Building	House
			338	Garden	Garden

TABLE 1: EXTRACT FROM THE PARKHAM TITHE APPORTIONMENT, c.1840.

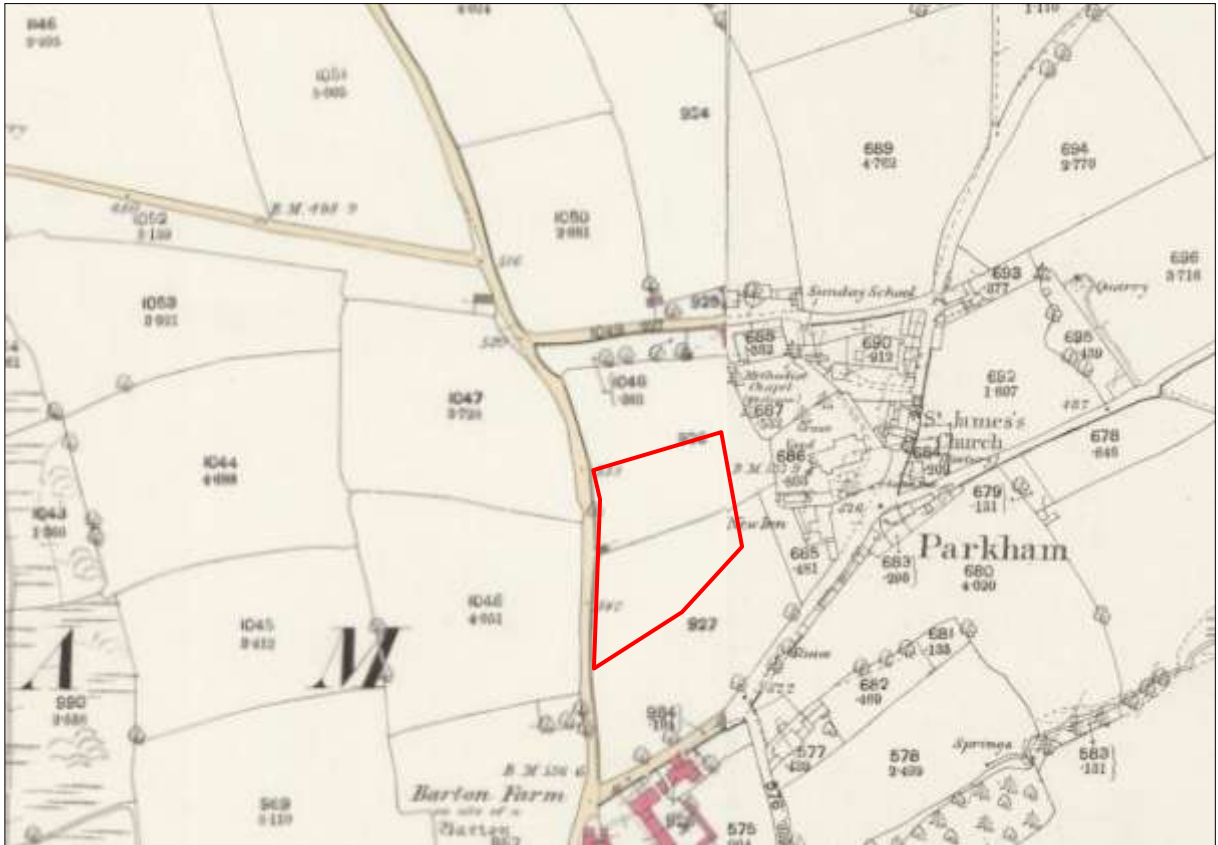


FIGURE 5: EXTRACT FROM THE 1886 OS FIRST EDITION 25 INCH MAP; THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.



FIGURE 6: EXTRACT FROM THE 1905 OS SECOND EDITION 25 INCH MAP; THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

#### 2.2.4 ORDNANCE SURVEY 1<sup>ST</sup> AND LATER EDITIONS

The 1886 1<sup>st</sup> Edition OS map of the site still depicts it as two large fields with a dividing hedge running across the centre of the field, from east to west. There are a few trees illustrated along the northern boundary, but the plantation to the north now appears to have been cleared. A small building has been constructed just over the boundary at the north-east of the site. Another small building has been constructed in the south-west corner of the northern field. The house and outbuilding to the north-east have been joined together, extending the house into an L-shape, with the barn projecting from the end. A Methodist chapel has been constructed to the north-east, immediately south of the Sunday school, which was recorded as a chapel in the Tithe (plot 339). The buildings to the east of the parish church appear to have developed, with changes in divisions, or additional buildings and extensions.

By 1905, and the publication of the 2<sup>nd</sup> Edition OS map, the trees are either not depicted or have been cleared from the northern boundary, along with the two trees marked along the southern boundary with the road. The two small outbuildings on the west and north-east boundaries are extant. An area of the site to the north east has been sectioned off as an extension of the graveyard. There do not appear to be many further changes. By 1954 the OS mapping shows the site as a single large field; the east-west boundary having been removed. The small structure depicted at the west end of this now removed boundary is also absent from the 1954 OS mapping.

### 2.3 WALKOVER SURVEY

The site forms the central part of what is now a single field; bounded on its north, south and west side by a relatively low (c.1m high) eroded Devon hedgebank with relatively well kept hedgerows. The eastern boundary to the field was comprised a stone wall to the churchyard at its north end (outside of the proposal site), a fence line in its middle portion and outside of the proposal area at its south end a more recent bank and hedge-line. The entire site was bounded by a post and wire fence. The site had three access points; one in its south-west corner and one approximately half way along both its east and west boundaries.

The field was under pasture, with short grass and contained livestock including sheep and donkeys. A concrete plinth was located at the south end of the field near the south-west corner (outside of the proposal site); a concrete trough in the western boundary of the field and a wooden frame donkey stable near to the entrance in the western boundary of the field. Patches of scrub (mainly nettles) were noted in parts of the site associated with a semi-demolished bank and a presumed temporary structure or animal feeder/shelter that was visible on recent satellite images but no longer present. The semi-demolished bank was c.5m wide and c.0.75m high and was obviously partially spread, with hedging stone having been recovered and left in a pile at its east end. It survived across approximately its middle two thirds. The ground at its west end near to the stable and entrance had been levelled and disturbed running towards the entrance. Electric supply from telegraph-type poles were located in the south-east of the field (outside of the proposal area) and ran westward and eastward.

A compliment of supporting photographs can be seen in Appendix 4.

## 3.0 GRADIOMETER SURVEY

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### 3.1 INTRODUCTION

The purpose of this survey was to identify and record magnetic anomalies within the proposed site. While the anomalies may relate to archaeological deposits and structures, the dimensions of recorded anomalies may not directly correspond with any associated archaeological features. The following discussion attempts to clarify and characterise identified anomalies. The survey was undertaken on the 14<sup>th</sup> June 2017 by J. Bampton in sunny conditions. The survey data was processed by J. Bampton. An area corresponding to the entire field, consisting of approximately 1.5ha was surveyed, only the central portion of the field forms part of this proposal site. The survey identified ten groups of anomalies, seven groups or part of groups fall within the limits of the proposal.

### 3.2 METHODOLOGY

The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008) and *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014b).

The survey was carried out using a twin-sensor fluxgate gradiometer (Bartington Grad601). These machines are sensitive to depths of up to 1.50m. The survey parameters were: sample intervals of 0.25m, traverse intervals of 1m, a zigzag traverse pattern, traverse orientation was circumstantial, grid squares of 30×30m. The gradiometer was adjusted ('zeroed') every 0.5-1ha. The survey grid was tied into the Ordnance Survey National Grid. The data was downloaded onto *Grad601 Version 3.16* and processed using *TerraSurveyor Version 3.0.25.0*. The primary data plots and analytical tools used in this analysis were *Shade* and *Metadata*. The details of the data processing are as follows:

Processes: Clip +/- 3SD; DeStripe all traverses, median. DeStagger, offset in- and outbound by -3 intervals (all grids).

Details: 1.4542ha surveyed; Max. 105.47nT, Min. -109.85nT; Standard Deviation 12.44nT, mean -0.18nT, median 0.00nT.





FIGURE 7: (LEFT) SHADE PLOT OF GRADIOMETER SURVEY DATA, MINIMAL PROCESSING; (RIGHT) INTERPRETATION OF GRADIOMETER SURVEY DATA. THE PROPOSAL SITE IS BOUNDED BY RED DASHED LINES.

### 3.3 RESULTS

Table 2 with the accompanying Figure 7 show the analyses and interpretation of the geophysical survey data. Additional graphic images of the survey data and numbered grid locations can be found in Appendix 3.

Anomaly group	Class and Certainty	Form	Archaeological Characterisation	Comments
1	Very strong mixed, probable	Linear	Historic field boundary	Boundary visible on 1840 tithe map and later OS mapping. Absent from 1954 and later OS mapping. Extant in part as an eroded and semi-demolished/spread bank, from which stone can be seen to be being recovered. Leaves a wide mixed response. Response of $\leq \pm 96nT$ .
2	Very strong bipolar, probable	Linear	Modern metal service pipe	Modern metallic service pipe leading to a small donkey stable or concrete trough near to the western entrance to the field. Response of between $\pm 100nT$ .
3	Moderate positive, probable	Linear	Recti-linear enclosure	Indicative of an enclosure ditch. Seemingly out of place in the surrounding field-scape, although it does roughly align with the western boundary. Possibly Iron Age or later. Possibly represents a medieval or later animal fold. Response of $\leq +28nT$ .
4	Moderate positive and negative, probable	Linear (corner)	Boundary ditch and bank	Indicative of bank and ditch material possibly associated with a small structure denoted in this location on the 1886 and 1905 OS maps, or the current entrance to the field. Response of $+14nT$ and $-9nT$ .
5	Very weak-weak positive, possible	Cuvi-Linear	Ditches or drains	Possible cut and in-filled features such as ditches but the extremely weak responses may indicate land-drains backfilled with redeposited natural or shallow ground disturbance, such as wheel ruts, which were observed across parts of the site. Response of $\leq +9nT$ .
6	Very weak negative, possible	Linear	land-drain or part of Group 10	Very weak response indicative of a stone-lined land drain that is associated with a Group 5 drainage ditch; or perhaps part of the ridge and furrow-type responses identified as Group 10. Response of $\leq -4nT$ .
7	Moderate negative, probable	Linear	Stone-built or ceramic drain	Indicative of compacted bank material or a stone lined drain. Possibly associated by proximity and alignment to either Group 3 or Group 2. Responses of $-17nT$ .
8	Weak-moderate positive, possible	Cuvi-Linear	Ditch	Indicative of a cut and in-filled feature such as a ditch. Possibly associated with a small structure depicted just beyond the north-east corner of the site boundary on 1886 and 1905 OS mapping. Or part of the magnetic disturbance obscuring this corner of the site. Responses $\leq +14nT$ .
9	Weak positive, possible	Ovoid	Pits or tree-throws	Indicative of discrete cut and in-filled features such as pits or tree-throws. Responses of between $+7nT - +10nT$ .
10	Very weak-weak alternating positive and negative, possible	Linear	Ridge and furrow or geology	A relatively wide spread of weak and diffuse linear responses that possibly represent the shallow survival of ridge and furrow ploughing. Possibly indicate geological striations. Responses of between $-6nT$ and $+9nT$ .

TABLE 2: INTERPRETATION OF GRADIOMETER SURVEY DATA. THOSE ANOMALIES IN GREY LIE OUTSIDE OF THE PROPOSAL SITE.



Group 1 is a very strong mixed positive and negative linear response ( $\pm 96\text{nT}$ ) aligned east-west, which equates the historic field boundary visible on the Tithe and 1<sup>st</sup> and 2<sup>nd</sup> edition OS mapping and was absent from mapping in 1954. Part of the hedgebank remains as an eroded and semi-demolished/spread bank from which stone could be seen to be being recovered for use elsewhere. The wide mixed response indicative of magnetic disturbance or debris across the majority of this anomaly may be indicative of the spreading of bank material or the character of the deposit, perhaps having included a metalled track, depicted as a road on the OS Surveyors Draft map of c.1804.

Group 2 is a very strong bipolar linear ( $\pm 100\text{nT}$ ) aligned east-west, which represents a modern metallic service pipe which leads from a gateway in the eastern boundary to a small donkey stable and/or trough near the western gateway of the field.

Group 3 is a moderate positive linear ( $<+28\text{nT}$ ), which represents a probable enclosure ditch. It appears to represent the eastern two-thirds of a rectilinear enclosure ditch with a possible entrance in its south side. The enclosure is seemingly out of place in the surrounding fieldscape, but does roughly align with the western boundary. It may respect and therefore be later than the western boundary, perhaps representing a Medieval or later animal fold: or extend beyond the boundary and be earlier, such as Iron Age to early medieval.

Group 4 is a moderate positive and negative linear ( $+14$  and  $-9\text{nT}$ ). This is indicative of a bank and ditch, possibly associated with a small structure noted in this location on the 1886 and 1905 OS maps. It may, however, be associated with the current field entrance and adjacent structure. The later developments and removal of field boundaries may have severely truncated any earlier remains in this location

Group 5 are very weak positive curvilinear features consistent with ditches or drains ( $+9\text{nT}$ ). These are possible cut and in-filled features, but the extremely weak responses may indicate land drains backfilled with redeposited natural or shallow ground disturbance, such as wheel ruts or shallow alkathene pipes. Wheel ruts were observed across parts of the site.

Group 6 is a very weak negative linear feature consistent with land drains, but possibly a part of Group 10. The anomaly is indicative of a stone-lined land drain/drainage ditch that is associated with the Group 5; but could also be a part of the ridge and furrow-type responses identified as Group 10. This anomaly group is located outside of the proposal site.

Group 7 is a moderate negative linear ( $-17\text{nT}$ ) aligned north-south. It is indicative of compacted bank material, a stone-lined drain or the foundations of a wall. Its alignment and location may associate it to either; Group 2, the modern service pipe; or Group 3, the rectilinear enclosure.

Group 8 is a weak-moderate positive curvi-linear feature ( $<+14\text{nT}$ ) in the north-east corner of the site. It is indicative of a cut and in-filled feature such as a ditch. It may relate to the magnetic disturbance obscuring this corner of the site or simply be being obscured by the magnetic disturbance in this corner of the site. It may possibly be associated with a small structure depicted just beyond the north-east corner of the site boundary on the 1886 and 1905 OS mapping. This anomaly group is located outside of the proposal site.

Group 9 are weak positive ovoid anomalies ( $+7$  to  $+10\text{nT}$ ) indicative with discrete cut and in-filled features such as pits or tree-throws. This anomaly group is located outside of the proposal site.

Group 10 are very weak or weak alternating positive and negative linear anomalies ( $-6$  to  $+9\text{nT}$ ) aligned approximately east-west, parallel to the Group 1 linear anomaly. These are relatively wide spread linear responses that possibly represent the shallow survival of ridge and furrow ploughing,

but may also indicated geological striations. The strength of the responses indicates a shallow depth of survival and may indicate poor survival and sever truncation.

### 3.4 DISCUSSION

The survey identified ten groups of anomalies totalling 26 possible archaeological or natural features. Also identified were; instances of ferrous objects or fragments across the site and areas of magnetic disturbance, such as near to fence lines. The general strength of response of the underlying geology was c. +/-3nT.

The majority of the anomalies identified in this survey are linear in nature. Group 1 relates to the historic field boundary seen on the Tithe and historic OS mapping and Group 2 is a modern service pipe. Group 4 may also be traced back to the historic mapping, as there is a single cell building just north of the hedgebank in both the 1<sup>st</sup> and 2<sup>nd</sup> OS maps. Group 3 appears to be a rectangular enclosure, with an entrance to the south and Group 7 may relate either to this enclosure or the modern service pipe, Group 2. Group 5 were weak responses, likely to relate to drains or wheel ruts and Groups 6 and 8 may also be ditches or drains, although there is magnetic disturbance around Group 8 and the historic mapping shows a building not far from this location. Group 9 may be pits or tree-throws and Group 10 may be ridge and furrow, or geological in nature.

Group 4 is a probable archaeological feature associated with late 19<sup>th</sup> century or later activity on the western side of the site; and Group 3 is a probable medieval or earlier archaeological feature. The other anomaly groups are probably associated with undated or modern agricultural activity across the site.

## 4.0 HERITAGE IMPACT ASSESSMENT

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### 4.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

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

### 4.2 METHODOLOGY

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

The proposed development would divide the site into three sections, one for up to five dwellings, one for three bungalows, and an area to the north which may be developed for housing in the future. The site lies less than 100m from the parish Church of St. James and the historic core of Parkham. The potential impact of the development on the church is considered below – the detail of the assessment methodology is relegated to Appendix 2.

#### 4.2.1 CHURCHES AND PRE-REFORMATION CHAPELS

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

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

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

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

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

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

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

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

### What is important and why

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

Asset Name: <b>Church of St. James</b>	
Parish: Parkham	Designation: Grade II*
Value: High	Distance to Development: Less than 100m
Summary: C15th Anglican parish church, restored in C19th. C15th moulded coping and parapet with frieze of chequered limestone and slatestone. Chancel and nave plan with vestry and chapel to the north, continuous south aisle and west tower. The font is believed to date to the C12th, with a C19th ogee-shaped cover and late C19th stone base and plinth, surrounded by reset C15/16 <sup>th</sup> Barnstaple-type tiles. The church has an 84ft tower, but the topography of the local landscape along with the mature trees and hedgebanks of the fields around Parkham mean that the church cannot be sighted from many locations outside of the village. There may be intervisibility between the towers of Parkham church and Buckland Brewer church.	
Conservation Value: The church lies at the centre of the settlement and still serves as the focus. It retains elements of each phase of its development.	
Authenticity and Integrity: The church is believed to have origins in the Norman period, but only the arch remains from this initial phase. The church contains evidence of building and alteration from the C15th through to the Victorian period, is in good condition and still in use, its 6 bells regularly rung.	
Setting: The church sits in the northern end of a very rural village within a raised, walled churchyard. The height gives the church an unenclosed feeling, despite the houses around it.	

Contribution of Setting to the Significance of the Asset: The church is a prominent feature in the village, the raised churchyard and tower creating a visual focus. The church is still in use and its bells can often be heard, reinforcing its presence as a community focus. There may be intervisibility between the towers of St. James and St. Mary and St. Benedict in Buckland Brewer, but St. James can be viewed from a limited number of locations outside of the village. The views out from the tower are expected to be good in all directions.

Magnitude of Effect: The construction of houses to the west of the church will not impact views from the church. They will block views to the body of the church from the lane which runs north-south between Barton Road and Chapel Road, but the tower will be seen over their roofs. Further west a band of trees exists which impedes views from other buildings and roads. The raised churchyard will allow the church to retain its sense of openness, as it will still sit higher than the surrounding buildings and as the village church and the sound of the bells will still ring out over Parkham. Solar panels which have been installed on land between the church and the proposed development site have already introduced a modern feature into the immediate setting of the church, along with late C20th houses and bungalows to the south-west.

Magnitude of Impact: High value asset + Minor change = Slight

Overall Impact Assessment: Negative/minor impact.

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 CONCLUSIONS

The geophysical survey identified ten groups of anomalies totalling 26 possible archaeological or natural features. The majority of the anomalies identified in this survey are linear in nature and many appear to relate to drainage. The hedgebank seen on the Tithe and OS mapping can be seen clearly, along with possible remains associated with the small building seen on the western boundary in the OS mapping. Group 3 appears to be a rectangular enclosure with an entrance to the south; Group 7 may relate either to this enclosure or the modern service pipe, Group 2. There is no evidence of the Group 3 enclosure on the historic mapping and its form suggests it likely dates to the Iron Age or later, possibly into the medieval period. Groups 4 and 8 may be associated with post-medieval structures or developments on the site.

A Heritage Impact Assessment was conducted to determine the impact on St. James church. The proposed development will not affect the status or prominence of the church within the village, and due to the topography, views to the church are limited from outside the village. The impact is therefore predicted to be **negative/minor**.

Any proposed development of the site would however disturb potential archaeological deposits and validation of the geophysical survey results and investigation of the archaeological resource through archaeological evaluation trenching is recommended.



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## APPENDIX 1: LISTING TEXT

## PARKHAM

5/165 Church of St. James

20.2.58

GV. II \*

Anglican parish church. C15; restored in 1875. Squared and coursed slatestone with granite ashlar dressings; C15 moulded coping and parapet, with frieze of chequered limestone and slatestone; late C19 slate roof. Plan: chancel and nave, with vestry and chapel to north, continuous south aisle, and west tower. Chancel has hood mould over late C19 Perpendicular-style 3-light window; one-bay side walls have label moulds over C15 one-light windows with cinquefoiled heads and quatrefoil spandrels. Vestry, built 1875, to north of chancel, has chequered frieze to parapet. North chapel: late C19 Perpendicular-style 3-light window to east; hood moulds over two C15 two-light windows with cinquefoiled heads to north, restored in C19; C19 octagonal stack. Two-bay north wall of nave has label moulds over two C15 three-light square-headed windows with cinquefoiled heads, flanking blocked C15 doorway. South aisle: hood mould over late C19 Perpendicular-style 3-light window in east and west gable; 4-bay south front has C15 offset buttresses and label moulds over late C15 three-light square-headed windows with cinquefoiled heads and mouchettes in spandrels; label mould over chamfered basket-arched doorway to east, with fleurons carved in spandrels. C15 south porch, restored in 1875, has offset diagonal buttresses and moulded coping; sundial with gilt lettering, dated 1731, above hood mould over arched casement-moulded doorway, which is mostly late C19. Fine C12 south doorway; round arch of 3 orders, with imbricated ornament, three-quarter roll and chevron carving; at the top of the arch is a humorous carving of a head with bulbous nose, as if peering over the doorway; the impostes are carved with interlacing round arches and have Celtic-style head carvings; carving of ram's head adjoins scalloped west capital and carving of man's head adjoins east capital carved with volutes (as at Buckland Brewer (q.v.)). The jambs flanking the doorway have moulded arrises. Door has late C19 leaf applied to front of C15 framework. Three-stage west tower has full-height diagonal corner buttresses and string courses; to west is a hood over a plain 3-light Perpendicular window with chamfered depressed-arched lights, set above label mould over moulded granite doorway with sunk spandrels to arched head. The door is C19 but includes C15 applied tracery. Two-light louvred belfry windows have chamfered depressed-arched lights. Crenellated parapet has C18 pyramidal crocketed pinnacles. Interior: heavily restored in 1875. C15 four-bay north arcade with moulded stone arches, set on the usual quatrefoil-section piers, and Perpendicular capitals with foliate and floriated carvings on abaci. Similar 6-bay south arcade. Late C19 encaustic-tile pavement in chancel. Arch-braced roofs of 1875 throughout; these have C15 moulded wall plates and corbels. Fittings: late C19 painted texts of Ten Commandments flank east window. Mid C18 communion rail with barley-sugar balusters. Plain choir stalls and pews, eagle lectern and wrought-iron candelabra with brass candle holders probably date from after 1875 restoration. Mid C18 polygonal and panelled pulpit, with barley-sugar balusters to steps and carved frieze, is set on late C19 base. Scalloped C12 font has late C19 ogee-shaped cover and late C19 stone base and plinth, surrounded by reset C15-16 Barnstaple-type tiles. Late C19 bier in north chapel. Monuments: C17 and C18 ledger stone at east end of south aisle and C17 inscription set in floor of choir. Chancel has tablets to Richard Walter, d. 1842, and Rev. William Walter, d. 1843. North chapel: mid C18 monument with angels on broken pediment and Corinthian columns; monument to Thomas Saltren, d. 1753, by Jonathan Richard Veale of Plymouth, has heraldic cartouche set beneath fine black and white marble eared architectural frame flanked by scrolls and wheatear carvings; three mid C18 monuments to west wall, which consist of urn on pedimented monument to centre flanked by tablets with swagged ornament. North wall of nave has slate tablet in architectural frame to Richard Blinch, d. 1767, slate tablet set in nowy-headed architrave with plain pilasters to Susannah Nichols, d. 1696, scrolled marble tablet to T.J.W. Thomas, d. 1845, and monument to John Fortescue, d. 1710, with painted foliate-carved frame flanked by reversed acanthus brackets.

(Buildings of England: North Devon, p. 133; National Monuments Record)

Listing NGR: SS3890221509

## APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY

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### National Policy

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

#### Paragraph 128

*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 129

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

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

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

### Cultural Value – Designated Heritage Assets

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

#### 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 19<sup>th</sup> 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 20<sup>th</sup> century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

#### Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments. Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value. Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II\* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19<sup>th</sup> 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*.

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

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

### Concepts – Conservation Principles

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

#### Evidential Value

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

#### Historical Value

*Historical value* (narrative) is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*. *Illustrative value* is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. *Illustrative value* tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology. *Associative value* arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the

physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism). Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places. Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

#### *Aesthetic Value*

*Aesthetic value* (emotion) is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time. *Design value* relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the ‘patina of age’. Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where a proposed development usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many 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.

#### *Authenticity*

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

#### *Integrity*

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

#### *Summary*

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

#### **Setting – The Setting of Heritage Assets**

The principal guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting. Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

*The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset’s surroundings. While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset’s setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.*

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

#### **Landscape Context**

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland. Together, these determine the character and extent of the setting. Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits). When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

### Views

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

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

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

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

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing. Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 4), some of which are seasonal or weather-related. Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 4 (below).

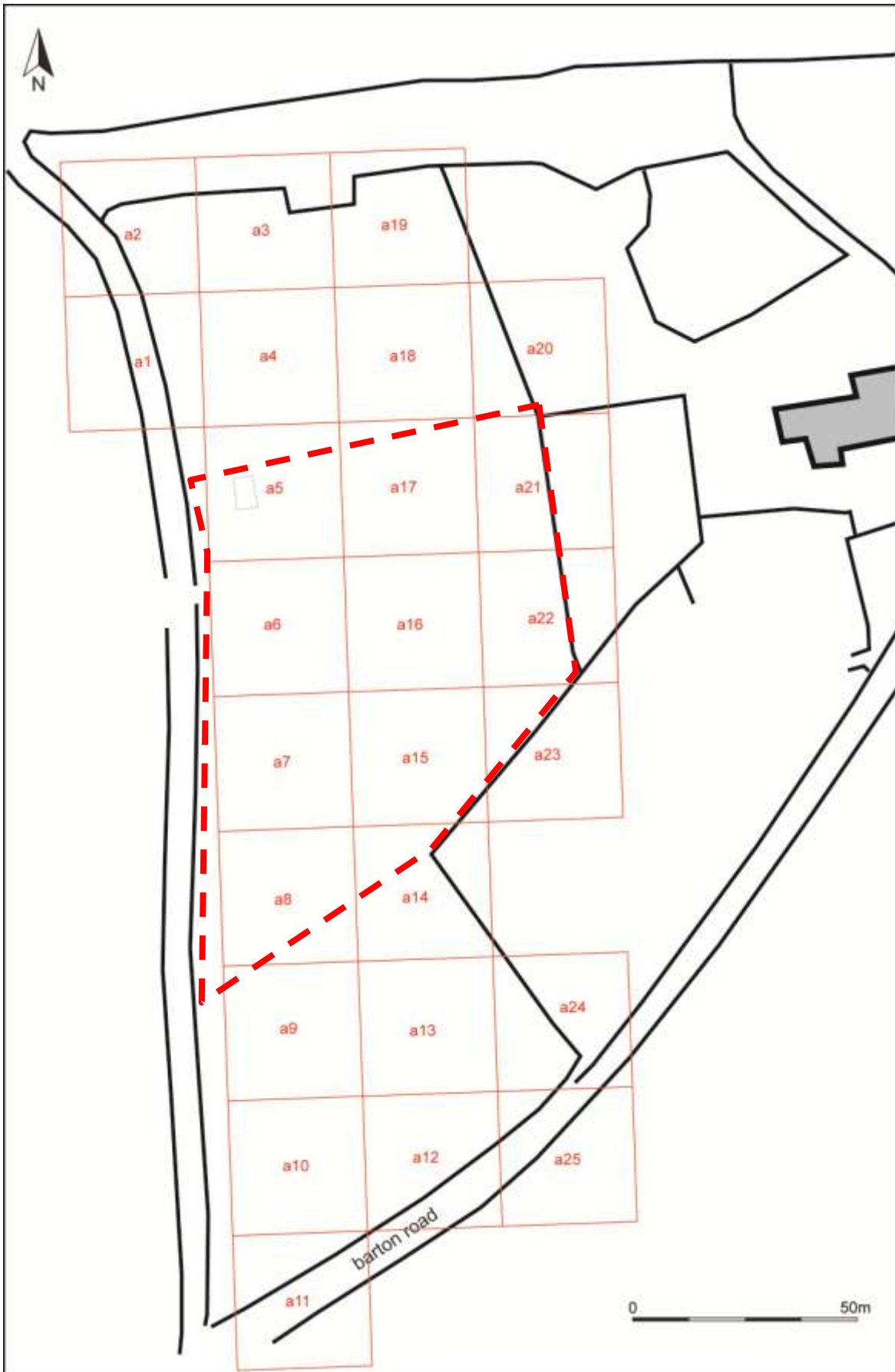
### Type and Scale of Impact

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

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



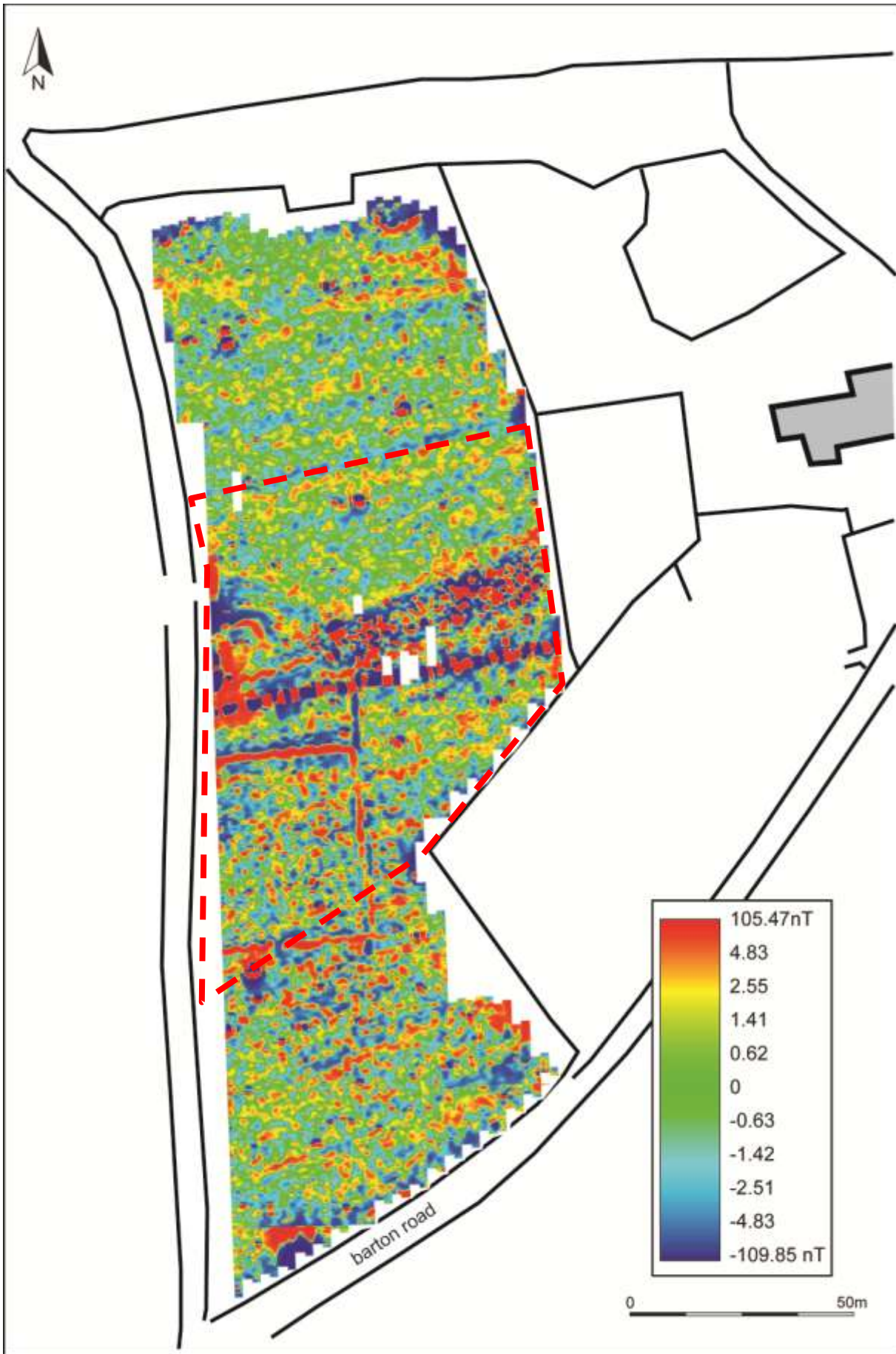
APPENDIX 3: ADDITIONAL GRAPHICAL IMAGES OF THE GEOPHYSICAL SURVEY



GEOPHYSICAL SURVEY GRID LOCATION; LAYOUT AND NUMBERING.



RED-GREY-BLUE SHADE PLOT OF GRADIOMETER SURVEY DATA; GRADIATED SHADING; BAND WEIGHT EQUALISED.



RED-BLUE-GREY (1) SHADE PLOT OF GRADIOMETER SURVEY DATA; GRADIATED SHADING; BAND WEIGHT EQUALISED.



APPENDIX 4: SUPPORTING PHOTOGRAPHS



VIEW ACROSS THE PROPOSED SITE, FROM THE GATEWAY IN THE WEST BOUNDARY, LOOKING EAST.



VIEW ACROSS THE PROPOSED SITE, FROM THE GATEWAY IN THE WEST BOUNDARY; LOOKING NORTH.



VIEW TO THE CHURCH FROM THE GATEWAY IN THE WEST BOUNDARY; LOOKING EAST.



VIEW ACROSS THE REMNANT BANK EARTHWORK, FROM THE GATEWAY IN THE WEST BOUNDARY, LOOKING SOUTH-EAST.



VIEW TOWARDS BARTON ROAD AND WIND TURBINE FROM THE GATEWAY IN THE WESTERN BOUNDARY; LOOKING SOUTH.



VIEW TOWARDS ST. JAMES CHURCH AND ALONG THE REMNANT BANK EARTHWORK; VIEWED FROM THE SOUTH, SOUTH-WEST.



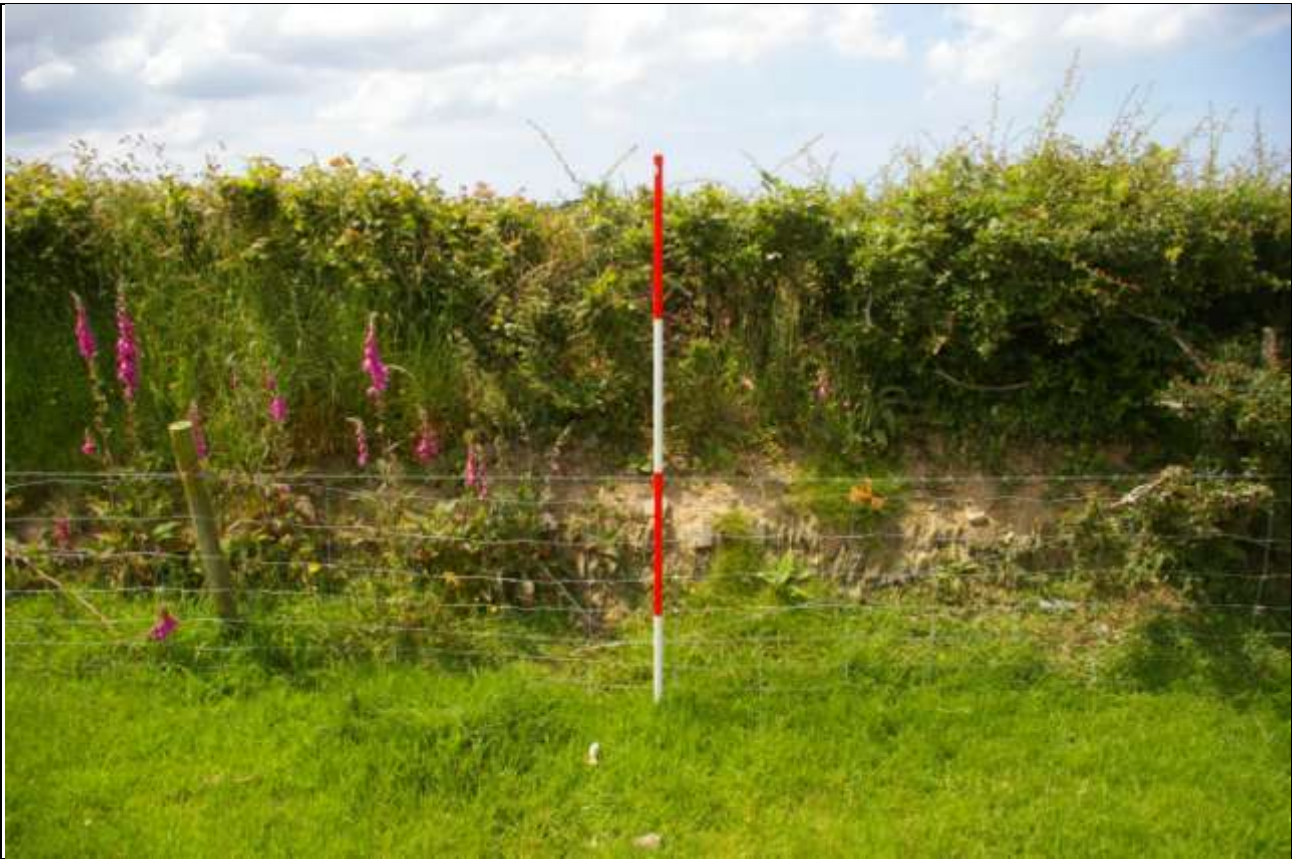


THE ENTRANCE GATEWAY IN THE WESTERN BOUNDARY; VIEWED FROM THE NORTH-EAST (2M SCALE).



SCRUB IN THE NORTH HALF OF THE SITE IN THE LOCATION OF A REMOVED TEMPORARY STRUCTURE, VISIBLE ON RELATIVELY RECENT SATELLITE IMAGES; VIEWED FROM THE SOUTH (2M SCALE).





THE WESTERN BOUNDARY, SHOWING THE STONEMWORK; VIEWED FROM THE EAST (2M SCALE).



VIEW ALONG THE WESTERN BOUNDARY FROM THE NORTH-WEST CORNER OF THE SITE ; VIEWED FROM THE NORTH (2M SCALE).



VIEW ALONG THE NORTHERN BOUNDARY FROM THE NORTH-WEST CORNER OF THE SITE; VIEWED FROM THE WEST.



VIEW ACROSS THE SITE, FROM THE NORTH-WEST CORNER; LOOKING SOUTH-EAST.





THE NORTHERN END OF THE EAST BOUNDARY WALL; VIEWED FROM THE WEST (2M SCALE).



THE EASTERN BOUNDARY WALL; VIEWED FROM THE NORTH-NORTH-WEST (2M SCALE).





VIEW ACROSS THE SITE, FROM THE NORTH-EAST CORNER OF THE SITE; LOOKING SOUTH.



THE NORTHERN BOUNDARY, FROM THE NORTH-EAST CORNER OF THE SITE; LOOKING WEST.



SOLAR PANELS WHICH LIE BETWEEN THE PARISH CHURCH AND THE PROPOSAL SITE; VIEWED FROM THE EAST.



THE GATEWAY IN THE EASTERN BOUNDARY; VIEWED FROM THE SOUTH-WEST.





VIEW ACROSS THE SITE FROM THE GATEWAY IN THE EAST BOUNDARY; LOOKING WEST.



THE SOUTH HALF OF THE EASTERN BOUNDARY OF THE SITE; VIEWED FROM THE NORTH (2M SCALE).



POSSIBLE SURVIVING WALL OR GARDEN FEATURE BEYOND THE EASTERN BOUNDARY; VIEWED FROM THE WEST (2M SCALE).



TELEGRAPH POLES IN THE SOUTH-EAST OF THE SITE; VIEWED FROM THE NORTH.





VIEW ACROSS THE SOUTHERN PART OF THE SITE; VIEWED FROM THE NORTH-EAST.



REMNANT BANK EARTHWORK IN THE FIELD; VIEWED FROM THE WEST-SOUTH-WEST (2M SCALE).



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