

**LAND OFF COLY ROAD  
COLYFORD  
COLYTON  
DEVON**

Results of a Heritage Impact Appraisal and Geophysical Survey



South West Archaeology Ltd. report no. 171208



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## Land off Coly Road, Colyford, Colyton, Devon Results of a Heritage Impact Appraisal & Geophysical Survey

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Report Version: FINAL  
8<sup>th</sup> December 2017

Work undertaken by SWARCH for Charles Uzzell (the Agent)  
On behalf of Eden Land Planning Ltd.

### Summary

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*This report presents the results of a heritage impact appraisal and geophysical survey carried out by South West Archaeology Ltd. (SWARCH) for land west of Coly Road, Colyford, Colyton, Devon.*

*The layout of fields and roads in the area has changed very little since the 1840s, although the urban extent of Colyford has extended outwards from the historic core of the village. Colyford is medieval in origin and set within fields derived from a medieval open field system. The burgage plots of the medieval settlement, particularly across the western half of the village, are still prominent. The survey work and evaluations that have taken place in Colyford have produced medieval and later finds and features, with Prehistoric and Romano-British finds and sites in the wider area. However, no geophysical anomalies of archaeological significance were identified during the survey work, and thus the archaeological potential of the site is assessed as low-moderate.*

*Colyford itself is a Conservation Area containing 15 Grade II Listed assets; eight of which, located at the east end of the village, fall within c.225m of the proposed site and were considered by this HIA. The other designated assets within 1km were at such a distance that any effect would be deemed to be neutral or negligible, and that local screening and/or distance from the site would minimise any effect of the proposed development. For those heritage assets considered by this assessment, the landscape context of all eight buildings is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local screening and the topography. The proximity of the development to the Conservation Area (CA) will have a negligible effect on its setting, with a cumulative effect on the CA and its constituent assets that is unavoidable.*

*The magnitude of impact on these assets would be negligible and the overall assessment would therefore be **neutral/slight**; the cumulative impact is assessed as **negative/minor**. The impact of the development on any buried archaeological resource would be **permanent/irreversible**; however, the results of the geophysical survey would suggest archaeological features or deposits are largely absent.*

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December 2017

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## ACKNOWLEDGEMENTS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	LAND WEST OF COLY ROAD, COLYFORD
<b>PARISH:</b>	COLYTON
<b>COUNTY:</b>	DEVON
<b>NGR:</b>	SY 25157 92786
<b>PLANNING NO.</b>	PRE-PLANNING
<b>SWARCH REF.</b>	CCC17

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Charles Uzzell (the Agent), on behalf of Eden Land Planning Ltd. (the Client) to undertake a geophysical survey and heritage impact appraisal for land west of Coly Road, Colyford, Colyton, Devon, in advance of a proposed residential development. This work was undertaken in accordance with best practice and ClfA guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located on the north-eastern edge of Colyford (Figure 1), west of the River Coly, and immediately west of Coly Road. The site comprises of a single pasture field on a slight south-east facing slope at c.22m AOD. The soils of this area are the reddish fine loamy or fine silty soils over clayey soils with slowly permeable subsoils of the Whimple 3 Association (SSEW 1983); these overlie the mudstones of the Branscombe Mudstone Formation (BGS 2017).

### 1.3 HISTORICAL BACKGROUND

Colyford is a village in the parish of Colyton, in the Hundred of Colyton and Deanery of Honiton (Lysons 1822); Colyton (*Culitone*) was a Domesday manor (Williams & Martin 2002). Colyford was established in the 13<sup>th</sup> century at a crossing point of the River Coly, a bridge having been built by 1254 (MDV21840). The place-name (*Culiford* AD1244-77) is entirely straightforward: *ford over the River Coly* (Watts 2004).

### 1.4 ARCHAEOLOGICAL BACKGROUND

Colyford has a Conservation Area (CA/COLY) that borders the site and which contains 16 Listed buildings. The Devon HLC classifies this area as *medieval enclosures based on strip fields*. Within 1km of the site the Devon HER lists Prehistoric and Romano-British findspots (e.g. MDV11388, MDV81089), as well as a Roman Road, medieval settlement and various post-medieval and later buildings and other features (e.g. MDV18577, MDV21840, MDV11379 and MDV109124).

### 1.5 METHODOLOGY

This work was undertaken in accordance with best practice. The desk-based appraisal follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014a) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008a) and *Standard and Guidance for Archaeological Geophysical Survey* (ClfA 2014b).

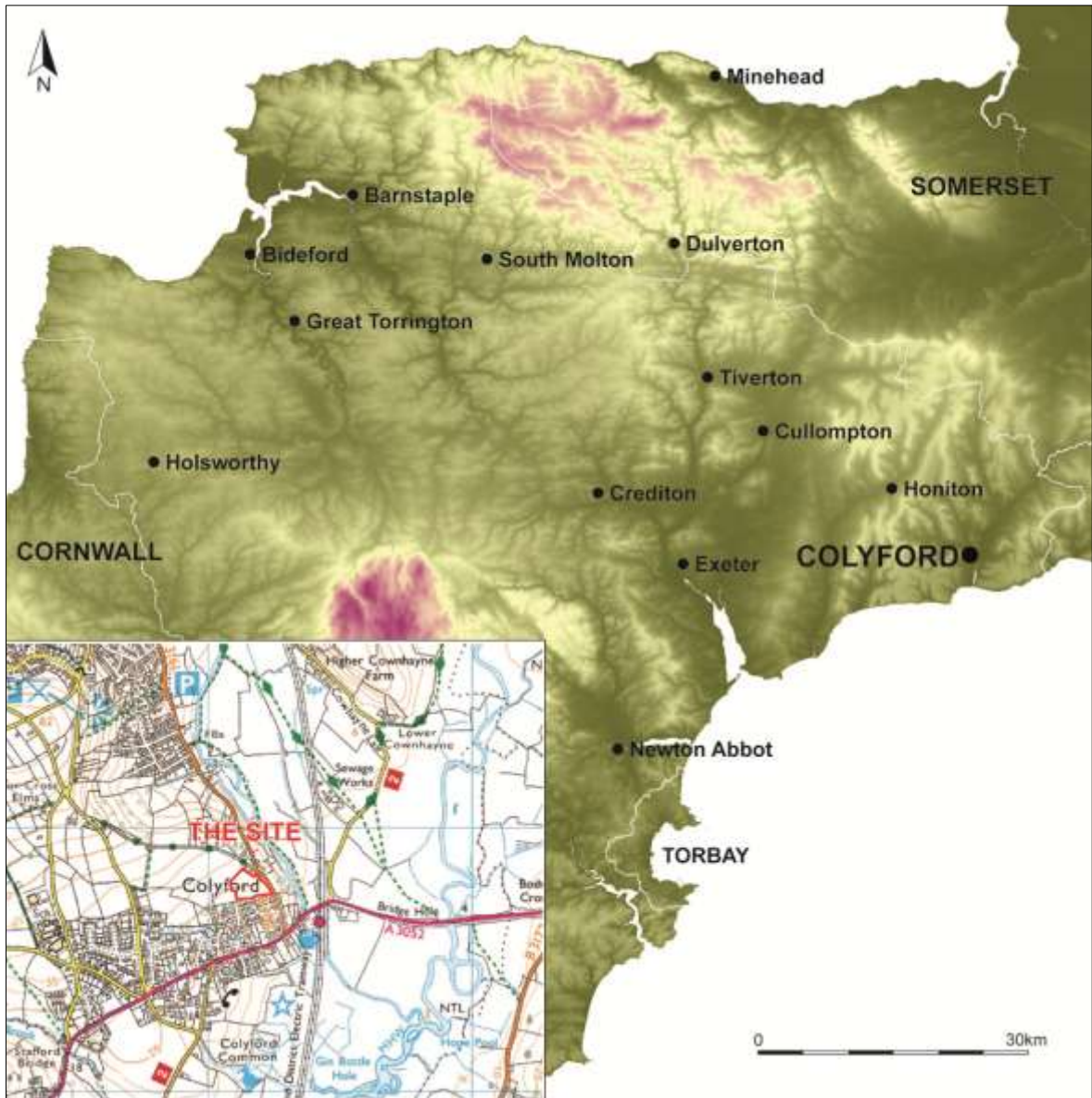


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

## 2.0 DESK BASED APPRAISAL

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### 2.1 HISTORICAL BACKGROUND

Colyford is a village in the parish of Colyton, in the Hundred of Colyton and Deanery of Honiton (Lysons 1822). In 1086 Colyton (*Culitone*), a market town 0.5-1km north of Colyford, was a Royal manor. Amongst its listed assets were a mill and, unusually, a church that held ½ virgate of land (Williams & Martin 2002). The place-name Colyton (*Culinton* AD946) is derived from the river name + OE *tūn*, and the fact that this was a Royal manor with a substantial church implies it was an important tenurial centre in the latter part of the early medieval period.

In the 12<sup>th</sup> century the Manor of Colyton was granted to Sir Alan de Dunstanville, and descended in four parcels via the Bassets to the Courtenays, the moieties held at various times by the Sandfords, Foliots and Brewoses. From c.1600 to 1787 these disparate parts, inherited or purchased, and held by the families of de la Pole, Arundell, Petre and Drake, were reunited by Sir John de la Pole. His son, Sir William Templar Pole, held the whole estate in 1822 from his seat at Shute House (Lysons 1822). A market was granted to Colyton in the 13<sup>th</sup> and 14<sup>th</sup> century.

Colyford was established in the 13<sup>th</sup> century as a crossing point of the river, a bridge having been built by 1254 (MDV21840). Colyford (*Culiford* AD1244-77) means simply *ford over the river Coly*. It was recorded in 1274 as a borough with 112 burgage plots (MDV21840; National Archives (NA) Ref: SC 5/DEVON/CHAPTER/11). In the early 19<sup>th</sup> century Colyford was the site of a large cattle fair. At this time Colyford had its own mayor. Colyford was the birth-place of Sir Thomas Gates, who co-discovered Bermuda (The Somers Isles) and governed Virginia in the early 17<sup>th</sup> century (Lysons 1822). When Henry Courtenay (Earl of Devon) was executed in 1538, some of his lands in Colyton were given over to feoffees for charitable purposes, and an estate at Colyford worth £25 per year was included for the purposes of paying rents for the poor (Lysons 1822).

In 1644 the Royalist forces at Colyton were ejected by the Parliamentary garrison at Lyme Regis (Lysons 1822); Colyford is one of three possible crossing points on the River Coly on the approach from Lyme Regis. The WWII Taunton Stop Line is located c.1km to the east, a defensive work between the River Axe and the A358 intended to impede a west-coast invasion.

### 2.2 CARTOGRAPHIC ASSESSMENT

The 1806 OS surveyor's draft map for the Axmouth area (Figure 2) shows Colyford as a relatively small settlement laid out either side of the main road, with what is now the *Old Manor Hotel* set back to the north. The site itself is shown as undeveloped. The 1841 tithe map (Figure 3) shows the field as it is today: a roughly triangular parcel of land (no.490). On the accompanying tithe apportionment, field no.490 was owned by Charlotte Burnard and occupied by Thomas Beed. This pasture field was named *Lower Close*. The fields immediately surrounding the site were owned and occupied by various individuals and had generally prosaic names and were under a variety of cultivation: meadow, arable and pasture (see Table 1). The edge of the borough is shown as a dashed line bisecting the field to the south (no.494/513). The field names in this part of Colyford often feature a personal name, presumably that of a former tenant or owner. The field names (e.g. *part of Great Field*), the complexity of landholding, and the shape and form of the field boundaries, indicates this is an enclosed medieval open field.



FIGURE 2: EXTRACT FROM THE 1806 OS SURVEYOR'S DRAFT MAP (BL); THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

TABLE 1: EXTRACT FROM 1841 COLYTON TITHE APPORTIONMENT (THE SITE IS HIGHLIGHTED).

Plot No.	Land Owner	Occupier	Field Name	Field Use
489	Charlotte Burnard	Thomas Beed	Five Acres	Meadow
490			Lower Close	Pasture
492	Benjamin Skinner	John Hawkins	Little Field	Pasture
495/513			Part of Great Field	Meadow
496	William Loveridge	Daniel Flood	Hilly Close	Pasture
512	Simon Richards	Simon Richards	Pithays	Meadow
792	Representatives of John Baker	James North	Elwing Stubbs	Arable



FIGURE 3: EXTRACT FROM THE 1841 COLYTON TITHE MAP (DHC); THE SITE IS INDICATED.

The historic OS maps (Figures 4-5) chart the gradual expansion of Colyford and the loss of historic field boundaries. During the earlier period development respected the layout of the medieval burgage plots and some of the strip-fields of the wider area. Changes include the construction of a house with garden (*Kingsholme*) in the field immediately to the south of the site by 1904, and another at the junction between Coly Road and Shells Lane between 1938 and 1958. The Seaton and Beer Railway was opened in 1868 and the line operated until 1966; the trackbed was then



transferred to the Seaton & District Tramway Co. The housing estates around the northern edge of Colyford were developed from the early 1970s onwards; Old Manor Gardens and Kingsholme Estate were developed after 1990.

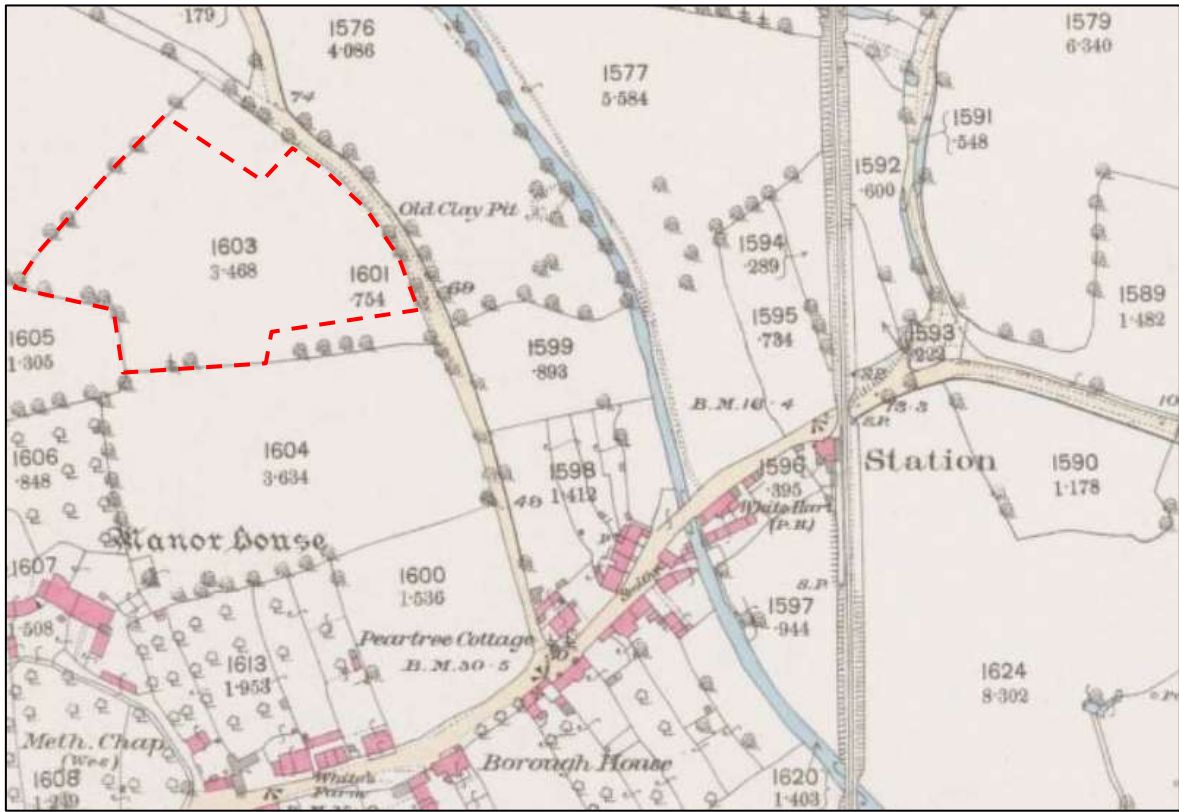


FIGURE 4: EXTRACT FROM THE OS 1<sup>ST</sup> EDITION 25INCH MAP, 1889 (DHC); THE SITE IS INDICATED.

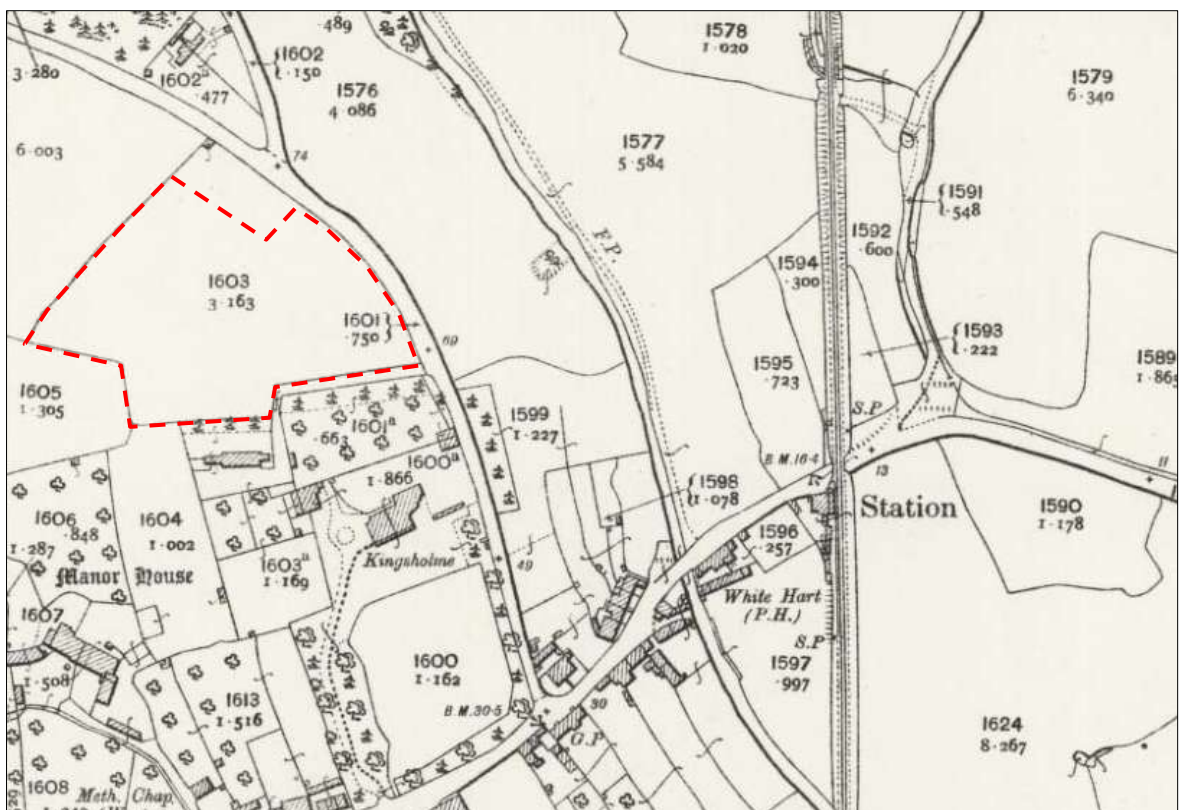


FIGURE 5: EXTRACT FROM THE OS 2<sup>ND</sup> EDITION 25INCH MAP, 1904 (DHC); THE SITE IS INDICATED.

### 2.3 ARCHAEOLOGICAL BACKGROUND

The archaeology of this area is fairly diverse. The Devon HER lists Prehistoric and Romano-British stray finds (MDV11388; MDV81089), the cropmarks of Prehistoric features (MDV38882), evidence for medieval settlement activity (MDV14406), post-medieval Listed buildings and industrial assets such as mills and gravel pits (MDV81783; MDV69890), and modern assets including the WWII Stop Line (MDV106495; MDV119535). The Colyford Conservation Area (CA/COLY) includes most of the historic core of the village and contains 16 Listed buildings. Just outside the 1km buffer is the Colyton Conservation Area (CA/CTONEXT), various extraction pits (MDV109046); Listed medieval buildings at Harepath Farm (MDV81020); Seaton Down promontory fort (List Entry No.1017776), the hillfort at Hawkesdown Camp (1017775), and the Romano-British settlement or villa complex at Honey Ditches (1017819).

Archaeological fieldwork in the area includes wetland and historic building surveys (EDV5342; EDV4199); geophysical surveys at Harepath Hill and Seaton Down (EDV5071; EDV7242); evaluations at Roman Drive and Colytons Old Sidmouth Road (EDV6283; EDV5280). Evaluation works prior to the construction of Old Manor Gardens produced medieval and post-medieval finds (EDV4352; MDV74316). The Devon HLC characterises the fields in this area as *medieval enclosures based on strip fields: this area was probably first enclosed with hedgebanks during the later middle ages; the curving form of the hedgebanks suggests that earlier it may have been farmed as open strip-fields.*

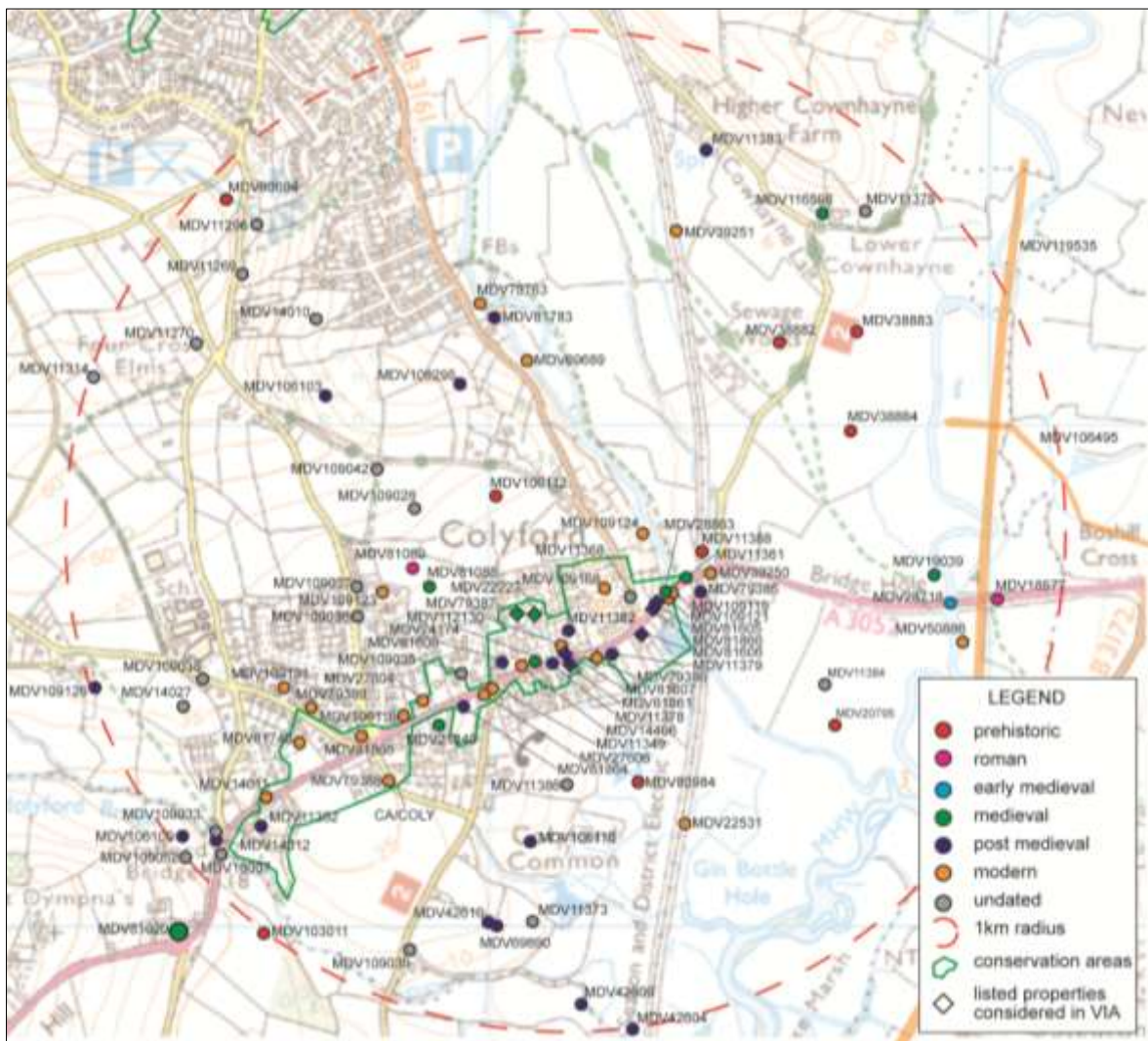


FIGURE 6: MAP OF NEARBY HERITAGE ASSETS (SOURCE: DEVON HER).

LAND OFF COLY ROAD, COLYFORD, COLYTON, DEVON

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

HER No.	Name	Record	Description
MDV11388	Flint scatter north of Colyton Station	Findspot	Flint scatter found to the north of Colyford Station in 1937
MDV20795	Flint scatter at Colyford	Findspot	Scatter of Mesolithic flints from the floodplain of the River Axe at Colyford.
MDV38882	Ring Ditch at Lower Cownhayne	Cropmark	Ring ditch c.10 metres diameter
MDV38883	Ring Ditch at Lower Cownhayne	Cropmark	Ring ditch c.10 metres diameter
MDV38884	Ring Ditch at Lower Cownhayne	Cropmark	Ring ditch c.10 metres diameter
MDV80694	Pottery and flints scatter off Old Sidmouth Road	Findspot	Romano-British to post-medieval pottery and Prehistoric flints found during an evaluation; unstratified, possible from manuring
MDV80984	Palaeo-environmental evidence from Seaton Marshes	Investigation	A borehole survey on Seaton Marshes showed a sequence from Middle Neolithic terrestrial peats through saltmarsh, the development of a marine embayment in the late Prehistoric period, with renewed saltmarsh deposition in the later medieval period
MDV103011	Settlement	Evaluation	An evaluation identified occupation layers, spreads and artefacts, indicating settlement dating from the Mesolithic through to the Romano-British period. Medieval pottery was also recovered
MDV106112	Ring Ditch south of Shell's Lane	Cropmark	Ring-ditch
MDV18577	Roman Road from Charmouth to Exeter	Documentary	Roman road in Colyford parish
MDV81089	Roman Coin	Findspot	Roman coin, recovered by the East Devon Metal Detecting Club
MDV28718	Axe Bridge	Structure	Axe Bridge was first mentioned in the C13, it had two arches in the C16
MDV11361	St Edmunds Chapel by Colyford Bridge	Documentary	Site of chantry chapel described as <i>cantaria capelle sci edmundi justa pontem de colyford</i> ; valued at 5/1/1½ at the Dissolution; the last incumbent was living in 1553; there is no trace, but a field near the bridge is still called <i>the Chantry</i>
MDV14406 MDV74316 MDV79730 MDV74175 MDV109116 MDV11385	Colyford, Burgage Plots	Evaluation	Part of two medieval burgage plots were excavated during road widening in Colyford in 1971. Also includes a small assemblage of medieval and post-medieval pottery recovered during evaluation of land adjacent to Old Manor Gardens; several medieval ditches observed during a watching brief on land south of The Old Manor House; a small building shown on C19 maps; field name <i>well orchard</i>
MDV19039	Tudor Wreck in River Axe	Findspot	Hull of a Tudor ship found in River Axe
MDV21840	Colyford Settlement	Structure	Colyford established in the C13 (probably 1225×1238) as a crossing place of the River Coly on the road from Exeter to Dorchester. A bridge built by 1254. In 1274 there were 112 burgage plots but they were never incorporated as a borough
MDV22227	Old Manor Hotel	Structure	Old Manor Hotel, jointed cruck recorded; GII Listed: 1170395; 1333524
MDV28863	Colyford Bridge	Structure	Colyford Bridge was erected in the C19
MDV79387	Manor Cottage	Structure	Cottages adjoining the Old Manor House at its western end. Stone rubble with hipped thatched roof; C16 converted stables/linhay, single-storey with tiled roof, at west end
MDV81020	Harepath Farm	Structure	C16-C18 farmhouse. <i>Harepath</i> derives its name from the OE name of the road (first documented in 1005); also has GII Listed granary, stable, barn and linhay
MDV81088	Medieval metal finds	Findspot	Medieval metal finds recovered by the East Devon Metal Detecting Club
MDV116598	Lower Cowhayne	Documentary	First documented in 1591 as <i>Couhayne</i> (possibly <i>cow enclosures</i> )
MDV11382	The Retreat	Structure	The Retreat has a semi-circular porch
MDV14012	Toll House	Documentary	Possible toll house marked on 1781 estate map
MDV11352	Stafford farmhouse	Structure	C17 farmhouse; two-storey plastered rubble with thatched roof, stone-mullioned windows, two storey porch; GII Listed: 1333545
MDV11378	White House	Structure	C18 house, two-storey plastered and thatched with hipped gables
MDV11379	Wheelwright Restaurant	Structure	C18 building, colour-washed rubble with thatch roof and brick stack, wood casements with leaded lights
MDV11383	Higher Conway Farmhouse	Structure	C17 farmhouse
MDV42604	Sluice gate	Structure	Upper sluice constructed c.1660-61 with the Willoughby reclamation bank for the drainage of Seaton marshes, probably a hatch-and-groove sluice; documentation refers to masonry and much ironwork
MDV42609	Reclamation Banks on Seaton Marshes	Structure	C18 reclamation banks enclosing part of Seaton marshes, visible as curvilinear earthworks on aerial photographs taken between the 1940s and 2012; some sections may have been removed between 2006 and 2010
MDV42610	Fieldsystem at Colyford Meadow	Documentary	Fieldsystem for salt hay production
MDV69890	Gravel Pit east of Seaton Road	Documentary	<i>Old Gravel Pit</i> shown on 1st and 2nd edition OS maps
MDV81605	Lyme Cottage, Riverside Cottage	Structure	C17/C18 cottage, GII Listed: 1098543
MDV81606	Ship House	Structure	C17 house, GII Listed: 1098544
MDV81607	Wheelwright Inn	Structure	C17/C18 cottage, GII Listed: 1098545
MDV81608	Myrtle Cottage, Rose Cottage, Swan Cottage	Structure	C18 cottages, GII Listed: 1098546

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HER No.	Name	Record	Description
MDV81783	Cole's Mill	Structure	C18-C19, GII Listed: 1170163
MDV81861	Whiteways	Structure	C17 or earlier, two-storey rendered stone rubble with thatched half-hipped roof, GII Listed: 1170383
MDV81864	Woodman's Stoop and Barn	Structure	C17 century cottage and Barn GII Listed: 1170411
MDV81866	Pear Tree Cottage	Structure	C18-C19 cottage in range of four; GII Listed: 1306106
MDV106100	Possible catch-meadow system at Harepath Farm	Earthwork	Simple post-medieval water meadow shown on aerial photographs and LiDAR
MDV106103	Orchard ridges east of Four Elms Cross	Cropmark	Orchard ridges shown on aerial photographs and LiDAR
MDV106118	Possible Extraction Pit on Colyford Common	Documentary	A large clearly-defined probable extraction pit visible on aerial photographs from 1946 onwards
MDV109126	Buildings off Whitwell Lane	Documentary	Field name <i>House, Outbuilding, Yard and Garden</i> on tithe apportionment
MDV109295	Field name of 'Coles Mill' to the south of Cole's Mill	Documentary	Field name <i>Coles Mill and Skinners Close</i>
MDV11349	Colyford Post Office	Structure	Early C19 post office and village shop; stucco with attractive bow window frontage and corner pilasters with a channelled key pattern. GII Listed: 1170398 Listed K6 Telephone kiosk outside, GII Listed: 1333603
MDV14011	Colt Lodge, Swan Hill Road	Structure	Former toll house
MDV22531	Railway at Seaton	Structure	Seaton branch of the LSWR, opened 1868
MDV27604	Church of St. Michael's at Colyford	Structure	Church built 1888/9 in Arts & Crafts style; stone rubble with freestone dressings and tiled roof, GII Listed: 1098547
MDV27606	Hillside House	Structure	Early C19 former public house (Swan Inn); two-storey stone rubble with stuccoed front and side, slate roof with gabled ends. GII Listed: 1333525
MDV39250	Signal Post to the north of the Station at Colyton	Structure	Shown on 1st and 2nd edition OS map
MDV39251	Signal Post in the parish of Colyton	Documentary	Shown on 2nd edition OS map
MDV50886	Bridge Footings east of River Axe	Partially Extant	Modern bridge footings on the eastern bank of the River Axe
MDV69689	Leat to Coles Mill, Colyton	Documentary	Leat to Cole's Mill, taken off at a weir on the River Coly
MDV73763	Sluiceway at head of leat to Coles Mill, Colyton	Documentary	Sluice gate shown on 1st edition OS map
MDV74174	Two Claypits	Evaluation	Two clay pits shown on the 1st edition OS map
MDV79385	Colyford Railway Station	Extant Structure	Former railway station, now a stop on the Seaton Tramway
MDV79386	Colyford Filling Station	Extant Structure	Early 20th century filling station, now a museum of motoring memorabilia; GII Listed: 1405728.
MDV79388	Bryher and Donnybrook, Popes Lane	Structure	Pair of 1930s semi-detached brick and tile houses
MDV79389	Former Farm Buildings, Elm Farm Lane	Structure	C19 Farm buildings converted to dwellings in the late 20th century
MDV81740	Coly House	Structure	C19 house Grade II Listed: 1098502
MDV81865	Dares Farmhouse	Structure	C18-C19 house Grade II Listed: 1306075
MDV106116	Emergency Water Supply Reservoir North	Documentary	A circular structure shown 1946x47 aerial photographs interpreted as a WWII emergency water supply reservoir
MDV106495 MDV119535	Taunton Stop Line	Structure	WWII defences enclosing an area east of Axe Bridge are visible as structures and earthworks on aerial photographs taken in 1946 and 1947; the earthworks still survive. The <i>Taunton Stop Line</i> ran Highbridge to Seaton; the Devon section largely follows the valley of the River Axe. Defensive structures included pillboxes, anti-tank devices and road and rail blocks
MDV109119	The White Hart Inn, Colyton	Documentary	White Hart Inn listed in the tithe apportionment and labelled on the 1st and 2nd edition OS maps
MDV109121	Smithy	Documentary	Smithy listed in tithe apportionment and labelled on the 1st edition OS map
MDV109123	Stanley Cottages	Structure	Stanley Cottages shown on 2nd edition OS map
MDV109124	Old Clay Pit to the south-east of Ruffold House	Documentary	A clay pit shown on 1st and 2nd edition OS maps
MDV109131	Site of former building	Documentary	Probable barn shown on 1st and 2nd edition OS maps
MDV109168	Kingsholme	Documentary	Kingsholme first shown on the 2nd edition OS map; demolished in the 1980s
MDV112130	Chapel House	Structure	Former Wesleyan Chapel, converted to a house in 1973
MDV11269	Gravestone	Structure	<i>Doctor's Stone</i> moved to this location from the Church, named for Rev. Dr Barnes
MDV11270	Cross	Documentary	Field name <i>Cross</i>
MDV11296	Marl pit	Documentary	Field name <i>Pit Orchard</i>
MDV11314	Salt works	Documentary	Field names <i>Salters Lane Close</i> and <i>Salters Lane Field</i>
MDV11368	Marl pit	Documentary	Field name <i>Pithayes</i>
MDV11373	Marl Pit	Documentary	Field name <i>Middle or Pit Close</i>
MDV11375	Field Name <i>Brinding</i> and <i>Rich Yard</i>	Documentary	Field name <i>Brinding and Rich Yard</i>
MDV11384	Well	Documentary	Field name <i>Whitwell Piece on Colyford Meadow</i>
MDV11386	Well	Documentary	Field name <i>Little Wellspring</i>
MDV14010	Holloway	Documentary	Field name <i>Holloways</i>
MDV16007	Ford	Documentary	Site of Nether Stanford ( <i>Nytheran Stanford</i> ), noted in the boundary of one

LAND OFF COLY ROAD, COLYFORD, COLYTON, DEVON

HER No.	Name	Record	Description
			manse or hide of land at <i>aet fleote</i> (later called Seaton) granted by Æthelred in 1055 to a thegn named Eadsig; by 1066 it was the property of Horton Priory
MDV109026	Linhay to the north of Colyford, Colyton	Documentary	Field name <i>Middle Close Linhays and Yard</i>
MDV109033	Mill at Stafford Bridge	Documentary	Field name <i>Mill</i>
MDV109035	Possible public house of the King's Arms, Colyford	Documentary	Possible site of the Kings Arms Public House and associated 'Meadow, Stable and Garden' listed within plot 527 on the Colyton tithe 1840's.
MDV109036	Former Building, Colyford	Documentary	Barn shown within the south-west corner of Field no.477 on the tithe map
MDV109037	Building East of Fair View Lane, Colyford	Documentary	Square building shown on the 1843 tithe map; also shown on the OS 1st and 2nd editions.
MDV109038	Gullyshood Cottage, Colyton	Documentary	Building shown on 1843 tithe map <i>Gullyshood Cottage</i>
MDV109042	Shell's Linhay, Shell's Lane	Documentary	'Shell's Linhay' labelled on OS 1st and 2nd editions; 1880's and 1904-6.
MDV109052	Location of a possible Barn	Documentary	Tithe map field no. 560: 'Barn Meadow' on Seaton and Beer parish map.

## 3.0 GEOPHYSICAL SURVEY

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### 3.1 INTRODUCTION

An area of c.1.04ha was the subject of a magnetometry (gradiometer) survey. The purpose of this survey was to identify and record magnetic anomalies within the proposed site. While identified anomalies may relate to archaeological deposits and structures the dimensions of recorded anomalies may not correspond directly with any associated features. The following discussion attempts to clarify and characterise the identified anomalies. The survey was undertaken on the 14<sup>th</sup> of November 2017 by P. Bonvoisin; the survey data was processed by P. Bonvoisin.

### 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* (ClfA 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 of particular grids.

Details: 0.91885ha surveyed; Max. 98.94nT, Min. -101.89nT; Standard Deviation 11.89nT, mean -1.55nT, median 0.00nT.

### 3.3 SITE INSPECTION

The site comprises a single pasture field on the northern edge of Colyford, immediately to the west of Coly Road. The site is bounded by hedgebanks to the north, east and west; these are characterised by low earth banks topped with hedge shrubs c.1.8m high. The south-western field boundary features mature trees at intervals. The southern boundary is comprised of metallic garden fencing; in the middle of the north-eastern section is an area of overgrown scrub covering some metallic agricultural debris. Residential areas are present to the south of the site. To the west are agricultural fields with two houses to the north and a small wooded area to the east. No visible earthworks, archaeological features or finds were observed. A full complement of site photographs can be found in Appendix 2.

### 3.4 RESULTS AND DISCUSSION

Figures 9-10 show the analyses and interpretation of the geophysical survey data. Additional graphic images of the survey data and numbered grid locations can be found in Appendix 1.

The survey failed to identify any geophysical anomalies of possible archaeological significance. Some di-polar anomalies and areas of magnetic disturbance are present, the majority of which relate to metallic fencing or objects.



FIGURE 7:VIEW TOWARDS HAWKESDOWN HILL; VIEWED FROM THE NORTH-WEST.



FIGURE 8: VIEW ACROSS THE SITE; VIEWED FROM THE SOUTH-EAST.



FIGURE 9: SHADE PLOT OF GRADIOMETER SURVEY DATA; MINIMAL PROCESSING.  
SOUTH WEST ARCHAEOLOGY LTD.





FIGURE 10: INTERPRETATION OF GRADIOMETER SURVEY DATA.  
SOUTH WEST ARCHAEOLOGY LTD.

## 4.0 HISTORIC 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 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 nearby heritage assets (direct impact) and their setting (indirect impact). The 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. Sections 4.2-4.5 discuss policy, concepts and approach; section 4.6-4.7 covers the methodology, and section 4.8 individual assessments. A summary of the final results can be seen in Table 9.

### 4.2 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 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.*

### 4.3 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 a Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

#### 4.3.1 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*.

#### 4.3.2 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.

#### 4.3.3 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.

#### 4.3.4 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;

Hierarchy of Value/Importance	
	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.

#### 4.4 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.

##### 4.4.1 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.

##### 4.4.2 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.

#### 4.4.3 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 proposed developments 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.

#### 4.4.4 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.

#### 4.4.5 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.

#### 4.4.6 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.

#### 4.4.7 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.

#### 4.5 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.

##### 4.5.1 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.

#### 4.5.2 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 2), 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 3 (below).

#### 4.6 METHODOLOGY

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011 and 2015 Guidance Note). The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

Visibility alone is not a clear guide to 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 3), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 3 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

#### 4.6.1 ASSESSMENT AND 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.

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.

#### 4.7 TYPE AND SCALE OF IMPACT

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

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

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

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

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

#### 4.7.1 SCALE OF IMPACT

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

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 4-6), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 4: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

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

TABLE 5: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

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

TABLE 6: SCALE OF IMPACT.

Scale of Impact	
Neutral	No impact on the heritage asset.
Negligible	Where the developments may be visible or audible, but would not affect the heritage asset or its

LAND OFF COLY ROAD, COLYFORD, COLYTON, DEVON

Scale of Impact	
	setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances. This is, as is stressed in planning guidance and case law, a very high bar and is almost never achieved.

TABLE 7: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

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

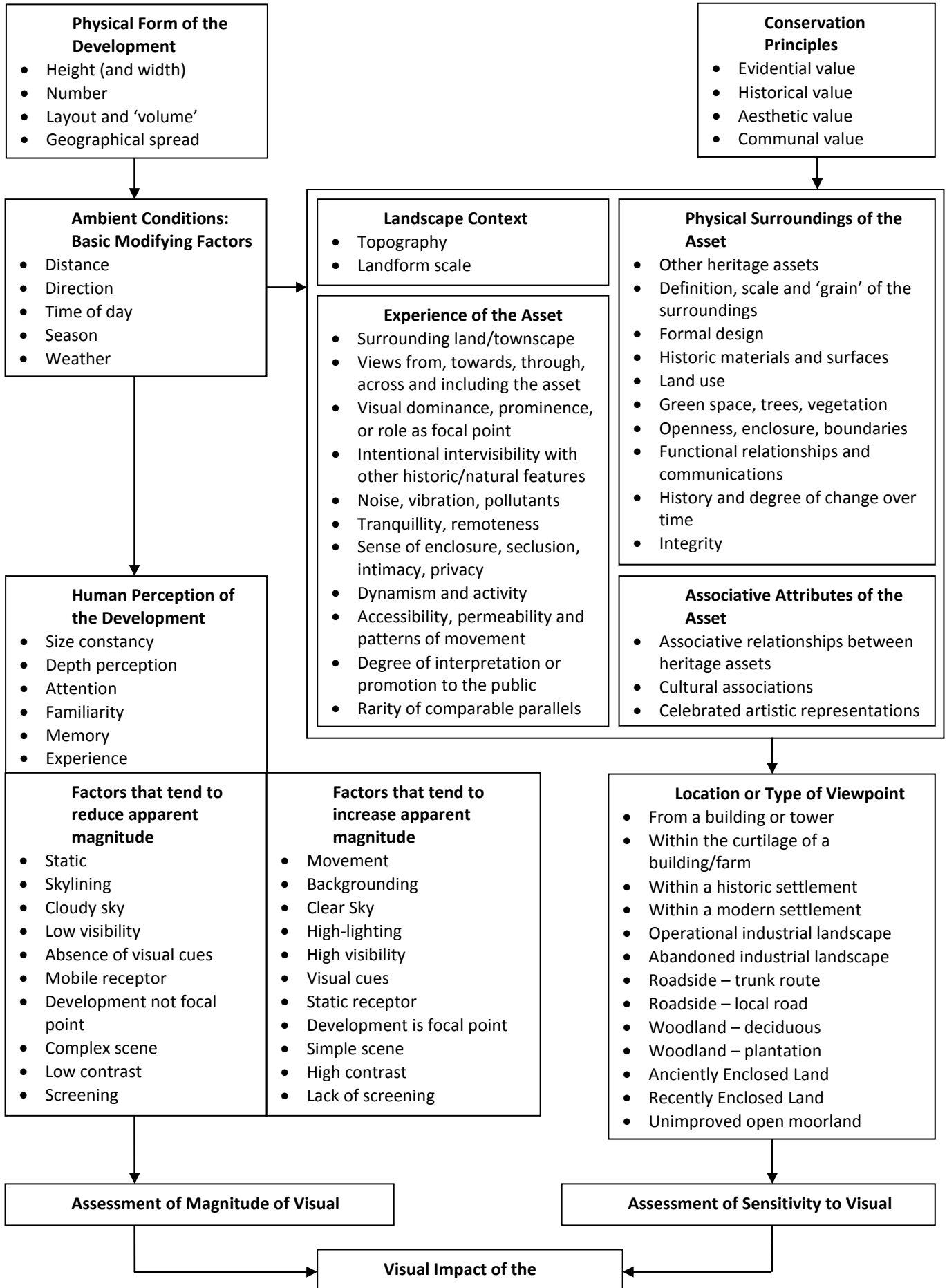


TABLE 8: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (ENGLISH HERITAGE 2011, 19).

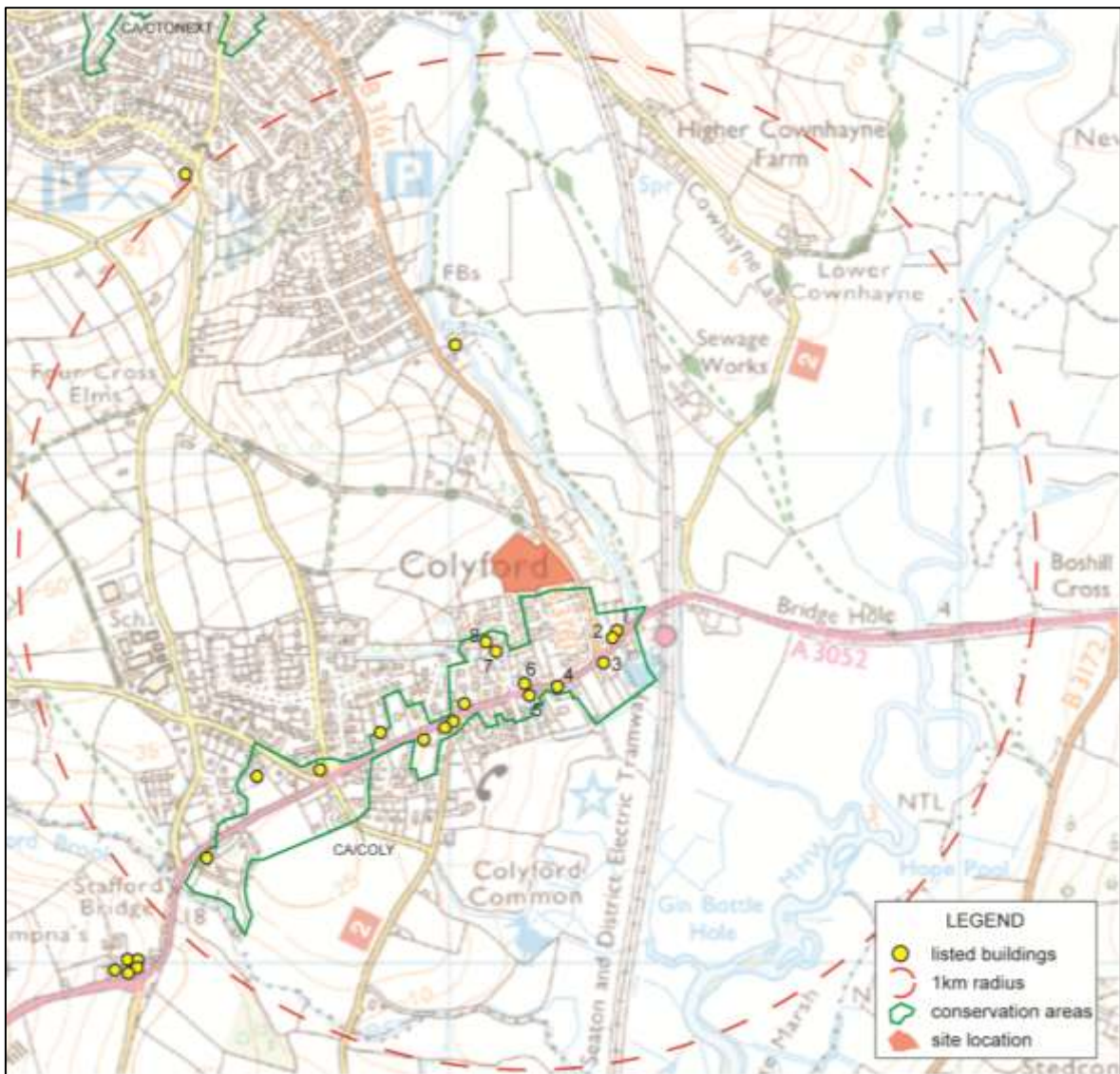


FIGURE 11: DISTRIBUTION OF DESIGNATED HERITAGE ASSETS WITHIN 1KM OF THE PROPOSED SITE; THE MAIN LISTED BUILDINGS DISCUSSED BELOW ARE LABELLED 1-8.

#### 4.8 THE STRUCTURE OF ASSESSMENT

Given the large numbers of heritage assets that must usually be considered by a HIA, and with an emphasis on practicality and proportionality (see *Setting of Heritage Assets* pages 15 and 18), this HIA groups and 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 projected visual intrusion, the individual entry elaborates on local circumstance and site-specific factors. It is essential the individual assessments are read in conjunction with the overall discussion, as the impact assessment is a reflection of both. For the purpose of this HIA, the Listed buildings in the eastern half of the Conservation Area have been considered. During fieldwork many of the designated assets, including all of those scoped out of this assessment, were verified as having a *neutral* impact in regard to the proposed development of the site. Although a part of this asset, the Old Manor Hotel (Asset 8 in Figure 11) is discussed separately to the Conservation Area; its assessment will be considered in the context of the Conservation Area. A comprehensive series of photographs can be found in Appendix 3.

#### 4.8.1 LESSER GENTRY SEATS

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

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

#### **What is important and why**

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

<b>Asset Name: Old Manor Hotel and Cottages</b>	
<i>Parish:</i> Colyton	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.120m
<p><i>Summary:</i> House Listing: <i>House converted to hotel. Probably early C16 origin with open hall, with floor inserted and extended in C17. Stone rubble with thatched roof with gabled ends, east gable with stone coping. Two storeys and attic. Long eight window range. One to five light wood mullion windows with leaded panes. Plank doors. Left of centre two bays project slightly. Three thatched dormers. Brick ridge and end chimney stacks. Two gabled staircase wings at rear, one built of brick, and one gabled wing at north-west end forming L-shaped plan. Semi-circular oven and stone mullion window at east end. Interior: Jointed cruck trusses. Two C17 heavily built open-well staircases with moulded balustrades square newels with finials and moulded strings, one with pulvinated frieze and dog-gate. Stop chamfered ceiling beams and fireplaces with chamfered bressummers, two with bread ovens. First floor early C17 stone Tudor arch chimneypiece. Ground floor C17 wooden chimneypiece with pilastered and panelled overmantle. Including adjoining cottage range built at obtuse angle at west end with slightly curved front: stone rubble, hipped thatched roof, two storeys, five/six window range. Brick ridge chimney stack. Listing NGR: SY2507692632 (List entry Number: 1170395). Asset 8 in Figure 10.</i></p>	
<p><i>Conservation Value:</i> The house has a reasonable amount of surviving 17<sup>th</sup> century features that may demonstrate contemporary practical and design preferences (<i>Historical/Illustrative</i>). Its modern role as a hotel is enhanced by its aesthetic value, as impressive farms, bartons and manors have often been converted into guest houses due to both practical reasons (size) and that people enjoy the perceived luxury and historic setting of the property (<i>Aesthetic</i>). As a former manor the property holds intrinsic value associated with the settlement of Colyford for the locals and interested parties; 15<sup>th</sup> and 16<sup>th</sup> century court and account rolls for the manor can be found through the National Archive (NA), which bolsters its historic setting and research value (<i>Evidential and Historical/Associative</i>).</p>	

<p><i>Authenticity and Integrity:</i> The house retains a good degree of authenticity; the Listing makes clear that much of the 17<sup>th</sup> century fabric has been retained. However, its conversion to a hotel and division into cottages will have reduced the integrity of the property, including its gardens and yards.</p>
<p><i>Setting:</i> The house is located near the foot of a gentle south-facing slope, overlooking the main road through Colyford close to the east end of the village, within 270m of the river Coly. The house is partly concealed by trees planted to the east and south side. Its rear (north) garden appears to have been cut into the slope, giving it a sunken appearance. A sturdy stone wall enhances this screening and clearly defines the historic property from the surrounding 20<sup>th</sup> century housing estate (Old Manor Gardens). It has no visible views. Importantly, its setting is mostly defined by the Colyford Conservation area, which includes 15 other Grade II Listed buildings.</p>
<p><i>Contribution of Setting to the Significance of the Asset: Incidental.</i> Other than its presence soon after the crossing of the river as one travelled via Colyford, the house seems to have placed limited value on its landscape setting. Its age and prominence sets it apart from many of the other Listed buildings within the Conservation Area. However, relatively recent developments related to the hotel and the expansion of the village has served to diminish the value and extent of the space within which the house can be appreciated.</p>
<p><i>Magnitude of Effect:</i> The proposed development would take place c.125m north-north-east of the house, to the rear of the property and beyond the modern houses of Old Manor Gardens. There would be no intervisibility between the asset and the site, and no effect on the immediate setting of the house. Any expansion of the village may increase the current aural (traffic) effect, particularly during construction.</p>
<p><i>Magnitude of Impact:</i> Medium value asset and negligible effect = neutral/slight.</p>
<p><i>Overall Impact Assessment:</i> <b>Negligible</b></p>

#### 4.8.2 HISTORIC SETTLEMENTS

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

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

Most village settlements have expanded significantly during the 20<sup>th</sup> 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 the heritage assets within a village, dependant on the form and location of the settlement, can be harmed by unsympathetic development. The relationships between the houses, church and other Listed structures need not alter, and it is these relationships that define their context and setting in which they are primarily to be experienced, but frequently the journey taken by the experient to reach that setting can be affected.

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 housing 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 20<sup>th</sup> 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 19<sup>th</sup> 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: Colyford Conservation Area (CA/COLY)	
Parish: Colyton	Value: Medium
Designation: CA	Distance to Development: c.1m
<p><i>Summary: CA Review (1999): The special character of the village led to designation of a Conservation Area in September 1990 within which are 20 individually Listed buildings giving 15 separate List entries (all Grade II)... The south-east facing aspect of Colyford on slightly higher ground above the Axe vale, particularly in the eastern half of the village, provides extensive views with several significant gaps between on the south side of Swan Hill Road. In the review, the backdrop of trees to significant Listed buildings, the considerable survival of the ancient medieval burgage plots across the western half of the village, 20<sup>th</sup> century developments on the north side of the A3052, the character of the stone walls in the village; the character of 1930s buildings and a 1950/60s filling station on the south side of the village, and the general continuity in settlement pattern from the early 19<sup>th</sup> century, are all noted.</i></p> <p>The location of the following designated assets can be seen in Figure 10:</p> <p><b>1. Lyme Cottage</b></p> <p><i>Listing: House, now 2 dwellings. Late C16/C17 with later alterations. Flint and limestone rubble with squared quoins, gabled thatched roof and brick end stacks. Lyme Cottage formed hall of original house, with lobby entrance (now blocked) to left adjoining Pear Tree Cottage (q.v.) and former service end, now Riverside Cottage, to right. 2 storeys; 4-window range. C19 two and 3-light casements with leaded panes; similar two-light casement to blocked doorway on left. C20 door to right of centre. C19 outshut with tile roof projects to right. Thatched rear outshut, with entrance to Riverside Cottage on right. Interior: Lyme Cottage has jointed-cruck truss with trenched purlins and dowel holes to principals and collar from removed partition, chamfered ground-floor beam with lamb's tongue stops, open fireplace with oven and chamfered bressumer and beam to lobby adjoining stack with rebated arched doorway and mortices for stud partition. Riverside Cottage has stop-chamfered beam and open fireplace with bressumer (first floor not seen)... One of a range of cottages. C17/18 stone rubble with thatched roof with gabled ends and eyebrow eaves over first floor windows. Two storeys. Four window range. C18 two and three light casements with leaded panes. Doorway to right of centre with modern door and thatched porch. Brick</i></p>	

ridge and end chimney stacks. Listing NGR: SY2533492652. List entry Number: 1098543. c.175m from site.

**2. Pear Tree Cottage**

Listing: *One of a range of cottages. Circa C18/19. Much restored. Stone rubble with red brick dressings. Thatched roof with gabled ends. Two storeys. Two window range. Modern casements with glazing bars and modern central door with hood. Brick chimney stacks at ends. Outshut at rear with catslide roof. Included for group value. Listing NGR: SY2532692637. List entry Number: 1306106. c.175m from site.*

**3. Ship House**

Listing: *Range of cottages. C17 or earlier. Stone rubble with plastered front. Thatched half hipped roof. Two storeys. Three widely spaced window range. Small two light casements with glazing bars. Two panelled and glazed doors with hoods on shaped brackets. Rebuilt brick stacks over ridge. Listing NGR: SY2530492590. Listing entry Number: 1098544. c.185m from site.*

**4. Colyford Filling Station**

Listing: *Colyford Filling Station, built in 1927-8 to the designs of Frederick Kett. The 2003 addition immediately to the east is not included in the listing... Built of brick and block, the walls being rendered above a brick plinth; the intention is apparently to give an impression of cob construction. The roof is tiled, and there are timber elements to the design, both structural and decorative. The principal windows retain their timber frames. The enclosed block which formerly provided the shop and office space stands to south, with the forecourt to north; both areas are covered by the roof, which rests at the front on four timber piers, the forecourt being open on three sides. A gable with decorative timber-framing breaks the front of the pyramidal roof. The supporting timber piers are chamfered and stopped, and rest on brick plinths. The roof above the forecourt is ceiled, with timber joists. The enclosed block has a central door with a glazed panel above and a recessed panel below. This is flanked by two horizontal display windows, each one consisting of a large pane of glass, with a transom light above containing the original green and brown textured glass. Above the door hangs a clock, bought from a garage in Exeter, and not original to this site. There are toilet facilities to the west and east ends of the building, each elevation having a boarded door with a narrow window to either side; the window openings to the west now hold metal-framed replacement windows. The rear wall formerly had two ground-floor windows, with a long horizontal window lighting the attic; only one window now remains, to the ground floor, and this has been reduced in size. Rising against the west and rear walls, a number of pipes, installed to provide ventilation to the underground tank. A low pavement which stretched along the front of the building from either side of the front door, and around the corners to the washrooms, has been truncated at the east end by the construction of the new museum building. The corners of the pavement were originally marked by painted concrete balls, of which two remain. Placed between the posts at the front of the forecourt, five 1950s Avery Hardoll 598 petrol pumps, two being original to the site; these are painted, with replacement plastic globes advertising different petroleum companies. Immediately to the east is the museum building dating from 2003, its design closely following that of the filling station; the two buildings are joined only by timber gates. The museum building is not of special interest, and does not form part of the listing. The enclosed section of the filling station was originally divided to provide two small showrooms at the front, with an office to the rear, the attic being accessed by a staircase against the centre of the back wall. The internal partitions have now been removed, leaving the space open, and the staircase has been moved to a new position against the west wall. An opening has been cut through to the gents' toilet, which was originally accessed only from outside, as the ladies' is still. Both washrooms retain six-panelled doors and original washbasins, but the toilets have been replaced. The tall attic space provided a storage area; the roof structure remains intact, with a glazed gap in the tiles to front and rear. Listing NGR: SY2521592541. Listing entry Number: 1405728. c.225m from site.*

**5. Whiteways**

Listing: *Cottage. C17 or earlier. Rendered stone rubble with thatched half hipped roof. Two storeys. Four window range. Two, three and four light casements with leaded panes. Central modern plank door with hood. Rendered central chimney stack. Listing NGR: SY2515892524. List entry Number: 1170383. c.225m from site.*

**6. Wheelwright Inn**

Listing: *Cottage used as public house and restaurant. Circa C17/18 white-washed stone rubble with hipped thatched roof. Two storeys. Five window range, centre first floor blind. Two and three light casements with leaded panes. Central doorway with rustic porch with thatched roof. Brick ridge chimney stack near west end. Listing NGR: SY2514992546. List entry Number 1098545. c.188m from site.*

**7. Outbuilding immediately south-east of the Old Manor Hotel**

Listing: *Stable and cartshed range, now garage. Circa C18. Stone rubble. Thatched roof with gabled ends. Plank doors to stables and cartshed. Included for group value. Listing NGR: SY2509492609. List entry Number: 1333524. c.130m from site.*

*Conservation Value:* The CA is designated primarily for its aesthetic value: the picturesque stone walls, green spaces and trees that better reveal the value of the thatched 17<sup>th</sup> century and later properties, with views through the village and to the south-south-east towards the Axe Vale. The designated assets within the eastern half of the CA make a significant cumulative contribution to this evaluation: Lyme Cottage, Pear Tree Cottage, Ship House, Whiteways, Wheelwright Inn and the outbuildings to the Old Manor Hotel, and the Old Manor Hotel itself, are all c.17<sup>th</sup> century stone-built thatched structures with alterations from the 18<sup>th</sup> and 19<sup>th</sup> centuries, with similar stone boundary walls and leafy backdrops (*Aesthetic*). The similarity of these properties conveys the changing design aesthetic of the 17<sup>th</sup>-18<sup>th</sup> centuries (*Historical/Illustrative*); however, most have been altered or restored since. The survival of medieval burgage plots boundaries, and the continuity of development, would imply a reduced risk of truncation and the likelihood of surviving buried medieval deposits (*Evidential*). The Filling Station has particular conservation value given its uniqueness in the village (reasons for designation: *Historical: as a rare surviving example of an 1920s architect-designed filling station, intended to be sympathetic to its rural location, reflecting concerns about the spoliation of the countryside in the early days of the motor industry \* Design Interest: for its considered and distinctive design, in which vernacular and historical elements are turned to the service of a very modern building type \* Intactness: for its remarkable level of preservation, with all the most significant features surviving \* Technical Features: for the five 1950s Avery Hardoll pumps standing on the forecourt, two of which are original to the site; these are thought to comprise the best set retained in a setting in which they were once used*). Furthermore, the well-documented history of the filling station may increase its *Historical/Associative* value due to its patrons and builders: built by local entrepreneur Mr W.H. Davey and Architect F. Kett and apparently frequented in the 1930s by T.E. Lawrence, who commuted between Dorset and Plymouth while serving with the RAF.

*Authenticity and Integrity:* The authenticity of the village pattern and predominant 17<sup>th</sup> century and later buildings, village walls and green spaces, as well as the quality of the filling station, is relatively strong. However, most of the Listed buildings have been restored or altered through the 18<sup>th</sup>-20<sup>th</sup> centuries and the imposition of modern housing on the north side of the village has diminished the integrity of the CA. However, the modern housing has not impaired the significant views to or from the village.

*Setting:* Encompassing the historic properties within the village, the CA stretches along the main road (A3052), to the west of the bridge crossing the River Coly. It sits in a gentle south-east facing slope overlooking the Axe Vale. It sits within an identifiably-medieval fieldscape, on what would have been the main coastal route between Lyme Regis and Exeter. The CA itself has maintained a rural demeanour with well-kept stone walls and trees.

*Contribution of Setting to the Significance of the Asset: Incidental.* The principal contribution of setting is aesthetic, a picturesque village that developed organically over time. Views to the south would have been incidental, in that the settlement was probably established at a ford and along a routeway that followed an approximate contour. However, the location of the manor within the CA may have taken advantage of the view.

*Magnitude of Effect:* The proposed development would take place immediately north of the east end of the CA. There would be no intervisibility between the proposed site and the designated assets within the CA due to screening by trees, buildings and topography. Obviously the proposed site will border the CA itself, although along the rear edge of a modern development on the side of the village that is not afforded particularly wide views. Due to the slight plateau on which the site is located, it may only be observed in relation to the CA from Coly Road, along the east boundary of the site. With sympathetic screening (e.g. trees and stone walls to the modern housing development to its south within the CA), it may only have a negligible impact on the setting of the CA. Increased pressure on infrastructure and increased noise during

construction and subsequently as the village grows, may have further negative effects on the setting of the CA, particularly if the village continued to expand.

*Magnitude of Impact:* Medium value asset and Negligible effect = Neutral/Slight.

*Overall Impact Assessment:* **Negligible.**

#### 4.8.3 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, quarries and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, but as intrusive new visual elements within the landscape, it can only be **negative**.

The proposed site would be erected within the *Axe Valley Landscape Character Area (LCA)*:

*This area is characterised as: 'a broad, distinctive lowland river valley landscape with a wide floodplain, tightly meandering river course and valley sides which are formed by surrounding higher land. The valley sides have a strong hedgerow pattern with hedgerow trees coupled with small broadleaved woods and occasional farm orchards which give rise to a generally wooded character overall. Land use is mainly pastoral set within small fields in the upper tributary valleys, with larger fields and some arable within the main Axe Valley. The open valley floor and relatively loosely defined valley sides make the character of this valley rare in a Devon context. The tributary valleys of the Coly and Yarty are narrower and therefore more enclosed and intimate although they also have notable floodplains. Drainage channels are a feature, particularly in the central part of this character area, and settlement is focused on the river corridor at key crossing points just above the flood risk areas. During the autumn, winter and spring this area has a 'watery' ephemeral and timeless quality. Towards its southern end the valley is closely flanked by steep wooded greensand scarp slopes and assumes a more tidal character where it cuts through the coastal plateau to the sea. In contrast, moving northwards, there is a more gradual transition from river valley to upland open ridge....The Axe valley is orientated north-east to south-west and the tributary valleys penetrate as a series of fingers into the East Devon Central Ridge to the west and the Wootton Hills to the east respectively. The higher land which surrounds the valley gives the area containment and visually defines the valley landscape unit. At the coast it breaks through the Sidmouth and Lyme Bay Coastal Plateau to form an estuary landscape with a strong maritime character. Inland the river continues north-eastwards, forming the boundary between Somerset and Dorset'. It is predominantly defined by the Landscape Character Type (LCT) 3B: Lower rolling farmed and settled valley slopes and is part of the National Character Area (NCA) 147: Blackdowns.*

The impact on the historic landscape as a whole is assessed as **negative/minor**, an assessment that takes into consideration the visual effect of the expansion of the built area when viewed from elevated viewpoints across the valley.

#### 4.8.4 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.

The heritage assets within the Conservation Area will suffer minimal appreciable negative effect. On that basis the aggregate impact is taken to be **Negligible**.

#### 4.8.5 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

The visual impact of a single housing development can be significant, but the cumulative impact could undoubtedly eclipse this in some areas. An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account operational developments, those with planning consent, and those still in the planning process. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character.

In terms of cumulative impact in this landscape, much of the housing on the north side of the village, including against the southern site boundary has been built in the late 20<sup>th</sup> century, the proposed site as the natural further extension of these relatively recent developments. Other parcels of land on the edge of Colyford are not currently proposed for development. On that basis, the cumulative impact is taken as **negative/minor**.

#### 4.8.6 SUMMARY

TABLE 9: IMPACT SUMMARY.

No	Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
1	Lyme Cottage	GII	c.175m	Medium	Negligible	Neutral/Slight	Negligible
2	Pear Tree Cottage	GII	c.175m	Medium	Negligible	Neutral/Slight	Negligible
3	Ship House	GII	c.185m	Medium	Negligible	Neutral/Slight	Negligible
4	Colyford Filling Station	GII	c.225m	Medium	Negligible	Neutral/Slight	Negligible
5	Whiteways	GII	c.225m	Medium	Negligible	Neutral/Slight	Negligible
6	Wheelwright Inn	GII	c.188m	Medium	Negligible	Neutral/Slight	Negligible
7	Outbuildings immediately south-east of Old Manor Hotel	GII	c.130m	Medium	Negligible	Neutral/Slight	Negligible
8	Old Manor Hotel and Cottages	GII	c.120m	Medium	Negligible	Neutral/Slight	Negligible
Landscape							
	Historic Landscape Character			Medium	Minor	Moderate/Slight	Negative/Minor
	Aggregate Impact			Medium	Minor	Moderate/Slight	Negligible
	Cumulative Impact			Medium	Minor	Moderate/Slight	Negative/Minor

## 5.0 CONCLUSION

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The site is located in Colyford, on the gentle south-east facing slopes of the Axe Vale. The layout of fields and roads in the area has changed very little since the 1840s, although the urban extent of Colyford has extended outwards from the historic core of the village. Colyford is medieval in origin and set within a fieldsystem derived from a medieval open field. The burgage plots of the medieval settlement, particularly across the western half of the village, are still prominent.

The survey work and evaluations that have taken place in Colyford have produced medieval and later finds and features, with Prehistoric and Romano-British finds and sites in the wider area. However, no geophysical anomalies of archaeological significance were identified during the survey work, and thus the archaeological potential of the site is assessed as low-moderate.

Colyford itself is a Conservation Area containing 15 Grade II Listed assets; eight of which, located at the east end of the village, fall within c.225m of the proposed site and were considered by this HIA. The other designated assets within 1km were at such a distance that any effect would be deemed to be neutral or negligible, and that local screening and/or distance from the site would minimise any effect of the proposed development. For those heritage assets considered by this assessment, the landscape context of all eight buildings is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local screening and the topography. The proximity of the development to the Conservation Area (CA) will have a negligible effect on its setting, with a cumulative effect on the CA and its constituent assets that is unavoidable.

The magnitude of impact on these assets would be negligible and the overall assessment would therefore be **neutral/slight**; the cumulative impact is assessed as **negative/minor**. The impact of the development on any buried archaeological resource would be **permanent/irreversible**; however, the results of the geophysical survey would suggest archaeological features or deposits are largely absent.

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APPENDIX 1: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY



GEOPHYSICAL SURVEY GRID LOCATION AND NUMBERING.

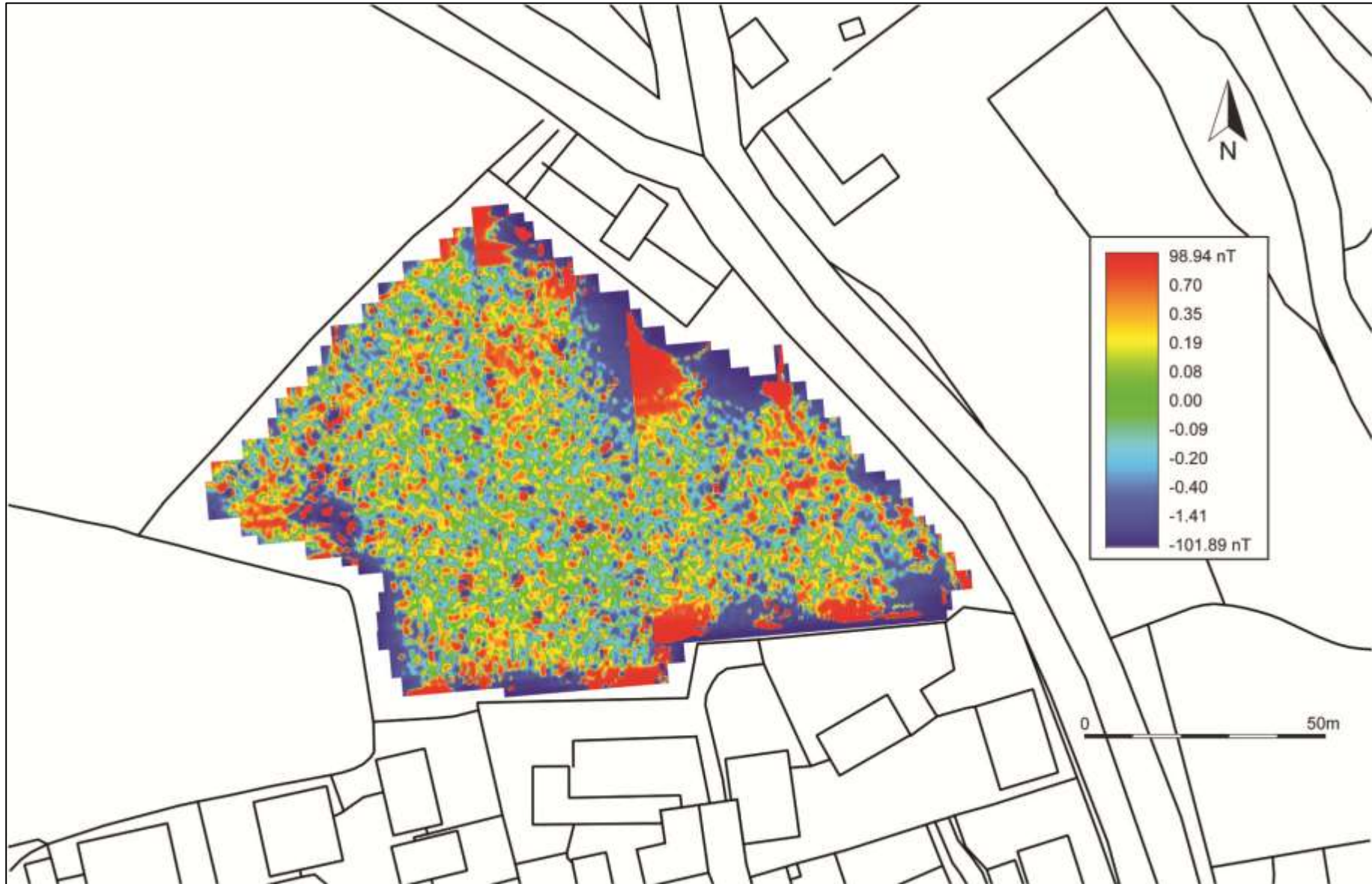




SHADE PLOT OF GRADIOMETER SURVEY DATA; GRADIATED SHADING.



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



RED-BLUE-GREEN(2) SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.

APPENDIX 2: SUPPORTING PHOTOGRAPHS: SITE INSPECTION



THE EASTERN BOUNDARY OF THE SITE; VIEWED FROM THE SOUTH.



THE MIDDLE OF THE SOUTHERN BOUNDARY OF THE SITE; VIEWED FROM THE NORTH.



THE WESTERN HALF OF THE SOUTHERN BOUNDARY OF THE SITE, AND THE SOUTH-WEST CORNER OF THE SITE; VIEWED FROM THE NORTH-EAST.



THE SOUTH-WEST CORNER OF THE SITE; VIEWED FROM THE NORTH-EAST.



NORTH-EAST CORNER/SECTION OF THE SITE; VIEWED FROM THE SOUTH.



DEBRIS AND OVERGROWN AREA AT THE CENTRE OF THE NORTH-EASTERN EDGE OF THE SITE; VIEWED FROM THE SOUTH-WEST.

APPENDIX 3: SUPPORTING PHOTOGRAPHS: HIA



FRONT VIEW OF LYME COTTAGE; VIEWED FROM THE SOUTH-EAST.



PEAR TREE COTTAGE, WITH LYME COTTAGE AT THE END OF THE ROW; VIEWED FROM THE SOUTH.



COLY ROAD, LOOKING TOWARDS THE ENTRANCE TO THE SITE; VIEWED FROM THE SOUTH.



SHIP HOUSE; VIEWED FROM THE NORTH.





COLYFORD FILLING STATION; VIEWED FROM THE NORTH-EAST.



COLYFORD FILLING STATION; VIEWED FROM THE NORTH-WEST.



WHITEWAYS; VIEWED FROM THE NORTH.



WHEELRIGHT INN; VIEWED FROM THE SOUTH.



MANOR COTTAGE; VIEWED FROM THE NORTH-WEST.



OLD MANOR HOTEL; VIEWED FROM THE NORTH.



VIEW AT THE END OF OLD MANOR GARDENS LOOKING TOWARDS THE SITE; VIEWED FROM THE SOUTH-WEST.



SOUTH END OF OLD MANOR HOTEL; VIEWED FROM THE SOUTH-EAST.



OLD MANOR HOTEL; VIEWED FROM THE SOUTH-EAST.



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