

**FIELD ADJACENT TO THOMAS A BECKET CHURCH
NEWTON TRACEY
NORTH DEVON
DEVON**

Results of a Desk-Based Assessment and
Heritage Impact Assessment



South West Archaeology Ltd. report no. 180316



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FIELD ADJACENT TO THOMAS A BECKET CHURCH, NEWTON TRACEY, DEVON
RESULTS OF A DESK-BASED ASSESSMENT AND
HERITAGE IMPACT ASSESSMENT

By P. Bonvoisin
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Work undertaken by SWARCH for
Jenny Meredith of Peregrine Mears Architects Ltd (the Agent)
On behalf of Francis Courtenay (the Client)

SUMMARY

This report presents the results of a heritage impact assessment and geophysical survey carried out by South West Archaeology Ltd. (SWARCH) for land adjacent to Thomas a Becket Church, Newton Tracey, Devon.

The site is located at the western end of a field containing a possible Roman Fortlet or signal station noted on the Devon HER; in c.1840 the site of the proposed development fell within a plot of land known as the Burrows.

*The survey identified several geophysical anomalies of clear archaeological interest, principally the ditches of what is likely to be a multi-vallate Late Prehistoric enclosure rather than a Roman Fortlet. Relict historic field boundaries and a series of other, undiagnostic, anomalies were also identified. Most of the significant features are not located within the footprint of the proposed site, but the long access route track crosses several linear anomalies, including the Late Prehistoric enclosure ditch. On the basis of the geophysical survey, the archaeological potential of the site appears to be **medium/high**; the proposed development would have a **negative/moderate** impact.*

*In terms of indirect impacts, most of the designated heritage assets within the wider area are located at such a distance or location to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The proposed development is unlikely to be particularly visible within the landscape as it is located behind the brow of the hill. However, there is likely to be an appreciable and cumulative impact upon the setting of the church of St Thomas a Becket (**negative/minor to moderate**), with it no longer being at the eastern limit of the settlement.*

*With this in mind, the overall impact of the proposed development can be assessed as **negative/moderate**. The impact of the development on any buried archaeological resource would be **permanent and irreversible**.*



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1.0 INTRODUCTION

LOCATION:	FIELD ADJACENT TO THOMAS A BECKET CHURCH
PARISH:	HORWOOD, LOVACOTT AND NEWTON TRACEY
DISTRICT:	NORTH DEVON
COUNTY:	DEVON
NGR:	SS 52958 26922
PLANNING NO.	61678
DCHET REF:	ARCH/DM/ND/29968A
SWARCH REF.	NTC18

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Jenny Meredith of Peregrine Mears Architects (the Agent) on behalf of Francis Courtenay (the Client) to undertake a desk-based assessment, geophysical survey and heritage impact assessment for a single residential development in the Field Adjacent to Thomas a Becket Church, Newton Tracey. This work was undertaken in accordance with best practice and CIfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located c.0.25km east of the centre of Newton Tracey, and c.6.75km south-west of Barnstaple, at an altitude of c.81m AOD. The site is in the western part of a field located just north of Thomas a Becket church, with a proposed access which extends around to the south-west of the church (Figure 1). The soils of this area are the well-drained fine loamy soils over slate or slate rubble of the Denbigh 2 Association (SSEW 1983). The underlying geology is the sandstone of the Bideford Formation (BGS 2018).

1.3 HISTORICAL BACKGROUND

The small village of Newton Tracey is located towards the western edge of the ancient ecclesiastical parish of Newton Tracey, now the civil parish of Horwood, Lovacott and Newton Tracey. The parish lies within the deanery of Barnstaple and in the hundred of Fremington. The manor of Newton Tracey named Newentone in 1086 and Nywethon in 1242 (Watts 2004), belonged to Henry de Tracy from 1204, from whom the name derives, and was then passed to the baronial families of Martin and Audley by successive female heirs; before passing to the families of Hilary, Troutbeck and Talbot of Grafton (Lysons 1822). The former manor possibly survives within the 16th century house present at South Barton. St Thomas a Becket's Church, adjacent to the site, dates to at least the 13th century with a 15th century tower.

1.4 ARCHAEOLOGICAL BACKGROUND

To the east of the site lies Newton Tracey Fortlet (MDV29194), a cropmark site that appears to mark the northern half of a fortlet, located on the summit of a hill, consisting of wide spaced concentric circular ditches; a possible Roman signal station. The inner ditch has a diameter of c.45m and the outer ditch c.110m, with other linear features present in the same field. This site is not visible on the ground and was revealed as a cropmark in aerial photos from 1992 (SDV88756.).

1.5 METHODOLOGY

This work was undertaken in accordance with best practice. The historic impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Visual Assessment of Wind farms: Best Practice* (University of Newcastle 2002) and *Guidelines for Landscape and Visual Impact Assessment 3rd edition* (Landscape Institute 2013).

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



FIGURE 1: SITE LOCATION (THE SITE IS INDICATED) ORDNANCE SURVEY © CROWN COPYRIGHT 2018. ALL RIGHTS RESERVED LICENSE NUMBER 100022432.

2.0 HERITAGE IMPACT ASSESSMENT

2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). This methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 2.

2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 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.

2.3 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

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

3.0 DIRECT IMPACTS

3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.5 examine the documentary, cartographic and archaeological background to the site; Section 3.6 details the results of the geophysical (gradiometer) survey undertaken. Section 3.7 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 1 details the methodology employed to make this judgement.

3.2 CARTOGRAPHIC DEVELOPMENT

The earliest cartographic source available to this study is the topographical surveyors' map of 1804 (Figure 2). Although the map isn't detailed enough to provide a detailed view of the site location, it does reveal an approximate size of the village around 1804 and is useful for comparison with later maps.

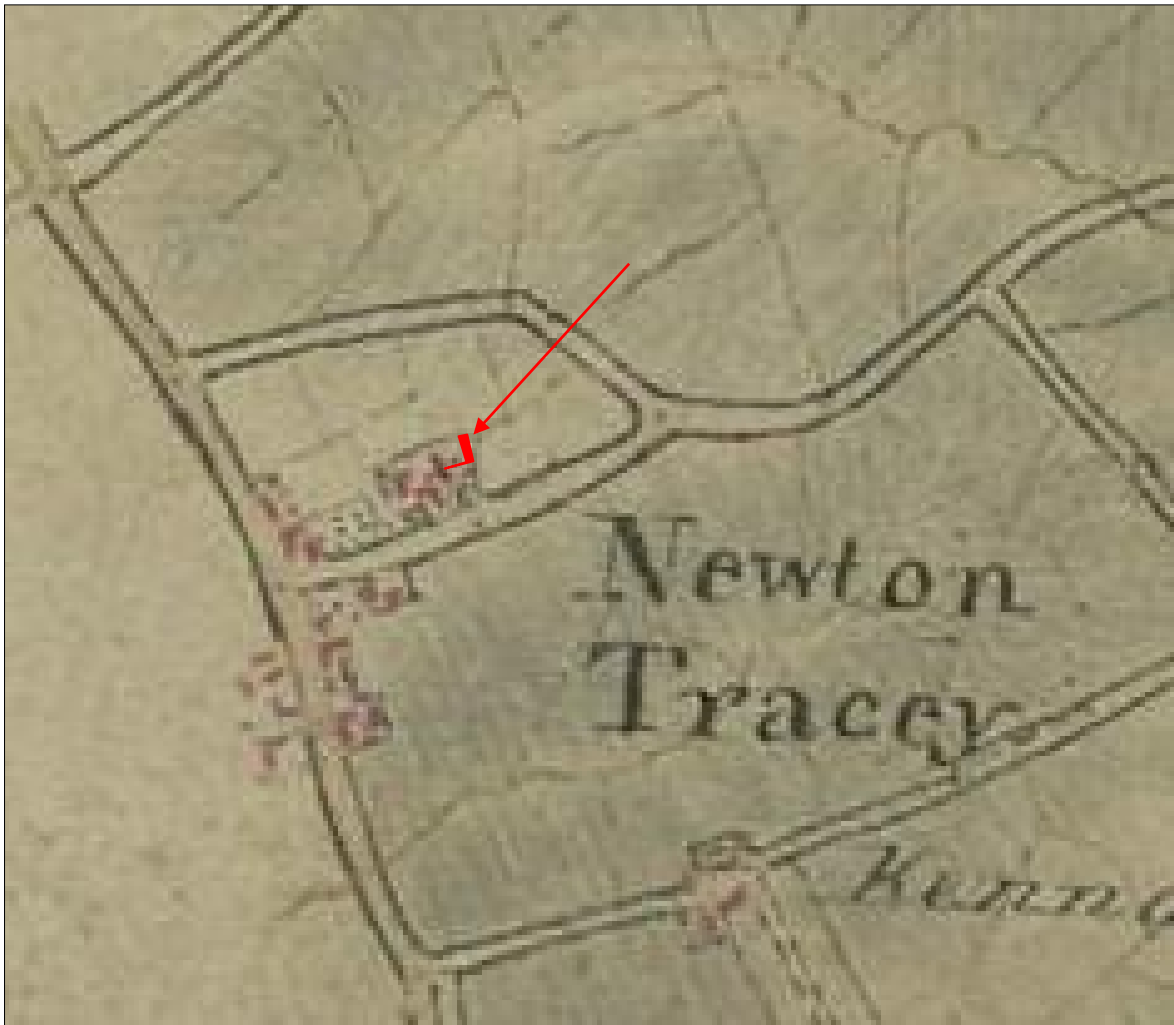


FIGURE 2: EXTRACT FROM THE OS SURVEYORS DRAFT MAP OF 1804; THE EXTENT OF THE SURVEY AREA IS INDICATED (BL).

FIELD ADJACENT TO THOMAS A BECKET CHURCH, NEWTON TRACEY, DEVON

TABLE 1: EXTRACT FROM THE 1841 NEWTON TRACEY TITHE APPORTIONMENT.

Number	Landowner	Lessee	Tenant	Field Name	Cultivation
Newton Barton					
29	(The late) Thomas Hogg	Joshua Downing		Ray Field	Arable
31			Burrows	Arable	
58			House and Courtyard	Courts	
59			Garden	Arable	
60			Wood	Plantation	
62			Garden	Garden	
63			Orchard	Orchard	
64			Meadow	Pasture	
84			Orchard	Orchard	
Tenement					
30	John Isaac	John Westacott		Rag	Arable
Church and Yard					
61	Reverend John Dene	John Adams		Church and Yard	-

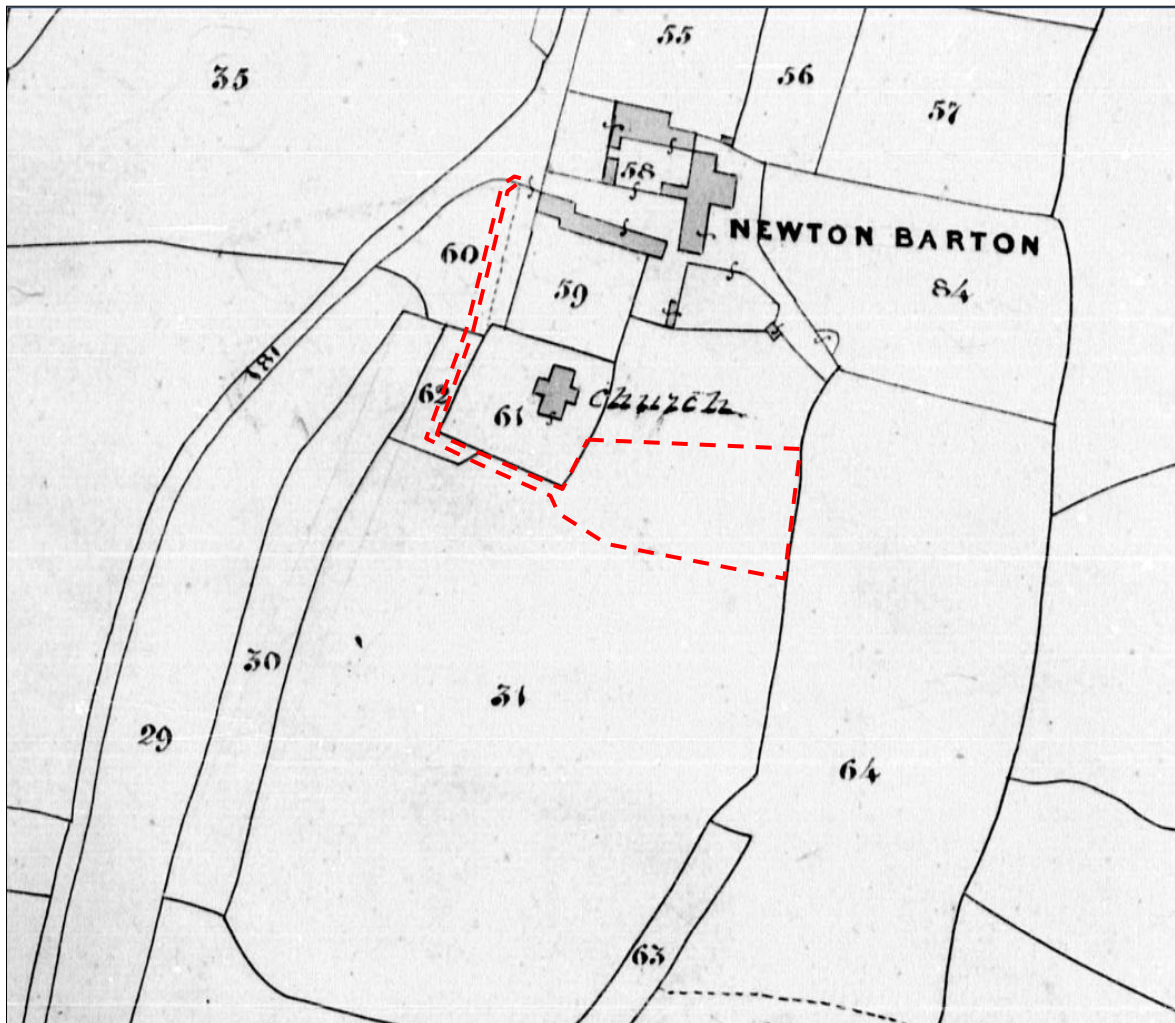


FIGURE 3: EXTRACT FROM THE NEWTON TRACEY TITHE MAP OF 1840; THE EXTENT OF THE SURVEY AREA IS INDICATED (GEN).

The 1840 tithe map (Figure 3) depicts the proposal site as part of a single large field, as it is today, but the proposed access track runs through a further two enclosures. The field containing the site (no.31) was listed as arable and is named the *Burrows* is of interest and may be indicative of earthwork features (i.e. the 'Roman' enclosure) being visible within the field at this time. The plots which the proposed track runs through are listed as Wood and Garden (see Table 1). All three plots were owned by the adjacent Newton Barton.

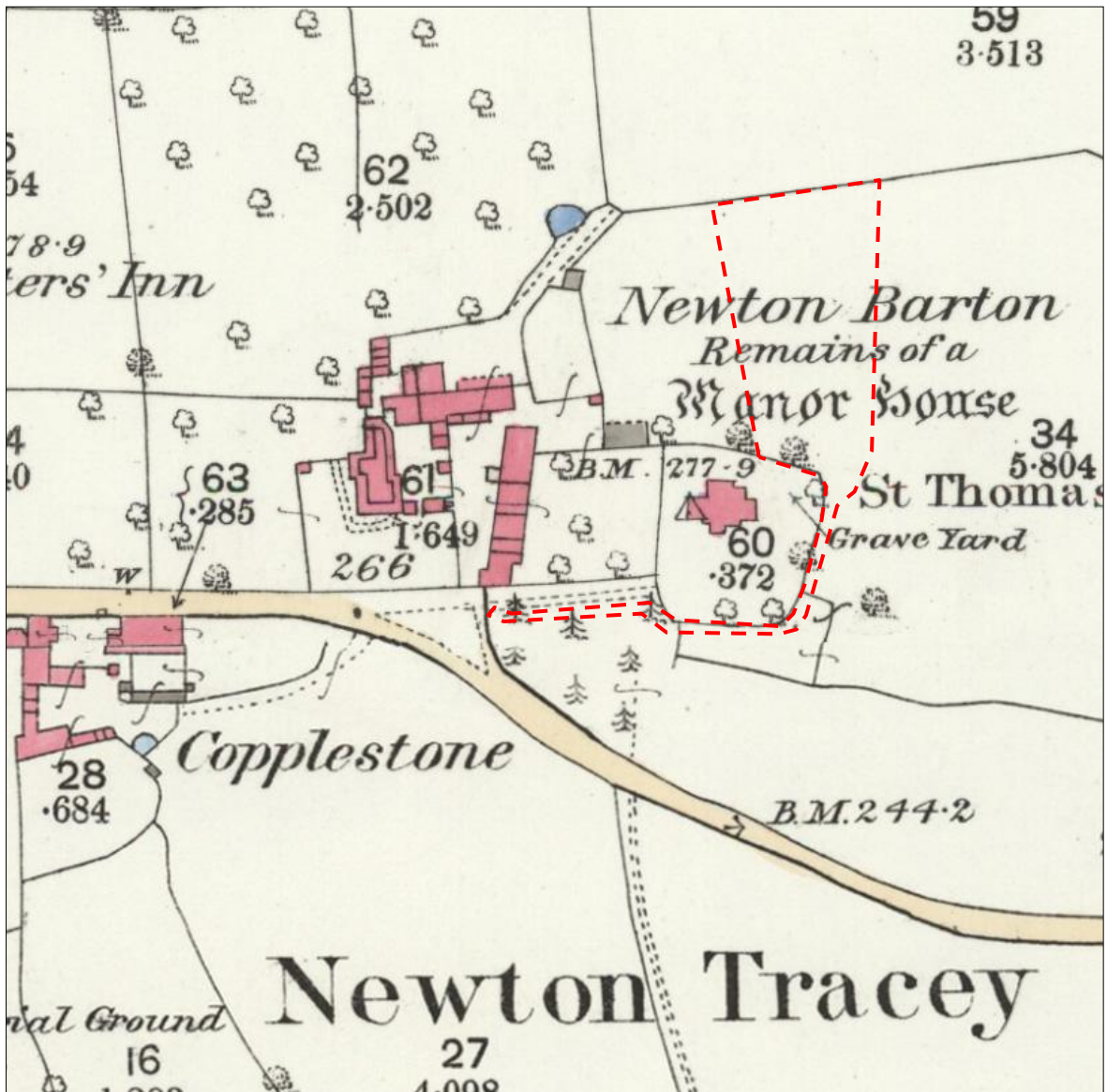


FIGURE 4: EXTRACT FROM THE FIRST EDITION OS 25" MAP OF 1886; THE EXTENT OF THE SURVEY AREA IS INDICATED (NLS).

The First edition OS map (1886) indicates that several changes had occurred since 1840, with the woodland plot (no.60 on the tithe) amalgamated with the plots (Nos. 29 and 30) to the east to create a larger enclosure (Figure 4). Plot 30 had formerly been under a separate ownership to the other Newton Barton owned fields in 1840. An open-fronted agricultural building (shippon?) is shown north-west of the church, west of the proposal site. Slightly unusually two gateways are shown between Plot 62 and Plot 31, this perhaps suggests that Plot 31 had formerly been subdivided.

The 2nd edition OS map from 1904 (Figure 5) shows another open fronted building was added alongside the shippon depicted on the 1st edition, but no further developments near the site location. The 1st edition OS map shows the boundary for plot 60 has all but disappeared however is shown as a solid boundary again on the 2nd edition.

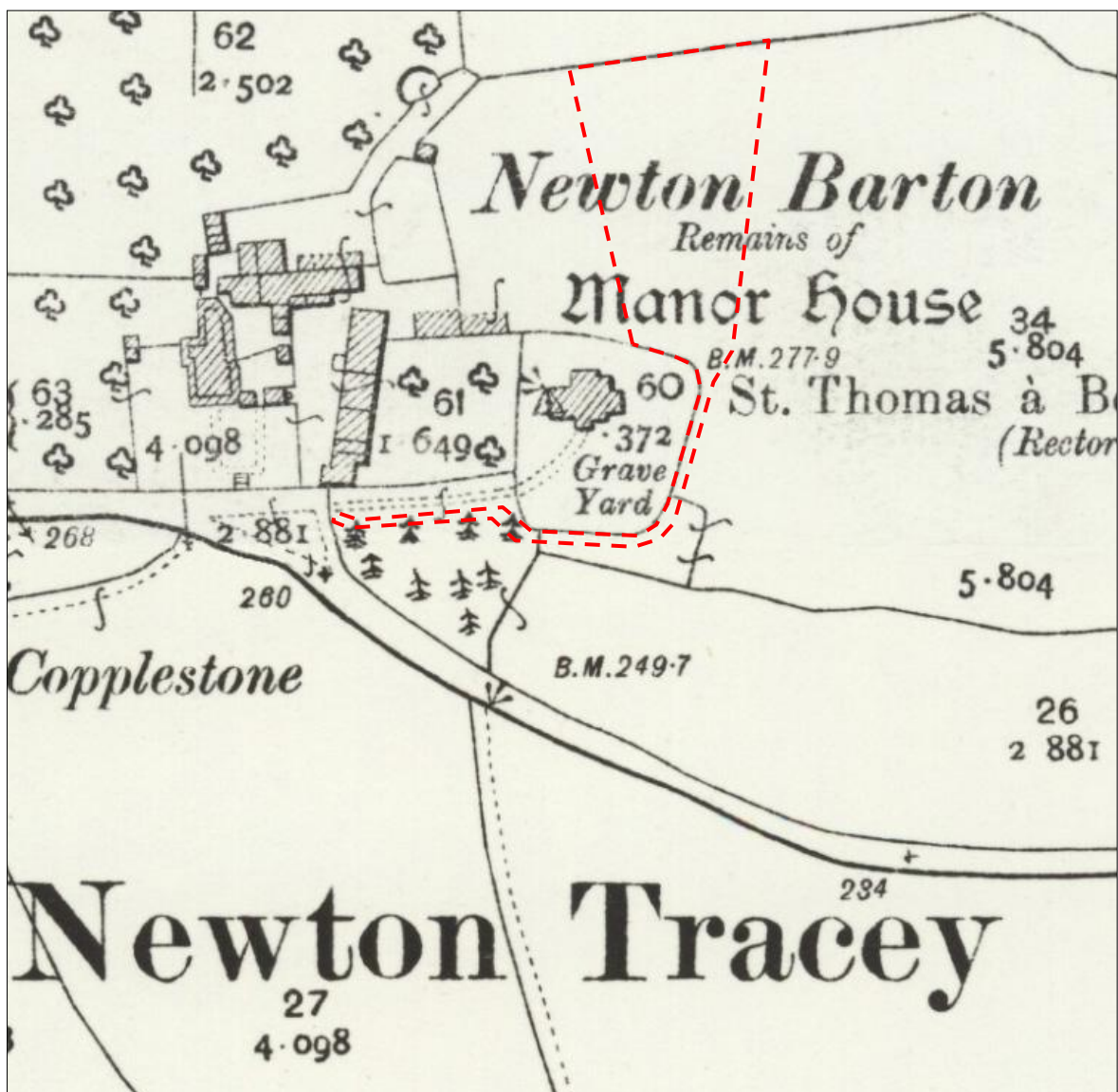


FIGURE 5: EXTRACT FROM THE SECOND EDITION OS 25'' MAP OF 1904; THE EXTENT OF THE SURVEY AREA IS INDICATED (NLS).

In the later 20th century further amalgamations have occurred with all of the fields south of the church amalgamated into a single large field that includes the proposal site. There have been

significant changes to the farm buildings at Newton Barton, with the south-east range and the two late 19th century shippens all demolished, and additional modern houses constructed.

3.3 ARCHAEOLOGICAL BACKGROUND

This locality has seen no archaeological fieldwork, the exception being the survey work carried out for Kennacott Farm, c.0.81km from the site. One of these surveys was the North Devon Buildings at Risk Survey 2000-2003; the other was the Survey of Devon Farmsteads; neither of which are close enough to the site for consideration.

The historic landscape characterisation (HLC) for Devon shows this as Post medieval enclosures based on strip fields. This area is thought to have first been enclosed with hedge-banks during the later middle ages. These hedge-banks suggest that it was once farmed as open strip-fields.

3.3.1 PREHISTORIC 4000BC - AD43

The evidence for Prehistoric activity in this area is very limited; however, 1km south-west of the site a scatter of flint from Bartridge was found (MDV60196), which included 3 small blades with retouch.

3.3.2 ROMANO-BRITISH AD43 – AD409

The evidence for Romano-British activity is sparse. However, directly adjacent to the east of the site lays evidence of a Romano-British fortlet (MDV29194). There lies a cropmark of the northern half of a fortlet, on the summit of the hill in the field containing the site. The feature contains wide spaced concentric circular dishes, thought to be a possible Roman signal station. The inner ditch has a diameter of c.45m and the outer c.110m. Other linear features also exist in the same field as the cropmarks. The field with which it is contained was named 'Burrows' on the 1840 tithe map (see Table 1), which could be of some significance.

3.3.3 MEDIEVAL AD1066 - AD1540

Most of the farms and many of the settlements in the area are at least medieval in origin, including the medieval Tennacott Farmstead (MDV19050) c.0.89km north-east of the site. It existed as Tunecote in the Domesday Book and was once part of the county held by the king; and before the Norman Conquest it belonged to Harold. The other significant medieval asset is the Church of St. Thomas a Becket itself (MDV338), sitting directly adjacent to the west of the site; it originates in the 13th century and had later additions and renovations from the 15th century onwards. There is also evidence of the 13th century manor house, the remains of which are now likely a part of Newton Barton and South Barton (MDV337) the former 16th century manor house.

3.3.4 POST-MEDIEVAL AND MODERN AD1540 - PRESENT

Population and settlement expanded during the post-medieval period, with the inclusion of the central buildings of Newton Tracey (Loverings MDV40116, Hoppers Gardens MDV40119; and Shaddick's Cottage MDV40115). The more interesting Post-Medieval assets in Newton Tracey are arguably the Quaker Burial Ground (MDV336) and walls (MDV95048). Kennacott Farmstead (MDV19242) to the south-east, c.0.78km from the site, also supplies a group of assets, which show farm growth in the area. Newton Barton and South Barton (MDV337) saw some renovations and the addition of two small buildings to the west, as seen in Figure(s) 4 and 5. The most modern asset close to the site is the Forge (MDV34358) which has little information available, except for the appearance on the OS map of 1905, showing it as a 'smithy'; and later a 'post office' from the OS map of 1964.

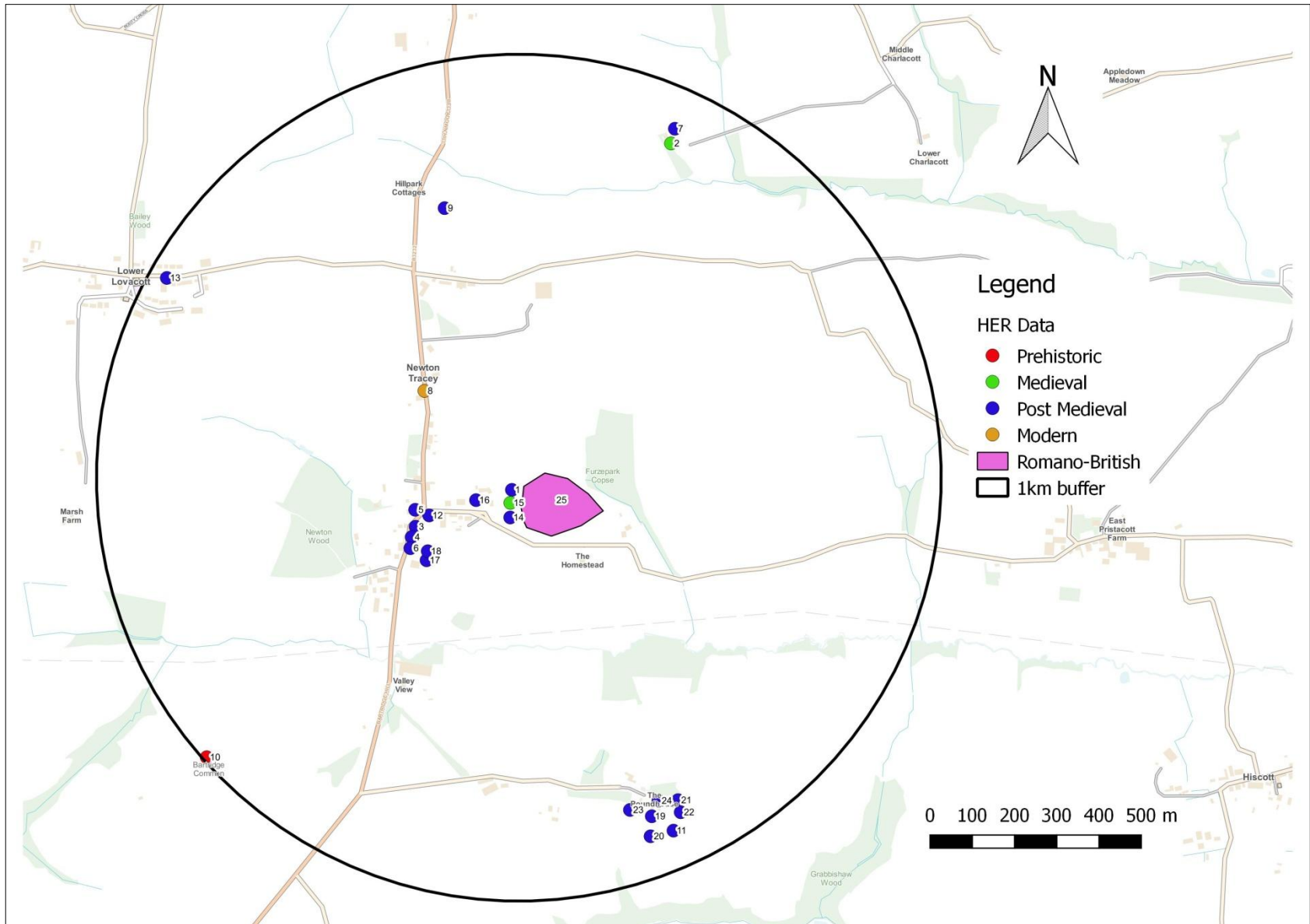


FIGURE 6: NEARBY HERITAGE ASSETS (THE SITE IS INDICATED) (SOURCE: DEVON HER).

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

No.	Mon ID.	Name	Record	Listing no./Grade	Details
1	MDV339	Church Plate	Find Spot	-	Church Plate Chalice; small cup flat with trumpet- shaped stem. Has had a new rim to bowl to strengthen it. Marks; three or four, hidden by new rim.
2	MDV19050	Farmstead in the Parish of Tawstock	Monument	-	Tennacott was tunecote in Domesday. It was included in the manor of Tawstock (tauestocha).
3	MDV40116	Loverings	Building	1253602/Grade II	Farmhouse, now 2 cottages. Rendered stone and cob. Slate roof with gable ends. The 18 th -19 th century Quaker meeting-room was at what is known now as Loverings
4	MDV40117	Loverings, Bank Barn	Building	1261715/Grade II	Bank barn circa 15m north of Loverings. Stone rubble with brick dressings. Slate roof with gable ends.
5	MDV40119	Hoppers Gardens	Building	1253598/Grade II	Tenement farmhouse. mostly stone rubble and cob, clad heavily in ivy with slate roof
6	MDV40115	Shaddick's Cottage	Building	1253603/Grade II	Rendered stone rubble and cob. Slate roof with clay ridge tiles.
7	MDV40131	Farmhouse in the Parish of Tawstock	Building	1261697/Grade II	Tennacott farmhouse. Rendered stone and cob. Corrugated asbestos roof.
8	MDV34358	Forge	Monument	-	'Smithy' shown on OS 6" (1905) map. 'Post Office' now shown on OS 6" (1964) map.
9	MDV34362	Reservoir	Monument	-	Reservoir not shown or marked on OS 6" (1964) map. Appears to have been completely filled in.
10	MDV60196	Artefact Scatter	Monument	-	Flint scatter from Bartridge; not precisely located.3 small blades with retouch (mus.).
11	MDV95026	Stables with loft	Building	1253474/Grade II	Approximately 30 metres south-east of Kennacott Farmhouse
12	MCO9928	Barn	Building	1261767/Grade II	Approximately 30 metres east of Kennacott Farmhouse
13	MDV95057	Lovacott School Chapel	Building	1253501/Grade II	Former Baptist Chapel now school chapel. Stone rubble with brick dressings. Asbestos slate roof hipped at east end, gable end to front west end.
14	MDV40132	Westacott Headstone	Building	1253537/Grade II	1841. Slate. Shaped head with floriated decoration to the centre of the head and scalloped corners with encircling verse.
14	MDV40133	Tomb	Building	1261720/Grade II	1704. Stone. Shaped head with angels bust above weathered inscription, name of deceased not legible
14	MDV40134	Mear Gravestone	Building	1253534/Grade II	1750. Slate. Rectangular. With Inscription to wife, son and daughter.
14	MDV40135	Clark Headstone	Building	1261757/Grade II	1831. Slate, straightheaded scalloped decoration to the corners with encircling verses.
14	MDV40136	Snow Headstone	Building	1253523/Grade II	1734. Shaped head with skull in low relief above inscription.
14	MDV40137	Priscott Headstone	Building	1253520/Grade II	1805. Slate. Shapedhead. Angel's bust above inscription
14	MDV40138	Mill Gravestone	Building	1261747/Grade II	Pair of gravestones.1780. Stone shaped head and incised scrolling decoration to headstone, and shaped head to stone at foot of grave with weathered verse.
15	MDV338	St. Thomas of Canterbury	Building	1253508/Grade II*	Aisleless church with several 13 th century windows preserved. North aisle 19 th century. 13 th century font.
16	MDV337	Newton Barton and South Barton	Building	1253539/Grade II	16th century former manor house, with probably earlier origins, remodelled and extended in late 16th/early 17th century.

FIELD ADJACENT TO THOMAS A BECKET CHURCH, NEWTON TRACEY, DEVON

No.	Mon ID.	Name	Record	Listing no./Grade	Details
					May incorporate, or occupy site of a Domesday manor house.
17	MDV95048	Walls to Quaker Burial Ground	Building	1261716/Grade II	Stone rubble walls with tiled capping. Roughly coursed stone rubble to gate piers with concrete caps.
18	MDV336	Quaker Burial Ground	Monument	-	Quadrangular burial ground enclosed by 4 walls with entrance on north side.
19	MDV74271	Horse Engine House at Kennacott Farm	Monument	-	Shown on west side of threshing barn on 19th and early 20th century maps. Demolished circa 1920
20	MDV40126	Stables at Kennacott Farm	Building	436701 /Grade II	Stables of stone rubble with some cob under half-hipped corrugated iron roof.
21	MDV40127	Barn, Kennacott Farm	Building	1253467/Grade II	Threshing barn of stone rubble and cob under corrugated iron roof. Formerly had horse engine house attached. Now has two shippon outshuts on courtyard side.
22	MDV74272	Well, Kennacott Farm	Monument	-	Marked on 1880s-1890s 25 inch Ordnance Survey map.
23	MDV19242	Kennacott Farm	Monument	-	At the time of the 1841 Tithe Map, Kennacott Farm comprised a farmhouse, barns and shippons. A granary was subsequently built in the centre and the northern end of the yard completely rebuilt. Part of the manor of Newton Tracey at the time of the Domesday Survey.
24	MDV40128	Granary at Kennacott Farm	Building	436687/Grade II	Built into bank, with storage space under, in second half of 19th century.
25	MDV29194	Fortlet	Monument	-	Cropmark site of northern half of fortlet, on summit of hill immediately east of Newton Tracey. Wide spaced concentric circular ditches. Possibly a Roman signal station. Other linear features in same field.

3.4 AERIAL PHOTOGRAPHY AND LIDAR

Assessment of the readily-available LiDAR (Figure 8) for the proposal site (red line boundary) shows little within the proposal area, with possible other features visible within the field containing the proposal site: a large dip c.40m across at the apex of the hill, and slight shading differences appear to indicate the position of the possible Prehistoric enclosure. The LiDAR image does provide some support for the evidence from the historic mapping, that the prehistoric enclosure, church and manor appear to site within at least one, potentially two large ovoid enclosures. That the remnants of the medieval strip field pattern appear to have respected. This could represent the remains of further outer defences to the prehistoric enclosure, or alternatively represent an early medieval manorial enclosure. To some extent the appearance of these large enclosures is also likely to be topographical.

The resolution of the data doesn't allow for the clear identification of any features, and a review of recent aerial photography (2000-17) does not show any additional archaeological features.

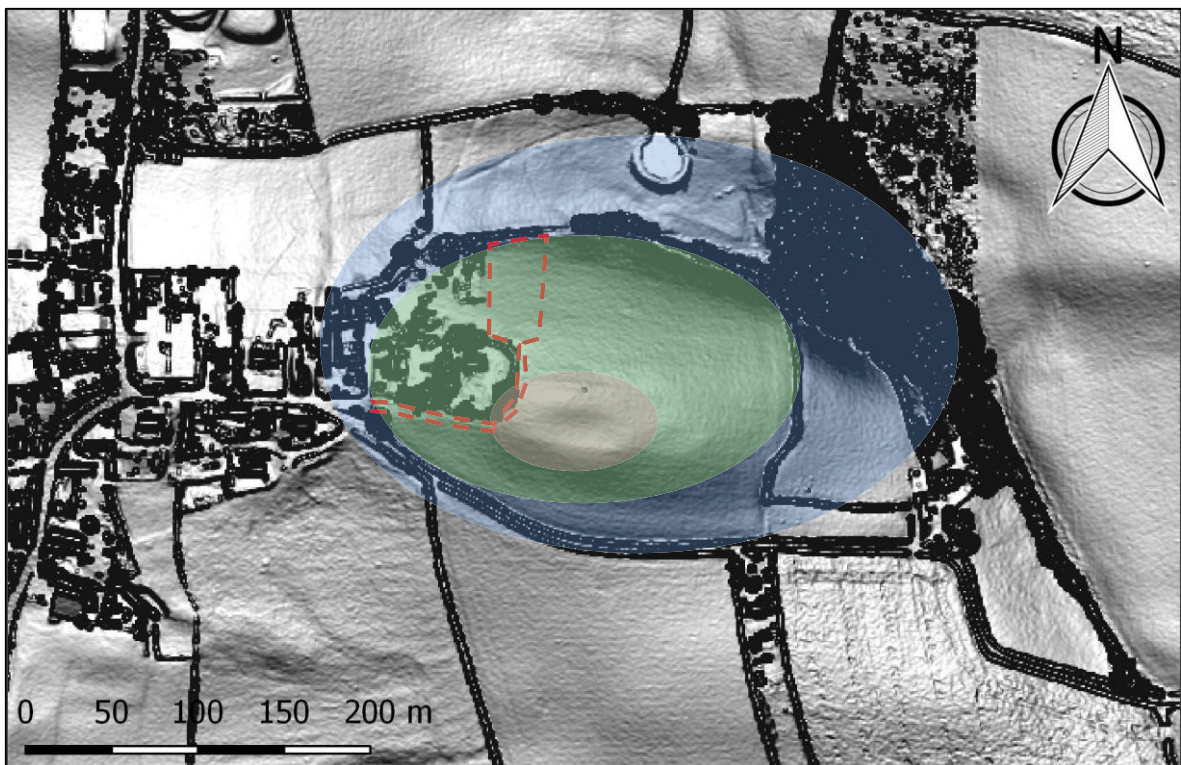


FIGURE 7: IMAGE DERIVED FROM LIDAR DATA, SHOWING PROPOSAL SITE AND SURROUNDING AREA (PROCESSED USING QGIS VER 2.18.4, TERRAIN ANALYSIS/SLOPE, VERTICAL EXAGGERATION 3.0). DATA: CONTAINS FREELY AVAILABLE DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY) 2018. THE SHADING INDICATES THE

3.5 GEOPHYSICAL SURVEY

3.5.1 INTRODUCTION

An area of c.0.9ha 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 8th of March 2018 by P. Bonvoisin; the survey data was processed by P. Bonvoisin.

3.5.2 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 30x30m. 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: 0.88275ha surveyed; Max. 129.360nT, Min. -106.61nT; Standard Deviation 20.00nT, mean -1.18nT, median 0.00nT.

3.5.3 SITE INSPECTION

The site is located at the western end of a field immediately to the east of Thomas a Becket Church. The field was previously a rough ovoid shape encircling the small hill that the site is located on; and is bounded by hedgebanks on all sides, except a c.60m section on the north of the western boundary, which is comprised of agricultural fencing. Parts of the northern boundary of the field, as well as the entire boundary of the churchyard, are stone lined hedgebanks. A road runs along the southern boundary of the field, between Newton Tracey and Pristacott.

At the time of survey the field had short pasture, with an agricultural trailer outside the north-east corner of the churchyard boundary, and some metallic fencing in the corner immediately north of the churchyard boundary. The survey area partially covered a significant dip in the ground level; this corresponds to grids a4 and a8 of the geophysical data. There were indistinct possible earthworks visible within the field, though these were less clear within the survey area. Further site photographs can be found in Appendix 3.

3.5.4 RESULTS

Table 3 with the accompanying Figures 9, 10 and 11 show the analyses and interpretation of the geophysical survey data. Figure 9 shows the basic survey data, Figure 10 shows the interpretation of the survey data positioned on modern mapping and Figure 11 shows the interpretation of the survey data approximately positioned on historical mapping. Additional graphic images of the survey data and numbered grid locations can be found in Appendix 1.

TABLE 3: INTERPRETATION OF GRADIOMETER SURVEY DATA.

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
1	Moderate positive, probable	Curvi-linear	Outer enclosure ditch	Indicative of a section of an enclosure ditch, appears to run beneath the churchyard therefore predating the church. Likely associated with anomaly group 2. Responses of c.+18.0nT to +2.2nT.
2	Moderate positive, probable	Curvi-linear	Inner enclosure ditch	Indicative of a section of an enclosure ditch, appears either side of anomaly group 12. Likely associated with anomaly group 1. Responses of c.+13.6nT to +1.7nT.
3	Weak positive, probable	Linear	Possible ditch	Indicative of a discrete cut linear feature or possible ditch. Possibly associated with anomaly group 6. Responses of c.+6.0nT to +1.3nT.
4	Moderate positive, probable	Curvi-linear	Possible ditch	Indicative of a cut feature such as a ditch. Likely associated with anomaly group 9. Responses of c.+10.1nT to +2.2nT.
5	Very strong positive, possible	Amorphous ovoid	Possible pit	Indicative of a cut feature with an unclear origin due to amorphous shape. Responses of c.+46.5nT to +28.7nT.
6	Weak positive, possible	Curvi-linear	Possible ditch	Indicative of a discrete cut linear feature or possible ditch. Possibly associated with anomaly group 3. Responses of c.+8.5nT to +1.5nT.
7	Weak positive, possible	Fragmented bent linear	Probable historical boundary	Indicative of a discrete cut feature such as a ditch. Matches with a boundary on historic mapping. Responses of c.+6.4nT to +1.7nT.
8	Moderate positive to weak negative, probable	Parallel linears	Possible ditch with raised ground	Indicative of a cut feature with possible flanking raised ground to the side, any raised ground immediately to the north may be obscured by the proximity of the metallic fencing. Responses of c.+19.5nT to -9.7nT.
9	Very weak positive to very weak negative, probable	Linear with bordering areas	Possible ditch with raised ground	Indicative of a cut feature such as a ditch, with possible raised ground immediately to the north. Likely associated with anomaly group 4. Responses of c.+4.6nT to -4.6nT.
10	Weak positive to weak negative, probable	Fragmented bent parallel linears	Probable historical boundary ditch and bank	Indicative of a discrete cut feature such as a ditch. Matches with a boundary on historic mapping. Responses of c.+7.8nT to -5.1nT.
11	Moderate positive to weak negative, probable	Fragmented parallel linears	Probable historical boundary ditch and bank	Indicative of a discrete cut feature such as a ditch. Matches with a boundary on historic mapping. Responses of c.+11.6nT to -9.4nT.
12	Weak mixed response, possible	Amorphous area	Geological response or large cut area	Indicative of a possible geological feature, or a cut feature resulting in a high geological response. Responses c.+9.2nT to -5.8nT.

3.5.5 DISCUSSION

The survey identified twelve groups of anomalies. Cartographic and visual sources supporting the discussion and comments can be found above and in Appendices 2-3. Figure 12 shows the geophysical survey data superimposed upon the 1840 tithe map, showing the probable evidence of features seen within the historic mapping.

Groups 1 (+18nT to +2.2nT) and 2 (+13.6nT to +1.7nT) are moderate positive curvi-linears, appearing as probable concentric circular ditches. HER feature MDV29194 is listed as 'Newton Tracey Fortlet'; the geophysical survey results match the described location of adjacent to the church and on the summit of the hill immediately east of Newton Tracey. This feature was identified as cropmarks in 1984, but could not be seen from the ground. Anomaly groups 1 and 2 are likely representative of the enclosure ditches of the possible Roman Fortlet.

Groups 3 (+6nT to +1.3nT) and 6 (+8.5nT to +1.5nT) are weak positive thin linears indicative of discrete cut features such as ditches.

Groups 4 (+10.1nT to +2.2nT) and 9 (+4.6nT to -4.6nT) are moderate and weak positive to very weak negative linears, likely related. Anomaly group 4 appears to be a continuation of anomaly group 9. Indicative of a cut feature with raised ground to either side, such as a ditch and slight banks.

Group 5 (+46.5nT to +28.7nT) is a strong positive amorphous ovoid feature, possibly representative of a pit; the strength of response and amorphous shape make an archaeological origin less likely.

Group 7 (+6.4nT to +1.7nT) is a weak positive bent linear, indicative of a discrete cut feature. This feature matches the location of the boundary between plots 62 and 31, meaning that it likely represents a previous field boundary present during the 19th and early 20th centuries.

Group 8 (+19.5nT to -9.7nT) is a moderate positive to weak negative parallel linear, similar in form to anomaly groups 4 and 9; indicative of a cut feature such as a ditch.

Groups 10 (+7.8nT to -5.1nT) and 11 (+11.6nT to -9.4nT) are weak positive to weak negative and moderate positive to weak negative parallel linears; anomaly group 10 is bent at a roughly 90 degree angle. Both of these features match boundaries visible on the 1840 Tithe mapping of the area, corresponding to boundaries between plots 29, 30, 31, 60 and 62. Anomaly group 11 likely represents a field boundary present during the 19th and early 20th centuries; the field boundary corresponding to anomaly group 10 appears to have been removed in the second half of the 19th century.

Group 12 (+9.2nT to -5.8nT) is a weak mixed response, the irregular form and variable readings indicate an area of geological response; likely due to close to surface geology where there is a dip in the ground level. Due to its location this may be related to an archaeological feature but the form of this anomaly group does not suggest that.



FIGURE 8: VIEW ALONG THE SOUTHERN EXTENT OF THE PLANNING AREA; VIEWED FROM THE SOUTH EAST.



FIGURE 9: VIEW CROSS THE SITE TOWARDS THE CHURCH; VIEWED FROM THE EAST.

3.6 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

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

Based on the results of the desk-based assessment and the geophysical survey, and due to the proximity of the cropmarks (possible Roman fortlet), the archaeological potential of the survey area would appear to be *high*. The significance of the archaeological remains that the geophysical survey did identify – possible Roman fortlet, and previous field boundaries – is high, although that within the actual development footprint appears to be largely an area of lower potential, away from the enclosure. However, the proposed access will run over the outer (of the identified) enclosure ditches. This may provide an opportunity to understand the significance of the monument, by providing a small sample section through the defences which could provide dating evidence, etc.

As such further pre- or post- determination archaeological works on this site will be required to determine the age, survival and significance of the identified anomalies, as well as test the validity of the geophysical results.

TABLE 4: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Unidentified archaeological features	U/D	Onsite	Unknown	Major	Variable	Negligible up to Negative/Moderate
Possible Roman fortlet/ prehistoric enclosure	U/D	Onsite/ adjacent	High to moderate	Minor	Potentially moderate	Negligible up to Negative/Moderate
Removed historic field boundaries	U/D	>10m	Moderate	Minor	Slight	Negative/Minor
<i>After mitigation</i>			Low	Slight	Variable	Negligible

FIELD ADJACENT TO THOMAS A BECKET CHURCH, NEWTON TRACEY, DEVON



FIGURE 10: SHADE PLOT OF GRADIOMETER SURVEY DATA; MINIMAL PROCESSING. THE SITE IS OUTLINED WITH A DASHED BLACK LINE.

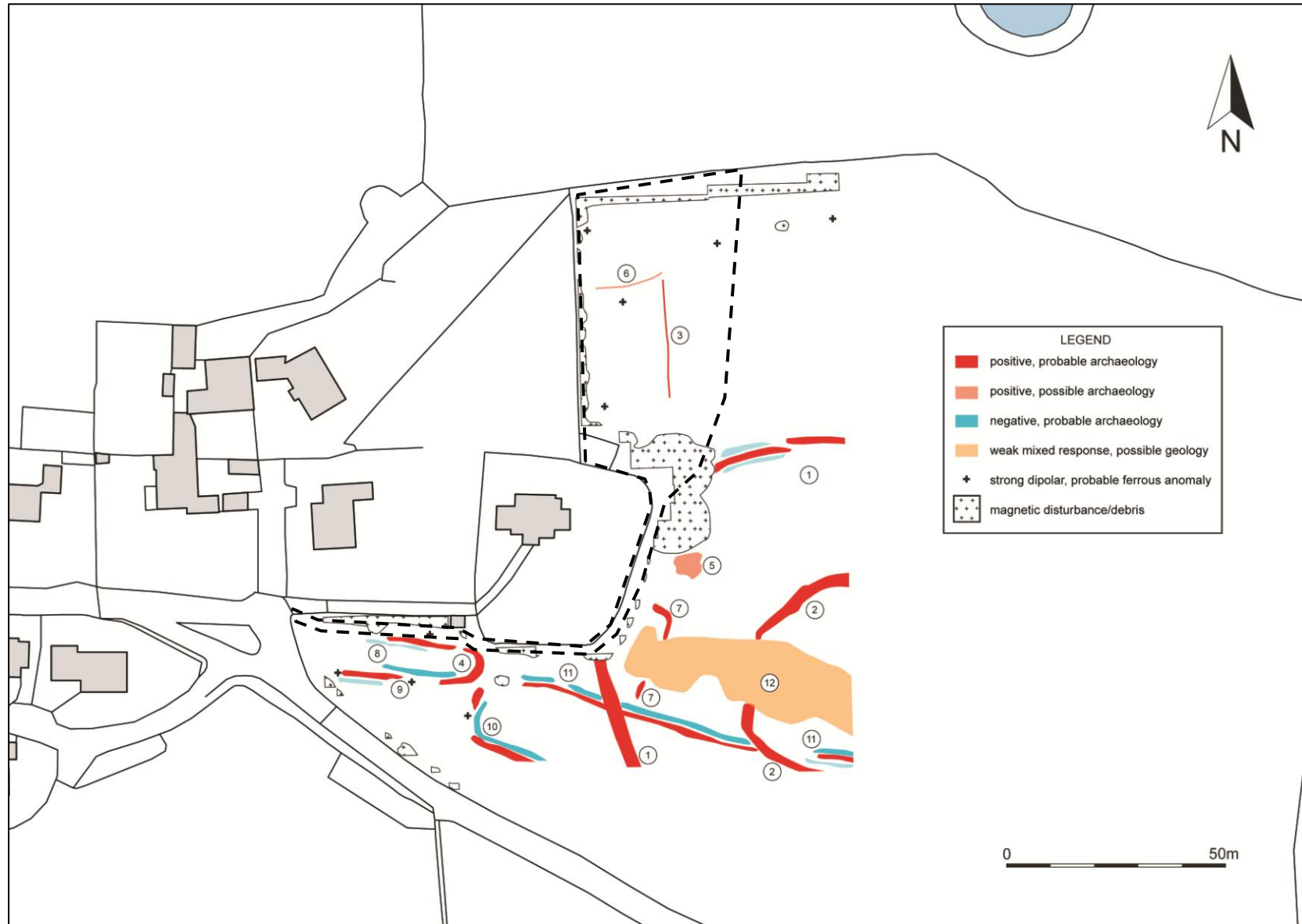


FIGURE 11: INTERPRETATION OF GRADIOMETER SURVEY DATA. THE SITE IS OUTLINED WITH A DASHED BLACK LINE.



FIGURE 12: INTERPRETATION OF GRADIOMETER SURVEY DATA. THE SITE IS OUTLINED WITH A DASHED BLACK LINE.

4.0 INDIRECT IMPACTS

4.1 STRUCTURE OF THE ASSESSMENT

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

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

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

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

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

4.2 QUANTIFICATION

The size of the proposed development would indicate a search radius of 1km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced.

There are only a few relevant designated heritage assets in the local area: one GII Listed structure (Newton Barton and South Barton), the possible Roman Fortlet, and a GII* listed structure (St Thomas a Becket's Church). There are an additional 12 Listings within 1km, mainly GII buildings.

There are no Registered Parks and Gardens, World Heritage Sites, Conservation Areas or Battlefields within this area.

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

- Category #1 assets: St Thomas a Becket Church
- Category #2 assets: Listed Gravemarkers within the churchyard of St Thomas a Becket, Newton Barton and South Barton
- Category #3 assets: Additional listings within the 1km search area

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.3.1 CHURCHES AND PRE-REFORMATION CHAPELS

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

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

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

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

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

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

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

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

What is important and why

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

<i>Asset Name:</i> Church of St Thomas a Becket	
<i>Parish:</i> Horwood, Lovacott and Newton Tracey	<i>Value:</i> High
<i>Designation:</i> GII*	<i>Distance to Development:</i> c.10m
<p><i>Summary:</i> Listing: Parish church. C13 fabric to chancel and nave, the latter remodelled in C15 when the tower was added. Restored 1867-8 by R. D. Gould, when the C13 north aisle was entirely rebuilt. Roughly coursed stone with ashlar dressings. Slate roofs with coped gable end to chancel with kneeler gablets and apex cross. West tower, nave, chancel and north aisle. West tower of 3 stages, unbuttressed with embattled parapet. 4-centred arched heads to 2-light bell-openings on each face, 1 of the lights infilled to each side, with louvres to the other. Single semi-circular headed light with slate louvres to east side, second stage, under continuous dripmould. Perpendicular C15 west window of 3 trefoil-headed lights with iron stanchions and saddle bars above round-arched west doorway with roll-cavetto moulded surround with rams horns stops to the base of the jambs. Small shield above and crests to the labelled hoodmould. Gabled south porch with wrought iron apex cross and pointed arched inner and outer doorways, that to inner doorway has hollow-moulded surround and pyramid stops to the base of the jambs. Perpendicular pointed arched 3-light window to right with hoodmould. 2 lancets to chancel south side and single lancet to north side, rebuilt in C19. C19 3-light stepped lancet window at east end. C19 2 trefoil-headed light window to vestry east side and C19 lancets, 2 of 2 lights and 1 single light to north aisle. 2-light lancet at west end of north aisle with quatrefoil traceried head. Interior: unmoulded pointed arch arcade of 2 bays with central circular pier. C19 ceiled waggon roof to nave and single triple-roll moulded arch braced truss to ceiled chancel roof with medieval wall plates with carved decoration. Steeplly pointed unmoulded chancel arch. C19 shoulderheaded piscina to north wall of chancel. Some medieval Barnstaple floor tiles remain in north aisle. C19/C20 nave furnishings. C13 font of block-capital shape with stiff-leaf decoration at the corners and cable moulding to the waist. Stained glass to east window, 1901, and to south nave window to John Dennis of Kennacott killed Flanders 1914.</p> <p>There are 7 GII listings for 8 individual headstones within c. 10m of the church; the listings are as follows:</p>	

- Pair of gravestones. 1780. Stone shaped head and incised scrolling decoration to headstone, and shaped head to stone at foot of grave with weathered verse. headstone records deaths of Elizabeth Mill died 1780 and Robert Mill died 1803, daughter and son of Hugh and Elizabeth Mill.
- Headstone. 1831. Slate, straight-headed scalloped decoration to the corners with encircling verses 'Blessed are the dead/who die in the Lord'. Inscription to Elizabeth wife of John Clark Jun. died 1831 with verse below Weep not for me my Husband dear Nor fret within your breast etc.
- Headstone. 1841. Slate. Shaped head with floriated decoration to the centre of the head and scalloped corners with encircling verse. ' In the morning it is green and groweth up but in the evening it is cut down dried up and withered'. Inscription records death of Elizabeth Apps Westacott died 25th February 1841 and Maria Westacott died 1842 with respective verses.
- Headstone. 1734. Shaped head with skull in low relief above inscription. 'Here lyeth the body of Mary wife of Thomas Snow, daughter of William and Rebecca Thorne died 1734'.
- Headstone. 1805. Slate. Shaped-head. Angel's bust above inscription recording death of John Priscott in 1805.
- Grave slab. 1750. Slate. Rectangular. Inscription to Susannah wife of Thomas Mear of Bideford died 1750, Thomas Mear died 1780 and their son John died 1781 and daughter Hester died 1782.
- Headstone. 1704. Stone. Shaped head with angels bust above weathered inscription, name of deceased not legible but died 1704.

Conservation Value: Listed for its historical, communal and architectural value, but also valued for its aesthetic appearance and churchyard setting.

Authenticity and Integrity: The church and yard appears to be in good condition, with elements remaining from the 13th and 15th centuries. The church was restored in the 19th century, but retained a lot of the earlier features and its function, maintaining the authenticity and much of its architectural integrity.

Setting: The church is located within a small churchyard located on the eastern extent of Newton Tracey, at the limit of the settlement. The churchyard contains seven listings for gravestones. The boundary of the churchyard is mostly short and managed, with trees along the western side, and a couple along the south-eastern section of the boundary. The churchyard mostly sits within a larger semi rounded field which covers the apex of the hill. The surrounding fields are mostly pasture with some arable. There is potential intervisibility between the church tower and All Saints church at Alverdiscott to the south-west.

Contribution of Setting to the Significance of the Asset: The church stands in a fairly elevated location overlooking the valley that drops down to the south, giving long views of the church and tower within the landscape, primarily from the south and east. The potential intervisibility with All Saints church is notable. The tower and churchyard is partially concealed by the mature deciduous trees to the west, which fosters a liminal boundary between the church and settlement; though this is much less clear during the winter when the church features more prominently within the landscape. The immediate setting of the churchyard and an empty field beyond that serves to highlight the church and churchyard as a functioning and still used feature associated with Newton Tracey.

Magnitude of Effect: The proposed development would be located immediately to the north-east of the churchyard. There are likely to be clear views to the site, with very little screening. The access route wraps around the churchyard wall, divorcing it from the immediacy of the rural landscape. Meaningful views of the church in its landscape would be affected by the proposed build, especially elevated views from the south; which would now include the church set within the new extent of the settlement and not as an edge-of-settlement feature. The access track running around the south side of the church may also encourage further development, further enclosing the church and cutting it off from the landscape. The impact could be reduced if access to the proposed site was along the northern side of the church, where existing buildings and access do/have existed, and making the rest of the site less amenable to further development for houses, garages, parking, etc.

Magnitude of Impact: High value assets and Moderate = Moderate; would reduce to negative/minor with a shorter alternative access route from the west-north-west of the church.

Overall Impact Assessment: **Negative/Moderate.**

4.3.2 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 housing 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 could be less pronounced.

What is important and why

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

Asset Name: Newton Barton and South Barton	
<i>Parish:</i> Horwood, Lovacott and Newton Tracey	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.90m
<p><i>Summary:</i> Listing: Former manor house. C16 with probably earlier origins remodelled and extended in late C16/early C17. Painted rendered stone and cob. Asbestos slate roof with gable ends. Lateral front hall stack with brick shafts and offsets. Brick stack at right end and to gable end of front wing. Lateral rear brick stack enclosed in outshut heating parlour. 3-room and through-passage plan, the through-passage later converted to lobby entry. The parlour end also appears to have been entirely rebuilt in the late C16 or early C17 when a short front wing was added to it. 2 storey dairy extension to rear of hall, probably C17 but largely rebuilt in C20. 2 storeys 4-window range. Two 2-light casements at right end, 6 panes per light above three 2-light casements, 3 panes per light and two 2-light casements 2 panes per light to right. Plank door to lobby entry with C18 timber canopy supported on moulded timber brackets. To left of hall stack is a C19 3-light casement 3 panes per light above a stone cavetto mullion window of three 4-centred arched lights. Parlour end has a C17 2-light ovolo mullion window, above similar window of 4 lights, 2 panes per light. Left gable end has asymmetrical fenestration of variously paned sashes. Interior: inner room has decorative plasterwork cornice on 2 walls with trailing foliated decoration and incorporating central achievement said to be Bellew crest, with shield, helm and crest of slender arm grasping a chalice pouring water into a basin. Wide chamfered ceiling beam and run-out stops to each chamfered joist. Tudor 4-centred arched doorway with chamfered surround and plain spandrels. Hollow step-stopped chamfered ceiling beams and bressumers to hall with a C17 stop-chamfered door surround to rear dairy extension and C18 joinery to large cupboard recess to left, probably inserted in former doorway to stair turret, which was moved probably at that date to the outshut to rear of parlour. Chamfered ceiling beams to room to right of lobby entry. Stop-chamfered door surrounds to principal chamber over hall and to chamber over C17 wing. Roof structure over hall and room to right of lobby entry appears to have been replaced in late C17 with 3 trusses with straight principals, lap-jointed collars and two tiers of threaded</p>	

<p>purlins and ridge purlin. Solid cob wall rises to apex between hall and parlour end, over which there is a single truss, set lower than the replacement trusses, with threaded purlins and ridge purlins and morticed and tenoned cranked collar, with a similar arrangement over the front-wing, the truss with short curved feet. No sign of smoke-blackening.</p>
<p><i>Conservation Value:</i> It retains elements of multiple development phases and was Listed for its architectural value and historical value as a focal point within Newton Tracey. Partial group value with extensions and nearby associated structures, though this is diminished with nearby modern development and changes to structure.</p>
<p><i>Authenticity and Integrity:</i> The present house dates to the 16th century with remodelling in the 17th century with later changes; an extension was mostly rebuilt in the 20th century. The exterior appears little changed and remains as a residential property.</p>
<p><i>Setting:</i> Set towards the eastern end of the village, close to St Thomas a Becket church. Now enclosed to the east by a couple of modern houses. A tall wall blocks views to the east, including much of the church and proposed development site. The house is set back from the road with some associated agricultural buildings surviving, but most having been replaced by modern houses.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> With modern development to the east some of the original setting of the asset has been lost, views of and from the house are limited, especially towards the east due to the high wall.</p>
<p><i>Magnitude of Effect:</i> Any views between the house and the proposed development site are likely to be blocked by existing housing to the east, or the trees in the ground of the church. The tall wall at the eastern extent of the property creates a further boundary blocking the line of sight to the development area, meaning a low possibility of intervisibility from upper floors.</p>
<p><i>Magnitude of Impact:</i> Medium value assets and Negligible = Slight.</p>
<p><i>Overall Impact Assessment:</i> Negligible.</p>

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

The proposed site would be constructed within the *3A: Upper Farmed Wooded Valley Slopes* Landscape Character Type (LCT):

- This LCT is characterised by a strongly undulating landform of rolling hills and farmland cut by tributary streams feeding into the main river valleys. The landscape is mostly pastoral, with some arable fields on higher slopes, with a strong pattern of medium-scale fields of medieval and post-medieval origin, enclosed by Devon hedges. Thick hedges with frequent hedgerow trees are found more on valley slopes, interlinked with small woodlands as well as occasional small blocks of coniferous plantations. Historic settlements are clustered on or near hilltops

with farmsteads dispersed across the area. Square church towers form strong local landmark features within the rolling hills, there is also a strong local vernacular of slate roofed and whitewashed, white/cream rendered or exposed stone cottages. New elements introduced into this visual landscape will be conspicuous. The construction of a new building, albeit in an elevated location, is not wholly out of character for a historic village, but the location in relation to the Church, which currently stands on the edge of the settlement, makes the site more prominent. On that basis the impact is assessed as **negative/minor**.

4.3.4 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.

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

4.3.5 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

An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. The principal issue for this development is the effect on the Church of St Thomas a Becket; this building appears to be in good condition, having recently undergone repairs. The proposed development would have a negative impact upon its setting, slightly impinging in views within the landscape, the access to the site also setting precedent for further development and therefore further degradation of the setting of the church. With that in mind, an assessment of **negative/moderate** is appropriate.

TABLE 5: SUMMARY OF INDIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Church of St Thomas a Becket	GII*	>10m	High	Moderate	Moderate/Large	Negative/Moderate
Newton Barton and South Barton	GII	c.90m	Moderate	Negligible	Neutral/Slight	Negligible
Shaddicks Cottage	GII	c.300m	Moderate	Negligible	Neutral	Negligible
Kennacott Farmhouse	GII	c.800m	Moderate	Negligible	Neutral/Slight	Negligible
Hoopers Gardens	GII	c.250m	Moderate	Negligible	Neutral	Negligible
Wall to Quaker Burial	GII	c.275m	Moderate	Negligible	Neutral	Negligible
Tennacott Farmhouse	GII	c.900m	Moderate	Negligible	Neutral	Negligible
Loverings	GII	c.270m	Moderate	Negligible	Neutral	Negligible
Lovacott School Chapel	GII	c.1km	Moderate	Negligible	Neutral	Negligible
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Minor/Moderate	Moderate	Negative/Minor
Aggregate Impact	n/a	n/a	-	-	-	Negligible
Cumulative Impact	n/a	n/a	-	-	-	Negative/Moderate

5.0 CONCLUSION

The site is located c.6.75 km south-west of Barnstaple in the civil parish of Horwood, Lovacott and Newton Tracey. The proposed site is located on the eastern edge of the settlement of Newton Tracey, immediately north-east of the church and churchyard of St Thomas a Becket. There is documentary evidence for a settlement of Newton Tracey from 1066, with the earliest known features of the church dating to the 13th century. The church and adjacent manor are located on one side of a large ovoid enclosure; this could be an early medieval manorial enclosure, or perhaps the outer works of the cropmark enclosure noted in the field immediately to the east, recorded as a possible Roman Fortlet or signal station.

The geophysical survey undertaken identified several geophysical anomalies of archaeological interest, including the ditches of the Roman Fortlet. Based on the results of this survey, the 'Fortlet' is probably a Late Prehistoric multi-vallate enclosure. Relict historic field boundaries and a small number of other features of unknown age or value were also identified. Most of the significant anomalies are not located within the proposed development site, although the planned access route would cross several, including the outer enclosure ditch. On the basis of the geophysical survey the archaeological potential of the site appears to be **medium/high**, and the proposed development will have a **negative/moderate** impact on the buried archaeology.

In terms of indirect impacts, most of the designated heritage assets within the wider area are located at such a distance or location to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The proposed development is unlikely to be particularly visible within the landscape as it is located behind the brow of the hill. However, there is likely to be an appreciable and cumulative impact upon the setting of the church of St Thomas a Becket (**negative/minor to moderate**), as it would no longer be the eastern limit of the settlement, and its visual prominence would be affected.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor to moderate**. The impact of the development on the buried archaeological resource would be **permanent** and **irreversible**.

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https://www.thegenealogist.com/search/advanced/landowner/tithe-records/?fn_ph=ph&sn=&sn_ph=ph&county=Devon&parish%5B%5D=Newton+Tracey&plan_no=&organisation=&a=Search

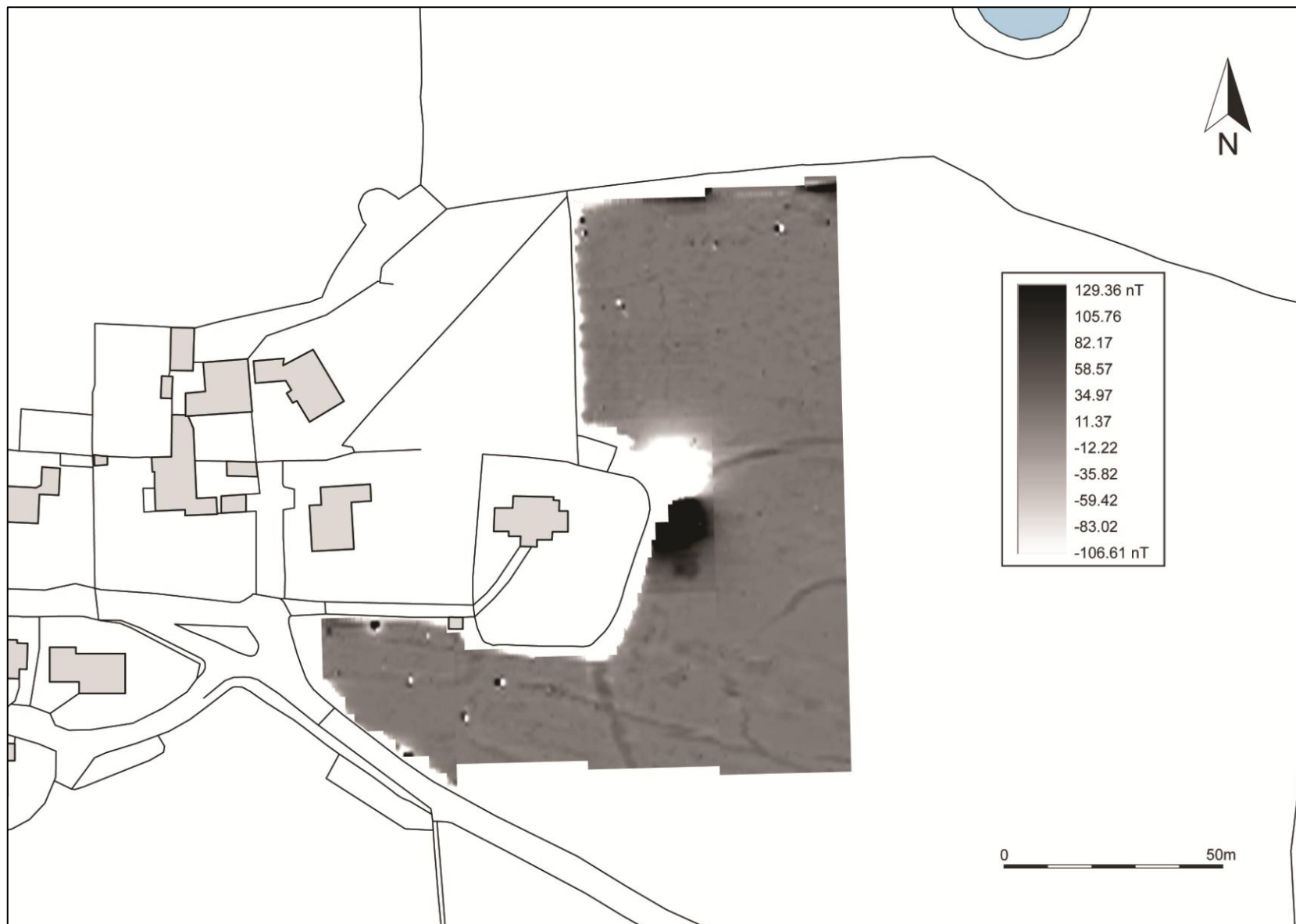
Maps:

- British Library* 1804 Roborough map
- Newton Tracey tithe map and apportionment 1836-1929
- National Library of Scotland* - Ordnance Survey First Edition 25 Inch Map
- National Library of Scotland* - Ordnance Survey Second Edition 25 Inch Map

APPENDIX 1: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY



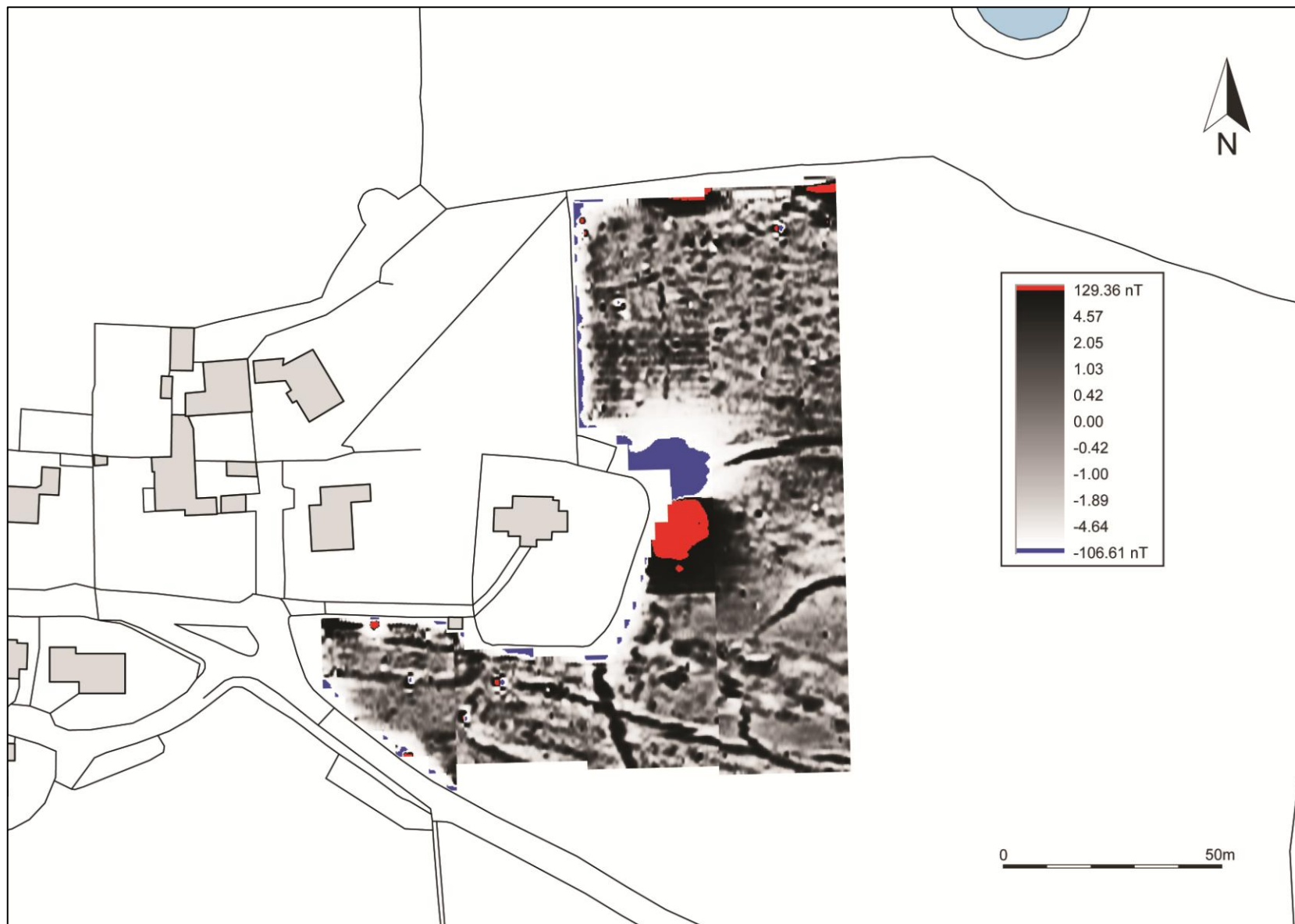
GEOPHYSICAL SURVEY GRID LOCATION AND NUMBERING.



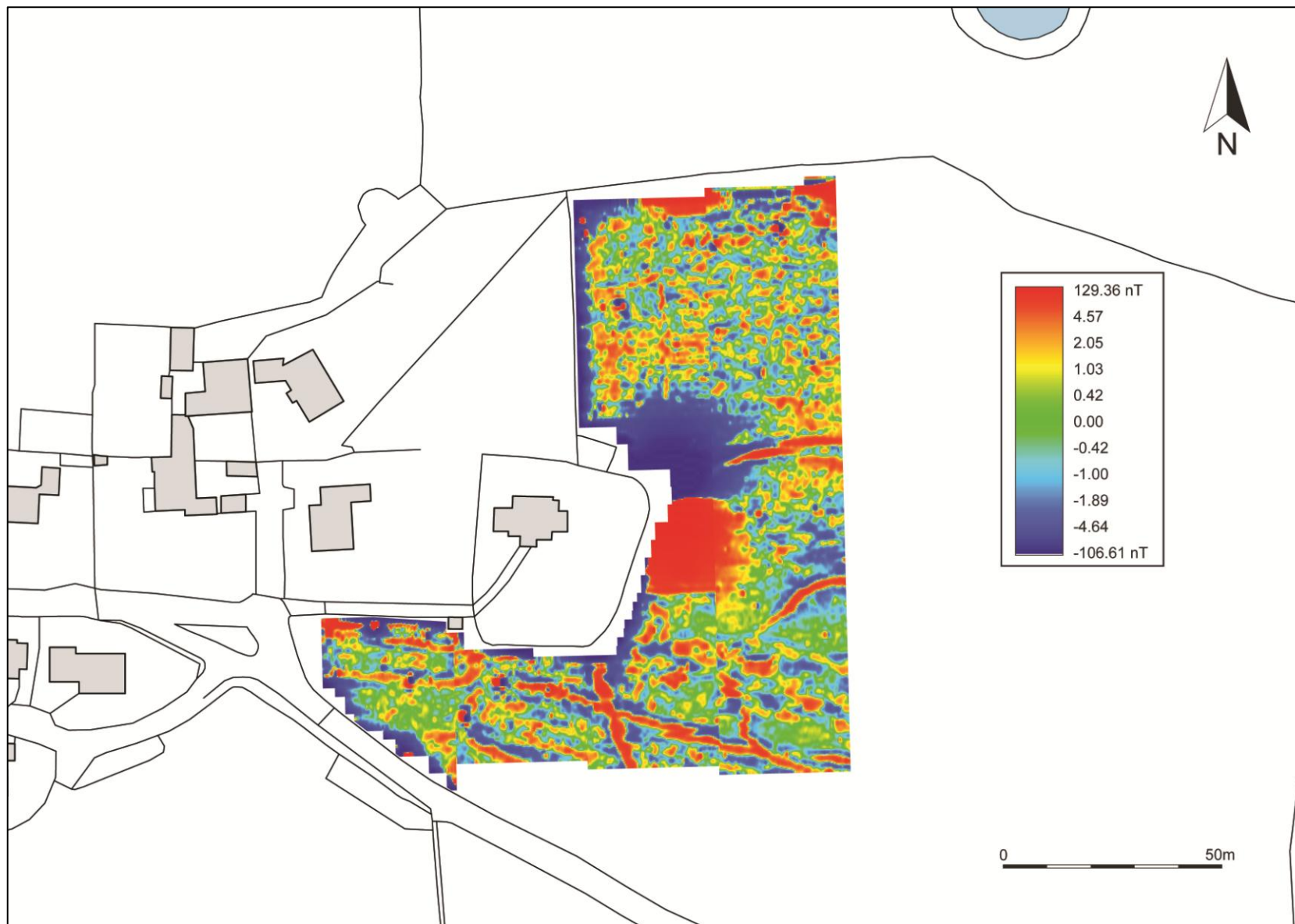
SHADE PLOT OF GRADIOMETER SURVEY DATA; GRADIATED SHADING.



SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; 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: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

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

National Policy

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

Paragraph 128

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 129

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

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

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

Cultural Value – Designated Heritage Assets

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

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of ‘architectural merit’ were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient*

Monuments and Archaeological Areas Act a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19th century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals.

Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

Conservation Areas

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

Scheduled Monuments

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

Registered Parks and Gardens

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

Registered Battlefields

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning

system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to ‘read’ the battle on the ground.

World Heritage Sites

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: ‘Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity’. These sites are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

Value and Importance

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

TABLE 6: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

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

Concepts – Conservation Principles

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

Evidential Value

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

Historical Value

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

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

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

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

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

Aesthetic Value

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

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

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

Communal Value

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

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

Authenticity

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

Integrity

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

Summary

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

Setting – The Setting of Heritage Assets

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

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

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

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

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

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

Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland. Together, these determine the character and extent of the setting.

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

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

Views

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

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

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

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;

- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

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

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 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 2 (below).

Type and Scale of Impact

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

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

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

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

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

Scale of Impact

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

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 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 7: 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	A 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 or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 8: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

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

TABLE 9: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.

<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 10: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

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

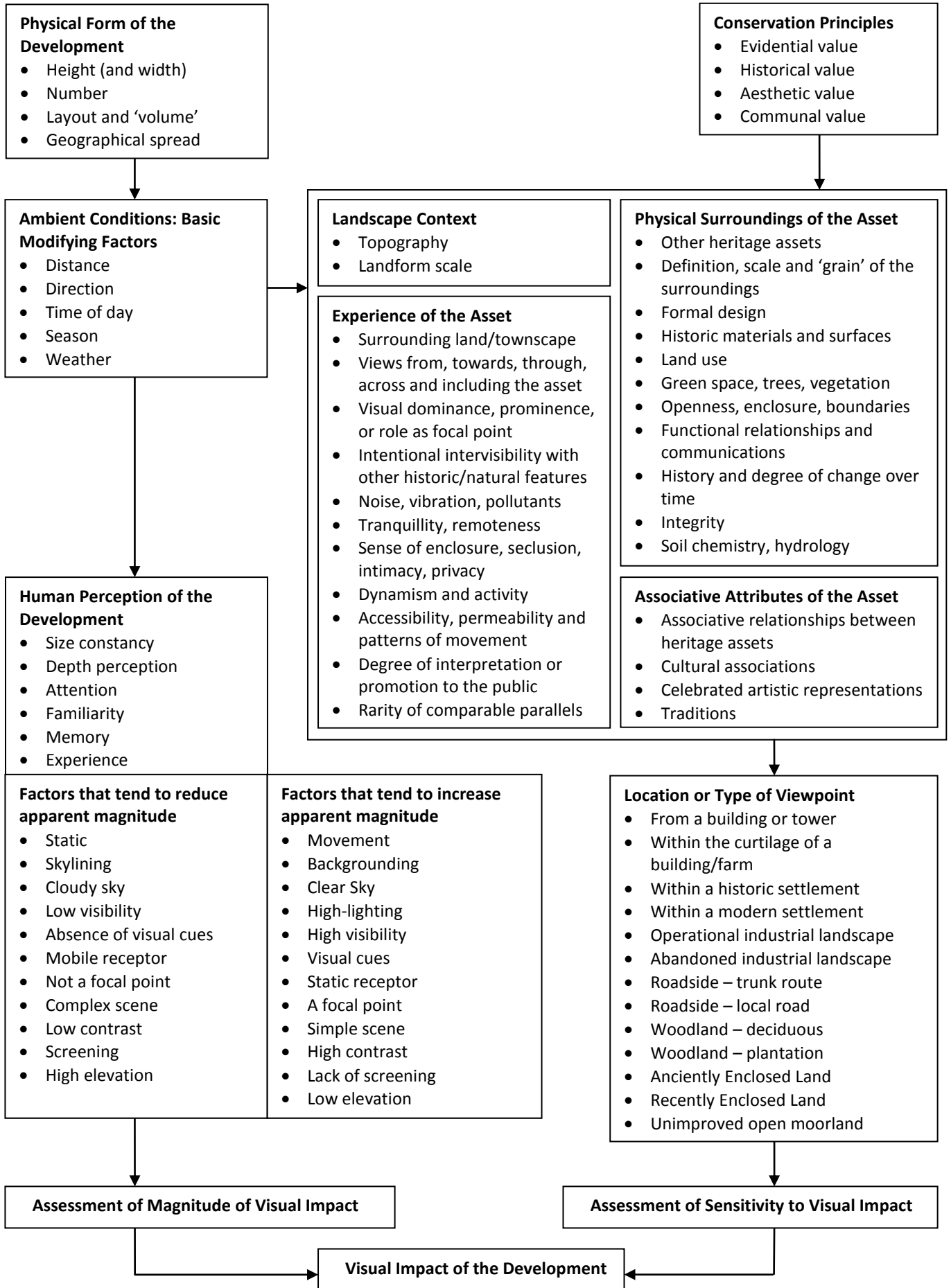


TABLE 11: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 3: SUPPORTING PHOTOGRAPHS - WALKOVER



VIEW FROM THE ENTRANCE TO THE SITE TOWARDS THE CHURCH; VIEWED FROM THE WEST.



VIEW OF THE SOUTH-EAST CORNER OF THE CHURCHYARD; VIEWED FROM THE SOUTH-EAST.



VIEW ACROSS THE SURVEY AREA TOWARDS THE CHURCH TOWER; VIEWED FROM THE EAST.



VIEW ACROSS THE SOUTHERN PART OF THE PLANNED DEVELOPMENT AREA; VIEWED FROM THE EAST.



VIEW OF THE NORTHERN BOUNDARY OF THE PLANNED DEVELOPMENT AREA; VIEWED FROM THE SOUTH-EAST.



VIEW ACROSS THE PLANNED DEVELOPMENT AREA TOWARDS THE CHURCH TOWER; VIEWED FROM THE NORTH-NORTH-EAST.



VIEW ACROSS THE PLANNED DEVELOPMENT AREA TOWARDS THE CHURCH TOWER; VIEWED FROM THE NORTH.



VIEW OF CHURCHYARD OVER BOUNDARY; VIEWED FROM THE NORTH.



CLOSE VIEW OF NORTHERN SECTION OF CHURCHYARD BOUNDARY; VIEWED FROM THE NORTH-EAST.



VIEW OF THE MAIN CHURCHYARD AREA; VIEWED FROM THE WEST.



VIEW OF THE CHURCH AND THE WESTERN BOUNDARY OF THE CHURCHYARD; VIEWED FROM THE SOUTH.



VIEW ACROSS THE CHURCHYARD; VIEWED FROM THE NORTH.



VIEW OUT FROM THE CHURCHYARD; VIEWED FROM THE WEST.



VIEW OUT FROM THE CHURCHYARD TOWARDS THE PROPOSED DEVELOPMENT SITE; VIEWED FROM THE SOUTH.



VIEW FROM THE CHURCH TOWARDS THE VILLAGE, SHOWING THE MODERN DEVELOPMENT; VIEWED FROM THE EAST.



VIEW OF DOOR SET INTO CHURCH TOWER; VIEWED FROM THE WEST.



VIEW OF NEWTON BARTON AND SOUTH BARTON; VIEWED FROM THE SOUTH.



VIEW OF THE WALL AT THE EASTERN EXTENT OF NEWTON BARTON AND SOUTH BARTON; VIEWED FROM THE SOUTH.



VIEW OF THE CHURCH TOWER FROM C.200M NORTH OF WEST PRISTACOTT FARM; VIEWED FROM THE EAST.



VIEW OF THE CHURCH TOWER FROM PRISTACOTT WEST; VIEWED FROM THE EAST.



VIEW OF THE CHURCH AND NEWTON TRACEY FROM C.40M WEST OF NEW KENNACOTT; VIEWED FROM THE SOUTH-WEST.



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