

LAND AT KILLINGTON FARM
PARRACOMBE
NORTH DEVON
EXMOOR

Results of a Heritage Impact Assessment



South West Archaeology Ltd. report no. 200204



www.swarch.net

Tel. 01769 573555
01872 223164

Land at Killington Farm, Parracombe, North Devon, Exmoor

Results of a Heritage and Archaeological Assessment

By E. Wapshott & B. Morris
Draft issued: 5th February 2020
Finalised: 10th February 2020

Work undertaken by SWARCH for CAD Architects

SUMMARY

This report presents the results of a heritage and archaeological assessment carried out by South West Archaeology Ltd. for land at Killington Farm, Parracombe, Exmoor, as part of a pre-determination submission in advance of the proposed installation of a telecommunications mast, substation and associated works.

The proposed site lies within the parish of St. Petrock of Parracombe in the historic Hundred of Shirwell. The site lies on the southern edge of what was once an area of unenclosed moorland called South Down, most of which is now attached to the former hamlet of Killington. The Down contains the remains of an extensive relict fieldsystem of probable medieval date; former hedgebanks within this system were used to define the parish boundary between Martinhoe and Parracombe. North-east of the site stands Beacon Castle, an Iron Age univallate enclosure associated with a second, less well-defined enclosure and possible hut circles. A large block of fields to the south of the Down were listed as Newberries in 1840, the berries/burh place-name probably referencing the Iron Age enclosure above.

As is readily apparent, the site lies within an area of high archaeological potential based on the density of the Prehistoric assets and medieval fieldsystem in the immediate area, as well as the possible evidence for post-medieval mining activity. The impact on the buried archaeological resource would be permanent and irreversible. However, possible harm can be mitigated through an appropriate programme of archaeological monitoring.

*In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from the dramatic natural topography. The majority of the assets which lie in close proximity and were considered in detail in this assessment would be relatively unaffected by the proposed development (**neutral to negligible**); the most pronounced impact would be on the scheduled monument Beacon Castle and to a lesser extent Voley Castle, and in particular the visual link between these two assets (**negligible to negative/minor**). The impact of the proposed development on the historic landscape, and its cumulative and aggregate impact, will be limited (**negligible**).*



February 2020

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

CONTENTS

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGMENTS</i>	4
<i>PROJECT CREDITS</i>	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL BACKGROUND	5
1.4 ARCHAEOLOGICAL BACKGROUND	5
1.5 METHODOLOGY	6
2.0 HERITAGE IMPACT ASSESSMENT	7
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	7
2.2 NATIONAL POLICY	7
2.3 LOCAL POLICY	7
2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS	8
3.0 DIRECT IMPACTS	9
3.1 STRUCTURE OF ASSESSMENT	9
3.2 HISTORICAL SUMMARY	9
3.3 CARTOGRAPHIC SOURCES	9
3.4 ARCHAEOLOGICAL BACKGROUND	11
3.4.1 PREHISTORIC (4000BC - AD43) AND ROMANO-BRITISH (AD43 – AD409)	12
3.4.2 EARLY MEDIEVAL AD410 – AD1065	12
3.4.3 MEDIEVAL AD1066 - AD1540	12
3.4.4 POST-MEDIEVAL AND MODERN AD1540 – PRESENT	13
3.5 LIDAR	14
3.6 SITE DESCRIPTION AND WALKOVER	14
3.7 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY	18
4.0 INDIRECT IMPACTS	20
4.1 STRUCTURE OF THE ASSESSMENT	20
4.2 QUANTIFICATION	20
4.3 ZONE OF THEORETICAL VISIBILITY (ZTV)	22
4.4 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	23
4.4.1 FARMHOUSE AND FARM BUILDINGS	23
4.4.2 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS	24
4.4.3 PREHISTORIC SETTLEMENTS	31
4.4.4 HISTORIC LANDSCAPE	34
4.4.5 AGGREGATE IMPACT	35
4.4.6 CUMULATIVE IMPACT	35
5.0 CONCLUSION	37
6.0 BIBLIOGRAPHY & REFERENCES	38

LIST OF FIGURES

COVER PLATE: View of the proposed site of the communications mast at Killington Farm, near Parracombe.

FIGURE 1: SITE LOCATION.	6
FIGURE 2: EXTRACTS FROM THE PARRACOMBE AND MARTINHOE TITHE MAPS C.1842.	10
FIGURE 3: EXTRACT FROM THE 1888 (SURVEYED 1886-87) 1 ST EDITION OS 6" MAP.	10
FIGURE 4: EXTRACT FROM THE REVISED 1905 (SURVEYED 1904) 2 ND EDITION OS 25" MAP.	11
FIGURE 5: SITES AND MONUMENTS WITHIN 1KM.	12
FIGURE 7: THE END OF THE MADE TRACK THAT PROVIDES ACCESS TO THE MAST SITE.	16
FIGURE 8: SEVERAL OTHER MASTS, A SUBSTATION AND ANTENNAE, SET ON THE FENCED WASTE GROUND AROUND THE QUARRY.	16
FIGURE 9: VIEW OF THE TRACTOR RUTS THAT RUN ALONG THE SOUTHERN SIDE OF THE FIELD.	17
FIGURE 10: VIEW OF THE PROPOSED SITE OF THE MAST ON AN WEST-NORTH-WEST FACING SLOPE; VIEWED FROM THE NORTH.	17
FIGURE 11: THE POSSIBLE LODE WORKING ON THE SLOPE JUST BELOW THE PROPOSED MAST SITE.	18
FIGURE 12: LOCATION MAP SHOWING THE PROPOSED SITE.	19
FIGURE 13: VIEWSHED ANALYSIS SHOWING THE DESIGNATED HERITAGE ASSETS THAT FALL WITHIN THE ZTV.	21
FIGURE 14: ZTV, AS ABOVE, PLOTTED AGAINST THE 1:50,000 OS MAP.	22
FIGURE 15: THE FARMSTEAD AT KILLINGTON FARM; FROM THE SOUTH-EAST.	24
FIGURE 16: THE GRADE II LISTED COURTYARD OF FARM BUILDINGS AT KILLINGTON; VIEWED FROM THE WEST-NORTH-WEST.	25
FIGURE 17: ST PETROCK'S CHURCH, THE ANCIENT PARISH CHURCH OF PARRACOMBE.	29
FIGURE 18: THE VIEW FROM THE CHURCHTOWN, DOWN INTO THE VILLAGE IN THE VALLEY BELOW.	30
FIGURE 19: BEACON CASTLE SHOWING THE LATER PARISH BOUNDARY BANK RUNNING TOWARDS IT.	33
FIGURE 20: VOLEY CASTLE, ANOTHER ENCLOSURE, ON THE OPPOSITE SIDE OF THE VALLEY; VIEWED FROM THE EAST.	34
FIGURE 21: LONG VIEW ACROSS THE HISTORIC LANDSCAPE SHOWING BOTH IRON AGE SCHEDULED MONUMENTS.	35
FIGURE 22: VIEW ACROSS PARRACOMBE VILLAGE, A CONSERVATION AREA; VIEWED FROM THE SOUTH-EAST.	36

LIST OF TABLES

TABLE 1: TABLE OF HER RECORDS.	13
TABLE 2: SUMMARY OF DIRECT IMPACTS.	18
TABLE 3: SUMMARY OF IMPACTS.	36
TABLE 4: THE HIERARCHY OF VALUE/IMPORTANCE.	41
TABLE 5: MAGNITUDE OF IMPACT.	46
TABLE 6: SIGNIFICANCE OF EFFECTS MATRIX.	46
TABLE 7: SCALE OF IMPACT.	46
TABLE 8: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.	46
TABLE 9: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT.	47

LIST OF APPENDICES

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY	39
APPENDIX 2: PHOTOGRAPHIC ARCHIVE	48

ACKNOWLEDGMENTS

CAD ARCHITECTS (THE AGENT)
THE CLIENT, FOR ACCESS

PROJECT CREDITS

DIRECTOR: DR. SAMUEL WALLS, MCIFA
FIELDWORK/PHOTOGRAPHY: EMILY WAPSHOTT
REPORT: EMILY WAPSHOTT; DR BRYN MORRIS ACIFA
EDITING: DR. SAMUEL WALLS, MCIFA; DR BRYN MORRIS ACIFA
GRAPHICS: DR. BRYN MORRIS, ACIFA; SEAN STEVENS; EMILY WAPSHOTT
ZTV: DR. BRYN MORRIS, ACIFA

1.0 INTRODUCTION

LOCATION:	LAND AT KILLINGTON FARM
PARISH:	PARRACOMBE
COUNTY:	DEVON
NGR:	SS 266219 145995 (MAST SITE)
SWARCH REF.	PKF20
PLANNING REF.	GDO19/11 KILLINGTON FARM

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by CAD Architects (the Agent) to undertake a heritage impact assessment for land south-west of Killington Farm, Parracombe, North Devon, in advance of the proposed installation of a telecommunications mast, substation and associated works. This work was undertaken in accordance with best practice, Exmoor National Park Authority guidance and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The proposed site lies 656m south-west of the Killington Farm and north-west of Parracombe (Figure 1). The site is located near the top of a north and north-west facing slope which forms the eastern side of the Heddon Valley at a height of c.262m AOD. The soils of this area are the well-drained fine loamy or fine silty soils over rock of the Manod Association (SSEW 1983); these overlie the Devonian Sandstone sedimentary bedrock layers, known as the Hangman Sandstone Formation (BGS 2020).

1.3 HISTORICAL BACKGROUND

The proposed site lies within the parish of Parracombe in the historic Hundred of Shirwell, having been held by the Barons of Barnstaple, noteworthy families are the St Albyns, Westons and Courtenays, who all had interests in the parish, with the Manor of Rowley being held by the ancient family of Lock (Lysons 1814). Parracombe appears in the Domesday Book as *Pedracomba*, possibly referring to a valley with an enclosure. Holwell Castle (MDE1056) is a remarkably complete small Norman motte and bailey guarding the Heddon valley. Rowley Barton (*Rodeleia*) and East and West Middleton (*Medland*) and Killington (*Cheneoltona*) are also Domesday Manors.

The ancient church of St Petrock, (13th century) Grade I Listed, sits in a churchtown settlement to the east of the main village, having been replaced in the 1800s by a new church built closer to the river crossing; the ancient church is maintained by the Church's Conservation Trust.

1.4 ARCHAEOLOGICAL BACKGROUND

The layout of the fields here largely relates to the post-medieval reclamation and enclosure of common land, overlying an earlier medieval and Prehistoric relict landscape. The Exmoor HER records an extensive medieval field system to the north of the site (MMO320; MDE20546; MDE11225). Along the high ground to the north-east and east there is a scheduled monument, Beacon Castle (MDE1022), as well as two other smaller adjacent enclosures (MMO321), with possible evidence for wider settlement in the form of Prehistoric hut circles. The parish boundary runs up and over the enclosure and is marked by boundary stones (MDE20933; MDE20644). The quarry site further to the east, now reused as a council compound for gritters etc, is also noted on the HER as it is on the 1888 and 1904 mapping, as both South Down Quarry and Beacon Quarry

(MDE21127). The surrounding landscape also contains heritage assets and place-name evidence for widespread early medieval settlement (e.g. Killington/*Cheneoltona*).

1.5 METHODOLOGY

This work was undertaken in accordance with best practice. The heritage 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, revised 2017), Seeing History in the View (English Heritage 2011), Managing Change in the Historic Environment: Setting (Historic Scotland 2015), and with reference to Guidelines for Landscape and Visual Impact Assessment 3rd Edition (Landscape Institute 2013).

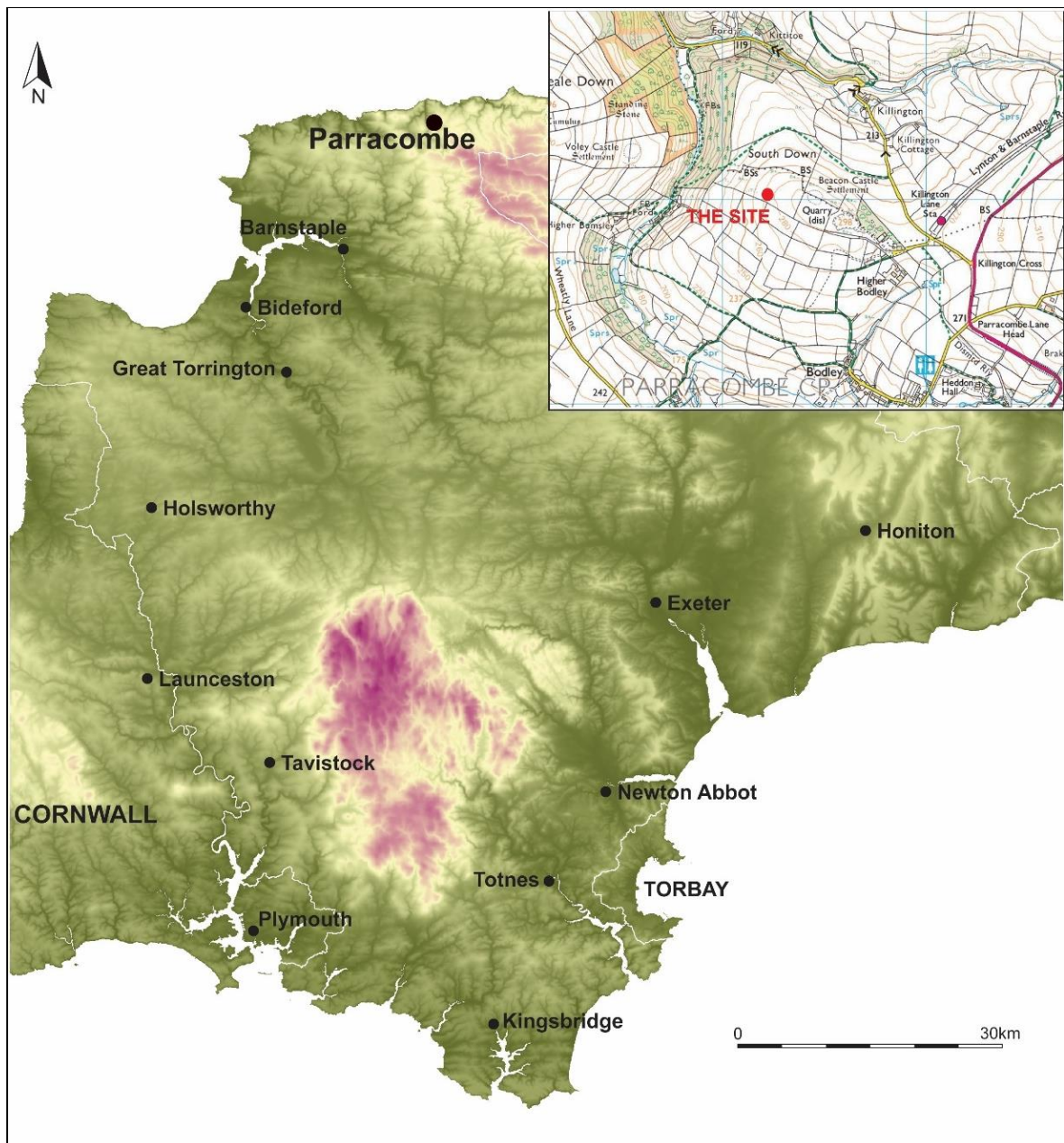


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

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 1.

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 2018). The relevant guidance is reproduced below:

Paragraph 189

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 190

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

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

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

2.3 LOCAL POLICY

Part 4: Conserving and Enhancing Exmoor; Considering Proposals Affecting Heritage Assets
Exmoor National Park Local Plan: 2011-2031 makes the following statement:

4.102 *Heritage assets which are likely to be affected by development proposals, should be identified at pre-application stage. Applications should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance, in order to understand the potential impact of the proposal on their significance. Sites of archaeological significance on Exmoor should be preserved wherever possible. The Exmoor HER should be consulted as a minimum to determine whether or not a heritage asset, and/or its setting and its significance is likely to be affected. The National Park Authority should be contacted if data is required in support of a planning application. In some circumstances, a Heritage Assessment may be required. Further guidance can be provided and early discussion with officers is encouraged.*

4.103 *Where an application affects, or has the potential to affect, heritage assets with archaeological interest (including scheduled monuments, within historic settlement cores, within the curtilage of a listed building, PALs, historic field patterns or historic farmsteads, or other locally designated assets on the HER), applications must include an appropriate desk-based assessment and, where necessary, a field evaluation which may need to include full excavation, examination and recording and public involvement where appropriate. Applicants are encouraged to discuss their plans at an early stage with the National Park Authority who will advise whether proposals are likely to affect archaeological sites or features and their settings, and whether further work is necessary. If archaeological remains are encountered during development, the National Park Authority will offer advice and assistance on their importance and the appropriate course of action.*

4.104 *To be consistent with the conservation and enhancement of the cultural heritage of the National Park, proposals which may affect Exmoor's settlements, whether or not they are currently designated as conservation areas, should seek to preserve or enhance their historic/architectural interest, character and appearance.*

2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

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

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 3.2-3.6 examines the archaeological background to the site. Appendix 1 details the methodology employed to make this judgement.

3.2 HISTORICAL SUMMARY

The proposed site lies within the parish of Parracombe in the historic Hundred of Shirwell, having been held by the Barons of Barnstaple; noteworthy families are the St Albyns, Westons and Courtenays, who all had interests in the parish, with the Manor of Rowley being held by the ancient family of Lock (Lysons 1814). Parracombe itself appears in the Domesday Book as *Pedracomba*, possibly referring to a valley with an enclosure. Holwell Castle (MDE1056) is a remarkably complete small Norman motte and bailey at the head of the Heddon valley. The historic manor of Rowley Barton, *Rodeleia*, is listed in the Domesday Book; the nearby manor of *Medland* (East and West Middleton) are also listed. Immediately to the north is Killington Farm, a former hamlet, listed in the Domesday Book as *Cheneoltona* and with a clear ring-fence of fields around it.

3.3 CARTOGRAPHIC SOURCES

The first relevant cartographic sources are the Parracombe and Martinhoe tithe maps of c.1840 with their accompanying apportionments (Figure 2). The site is shown on the edge of unenclosed common land (*South Down*). The boundary between the two parishes runs through this area. The proposed mast would be located just beyond enclosed fields attached to the hamlet of Bodley in Parracombe. The shading on the map marks the division between two tenements: that to the east was owned by Robert Chapman and leased to James Smyth, that to the west was owned by the Revd. John Blackmore and leased to William Lock. The size of the farms leased by Smyth and Lock would imply they are lessees and the farms were sublet to tenants. 13 of the fields across three tenements on this upper part of the hillside are called some variation of *Newberries* (indicated on Figure 2); the element *berry* (*burh*) is often used with reference to a recognisable fortification, in this case presumably Beacon Castle. The block use of the name would imply either Open Field terminology (i.e. *Newberry Field*) or that a large block of moorland was taken in and subdivided between commoners. Across the down to the north, one of the tenements at Killington is listed in the apportionment as *Berrys*, and field no.600 is called *Blacklands* (see Figure 2).

The next detailed cartographic source available to this study is the 1888 1st edition OS map (Figure 3). This map shows many more details (*Camp, Beacon, boundary stones, the nascent quarry*) and demonstrates some reorganisation of the fields on the Parracombe side of the parish boundary had taken place. The boundary between Martinhoe and Parracombe is shown as a boundary, and its eccentric course indicates it follows the line of the earthwork banks of the relict field system (presumably of medieval date) that still survives on South Down.

The 1904 2nd edition OS map (Figure 4) is almost identical to that of 1888, save that the South Down has been partly enclosed and improved, with a long straight hedgebank laid out just west of Beacon Castle. Later maps (not illustrated) indicate the South Down Quarry was disused in 1938, much extended with a large spoil tip to the north-east side but nonetheless still labelled as

disused in 1963. The later 20th century maps indicate South Down moor was subdivided in stages and improved between 1963 and 1980, with scrubby vegetation restricted to the steeper slopes.

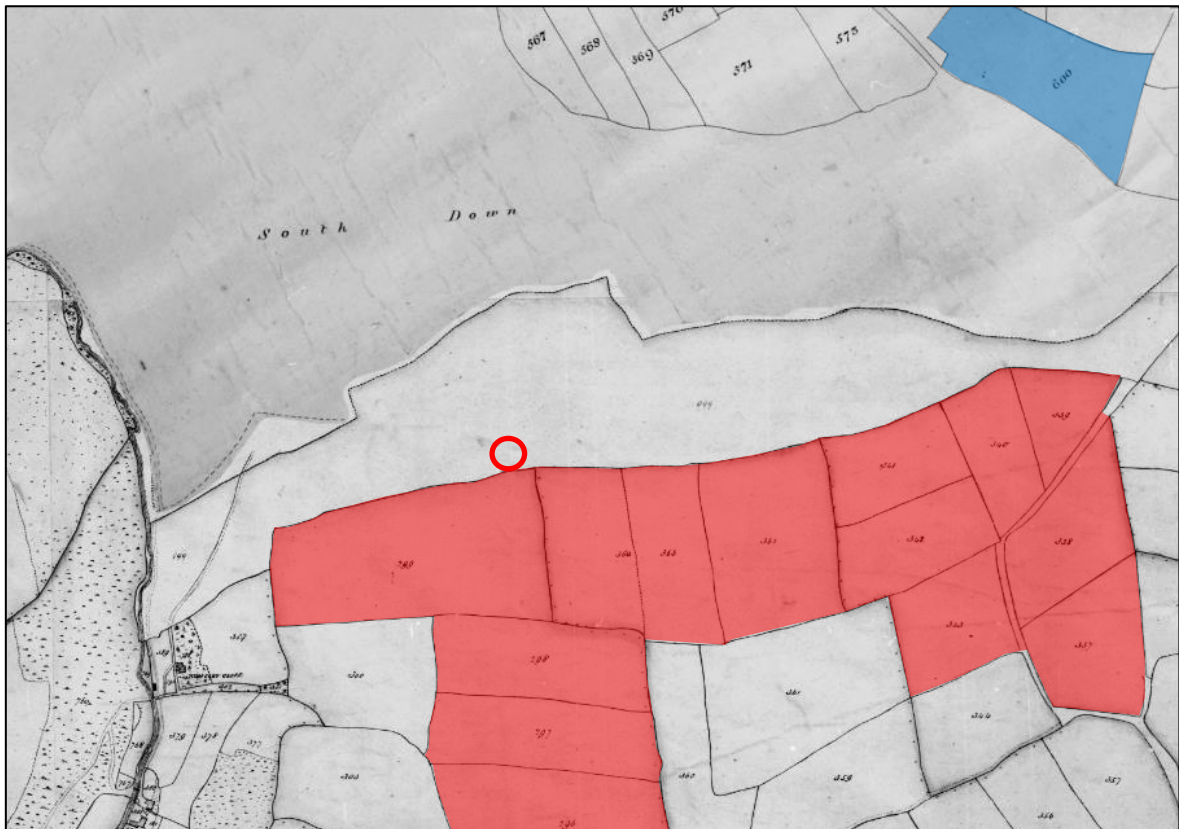


FIGURE 2: EXTRACTS FROM THE PARRACOMBE AND MARTINHOE TITHE MAPS C.1842. THE SITE IS INDICATED; FIELDS LISTED AS *NEWBERRIES* IN THE APPORTIONMENT SHADED IN RED; *BLACKLANDS* SHADED IN BLUE (PRO).



FIGURE 3: EXTRACT FROM THE 1888 (SURVEYED 1886-87) 1ST EDITION OS 6" MAP (DEVON SHEET VI.NW AND VI.NE); THE SITE IS INDICATED (DHC).



FIGURE 4: EXTRACT FROM THE REVISED 1905 (SURVEYED 1904) 2ND EDITION OS 25" MAP (DEVON SHEET VI.3 AND VI.7); THE SITE IS INDICATED (DHC).

3.4 ARCHAEOLOGICAL BACKGROUND

The site itself has not been subject to previous archaeological work, although the area around Parracombe has been designated as a PAL (*Principal Archaeological Landscape*) and the whole of Exmoor has been the subject of a series of extensive studies and assessments (e.g. NMP work; historic landscape characterisation etc.). Monitoring in advance of a telecommunications mast at South Down Quarry did not encounter any archaeological material (Gent 2009), but several seasons of excavation took place on a hillslope enclosure above Higher Holworthy (MDE10889), c.2.8km to the south-east. This work identified both Bronze Age and Iron Activity on the same site (Green 2009) and represents the most extensively investigated monument in the immediate vicinity.

The proposed site lies within an area the Somerset and Exmoor HLC characterises as *recently enclosed land* (defined as enclosed in the 18th-20th century). However, there are clear issues with this: South Down was only enclosed in the 20th century, and the block of fields to the south contain the earthworks of medieval plough ridges and are defined as medieval in origin on the HER.

It should be noted that the HER is a guide to the archaeological potential of an area; it records the known or suspected sites based on the evidence currently available. It is not a comprehensive guide – as the absence of reference to the *Newberries* and *Blacklands* field names demonstrates.

3.4.1 PREHISTORIC (4000BC - AD43) AND ROMANO-BRITISH (AD43 – AD409)

The wider area contains a large number of predominantly funerary monuments, most of which are located in elevated locations and many of which are protected via Scheduling. Only a view sites are present within the 1km study area, the most notable and closest being the Scheduled Iron Age univallate enclosure Beacon Castle (MDE1022). Just to the south and immediately adjacent to Beacon Castle is the cropmark of a small circular enclosure with apparent hut circles that may be contemporary (MMO321). A second univallate enclosure with an outwork lies across the Heddon Valley to the west, Voley castle (MDE1019). There is a possible standing stone to the north of Voley Castle on Heale Down (MDE1033), and Martinhoe Common contains the remains of a fieldsystem with hut circles (MDE11200). The existence of a clear settlement hierarchy would, however, strongly imply this was a landscape that was actively utilised from the Middle Bronze Age onwards with settlement in many of the same places it is found today; the apparent absence of evidence reflecting a general lack of fieldwork rather than a true reflection of its archaeological potential. Pollen analysis at Higher Holworthy pointed to a largely open pastoral landscape with some evidence for cereal cultivation in the Middle Bronze Age, supplemented by a find of carbonised Iron Age grain.

3.4.2 EARLY MEDIEVAL AD410 – AD1065

The evidence for early medieval occupation in this area is very sparse, but the ecclesiastical and tenurial framework of the medieval period was established during this period. Parracombe (MDE20865), Killington (MDE20416) and Middleton (MDE23103) are all listed in the Domesday Book, indicating they were in existence by 1066. It is likely some of the strong ring-fence field boundaries (i.e. like that around Killington) were in existence by that date as well.

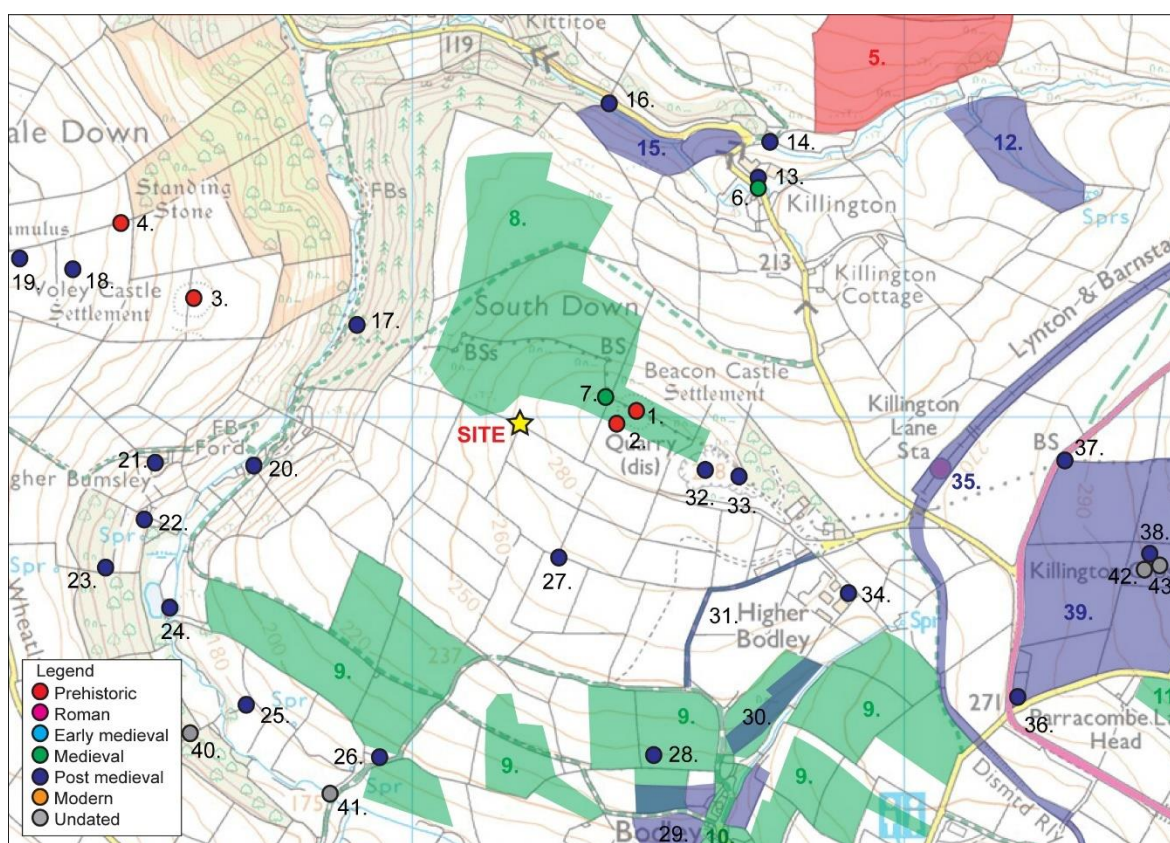


FIGURE 5: SITES AND MONUMENTS WITHIN 1KM (SOURCE: ENPA HER).

3.4.3 MEDIEVAL AD1066 - AD1540

The HER record for this period is dominated by fieldsystems (South Down MMO320; MMO3794; MMO3795), which the LiDAR evidence demonstrates conformity to the layout of gently curving plough strips. The relict field system on South Down is of particular interest, not only due to its

preservation but also because it is followed, in part, by the parish boundary between Parracombe and Martinhoe; this would imply they were actively in use when the boundary was established in the 10th-12th century. The historic farms, settlements and churches had been founded and were in use during this period, and many of the older farmhouse are likely to have medieval origins, even if they are Listed as 17th century in date.

3.4.4 POST-MEDIEVAL AND MODERN AD1540 – PRESENT

For the post-medieval period the records in the HER mainly cover structures: houses (MEM23884; MEM23643); field barns (MEM23644; MEM24168); and bridges (MDE21143; MDE21139), with catchwater meadows (MMO1797; MMO3802; MMO3801). One mine site is recorded (MDE20114) and one mill (MDE21144), and South Down Quarry has its own entry (MDE21127). The Lynton and Barnstaple Railway ran around the contour to the east of the site (MMO42), and part of the trackbed has been restored.

TABLE 1: TABLE OF HER RECORDS (SOURCE: ENPA HER).

No.	MonUID	Name	MonType	Summary	Period
1	MDE1022	Beacon Castle	Monument	Oval univallate enclosure 58×55m across. Generally well-preserved ramparts and ditch.	Iron Age
2	MMO321	Circular Enclosure below Beacon Castle	Cropmark	Oval univallate enclosure 20×30m across. Contains 3-4 hut circles plus another outside the ditch.	Iron Age?
3	MDE1019	Voley Castle	Monument	Oval univallate enclosure with outwork. 72×62m across.	Iron Age
4	MDE1022	Standing Stone, Heale Down	Monument	Possible standing stone 1.2m high.	Bronze Age
5	MDE11200	Martinhoe Common	Monument	Field system and hut circle.	Bronze Age
6	MDE20416	Killington Farm	Documentary	Domesday and medieval settlement.	Medieval
7	MDE20933	Parish Boundary	Documentary	Parish boundary between Martinhoe and Parracombe; follows relict field boundaries.	Medieval
8	MMO320	Fieldsystem, South Down	Monument	24ha relict field system defined by low banks.	Medieval
9	MMO3794	Medieval Strip Fields	Monument	Strip field system visible as curving lynchets.	Medieval
10	MDE20415	Bodley Hamlet	Documentary	Medieval settlement.	Medieval
11	MMO3795	Newground Lane Strip Fields	Monument	Two parallel lynchets.	Medieval
12	MMO1797	Killington Catchwater Meadow	Monument	Eight parallel contours leats on the hillside.	Post-Med
13	MEM23119	Killington Farm	Structures	Extant farm buildings and farmhouse.	Post-Med
13	MDE21323	Killington Farm	Structures	Courtyard of C19 farm buildings, GII.	Post-Med
14	MDE21137	Bridge	Documentary	Undated bridge on 2 nd ed OS map.	Post-Med
14	MDE21138	Footbridge	Structure	Undated bridge.	Post-Med
15	MMO1798	Killington Catchwater Meadow	Monument	Five+ parallel contours leats on the hillside.	Post-Med
16	MDE21139	Bridge	Documentary	Undated bridge on 2 nd ed OS map.	Post-Med
17	MDE21746	Old Enclosures	Documentary	Old enclosures noted on the Parracombe Down enclosure award and map.	Post-Med
18	MDE11172 MDE20535	Quarries, Heale Down	Monument	Small circular depressions interpreted as quarries.	Post-Med
19	MDE20538 MDE11169	Possible Field Banks, Heale Down	Monument	Possible ploughed-out field boundaries.	Post-Med
20	MDE21144 MDE20641	Bumsley Mill Bumsley Mill Leat	Monument	Old mill (C19?) converted to holiday cottages.	Post-Med
21	MDE23098	Higher Bumsley Farmstead	Structures	Farmstead.	Post-Med
22	MEM23643	Higher Bumsley Houses	Documentary	Structures shown on the 1840 tithe map.	Post-Med
23	MEM23644	North Wood Building	Documentary	Structures shown on the 1840 tithe map.	Post-Med
24	MDE21141	Bumsley Mill Pond	Monument	C19 mill pond.	Post-Med
25	MEM23885	Field Barn	Structure	Structure shown on tithe and OS map, now ruinous.	Post-Med
26	MEM23884	Gratton Cottage	Structure	Small cottage shown on tithe map.	Post-Med
27	MEM24168	Field Barn	Documentary	Field barn on tithe and OS maps.	Post-Med
28	MDE20114	Parracombe Mine	Documentary	Shaft and adit, probably mis-located.	Post-Med
29	MDE3801	Bodley Catchwater Meadow	Monument	Series of contour leats.	Post-Med
30	MMO3802	Bodley Catchwater Meadow	Monument	Fragmentary series of contour leats.	Post-Med
31	MDE21744	Newberry Lane	Monument	Lane on tithe and OS maps. Newberry echoes	Post-Med

No.	MonUID	Name	MonType	Summary	Period
				field names to east and west (<i>Newberries</i>).	
32	MDE21127	South Down/Beacon Down Quarry	Monument	C20 Roadstone quarry.	Post-Med
33	MDE20644 MDE20643	Parish Boundary Stones	Monument	Boundary stones set up in 1862.	Post-Med
34	MEM23049	High Bodley Farmstead	Structures	Farmstead shown on the tithe and OS maps.	Post-Med
35	MMO42	Lynton and Barnstaple Railway Trackbed	Monument	Narrow gauge railway opened 1898, closed 1935. The short section between Woody Bay Station and Killington Lane reopened 2003.	Post-Med
36	MDE21128	Quarry	Monument	Public roadstone quarry.	Post-Med
37	MDE21745	Parish Boundary	Documentary	Parish boundary established 1862.	Post-Med
38	MDE21741	Private Carriage Road	Documentary	Road marked on 1862 enclosure map.	Post-Med
39	MDE20918	Parracombe Common	Documentary	Enclosure aware 1862.	Post-Med
40	MDE11175	Undated Enclosure	Documentary	Small garden enclosure suggesting settlement.	Post-Med
41	MDE21140	Ford	Documentary	Ford shown on 2 nd edition OS map	Post-Med
42	MDE11220	Undated Enclosure	Documentary	Ploughed out bank, possible enclosure.	Undated
43	MMO1806	Undated Cropmark	Cropmark	Two linear cropmarks at 90°, possible enclosure	Undated

3.5 LIDAR

Analysis of the LiDAR data for the site (Figure 6) evidences a busy multi-period relict landscape. The lines of former hedgebanks preserved as shallow linear banks are clearly visible within the wider field, wrapping around the north and west of the proposed site of the mast. It is to be noted that the medieval parish boundary runs up and over the univallate enclosure (Beacon Castle), which the field system appears to respect, so it is likely medieval (or earlier) in date. The LiDAR shows at least one possible hut circle on the lower northern slope (indicated on Figure 6), not noted on the Exmoor HER. The later quarrying activity close to the proposed mast site is indicated by the pock-marked character of the ground surface. A rectangular out-farm enclosure, possibly associated with buildings, can be seen in the south-east corner of the subject field, now truncated by the gateway and track, just east of the proposed site of the mast; this respects the 19th century hedge bank boundary which divides South Down and therefore directly relates to the later enclosure of this moorland. The earlier Prehistoric settlement (hut circles and second enclosure) just south of Beacon Castle are noted on the HER but not readily apparent on the LiDAR.

3.6 SITE DESCRIPTION AND WALKOVER

The proposed mast would be located near the southern boundary of a large irregularly shaped field, west of Killington Lane, Parracombe Beacon and South Down Quarry. The field is bounded by tall stone-faced herringbone hedgebanks of a 19th century character, topped with native thorn species, beech hedges and gorse. The field is being used to graze sheep, being of steepening slope to the north and north-west. It has gates to the south-east, north-east and south, leading to other fields and a track enters at the south-eastern gate and runs back across the next field to a green lane, quarry and council compound, alongside the parish road. There is an electricity substation near the council compound and several different existing masts occupy the fenced waste ground in and around the quarry, on the peak of the hill, near the 'beacon' to the east-north-east. The wider area is of simple working agricultural character.

The exact location of the mast is laid to grass, with a patch of nettles and thistles indicating potential disturbance to the ground. There is a shallow ditch against the hedge bank, carrying run off down into the valley. The ground slopes steeply to the north-west and west. To the east, above the site is a muddy gateway, at the terminus of a rough track extension. The hedge bank lies directly to the south, the mature hedge quite sparse and patchy here, of blackthorn and beech species. Immediately adjacent to the site, on the lower side is an area of more marked disturbance, with a linear excavation scar and associated grassed over spoil tip, now colonized by gorse bushes; this may be evidence of open-work mining. The rest of the field exhibits noted

undulations and potential linear earthwork banding, which could suggest the field has been combined at some stage from smaller enclosures.

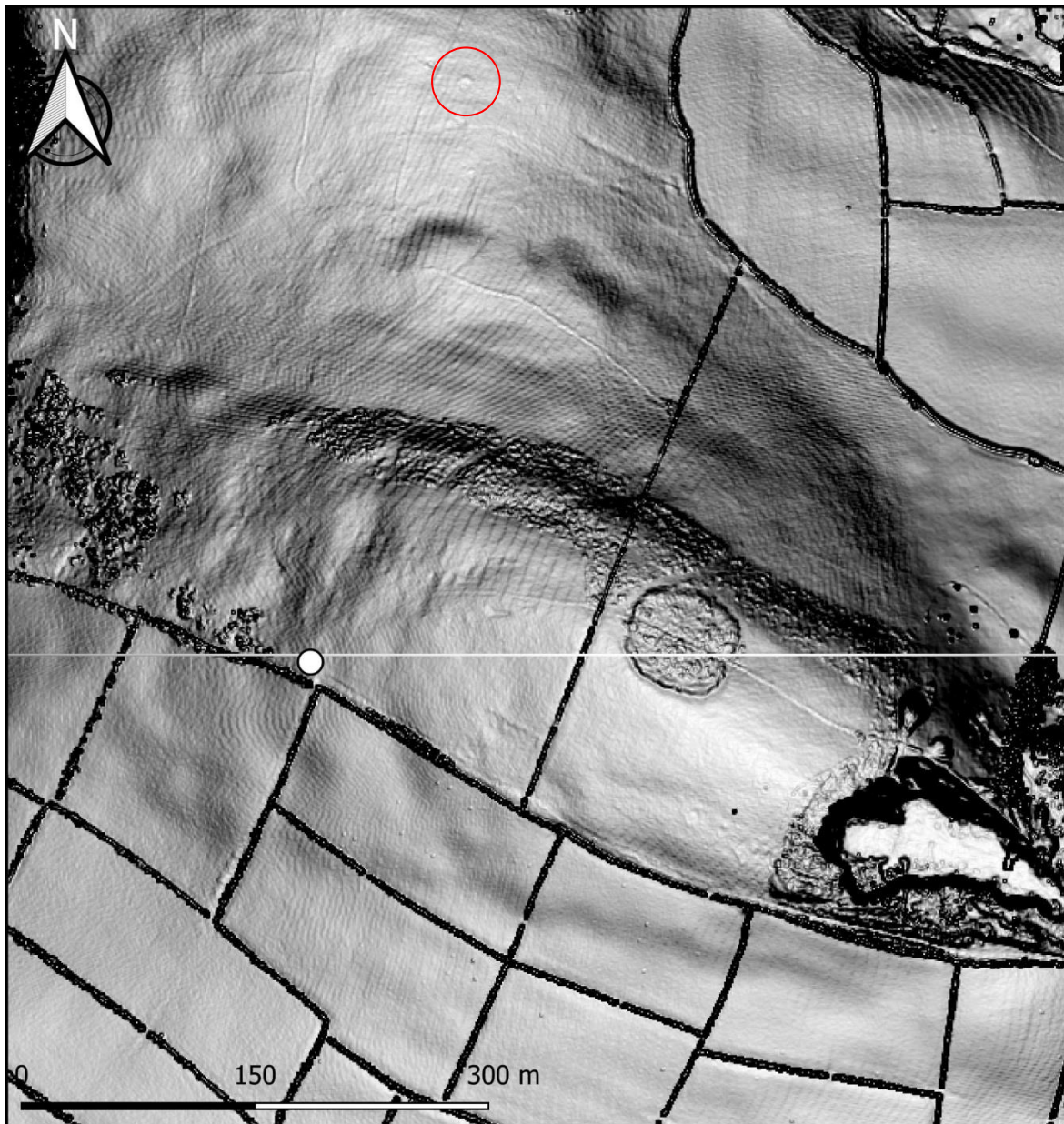


FIGURE 6: IMAGE BASED ON 1M DSM LIDAR DATA (DATA PROCESSED WITH QGIS 3.8, ANALYSIS>SLOPE) (USES ENVIRONMENT AGENCY LiDAR DATA, OPEN GOVERNMENT LICENCE V.3.0 2019); THE SITE IS INDICATED IN WHITE, THE POSSIBLE HUT CIRCLE IN RED.

The field has a very open aspect with wide views to the north, west and north-west, up and along and across the Heddon Valley, with long views down to the sea at Woody Bay. There is direct inter-visibility with Voley Castle, on the opposite slope of the Heddon valley to the west. Due to the dramatic topography of this area of Exmoor there is no further direct inter-visibility with any other asset within the 2.5km radius, such as Martinhoe conservation area, Parracombe ancient church or Killington Farm. Whilst the crest of the hill and a hedge bank lies between the site of the mast and the scheduled monument, Beacon Castle to the north-east, blocking views from ground level, there would be inter-visibility with the upper shaft of the mast itself.



FIGURE 6: THE END OF THE MADE TRACK THAT PROVIDES ACCESS TO THE BLOCK OF AGRICULTURAL FIELDS INTO WHICH THE MAST WILL BE INSERTED; VIEWED FROM THE EAST.



FIGURE 7: SEVERAL OTHER MASTS, A SUBSTATION AND ANTENNAE, SET ON THE FENCED WASTE GROUND AROUND THE QUARRY; VIEWED FROM THE SOUTH-WEST.



FIGURE 8: VIEW OF THE TRACTOR RUTS THAT RUN ALONG THE SOUTHERN SIDE OF THE FIELD INTO WHICH THE MAST WILL BE INSERTED, LOOKING TOWARDS THE PROPOSED SITE; VIEWED FROM THE EAST-NORTH-EAST.



FIGURE 9: VIEW OF THE PROPOSED SITE OF THE MAST ON AN WEST-NORTH-WEST FACING SLOPE; VIEWED FROM THE NORTH.



FIGURE 10: THE POSSIBLE LODGE WORKING ON THE SLOPE JUST BELOW THE PROPOSED MAST SITE. THE LINEAR CHARACTER OF THIS EXCAVATION WITH ITS LONG SPOIL HEAP SUGGESTS AN ATTEMPT TO WORK A SEAM OF MINERAL; VIEWED FROM THE NORTH-EAST.

3.7 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 walkover survey, the archaeological potential of the site could be *high*, as the proposed site lies close to an Iron Age defended enclosure and the field in which it will be located contains a relict field system. There is also some possible evidence of mineral prospecting pits as well as a lode working lower down the slope. The fact that the area is shown as unenclosed moorland until the 20th century would suggest that it was only ploughed in or after the Second World War (with the intensification of food production even Martinhoe Common was ploughed for a time) and will not therefore have suffered centuries of agricultural damage; any below-ground archaeological deposits could therefore be expected to be in fairly good condition. Given the lack of observable features within the immediate location of the proposed mast, any impact can be mitigated through an archaeological condition on any permitted scheme.

TABLE 2: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Unidentified archaeological features	U/D	Onsite	Unknown	Moderate	Moderate	Negative/Minor
<i>After mitigation</i>			Negligible	Minor	Neutral/Slight	Neutral/Negligible

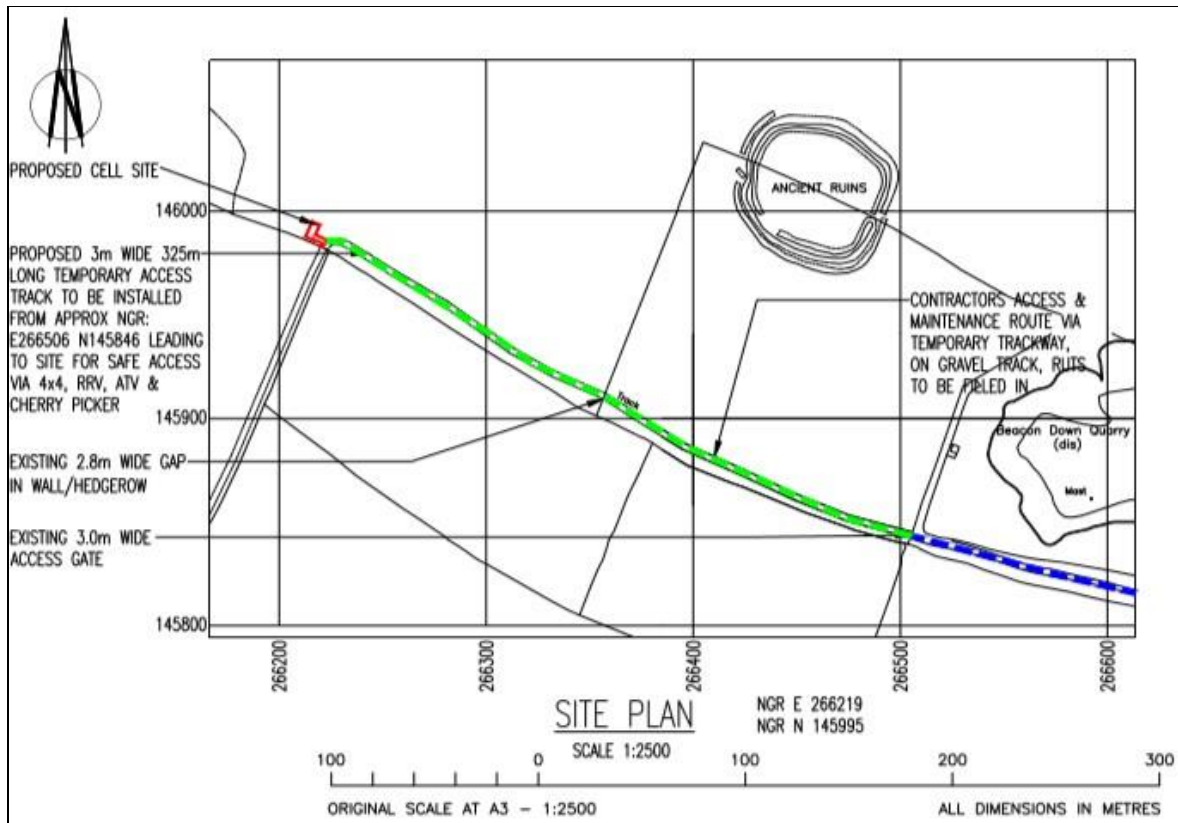


FIGURE 11: LOCATION MAP SHOWING THE PROPOSED SITE (SUPPLIED BY AGENT).

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, revised 2017), 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.

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 proposal site would indicate a search radius of up to 2.5km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced. Of the designated heritage assets in this area, relatively few are likely to be affected by the proposed development: the Scheduled Voley Castle, opposite and adjacent Beacon Castle; and the Grade II Listed farm buildings at Killington. The Conservation Areas of Parracombe lies within the area but outside of the ZTV. There are no Registered Parks and Gardens or Battlefields in this area.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets*), only those assets where there is the possibility for an effect greater than negligible (see Table 7 in Appendix 1) are considered here in detail.

- Category #1 assets: None.
- Category #2 assets: Killington Farm (GII); St Petrocks Church (GI) and the wider Parracombe Conservation Area and PAL; Beacon Castle (SAM); Voley Castle (SAM).
- Category #3 assets: All other assets within the 2.5km buffer.

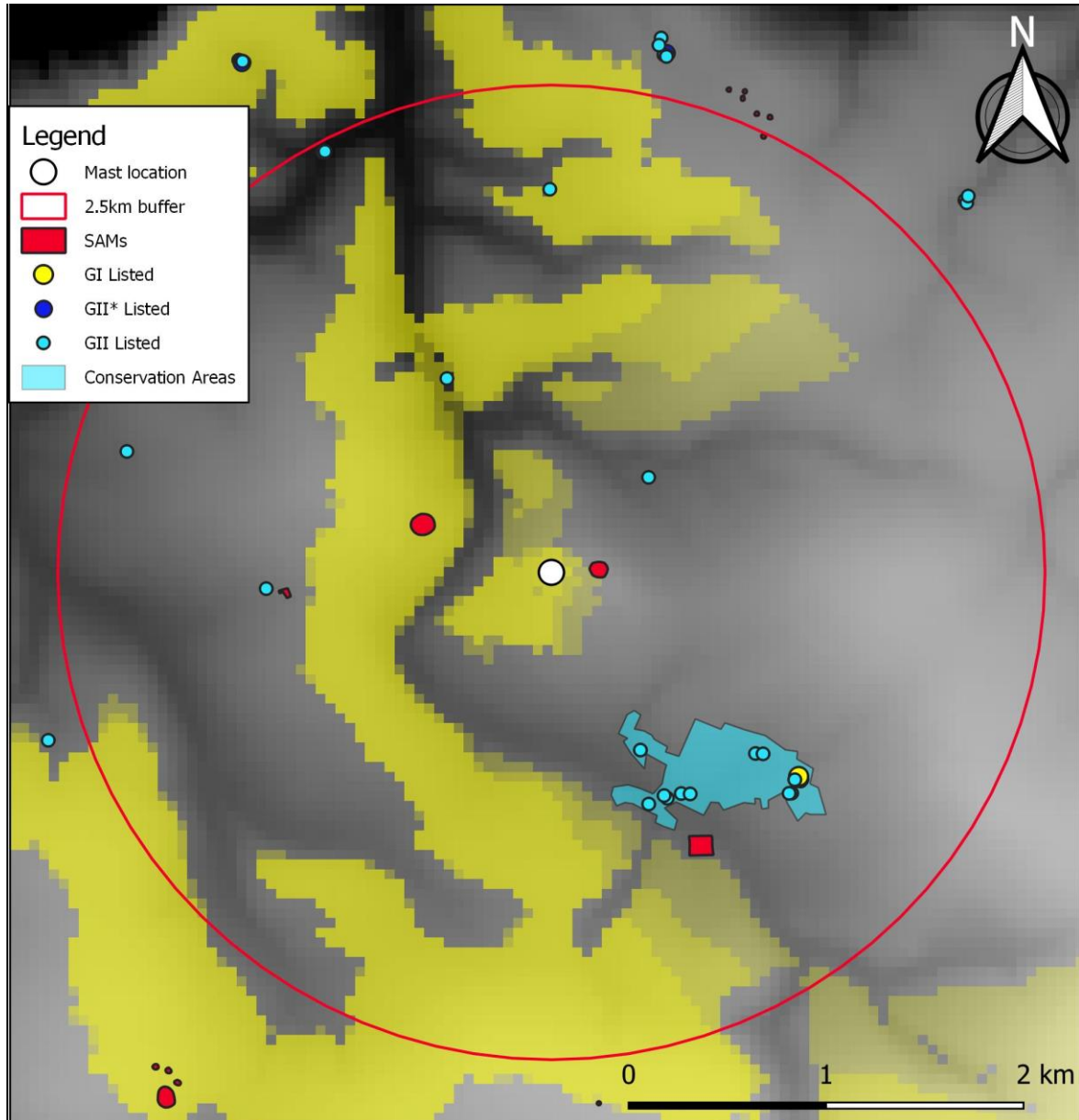


FIGURE 12: VIEWSHED ANALYSIS SHOWING THE DESIGNATED HERITAGE ASSETS THAT FALL WITHIN THE ZTV OF THE PROPOSED MAST (YELLOW, INTENSITY OF COLOUR BASED ON % OF THE MAST VISIBLE). NOTE THIS IS A BARE-EARTH ZTV AND THUS REPRESENTS THE WORSE-CASE SCENARIO [VIEWSHED CALCULATED USING *VISIBILITY ANALYSIS V.1.0* PLUGIN FOR *QGIS* VERSION 3.8; DATA © HISTORIC ENGLAND 2019; CONTAINS ORDNANCE SURVEY DATA [PANORAMA ELEVATION DATA: CONTOURS AND DEM] © CROWN COPYRIGHT AND DATABASE RIGHT 2019].

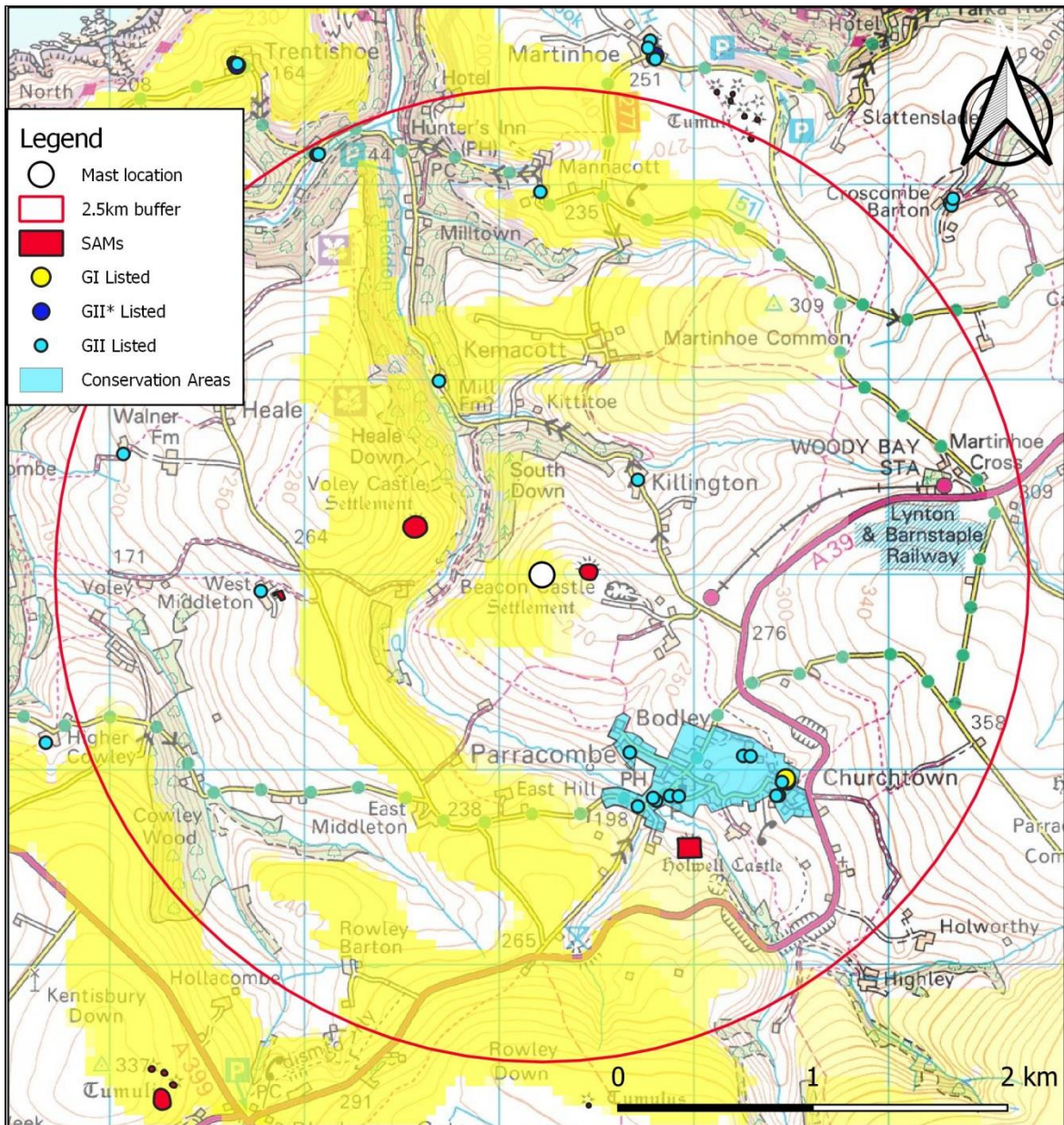


FIGURE 13: ZTV, AS ABOVE, PLOTTED AGAINST THE 1:50,000 OS MAP.

4.3 ZONE OF THEORETICAL VISIBILITY (ZTV)

Given the dramatic local topography of steeply incised wooded valleys and high downs, the ZTV of the proposed telecommunications mast is limited. In a bare-earth scenario there is intervisibility primarily with the opposing slopes of the valley. The role of local blocking and the screening provided by buildings, hedgerows, embankments and trees close to the site is limited, although the impact of the mast within this landscape will be less pronounced than the ZTV would suggest.

There would be direct intervisibility with Voley Castle, in which both the mast and perhaps its substation and ground infrastructure would be visible. Intervisibility with Beacon Castle would be restricted to the top of the mast by the rising topography. Any substation and ground infrastructure will be completely screened from the wider landscape to the north-east, east and south-east and for much of the south and south-west by the adjacent hedge bank. Nearby Listed farmsteads at West Middleton and Killington are screened by the terrain; Mill Farm within the Heddon valley is screened by its woodland setting. Outside of the 2.5km buffer there would be long distance intervisibility with the Prehistoric barrows and features on Kentisbury Down.

4.4 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.4.1 FARMHOUSE AND FARM BUILDINGS

Listed farmhouses with Listed agricultural buildings and/or Curtilage; some may have elements of formal planning/model farm layout

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the lincage in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bake house, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting.

What is important and why

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). Working farms are rarely aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

Asset Name: Courtyard Range of Farm buildings at Killington Farm	
<i>Parish:</i> Martinhoe, Exmoor National Park	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 0.67km
<p><i>Listing:</i> Courtyard range of farm buildings, comprising barn with granary loft, stables, shippon and piggeries. 1873 by datestone. Unrendered stone rubble with brick dressings. Slate roofs with gable ends. 4-sided planned courtyard range of farm buildings with barn and granary loft to rear, with cart entrance to left side, lofted shippons and stables forming the gable-ended wings to each side, and single storey piggeries and loose-box to each side of narrow gated front entrance. Barn has external stone steps to loft plank door with gabled slate roof. Slate date plaque to left, initially and dated 1873. Slightly cambered brick arch to cart entrance with double plank doors. Shippon and stables have plank doors with slightly cambered brick arches, and loft doors over. Piggery fittings intact including original feeding doors in outer wall. The entire courtyard range is remarkable unspoilt, retains its cobbled yard, and occupies a prominent roadside position.</p>	
<p><i>Supplemental Comments:</i> Whilst Killington Farm presents a largely Victorian character today, with the rebuilt farmhouse facing the approach along the valley from Parracombe, the rear eastern wing clearly contains the remains of a much older farmhouse and the farmstead/hamlet settlement itself likely has early medieval origins, due to its place name evidence. It generally has a settled and established character to the landscape setting which would suggest many of the buildings we see today replaced a much earlier farmyard complex, although likely set south of the road, in the valley bottom.</p>	
<p><i>Conservation Value:</i> These barns have aesthetic value for their considered layout, traditional appearance and historic character. They have high evidential value within their interiors, but no communal or known associative historical value.</p>	

<p><i>Authenticity and Integrity:</i> The courtyard is still of busy working agricultural character and seems little altered, being of high authenticity and historic structural integrity.</p>
<p><i>Setting:</i> Located on the lower south-facing slopes of a steep twisting valley which carries a tributary of the River Heddou. The farm sits in a scooping hollow, on a small localised promontory between two heads of small tributaries, which frame it to north-west and south-west, leading steeply down into the Heddou valley to the west. Approached from the south-east down Broadoak Hill, the farm is framed visually by fields, laid to grass pasture, bounded by tall hedgebanks. To the south in the valley bottom below the farm is rough ground dominated by gorse and heather. The local adopted parish road runs through the farmstead, the historic and modern barns, to the north, of working character, the farmhouse to the south, with a few outbuildings converted to holiday rental use.</p>
<p><i>Contribution of Setting to Significance of Asset:</i> As a courtyard of farm buildings the barns are defined by their agricultural function, so the continued rural fieldscape setting allows us to understand their form and development within the working landscape they were built to serve. Since the type of farming, mostly animal husbandry is unlikely to have changed this can additionally help provide context to any adaptations within and amongst the buildings. All of this positively contributes to their significance and our understanding of them as a heritage asset.</p>
<p><i>Magnitude of Effect:</i> The farm buildings lie outside of the ZTV, as their valley bottom location and the steep ground to the south-west means they will have no views to the east. In wider views along and across the valley, from Martinhoe Common etc., or looking back from Heddou towards the farm, the east may be glimpsed on the hilltop above. The exposed down however is less directly connected to the more established fieldscape in and around the farm having been common land for much of the post-medieval period, so stands outside of the immediate, important setting of Killington farm courtyard.</p>
<p><i>Magnitude of Impact:</i> Medium value asset + No change = Neutral.</p>
<p><i>Overall Impact Assessment:</i> Neutral Impact</p>



FIGURE 14: THE FARMSTEAD AT KILLINGTON FARM; VIEWED FROM THE SOUTH-EAST.

4.4.2 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

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

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



FIGURE 15: THE GRADE II LISTED COURTYARD OF FARM BUILDINGS AT KILLINGTON; VIEWED FROM THE WEST-NORTH-WEST.

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village are rarely influenced by development, unless they are located in close proximity to the settlement.

The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

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

What is important and why

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20th century has homogenised most, with streets of terraced and semi-detached houses and bungalow growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to

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

Asset Name: Parracombe Conservation Area and associated Principal Archaeological Landscape (PAL)	
<i>Parish:</i> Parracombe, Exmoor	<i>Value:</i> High
<i>Designation:</i> CA and PAL	<i>Distance to Development:</i> c.1.32km (from the centre of the conservation area)
<p><i>Conservation Area Appraisal Summary:</i> Much of the special interest of Parracombe is in the historic pattern of settlement, which developed into four geographically discrete hamlets, within an open pastoral landscape in the valley of the River Heddon. All of the hamlets have early origins. Churchtown, with its medieval church and possible manor house nearby, was certainly in existence by the thirteenth century, while Bodley, which is formed by farms, is mentioned in the early-fourteenth century. A clue to the origins of Prisonford may lie in the name, which suggests it was the site of the medieval prison here controlled by the St Aubin family. The main village developed at a crossing point of the River Heddon and although its origins are obscure it appears to be dominated by the earthwork of the motte and bailey Holwell Castle and may predate the Norman Conquest. The mid-nineteenth century saw the most concentrated period of change heralded by the arrival of the Lynton to Barnstaple Railway and the building of a new church, closer to the bulk of the population who by then were concentrated in the main village. Despite these changes, and the construction of a new road parallel to the railway, the layout of the settlement remains fundamentally unaltered. Parracombe has relatively few buildings recognised as being of national importance but has a good range of historic buildings in the local vernacular style that make a positive contribution to the character and appearance of the Conservation Area. Most are stone-built, some painted or rendered, mostly with slate roofs and with several examples of slate-hung walls. The layout in the main village comprises a tightly-knit pattern of informally grouped cottages along two narrow streets, meeting at a junction where there is a small concentration of listed buildings. The outlying hamlets are less closely focussed. Bodley has some good traditional buildings and Churchtown has three of the most striking buildings, St Petrock's Church, Court Place Farm and Heddon Hall set within its own landscaped grounds. Prisonford, despite being devoid of listed buildings, has a pleasing setting with buildings in narrow and deep cuts along the valley bottom which include the mid-nineteenth century school.</p> <p><i>PAL summary:</i> Medieval field systems and settlement activity around Parracombe</p>	
<p><i>Supplemental Comments:</i> Parracombe is an interesting village with several distinct component areas, the main river crossing and narrow streets packed with stone cottages, the lineal spreading development rising up the valley to the school, with the separate churchtown on the higher slopes above to the east-north-east. There are also the discrete hamlets of Prisonford and Bodley which flank the outer valley areas of the village. Now bypassed by the busy A39, this village has retained real historic character, on the very edge of Exmoor National Park. It is noted how few of the vernacular buildings in the village are Listed despite fitting well within the national statutory framework.</p>	
<p><i>Conservation Value:</i> Aesthetic value is high, lots of historic character and high evidential value with many undesignated locally important historic buildings and structures, many arguably of Listing 'quality', despite the relatively small number of Grade II status or above. Historically important, mentioned in the Domesday Book and associative value with several distinguished Devonshire families and the local motte and bailey site. Communal value for the occupants and families who originate in the village.</p>	
<p><i>Authenticity and Integrity:</i> The A39 bypass has allowed this village to retain its narrow clustered historic streets little altered and due to its established conservation area status very little modern development has occurred.</p>	
<p><i>Setting:</i> The settled core of the village is clustered around the historic river crossing, with linear post-medieval settlement rising up the valley towards the school along church lane, with another core in the historic churchtown on the upper slopes. Flanking hamlets of Bodley and Prisonford have lineal ribbon development along parish roads linking them to the more settled core of the village. Both elements are contained within the Heddon valley, framed by wooded slopes and pasture fields. The setting is still predominantly rural residential and working agricultural.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The development of the village and its very name has grown up around the river crossing and the guarding of that crossing, so its valley setting is crucial to the significance and historic</p>	

narrative of the community. The unspoilt countryside setting is the perfect foil to the many historic properties in the village and contributes to our understanding of this village as a collective historic asset.

Magnitude of Effect: The village and the broader conservation area, encompassing the wider valley up to the churchtown do not lie within the ZTV, being screened by the rising topography behind Bodley Farm on the down to the north-west. In wider landscape views from Rowley Down or Parracombe Common the mast may appear in views of the general setting of Parracombe, but these would be limited glimpses and it is likely it would only be the upper tapering shaft of the communications mast. No direct views, no setting views, no change.

Magnitude of Impact: High value asset + No Change = Neutral.

Overall Impact Assessment: **Neutral Impact**

4.4.3 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, most churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by modern development 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.

As the parishes in Devon and Cornwall can be relatively small (certainly in comparison with the multi-township parishes of northern Britain) 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.

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

What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a

quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19th century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). They 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. In general terms, the evidential, historical and communal value of a church would not be particularly affected by individual developments; however, the aesthetic of the tower and its role as a visible symbol of Christian worship in the landscape/soundscape could be.

Asset Name: St Petrock's Church	
Parish: Parracombe, Exmoor	Value: High
Designation: GI	Distance to Development: c.1.65km
<p><i>Listing: Former Parish Church now redundant. C13 chancel and probably most of the fabric of the west tower. Nave, south aisle and south porch late C15 or early C16. Interior fittings almost entirely C17/C18. Unrestored in C19 as new church built on new site nearer village (q.v.) Stone rubble with ashlar dressings. Slate roofs. Tower of 3 stages. Embattled parapet and crocketed pinnacles. Short angle buttresses rising to second stage only. Built into the south-west buttress is a stone bearing a quatrefoil above a trefoil headed blind traceried niche set on its side to each face, said to have come from a former churchyard cross. Single round-arched bell-openings with rough stone voussoirs on west and south faces, with much narrower bell-openings to north and east side, all with slate louvres. Single round-arched light to lower stage south side and straight-headed window opening to 2nd stage, north side. Plaque on south side records that tower, 5 windows, east end, porch doors and pulpit were injured by lightning in 1908, and restored in same year. Nave south side has a Perpendicular square-headed window of 2 lights with labelled hood mould to left of south porch. Depressed pointed arch with Pevsner A- type moulded surround and hood mould to porch doorway. Slate sundial above ceiled waggon roof. 4-centred arched inner doorway with ogee-hollow-chamferd surround and original ledged door of 4 planks, with cover strips and early iron handle and strap hinges with bifurcated ribs. 2 Perpendicular straight-headed windows to right of porch of 3 lights each. Hood moulds with returned ends. 2 stone plaques set in wall between them: RD RT 1685 and C W PP/SH/M. 4-centred arched priests doorway to right with hollow-moulded surround. Slate wall monuments to right with inscription to Joseph Gammon (d.1801). Perpendicular east window to south aisle of three lights with depressed pointed arched hood mould. Small C13 east window of chancel of pair of lancets. Straight-headed timber windows of 2 round-arched lights to east and west sides of gable-ended vestry. Clay belly chimneypot to brick stack. Perpendicular straight-headed window of 3 lights with labelled hood mould and possibly C17 ovolo-moulded stone mullion window of 2 lights to north side of room. Interior: remarkably intact C17/C18 interior fitting. Low depressed pointed tower arch. Ceiling wagon roofs throughout those to nave and south aisle have variously carved bosses at the intersections of the ribs and purlins. Perpendicular south arcade of 4 bays with depressed pointed arches and Pevsner 'A' type piers with standard leaf capitals, the chancel bay infilled with an unmoulded semi-circular headed doorway cut through. Altar on raised plinth enclosed on three sides with communion rails with stick balusters with trefoil-headed fretwork between and kneeling boards. 2 slate floor slabs in front, that to left to William Newell (d 1696) and Reverend Richard Landon, Rector of Trentishoe (d.1776) that to right with incised achievement to head and inscription to John Newell, Rector (d.1681). Wall monument in segmental arched recessed above vestry door with fluted pilasters flanking tablet with painted achievement above inscription to Samuel, seventh son of John Flamant gent (d.1755) aged 12 days. Old benches with panelled backs to each side of chancel. Low chancel screen, straight-headed, of four narrow lights to left, 6 lights to right with cusped ogee arches and traceried heads. Above is a timber boarded tympanum with the Lords Prayer, Ten Commandments and Creed in 4 panels and the Royal Arms above. Below Creed 'Walter Lock/Richard Harton/Churchwardens 1758. Box pews complete to north side of nave and to tiered west end, with 2 panelled doors, hinges and peg hooks. Rest of nave and south aisle seated with probably C17 benches with moulded headrails. Pulpit of 3-decker type with ministers reading desk and clerks seat attached. Pulpit has 6 principal facets with 3 fielded panels to each facet end fluted frieze. Door with 3 fielded panels. Octagonal sounding board above with painted soffit and verse 'We preach not ourselves but Jesus Christ the Lord' around the sides. Wall Monuments. Oval medallion with moulded surround to north side of nave with painted verses from Exodus Ch. 25 v. 8, 1st Chronicles Ch. 29. v.1 and 1st Col. Ch. 14, v.40. Similar medallion over south doorway with verses from Ecclesiastes, Chap.5, v.1 and Matthew, Ch.21 v.13. South aisle, south side, 3 C18 wall monuments with timber architraves to Walter Lock (d.1663) and son (d.1732) to David Lock (d.1786), and John Lock (d.1803). Font: probably Norman with circular bowl set on 4 semi-circular half-shafts with engaged colonnettes at the corners originally at Martinhoe Church and brought here in 1908.</i></p>	
<p><i>Supplemental Comments: This very fine small church is no longer used as the parish focal point as it was replaced by a Victorian building, but it remains consecrated and special services and events are held here. It is maintained by the Churches Conservation Trust and is in very good condition. It is exceptionally authentic inside having not received any of the typically heavy-handed Victorian 'restorations', with an interesting mixed combination of fixtures and fittings</i></p>	

from various periods. It stands in a good walled churchyard and is framed in the landscape by several small historic cottages of traditional vernacular.

Conservation Value: Very high evidential value within this church, beneath the floor and within the structure and surrounding churchyard. Aesthetically very pleasing as not altered in a phase of Victorian works. High associative historical value as the ancient church and for the notable people buried within and around its walls, many with fine memorials although no longer used actively in the parish, it retains communal value for the narrative of the village.

Authenticity and Integrity: Exceptionally authentic church, abandoned in the 19th century, due to its remote churchtown setting on the slope above the village, centred on the river crossing. Fine Georgian and 17th century fittings, simple historic unimproved character, having escaped the pristine Victorian rationalisation which many churches suffered. Lots of medieval fabric survives within the building, with significant 13th century fabric and 15th/16th century adaptations and extensions. Good ceiled waggon roofs survive. High historic integrity in the structural remains.

Setting: Located on a west-facing upper slope above a bend in the Heddon river valley the church is framed by a small historic churchtown settlement but sits away from the core of the village located at the river crossing in the valley bottom. Enclosed within a sub-rectangular walled churchyard, framed by an ancient cottage to the south-east, with a small open 'green' to the south-west, the historic former railway line running to the west, set within a deep cutting, the church accessed from the village over a bridge. The busy A39 road wraps around to the east and north-east.



FIGURE 16: ST PETROCK'S CHURCH, THE ANCIENT PARISH CHURCH OF PARRACOMBE, WHICH SITS IN A CHURCHTOWN SETTLEMENT ON THE SLOPE ABOVE THE VILLAGE. GRADE I LISTED; VIEWED FROM THE WEST-SOUTH-WEST.

Contribution of Setting to Significance of Asset: The small churchtown settlement indicates the complex development of the historic village of Parracombe, with a churchtown and river crossing split focus. It may have been the church was set up the valley for visibility and believed to be in a more liminal setting on the higher slopes. Its remoteness from the village and consequent abandonment for a new church in the valley is directly related to its significance as its authenticity relates to its lack of any modernisation and consequently the high proportion of surviving unaltered medieval fabric.

Magnitude of Effect: Views between the church and the settled village core are important, as are views to the church within the immediate Heddon valley setting. The high ground in and around Bodley farm, above Parracombe is as far as the views from the churchtown will reach, the most likely to be screened by this topography, located over the ridge, on the slope, facing away to the west. No change to views or setting.

Magnitude of Impact: High value asset + No change = Neutral.

Overall Impact Assessment: Neutral Impact



FIGURE 17: THE VIEW FROM THE CHURCHTOWN, DOWN TO PARRACOMBE VILLAGE BELOW; VIEWED FROM THE EAST.

4.4.4 MEDIEVAL CASTLES AND MOATED SITES

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

Castles are large masonry or timber structures with associated earthworks that were built during the medieval period (c.1050-1500). These structures were built with defence in mind and were often constructed in highly prominent locations. They were also expressions of status and power, and thus highly visible statements about the wealth and power of their owners. They are designed to see and be seen, and thus the impact of modern development is often disproportionately high compared to their height or proximity. High status manorial sites could also be enclosed and 'defendable', both types of monument could be associated with deer parks, gardens or pleasure grounds.

What is important and why

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

Asset Name: Holwell Castle	
Parish: Parracombe, Exmoor	Value: High

<i>Designation:</i> SAM	<i>Distance to Development:</i> c.1.61km
<p><i>Description Summary:</i> This monument includes a motte and bailey castle known as Holwell Castle situated on the spur of a hill overlooking the River Heddon. The monument survives as a large circular mound (motte) surrounded by a partially buried outer ditch with an additional D shaped enclosure (the bailey) to the north-west defined by a rampart and ditch. The motte stands up to 6.2m high and is approximately 40m in diameter with a 2.7m wide outer ditch. A linear hollow on the motte summit is probably the site of a documented 1905 excavation. A resistivity survey indicated a square keep on the top of the motte and a number of postholes, whilst parchmarks have revealed the positions of wingwalls on the motte slopes. The bailey measures up to 43m by 30m internally, has an entrance to the north west and is defined by a rampart measuring up to 2.4m high and a wide partially buried outer ditch. There are traces of at least five building platforms within the bailey. Martin de Tours, the first Lord of Parracombe or Robert Fitzmartin built Holwell Castle. Broadly contemporary field systems survive within the vicinity of the monument, but these are not included within the scheduling because they have not been assessed.</p>	
<p><i>Supplemental Comments:</i> Holwell Castle does not really feature within the modern village as it is located in the bottom of the valley, visible from the opposite footpath but not addressed by modern roads and not even visible from the A39 above the village. It is wholly bypassed by the modern rural landscape; however, it would once have been a focus of the settlement. The castle, located out in a block of fields, is in excellent condition having benefitted from being away from the main settlement, neither being demolished nor built upon.</p>	
<p><i>Conservation Value:</i> This is a monument of striking medieval aesthetics, being a distinctive small motte and bailey castle. The site is of immense evidential value, both in the structural banks and mounds and in the occupation debris expected within the site, the infilled ditches and the sealed historic ground surfaces beneath the asset. It is of historical associative value with the St Aubyn, de Tours and Fitzmartin families. No communal value.</p>	
<p><i>Authenticity and Integrity:</i> This is a very authentic archaeological site and is extraordinarily well preserved, in very good condition, with upstanding banks and tall mound, good historic structural integrity for the earthworks which do remain. Building platforms and remains can be seen within the bailey.</p>	
<p><i>Setting:</i> The castle sits on the south side of the valley, at the foot of the very steep lower slopes, immediately next to the water course just south-east of the main bridge crossing the river. Its location is not particularly defensible, as the ground rises to the south and south-west, but this castle is visually and spatially dominant over the river crossing, which seems to be its main focus and <i>raison d'etre</i>. The castle is now enclosed within a later block of agricultural fields, the wooded water course to the east and north; with the busy A39 to the south and the small parish road to the south-west.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> We understand the castle from its visual and spatial relationship over the river crossing, which seems to be its main focus and <i>raison d'etre</i>. Even the name of Parracombe village, <i>Perdacomba</i> in the Domesday Book, means 'valley with enclosure'. The later field system is irrelevant, but there is a relict medieval strip-field system in and around the motte and bailey, which may be broadly contemporary.</p>	
<p><i>Magnitude of Effect:</i> The village, conservation area and Holwell Castle are not within the ZTV, as they nestle down in the bottom of Heddon valley and the high ridge of ground above Bodley Farm will block views to the communications mast. No effect on setting and no effect on views.</p>	
<p><i>Magnitude of Impact:</i> High value asset + No change = Neutral.</p>	
<p>Overall Impact Assessment: Neutral Impact</p>	

4.4.5 PREHISTORIC SETTLEMENTS

Enclosures, 'rounds', hut circles

Rounds are a relatively common form of enclosed settlement in Cornwall and, to a lesser extent, in Devon, where they are often referred to as hillslope enclosures. These settlements date to the Iron Age and Romano-British periods, most being abandoned by the sixth century AD. Formerly regarded as the primary settlement form of the period, it is now clear than unenclosed – essentially invisible on the ground – settlements (e.g. Richard Lander School) were occupied alongside the enclosed settlements, implying the settlement hierarchy is more complex than originally imagined.

These monuments are relatively common, which would suggest that decisions about location and prospect were made on a fairly local level. Despite that – and assuming most of these monuments were contemporary – visual relationships would have played an important role in interactions between the inhabitants of different settlements. Such is the density of these earthwork and cropmark enclosures in Cornwall (close to one every 1km²), it is difficult to argue that any one example – and particularly those that survive only as a cropmarks – is of more than local importance, even if it happens to be Scheduled.

Prehistoric farmsteads – i.e. hut circles – tend to be inward-looking and focused on the relationship between the individual structures and the surrounding field systems, where they survive. The setting of these monuments does contribute to their wider significance, but that setting is generally quite localised; the relevance of distance prospects and wider views has not been explored for these classes of monument, and it is thus difficult to assess the impact of a development at some distance removed.

What is important and why

Smaller Prehistoric earthwork monuments contain structural and artefactual information and represent a time and resource investment with implications of social organisation; they may also be subject to reoccupation in subsequent periods (evidential). The range in scale and location make generalisations on aesthetics difficult; all originally had a design value, modified through use-life but then subject to hundreds if not thousands of years of decrepitude, re-use and modification. The best examples retain their earthworks, but many no longer exist in an appreciable form.

Asset Name: Beacon Castle	
<i>Parish:</i> Martinhoe, Exmoor	<i>Value:</i> High
<i>Designation:</i> SAM	<i>Distance to Development:</i> c.0.2km
<i>Description Summary:</i> The monument includes an Iron Age defended settlement called Beacon Castle situated below the summit of a prominent hill called South Down overlooking the valleys of the River Heddon and one of its major tributaries. The defended settlement survives as an oval enclosure measuring 58m long by 55m wide internally defined by a single rampart and outer ditch. The rampart measures up to 6.7m wide and 1.6m high. The ditch survives as a partially buried feature and measures up to 4m wide and 0.5m deep. The original entrance was to the west. The whole enclosure is bisected by a parish boundary bank which measures up to 2.6m wide and 0.5m high. This is one of a group of similar monuments in the vicinity which are the subject of separate schedulings.	
<i>Supplemental Comments:</i> This strikingly regular sub-round enclosure sits on an exposed high down on the edge of Exmoor with wide views to Woody Bay. Whilst it sits in an enclosed farmed landscape its awkward relationship with the adjacent hedge bank and prominent location identify it as part of an earlier more ancient settled landscape. Its key views are north and north-west, to the east where the ground is more level there are extant communications masts and infrastructure. There is clearly an association with Voley Castle to the west, on the opposite side of the Heddon Valley, although the view is now partially obscured by an intervening 19 th century hedge bank.	
<i>Conservation Value:</i> The asset will have high evidential value in both its structural banks and in the sealed ground surface and potential deposits beneath it. It has associated historical value with the medieval parish boundary directly addressing it. It has a certain authentic ‘scheduled ancient monument’ appearance in the landscape but has no communal value.	
<i>Authenticity and Integrity:</i> This survives well above ground and broadly retains its shape, clearly understood as an ancient enclosure, ‘readable’ in the wider and immediate landscape.	
<i>Setting:</i> The monument is located just off the summit of a high down, a localised promontory around which curves the steep Heddon valley river and a lesser tributary valley. It is now enclosed within a pasture field, which is used to graze sheep. There are wide views to the north-east north and north-west. Views west are now restricted by a hedge bank. There is intervisibility to another contemporary settlement Voley castle, to the west on the other side of the valley. Its truncation by a medieval parish boundary uniquely gives this asset a real sense of place in both time and geographical setting.	
<i>Contribution of Setting to Significance of Asset:</i> The semi-defended enclosure is situated in a location to be both seen and to allow for clear visuals of the wider landscape. Its relationship with Voley castle just to the west would suggest a pattern of localised land ownership. The current grass pasture setting is wholly irrelevant to the significance as it is a post-medieval cultural farming overlay.	
<i>Magnitude of Effect:</i> The mast will stand in the adjacent field. Whilst the hedge bank and natural topography will screen views to the substation and much of the lower part of the mast the upper shaft and antennae are expected to be visible to some extent. These westerly views from the monument are important as they include Voley castle and are already impacted by the hedge bank division of the once open ‘down’. There is a cumulative impact here on the visual link between these settlements. More generally there are extant masts on the quarry site to the east,, so adding further communications infrastructure into the landscape to the west, when there is such a wealth of layered relict landscapes here is further modern visual interference and distraction from being able to read the important archaeological landscape clues.	
<i>Magnitude of Impact:</i> High value asset + Minor Change = Moderate/Slight	
Overall Impact Assessment: Negligible to Negative/Minor Impact	



FIGURE 18: BEACON CASTLE SHOWING THE LATER PARISH BOUNDARY BANK RUNNING ACROSS IT; VIEWED FROM THE EAST-SOUTH-EAST.

Asset Name: Voley Castle	
Parish: Parracombe, Exmoor	Value: High
Designation: SAM	Distance to Development: c.0.69km
<p><i>Description Summary:</i> The monument includes a slight univallate hillfort with outworks situated on a small inland promontory overlooking the valley of the River Heddon. The monument survives as a sub-circular enclosure measuring up to 68m in diameter internally, defined by a bank measuring up to 12m wide and 1.7m high and a partially filled outer ditch up to 5.4m wide and 0.6m deep. The entrance lies to the south. Beyond the entrance is a causeway across the ditch. To the south and west lies a second bank with outer ditch measuring up to 65m in length. This also has an entrance and causeway across the ditch in line with the main hillfort entrance.</p>	
<p><i>Supplemental Comments:</i> Located in a large regular, straight sided late post-medieval field enclosure laid to upland grass pasture. It survives well, with visible banks and a defined sub-circular shape, which stands out in the landscape, drawing the eye. It has an important landscape and visual relationship with Beacon Castle on the other side of the valley.</p>	
<p><i>Conservation Value:</i> The asset will have high evidential value in both its structural banks and in the sealed ground surface and potential deposits beneath it. It has a certain authentic ‘scheduled ancient monument’ appearance in the landscape but has no communal value, no known associative historical value.</p>	
<p><i>Authenticity and Integrity:</i> The monument is in good condition but does not stand out in the landscape as much as Beacon castle, opposite, due to its lack of associated scrub. However, it is therefore considered to be of a higher integrity, as it won’t have scrub damage and it not truncated like Beacon castle by any later boundary banks. It retains a certain ‘scheduled monument’ aesthetic in the landscape, clearly a relict ancient feature.</p>	
<p><i>Setting:</i> The monument is located on a wide ledge within the mid, south-east facing slopes of a high down, a localised promontory around which curves the steep Heddon valley river valley. It is now enclosed within a pasture field, which is used to graze sheep. There are wide views to the north-east, east, south and south-east. There is intervisibility to another contemporary settlement Beacon castle, to the east on the other side of the valley.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The enclosure is situated in a location to be both visually prominent and to allow for clear visuals of the wider landscape. Its relationship with Beacon Castle just to the east would suggest a pattern of localised land ownership. The current grass pasture setting is wholly irrelevant to the significance as it is a post-medieval cultural farming overlay.</p>	
<p><i>Magnitude of Effect:</i> There will be direct views across to the mast and its substation and all associated infrastructure. This mast will interrupt the views east and distract from the already compromised visuals to Beacon castle, behind the 19th century hedge bank, which also has other masts on the skyline, framing it behind. Whilst many of the farms have modern sheds there are very few modern visual impacts in this challenging and little occupied rural landscape. The</p>	

most introduces directly into the Heddon valley a modern infrastructural element, rather than focussing impact in and around the quarry to the east. The setting of the monument will not be affected, but its views east and its spatial and visual relationship to Beacon castle are important for our understanding of the human settlement, development and creation of this farmed landscape.

Magnitude of Impact: High value asset + Minor Change = Moderate/Slight

Overall Impact Assessment: **Negligible to Negative/Minor Impact**



FIGURE 19: VOLEY CASTLE, ANOTHER ENCLOSURE, ON THE OPPOSITE SIDE OF THE VALLEY; VIEWED FROM THE EAST.

4.4.6 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 ***Enclosed Farmed Hills with Commons*** Landscape Character Area (LCA):

- This Landscape character area (LCA) is this most abundant of types on Exmoor. The landscape comprises a patchwork of green fields, peppered with grazing sheep and cattle. On lower slopes, lush hedges create an irregular and smaller-scale field pattern, whilst on higher land, where farm land and commons have been ‘carved out’ of the surrounding moorland, the fields are more geometrically-shaped, and bounded by beech hedgebanks or fences. The beech

hedgebanks, and the contrast between the fields and the moorland, are defining features of Exmoor. Long views, often encompassing adjacent landscape types, are a key feature of this LCT. The fields of the Enclosed Farmed Hills with Commons are often seen in the context of contrasting open moorland, woodland, incised valleys or open water. The LCA Assessment states that “Poles, pylons, telecommunication masts and wind turbines are particularly prominent within this LCT where they occur in isolated locations or are visible against the skyline. Their presence creates a sense of visual ‘clutter’ and is detrimental to the character of the landscape.” The proposed development would comprise a single static mast in a location close to a small number of other masts and vertical feature and it is unlikely that there will be further appreciable change to the LCA, beyond the cumulative impact of these vertical structures. On that basis the impact is assessed as **negligible**.

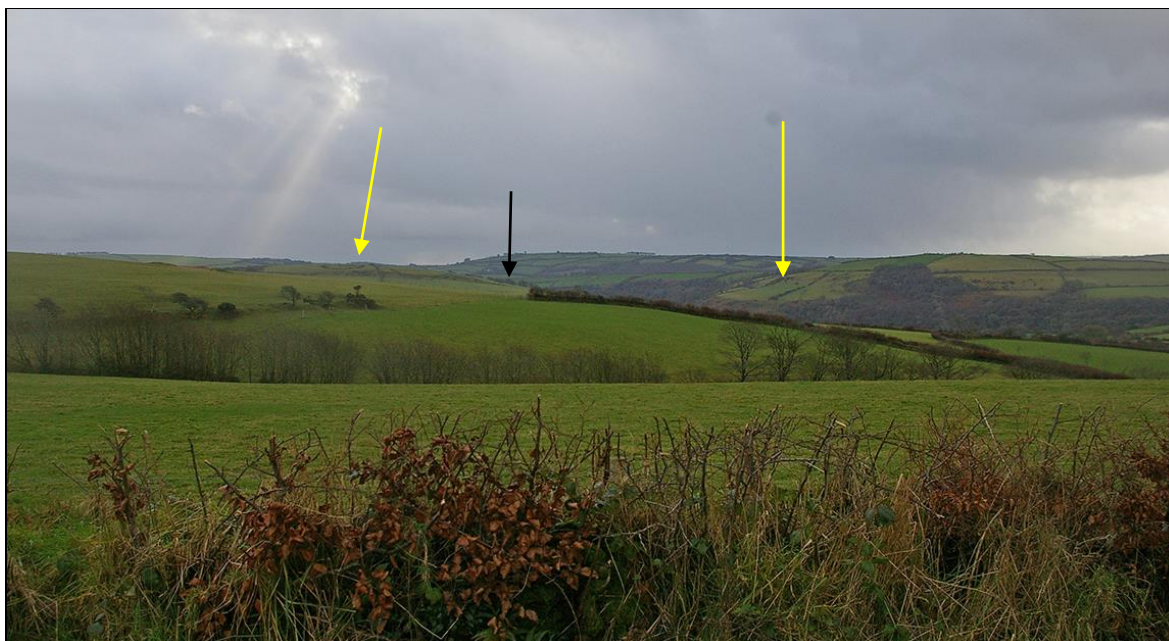


FIGURE 20: LONG VIEW ACROSS THE HISTORIC LANDSCAPE SHOWING BOTH IRON AGE SCHEDULED MONUMENTS (YELLOW ARROWS); VIEWED FROM THE NORTH-EAST AND THE PROPOSED LOCATION OF THE MAST (BLACK ARROW).

4.4.7 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, to low**.

4.4.8 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 consider 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 proposed development would have a slight cumulative impact as there are other masts within the immediate area, although these do not appear in views from all of the assets considered. With that in mind, an overall assessment of **negligible** is appropriate.



FIGURE 21: VIEW ACROSS PARRACOMBE VILLAGE, A CONSERVATION AREA, SHOWING BROAD LOCATION OF MAST; VIEWED FROM THE SOUTH-EAST.

TABLE 3: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Beacon Castle	SAM	c.230m	High	Minor	Moderate/Slight	Negligible to Negative/Minor
Voley Castle	SAM	c.692m	High	Minor	Moderate/Slight	Negligible to Negative/Minor
Killington Farm Courtyard	GII	c.671m	Medium	No change	Neutral	Neutral
St Petrock's Church	GI	c.1650m	High	No Change	Neutral	Neutral
Holwell Castle	SAM		High	No Change	Neutral	Neutral
Parracombe Cons. Area	CA PAL	c.1322m	High	No Change	Neutral	Neutral
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Minor	Neutral	Negligible
Aggregate Impact	n/a	n/a				Negligible
Cumulative Impact	n/a	n/a				Negligible

5.0 CONCLUSION

The proposed site lies within the parish of St. Petrock of Parracombe in the historic Hundred of Shirwell. The site lies on the southern edge of what was once an area of unenclosed moorland called South Down, most of which is now attached to the former hamlet of Killington. The Down contains the remains of an extensive relict fieldsystem of probable medieval date; former hedgebanks within this system were used to define the parish boundary between Martinhoe and Parracombe. North-east of the site stands Beacon Castle, an Iron Age univallate enclosure associated with a second, less well-defined enclosure and possible hut circles. A large block of fields to the south of the Down were listed as *Newberries* in 1840, the *berries/burh* place-name probably referencing the Iron Age enclosure above.

As is readily apparent, the site lies within an area of high archaeological potential based on the density of the Prehistoric assets and medieval fieldsystem in the immediate area, as well as the possible evidence for post-medieval mining activity. The impact on the buried archaeological resource would be permanent and irreversible. However, possible harm can be mitigated through an appropriate programme of archaeological monitoring.

In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from the dramatic natural topography. The majority of the assets which lie in close proximity and were considered in detail in this assessment would be relatively unaffected by the proposed development (**neutral to negligible**); the most pronounced impact would be on the scheduled monument Beacon Castle and to a lesser extent Voley Castle, and in particular the visual link between these two assets (**negligible to negative/minor**). The impact of the proposed development on the historic landscape, and its cumulative and aggregate impact, will be limited (**negligible**).

6.0 BIBLIOGRAPHY & REFERENCES

Published Sources:

- English Heritage** 2008: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.
- English Heritage** 2011: *Seeing History in the View*.
- Exmoor National Park** 2018: *Landscape Character Assessment*.
- Green, T.** 2009: 'Excavation of a Hillslope Enclosure at Holworthy Farm, Parracombe, displaying Bronze Age and Iron Age Activity', *Proceedings of the Devon Archaeological Society* 67, 39-98.
- Historic England** 2015 (Revised 2017): *The Setting of Heritage Assets*.
- Historic Scotland** 2015: *Managing Change in the Historic Environment: Setting*.
- Hull, R.B. & Bishop, I.D.** 1988: 'Scenic Impacts of Electricity Transmission Towers: the influence of landscape types and observer distance', *Journal of Environmental Management* 27, 99-108.
- ICOMOS** 2005: *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas*.
- Landscape Institute** 2013: *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition. London.
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.
- University of Newcastle** 2002: *Visual Assessment of Wind Farms: Best Practice*.
- Watts, V.** 2004: *The Cambridge Dictionary to English Place Names*. Cambridge University Press.

Websites:

- British Geological Survey** 2019: *Geology of Britain Viewer*.
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html
- Design Manual for Roads and Bridges (DMRB)** 2016: *Volume 11, Cultural Heritage*
<http://www.standardsforhighways.co.uk/DMRB/vol11/index.htm>
- WEBTAG** 2016: *Transport Analysis Guidance, Cultural Heritage*
<https://www.gov.uk/guidance/transport-analysis-guidance-webtag>

Unpublished Sources:

- Gent, T.** 2009: *Archaeological Monitoring at Beacon Down Quarry, Parracombe, Devon*.

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and 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 2018). The relevant guidance is reproduced below:

Paragraph 189

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 190

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 4: 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; Landscape 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 5: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes 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 6: 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 7: 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 8: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

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

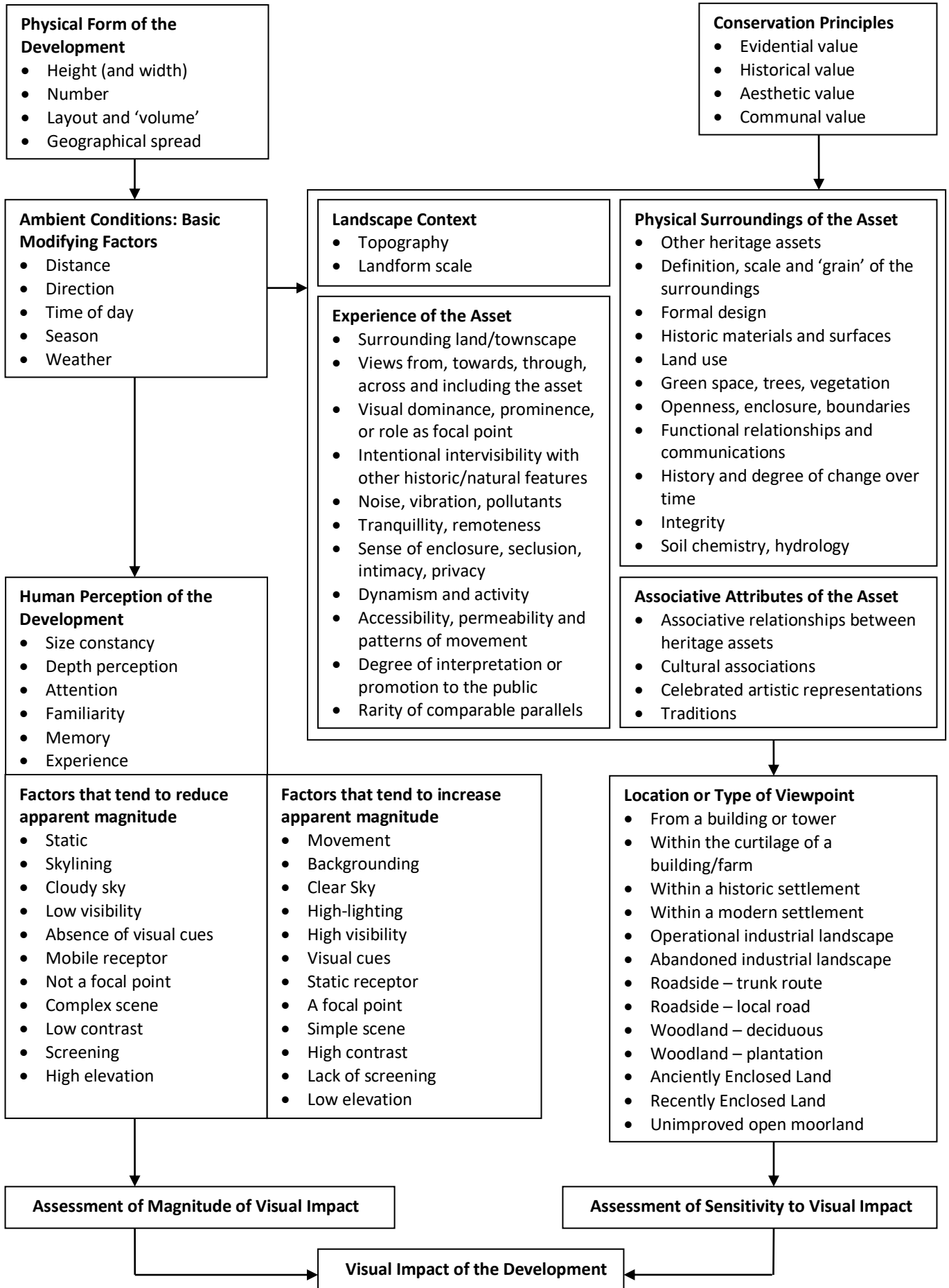


TABLE 9: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. VIEW TOWARDS THE PROPOSED SITE OF THE MAST; FROM THE CENTRE OF BEACON CASTLE; FROM THE EAST.



2. VIEW FROM THE WEST ENTRANCE OF BEACON CASTLE TOWARDS THE HEDDON VALLEY, SHOWING THE VISUAL BLOCKING FROM THE HEDGE BANK; FROM THE EAST-NORTH-EAST.



3. VIEW FROM THE FIELD GATEWAY BACK TO BEACON CASTLE; FROM THE WEST-SOUTH-WEST.



4. VIEW TO VOLEY CASTLE FROM THE SITE OF THE PROPOSED COMMUNICATIONS MAST; FROM THE EAST-SOUTH-EAST.



5. VIEW DOWN INTO THE VALLEY, TO KILLINGTON FARM; FROM BEACON CASTLE; FROM THE SOUTH-SOUTH-WEST.



6. VIEW BACK UP TO BEACON CASTLE FROM KILLINGTON FARM BARN; FROM THE NORTH-NORTH-EAST.



7. ST PETROCKS, ANCIENT PARISH CHURCH OF PARRACOMBE, GRADE I LISTED, FROM THE SOUTH-WEST.



8. VIEW TOWARDS THE SITE OF THE MAST (AS SHOWN), FROM NEXT TO THE WEST TOWER IN THE CHURCHYARD AT ST PETROCKS; FROM THE SOUTH-EAST.



9. VIEW FROM THE GENERAL CHURCHTOWN SETTING OF ST PETROCKS, TOWARDS THE MAST SITE (AS SHOWN); FROM THE EAST-SOUTH-EAST.



10. THE TRACK WHICH ACCESSES THE BLOCK OF AGRICULTURAL FIELDS; FROM THE WEST-NORTH-WEST.



11. VIEW UP THE ACCESS TRACK, PAST THE QUARRY; FROM THE EAST-SOUTH-EAST.



12. THE TRACK AS IT ENTERS THE FIELD IN WHICH THE MAST IS TO BE SITUATED; FROM THE EAST-SOUTH-EAST.



13. VIEW ALONG THE SOUTHERN BOUNDARY OF THE FIELD, SHOWING THE MORE INFORMAL TRACK EXTENSION; FROM THE EAST.



14. VIEW ACROSS THE FIELD IN WHICH THE MAST IS TO BE SITUATED (SITE AS INDICATED), SHOWING THE MARKED CURVING TOPOGRAPHY OF THE SITE; FROM THE NORTH-EAST.



15. VIEW BACK UP THE TRACK FROM THE WEST.



16. THE ADJACENT GATEWAY TO THE PROPOSED MAST SITE; FROM THE NORTH.



17. THE PROPOSED LOCATION OF THE MAST; FROM THE NORTH-WEST.



18. VIEW BACK ACROSS THE SLOPE OF THE FIELD, SHOWING THE LINEAR EARTHWORKS OF THE RELICT FIELD SYSTEM AND IN THE FOREGROUND THE POCK-MARKS OF PROSPECTING PITS; FROM THE SOUTH-SOUTH-EAST.



19. VIEW FROM THE PROPOSED LOCATION OF THE MAST OUT TO WOODY BAY AND THE HERITAGE COAST OF EXMOOR; FROM THE SOUTH-SOUTH-EAST.



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

01769 573555

01872 223164

EMAIL: MAIL@SWARCH.NET