

FORMER EAST YELLAND POWER STATION YELLAND FREMINGTON DEVON

Results of a Heritage Assessment



South West Archaeology Ltd. report no. 200415



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Former East Yelland Power Station, Yelland, Fremington, Devon

Results of a Heritage Assessment

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Work undertaken by SWARCH for Woodward Smith Chartered Architects. (the Agent)
On behalf of Yelland Quay Ltd.

Summary

This report presents the results of a heritage assessment carried out by South West Archaeology Ltd. (SWARCH) for the site of the former East Yelland Power Station, Yelland, Fremington, Devon. The site is located between the historic towns of Barnstaple and Bideford off the Tarka Trail, the line of the former North Devon Railway. This work was undertaken in support of a planning application.

The site was enclosed in the 19th century, remaining as agricultural land until the 1950s when the East Yelland Power Station was constructed; and decommissioned in 1984. Subsequent demolition and decay has seen the majority of the structures being removed or fall into disrepair, the site inspection identifying that only the jetty, switch-house and one of the pump-houses survive as upstanding structures; the boiler- and turbine-house as basement levels; and the remainder of the buildings only as concrete footprints. There are no anticipated hydrographic impacts or changes which will be caused by the proposed developments, and there will be no direct impacts upon the scheduled stone row.

In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance as 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 trees, topography, buildings or embankments, or that other modern intrusions have already impinged upon their setting. The only sites where there might be the potential for an appreciable impact are the Grade I Listed Churches of St. Augustine, St. Brannock, and St. John the Baptist; Grade II Listed Church of St. Peter (all **negative/minor**); and the Scheduled Double Stone Row (**negative/moderate to negative/minor**). In these instances, whilst the proposal site is visible, it is a brownfield site, historically with large-scale industrial buildings, and currently as an aggregate storage yard; none of which would have been part of the intended setting of these monuments. Limited low-level development of site, focused on the areas which have historically had structures will limit the impact of the development, whilst additional woodland screening would provide additional blocking in wider landscape views. There is likely to be some cumulative harm arising from existing developments along the Taw Estuary, though this is mitigated to some extent by the proposed development re-utilising a brownfield site.*

*With this in mind, the overall impact of the proposed development can be assessed as **negligible to negative/minor**. The impact of the development on any buried archaeological resource may be **permanent and irreversible** but can be mitigated through an appropriate programme of archaeological investigation and recording.*



April 2020

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YELLAND QUAY LTD. (THE CLIENT)
WOODWARD-SMITH CHARTERED ARCHITECTS (THE AGENT)
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PROJECT CREDITS

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1.0 INTRODUCTION

LOCATION:	(SITE OF) FORMER EAST YELLAND POWER STATION
PARISH:	FREMINGTON
DISTRICT:	NORTH DEVON
COUNTY:	DEVON
NGR:	SS 248160 132405
PLANNING NO.	60823
DCHET REFERENCE:	ARCH/DM/ND/29179
SWARCH REFERENCE:	FYQ20

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Woodward-Smith Chartered Architects (the Agent) on behalf of Yelland Quay Ltd. (the Client) to produce a heritage assessment informed by site inspection and historic visual impact assessment in support of a planning application for a proposed development on land at the site of the former East Yelland Power Station, Yelland, Fremington, Devon. This work was undertaken in line with best practice and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located to the north-west of the historic settlement of Yelland, approximately 6km north-east of Bideford and 7.8km west of Barnstaple, north of the Tarka Trail, the line of the former North Devon Railway. It sits on a relatively flat spur of ground extending into the Taw Estuary at a height of approximately 6m AOD (Figure 1). The soils of this area are the slowly permeable seasonally waterlogged clayey, fine loamy and fine silty soils of the Hallsworth 2 Association; with areas of reclaimed land of deep stoneless non-calcareous or calcareous clay soils with local humose or peaty surface horizons of the Wallasea 1 Association (SSEW 1983). These overlie superficial clay, silt, sand, and gravel alluvial deposits; and the mudstones and siltstones of the Ashton Mudstone Member and Crackington Formation (BGS 2020).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The parish of Fremington lies in the Hundred of Fremington and Deanery of Barnstaple, the eponymous settlement first recorded in 1086 as *Fremintona* (from the Old English for 'settlement' and a personal name), but has earlier origins. Fremington was a Saxon manor belonging to Earl Harold, and given by William the Conqueror to Geoffrey, Bishop of Constance following the Conquest. Subsequent family ownership has included: the Traceys, Martyns, Audleys, and Aclands, until the 19th century when it belonged to George Acland Barbor (Lysons 1822).

Settlement is not recorded at Yelland, from the Old English meaning 'old land' until the Chapel of St. Catherine was licensed by Bishop Stapledon in 1311; the 14th century stone chapel being used as a barn as part of pre-17th century Chapples Farm.

The proposal site sits on what was common land until the late 19th century, when it was enclosed. It remained as agricultural land until the mid-20th century when East Yelland Power Station was constructed.

The historic landscape in this area is characterised by the Devon Historic Landscape Characterisation (HLC) as *modern industrial complex with rough ground*; but based on a landscape of former *medieval enclosures based on strip fields*; and *post-medieval enclosures*, enclosed in the

17th, 18th, and 19th centuries from land that was previously upland rough ground and/or medieval commons.

Relatively few archaeological investigations have taken place in this area; the majority of work comprising the assessment and survey of groups of buildings (EDV4599, EDV5526, EDV6573); and a survey of the fish weirs of the Taw Estuary (EDV4719). Archaeological investigation that has taken place in the area has been limited to geophysical survey at Yelland Farm (EDV7037), identifying probable field boundaries and agricultural activity; and archaeological watching brief at St John's Church (EDV6378, EDV6649) identifying graves. A previous desk-based and heritage assessment (EDV6788) has been carried out for the East Yelland Power Station site, indicating that none of the surviving buildings on the site are of particular architectural or historical significance.

1.4 METHODOLOGY

This work was undertaken in accordance in accordance with the ClfA (2014a) and in line with best practice.

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

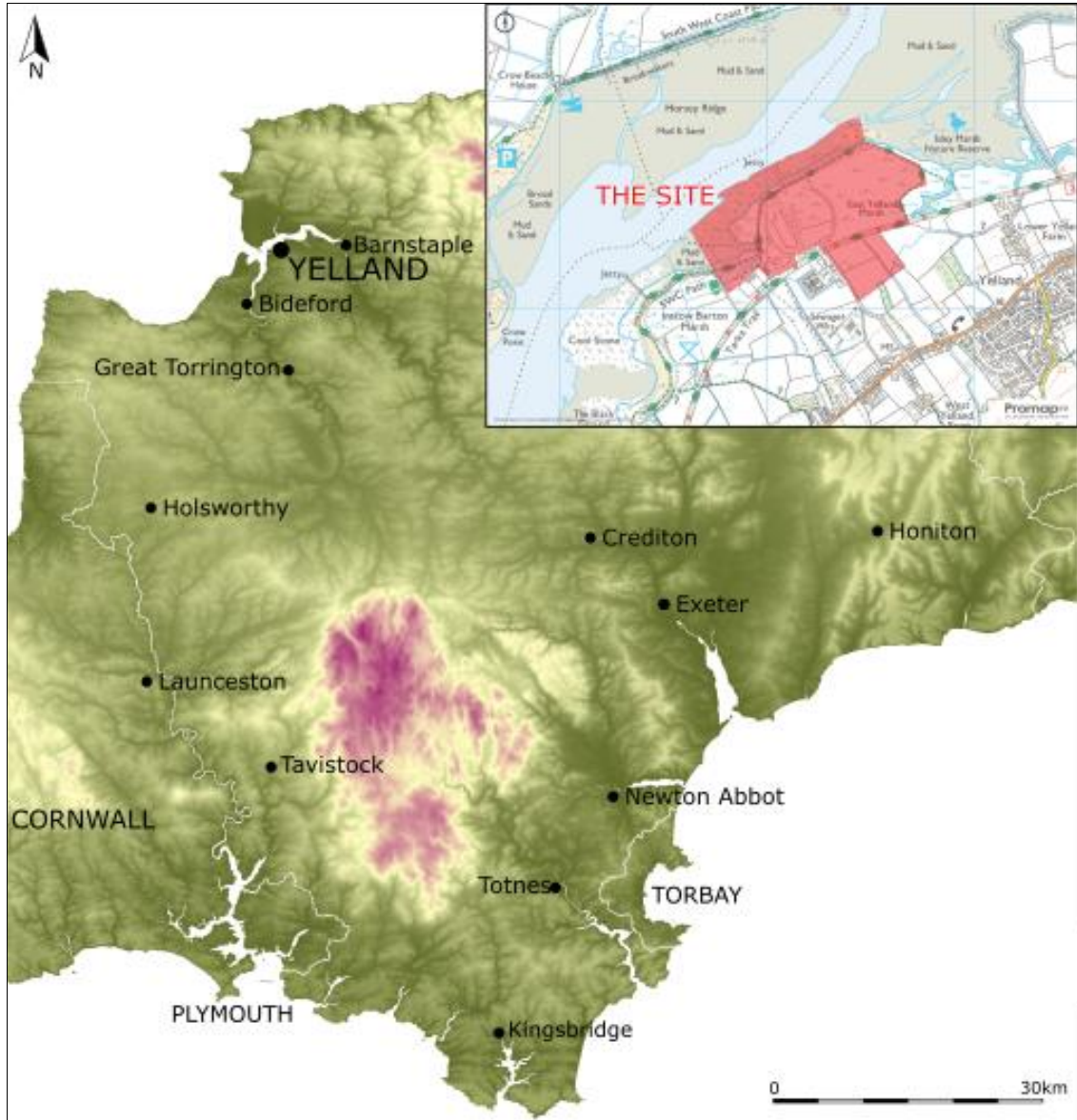


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

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

Policy ST15: *Conserving Heritage Assets* in *The North Devon and Torridge Plan 2011-2031* makes the following statement:

(1) The quality of northern Devon’s historic environment will be preserved and enhanced through positive management by:

- (a) conserving and enhancing the historic dimension of the landscape;*
 - (b) conserving and enhancing cultural, built, historic and archaeological features of national and local importance and their settings, including those that are not formally designated;*
 - (c) identifying and protecting locally important buildings that contribute to the area's local character and identity; and*
 - (d) increasing opportunities for access, education and appreciation of all aspects of northern Devon's historic environment, for all sections of the community.*
- (2) Proposals to improve the energy efficiency of, or to generate renewable energy from historic buildings or surrounding heritage assets will be supported where:*
- (a) there is no loss or degradation of historic fabric including traditional windows; and*
 - (b) equivalent carbon savings cannot be achieved by alternative siting or design that would have a less severe impact on the integrity of heritage assets.*

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 3.2-3.5 examine the documentary, cartographic and archaeological background to the site; Section 3.6 outlines the walkover survey, and Section 3.7 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 1 details the methodology employed to make this judgement.

3.2 DOCUMENTARY HISTORY

The parish of Fremington lies in the Hundred of Fremington and Deanery of Barnstaple, the eponymous settlement first recorded in 1086 as *Fremintona* (from the Old English for 'settlement' and a personal name), but has earlier origins. Fremington was a Saxon manor belonging to Earl Harold, and given by William the Conqueror to Geoffrey, Bishop of Constance following the Conquest. Subsequent family ownership has included: the Traceys, Martyns, Audleys, and Aclands, until the 19th century when it belonged to George Acland Barbor (Lysons 1822).

Settlement is not recorded at Yelland, from the Old English meaning 'old land' until the Chapel of St. Catherine was licensed by Bishop Stapledon in 1311; the 14th century stone chapel being used as a barn as part of pre-17th century Chapples Farm.

The proposal site sits on what was common land until the late 19th century, when it was enclosed. It remained as agricultural land until the mid-20th century when East Yelland Power Station was constructed.

East Yelland Power Station was the first large coal-fired power station in the Barnstaple area; and despite consultation over the construction between the Central Electricity Board and The Whitehall Securities Commission beginning as early as 1946, consent was not given until 1949. Construction began under chief engineer Mr. V.A. Pask in April 1950, employing a labour force of up to 670, and by 1953 the first two generators were in commission; a further three pairs were completed by 1954. This formed only the first half of the power station, which was officially opened on 21st April 1955 by Earl Fortescue, Lord Lieutenant of Devon (The Engineer 1955); and decommissioned in October 1984. The main structures of the power station, the boiler- and turbine-house, pump-house, control room, office block, as well as several smaller subsidiary buildings were primarily of steel frame and brick construction, with reinforced concrete roofs, floors and foundations; whilst the chimneys were reinforced concrete, limited in height to 117ft 6in by the Air Ministry. At the northern end of the site, the reinforced concrete jetty structure was constructed over two rows of reinforced concrete tubes and contains the circulating water inlets which were connected to the pump house by two 6ft diameter tunnels. Further inlet culverts cross to the boiler- and turbine- houses; with a parallel outlet culvert. The reinforced concrete sea-wall was built to a height of 18ft and sits parallel to the jetty. Colliers were unloaded at the jetty by telfer transporters with hoppers feeding a 10ft wide conveyor connecting with the bunkers over the boiler-house and coal stores. Six John Thompson boilers served each half of the station; whilst waste is removed through belt conveyors submerged in water troughs to a bunker from which lorries could be loaded.

A more detailed photographic archive of the construction of East Yelland Power Station is at present in a private collection; whilst further evidence is available in the archives of the South West Heritage

Trust (North Devon Record Office, reference B534; reference B170/82), though not accessible at the time of the production of this report.

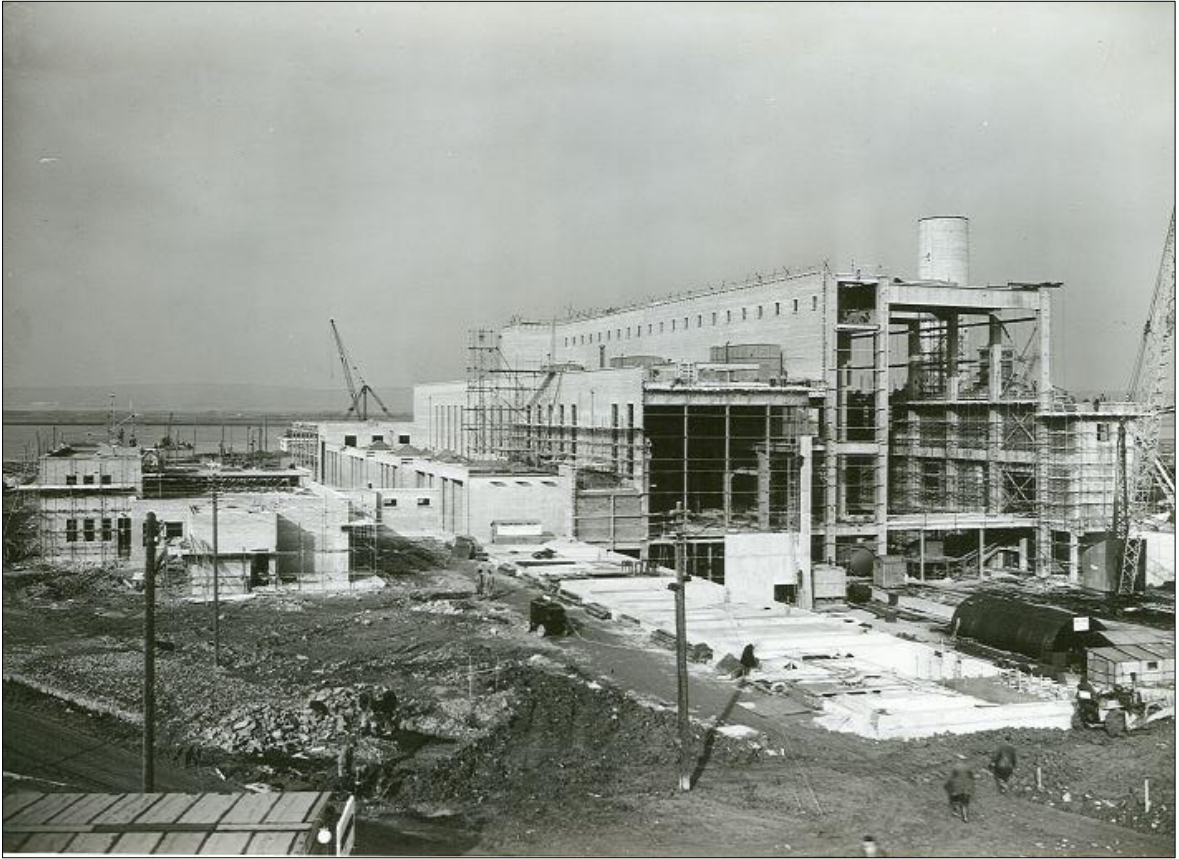


FIGURE 2: PHOTOGRAPH TAKEN DURING THE CONSTRUCTION OF THE EAST YELLAND POWER STATION, SHOWING THE CONTROL ROOM, AND BOILER- AND TURBINE-HOUSE BUILDINGS WITH THE CHIMNEY BEHIND (SOURCE: PRIVATE COLLECTION).

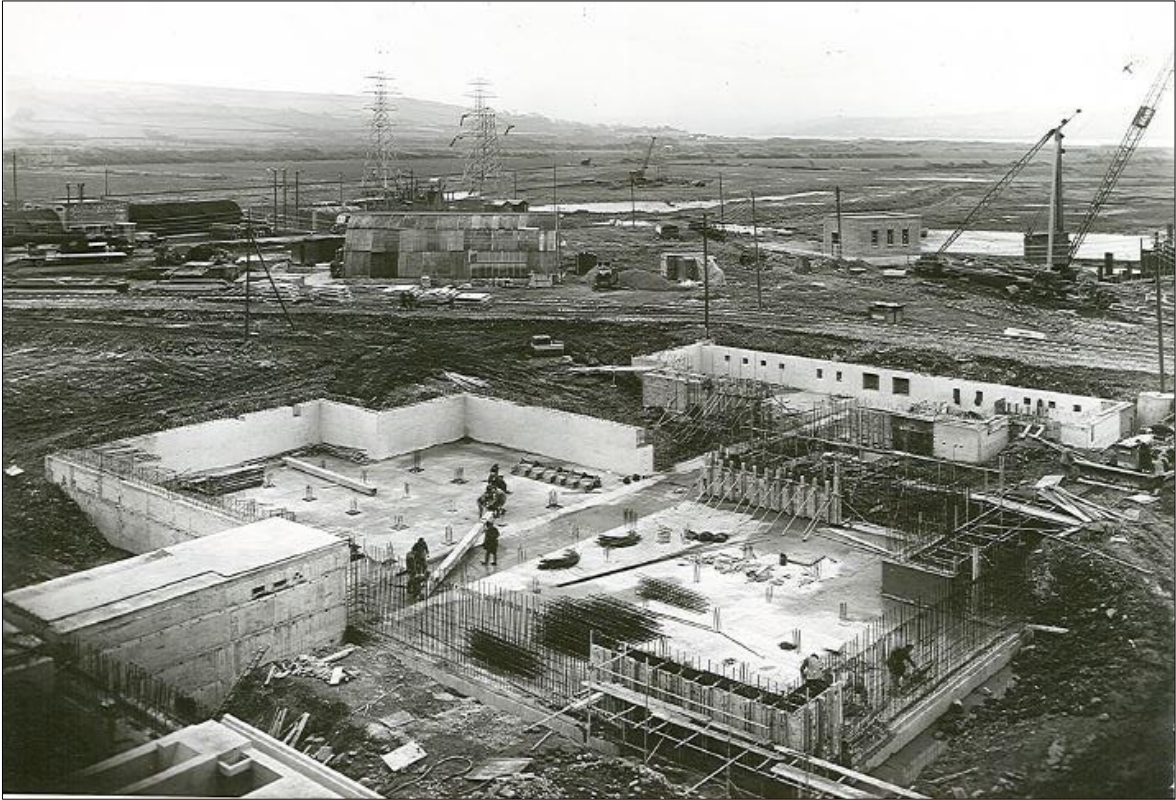


FIGURE 3: PHOTOGRAPH TAKEN DURING CONSTRUCTION SHOWING THE FOUNDATIONS OF THE CONTROL ROOM AND SWITCH-HOUSE BEHIND (SOURCE: PRIVATE COLLECTION).



FIGURE 4: PHOTOGRAPH TAKEN DURING EXCAVATION OF ONE OF THE PUMP CHAMBERS (SOURCE: PRIVATE COLLECTION).

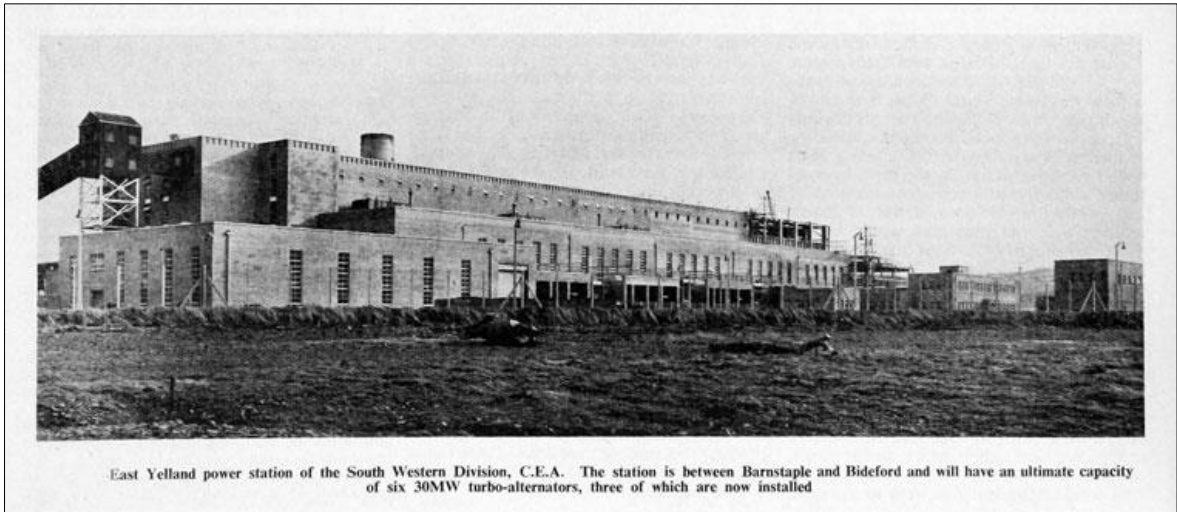


FIGURE 5: THE BOILER- AND TURBINE-HOUSES OF EAST YELLAND POWER STATION IN 1955 (THE ENGINEER 1955).

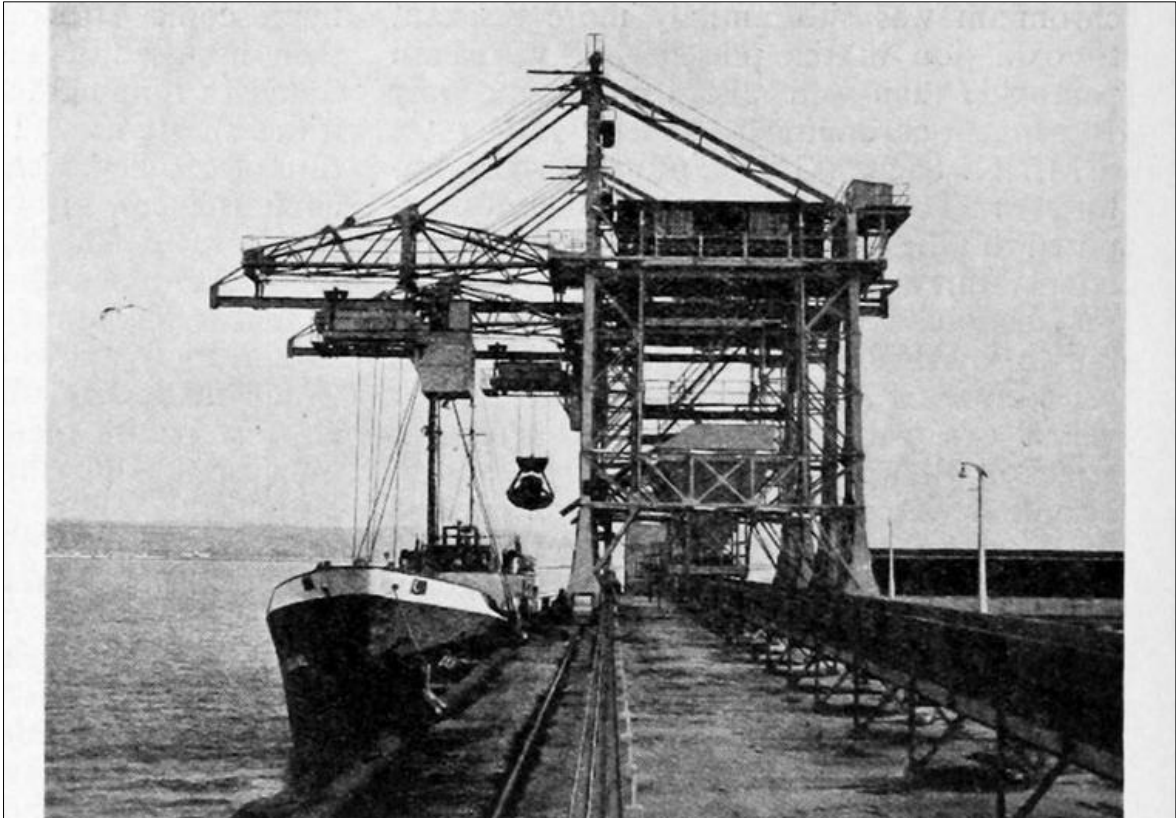


FIGURE 6: A COLLIER SHIP BEING UNLOADED AT THE EAST YELLAND POWER STATION JETTY IN 1955 (THE ENGINEER 195).



FIGURE 7: DETAIL OF TURBO-ALTERNATORS AT EAST YELLAND POWER STATION (THE ENGINEER 1955).

3.3 CARTOGRAPHIC DEVELOPMENT

The earliest detailed cartographic source available to this study is the tithe map of 1838 (Figure 6). This shows the Yelland set within a landscape of enclosed agricultural fields and isolated farmsteads. The proposed site lies to the north-west of settlement at Yelland largely within an area of common grazing that had yet to be enclosed; but extending into riverine sands and agricultural strip-fields. A structure is also depicted as part of the common land, to the west of the road/track leading from Lower Yelland Farm. The accompanying 1838 tithe apportionment indicates that where land was not under common ownership, that parcels of the land associated with: Wester Yelland, owned by the Reverend William Proctor Thomas (occupied by Thomas Moule); tenements of Yelland as part of the estates of William Arundle Yeo (occupied by George Bremridge); and Cron Barn, owned by John Blake. The irregular common land and more curving field boundaries in the area have their origins in the medieval layout of the landscape, with straighter post-medieval boundaries starting to sub-divide these strips representing a later phase of enclosure. The field names recorded in the tithe apportionment are essentially prosaic, reflecting the wetland nature of the land (e.g. no.2428 *Yelland Marsh*) and relative location of the land (e.g. no.2142 *West Moor*).



FIGURE 8: EXTRACT FROM THE FREMINGTON TITHE MAP OF 1838; THE APPROXIMATE SITE BOUNDARY IS INDICATED (SOURCE: THE GENEALOGIST).

TABLE 1: EXTRACT FROM THE 1838 FREMINGTON TITHE APPORTIONMENT (SOURCE: THE GENEALOGIST).

Plot No.	Land owner	Occupier	Field name	Cultivation
Wester Yelland				
2134	Reverend William Proctor Thomas	Robert Moule	Lower Moor	Arable
2135			Lower Moor	Arable
2139			Middle Wester Moor	Arable
2140			Lower Wester Moor	Pasture
2141			Furze Moor	Furze
2142			West Moor	Furze
2143			Middle Moor	Pasture
Cron Barn				
2190	John Blake	Himself	Lower Moor	Arable
Yelland				
2229	William Arundle Yeo	George Bremridge	Lower Marsh Grounds	Arable
2230			Old Moor	Arable
2231			Well Field	Arable
2362		William Dullam	Ley Marsh	Pasture
Commons to various estates				
2428			Yelland Marsh	-
Sands				
2423			Sands	-

By 1887, the Ordnance Survey 1st edition map (Figure 7) depicts a landscape similar to that of 1838. Some boundary loss had occurred, although *new* boundaries are quite common, particularly in the areas of former common land, *Yelland Marsh* having been enclosed into five plots forming *East Yelland Marsh*; the Barnstaple to Bideford branch of the North Devon Railway now running along the southern edge of the former common land. The structure identified on the tithe map within the common land can now be seen to be a limekiln, the road alongside having become a track. Elements of the boundaries of the site as it is today were established in the period 1838-1888; the north-eastern river defences can be seen to be in place.

The landscape as depicted in the 1905 OS 2nd edition map (Figure 8) is almost unchanged, with only very limited boundary alteration and rationalisation in the wider landscape, though not within the proposal site; though the limekiln is now indicated as having gone out of use.



FIGURE 9: EXTRACT FROM THE FIRST EDITION OS 6" MAP OF 1887; THE APPROXIMATE SITE BOUNDARY IS INDICATED (NLS).



FIGURE 10: EXTRACT FROM THE SECOND EDITION OS 6" MAP OF 1905; THE APPROXIMATE SITE BOUNDARY IS INDICATED (NLS).

Subsequent Ordnance Survey maps (not shown) demonstrate the growing population, settlements such as Fremington and Instow beginning to grow, along with significant ribbon development between the two. However, it is not until the post-war period that significant development can be seen, particularly in relation to the proposal site (Figure 9). By 1960 there had been continued growth of settlement, with the accompanying loss of agricultural fields; whilst the East Yelland Power Station had been constructed, with its attendant buildings, jetty and siding to the railway. Residential growth has continued through the 20th century.



FIGURE 11: EXTRACT FROM THE ORDNANCE SURVEY 1 INCH MAP OF 1960; THE APPROXIMATE SITE BOUNDARY IS INDICATED (NLS).

3.4 ARCHAEOLOGICAL BACKGROUND

The development site lies in an area where little formal archaeological investigation has been undertaken but one where Prehistoric activity is recorded in the wider landscape. The Devon Historic Environment Record (HER) identifies the sites of a possible stone row (SAM100387) which may indicate nearby funerary monuments; along with flint scatters (MDV202, MDV21944, MDV59965); and possible prehistoric settlement (MDV203) to the east (see Table 2 and Figure 10).

Relatively few archaeological investigations have taken place in this area; the majority of work comprising the assessment and survey of groups of buildings (EDV4599, EDV5526, EDV6573); and a survey of the fish weirs of the Taw Estuary (EDV4719). Archaeological investigation that has taken place in the area has been limited to geophysical survey at Yelland Farm (EDV7037), identifying probable field boundaries and agricultural activity; and archaeological watching brief at St John's Church (EDV6378, EDV6649) identifying graves. A previous desk-based and heritage assessment (EDV6788) has been carried out for the East Yelland Power Station site, indicating that none of the surviving buildings on the site are of particular architectural or historical significance.

The historic landscape in this area is characterised by the Devon Historic Landscape Characterisation (HLC) as *modern industrial complex with rough ground*; but based on a landscape of former *medieval enclosures based on strip fields*; and *post-medieval enclosures*, enclosed in the 17th, 18th, and 19th centuries from land that was previously upland rough ground and/or medieval commons.

3.4.1 PREHISTORIC 4000BC - AD43

The evidence for Prehistoric activity in this landscape is relatively sparse, though is concentrated to the east of the proposal site. The earliest evidence dates to the Mesolithic period, significant flint scatters being recovered from within the estuary (MDV202, MDV21944, MDV59965). This activity continued into the Neolithic and Bronze Age periods, the identification of a stone row (SAM100387) suggesting the nearby presence of burial monuments. By the Iron Age settlement is suggested as continuing, though only through tithe award field-names which suggest the presence of an enclosed ('round') settlement (MDV203).

3.4.2 ROMANO-BRITISH AD43 – AD409

The evidence for Romano-British activity is sparse, but it is probable that many of the Iron Age settlements continued to be occupied.

3.4.3 EARLY MEDIEVAL AD410 – AD1065

The archaeology of the early medieval period is poorly represented, though only Fremington has recorded origins in this period, the settlement pre-dating 1086; though place-name evidence suggests that there may have been an enclosed cemetery at Instow (MDV41904) which may date to this period. Despite this the basic framework of the tenurial and ecclesiastical landscape was established during this period, as were many of the farming settlements.

3.4.4 MEDIEVAL AD1066 - AD1540

Most of the other farms and many of the settlements in the area are at least medieval in origin, the church at Instow dating to 13th century (List107600), and the former St Catherine's Chapel to the 14th century (1311) (MDV11881); whilst Yelland Manor is reportedly medieval in origin. Open or strip fields which form the basis of the modern fieldscape are likely to have been laid out in association with nearby farms during this period.

3.4.5 POST-MEDIEVAL AND MODERN AD1540 - AD1901

Population and settlement expanded during the post-medieval period, Instow growing with the addition of Knill Cottage (List1163463), Glebelands (List1163640), and a new Sunday School (MDV32645); there was a new farmstead at Chapple Farm (List1107646), and West Yelland Farm a

new cidemill (List1325289). The resulting requirement for additional agricultural land seeing enclosure of common lands such as South Burrow (MDV20926) and the reclamation of Horsey Island from the estuary (MDV23384, MDV17027); and numerous agricultural buildings (List1163454, MDV1187, MDV45560, MDV45563-67), including windmills (List107604). However, the region did not solely rely upon an agricultural economy, and it can be seen to have been mixed with fishing, a number of fish weirs identified along the estuary (MDV16898, MDV66205, MDV66206, MDV103068, MDV66207, MDV77327, MDV66208, MDV2889, MDV66209); more industrial activity, a limekiln located on East Yelland Marsh (MDV102608); and tourism, aided by the expansion of the North Devon Railway (MDV18646) during the 19th century

3.4.6 MODERN AD1901 - PRESENT

During the 20th century, the loss of life during World War I is commemorated by a memorial at Instow Church (List1449685); whilst the outbreak of World War II and the need for coastal defence led to the installation of anti-glider posts at Braunton Marsh (MDV102619); anti-aircraft artillery (MDV39540, MDV51288, MDV51289, MDV102593-5,7, MDV102603, MDV102939), whilst the whole area became a training ground for US forces in the build-up to D-day (MDV57283, MDV57288, MDV73990 and other associated features).

FIGURE 12: NEARBY HERITAGE ASSETS (THE SITE IS INDICATED) (SOURCE: DEVON HER).

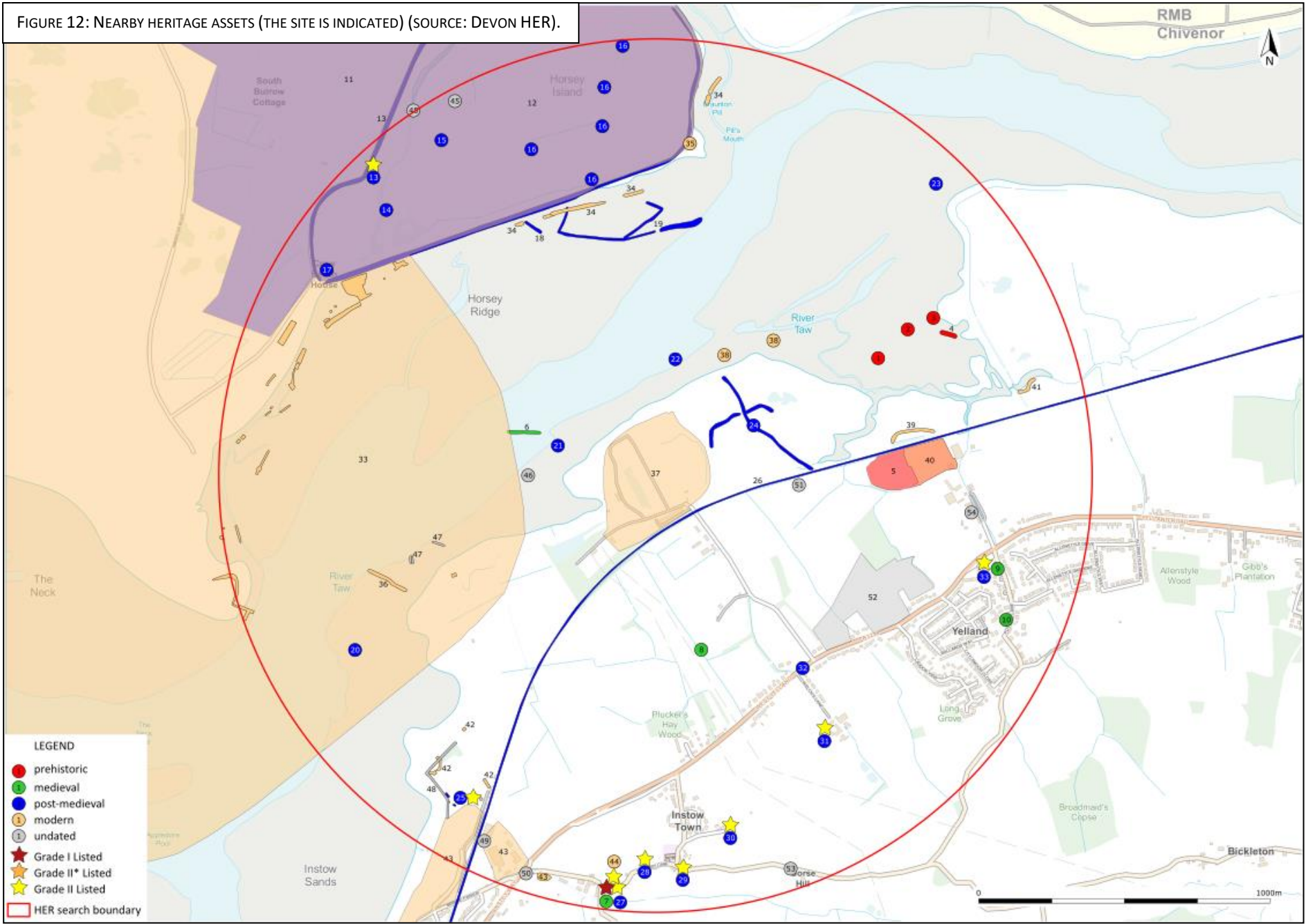


TABLE 2: LISTING ALL OF THE HERITAGE ASSETS PLOTTED ON MAP ABOVE (SOURCE: DEVON HER).

Reference		Name	Form	Summary
1	MDV107436	Peat deposit at Yelland	Findspot	Peat-bed deposits associated with Mesolithic to Bronze Age landscape.
2	MDV21944 MDV59965	Yelland, flint scatter	Findspot	Flint scatter. Several hundred flint artefacts found scattered at at least 7 locations in Isley Marsh. Includes Mesolithic and Bronze Age implements.
3	MDV202	Yelland, prehistoric flint scatter	Findspot	Quantity of prehistoric flint tools from different periods of occupation at Yelland.
4	SAM1003847 MDV5507	Double Stone Alignment on Isley Marsh Yelland Stone Row	Monument	Submerged stone row consisting of two parallel rows of stones. Excavated in 1930s when a number of flint tools were recovered.
5	MDV203	Eastern Castle and Western Castle	Documentary	The site of a possible prehistoric enclosure is suggested by the 'Castle' field names on the c.1840 tithe award.
6	MDV103069	Possible fish weir, Heanton Punchardon	Documentary	A possible fish trap is visible as an indistinct structure on aerial photographs. May be of medieval or early post-medieval date.
7	List1107600 MDV206	St John the Baptist's Parish Church, Instow	Listed Building	Grade I Listed parish church with late 13 th or early 14 th century fabric. Extended in 1547 and restored in 1872-3.
	MDV41904	Enclosed cemetery in the parish of Instow	Documentary	The place-name element 'stow' suggests a possible early Christian enclosed cemetery.
	MDV56001 MDV56002	Field system in the parish of Fremington, Instow	Documentary	The pattern of intermixed holdings recorded on the tithe map is often a remnant of the medieval open field system.
8	MDV56003 MDV56004	Parish boundary in the parish of Fremington	Documentary	The Instow/Fremington parish boundary is depicted on early Ordnance Survey maps, though is likely to have existed before the mapped field system.
9	MDV11881	St Catherine's Chapel, Fremington	Documentary	Site of a medieval chapel, recorded in 1311, which survived as an old cob and thatch shed until demolished in 1938.
10	MDV11878	Manor house in the parish of Fremington	Documentary	The current Yelland Manor/East Hele House is reportedly on the site of a medieval manor.
11	MDV17015	Braunton Marsh	Monument	Braunton Marsh was reclaimed in the 19 th century and divided between tenants and freeholders of the Great Field.
	MDV20926	Enclosed fields at South Burrow	Documentary	Fields at South Burrow were the subject of an enclosure award in 1864.
12	MDV23384	Horsey Island	Documentary	The reclamation of Horsey Island was completed in 1857. The enclosed land was divided in fields divided by dry stone fences.
13	List1310081 MDV36838	Stile and flanking walls south-west of the Great Sluice	Listed Building	Grade II Listed structure. Stone stile and shale rubble flanking walls constructed c.1815.
	MDV4463	The Great Sea Bank, Braunton Marsh	Monument	Massive bank constructed between 1811 and 1815 to enclose an area of land reclaimed from the river.
	MDV17027	Horsey Island Sea Wall	Monument	Stone built wall with clay and stone facing. Completed in 1857.
14	MDV16898	Horsey Island fish weir	Documentary	Braunton tithe map shows a fish weir which may relate to fish weirs on the Denham map of 1832.
	MDV66205	Fish weir at Horsey Island, Heanton Punchardon	Documentary	One of a number of fish traps recorded as shipping hazards in the 19 th century. Now in an area of reclaimed land.
15	MDV66206	Fish weir at Horsey Island, Heanton Punchardon	Documentary	One of a number of fish traps recorded as shipping hazards in the 19 th century. Now within reclaimed land.
16	MDV45563 MDV45564 MDV45565 MDV45566 MDV45567	Linhay on Horsey Island, Braunton Marsh	Structure	Series of ruinous single storey stone-built cattle shelters, constructed during the late 19 th century.
17	MDV17025 MDV45560	Crow Beach House Linhay at White House	Building	Previously known as Ferry House and White House. The house became a marsh keeper's house in 1811-15, later requisitioned on behalf of the War Department in 1942. With associated linhay. Now a private residence.
18	MDV103068	Possible fish weir, Heanton Punchardon	Documentary	A possible fish trap is visible on aerial photographs and may be associated with Horsey Weir fish trap.
19	MDV66207	Horsey Ridge Fish Weir, Heanton Punchardon	Monument	Remains of a post-medieval fish weir, likely dating to the late 18 th and early 19 th century.
20	MDV77327	Cool Stone fish weir	Documentary	Fish weir recorded in a document of 1609 and depicted in a painting of 1795. Appears to have fallen into disuse by 1832.

FORMER EAST YELLAND POWER STATION, YELLAND, FREMINGTON, DEVON

21	MDV66208	Weir by Yelland Power Station	Monument	One of a number of weirs recorded as a hazard to shipping in the early 19 th century. Identified during excavations in 2003.
22	MDV62889	Fish weir near Yelland Power Station	Monument	Two groups of timbers observed during archaeological assessment, possibly including a fish weir and the remains of a boat.
23	MDV66209	Lower Yelland fish weir	Documentary	One of a number of fish weirs recorded as a hazard to shipping in the early 19 th century.
24	MDV102608	Enclosure around limekiln on East Yelland Marsh	Documentary	A curvilinear earthwork bank and ditch is visible on aerial photographs and interpreted as associated with post-medieval to modern flood defences around a kiln.
	MDV102607	Route way to limekiln on East Yelland Marsh	Documentary	A raised trackway leading to a ruinous kiln structure is visible on aerial photographs.
	MDV32641	Limekiln on East Yelland Marsh	Documentary	A ruinous limekiln structure is visible on aerial photographs.
25	List1163454 MDV32606 MDV32607 MDV51287	Cricket Pavilion and score box, including adjacent former pillbox	Listed Building	Grade II listed building. The stone rubble thatched pavilion was constructed as an agricultural building and converted in 1836. The score box is brick with thatched roof, with an attached 20 th century brick and concrete pillbox.
	MDV102595	Former building adjacent to sea wall at North Devon Cricket Ground	Documentary	An open fronted structure is visible on aerial photographs and is interpreted as a grandstand. Removed between 1975 and 1980.
26	MDV18646	Railway in the parish of Fremington	Monument	The line of the North Devon Railway, extended from Barnstaple to Bideford in 1855. Now closed and forms the Tarka Trail public footpath.
27	MDV11877	Farmhouse in the parish of Instow	Structure	Stone-built farmhouse with a possible Elizabethan type brick chimney.
	MDV32645	Sunday School room with stables below	Structure	Early 19 th century Sunday School room with stables below.
	MDV2643	Grave of Leonard Prince, Churchyard of St John the Baptist, Instow	Documentary	Leonard Prince, Rector of Instow was buried in the churchyard in 1695. The gravestone has now disappeared.
	MDV208	Findspot in the parish of Instow	Findspot	Church plates and chalices, Elizabethan in date.
	MDV105815	Two graves, St John's Church, Instow	Monument	Two brick lined graves were identified during archaeological monitoring.
	List1318173 MDV96722 MDV101505	Jewell Headstone against west wall of south transept, Church of St John the Baptist.	Listed Building	Grade II listed monument. Headstone to grave of Ann, wife of John Jewell, died 1781.
	List1325345 MDV96721	Un-named gravestone against west wall of south transept, Church of St John the Baptist	Listed Building	Grade II listed monument. 18 th century inscribed headstone.
	List1325345 MDV101506	Un-named gravestone against west wall of south transept, Church of St John the Baptist	Listed Building	Grade II listed monument. 18 th century inscribed headstone.
	List1325307 MDV96720 MDV96728	Carder headstone against west wall of south transept, Church of St John the Baptist	Listed Building	Grade II listed monument. Headstone to grave of Andrew Carder, died 1764; and his wife Grace, died 1788
	List1325308 MDV96733	Un-named gravestone against west wall of south transept of Church of St John the Baptist	Listed Building	Grade II listed monument. 18 th century inscribed headstone.
	List1163562 MDV96730	Slocombe headstone against east wall of south transept of Church of St John the Baptist	Listed Building	Grade II listed monument. Headstone to grave of George Slocombe, died 1786; and his son, William, died 1835.
	List1107601 MDV96727	Tucker headstone against east wall of south transept, Church of St John the Baptist	Listed Building	Grade II listed monument. Headstone to grave of Edward Tucker, died 1775.
	List318187 MDV96731	Un-named gravestone against east wall of south transept, Church of St John the Baptist	Listed Building	Grade II listed monument. 18 th century inscribed headstone.
List1318191 MDV96732	Muden headstone against east wall of south	Listed Building	Grade II listed monument. Headstone to grave of Elizabeth Murden, died 1751.	

FORMER EAST YELLAND POWER STATION, YELLAND, FREMINGTON, DEVON

		transept, Church of St John the Baptist			
	List1163583 MDV96724	Pair of gravestones of Agnes and Henry Moule, Church of St John the Baptist	Listed Building	Grade II listed monument. Pair of gravestones at head and feet of grave of Agnes Moule, died 1797.	
	List1107603 MDV96725	Pair of gravestones of Stanbury Children, Church of St John the Baptist	Listed Building	Grade II listed monument. Gravestones to graves of Agnes and George Stanbury, died 1690.	
	List1163595 MDV32646	Lychgate east of Church of St John the Baptist	Listed Building	Grade II listed structure. Late 19 th century stone rubble structure.	
	List1107602 MDV96729	Turell headstone against west all of south transept of St John the Baptist	Listed Building	Grade II listed monument.	
28	List1107604 MDV205	The Old Windmill	Listed Building	Grade II listed building. One of a pair of 17 th century former windmills, of which only this survives.	
29	List1163463 MDV96713 MDV32605	Knill Cottage	Listed Building	Grade II listed building. 17 th century rendered stone and cob cottage altered in the 19 th century.	
30	List1163640 MDV32627 MDV34345 MDV96714	Glebelands	Listed Building	Grade II listed building. Rendered stone rubble former rectory dating to c.1840.	
31	List1325289 MDV96712 MDV32608	Cidermill west of Yelland Farmhouse	Listed Building	Grade II listed building. Early 19 th century stone rubble cidermill.	
32	MDV32611	Yelland, milestone	Monument	Milestone erected c.1879.	
33	List1107646 MDV14239	Chapple Farmhouse	Listed Building	Grade II listed building. Farmhouse with probable 16 th century origins, remodelled and extended in 1633 and later in 17 th and 19 th centuries.	
34	MDV102619	Anti-glider posts across Horsey Island and Braunton Marshes	Documentary	Area covered by a large number of pale upright poles visible on aerial photographs and interpreted as anti-glider defences. Removed by 1946.	
	MDV57283 MDV73990 MDV57288 MDV102602 MDV102705 MDV102708 MDV102710 MDV102712 MDV102714 MDV102717 MDV102723 MDV102727 MDV102728 MDV102729 MDV102730 MDV102731 MDV102732 MDV102735 MDV102736 MDV102743 MDV102744 MDV102940 MDV103067	Braunton Areas A, B, C, and D of US Assault Training Centre; with associated features	Earthworks	Earthworks and structures forming the remains of the World War II military training features for the D-Day landings. Many have been removed or are covered/likely damaged by coastal erosion.	
	35	MDV102613	Crab tiles east and south of Horsey Island	Monument	Several rows of possible structures visible on aerial photographs and visible within the river.
	36	MDV102615	Two small structures on the south-east of Horsey Island	Building	Two small open-fronted corrugated iron and plywood structures survive at this location. Earliest mapping suggests 20 th century in date.
	37	MDV102601	Stepped routeway across Cool Stone	Documentary	A row of linear features is visible as a structure on aerial photographs, no longer visible Interpreted as associated as part of the WWII training area, though may be associated with fishing.
	38	MDV62888	East Yelland Power Station	Building	Remains of the former coal fired power station built in the early 1950, operating until 1974.
	39	MDV102606	Possible oyster racks	Monument	Six groups of possible post structures visible on aerial photographs and interpreted as oyster racks, but likely to be crab tiles.

40	MDV102609	Relict field boundary or flood bank on the south of Isley Marsh	Documentary	Curvilinear earthwork bank visible on aerial photographs and LiDAR data. Likely to form flood prevention to reclaimed land.
41	MDV102603	Anti-aircraft artillery north-west of Yelland	Documentary	A complex of earthworks and structures visible on aerial photographs forming a WWII heavy anti-aircraft artillery site. Removed prior to 1956.
42	MDV102939	Possible light anti-aircraft artillery site on Home Farm Marsh	Documentary	Possible structures are visible south of a curving embankment visible on aerial photographs forming the site of a possible light anti-aircraft artillery site.
43	MDV39540 MDV51288 MDV51289 MDV102593 MDV102594 MDV102597	Instow emergency battery with associated structures	Monument	Site of a WWII emergency battery visible as a complex of buildings on aerial photographs. Mostly removed or covered over.
44	MDV102580 MDV50888 MDV50889	Military maintenance site on Instow Sands	Documentary	A substantial complex of military structures and equipment visible on aerial photographs interpreted as part of the maintenance base for the Woolacombe Training Area.
45	List1449685 MDV104101	Instow War Memorial	Listed Building	Grade II listed structure. Monument commemorating those who gave their lives in World War I. Unveiled in 1921.
46	MDV102625	Two small structures on Braunton Marshes	Documentary	Two small structures were identified on aerial photographs, and may have been temporary animal shelters.
47	MDV58261 MDV58262	Taw Estuary beacon foundations	Documentary	Possible location of foundations of a beacon in the Taw Estuary based on cartographic evidence from the UK Hydrographic Office.
48	MDV102605	Possible intertidal structures	Documentary	Three linear features are visible on 21 st century aerial photographs. They may be structural.
49	MDV51290	Looped wall at North Devon Cricket Ground	Structure	Part of the sea wall with WWII modifications.
50	MDV32632	Milestone in the parish of Instow	Documentary	Milestone depicted on early 20 th century historic mapping.
51	MDV57788	Route marker in the parish of Instow	Monument	Guide post depicted on 20 th century historic mapping.
52	MDV32640	Milestone in the parish of Fremington	Documentary	Milestone depicted on early 20 th century historic mapping.
53	MDV115650	Geophysical anomalies, land at Yelland Farm	Monument	Series of linear features and possible pits identified by geophysical survey which may represent field boundaries and agricultural activity, possibly medieval or post-medieval in origin.
54	MDV32612	Boundary stone in the parish of Fremington, Instow	Documentary	Boundary stone depicted on historic mapping.
	MDV36213	Boundary stone in the parish of Fremington, Instow	Documentary	Boundary stone depicted on historic mapping.
55	MDV16780	Barn in the parish of Fremington	Documentary	A former barn with a remarkable four-light window at one end is recorded, though no longer survives.

3.5 AERIAL PHOTOGRAPHY AND LIDAR

Assessment of the post-war aerial photography is limited as several of the negatives covering the area have been damaged. However, there are images (EAW021339; Figure 11) which show the area of the site prior to the construction of East Yelland Power Station. The layout of the site appears the same as that depicted on the early 20th century Ordnance Survey map: north to south linear boundaries crossing the site; with the site of the limekiln against the easternmost of these. The aerial photograph also shows additional possible cropmarks of removed boundaries to the south of the site, but most notable, a circular feature can be seen in the south-eastern corner of the proposal site. Given the proximity of the stone row, this feature could be prehistoric in date; though it is more likely perhaps an unmarked World War II feature. More recent aerial photographs (Figure 12) show the remains of the former power station covering much of the proposal area, whilst even the area to the east which was not constructed on shows signs of surface disturbance.

Environment Agency LiDAR data for the site (Figure 13) shows the changing agricultural landscape, including areas of removed historic boundaries and lost buildings. The proposal site itself is dominated by a combination of the footprints of the various buildings associated with the former power station; and disturbed areas created by a mix of ash piles associated with the power station and more recent storage. The possible circular cropmark is also no longer visible, masked by this disturbance.

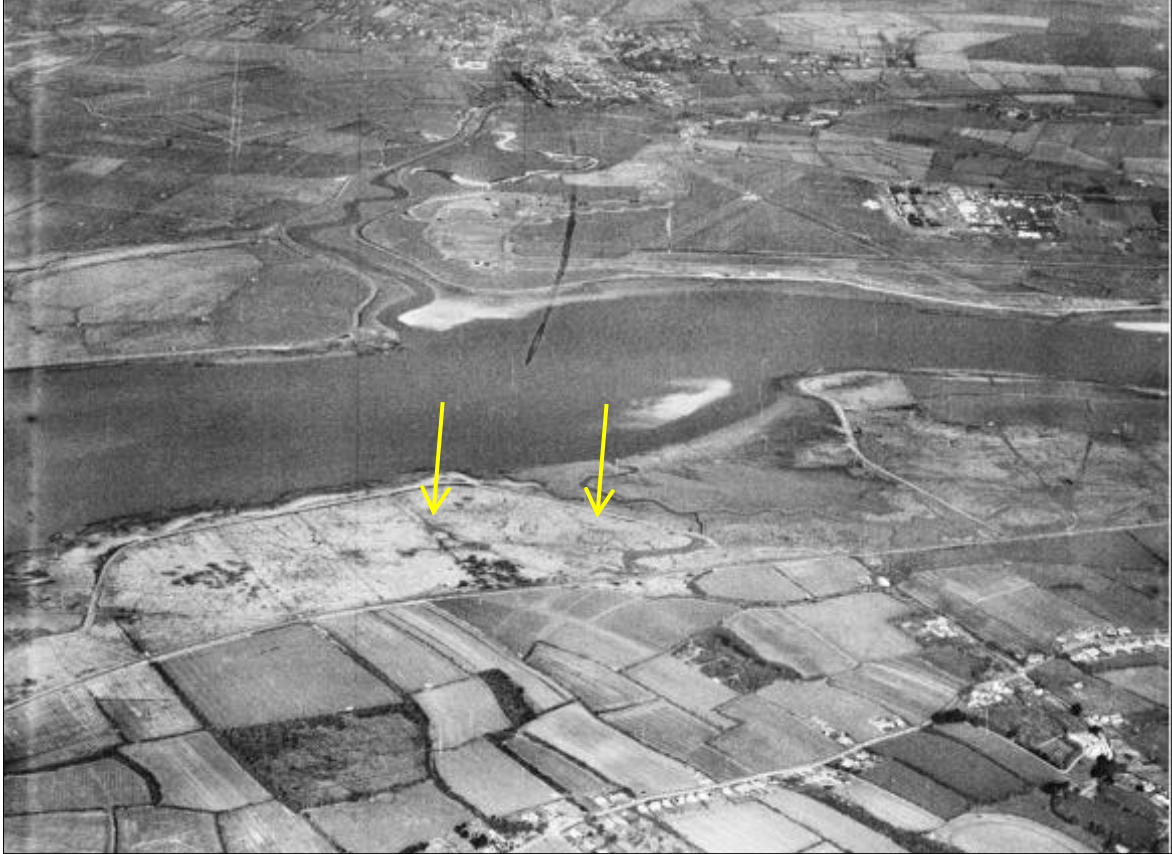


FIGURE 13: AERIAL PHOTOGRAPH OF THE SITE TAKEN IN 1949 (©HISTORIC ENGLAND) SHOWING THE SITE BEFORE CONSTRUCTION OF THE POWER STATION. THE SITE OF THE LIME KILN AND POSSIBLE CIRCULAR CROPMARK FEATURE ARE INDICATED.



FIGURE 14: AERIAL PHOTOGRAPH OF THE SITE TAKEN IN 2001 (©GOOGLE 2020) SHOWING THE SURVIVING FOOTPRINT OF THE FORMER EAST YELLAND POWER STATION.

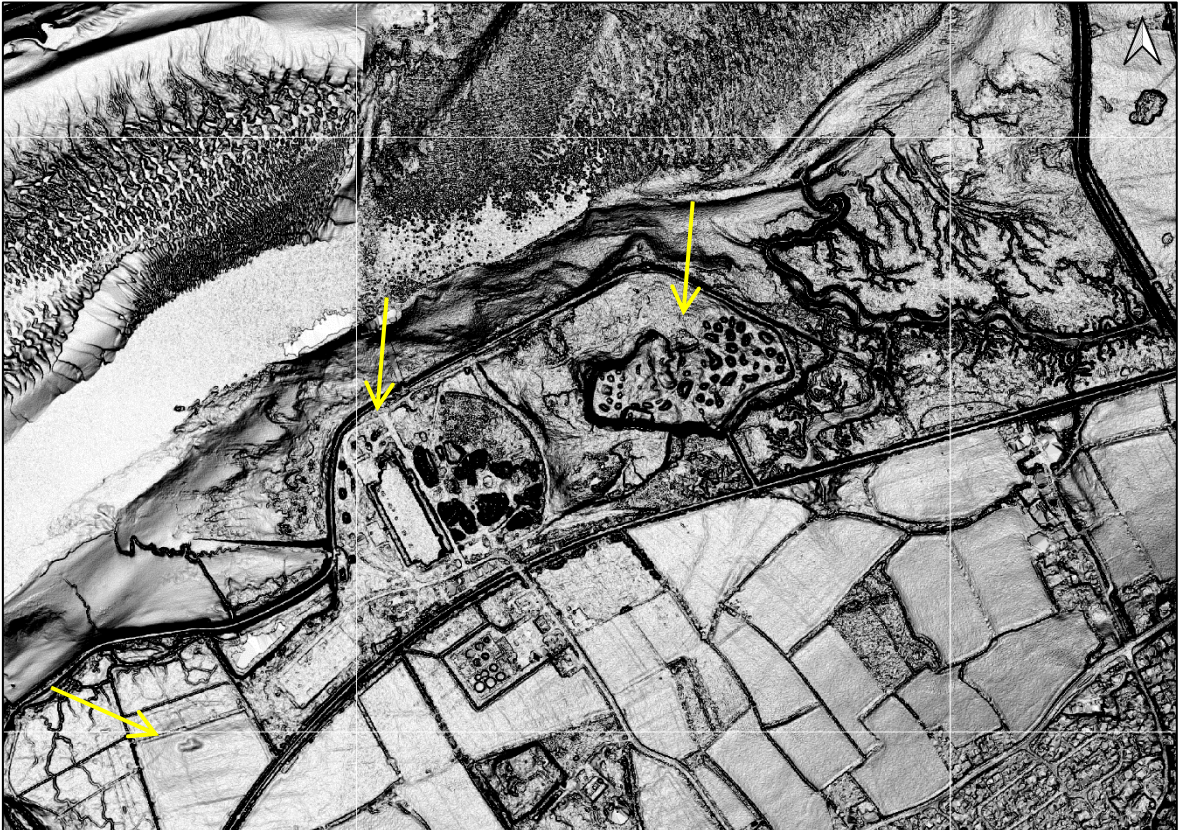


FIGURE 15: IMAGE GENERATED FROM TELLUS SURVEY DSM 1M LIDAR DATA SHOWING (INDICATED FROM LEFT TO RIGHT) REMOVED FIELD BOUNDARIES AND LOST STRUCTURES; THE FOOTPRINT OF THE FORMER POWER STATION; AND THE HEAVILY DISTURBED AREA OF LIKELY ASH PILES (PROCESSED USING QGIS 3.8 SLOPE FUNCTION, VERTICAL EXAGGERATION 3) (CONTAINS FREELY AVAILABLE DATA SUPPLIED BY THE NATURAL ENVIRONMENT RESEARCH COUNCIL (NERC) UNDER THE OPEN GOVERNMENT LICENCE 2019).

3.6 WALKOVER SURVEY

3.6.1 SITE INSPECTION

The proposal site comprises two main areas: Area 01, to the east, an irregular plot of land enclosed by concrete post and wire mesh fences forming the main building compound of the former East Yelland Power Station; and Area 02 to the west, an irregular area of scrub bounded by wire and wooden post fences, the former ash piles of former power station. The western half is accessed through a gated entrance along the southern boundary at the end of the access road to the Estuary Business Park; the eastern half through a wooden gate (or unofficially via worn pedestrian tracks) off the Tark Trail cycle/footpath.

Area 01 is currently in use as an aggregate recycling yard, and can be broadly divided into three areas: a north-east quadrant; south-east quadrant; and west half. The north-eastern quadrant contains multiple storage piles of aggregate ranging from fine sand to coarse stone, and loading area; whilst the south-eastern quadrant comprises the temporary offices and concrete processing area (Figure 16).

The western half of the site, however, contains the structural remains of the former East Yelland Power Station. Of the power station, only two buildings remain upstanding: the switch-house and one of the pump-houses, a settling tank and sluice (Figure 17) surviving at its southern edge. Both are in slightly dilapidated condition, though internal fittings and machinery still survive (Figures 18, 19). The loading jetty at the northern edge of the site also survives in-tact. The remaining structures survive in varying degrees: the boiler- and turbine-house survives only at basement levels, though the scale of supporting piers is evident; others only surviving as foundation footprints, though demonstrating the steel frame and brick construction with concrete floors (Figure 21). Elsewhere across the site, the line of the former railway siding and various access tracks survive along with concrete pads and brick-lined manholes. No trace of the lime-kiln were identified, likely buried under the now grassed ash piles.

Area 02 is largely an area of scrub and grass, the only discernible features being a series of irregular mounds towards its eastern end. The whole of this area is likely to be covered in the now grassed over ash piles of the former power station.

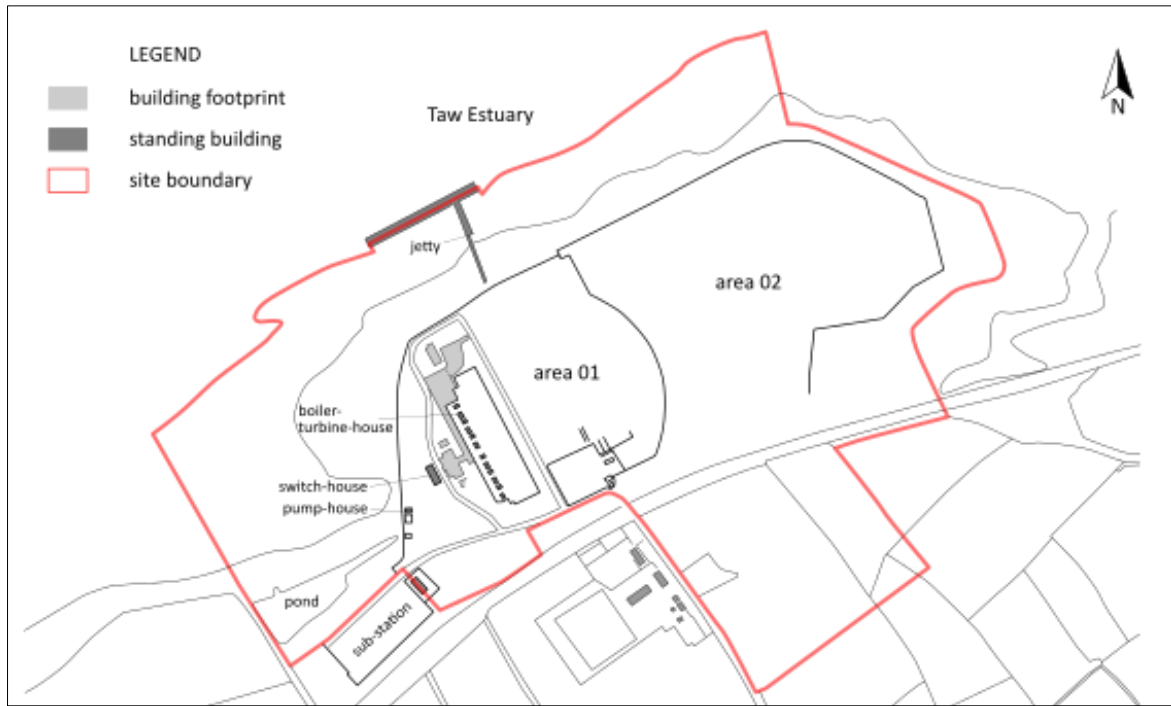


FIGURE 16: SITE PLAN SHOWING LOCATION OF FEATURES IDENTIFIED DURING SITE INSPECTION. NOT TO SCALE.

3.6.2 DISCUSSION

Construction of the former power station has left much, if not all of the site heavily disturbed. The foundations of the power station buildings were identified by the desk-based assessment as being very deep, a fact confirmed during the walkover survey. This is likely to have led to significant damage to any potential archaeological remains in the locations of the structures, whilst tunnels, culverts and ponds are similarly likely to have destroyed any potential archaeological remains across much of the western half of Area 01. It is possible that limited construction across the eastern half of Area 01 and of Area 02, and their subsequent use for storage may mean that archaeological remains survive in these areas, including of the former lime kiln identified on historic mapping. However, it is equally possible that the ground was levelled at the time of construction.



FIGURE 17: THE CONCRETE PROCESSING AREA OF THE SOUTH-EAST QUADRANT; VIEWED FROM THE NORTH-WEST.



FIGURE 18: VIEW ACROSS THE FLOODED BASEMENT LEVELS OF THE DEMOLISHED BOILER- AND TURBINE-HOUSE TO THE STANDING SWITCH-HOUSE (CENTRE) AND PUMP-HOUSE (CENTRE-LEFT) STRUCTURES; VIEWED FROM THE EAST.



FIGURE 19: INTERIOR OF THE SWITCH-HOUSE, SHOWING SURVIVING MACHINERY; VIEWED FROM THE SOUTH-EAST.



FIGURE 20: INTERIOR VIEW OF THE SURVIVING PUMP-HOUSE; VIEWED FROM THE EAST-NORTH-EAST.



FIGURE 21: DETAIL OF THE SURVIVING BUILDING FOOTPRINTS, DEMONSTRATING STEEL FRAME AND CONCRETE CONSTRUCTION; 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.

The Geomorphological assessment for the site acknowledges that the extent of salt marsh at Isley marsh to the east of the site has visibly increased since the early 1900s, seemingly as a result of partial realignment of the embankment in the latter half of the 20th century. It also states that no significant changes to the current geomorphology of the Taw Estuary are anticipated in the short-term and that with no planned alterations to the face of the existing defence and the gradient maintained, the existing defences are unlikely to cause increased scour or deposition on the salt marsh in the wider estuary. The proposed development will therefore have no direct impact upon the silt deposits now obscuring the Scheduled prehistoric stone alignment.

The review of local fieldwork, and known or suspected sites in the immediate area (above), would indicate the archaeological value of the site is *low* despite the presence of known Prehistoric monuments and sites in the wider area. The use of the area as a World War II military base and post-war development of the site mean that there has already been likely significant reduction of any below ground archaeological remains over much of the site, including the circular cropmark feature identified on aerial photographs. The principal value of any archaeological works would be on the potential for preserved organic remains and peat deposits within the estuarine environment which may provide further insight into the prehistoric environment of the area.

TABLE 3: SUMMARY OF DIRECT IMPACTS.

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

4.0 INDIRECT IMPACTS

4.1 STRUCTURE OF THE ASSESSMENT

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

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

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

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

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

4.2 QUANTIFICATION

The size and location of the proposed development would indicate a search radius of 1.5km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced, though taller assets such as church towers and spires are considered from a wider radius due to their overarching views.

There are relatively few designated heritage assets in the local area (see Figure 10 and Table 2): one Scheduled Ancient Monument; three Grade I, one Grade II* and 22 Grade II Listed structures; and

one SHINE registered area of agricultural land. There are no World Heritage Sites, Conservation Areas, Battlefields, or Registered Parks and Gardens in close proximity to the site.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for an effect greater than negligible (see Table 7 in Appendix 1) are considered here in detail – the rest have been scoped out of this assessment.

- Category #1 assets: SAM Double Stone Alignment on Isley Marsh (Yelland Stone Row)
- Category #2 assets: Grade I Listed Church of St John the Baptist (with associated Grade II Listed gravestones, lychgate and Sunday School Room), Church of St Augustine in Heanton Punchardon, Church of St Brannock in Braunton; Grade II* Listed Church of St Peter in Ashford; Grade II Listed Chapple Farmhouse, Cidermill at West Yelland Farm, Cricket Pavilion and Scorebox at Instow, Glebelands, Instow War Memorial, Knill Cottage, the Old Windmill, and Pillbox at Instow; SHINE registered Braunton Great Field
- Category #3 assets: Grade II Listed Stile and flanking walls at Braunton Marsh

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.3.1 CHURCHES AND PRE-REFORMATION CHAPELS

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

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

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

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

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

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

the setting of these monuments.

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

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

What is important and why

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

Asset Name: Church of St John the Baptist	
<i>Parish:</i> Instow	<i>Value:</i> High
<i>Designation:</i> GI	<i>Distance to Development:</i> 1.20km.
<p><i>Description:</i> Listing text: Parish Church. Late C13/early C14 fabric to chancel. Perpendicular nave, west tower, south transept and north aisle, the latter added in 1547. Restored 1872-3 by William White. Stone rubble with ashlar dressings. Slate roofs with coped gable ends. West tower, nave, chancel, south transept and porch, north aisle. West tower of 3 stages. Short diagonal buttresses and embattled parapet with tall rectangular stair turret on south-east side. Single light bell-openings with louvres, cusped-headed to top stage, ogee-headed to 2nd stage on north and south sides, the latter with straight-headed single light window to base. Perpendicular 4-light window to west side with human head corbels to pointed arched hoodmould above perpendicular doorway with hollow-with-cyma recta moulded surround. Nave south side has 2 straight-headed windows that to left of 2 cusped-headed lights, that to right of 3 rounded-arched lights, both with hoodmoulds, flanking south porch. C19 pointed arched doorway with door of 2 boarded leaves, the upper part glazed with stained glass leaded lights. Plain chamfered pointed arched inner doorway. Unceiled porch waggon roof without mouldings. South transept window of 3 trefoil-headed stepped lights with pointed arched hoodmould. 2-light window on east side with quatrefoil tracery to head of 2 ogee-headed lights. Chancel south side has 2 cusped-headed light window with Y bars to left and tall single light lancet renewed in C19 to right of cusped headed priests' doorway. 2 C19 straight-headed windows to east end of chancel and north aisle. 4 straight-headed early C16 Perpendicular windows to north side of north aisle with gentle ogee heads to the lights. Slightly projecting rood loft stair turret with segmental arched doorway. 2 buttresses towards west end. 3-light C19 window at west end of north aisle. Interior: continuous north arcade of 4 bays with Pevsner 'A' type piers with foliated capitals to chancel pier and respond. Capitals to nave piers record erection of north aisle by "Rycharde Waterman (and) Emma His Wyf" in 1547. Ceiled waggon roof to north aisle with carved bosses at each intersection of the moulded ribs and longitudinal members, and carved timber wall plates. Similar roof to south transept with single moulded</p>	

<p>rib and crenelated timber wall plates with carved decoration. C19 chancel roof and some reused timbers to arch-braced nave roof. Unmoulded semi-circular headed tower arch. C19 sedilia and piscina. Chancel floor retains patterns of Barnstaple tiles. C19 chancel and C20 nave furniture including timber screen of 1906-11 across nave and north aisle. Lead-lined bowl to Norman font of block-capital shape on round stem. Section of probably reused C17 communion rail to west end tower gallery with turned balusters and moulded handrail.</p>
<p><i>Conservation Value:</i> The church has a complex developmental history and inherently holds evidential value, also aesthetically pleasing and of decorative medieval style. The church is of local communal value, a serving parish church.</p>
<p><i>Authenticity and Integrity:</i> Whilst added to in the 1540s and restored in the 1870s, the medieval character of the church has been preserved.</p>
<p><i>Setting:</i> The church stands at the southern end of its enclosed graveyard, both bounded by stone walls. To the west stands the late medieval Instow Barton. It sits raised above a narrow country lane (hollow way) towards the summit of a hillside overlooking the Taw/Torridge estuaries and the village of Instow, to the north and west; the hillside continuing to rise to the east towards Instow Town; and the wider valley to the south.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> Intentional. The church stands as a visual marker to the piety of the local community, its original setting having little changed over the centuries with only minimal development. The graveyard contains numerous associated historic Listed grave markers and World War I memorial. There is the additional aspect of the appearance of the church and surrounding buildings as part of a 'quaint, picturesque' settlement within an open agricultural landscape that appeals to tourists.</p>
<p><i>Magnitude of Effect:</i> It is possible that the site of the proposed development is visible from the top of the church tower, views of the church from the site and from the main church building and graveyard are screened by local topography. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to existing industrial buildings. Development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact; whilst existing arboreal screens limits low level buildings. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, although given the site's current use there would only be a minimal increase.</p>
<p><i>Magnitude of Impact:</i> High value asset and Negligible = Slight</p>
<p><i>Overall Impact Assessment:</i> Negative/minor</p>

Asset Name: Lychgate east of Church of St John the Baptist	
<i>Parish:</i> Instow	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.1.20km.
<p><i>Description:</i> Listing text: Lychgate. Late C19. Stone rubble. Slate roof with gable end finials. Stone rubble walls to each side. 2 archbraced trusses with pendants springing from open crossed timber-framing to tops of walls. Gates with crossed framing and twisted iron finials to the top rail.</p>	
<p><i>Conservation Value:</i> Listed for its architectural value as a good example of a lychgate of its type. Forms an aesthetically pleasing approach to the church.</p>	
<p><i>Authenticity and Integrity:</i> Appears in very good well-maintained condition.</p>	
<p><i>Setting:</i> The asset sits at the eastern entrance to the church of St John the Baptist, off a gravelled drive to a narrow hollow way country lane.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> Incidental. The position and setting of the asset are functional in nature, providing access to the church, and as such should be considered in conjunction with it.</p>	
<p><i>Magnitude of Effect:</i> The development site is not visible from the asset, views limited to along the road. It is unlikely that there would be much increased audible or visual disturbance caused by traffic due to screening from the local topography.</p>	

<i>Magnitude of Impact:</i> Medium value asset and Negligible = Neutral/slight
<i>Overall Impact Assessment:</i> Neutral

Asset Name: Assorted gravestones against transept of Church of St John the Baptist	
<i>Parish:</i> Instow	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.1.20km.
<i>Description:</i> Assorted inscribed gravestones dating to the 17 th and 18 th centuries. Some are named headstones, others likely footstones.	
<i>Conservation Value:</i> Listed as good examples of monument of their type.	
<i>Authenticity and Integrity:</i> Whilst the gravestones themselves, and particularly their inscriptions give insight into religious belief and the treatment of the dead, none remain in-situ.	
<i>Setting:</i> The gravestones are set against the walls of the south transept of the church, visible for all to see, perhaps more prominently so than would be the case if they remained in-situ marking their graves in the churchyard.	
<i>Contribution of Setting to the Significance of the Asset:</i> Incidental. The intended setting of the monuments was within the graveyard, and were only meant to be viewed locally. Having been moved from their graves they now only provide memorials rather than markers, and it is likely that there are no/few living relatives.	
<i>Magnitude of Effect:</i> The development is not visible from the south side of the church, or from the graveyard, and whilst there may be a slight increase in noise from traffic, particularly during the construction phase, this is likely to be very limited.	
<i>Magnitude of Impact:</i> Medium value asset and Negligible = Neutral/Slight	
<i>Overall Impact Assessment:</i> Neutral	



FIGURE 22: VIEW TOWARDS THE CHURCH OF ST JOHN THE BAPTIST (AND ASSOCIATED MONUMENTS) FROM THE SOUTHERN EDGE OF THE PROPOSAL SITE. THE POSITION OF THE CHURCH IS INDICATED BEHIND THE HILL; VIEWED FROM THE NORTH-EAST.

Asset Name: Church of St Augustine, Heanton Punchardon (& Heanton Punchardon Conservation Area)	
<i>Parish:</i> Heanton Punchardon	<i>Value:</i> High
<i>Designation:</i> GI / CA	<i>Distance to Development:</i> c.3.25km.
<p><i>Description:</i> Listing text: Parish Church. C13 and later. Tower and aisle of coursed dressed stone with some laced stone in 2nd tower stage. Nave, chancel, south and north porches of random rubble. Slate roofs with C19 crested ridge tiles. Nave and chancel probably incorporate earlier fabric but both heavily remodelled in late C15/early C16 when west tower and north aisle were added. Windows in north aisle suggest possibly early C17 refenestration and 1675 datestone below east window may indicate rebuilding of gable end wall of chancel. North aisle arcade rebuilt and piers remodelled in C18 or early C19. Nave and chancel refenestrated in C19. West tower of 3 stages with setback buttresses. Embattled parapet with crocketed corner pinnacles. Internal stair turret on north side with 7 openings all slits except third from ground which is a quatrefoil panel. Blind quatrefoil panels in first stage of tower on north, south and west walls, those to west and south contain shields. Large pointed-arched bell-openings on all sides of 3 lights with cusped and traceried heads with hoodmoulds. Single light bell-opening with ferrimontor and flat hoodmould in second stage of east wall, 3-light traceried west window with hollow-chamfered surround above Tudor-arched west doorway with triple hollow chamfered surround and hoodmould. North porch doorway with plain pointed arch. Tudor-arched north doorway with moulded surround. Four 3-light cavetto-mullion windows to north aisle with depressed arches and hoodmoulds with labell stops. 2-light transomed vestry window with hoodmould. 3-light east window, partially recut and inserted in former larger opening. Small datestone WM 1675 below. C19 fenestration on south side, pointed arches to the nave, square-headed to chancel. Priests door with large dressed jamb stones and alternating stone and brick voussoirs. Plain rubble south porch doorway with slate sundial over dated 1795 by Jn and Thos Berry. Undecorated barrel ceiling. Double chamfered south doorway, probably C13 with ancient pointed arch ledged plank door. Interior: Late C18/early C19. Arcade of 5 bays with depressed arches supported on wave-moulded piers with thin cornices unusually set square rather than diagonally. Tall, double, hollow chamfered west tower arch with quatrefoil panel inset in wall to right. Aisle and nave have fine ceiled waggon roofs, aisle roof of smaller panels, each roof with variously carved bosses in the intersections of the ribs and longitudinal members. 4-centred arch vestry door with moulded surround and ancient door inserted in larger pointed arch opening with large rough keystone. Many walls and reveals subjected to C20 replastering. Perp- screen to chancel with small angels carrying shields in the uprights of Pevsner 'A' type tracery, heavily restored in late C19, the coving almost entirely replaced. C20 screen to north aisle. Octagonal stone font with faceted base to bowl supported on squat central column and 4 corner colonettes on square base. Fittings include 2 late C16 or early C17 chairs in sanctuary with carved backs and C20 pews.</p>	
<p><i>Conservation Value:</i> The church has a complex developmental history and inherently holds evidential value, also aesthetically pleasing and of decorative medieval style. The church is of local communal value, a serving parish church.</p>	
<p><i>Authenticity and Integrity:</i> Whilst significantly altered in the 15th-16th, 17th, 18th and 19th centuries, the church remains medieval in character.</p>	
<p><i>Setting:</i> The church stands within its own enclosed graveyard, fully enclosed by stone walls, within the historic settlement of Heanton (now largely surviving as 17th-19th century buildings). It sits slightly raised above a narrow country lane (hollow way) on a hillside overlooking the Taw estuary and the Chivenor airbase to the south; Wrafton to the west; the hillside continuing to rise to the east towards Ashford.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> Intentional. The church stands as a visual marker to the piety of the local community, its original setting having little changed over the centuries with only minimal development. The graveyard contains numerous associated historic Listed grave markers and crosses. A military graveyard provides links with the airbase to the south.</p>	
<p><i>Magnitude of Effect:</i> The site of the proposed development is visible from the church and from parts of the village Conservation Area within the wider Taw Estuary backdrop, though is also screened from other parts. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to existing industrial buildings. Development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though the current use of, and distance to the development would significantly limit this.</p>	

Magnitude of Impact: High value asset and Negligible = Slight

Overall Impact Assessment: **Negative/minor**

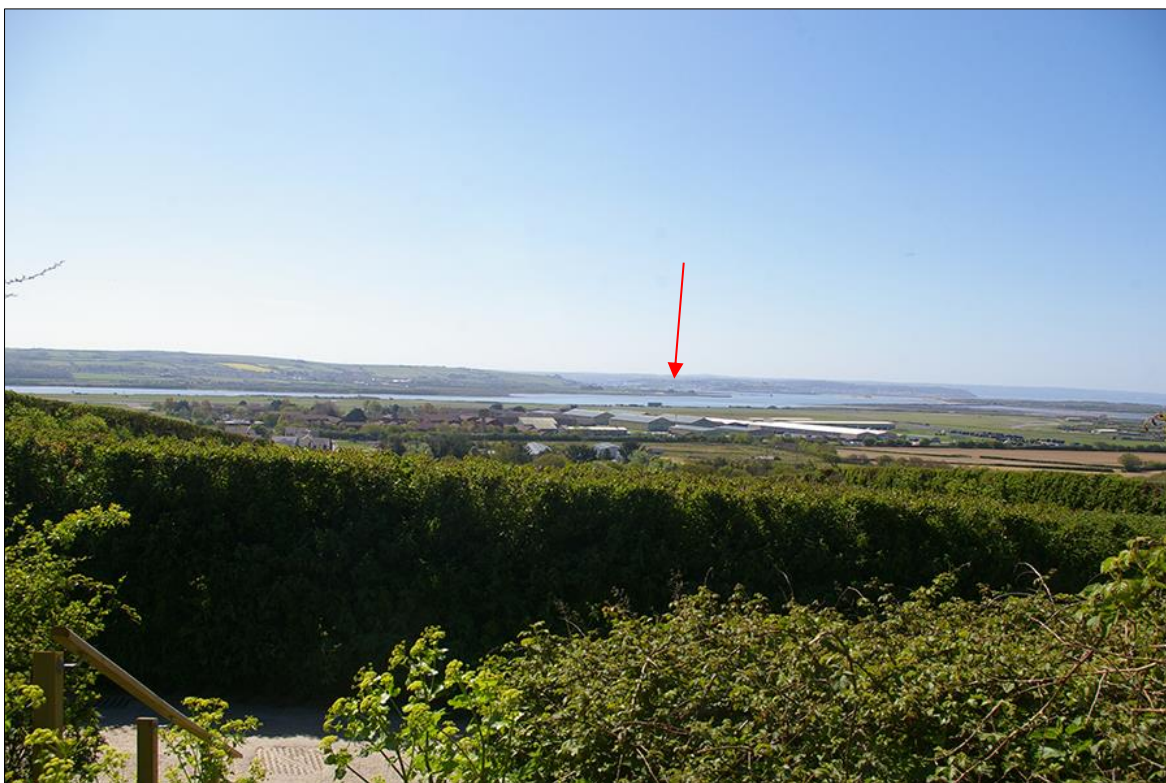


FIGURE 23: VIEW ACROSS THE TAW ESTUARY FROM THE CHURCH OF ST AUGUSTINE. THE POSITION OF THE PROPOSED SITE IS INDICATED; VIEWED FROM THE NORTH-EAST.

Asset Name: Church of St Brannock, Braunton	
<i>Parish:</i> Braunton	<i>Value:</i> High
<i>Designation:</i> GI	<i>Distance to Development:</i> c.4.30km.
<p><i>Description:</i> Listing text: Parish Church, C13 fabric to chancel with three lancets on north wall and C14 doorway cut out of walling beneath middle lancet. Unmoulded pointed arch to north transept and similar but much deeper arch to south transeptal tower. Cruciform plan. Two lancets at east end of nave flanking double-chamfered chancel arch possibly indicate former aisles but C15 rebuild removed them to make impressively wide buttressed nave with single waggon roof chancel chapel also added C15. Mostly C19 refenestration and south, north and west porches all probably rebuilt in C19. Chancel restored 1887. Rubble throughout mainly uncoursed but some roughly squared masonry in south wall of south chancel chapel and dressed stone quoins to chancel. Slate roofs with coped ashlar gables and stone crosses at the apexes. Broach spire and tower of two stages with angle buttresses and large central buttresses all with offsets. Single narrow slit openings in north and west wall of bottom stage. To south is square-headed window with mouchette tracery and head mould with returned ends over buttress with hollow-chamfered lancet to right. Plain pointed arch opening above in second stage. Lead clad broach spire has four gabled two-light lucarnes between the broaches. Stair turret sits in north-east angle of tower with three slit openings on east side. The nave has symmetrical disposition of window openings with single three-light Perpendicular style windows, all partially recut to each side of north and south porches. Both porches have plain pointed arches and doorways with plain chamfers, the base of the jambs recut on south doorway. Ancient pointed arch plank door to south with square framing and ledging and old pointed arch door to north. To right of south porch entrance is reset wall tablet with weathered inscription and stopped hood mould. Large external buttresses with off-sets towards west end and smaller ashlar buttresses bonded in at corners. West porch has unmoulded pointed arch and C19 ceiled waggon roof. Double chamfered pointed west doorway with plain hood mould. Double-leaved ancient door. Wooden charity board on north wall and stocks used as bench on south wall. Large C19 west window in Perpendicular style with corbelled hood mould. Between</p>	

north transept and north porch is a low slated lean-to roof to outshut with external stone steps in front leading to organ gallery door in transept west wall. Its north wall has two-light C19 window and to east is reset C13 pointed arch window with Y bars. The vestry has C19 cusped two-light window to north and small square window above two light window with shouldered jambs to east. Elaborate Perpendicular style chancel window with corbelled hood mould, tracery recut but architrave mostly intact. Slightly smaller chancel chapel east window has recut long and short jambs and mouchette tracery. Hood mould has stopped ends but also weathered label stops outside these indicating large opening formerly extending up to empty niche near the gable apex. Two rainwater heads at east end dated 1872. Chancel chapel to south has two-light Dec. style window and single-light Dec. style opening each side of four-centred arch doorway with hollow chamfer, floriated stops to the hood moulds and plank door. Interior: Unaisled nave spanned by massive unceiled waggon roof with ornately carved bosses in the intersections of ribs and longitudinal members. Ceiled waggon roof to south chancel chapel and plank ceiled waggon roof to chancel with similar arrangement of bosses: chancel also has angel busts spaced along the wall plates. Two bay arcade of 'B'-Type Pevsner piers with lipped capitals. Fine C17 turned communion rails and altar table. Panelled reredos resembling C17 chimneypiece dated 1653 with five angels' busts in the central projecting bay. Chancel screen, Four-light sections with Perp. tracery, ogee-arched to centre and original headrail to rear. South chancel chapel has C20 dado panelling. Small pointed head piscina near base of east wall of tower. Anglo-Saxon (?) burial stone forms lintel of slit windows. North transept contains carved panelling to organ gallery dated 1619. Lectern reuses portion of one of the turned pedestals of existing C17 panelled pulpit which now has its tester as a base. Font near north door has square bowl on squat column, probably late C13/early with base of column and corner colonettes being replacements. Bowl carved with human heads at each corner and ox and human face on east and north sides enriched with Dec. style traceried surround. Nave has three brass Flemish chandeliers. Excellent complete set of twenty-three pairs of C16 variously carved bench ends complete with benches and moulded rails. Single C16 bench end in south chancel chapel, pew front carved 1887 but reusing C17 panelling. Two further bench ends with new pews in tower chapel. Armada Box in south chancel chapel with male and female figures in Portuguese costume C.1560 with initials and inscription and C16 chest in nave.

Conservation Value: The church has a complex developmental history and inherently holds evidential value, also aesthetically pleasing and of decorative medieval style. The church is of local communal value, a serving parish church.

Authenticity and Integrity: Whilst significantly altered in the 15th and 19th centuries, the church remains medieval in character.

Setting: The church stands within its own enclosed graveyard, fully enclosed by stone walls, within the historic settlement of Braunton (now largely surviving as 16th-19th century buildings with later development). It sits surrounded on all sides by housing.

Contribution of Setting to the Significance of the Asset: Intentional. The church stands as a visual marker to the piety of the local community, the growth of Braunton fully enclosing its original setting.

Magnitude of Effect: The proposed development would be visible from the church spire, though with less accessibility than a church tower, the impact of visibility is lessened in comparison, the visibility of the asset being more important. The church spire is visible in wider views of Braunton (including from the proposal site), though those of the main church building are entirely screened by the buildings of the settlement. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to existing industrial buildings. Development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though the current use and distance to the development significantly would limit this.

Magnitude of Impact: High value asset and Negligible = Slight

Overall Impact Assessment: **Negative/minor**



FIGURE 24: VIEW TOWARDS THE CHURCH OF ST BRANNOCK FROM THE NORTHERN EDGE OF THE PROPOSAL SITE. THE POSITION OF THE CHURCH IS INDICATED AMONGST THE HOUSES OF BRAUNTON; VIEWED FROM THE SOUTH.

Asset Name: Church of St Peter, Ashford (including Ashford Conservation Area)	
Parish: Ashford	Value: High
Designation: GII* / CA	Distance to Development: c.5.30km.
<p><i>Description:</i> Listing text: Parish Church, incorporating mediaeval furnishings and fabric to base of tower, but tower rebuilt 1798 according to plaque on north wall with inscription. "This Tower was Built at the Expense of the Parish in the year 1798". Remainder entirely rebuilt 1854 with chancel and south porch completed in late 1850s/early 1860s. Stone rubble, the tower, south wall of nave and south porch being variously roughly coursed. Slate roofs with coped gable ends with apex gablets. Crocketed ridge tiles to nave, chancel and north aisle, all partly damaged. Nave with south porch, chancel, north aisle and adjoining transeptal tower of 2 stages with C19 broach spire slated with 2 bands of fish scales. 2 figured bell openings with louvres in second stage to east and west only. Pointed arched doorway on east side reached by external dog-leg stone steps. C19 Decorated style fenestration except window openings on south side which are square-headed and have label moulds with returned ends, that to right of porch having grotesque heads as stops. Vestry has 2 single-light windows with shouldered heads in north wall, doorway with shouldered head in east wall, and tall slender stack in ashlar with gable hood. Plain unrounded pointed arch to south porch and ambitious south doorway in Moorish style with shaped wooden surround and matching plank door. Short angle buttress to south west corner of nave. Interior Arcade of 2 bays with plain pointed arches. Lower pointed arches to west and south sides of tower. Nave roof has C19 arched collars and windbraces. Tiled reredos dado with commandment communion table. Bishops chair to right also uses C17 carved panels. Ornatly carved dado panelling to 3 sides of vestry and part of frieze on north wall. Reset boss carved in shape of human head also on north wall and small cusped stone panel with mutilated figure of St John in relief probably C14 on fireplace mantel. Reused C16 bench panels in pulpit. Ornatly carved bench ends and pews in nave and north aisle transept variously incorporating C16, C17 and C19 timber. 2 possibly reset 'poppy heads' on octagonal posts: In north transept there is also a single box pew and dado panelling of C16 and C17 with C19 insertions. Diamond leaded panes with fleur-de-lis and other foliated devices in each pane and marginal glazing bars in all the windows except the plainer 3-light window. Chancel window and east window have C19 stained glass. Undecorated lead-lined font of a square bowl with chamfered corners on round column and square base, probably late Norman.</p>	

<p><i>Conservation Value:</i> The church has a complex developmental history and inherently holds evidential value, also aesthetically pleasing and of decorative medieval style. The church is of local communal value, a serving parish church.</p>
<p><i>Authenticity and Integrity:</i> Whilst of medieval origin, the church has been completely re-built in the 18th and 19th centuries, though it does retain a medieval character.</p>
<p><i>Setting:</i> The church stands within its own small enclosed graveyard, fully enclosed by stone walls, within the historic settlement of Ashford (now largely surviving as 16th-19th century buildings, with more recent development to the south). It sits raised above a narrow high banked country lane (hollow way) on a steep hillside overlooking the surrounding settlement and rising hills to the north, east and west; and the Taw estuary to the south.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> Intentional. The church stands as a visual marker to the piety of the local community, its original setting having little changed over the centuries with only minimal development, though Ashford has grown to the south.</p>
<p><i>Magnitude of Effect:</i> The site of the proposed development is visible from church and from parts of the wider village Conservation Area, both of which include the estuary setting as a backdrop. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to existing industrial buildings. Development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though the current use of and distance to the development would limit this.</p>
<p><i>Magnitude of Impact:</i> High value asset and Negligible = Slight</p>
<p><i>Overall Impact Assessment:</i> Negative/minor</p>



FIGURE 25: VIEW TOWARDS THE PROPOSAL SITE FROM THE CHURCH OF ST PETER. VIEWS OF THE WIDER ESTUARY ARE CLEAR, THOUGH THOSE OF THE DEVELOPMENT SITE ARE BLOCKED BY LOCAL SCREENING (THE APPROXIMATE POSITION OF THE DEVELOPMENT SITE IS INDICATED); VIEWED FROM THE NORTH-EAST.

4.3.2 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 linhay 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: Chapple Farmhouse	
<i>Parish:</i> Fremington	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 0.90km.
<p><i>Description:</i> Listing text: Farmhouse. Probably C16 origins, largely remodelled and extended 1663 by datestone. Rendered stone rubble and cob. Slate roof with gable ends. Axial brick stack heating chamber over inner room, brick stack to right (lower) end, stone rubble lateral rear hall stack with tapered cap, heightened in brick, and brick lateral rear stack heating inner room with C19 clay pots, that to right horned with incised foliated decoration. 3-room and through-passage plan with additional room at left end beyond the inner room, probably a C17 addition and may originally have been used for farm storage. C19 gable-ended dairy wing at right angles to rear of lower end forming overall L- shaped plan. 2 storeys. 5-window range. C19/C20 fenestration. 2-light casements to upper storey, 3 with 6 panes per light to right, 3 panes per light to left and C20 window at left end over French windows. Otherwise C19 3-light casements, 6 panes per light to ground floor. 4-panelled door to through-passage doorway, the upper panels glazed. Datestone near to eaves level above R 1663 C. C19 4-light hall casement to rear, 3 panes per light. Interior: a lower end has high fireplace lintel with narrow chamfer and centrally- placed large cloam bread oven to rear of hearth. Beside the fireplace on the left is a former newel staircase replaced in C20 by straight flight of stairs. Behind the stack at first floor level over the bread oven is a narrow bay which may originally have contained a stairway to the former garrets. Chamfered bressumer and 2-cross ceiling beams with hollow step stops to lower end room. Ovolo-moulded straight-headed door surround with scroll-stopped durns between through-passage and lower end. Plank and muntin screen, 7 planks wide, the muntins chamfered and infilled</p>	

straight-headed doorway between hall/through passage. 4-panelled door to rear of through-passage. The hall ceiling beams and fireplace lintel have been covered over in C20, but an ovolo-moulded door surround with triangular prism over scroll-stopped urns survives between hall and inner room. C17 chamfered door surround to axial partition to inner room, the front passage containing a good C17 staircase with moulded handrail, turned balusters and larger newels with compressed finials. 2 C17 trusses with lap-jointed collars survive over the higher end, otherwise roof structure replaced in C20. The 1663 datestone is set in the band of stone rubble above the original height of cob wall, suggesting that the eaves were heightened and earlier roof structure replaced at the time when the house was remodelled. The house was the home of the Fishley family of potters in the late C19, the chimney pots being a product of their potteries.

Conservation Value: Listed for its architectural value as a good example of a farmhouse of its type and for period internal features of historic value.

Authenticity and Integrity: The farmhouse has been divided into multiple properties and the exterior appearance is rendered, looking little like a farmhouse. The house is no longer of agricultural function and has been subsumed into a suburban housing estate.

Setting: The farmhouse stands at the western end of a walled garden, with modern houses to the south, east and west, enclosing the building. The B3233 runs immediately along the northern edge of the property, with agricultural fields to the north of this.

Contribution of Setting to the Significance of the Asset: Incidental. The intended setting of the farmhouse on its land-holding would have been integral to the form and function of the building. The current setting is irrelevant, the farmhouse valued for its architecture and divided from its land.

Magnitude of Effect: The proposal site is screened from view from the farmhouse by tree-line blocking, and low-level development would remain screened, though may be partially visible during winter months. Indirect effects will include an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, which may also cause vibration related issues, though this already forms part of the current use of the site.

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

Overall Impact Assessment: **Negligible**



FIGURE 26: VIEW TOWARDS THE PROPOSAL SITE FROM CHAPPLE FARMHOUSE (THE APPROXIMATE LOCATION OF THE DEVELOPMENT IS INDICATED BEHIND LOCAL BLOCKING); VIEWED FROM THE SOUTH-EAST.

Asset Name: Cidermill at West Yelland Farm	
<i>Parish:</i> Fremington	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 0.75km.
<i>Description:</i> Listing text: Cidermill building approximately 10 metres north of West Yelland Farmhouse II Cidermill building. Early C19. Stone rubble with some brick to left gable end. Slate roof with gable ends. Rectangular on plan. 2 storeys, the apple loft unfloored at north end to admit cider press. Loft door opening above 2-window openings to right of plank door with timber lintels. Cobbled floor. Majority of fittings intact including mill, racks and barrels, and still in use.	
<i>Conservation Value:</i> Listed for its architectural and historic value as a good example of an asset of its type.	
<i>Authenticity and Integrity:</i> Appears little altered. West Yelland Farm remains a working farm with surrounding agricultural fields.	
<i>Setting:</i> The cidermill sits at the north-west corner of the main farm courtyard, with hedges and grassed areas. Agricultural fields and an area of orchard surround the farmstead, though ribbon development of Yelland is beginning to encroach to the north.	
<i>Contribution of Setting to the Significance of the Asset:</i> Incidental. The intended setting of the cidermill would have been with the attendant farmhouse and land-holding, with particular focus on proximity to an orchard. This setting has largely been retained.	
<i>Magnitude of Effect:</i> The site of the proposed development is visible from cidermill. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to existing industrial buildings and development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though the current use of and distance to the development would limit this.	
<i>Magnitude of Impact:</i> Medium value asset and Negligible = Neutral/Slight	
<i>Overall Impact Assessment:</i> Negligible	



FIGURE 27: VIEW TOWARDS THE DEVELOPMENT SITE FROM THE CIDERMILL (THE APPROXIMATE LOCATION OF THE DEVELOPMENT IS INDICATED BEHIND THE LOCAL BLOCKING); VIEWED FROM THE SOUTH.

Asset Name: Cricket Pavilion and score box, including adjacent former pillbox	
<i>Parish:</i> Instow	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.0.95km
<p><i>Description:</i> Listing text: Mid-C19 cricket pavilion and detached mid-C20 score box with attached former pillbox, for North Devon Cricket Club. Likely originally built as a barn of late-C18/early-C19 origins, it was remodelled as a pavilion in 1836. MATERIALS: painted stone rubble with a gable-end thatch roof. At either end are small rubble-stone stacks with brick caps. PLAN: the building has an overall U-shaped plan, with the long elevation on a north- to-south axis and an additional east wing at the south end. There is C20 single-storey lean-to (not included in the listing) attached to the north end and a later single-storey toilet block attached to the south end. EXTERIOR: the pavilion is single-storey. The west elevation faces onto the cricket ground. In the centre is an enclosed veranda with corrugated iron roof and late-C20 glazed doors and windows. It is flanked by projecting gable wings. Within the veranda, the inner face of each side wing has a plank door with strap hinges. The wing gable ends have large C20 three-light transom windows. Beneath the veranda is the main central entrance, a plank door flanked by C19 three-light mullion windows. The north and south gable ends of the pavilion are partially obscured by the later lean-tos. The east elevation has three, three-light C19 windows with lead casements, separated by two large buttresses. The east wing has a panelled door and a C19 casement window on the north face, a further C19 casement on the gable end and a truncated lateral stone chimney stack on the south side. INTERIOR: there is club meeting room in the main range with chimney breasts at either end. Attached to the south end is wooden First World War Roll of Honour for the members of the North Devon Cricket Club who fought in the conflict and above, where the upper part of the chimney breast has been removed, is a single-light external window. At the north end is a late-C20 bar. The central entrance in the west side is flanked by two thick internal buttresses. Above is a king-post roof with five principal trusses secured by timber pegs. Some of the timber has been replaced. The projecting west wings contain changing rooms; Away to the north and Home to the south. The changing rooms have vertical timber-plank panelling and the same roof structure as in the main range. The east wing contains a modern kitchen.</p> <p>SCORE BOX AND ATTACHED FORMER PILLBOX: to the south-west of the pavilion is the score box, brick, with a thatched roof, and weather boarding to the front gable end. It is square in plan with access to the rear. The attached former pillbox is brick with a thick concrete roof and infilled embrasures.</p>	

<i>Conservation Value:</i> Listed for its historic value as an early example of an agricultural building adapted for use as a cricket pavilion; and for architectural value as a traditional vernacular building of its type.
<i>Authenticity and Integrity:</i> The cricket pavilion appears to be in good condition and is still used as such. Despite conversion to cricket pavilion, much of the historic fabric of the former agricultural building remains.
<i>Setting:</i> Surrounded by a manicured cricket pitch (north-west) with associated informal parking, the pavilion forms part of a traditional local cricket ground. The Taw/Torridge estuary bounds the site to the north and west; agricultural land to the east; and residential properties along the former 19 th century railway (now footpath/cycle route) the southern boundary.
<i>Contribution of Setting to Significance of Asset:</i> Incidental. This structure was initially constructed as an agricultural building and setting was not intrinsic to its location. Conversion to sporting facility will have done little to change this, proximity to settlement the only requirement in its setting, the focus being on activity carried out within its grounds.
<i>Magnitude of Effect:</i> The site of the proposed development is blocked by woodland screening. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to, and including existing industrial structures and development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though the current use of and distance to the development would limit this.
<i>Magnitude of Impact:</i> Medium value asset + Negligible change = Neutral/Slight Impact.
<i>Overall Impact Assessment:</i> Negligible



FIGURE 28: VIEW TOWARDS THE PROPOSAL SITE FROM INSTOW CRICKET PAVILION (THE APPROXIMATE LOCATION OF THE DEVELOPMENT IS INDICATED BEHIND LOCAL BLOCKING); VIEWED FROM THE WEST-SOUTH-WEST.

Asset Name: The Old Windmill, Rectory Lane	
<i>Parish:</i> Instow	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.1.10km.

<p><i>Description:</i> Listing text: Remains of Old Windmill. Possibly C17. Finely dressed stone rubble. Roofless. Circular on plan. Walls reduced in height, now approximately 4 metres high. The walls are pierced at spaced intervals by putlog holes, and large openings to commanding position overlooking the estuary suggests it may have served as a navigational aid.</p>
<p><i>Conservation Value:</i> Listed for its historic value as a structure of its type.</p>
<p><i>Authenticity and Integrity:</i> The windmill survives only the ruins of a larger structure, though still sits within a wider agricultural landscape.</p>
<p><i>Setting:</i> The windmill sits on pastoral land at the summit of a hillside surrounded by agricultural land. The field is bounded to the north by the B3233; to the south by a narrow hollow way country lane; to the east by Instow Town; and to the west by the graveyard and church of St John the Baptist.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> Incidental. The intended setting of the windmill on high ground was of functional necessity, but also within the land-holding of the associated farm. Views of and from the asset would have been incidental.</p>
<p><i>Magnitude of Effect:</i> The site of the proposed development is visible from the windmill. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to, and including existing industrial structures and development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though this already exists due to the current use of the site.</p>
<p><i>Magnitude of Impact:</i> Medium value asset and Negligible = Neutral/Slight</p>
<p><i>Overall Impact Assessment:</i> Negligible</p>

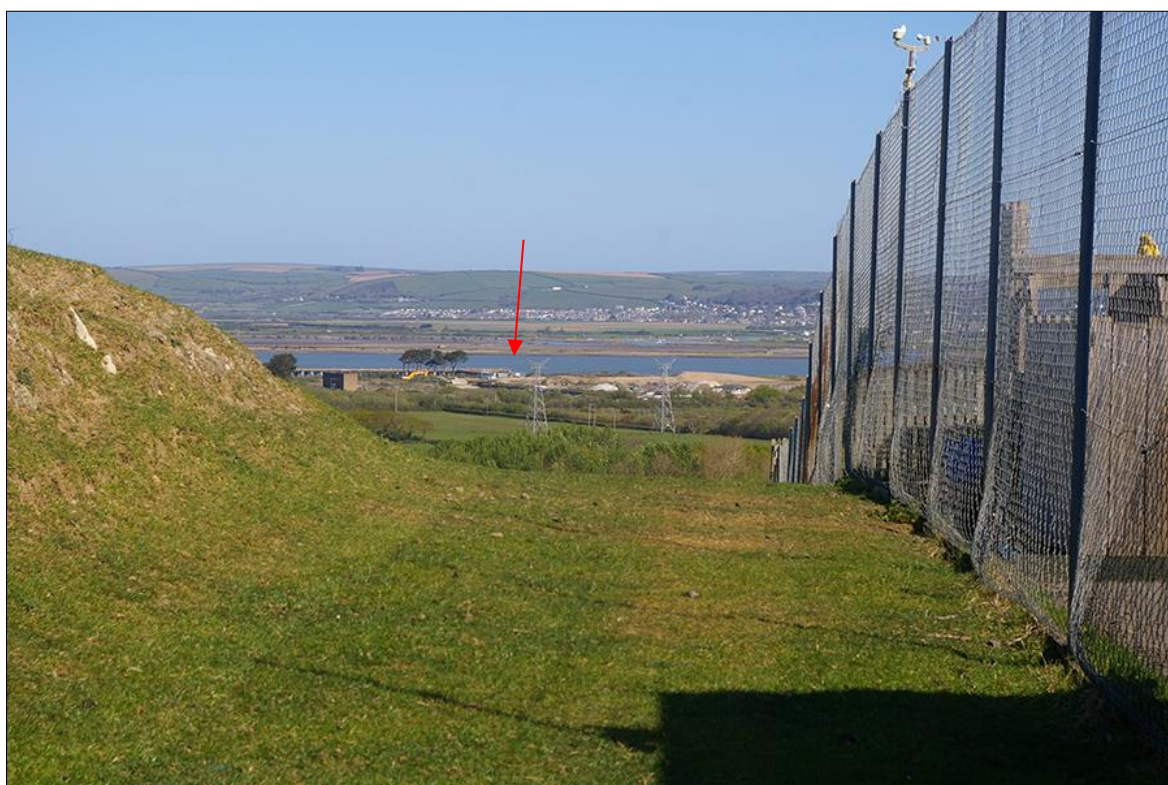


FIGURE 29: VIEW TOWARDS THE PROPOSAL SITE FROM THE OLD WINDMILL (THE DEVELOPMENT SITE IS INDICATED); VIEWED FROM THE SOUTH.

4.3.3 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

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

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

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village can be impacted by new residential developments especially when in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced. The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant development is unlikely to prove particularly intrusive.

What is important and why

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20th century has homogenised most, with streets of terraced and semi-detached houses and bungalowoid growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Ledbury), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19th century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. the Valleys of South Wales for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

Asset Name: Glebelands	
<i>Parish:</i> Instow	<i>Value:</i> Medium
<i>Designation:</i> Gill	<i>Distance to Development:</i> c.0.95km
<i>Description:</i> Listing text: Former rectory. c.1840. Rendered stone rubble. Hipped slate roof with boxed eaves. Stack at right end. U-shaped on plan with 2 projecting wings to rear, service rooms at Left end. 2 storeys. 5	

bays. 16-paned sashes above C20 window to left end and 2 sashes to left and taller sash to right of Tuscan porch. Ovolo-moulded door architrave and 4-panelled door, the upper panels glazed. Interior: moulded plaster cornices survive to principal rooms, and one marble chimneypiece to room at right end, otherwise interior altered in C20.
<i>Conservation Value:</i> Listed for its value as a vernacular structure of its type.
<i>Authenticity and Integrity:</i> The house appears to be in good condition.
<i>Setting:</i> Located on the slopes of a hillside, surrounded by a mix of manicured garden; agricultural (pastoral) land; and with the settlement of Instow Town to its west. The building is partially obscured from view by trees.
<i>Contribution of Setting to Significance of Asset:</i> Intentional. Built as a rectory, proximity to the church and the parishioners it served would have been of primary importance; though as a grander example of its type wider vistas were probably considered.
<i>Magnitude of Effect:</i> The site of the proposed development is visible from Glebelands, though elements of the site are partially blocked by woodland screening. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to, and including existing industrial structures and development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though these are already present with the current use of the site.
<i>Magnitude of Impact:</i> Medium value asset and Negligible change = Neutral/Slight Impact.
<i>Overall Impact Assessment:</i> Negligible



FIGURE 30: VIEW ACROSS GLEBELANDS TOWARDS THE PROPOSAL SITE (THE DEVELOPMENT SITE IS INDICATED); VIEWED FROM THE SOUTH.

Asset Name: Knill Cottage	
<i>Parish:</i> Instow	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.1.10km
<i>Description:</i> Listing text: Cottage. C17, altered in C19. Rendered stone and some cob. Slate roof with clay ridge tiles, 2 axial stone stacks, with tapered caps and drips. 2 rooms divided by passage, that to right heated	

by stack backing onto passage that to left formerly a gable end stack now enclosed by attached lofted outbuilding with monopitch roof at left end. The left-hand partition to the passage is of thin tongue and groove planking and may be a C19 insertion to a former direct entry 2- room plan. The left-hand rear corner wall curves sharply and may have housed the original stairs, which now run up alongside the rear wall at the rear of the passage. 2 storeys. 2-window range. C20 2-light casements. 2 C20 4-light casements flank a gabled porch with segmental arch and 4 panelled inner door, the upper panels glazed. A short curving section of high stone rubble walling extends forward from the left end of the outbuilding. Interior: Some C19 joinery. Late C19/early C20 roof structure with bark-covered timbers.

Conservation Value: Listed for its value as a vernacular structure of its type.

Authenticity and Integrity: The house appears to be in good condition.

Setting: Located on the outskirts of the historic settlement of Instow Town and resultingly surrounded by buildings, a narrow hollow way country lane passes immediately in front of the property.

Contribution of Setting to Significance of Asset: Incidental. This house was built as a practical domestic dwelling and as such setting was not intrinsic to its location.

Magnitude of Effect: There will be no clear effect on the house, as any views are of the valley to the south rather than of the Taw Estuary to the north, and where these would have been possible, screened by the buildings of Instow Town. Indirect effects may be an increase in traffic.

Magnitude of Impact: Medium value asset + Negligible change = Neutral/Slight Impact.

Overall Impact Assessment: **Neutral**



FIGURE 31: KNILL COTTAGE, DEMONSTRATING ITS SOUTH FACING PRINCIPAL VIEWS; VIEWED FROM THE SOUTH-WEST.

Asset Name: **Sunday School Room and storage shed south of Church of St John the Baptist**

Parish: Instow

Value: Medium

Designation: GII

Distance to Development: c.1.25km.

<p><i>Description:</i> Listing text: Sunday school room with stables below. Early C19. Roughly coursed stone rubble. Corrugated asbestos roof. Brick stacks at each end. Rectangular on plan. 2 storeys, built into bank with first floor access to school room to rear and entry to stables at left gable end. 2 window range. Two 2-light casements, 6 panes per light above rectangular window openings with relieving arches and wooden shutters flanking small window opening to centre. Plank doors at left gable end and to rear right end. Stable fittings intact.</p>
<p><i>Conservation Value:</i> Listed for its value as a structure of its type.</p>
<p><i>Authenticity and Integrity:</i> The building appears to be in good condition.</p>
<p><i>Setting:</i> The school room is situated to the south of the church of St John the Baptist, on the opposite side of a narrow hollow way country lane with associated hedgebank boundaries; and agricultural buildings to the west.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> Incidental. The school room was sited in proximity to the church, with the stables necessitating practicality, and as such setting was not intrinsic to its location.</p>
<p><i>Magnitude of Effect:</i> There will be no clear effect on the Sunday School Room, as any views are of the valley to the south rather than of the Taw Estuary to the north. Indirect effects may be an increase in traffic.</p>
<p><i>Magnitude of Impact:</i> Medium value asset and Negligible = Neutral/Slight</p>
<p><i>Overall Impact Assessment:</i> Neutral</p>



FIGURE 32: THE SUNDAY SCHOOL ROOM, DEMONSTRATING ITS SOUTH FACING PRIMARY VIEWS AND ROADSIDE BLOCKING TO THE NORTH; VIEWED FROM THE NORTH-EAST.

4.3.4 MEMORIALS

Memorials are typically located in order to be seen, often at road junctions, high points or central locations within the communities that they were designed to evoke remembrance within. Many examples are located within churchyards or cemeteries, but those which are typically afforded statutory protection are those located outside of these bounds. Context and setting are often confined to the settlement with which they are associated and therefore wider development, when visible at a distance, do not affect their relationships with their surroundings or public

understanding of their meaning and significance. Some large (primarily 19th century) memorials are afforded a much wider setting by their prominent positioning on hilltops above settlements, and in these instances, they are more sensitive to development.

What is important and why

All have strong communal value, in terms of commemorative power and symbolic associations (communal).

Asset Name: Instow War Memorial	
<i>Parish:</i> Instow	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.1.20km
<i>Description:</i> Listing text: The Devon granite memorial stands on high ground in the churchyard of the Church of St John the Baptist (Grade I) and in close proximity to a number of Grade II-listed churchyard monuments and the lych gate. It takes the form of a plain Latin cross rising from a small pedestal, square on plan, that stands on a two-stepped octagonal base.	
<i>Conservation Value:</i> Listed for its historic value as a witness to tragic events impacting on the local community. Has group value with Listed monuments associated with the church.	
<i>Authenticity and Integrity:</i> The monument survives in good condition.	
<i>Setting:</i> Located within the churchyard of the church of St John the Baptist, it stands prominent amongst the graves.	
<i>Contribution of Setting to Significance of Asset:</i> Intentional. The memorial is set within the churchyard, a central and accessible location. Its setting was chosen to ensure the memory of the war and the losses suffered are retained at the heart of the community. The setting is important to the monument's primary function.	
<i>Magnitude of Effect:</i> The site of the proposed development is not visible from the memorial, blocked by the natural topography. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though the current use of the site reduces the increase in this.	
<i>Magnitude of Impact:</i> Medium value asset + Negligible change = Neutral/Slight Impact.	
<i>Overall Impact Assessment:</i> Neutral	

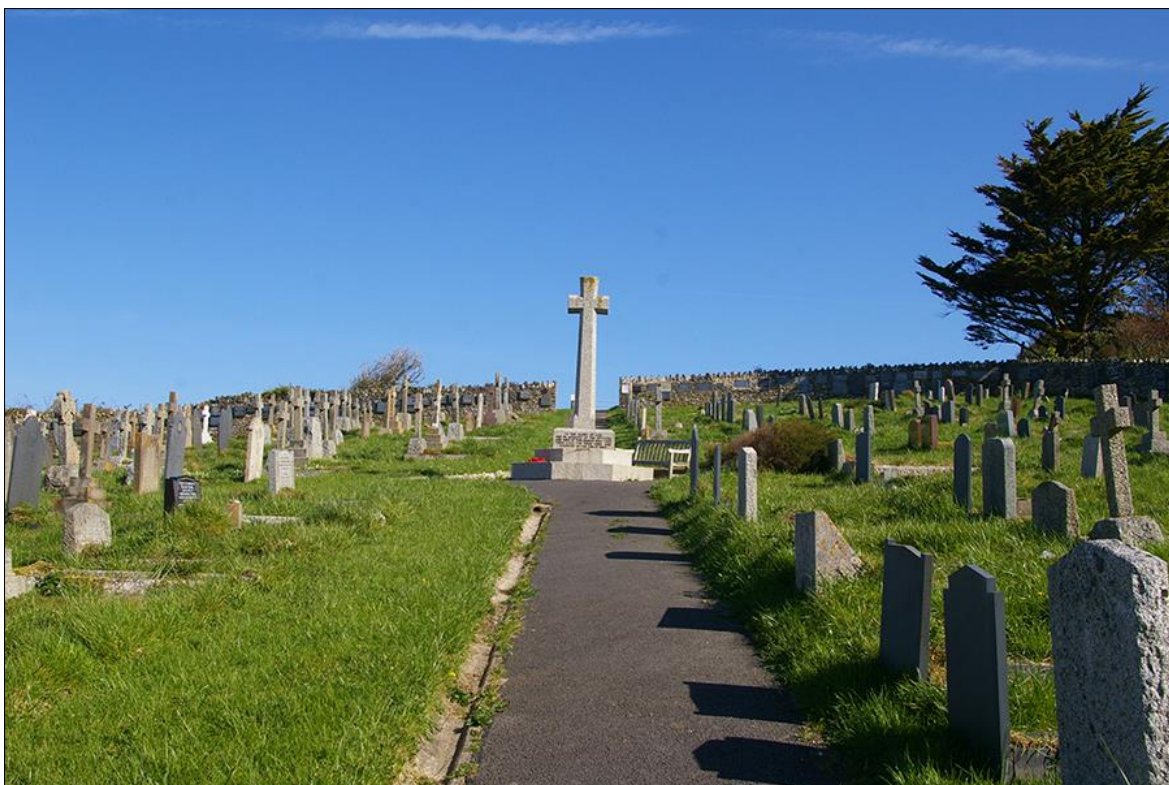


FIGURE 33: VIEW TOWARDS THE PROPOSAL SITE ACROSS INSTOW WAR MEMORIAL DEMONSTRATING THE TOPOGRAPHIC BLOCKING; VIEWED FROM THE SOUTH.

4.3.5 MILITARY FEATURES

In most instances military structures were not built with aesthetics in mind, despite the elements of formal planning that would often be present. They are likely to conform to a particular architectural template, and may be associated with an architect of note; they may or may not retain their original function, which will have a bearing on associational value (historical/associational). The sensitivity of these structures to the visual intrusion of development on type, age and location. It is usually the abandoned and ruined structures, now overgrown and ‘wild’, that are most sensitive to intrusive new visual elements; in particular, development would compete for attention with taller structures (control towers or water towers). The impact on these buildings could be significant. Where they occur in clusters – as they often do – the impact of an isolated development is lessened, but the group value of the heritage asset is enhanced.

What is important and why

Military structures usually possess a wide range of surviving or related structural elements (evidential), and are usually associated with a particularly conflict (historical/associational). Most have little aesthetic value, but they retain communal value, which can in some instances be quasi-spiritual (commemorative).

Asset Name: Cricket Pavilion and score box, including adjacent former pillbox	
<i>Parish:</i> Instow	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.950m
<i>Description:</i> Listing text: SCORE BOX AND ATTACHED FORMER PILLBOX: to the south-west of the pavilion is the score box, brick, with a thatched roof, and weather boarding to the front gable end. It is square in plan with access to the rear. The attached former pillbox is brick with a thick concrete roof and infilled embrasures.	
<i>Conservation Value:</i> Listed for its historic value as part of the defensive features along the coastline.	

<i>Authenticity and Integrity:</i> The pill box appears to be in good condition.
<i>Setting:</i> Surrounded by a manicured cricket pitch (north-west) with associated informal parking, the pill box now forms part of a traditional local cricket ground. The Taw/Torrige estuary bounds the site to the north and west; agricultural land to the east; and residential properties along the former 19 th century railway (now footpath/cycle route) the southern boundary.
<i>Contribution of Setting to Significance of Asset:</i> Intentional. This structure was initially constructed as a defensive structure, its location on the coast with wider estuary views was paramount to its defensive function; whilst visibility would have been necessarily minimal.
<i>Magnitude of Effect:</i> The site of the proposed development is visible from the cricket ground, though is partially blocked by woodland screening. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to, and including existing industrial structures and development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though the current use of and distance to the development would limit this.
<i>Magnitude of Impact:</i> Medium value asset + Negligible change = Neutral/Slight Impact.
<i>Overall Impact Assessment:</i> Negligible

4.3.6 PREHISTORIC RITUAL/FUNERARY MONUMENTS

Stone circles, stone rows, barrows and barrow cemeteries

These monuments undoubtedly played an important role in the social and religious life of past societies, and it is clear they were constructed in locations invested with considerable religious/ritual significance. In most instances, these locations were also visually prominent, or else referred to prominent visual actors, e.g. hilltops, tors, sea stacks, rivers, or other visually prominent monuments. The importance of intervisibility between barrows, for instance, is a noted phenomenon. As such, these classes of monument are unusually sensitive to intrusive and/or disruptive modern elements within the landscape. This is based on the presumption these monuments were built in a largely open landscape with clear lines of sight; in many cases these monuments are now to be found within enclosed farmland, and in varying condition. Sensitivity to development is also lessened where tall hedgebanks restrict line-of-sight.

What is important and why

Prehistoric ritual sites preserve information on the spiritual beliefs of early peoples, and archaeological data relating to construction and use (evidential). The better examples may bear names and have folkloric aspects (historical/illustrative) and others have been discussed and illustrated in historical and antiquarian works since the medieval period (historical/associational). It is clear they would have possessed design value, although our ability to discern that value is limited; they often survive within landscape palimpsests and subject to the 'patina of age', so that fortuitous development is more appropriate. They almost certainly once possessed considerable communal value, but in the modern age their symbolic and spiritual significance is imagined or attributed rather than authentic. Nonetheless, the location of these sites in the historic landscape has a strong bearing on the overall contribution of setting to significance: those sites located in 'wild' or 'untouched' places – even if those qualities are relatively recent – have a stronger spiritual resonance and illustrative value than those located within enclosed farmland or forestry plantations.

Asset Name: Double stone alignment on Isley Marsh	
<i>Parish:</i> Fremington	<i>Value:</i> High
<i>Designation:</i> Scheduled Monument	<i>Distance to Development:</i> c.0.45km
<i>Description Summary:</i> Listing Text: This monument includes a double stone alignment situated on the tidal mudflats of the estuary of the River Taw. The alignment survives as up to 16 stones arranged in a pair of parallel rows. The distance between the two rows is approximately 2m. The stones of both rows are arranged	

<p>in pairs up to 2.5m apart. The stone alignment is in a tidal estuarine location and for several years has been completely submerged by silt. In 1932, the tallest stone was 0.4m high above the silt. Partial excavation produced nine pairs of stones or stone sockets, a scatter of flint tools and some evidence for occupation during the Mesolithic, Neolithic and Early Bronze Age. At the time of its discovery in 1932, the rows were up to 56m long. By 1983 only seven stones were still visible above the mud and subsequently they have disappeared from view.</p>
<p><i>Conservation Value:</i> Scheduled for their high evidential value, they provide rare evidence of ceremonial and ritual practices during these periods. Their survival within riverine environments increases the likelihood of survival and potential for retrieval of associated environmental evidence.</p>
<p><i>Authenticity and Integrity:</i> No longer visible above the riverine silts, the stone rows at Isley Marsh are likely to survive well, having been preserved under tidal silt deposits for many years. They will contain important evidence relating to the construction, use and landscape context of the monument. They would have formed part of wider Neolithic and Bronze Age largely open landscape, although this landscape has been drastically altered by modern infrastructure and development. The integrity of the monuments can be presumed to be good condition given the lack of modern development, though there is no evidence of the barrow monuments that they are likely to have been associated with.</p>
<p><i>Setting:</i> The stone row currently has no landscape presence, being submerged beneath the riverine sands and silts of the Taw estuary. Its location is surrounded by protected marshland and the River Taw.</p>
<p><i>Contribution of Setting to Significance of Asset:</i> Paramount. Stone rows formed part of wider landscape of ceremony and ritual incorporating many other monuments and intended to be intervisible, often as part of a wider funerary landscape as a means of memorialising the dead. The lack of shared ritual culture with our ancestors does not detract from our own appreciation of a setting and/or its use. Whilst the stone row is no longer visible in the landscape, other monuments of the period are visible in the wider landscape.</p>
<p><i>Magnitude of Effect:</i> The proposed development would be located in close proximity to the monument, and would form an intrusive element into what would originally have been an open landscape. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to, and including existing industrial structures and development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact. There is also the potential for the development to impact on the flow of the river which may alter the silting patterns of the estuary. The impact of these changes is unknown, though it may once again reveal the monument and other possible associated features to the wider landscape (with inherent risk of deterioration following the loss of protection). Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though the increased effect of this is limited due to their use in the current function of the site.</p>
<p><i>Magnitude of Impact:</i> High value asset + moderate/slight effect = Moderate Impact</p>
<p>Overall Impact Assessment: Negative/moderate to Negative/minor</p>



FIGURE 34: VIEW TOWARDS THE (NOW BURIED) DOUBLE STONE ROW FROM THE EASTERN EDGE OF THE PROPOSAL SITE; VIEWED FROM THE WEST.

4.3.7 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**.

Asset Name: Braunton Great Field	
<i>Parish:</i> Braunton	<i>Value:</i> Medium
<i>Designation:</i> SHINE (non-designated protected asset)	<i>Distance to Development:</i> c.2.25m
<i>Description Summary:</i> (from HER entry) Braunton Great Field still survives as an example of open field agriculture. It is one of only three open field systems still operating in England and occupies about 142 hectares (350) acres to the south west of the village. It is classic example of an open field, and is accepted as one of very few in the country which retain their medieval character through the continuing practice of the cultivation of strips by different farmers. In 1951, the Ordnance Survey recorded nearly 500 arable strips of mixed ownership, though by 1975 only 140 strips were recorded, approximately 1 foot 6 inches in width, and separated by slight baulks or ditches.	
<i>Conservation Value:</i> Whilst not designated, protected for its historic and landscape value as an exemplar of former agricultural practices.	

<p><i>Authenticity and Integrity:</i> Whilst the broad form of the Great Field and elements of its former layout survive, the detail in terms of the original medieval strips has largely been lost.</p>
<p><i>Setting:</i> Located on the southern edge of the town of Braunton the Great Field is bordered to the south by post-medieval reclaimed marsh land; to the east the River Caen; and to the west by the World War II Braunton Burrows training area.</p>
<p><i>Contribution of Setting to Significance of Asset:</i> <i>Incidental.</i> Medieval strip field agriculture was a purely practical exercise, sited in proximity and with access to the settlements in which the associated workers lived.</p>
<p><i>Magnitude of Effect:</i> The proposed development would be visible from some areas of the Great Field, though would be screened by tree-line blocking in other areas. Whilst there would be a change in function of the land, the development would replace a brownfield site, currently in use as materials storage and historically having buildings; it also sits adjacent to, and including existing industrial structures and development would therefore appear as a growth of this rather than a new intrusion, reducing the level of impact. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phase, though the current use of and distance to the development would limit this.</p>
<p><i>Magnitude of Impact:</i> Medium value asset + negligible effect = Slight Impact</p>
<p>Overall Impact Assessment: Neutral</p>

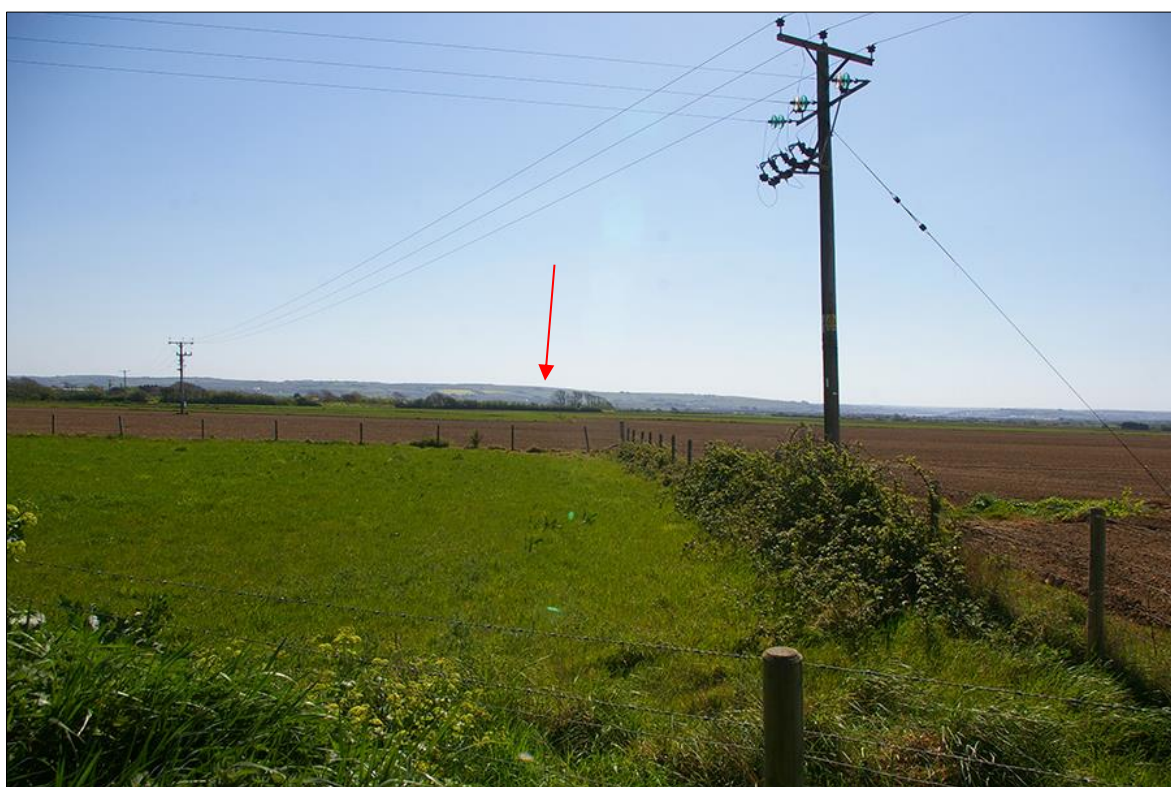


FIGURE 35: VIEW ACROSS THE BRAUNTON GREAT FIELD TOWARDS THE PROPOSAL SITE (THE APPROXIMATE LOCATION OF THE DEVELOPMENT IS INDICATED BEHIND LOCAL BLOCKING); VIEWED FROM THE NORTH.

The proposed site would be constructed within the *Taw-Torrige Estuary* Character Area (LCA):

- This Landscape Character Area forms part of the Exmoor National Character Area, and comprises the estuary of the Taw and Torrige Rivers, and a small margin of land on either side; including Northam Burrows and the dunes at Braunton Burrows. It is a flat, sky-dominated landscape with strong sensory characteristics. The habitats within the mosaic (dunes, beach, saltmarsh, mudflats and farmland) each have unique qualities of pattern, colour and texture which are juxtaposed in different combinations. The salty smell of mudflats and the sea are ever-present, as are the calls of birds. Within the dunes, the landscape feels disorientating, and has a strong sense of enclosure, isolation and wilderness. This contrasts with the open views towards the

surrounding settlements, and the time-depth associated with the strip fields at Braunton. The estuary settlements have a strong maritime character, with historic quays and impressive bridges. The proposed site lies on the southern edge of this area in proximity to other developments and is likely to blend in with the existing industrial activity and settlement. On that basis the impact is assessed as **negligible**.

The proposed site would be constructed on the edge of the North Devon Biosphere, one of six such UNESCO designated areas in the UK, focussed on restoring biodiversity to areas of the landscape but with additional aims of producing social and economic benefits. As part of this, there is the aim to establish new saltmarsh areas.

4.3.8 AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

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

4.3.9 CUMULATIVE IMPACT

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. The proposed development would be located in a landscape area where modern development is already beginning to infill former open areas of land, existing developments already encroaching upon former agricultural land between the B3233 and the River Taw. However, the proposal site replaces an existing brownfield site, and whilst changing the function of the land, does not extend its boundaries. Therefore, an assessment of **negative/minor** is appropriate.

TABLE 4: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Braunton Great Field	SHINE	2250	Medium?	Negligible	Slight	Neutral
Chapple Farmhouse	GII	900m	Medium	Negligible	Neutral/Slight	Negligible
Church of St Augustine	GI	3250m	High	Negligible	Slight	Negative/Minor
Church of St Brannock	GI	4300m	High	Negligible	Slight	Negative/Minor
Church of St John the Baptist	GI	1200m	High	Negligible	Slight	Negative/Minor
Church of St Peter	GII*	5300m	High	Negligible	Slight	Negative/Minor
Cidermill at West Yelland Farm	GII	750m	Medium	Negligible	Neutral/Slight	Negligible
Cricket Pavilion and score box, including adjacent former pillbox	GII	950m	Medium	Negligible	Neutral/Slight	Negligible

FORMER EAST YELLAND POWER STATION, YELLAND, FREMINGTON, DEVON

Double stone alignment on Isley Marsh	SAM	450m	High	Moderate/Slight	Moderate/Large	Negative/Moderate to negative/minor
Glebelands	GII	950m	Medium	Negligible	Neutral/Slight	Negligible
Gravestones (assorted) against Church of St John the Baptist	GII	1200m	Medium	Negligible	Neutral/Slight	Neutral
Instow War Memorial	GII	1200m	Medium	Negligible	Neutral/Slight	Neutral
Knill Cottage	GII	1100m	Medium	Negligible	Neutral/Slight	Neutral
Lych gate east of Church of St John the Baptist	GII	1200m	Medium	Negligible	Neutral/Slight	Neutral
The Old Windmill	GII	1100m	Medium	Negligible	Neutral/Slight	Negligible
Stile and flanking walls south-west of the Great Sluice	GII	1125m	Medium	Negligible	Neutral/Slight	Neutral
Sunday School Room south of Church of St John the Baptist	GII	1250m	Medium	Negligible	Neutral/Slight	Neutral
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Minor	Neutral/Slight	Neutral
Aggregate Impact	n/a	n/a				Neutral
Cumulative Impact	n/a	n/a				Negligible

5.0 CONCLUSION

The site is located to the north-west of the historic settlement of Yelland, approximately 6km north-east of Bideford and 7.8km west of Barnstaple, north of the Tarka Trail, the line of the former North Devon Railway. It sits on a relatively flat spur of ground extending into the Taw Estuary. The surrounding landscape contains Prehistoric ritual monuments and findspots which suggest that it formed part of a wider funerary landscape; whilst it formed part of the medieval and post-medieval agricultural landscape. Until the 19th century the proposal site formed part of *Yelland Marsh*, an area of common grazing associated with medieval farming settlements in the area.

Assessment of historic, cartographic and photographic sources indicate that the site was enclosed in the 19th century, remaining as agricultural land until the 1950s when the East Yelland Power Station was constructed; and decommissioned in 1984. Subsequent demolition and decay has seen the majority of the structures being removed or fall into disrepair, the site inspection identifying that only the jetty, switch-house and one of the pump-houses survive as upstanding structures; the boiler- and turbine-house as basement levels; and the remainder of the buildings only as concrete footprints. On that basis the archaeological potential of much of the site is adjudged to be *low*. However, the proximity of the double stone row Scheduled Ancient Monument indicates the possibility for buried prehistoric land surfaces and environmental deposits in the areas bordering the river, and these areas of the site are adjudged to be *moderate*, and some form of mitigation for investigation of these areas would be appropriate. The Scheduled stone row will not be directly impacted by the proposed developments as there are no planned alterations to the face of the existing defence and their gradients will be maintained, these are unlikely therefore to cause increased scour or deposition on the salt marsh in the wider estuary and over the now buried stone row.

In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance as 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 trees, topography, buildings or embankments, or that other modern intrusions have already impinged upon their setting. The only sites where there might be the potential for an appreciable impact are the Grade I Listed Churches of St. Augustine, St. Brannock, and St. John the Baptist; Grade II* Listed Church of St. Peter (all **negative/minor**); and the Scheduled Double Stone Row (**negative/moderate to negative/minor**). In these instances, whilst the proposal site is visible, it is a brownfield site, historically with large-scale industrial buildings, and currently as an aggregate storage yard; none of which would have been part of the intended setting of these monuments. Limited low-level development of site, focused on the areas which have historically had structures will limit the impact of the development, whilst additional woodland screening would provide addition blocking in wider landscape views. There is likely to be some cumulative harm arising from existing developments along the Taw Estuary, though this is mitigated by the proposed development utilising a brownfield site.

With this in mind, the overall impact of the proposed development can be assessed as **negligible to negative/minor**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible** but can be mitigated through an appropriate programme of archaeological investigation and recording.

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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 2012). 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 5: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

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

Concepts – Conservation Principles

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

Evidential Value

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

Historical Value

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

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

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

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

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

Aesthetic Value

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

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

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where a proposed development usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural and can extend many miles 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 as 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 6), 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 6 (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 6). 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 6: 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 7: 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 8: 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 9: 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

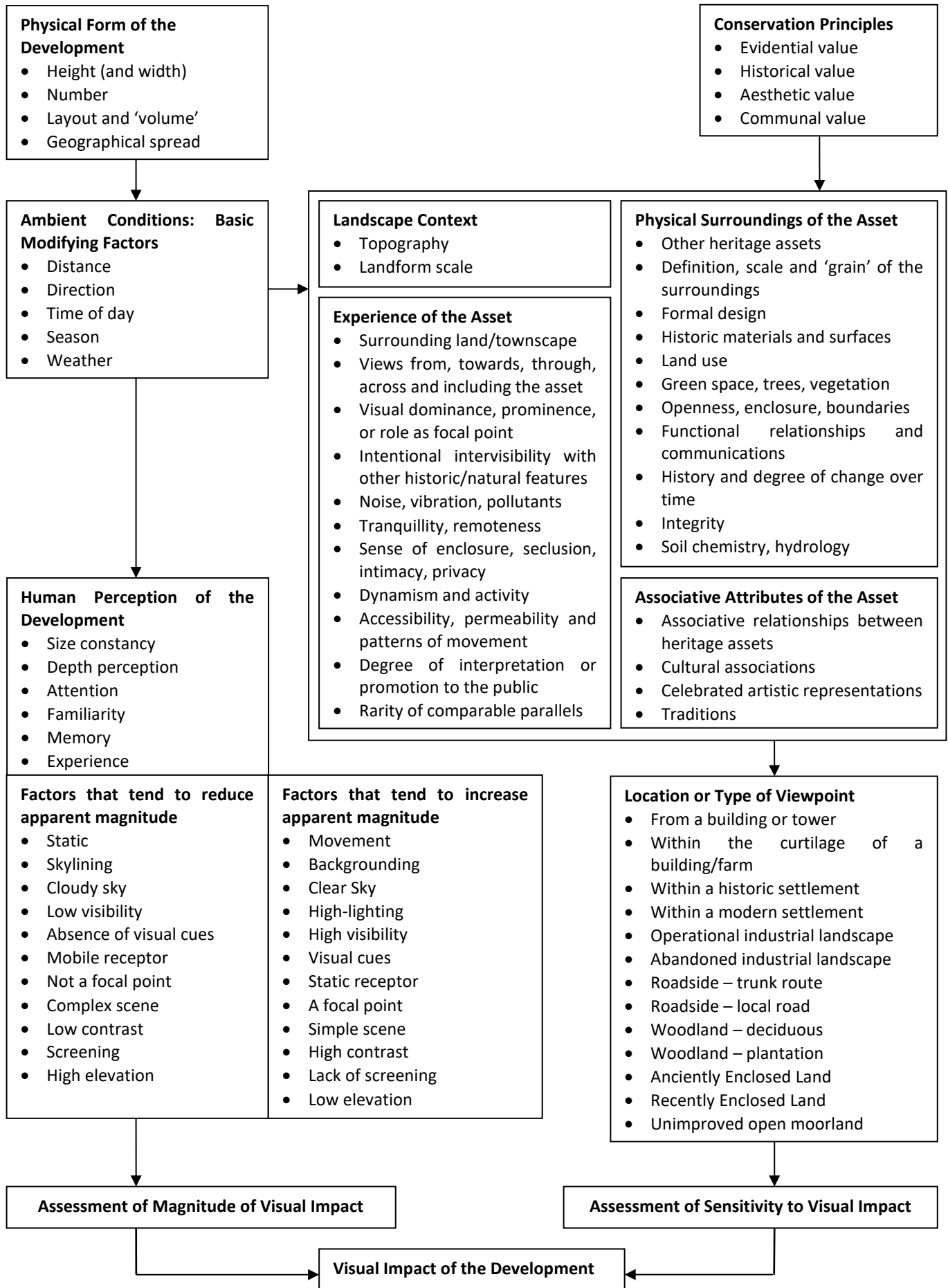


TABLE 10: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: SUPPORTING PHOTOGRAPHIC EVIDENCE - SITE INSPECTION



1. VIEW ALONG THE CENTRAL ACCESS ROAD, SHOWING THE CURRENT USE OF THE SITE AS A STORAGE YARD; VIEWED FROM THE NORTH-WEST (NO SCALE).



2. VIEW ACROSS THE EASTERN HALF OF AREA 01, SHOWING THE CURRENT USE OF THE SITE AS A STORAGE YARD; VIEWED FROM THE WEST (NO SCALE).



3. VIEW OF THE AGGREGATE STORES COVERING THE NORTH-EASTERN QUADRANT OF AREA 01 OF THE PROPOSAL SITE; VIEWED FROM THE EAST (NO SCALE).



4. VIEW OF THE AGGREGATE STORES COVERING THE NORTH-EASTERN QUADRANT OF AREA 01 OF THE PROPOSAL SITE; VIEWED FROM THE NORTH-WEST (NO SCALE).



5. VIEW OF THE AGGREGATE STORES COVERING THE NORTH-EASTERN QUADRANT OF AREA 01 OF THE PROPOSAL SITE; VIEWED FROM THE SOUTH-WEST (NO SCALE).



6. VIEW ACROSS THE FLOODED BOILER- AND TURBINE-HOUSE BASEMENT LEVELS; VIEWED FROM THE SOUTH-EAST (NO SCALE).



7. VIEW ACROSS THE FLOODED BOILER- AND TURBINE-HOUSE TO THE SWITCH-HOUSE; VIEWED FROM THE EAST (NO SCALE).



8. VIEW ACROSS THE FLOODED BOILER- AND TURBINE-HOUSE; VIEWED FROM THE NORTH (NO SCALE).



9. DETAIL OF THE FLOODED BOILER- AND TURBINE-HOUSE, DEMONSTRATING THE STEEL FRAME AND CONCRETE CONSTRUCTION; VIEWED FROM THE SOUTH-WEST (NO SCALE).



10. DETAIL OF ONE OF THE CONCRETE BUILDING FOOTPRINTS SURVIVING ON THE SITE; VIEWED FROM THE NORTH-EAST (1M SCALE).



11. DETAIL OF ONE OF THE CONCRETE BUILDING FOOTPRINTS SURVIVING ON THE SITE, DEMONSTRATING SURVIVING STEEL FRAME CONSTRUCTION; VIEWED FROM THE SOUTH-WEST (1M SCALE).



12. VIEW ACROSS THE SURVIVING BUILDING FOOTPRINT; VIEWED FROM THE SOUTH-WEST (NO SCALE).



13. VIEW OF THE SURVIVING LINE OF THE FORMED RAILWAY SIDING AND SCRUB COVERED RUBBLE MOUNDS AT THE NORTH-WESTERN CORNER OF THE SITE; VIEWED FROM THE SOUTH-EAST (1M SCALE).



14. DETAIL OF THE SURVIVING BUILDING FOOTPRINTS AT THE WESTERN END OF THE SITE; VIEWED FROM THE SOUTH-WEST (NO SCALE).



15. DETAIL OF THE SURVIVING FOOTPRINT OF THE CONTROL ROOM AND OFFICE BLOCK; VIEWED FROM THE NORTH-WEST (NO SCALE).



16. DETAIL OF THE SURVIVING STAIRS LEADING TO THE BASEMENT LEVEL OF THE CONTROL ROOM AND OFFICE BLOCK; VIEWED FROM THE WEST (NO SCALE).



17. DETAIL OF THE ACCESS TUNNEL BETWEEN THE CONTROL ROOM AND OFFICE BLOCK TO THE BOILER- AND TURBINE-HOUSE; VIEWED FROM THE WEST (NO SCALE).



18. EAST EXTERNAL ELEVATION OF THE SWITCH-HOUSE; VIEWED FROM THE EAST (1M SCALE).



19. NORTH EXTERNAL ELEVATION OF THE SWITCH-HOUSE; VIEWED FROM THE NORTH (1M SCALE).



20. WEST EXTERNAL ELEVATION OF THE SWITCH-HOUSE; VIEWED FROM THE WEST (NO SCALE).



21. SOUTH EXTERNAL ELEVATION OF THE SWITCH-HOUSE; VIEWED FROM THE SOUTH (1M SCALE).



22. NORTH EXTERNAL ELEVATION OF THE PUMP-HOUSE; VIEWED FROM THE NORTH (1M SCALE).



23. SOUTH EXTERNAL ELEVATION OF THE PUMP-HOUSE, WITH SETTLING TANK TO THE FOREGROUND; VIEWED FROM THE SOUTH-SOUTH-EAST (NO SCALE).



24. EAST EXTERNAL ELEVATION OF THE PUMP-HOUSE AND SETTLING TANK; VIEWED FROM THE EAST (NO SCALE).



25. DETAIL OF THE SLUICE AT THE SOUTHERN END OF THE PUMP-HOUSE SETTLING TANK; VIEWED FROM THE WEST (1M SCALE).



26. DETAIL OF THE SETTLING TANK AT THE SOUTHERN END OF THE PUMP-HOUSE; VIEWED FROM THE NORTH-WEST (NO SCALE).



27. DETAIL OF THE COVERED INLET/OUTLET TUNNELS AT THE WESTERN END OF THE SITE; VIEWED FROM THE EAST (NO SCALE).



28. DETAIL OF THE SURVIVING JETTY STRUCTURE; VIEWED FROM THE SOUTH-WEST (NO SCALE).



29. DETAIL OF THE STANDING TEMPORARY STORAGE/OFFICE STRUCTURES OF THE CURRENT STORAGE YARD; VIEWED FROM THE NORTH-WEST (NO SCALE).



30. VIEW ACROSS THE FLOODED BOILER- AND TURBINE-HOUSE TO THE SWITCH-HOUSE; VIEWED FROM THE EAST (NO SCALE).



31. VIEW ACROSS THE GRASSED OVER ASH HEAPS COVERING AREA 02; VIEWED FROM THE WEST (NO SCALE).



32. VIEW ACROSS THE GRASSED OVER ASH HEAPS COVERING AREA 02; VIEWED FROM THE NORTH (NO SCALE).



33. VIEW ACROSS THE GRASSED OVER ASH HEAPS COVERING AREA 02; VIEWED FROM THE SOUTH-WEST (NO SCALE).



34. VIEW ACROSS THE GRASSED OVER ASH HEAPS COVERING AREA 02; VIEWED FROM THE NORTH-EAST (NO SCALE).



35. VIEW ACROSS THE GRASSED OVER ASH HEAPS COVERING AREA 02; VIEWED FROM THE SOUTH-WEST (NO SCALE).



36. VIEW ALONG THE NORTHERN EDGE OF AREA 02 OF THE PROPOSAL SITE TOWARDS THE JETTY; VIEWED FROM THE EAST-SOUTH-EAST (NO SCALE).



37. THE EXISTING POND AT THE SOUTH-WESTERN CORNER OF THE PROPOSAL SITE; VIEWED FROM THE NORTH.

APPENDIX 3: SUPPORTING PHOTOGRAPHIC EVIDENCE - HVIA



38. VIEW ACROSS THE PROPOSAL SITE TOWARDS INSTOW TOWN; VIEWED FROM THE NORTH-EAST.



39. VIEW FROM THE SOUTHERN EDGE OF THE PROPOSAL SITE TO CURRENT MODERN DEVELOPMENT, IN THE DIRECTION OF CHAPPLE FARMHOUSE; VIEWED FROM THE SOUTH.



40. VIEW FROM THE SOUTH-EASTERN CORNER OF THE PROPOSAL SITE ACROSS ISLEY MARSH; VIEWED FROM THE WEST.



41. VIEW FROM THE EASTERN EDGE OF THE PROPOSAL SITE TOWARDS THE OLD WINDMILL; VIEWED FROM THE NORTH-EAST.



42. VIEW FROM THE EASTERN EDGE OF THE PROPOSAL SITE ACROSS THE TAW ESTUARY, WITH BRAUNTON (LEFT), HEANTON PUNCHARDON (CENTRE) AND ASHFORD (RIGHT) ALL VISIBLE; VIEWED FROM THE SOUTH.



43. VIEW ALONG THE NORTHERN EDGE OF THE PROPOSAL SITE TOWARDS THE SITE OF THE DOUBLE STONE ROW; VIEWED FROM THE WEST-NORTH-WEST.



44. VIEW ACROSS AREA 02 OF THE PROPOSAL SITE TOWARDS INSTOW TOWN; VIEWED FROM THE NORTH-EAST.



45. VIEW ACROSS AREA 01 OF THE PROPOSAL SITE TOWARDS INSTOW TOWN; VIEWED FROM THE NORTH.



46. VIEW ACROSS THE JETTY AND THE TAW ESTUARY TO BRAUNTON; VIEWED FROM THE SOUTH-WEST.



47. VIEW ACROSS AREA 01 OF THE PROPOSAL SITE TOWARDS YELLAND; VIEWED FROM THE NORTH-WEST.



48. INSTOW CRICKET PAVILION; VIEWED FROM THE NORTH-EAST.



49. THE SCORE BOX AND ATTACHED PILL BOX AT INSTOW CRICKET GROUND; VIEWED FROM THE NORTH-EAST.



50. THE CHURCH OF ST JOHN THE BAPTIST, INSTOW WITH THE MEMORIAL CROSS; VIEWED FROM THE NORTH-NORTH-EAST.



51. SOME OF THE LISTED GRAVE MARKERS AGAINST THE SOUTH TRANSEPT OF THE CHURCH OF ST JOHN THE BAPTIST, INSTOW; VIEWED FROM THE SOUTH-EAST.



52. THE LYCH GATE AT THE CHURCH OF ST JOHN THE BAPTIST; VIEWED FROM THE EAST-SOUTH-EAST.



53. THE OLD WINDMILL; VIEWED FROM THE EAST-SOUTH-EAST.



54. THE CIDERMILL AT WEST YELLAND FARM; VIEWED FROM THE EAST.



55. CHAPPLE FARMHOUSE; VIEWED FROM THE NORTH-WEST.



56. THE CHURCH OF ST PETER, ASHFORD; VIEWED FROM THE SOUTH-EAST.



57. THE CHURCH OF ST AUGUSTINE, HEANTON PUNCHARDON; VIEWED FROM THE SOUTH-EAST.



58. THE CHURCH OF ST BRANNOCK, BRAUNTON; VIEWED FROM THE SOUTH-WEST.



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