

**LAND AT OAKMEAD**

**DOLTON**

**TORRIDGE**

**DEVON**

Results of a Heritage Impact Assessment & Geophysical Survey



South West Archaeology Ltd. report no. 201217



[www.swarch.net](http://www.swarch.net)

01769 573555  
01872 223164

## LAND AT OAKMEAD, DOLTON, TORRIDGE, DEVON RESULTS OF A HERITAGE IMPACT ASSESSMENT & GEOPHYSICAL SURVEY

---

By P. Webb  
Report Version: FINAL  
Draft issued: 17<sup>th</sup> December 2020  
Finalised: 21<sup>st</sup> December 2020

Work undertaken by SWARCH for a private client

### SUMMARY

---

*The site is located on the western edge of the parish of Ashreigney, approximately 4.5km west-north-west of Ashreigney and 2.5km north-east of Dolton. It comprises two rectangular fields covering an area of c.8ha situated on the upland of the Torridge river valley. The surrounding landscape contains prehistoric ritual monuments and findspots which suggest that it formed part of a wider funerary landscape; whilst it also formed part of a prehistoric, medieval and post-medieval settled agricultural landscape. Until the 19<sup>th</sup> century the proposal site formed part of Riddlecombe Moor, an area of open moorland.*

*Brief assessment of historic, cartographic and photographic sources indicate that the site was enclosed in the 19<sup>th</sup> century, remaining as agricultural land. Site inspection identified the moderately well-preserved remains of three bowl barrows within the site boundary, to the south of the proposed development area. Despite these prehistoric monuments the geophysical survey of the proposal area identifying only limited potential archaeological remains reflecting the 19<sup>th</sup> century enclosure of the land.*

*In terms of indirect impacts, the design proposals for the access tracks provide some mitigation to the impact that they would have on the assets situated within the confines of the site; whilst other monuments are partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, or topography, or that other modern developments have already impinged upon their setting. The only sites where there might be the potential for an appreciable impact are the Scheduled Bowl Barrows east of Cupper's Piece (**negative/moderate**); and the Scheduled Barrow on Beaford Moor (**negligible**). In these instances, whilst the proposals would be visible during the short-term, longer-term design aspects would allow it to blend into the landscape; existing woodland screening and field boundaries providing additional blocking in wider landscape views. Any impacts are also no greater than the existing harm, and ultimately will result in little change in setting of these monuments.*

*With this in mind, the overall impact of the proposed development can be assessed as **negligible to negative/minor**.*

---



December 2020

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

## CONTENTS

---

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGEMENTS</i>	4
<i>PROJECT CREDITS</i>	4
<b>1.0 INTRODUCTION</b>	<b>5</b>
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND	5
1.4 METHODOLOGY	5
<b>2.0 HERITAGE IMPACT ASSESSMENT</b>	<b>7</b>
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	7
2.2 NATIONAL POLICY	7
2.3 LOCAL POLICY	7
2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS	8
<b>3.0 DIRECT IMPACTS</b>	<b>9</b>
3.1 STRUCTURE OF ASSESSMENT	9
3.2 DOCUMENTARY HISTORY	9
3.3 CARTOGRAPHIC DEVELOPMENT	9
3.4 ARCHAEOLOGICAL BACKGROUND	9
3.5 AERIAL PHOTOGRAPHY	11
3.6 GEOPHYSICAL SURVEY	12
3.6.1 INTRODUCTION	12
3.6.2 SITE INSPECTION	12
3.6.3 METHODOLOGY	13
3.6.4 RESULTS	13
3.6.5 DISCUSSION	14
3.7 DESIGN PROPOSALS	14
3.8 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY	14
<b>4.0 INDIRECT IMPACTS</b>	<b>18</b>
4.1 STRUCTURE OF THE ASSESSMENT	18
4.2 QUANTIFICATION	18
4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	19
4.3.1 PREHISTORIC RITUAL/FUNERARY MONUMENTS	19
4.3.2 HISTORIC LANDSCAPE	22
4.3.3 AGGREGATE IMPACT	23
4.3.4 CUMULATIVE IMPACT	23
<b>5.0 CONCLUSION</b>	<b>25</b>
<b>6.0 BIBLIOGRAPHY &amp; REFERENCES</b>	<b>26</b>

## LIST OF FIGURES

---

*Cover plate: View across the site; viewed from the south-west (no scale).*

FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).	6
FIGURE 2: EXTRACT FROM THE ASHREIGNEY TITHE MAP OF 1842 (THE GENEALOGIST).	10
FIGURE 3: EXTRACT FROM THE FIRST EDITION OS 6" MAP OF 1886; THE APPROXIMATE SITE BOUNDARY IS INDICATED (NLS).	10
FIGURE 4: 2017 AERIAL IMAGERY OF THE SITE (@GOOGLE EARTH).	11
FIGURE 5: 2019 AERIAL IMAGERY OF THE SITE (@GOOGLE EARTH).	12
FIGURE 6: SHADE PLOT OF THE GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED, GRADIATED SHADING.	16
FIGURE 7: INTERPRETATION OF THE GRADIOMETER SURVEY DATA.	17
FIGURE 8: VIEW ACROSS THE THREE BOWL BARROWS EAST OF CUPPER'S PIECES; VIEWED FROM THE SOUTH-WEST.	21
FIGURE 9: VIEW ACROSS THE BOWL BARROWS ON BEAFORD MOOR; VIEWED FROM THE SOUTH.	22

## LIST OF TABLES

---

TABLE 1: INTERPRETATION OF GRADIOMETER SURVEY DATA.	13
TABLE 2: SUMMARY OF DIRECT IMPACTS.	15
TABLE 3: SUMMARY OF IMPACTS.	24

## LIST OF APPENDICES

---

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY	27
APPENDIX 2: SUPPORTING PHOTOGRAPHIC EVIDENCE – SITE INSPECTION	36
APPENDIX 3: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY	44
APPENDIX 4: SUPPORTING PHOTOGRAPHIC EVIDENCE - HVIA	47

## ACKNOWLEDGEMENTS

---

THE AGENT  
 THE CLIENT AND TENANTS FOR ACCESS

## PROJECT CREDITS

---

DIRECTOR: DR. SAMUEL WALLS, MCIFA  
 FIELDWORK: PETER WEBB  
 REPORT: PETER WEBB  
 EDITING: DR. SAMUEL WALLS, MCIFA  
 GRAPHICS: PETER WEBB

## 1.0 INTRODUCTION

---

<b>LOCATION:</b>	OAKMEAD/BEECH VILLA
<b>PARISH:</b>	ASHREIGNEY
<b>COUNTY:</b>	DEVON
<b>NGR:</b>	(CENTROID) SS 258440 114421
<b>PLANNING NO.:</b>	1/0059/2020/FUL
<b>DCHET REF.:</b>	ARCH/DM/TO/35379A
<b>SWARCH REF.:</b>	DLO20

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake a heritage impact assessment and geophysical survey on land off Oakmead/Beech Villa, Ashreigney, Torridge, Devon, as part of a planning submission for the construction of access tracks to facilitate the placement and removal of temporary pheasant rearing huts on the site. This work was undertaken in accordance with best practice and CifA guidance in order to assess the potential impact of the proposals on any buried archaeological remains.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located on the western edge of the parish of Ashreigney, approximately 4.5km west-north-west of Ashreigney and 2.5km north-east of Dolton. It comprises two rectangular fields covering an area of c.8ha situated on the upland of the Torridge river valley at a height of c.180m AOD. The soils of this area are the well-drained fine loamy soils over rock of the Neath Association (SSEW 1983). These overlie the sandstone of the Crackington Formation with areas of mudstone and siltstone of the Crackington Formation (BGS 2020).

### 1.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

Ashreigney, in the hundred of North Tawton and deanery of Torrington was a pre-Domesday manor which was sub-divided by the end of the 17<sup>th</sup> century, part of which was held by the Reverend John Tossel Johnson as part of the rectory lands, which by the mid 19<sup>th</sup> century had passed to the Reverend Peter Johnson.

The site falls within land designated on the Historic Landscape Characterisation as Post-medieval enclosures: fields laid out in the 18<sup>th</sup> and 19<sup>th</sup> centuries; within a wider area of rough ground: rough grazing ground, heathland or moorland.

The Devon Historic Environment Record (HER) identifies the surrounding landscape as containing evidence of prehistoric funerary and settlement activity; with later medieval settlement, including at Westacott, and Furze; and post-medieval settlement, including at Higher Northcott, Little Cudworthy and Northcott. This later activity also saw increased infrastructure and industrial activity across the landscape. Relatively few archaeological investigations have taken place in the area, those that have identifying multiple phases of prehistoric and medieval settlement and activity.

### 1.4 METHODOLOGY

This work was undertaken in accordance with current best practice, CifA guidance. Any desk-based assessment aspect of this report follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CifA 2014a) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The heritage impact



## 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 DM07: *Historic Environment* in the *North Devon and Torridge Local Plan 2011-2031* makes the following statement:

*(1) All proposals affecting heritage assets should be accompanied by sufficient information, in the form of a Heritage Statement, to enable the impact of the proposal on the significance of the*

*heritage asset and its setting to be properly assessed. As part of such an assessment, consideration should be given, in order of preference, for avoiding any harm, providing enhancement, then minimising and mitigating any harm.*

*(2) Proposals which conserve and enhance heritage assets and their settings will be supported. Where there is unavoidable harm to heritage assets and their settings, proposals will only be supported where the harm is minimised as far as possible, and an acceptable balance between harm and benefit can be achieved in line with the national policy tests, giving great weight to the conservation of heritage assets.*

*(3 ) Proposals to improve the energy efficiency of, or to generate renewable energy from, historic buildings or surrounding these heritage assets will be supported where:*

*(a) there is no significant harm or degradation of historic fabric including traditional windows; and  
(b) equivalent carbon dioxide emission 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 briefly examine the documentary, cartographic and archaeological background to the site; Section 3.6 details the results of a geophysical survey; 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

Ashreigney, in the hundred of North Tawton and deanery of Torrington was a pre-Domesday manor held by Beorhtric for the king (Williams & Martin 2002). By the mid-13<sup>th</sup> century, the manor belonged to the Regny's, subsequently passing through various ownerships including the families of Sergeaux, Sully and Hatch until the 17<sup>th</sup> century when it was sub-divided. By the mid-18<sup>th</sup> century, the Reverend John Tossel Johnson had a moiety of the manor and advowson of the rectory (Lysons 1822). The site falls within land recorded on the tithe survey as Riddlecombe Moor, part of the Glebe lands held by the Reverend Peter Johnson.

The proposal site sits on what was glebe land until the late 19<sup>th</sup> century, when it was enclosed remaining as agricultural land. The site falls within land designated on the Historic Landscape Characterisation as Post-medieval enclosures: fields laid out in the 18<sup>th</sup> and 19<sup>th</sup> centuries; within a wider area of rough ground: rough grazing ground, heathland or moorland.

### 3.3 CARTOGRAPHIC DEVELOPMENT

Cartographic sources show the development of the landscape of the area, the site forming part of an area of glebe land known as *Riddlecombe Moor* at the time of the tithe survey of 1842 (Figure 2) and set within a wider landscape of agricultural fields. By the end of the century, however, Ordnance survey mapping (Figure 3) shows that parts of this land had been enclosed, including the proposal site itself, which is separated as agricultural land from the moorland in which three tumuli are situated. Alongside this land division, a road is now depicted along the northern edge of the former glebe land. This landscape appears to have remained relatively unchanged in the following century, with only limited further boundary alterations.

### 3.4 ARCHAEOLOGICAL BACKGROUND

The Devon Historic Environment Record (HER) identifies the surrounding landscape as containing evidence of activity dating back to prehistory, but with greater evidence of medieval and post-medieval settlement and landscape use. The earliest evidence dates to the Mesolithic period with a lithic scatter (MDV33395) recovered from Little Cudworthy. This activity continued into the Neolithic and Bronze Age, bowls barrows identified on the edge of Beaford Moor (MDV310/SAM1015140, MDV311/SAM1015146, MDV313) indicating an increased presence in the landscape. By the Iron Age there is evidence of settlement in the landscape with enclosures (MDV309, MDV108394) and a hillfort (MDV293) with associated ditches (MDV108393, MDV108398) having been identified at Cowflop Cross.



FIGURE 2: EXTRACT FROM THE ASHREIGNEY TITHE MAP OF 1842; THE APPROXIMATE SITE BOUNDARY IS INDICATED (SOURCE: THE GENEALOGIST).



FIGURE 3: EXTRACT FROM THE FIRST EDITION OS 6" MAP OF 1886; THE APPROXIMATE SITE BOUNDARY IS INDICATED (NLS).

Several of the farms and settlements in the area are at least medieval in origin, settlement at Westacott first recorded in 1333 (MDV18943) and at Furze in 1356 (MDV69718). Population and settlement expanded during the post-medieval period, with further farmsteads at Higher Northcott (MDV34971), Little Cudworthy (MDV37848), Northcott (MDV11973) created by the end of the 17<sup>th</sup> century. By the 19<sup>th</sup> century the pace of change increased, infrastructure following enclosure of the land dividing the landscape further with a public road cutting across Beaford Moor (MDV62129);

milestones (MDV80682); toll houses (MDV11976) and quarrying (MDV34969, MDV49512, MDV69730) all visible within the landscape.

Archaeological investigations in the area have been limited, though geophysical survey (EDV6069) and subsequent evaluation trenching (EDV6964) have been carried out at Beaford Brook (EDV6069) identifying multiple phases of medieval and later settlement and land-use, as well as prehistoric activity (Archaeological Services 2012); geophysical survey (EDV5880) at Cowflop Cross confirming the presence of prehistoric settlement and enclosure suggested by aerial photography; building recording at Furze Barton (EDV695); and watching brief at Westacott (EDV7308).

### 3.5 AERIAL PHOTOGRAPHY

Commercial aerial imagery of the site (Figures 4-5) shows that the layout of the surrounding land changed little into the 21<sup>st</sup> century, with only limited boundary alteration. This included the removal of the boundary within the development site north of the tumuli creating the current single open field; as well as the addition of the boundary at the eastern edge of the site. A track is also shown as having been created along the northern boundary to the site during 2019. The land through all of this time appears to have remained under agricultural useage, alternating between ploughed crops and pastoral land.



FIGURE 4: 2017 AERIAL IMAGERY OF THE SITE (©GOOGLE EARTH).

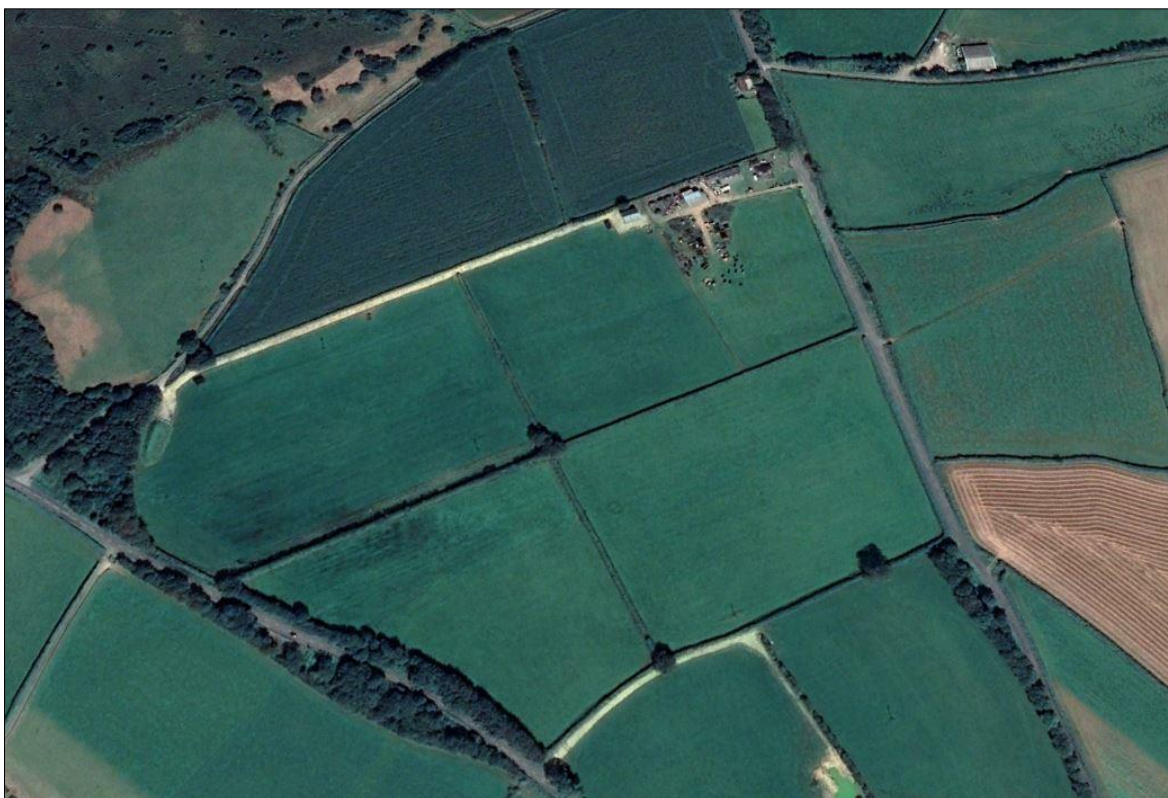


FIGURE 5: 2019 AERIAL IMAGERY OF THE SITE (©GOOGLE EARTH).

### 3.6 GEOPHYSICAL SURVEY

#### 3.6.1 INTRODUCTION

An area of c.2.1ha was the subject of a magnetometry (gradiometer) survey. The purpose of this survey was to identify and record magnetic anomalies within the proposed site. While identified anomalies may relate to archaeological deposits and structures the dimensions of recorded anomalies may not correspond directly with any associated features. The following discussion attempts to clarify and characterise the identified anomalies. The survey was undertaken on 11<sup>th</sup> December 2020 by P. Webb; the survey data was processed by P. Webb. Additional graphic images of the survey data and numbered grid locations can be found in Appendix 1; and supporting photographs for the site inspection can be seen in Appendix 2.

#### 3.6.2 SITE INSPECTION

The site comprises two fields within a triangular parcel of land south-west of Beech Villa, between the A3124 (west), B3217 (east) and an un-named road (north). Both fields are sub-rectangular in plan and form a parcel of land orientated approximately north-east to south-west. To the north, east and south are further agricultural fields; and to the west the A3124. The proposed development area is confined to the north-western halves of both fields.

Both fields were under pasture with short grass and have been in use for pheasant rearing, with associated sheet-metal rearing pens situated parallel to the north-western boundaries of both fields: a double row of pens with series of wooden posts indicating the position of covered grass runs between within field F1; and a single row of pens with wooden posts of covered grass runs to the south-east within field F2. The ground across both fields is relatively level, though a shallow combe valley runs along the middle of field, F1. Both fields are bounded by earth hedgebanks with internal wooden post wire fencing; additional internal drainage ditches along the southern and western site boundaries. Field F2 was very wet at the time of surveying, particularly the south-

eastern half, this likely reflects occasional/seasonal waterlogging, given the associated reed growth that was present.

A series of earthwork features were identified within the site boundary, but outside of the proposed development area, all within field F2. The most notable of these were three sub-oval earthwork mounds which form Scheduled bowl barrow monument SAM 1015146. They appeared in good, though partially ploughed-out condition. A narrow linear hollow with associated rectangular pit was also identified towards the south-western corner and appears to be associated with drainage of the land; whilst overhead power lines with associated concrete pylons also cross the site.

A stoned track has been created along the north-western boundary to both fields F1 and F2, to the north of the existing pheasant pens.

### 3.6.3 METHODOLOGY

The gradiometer survey follows the general guidance as outlined in: *EAC Guidelines for the use of geophysics in Archaeology: Questions to Ask and Points to Consider* (Europae Archaeologiae Consilium/European Archaeological Council 2016) and *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014b).

The survey was carried out using a twin-sensor fluxgate gradiometer (Bartington Grad601). These machines are sensitive to depths of up to 1.50m. The survey parameters were: sample intervals of 0.25m, traverse intervals of 1m, a zigzag traverse pattern, traverse orientation was circumstantial, grid squares of 30x30m. The gradiometer was adjusted ('zeroed') every 0.5-1ha. The survey grid was tied into the Ordnance Survey National Grid- and set out using a Leica CS15 GNSS Rover GPS. The data was downloaded onto *Grad601 Version 3.16* and processed using *TerraSurveyor Version 3.0.36.0*. The primary data plots and analytical tools used in this analysis were *Shade* and *Metadata*. The details of the data processing are as follows:

Processes:

*Clip +/- 1SD*; removes extreme data point values.

*DeStripe* all traverses, median; used to equalise underlying differences between grids (potentially caused by instrument drift or orientation, directional effects inherent in magnetic instrument, or differences in instrument set up during survey e.g. using two gradiometers).

Details:

2.0345ha surveyed

Stats unadjusted; Max. 98.46nT, Min. -100nT; Standard Deviation 38.09nT, mean -6.53nT, median -0.28nT.

Stats adjusted; Max. 146.64nT, Min. -145.71nT; Standard Deviation 31.79nT, mean 6.39nT, median -0.28nT.

### 3.6.4 RESULTS

Table 1 with the accompanying Figures 4 and 5 show the analyses and interpretation of the geophysical survey data.

TABLE 1: INTERPRETATION OF GRADIOMETER SURVEY DATA.

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
1	Moderate positive with weak negative, possible	Linear	Historic boundary	Indicative of cut and in-filled linear features such as ditches flanking possible banked material. Responses of between -20.59nT and +26.12nT.
2	Strong bipolar	Discrete	Pylon	Indicative metallic objects and disturbed ground. Upstanding concrete pylon at this location. Responses of between -113.65nT and +67.11nT.
3	Strong bipolar (mixed response)		Modern disturbance	Responses affected by proximity to metallic structures. Responses of between -126.84nT and +103.44nT.

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
	Strong dipolar (mixed response)	Discrete	Ferrous anomaly	Indicative of metallic object. Responses of between c. +/- 105nT.
	Strong bipolar (mixed response)	Irregular	Modern disturbance	Indicative of disturbed ground and disturbance caused by proximity to metallic fences and debris and modern services. Responses of between -79.14nT and +13.36nT.

### 3.6.5 DISCUSSION

The survey identified two groups of anomalies: a linear anomaly likely associated with a phase of possible historic boundary; and a discrete sub-circular anomaly associated with a modern electricity pylon. Further strong responses were a result of the proximity of existing sheet metal structures associated with pheasant rearing. The background geological variation across the site was between +/-2nT.

Anomaly Group 1 consists of a pair of moderate positive (+1.93nT to +26.12nT) linear responses flanking an associated moderate negative (-20.59nT to -1.12nT) indicative of cut and in-filled features such as ditches flanking 'banked' material and suggestive of a hedgebank boundary.

Anomaly Group 2 consists of a discrete sub-circular area of mixed negative (-113.65nT to -2.47nT) and positive (+5.07nT to +67.11nT) responses which surround an upstanding concrete electricity pylon.

Anomaly Group 3 comprises two rectangular areas of mixed strong negative (-126.84nT to -3.23nT) and positive (+5.15nT to +103.44nT) responses caused by the proximity to existing sheet metal structures associated with the current use of the land for pheasant rearing.

## 3.7 DESIGN PROPOSALS

The proposed development is to construct a new, hard surfaced track for the purpose of aiding in the efficient management of the game bird rearing business. The tracks will prevent soil erosion and aid drainage around the field shelters. Temporary sheds are currently manoeuvred onto site each year with a teli-handler from a tractor and trailer; which during wet seasons can create huge ruts which will be impossible to re-instate as the land has to be accessed multiple times daily. During the winter months, when the game bird shelters are removed, a flock of sheep is used to graze the land. The northern track will also provide hard access to the existing farm building and storage yard.

The proposal is that the tracks will be installed using natural stone with a fine covering of earth to enable grass cover to establish. This will avoid the creation of ruts and soil erosion, as well as preventing the drainage of water into the brooder sheds. During the winter months the tracks will aid the feeding of livestock, further reducing erosion.

## 3.8 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 review of local fieldwork, and known or suspected sites in the immediate area (above), would indicate the archaeological value of the wider area is *high* with the presence of known Prehistoric monuments and sites within the area of the site and within the wider landscape. The results of the geophysical survey, however, would suggest that whilst the presence of existing sheet-metal

structures on the site masked the results of some areas of the survey, the archaeological potential is *low* with only a possible historic boundary identified.

TABLE 2: SUMMARY OF DIRECT IMPACTS.

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

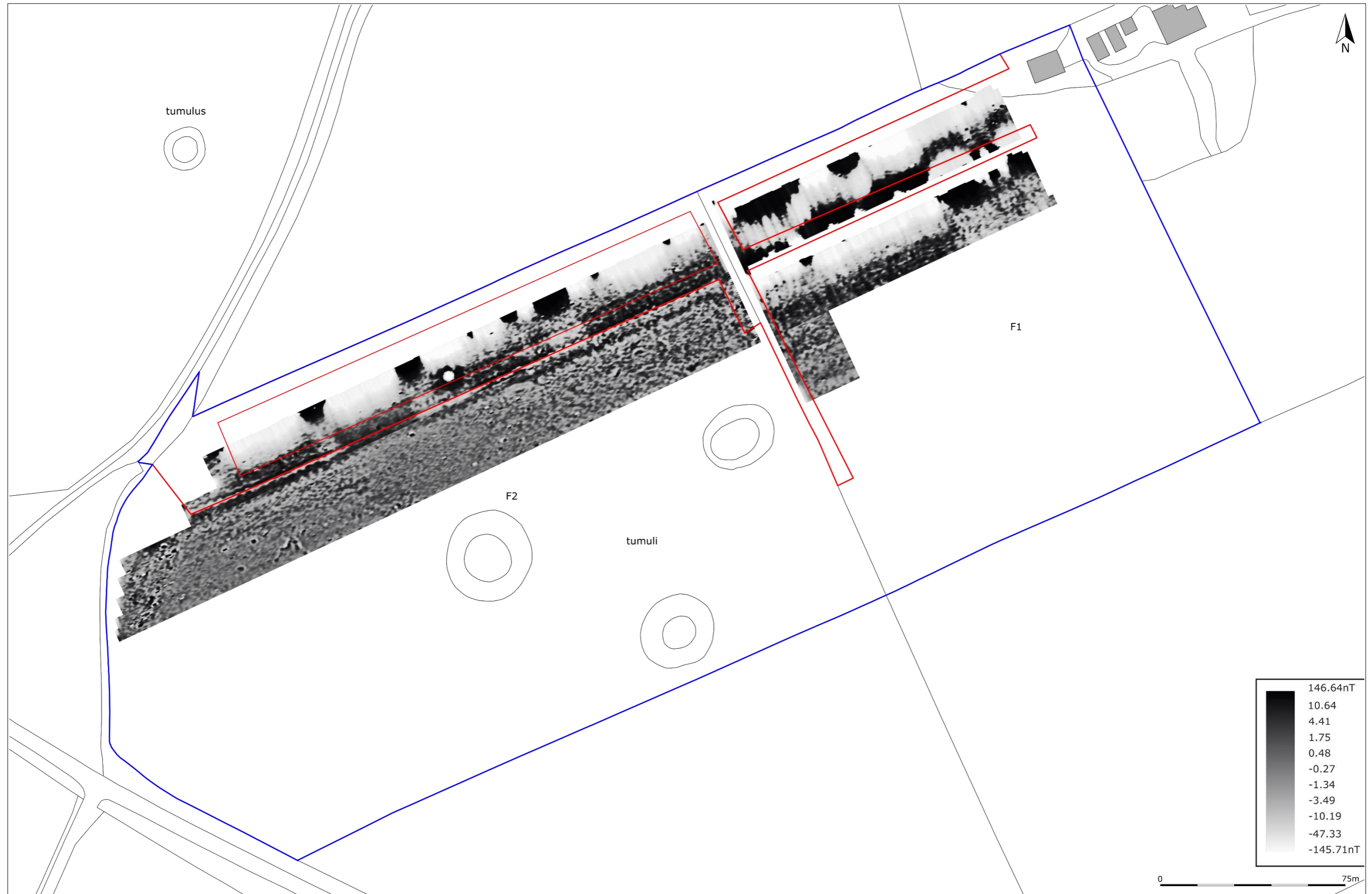


FIGURE 6: SHADE PLOT OF THE GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED, GRADIATED SHADING.



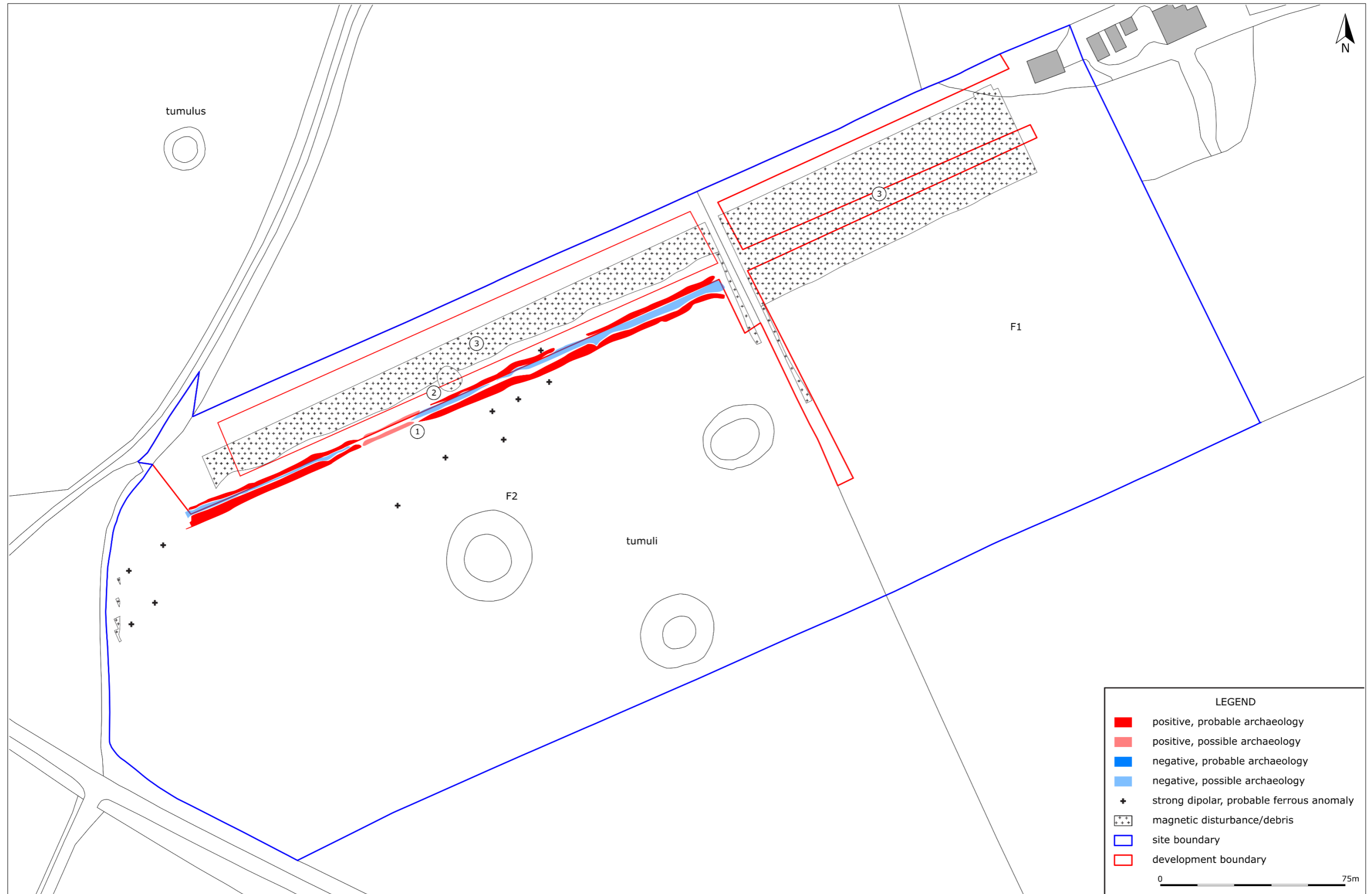


FIGURE 7: INTERPRETATION OF THE GRADIOMETER SURVEY DATA.

## 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): two Scheduled Ancient Monument; and three un-designated assets. There are no World Heritage

Sites, Conservation Areas, Registered Parks and Gardens, Battlefields, or Listed Buildings 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 Three Bowl Barrows east of Cupper’s Piece, SAM Bowl Barrow on Beaford Moor
- Category #3 assets: Un-designated Barrow south-west of Cuppiers Piece, Enclosure west of Cowflop Cross with associated features, Possible Hillfort north of Cowflop Cross

#### 4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

##### 4.3.1 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.

<b>Asset Name: Three Bowl Barrows 545m east of Cupper’s Piece</b>	
<i>Parish:</i> Ashreigney	<i>Value:</i> High
<i>Designation:</i> Scheduled Monument	<i>Distance to Development:</i> On site
<i>Description Summary:</i> Listing Text: This monument includes three bowl barrows situated on an exposed hilltop on the watershed between the River Torridge to the west and River Taw to the east. The western barrow survives as an oval, flat topped mound measuring 25m long east to west by 20m long north to south and standing up to 0.7m high. A slight hollow in the centre of the mound may represent robbing or an early part excavation. The ditch from which material was derived to construct the mound is preserved as a buried feature c.2m wide. The southern barrow is the largest of the three and survives as a prominent oval mound	

<p>which measures 29.5m long from east to west, 24.3m long from north to south and is 0.9m high. The ditch from which material to build the mound was derived survives as a buried feature, except to the north where it is 3.9m wide and 0.3m deep. Sitting on the outer edge of the ditch is a section of outer bank measuring 3.4m wide and up to 0.2m high. The north eastern barrow survives as an oval flat-topped mound. It measures 22.3m long from east to west, 20.9m long from north to south and is 0.6m high. The ditch from which the material used to construct the mound was derived survives as a buried feature, and the ground appears to be seasonally waterlogged on the southern side, thus indicating the position of the ditch.</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> All three barrows survive in the condition as described in the listing text, despite the aerial imagery giving the suggestion that they have been subject to periodic ploughing. 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, including the creation of a road which bisects this group of barrows from an additional barrow that may have formed part of the same grouping. Overhead powerlines and supporting pylons are also present crossing the area of the monument. The integrity of the monuments can be presumed to be good given their survival as visible upstanding earthworks and lack of modern development.</p>
<p><i>Setting:</i> All three barrows survive as upstanding earthworks and are visible as such within the field in which they sit. They are still visible as monuments from the nearby barrow monument, though are set within a medieval and post-medieval divided landscape with intrusive public roads, field boundaries and areas of woodland which mask the monuments from view. Already existing pheasant rearing pens, whilst coloured to fit in with the landscape, are distinctly visible from immediate views, though are blocked from wider views by their proximity to existing hedgebanks.</p>
<p><i>Contribution of Setting to Significance of Asset:</i> Paramount. Barrow monuments 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. However, the landscape has already been divided and intruded upon meaning that intended linking views across the monument are already interrupted. Design proposals for the access tracks include the use of natural materials and allowing them to grow over which would minimise their level of visual impact. Indirect effects through an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction, and requirement of multiple visits to the site once operational would occur, though the presence of a pre-existing road and nearby farm means that any increase is likely to be minimal.</p>
<p><i>Magnitude of Impact:</i> High value asset + moderate effect = Moderate/Large Impact</p>
<p>Overall Impact Assessment: <b>Negative/moderate</b> but no greater than already exists</p>



FIGURE 8: VIEW ACROSS THE THREE BOWL BARROWS EAST OF CUPPER'S PIECES, WITH THE PROPOSAL SITE TO THE NORTH; VIEWED FROM THE SOUTH-WEST.

<b>Asset Name: Bowl Barrow on Beaford Moor</b>	
<i>Parish:</i> Ashreigney	<i>Value:</i> High
<i>Designation:</i> Scheduled Monument	<i>Distance to Development:</i> c.100m
<i>Description Summary:</i> Listing Text: This monument includes a bowl barrow situated on an exposed hilltop on the watershed between the River Torridge to the west and River Taw to the east. The barrow survives as a circular flat-topped mound which measures 16.4m in diameter and is 0.6m high. The ditch from which material to construct the barrow was quarried surrounds the mound and survives as a c.2m wide buried feature.	
<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.	
<i>Authenticity and Integrity:</i> This single barrow probably once formed part of a group with three to the south-east and as such has already lost some integrity. The south-eastern half of the barrow also does not appear to survive to the same degree as the rest of the barrow. Despite this it will contain important evidence relating to the construction, use and landscape context of the monument. It 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, including the creation of a road which bisects this barrow from further barrows with which it is likely to have formed part of the same grouping. Overhead powerlines and supporting pylons are also present crossing the area of the monuments. The integrity of the monuments can be presumed to be good given their survival as visible upstanding earthworks and lack of modern development.	
<i>Setting:</i> The barrows survive as an upstanding earthwork and is visible as such within the field in which it sits. It remains visible from the summit of surrounding barrows, though not from between, being obscured by field boundaries which form part of the later medieval and post-medieval divided landscape with intrusive public roads, field boundaries and areas of woodland which mask the monuments from view.	
<i>Contribution of Setting to Significance of Asset:</i> Paramount. Barrow monuments 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.

*Magnitude of Effect:* 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. However, the landscape has already been divided meaning that intended linking views across the monument group are already interrupted. Design proposals for the access tracks include the use of natural materials and allowing them to grow over which would minimise their level of visual impact. The level of harm will be no greater than already exists.

*Magnitude of Impact:* High value asset + slight effect = negligible Impact

Overall Impact Assessment: **Negligible**



FIGURE 9: VIEW ACROSS THE BOWL BARROWS ON BEAFORD MOOR; VIEWED FROM THE SOUTH.

#### 4.3.2 HISTORIC LANDSCAPE

##### *General Landscape Character*

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous ‘character areas’ based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, modern housing estates, quarries, and turbines, but the question of cumulative

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

The proposed site would be constructed within the *High Culm Ridges* Character Area (LCA):

- An open, elevated landscape, where the long views out make an important contribution to the sense of place. The high land of Exmoor (to the north) and Dartmoor (to the south) provide orientation, and a backdrop of seasonally-changing colour. In the north, views out to sea and across the north Devon coast lend a strong maritime influence. Views across and into the neighbouring Taw and Torridge valleys emphasise the contrast between this open farmland and the wooded, enclosed and intimate valley landscapes on either side. Skylines are very important, with clumps of trees and square church towers acting as prominent features and landscape focal points. Woodland and occasional patches of unimproved grassland contribute to the seasonally-changing colour and texture of the landscape. The proposed site lies on the southern edge of this area in proximity to similar infrastructure developments and is likely to blend in with the existing land. On that basis the impact is assessed as **negligible**.

The proposed site would be constructed within 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.

#### 4.3.3 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**.

#### 4.3.4 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, particularly in areas surrounding existing settlement. However, the proposals seek to blend into the surrounding landscape, and whilst changing the function of the land, sits adjacent to already existing intrusive elements. Therefore, an assessment of **negative/minor** is appropriate.

TABLE 3: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
<b>Indirect Impacts</b>						
Three bowl barrows 545m east of Cupper's Piece	SAM	0m	High	Moderate	Moderate/Large	Negative/Moderate
Bowl Barrow on Beaford Moor	SAM	100m	High	Negligible	Slight	Negligible
Barrow 260m south-west of Cuppiers Piece Cross	Un-designated	c.350m	Low	Negligible	Neutral/Slight	Negligible
Enclosure west of Cowflop Cross	Un-designated	c.450	Low	Negligible	Neutral/Slight	Negligible
Possible Hillfort north of Cowflop Cross	Un-designated	c.600	Low	Negligible	Neutral/Slight	Negligible
<b>Indirect Impacts</b>						
Historic Landscape	n/a	n/a	High	Minor	Moderate/Slight	Negligible
Aggregate Impact	n/a	n/a		Negligible	Slight	Negligible
Cumulative Impact	n/a	n/a		Negligible	Negative/Minor	Negligible



## 5.0 CONCLUSION

---

The site is located on the western edge of the parish of Ashreigney, approximately 4.5km west-north-west of Ashreigney and 2.5km north-east of Dolton. It comprises two rectangular fields covering an area of c.8ha situated on the upland of the Torridge river valley. The surrounding landscape contains prehistoric ritual monuments and findspots which suggest that it formed part of a wider funerary landscape; whilst it also formed part of a prehistoric, medieval and post-medieval settled agricultural landscape. Until the 19<sup>th</sup> century the proposal site formed part of *Riddlecombe Moor*, an area of open moorland.

Brief assessment of historic, cartographic and photographic sources indicate that the site was enclosed in the 19<sup>th</sup> century, remaining as agricultural land. Site inspection identified the moderately well-preserved remains of three bowl barrows within the site boundary, to the south of the proposed development area. Despite these prehistoric monuments the geophysical survey of the proposal area identifying only limited potential archaeological remains reflecting the 19<sup>th</sup> century enclosure of the land.

In terms of indirect impacts, the design proposals for the access tracks provide some mitigation to the impact that they would have on the assets situated within the confines of the site; whilst other monuments are partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, or topography, or that other modern developments have already impinged upon their setting. The only sites where there might be the potential for an appreciable impact are the Scheduled Bowl Barrows east of Copper's Piece (**negative/moderate**); and the Scheduled Barrow on Beaford Moor (**negligible**). In these instances, whilst the proposals would be visible during the short-term, longer-term design aspects would allow it to blend into the landscape; existing woodland screening and field boundaries providing additional blocking in wider landscape views. Any impacts are also no greater than the existing harm, and ultimately will result in little change in setting of these monuments.

With this in mind, the overall impact of the proposed development can be assessed as **negligible to negative/minor**.

## 6.0 BIBLIOGRAPHY & REFERENCES

---

### *Published Sources:*

- Chartered Institute of Field Archaeologists** 2014a (revised 2017): *Standard and Guidance for Historic Environment Desk-based Assessment*.
- Chartered Institute for Archaeologists** 2014b (revised 2017): *Standard and Guidance for Archaeological Geophysical Survey*.
- DW Consulting** 2016: *TerraSurveyor User Manual*.
- Europae Archaeologiae Consilium** 2016: *EAC Guidelines for the use of geophysics in Archaeology: Questions to Ask and Points to Consider, EAC guidelines 2*.
- English Heritage** 2008a: *Geophysical Survey in Archaeological Field Evaluation*.
- English Heritage** 2008b: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.
- English Heritage** 2011: *Seeing History in the View*.
- English Heritage** 2012: *Understanding Place: Historic area assessments in a planning and development context*.
- Historic England** 2015: *The Setting of Heritage Assets*.
- Historic Scotland** 2010: *Managing Change in the Historic Environment: Setting*.
- Hull, R.B. & Bishop, I.D.** 1988: 'Scenic Impacts of Electricity Transmission Towers: the influence of landscape types and observer distance', *Journal of Environmental Management* 27, 99-108.
- ICOMOS** 2005: *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas*.
- ICOMOS** 2011: *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. International Council on Monuments and Sites.
- Landscape Institute** 2013: *Guidelines for Landscape and Visual Impact Assessment*, 3<sup>rd</sup> edition. London.
- Lysons, D. & S.** 1822: *Magna Britannia: Volume 6, Devonshire*.
- Schmidt, A.** 2002: *Geophysical Data in Archaeology: A Guide to Good Practice*. ADS series of Guides to Good Practice. Oxbow Books, Oxford.
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.
- UNESCO** 2015: *Operational Guidelines for the Implementation of the World Heritage Convention*.
- University of Newcastle** 2002: *Visual Assessment of Wind Farms: Best Practice*.
- Williams, A., & Martin, G.** 2002: *Domesday Book: A Complete Translation*. Penguin, London.

### *Websites:*

- British Geological Survey** 2020: *Geology of Britain Viewer*.  
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

### *Unpublished sources:*

- Archaeological Services, Durham University** 2012: *Beaford Brook, Upcott Barton, Devon: Archaeological Evaluation*. Report no.: 3058
- Archaeological Services, Durham University** 2011: *Land at Cowflop Cross, Beaford, Devon: Geophysical Survey*. Report no.: 2588

## 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 19<sup>th</sup> century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals. Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

### 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 19<sup>th</sup> century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20<sup>th</sup> century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

### Registered Parks and Gardens

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

### Registered Battlefields

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to 'read' the battle on the ground.

### World Heritage Sites

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: 'Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to

transcend national boundaries and to be of common importance for present and future generations of all humanity'. These sites are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

### Value and Importance

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

TABLE 4: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; 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/created 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 5: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

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

TABLE 6: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

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

TABLE 7: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 8: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

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

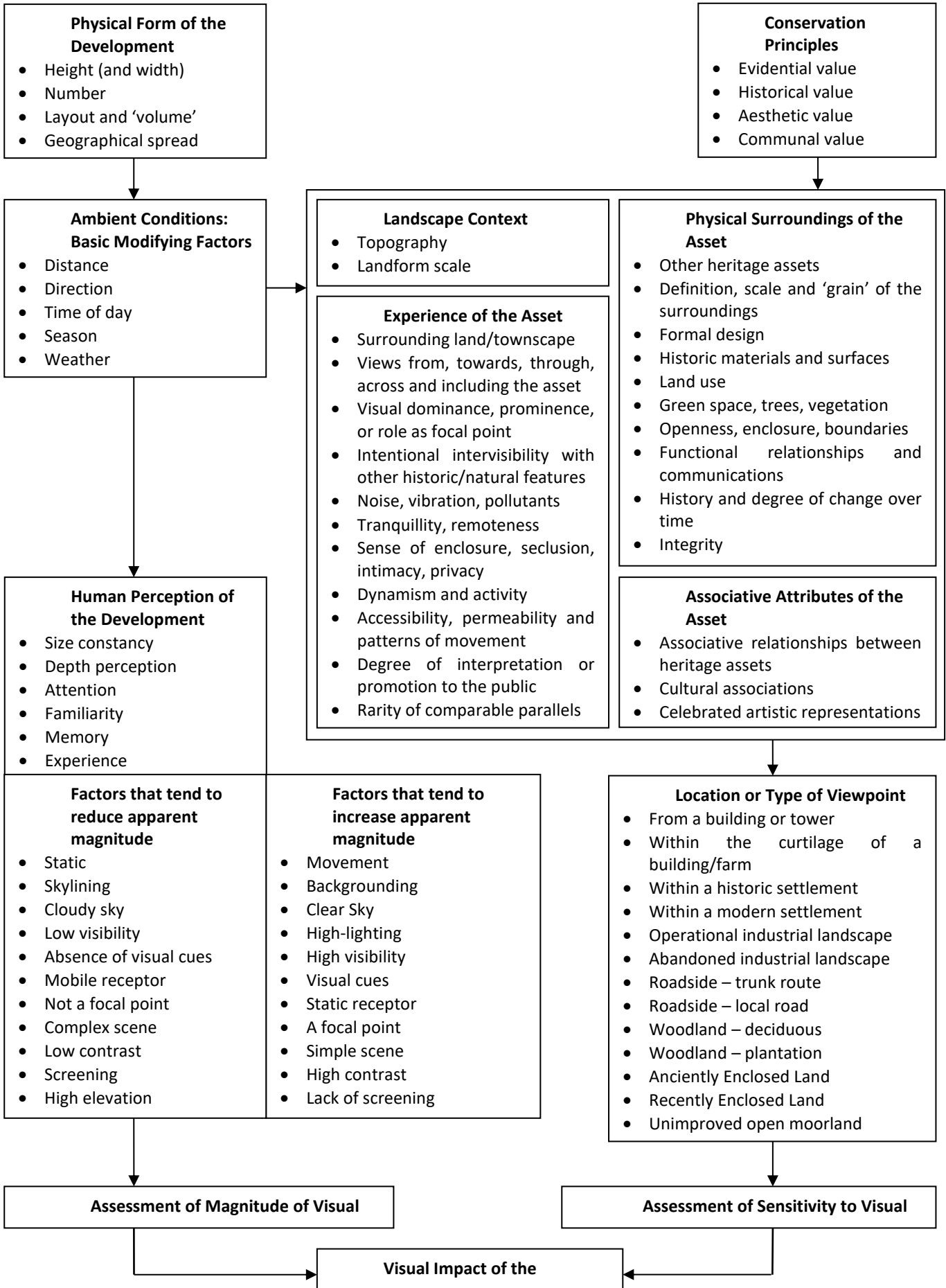


TABLE 9: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: SUPPORTING PHOTOGRAPHIC EVIDENCE – SITE INSPECTION



1. VIEW ALONG THE ALREADY EXISTING STONED TRACK ALONG THE NORTHERN SITE BOUNDARY TO FIELD F1, WITH EXISTING TEMPORARY PHEASANT REARING PENS; VIEWED FROM THE SOUTH-WEST (NO SCALE).



2. VIEW ACROSS THE EXISTING GRASS RUNS BETWEEN THE PHEASANT REARING PENS IN FIELD F1; VIEWED FROM THE WEST (NO SCALE).



3. VIEW ALONG THE ALREADY EXISTING WORN TRACK ALONG THE WESTERN BOUNDARY TO FIELD F1, SHOWING EXISTING RUTTING WITHIN THE DRIER PART OF THE SITE; VIEWED FROM THE NORTH-WEST (NO SCALE).



4. VIEW ACROSS THE EXISTING GRASS RUNS TO THE SOUTH OF THE SECOND ROW OF TEMPORARY PHEASANT REARING HUTS IN FIELD F1; VIEWED FROM THE SOUTH-WEST (NO SCALE).



5. VIEW ACROSS EXISTING PLATFORMS LOCATED ALONG THE SOUTHERN BOUNDARY OF FIELD F1; VIEWED FROM THE WEST (NO SCALE).



6. VIEW ACROSS THE SHALLOW COOMBE WITHIN FIELD F1 TOWARDS THE TEMPORARY PHEASANT REARING PENS; VIEWED FROM THE SOUTH (NO SCALE).



7. VIEW ALONG THE WESTERN HEDGEBANK AND FENCE BOUNDARY TO FIELD F1; VIEWED FROM THE SOUTH-EAST (NO SCALE).



8. VIEW ACROSS EXISTING GRASS RUNS TO THE SOUTH OF THE EXISTING TEMPORARY PHEASANT REARING PENS IN FIELD F2; VIEWED FROM THE NORTH-EAST (NO SCALE).



9. VIEW ACROSS THE EXISTING GRASS RUNS TOWARDS THE SCHEDULED BARROWS OF SAM1015146; VIEWED FROM THE NORTH-NORTH-EAST (NO SCALE).



10. VIEW ALONG THE EASTERN HEDGEBANK AND FENCE BOUNDARY TO FIELD F2; VIEWED FROM THE NORTH-WEST (NO SCALE).





11. VIEW ACROSS THE SHALLOW DEPRESSION OF A POSSIBLE INFILLED BOUNDARY DITCH TOWARDS THE EXISTING TEMPORARY PHEASANT REARING PENS WITHIN FIELD F2; VIEWED FROM THE SOUTH-WEST (NO SCALE).



12. VIEW ALONG THE SOUTHERN HEDGEBANK, DITCH AND FENCE BOUNDARY OF FIELD F2. NOTE THE EXISTING OVERHEAD CABLES AND SUPPORTING PYLONS; VIEWED FROM THE NORTH-EAST (NO SCALE).



13. DETAIL OF THE HEDGEBANK, DITCH AND FENCE SOUTHERN BOUNDARY OF FIELD F2; VIEWED FROM THE SOUTH-WEST (NO SCALE).



14. DETAIL OF A RECTANGULAR PIT TOWARDS THE SOUTH-WESTERN CORNER OF FIELD F2, LIKELY ASSOCIATED WITH DRAINAGE OF THE LAND; VIEWED FROM THE WEST-SOUTH-WEST (2M SCALE).

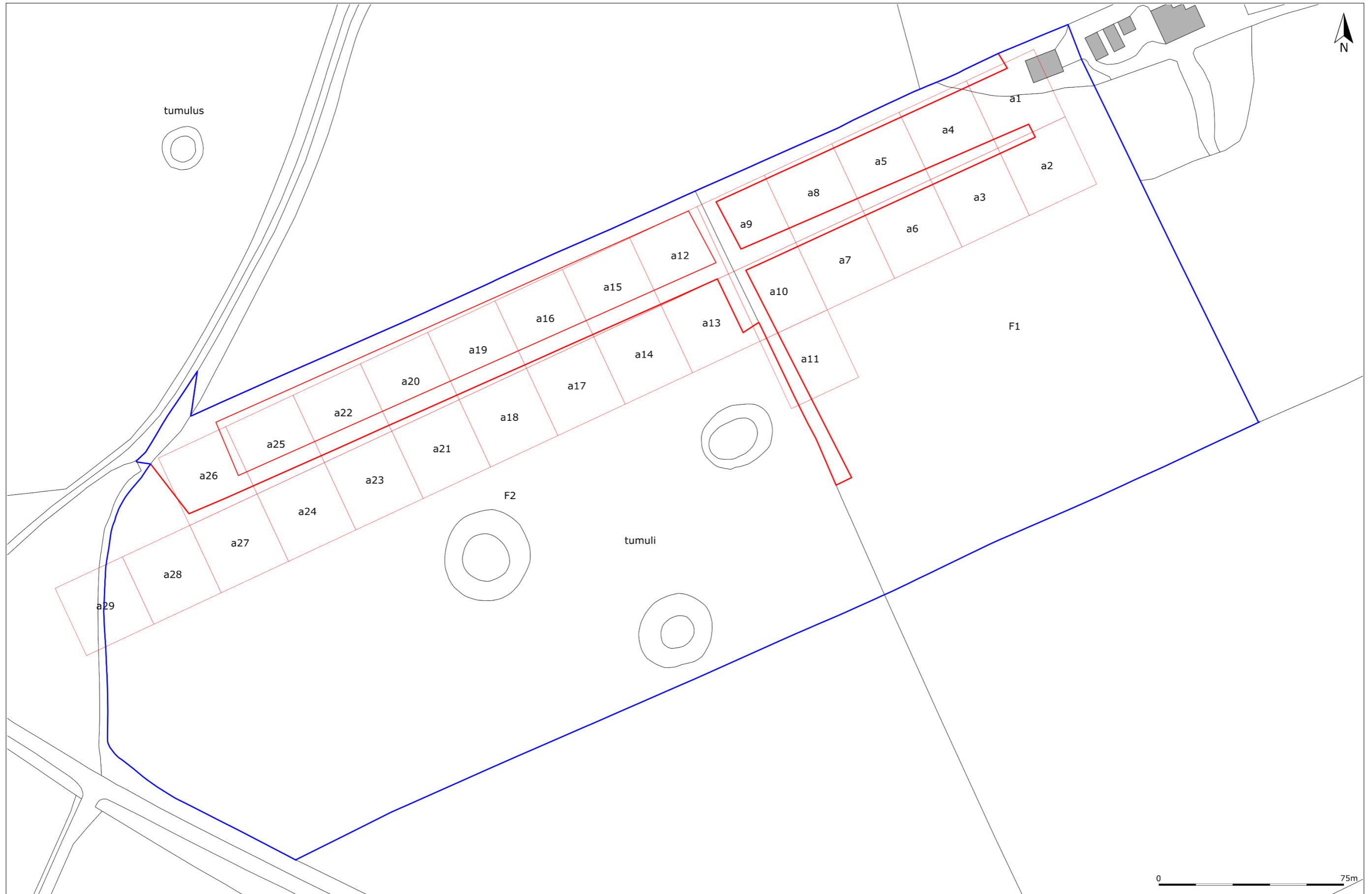


15. VIEW A THE SHALLOW HOLLOW LINEAR FEATURE OF A PROBABLE DRAINAGE CHANNEL TOWARDS THE SOUTH-WESTERN CORNER OF FIELD F2; VIEWED FROM THE EAST-NORTH-EAST (2M SCALE).

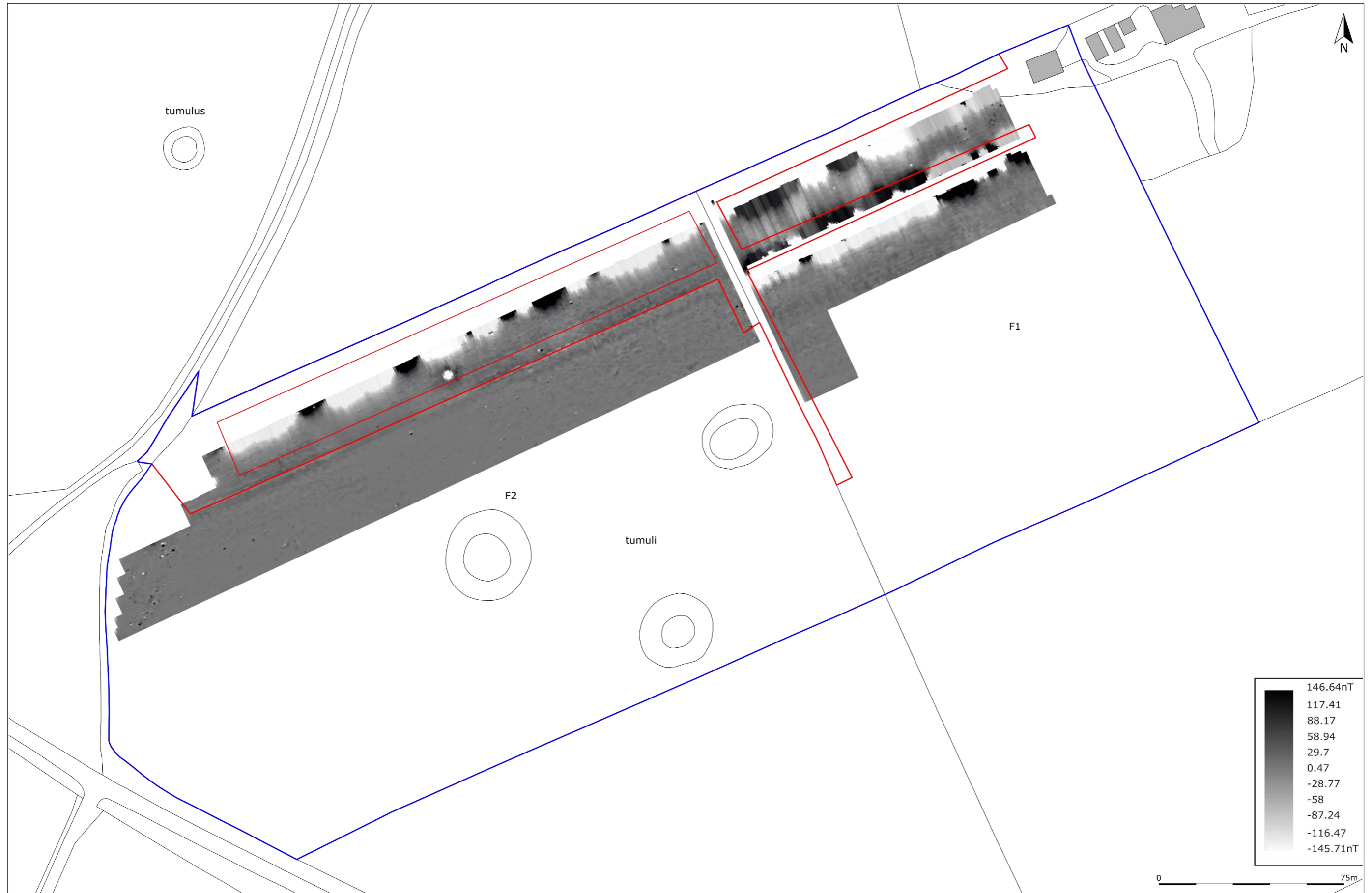


16. VIEW ALONG THE ALREADY EXISTING TRACK ALONG THE NORTHERN SITE BOUNDARY TO FIELD F2, WITH EXISTING PHEASANT REARING PENS; VIEWED FROM THE SOUTH-WEST (NO SCALE).

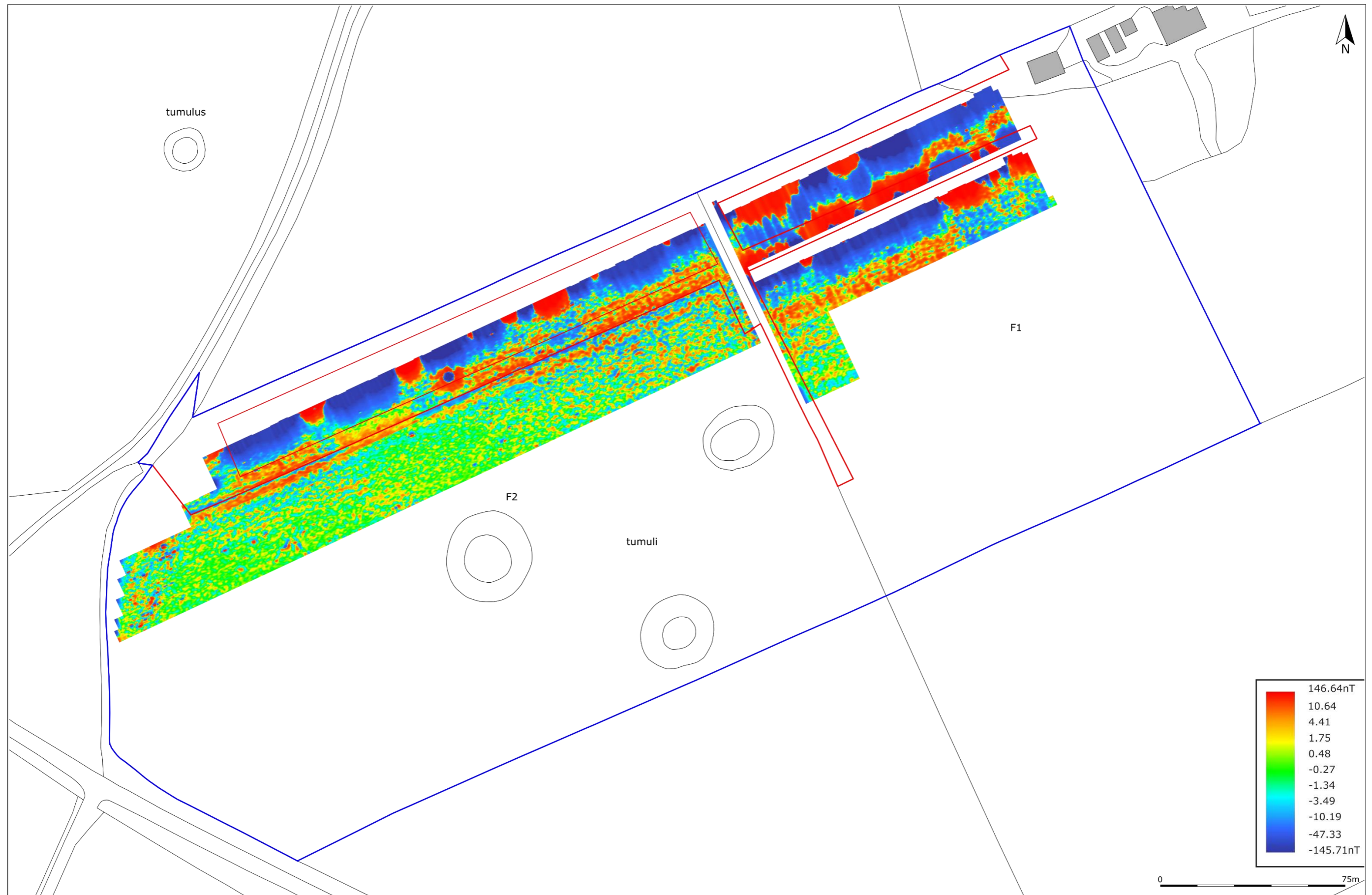
APPENDIX 3: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY



1. GEOPHYSICAL SURVEY GRID LOCATION AND NUMBERING.



2. GREYSCALE SHADE PLOT OF THE GRADIOMETER SURVEY DATA; MINIMAL PROCESSING.



3. RED-GREEN-BLUE2 SHADE PLOT OF THE GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED, GRADIATED SHADING.

APPENDIX 4: SUPPORTING PHOTOGRAPHIC EVIDENCE - HVIA



1. VIEW ACROSS THE NORTHERN- AND SOUTHERN- MOST BARROWS OF SAM1015146. THE BARROWS ARE INDICATED; VIEWED FROM THE NORTH-NORTH-EAST (NO SCALE).



2. VIEW ACROSS THE NORTHERN- MOST BARROW OF SAM1015146. THE BARROW IS INDICATED; VIEWED FROM THE NORTH-WEST (2M SCALE).



3. VIEW ACROSS THE SOUTHERN- MOST BARROW OF SAM1015146; VIEWED FROM THE NORTH-EAST (2M SCALE).



4. VIEW ACROSS THE WESTERN- MOST BARROW OF SAM1015146; VIEWED FROM THE SOUTH (2M SCALE).





5. VIEW ACROSS THE BOWL BARROWS OF SAM1015146 WITH THE EXISTING PHEASANT REARING PENS IN THE BACKGROUND; VIEWED FROM THE SOUTH-WEST (NO SCALE).



6. DETAIL OF THE BOWL BARROW OF SAM1015140 (INDICATED); VIEWED FROM THE NORTH-EAST (NO SCALE).



7. VIEW FROM THE BOWL BARROW OF SAM1015140 TOWARDS THE PROPOSAL SITE; VIEWED FROM THE NORTH (NO SCALE).



8. VIEW FROM THE BOWL BARROW OF SAM1015140 DEMONSTRATING LOCAL BLOCKING FROM TREES, WITH ONLY LIMITED WIDER LANDSCAPE VIEWS; VIEWED FROM THE SOUTH-EAST (NO SCALE).



9. VIEW FROM THE BOWL BARROW OF SAM1015140 TOWARDS THE POSSIBLE HILLFORT AT COWFLOP CROSS, WITH BLOCKING FROM TREES; VIEWED FROM THE SOUTH-WEST (NO SCALE).



10. DETAIL OF LIMITED VISIBILITY OF THE BARROWS OF SAM1015146 CAUSED BY A COMBINATION OF DISTANCE AND LOCALISED BLOCKING; VIEWED FROM THE NORTH-WEST (NO SCALE).



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

01769 573555

01872 223164

[MAIL@SWARCH.NET](mailto:MAIL@SWARCH.NET)