

Land at Bratton Clovelly, West Devon, Devon

Heritage Impact Assessment



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Executive Summary

This report presents the results of a heritage impact assessment for a small residential development on the western side of the settlement at Bratton Clovelly. A walkover survey carried out as part of an initial heritage assessment for this site (SWARCH 2022) identified that much of the site is covered by slight ridges and undulations likely related to historic and more recent agricultural activity; the results of the geophysical survey undertaken in 2022 appear to correspond to this, with only possible boundary features associated with the existing field-system apparent in the results.

The proposals have been redesigned following an iterative process; the current scheme is smaller than the original proposal and has introduced a greater degree of vegetation screening as well as a variety of forms and heights as well as limiting the development to the northern part of the field in which it sits. It is considered that this has significantly reduced the potential impacts of the proposals with the overall impact on designated heritage assets of this small development likely to amount to negligible or less than substantial harm. The archaeological potential of the site has been assessed as likely to be low

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County	Devon
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1 INTRODUCTION

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was instructed by Trewin Design (the Agent) to prepare a heritage impact assessment (HIA) for a proposed residential development on land at Bratton Clovelly, West Devon.

1.2 LOCATION

The site is located just to the west of village of Bratton Clovelly, north of the A30, c.3km south east of Germansweek and c.13km west of Okehampton in the parish of Bratton Clovelly. Roadford Reservoir lies c.2.5km to the west.

1.3 TOPOGRAPHY, GEOLOGY AND SOILS

The proposed site consists of a single pastoral field within a wider agricultural landscape and occupies relatively flat ground at c.180m AOD. The soils of the area are the slowly permeable clayey soils often over shale of the Halstow Association¹. These soils overlie mudstones and siltstones of the Crackington Formation².

1.4 SCOPE AND CONTEXT

This report is an assessment of the impact of the proposals on nearby heritage assets, utilising a methodology set out below. It forms part of an iterative design process following on from an initial impact assessment and geophysical survey undertaken by SWARCH in 2022³. Following the results of that report, substantial alterations have been made to the proposed layout of the development. This report presents an assessment of the impact of the revised proposals. It makes reference to the earlier report, particularly with regard to the desk based assessment and geophysical survey carried out for that report.

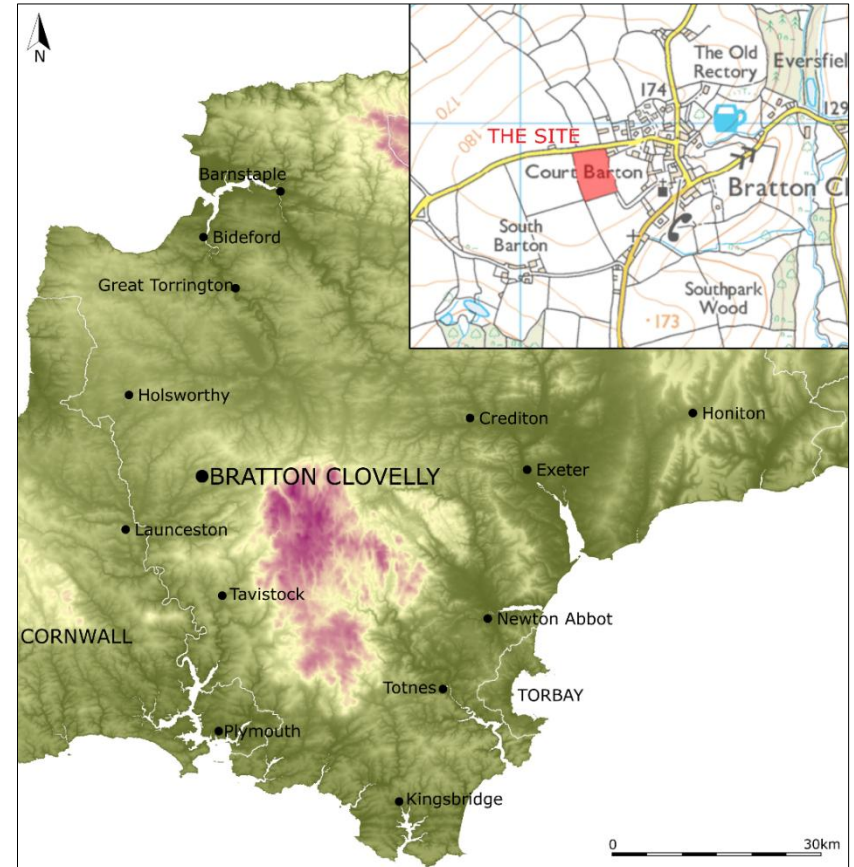


FIGURE 1: LOCATION MAP ©CROWN COPYRIGHT 2025. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432

1.5 DEVELOPMENT PROPOSALS

The proposals are for 12 residential dwellings located to the west of the village hall in Bratton Clovelly. The number of dwellings has been reduced from 23 in the original proposal and the southern third of the field in which the site lies is no longer proposed as part of the development.



FIGURE 2: PROPOSED DEVELOPMENT LAYOUT (SUPPLIED BY THE AGENT)

1.6 CONSULTATION

This document is produced for consultation with relevant stakeholders as part of an iterative process. The Devon Historic Environment Team have been consulted on the scope of the assessment as part of the supply of HER data.

1.7 METHODOLOGY

The desk-based research and impact assessment were undertaken in accordance with the relevant guidance and in line with the SWARCH HIA methodology⁴. The site was visited on the 10th of June 2025 by S. Walls. The location of the proposed development was inspected, and

the adjacent heritage assets visited. Photographs were taken to and from the heritage assets are included in this report.

1.8 LIMITATIONS AND CAVEATS

The site visit was undertaken in December when deciduous vegetation was not in leaf and the views and photographic evidence provide thus reflect the minimum level of existing vegetation screening.

1.9 QUALITY ASSURANCE

This assessment has been undertaken by South West Archaeology Ltd. (SWARCH) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA) and a member of the Federation of Archaeological Managers & Employers (FAME). SWARCH employees working on this project are appropriately qualified academically and commercially and are Members (MCIfA) of the Chartered Institute for Archaeologists; SWARCH directors hold doctoral qualifications in archaeology.

1.10 PREVIOUS WORK

The only previous fieldwork recorded on this site is the walkover and geophysical survey undertaken by SWARCH in 2022⁵. The walkover survey identified that much of the site is covered by slight ridges and undulations likely related to historic and more recent agricultural activity; whilst the results of the geophysical survey appear to correspond to this, with only possible boundary features associated with the existing field-system apparent in the results.

2 POLICY AND LEGISLATION

2.1 STATUTORY LEGISLATION

<i>Ancient Monuments and Archaeological Areas Act 1979</i>	<i>Confers a duty on the Secretary of State to maintain a Schedule of monuments of national importance and areas of archaeological importance. It is a criminal offence to carry out unauthorised works or to destroy or cause damage to a monument covered by this act as well as to metal detect without written consent.</i>
<i>Planning (Listed Buildings and Conservation Areas) Act (1990)</i>	<i>Part 1 confers a duty on the Secretary of State to maintain a List of buildings of special architectural or historic interest and provides a statutory duty to preserve the special character of heritage assets covered by this act, including their setting. It is a criminal offence to carry out works to a Listed Building which affect its character without the necessary authorisation. It requires consideration of the contribution a building makes to any group of buildings of which it forms part (group value). Part 2 requires local authorities to designate as Conservation Areas, areas of special architectural or historic interest. It requires that special attention is paid to preserving or enhancing the character or appearance of these areas in exercising planning functions</i>
<i>Treasure Act (1996)</i>	<i>Defines 'treasure' as: any object except a coin, over 300 years old with a metallic content of at least 10% precious metal, one of two or more coins found together meeting these criteria or one of at least 10 coins over 300 years old. It also makes provision for objects found in association with the above. There is a duty to notify the coroner of any find or acquisition of an object which may be covered by this act.</i>
<i>Burial Act (1857)</i>	<i>Covers the removal of human remains from a burial place and requirement for consent, often in the form of a license issued by the Ministry of Justice</i>

<i>Hedgerow Regulations (1997)</i>	<i>Contains criteria for the protection of 'important' hedgerows. This includes hedgerows marking a boundary of at least on historic (pre 1850) parish or township; is included in the schedule of monuments under the Ancient Monuments and Archaeological Areas Act 1979; is wholly or partly within a site which falls under this act or on land adjacent to and associated with any monument or feature on such a site; marks a boundary of a pre-1600AD estate or manor or is visibly related to any building or other feature of such an estate or manor; is recorded as an integral part of a field system pre dating the Inclosure Acts or is part of/related to any building or feature associated with such as system.</i>
<i>Historic Buildings and Ancient Monuments Act (1953)</i>	<i>Established the provision of a register of gardens of special historic interest</i>
<i>National Heritage Act (1980, amended 1983 & 1997)</i>	<i>1980: Established a National Heritage Memorial Fund 1983: Established the Historic Buildings and Monuments Commission for England (now Historic England) with responsibility for overseeing heritage management and reporting to the Secretary of State.</i>
<i>Electricity Act 1989</i>	<i>Requires regard to the desirability of protecting sites, buildings and objects of architectural, historic or archaeological interest</i>

2.2 NATIONAL PLANNING POLICY FRAMEWORK

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Housing, Communities and Local Government 2024). The relevant guidance is reproduced below:

Paragraph 202: *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

Paragraph 207: *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 208: *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.*

Paragraph 210: *In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 212: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Paragraph 213: *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 214: *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 215: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Paragraph 216: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

Paragraph 219: *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

Paragraph 220: *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

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

The following policy from the Plymouth and South West Devon Joint Local Plan 2014-2034 applies to this proposed development

POLICY DEV21: *Development affecting the historic environment*

Development proposals will need to sustain the local character and distinctiveness of the area by conserving and where appropriate enhancing its historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance. The following provisions will apply:

1. The significance, character, setting and local distinctiveness of heritage assets should be considered within an appropriate assessment to determine impact.
2. Great weight will be given to the conservation of the Plan Area's designated heritage assets. Where development proposals will lead to any harm to the significance of a designated heritage asset, they must be fully justified against:
 - i. the public benefits of the development, and whether there are

substantial public benefits in cases where there would be substantial harm

- ii. whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of harm to the assets significance and if the work is the minimum required to secure its long term use.

3. Development that harms the significance of locally important non-designated heritage assets, or their contribution to the character of a place will only be permitted where it can be justified on the basis of a balanced judgement, having regard to the scale of any harm or loss and the significance of the heritage asset.
4. Where harm to designated and non- designated heritage assets can be justified applicants will be required to undertake excavation or recording as appropriate, followed by analysis and publication to professionally acceptable standards.
5. Development should help secure the long term sustainable future for the Plan Area's heritage assets, especially those identified as being of greater risk of loss and decay and that might have a community benefit where possible.
6. Development should respond positively and creatively to ensure those elements that contribute to the special character and appearance of conservation areas are conserved or enhanced using, where appropriate, Conservation Area Appraisals and Management Plans to inform future development.

3 METHODOLOGY

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 assessment was undertaken in accordance with best practice and follows the guidance outlined in: *Conservation Principles*⁶, *The Setting of Heritage Assets*⁷, *Statements of Heritage Significance*⁸ and guidance outlined in the *Principles of Cultural Heritage Impact Assessment* in the UK produced by CIfA, IHBC and IEMA⁹. In terms of known and quantified designated heritage assets in the local area, this is achieved with reference to the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets*¹⁰. *Step one* is to identify the heritage assets that might be affected by the development.

For direct impacts it draws on existing sources of information (the local historic environment record, historical records, maps, aerial photographs, LiDAR), supplemented by observations made during a walkover survey, to arrive at an assessment of archaeological potential. If and as required, this may include recommendations for further work.

For indirect impacts it identifies the designated heritage assets in the local area (Listed buildings, Scheduled monuments, Conservation Areas, Parks and Gardens, Battlefields, World Heritage Sites) where, due to location, aspect, prospect, design or other factors, there is the potential for harm. 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. The second stage in the process is to look at the heritage assets within the search radius and assign to one of two 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, 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, this assessment then groups and initially discusses heritage assets by category (e.g. churches, settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the potential effect, the individual entry focuses on site-specific factors. Individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both. *Step four* makes recommendations for maximising enhancement and avoiding or minimising harm to an individual heritage asset, where this is applicable. *Step five* records the assessment of impact based on the professional judgement of the author.

4 DIRECT IMPACTS

This section is taken from the previous heritage impact assessment report for this site.

4.1 CARTOGRAPHIC DEVELOPMENT

There are a number of useful early maps available to this study including the 1803 Holsworthy and 1806 Launceston Ordnance Survey (OS) surveyor's draft maps of the area (Figure 5) and 1809 Ordnance Survey First Edition Map. Detail on these early maps is limited, and even the OS draft maps, which do show detail of settlements and roads have only sketched in fields. There are some differences in the depictions of the buildings within Bratton Clovelly between the 1803 Holsworthy, 1806 Launceston and 1809 First Edition maps. It is likely that as the settlement lies on the boundary of the two surveyors draft maps the accuracy of the depiction may be more limited. The 1806 Launceston map does bear more resemblance to the buildings shown on the 1809 First Edition map than the 1803 Holsworthy map does, suggesting this may be the more accurate representation. The 1803 Holsworthy map, however, appears to show four enclosed plots on the western side of the settlement whilst the other maps indicate only two. It is possible that the north-western plot on this map is the proposed development site, although the boundaries appear stylised rather than as a true representation.



FIGURE 3: EXTRACT FROM THE 1803 SURVEYORS DRAFT MAP FOR HOLSWORTHY (BL). THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

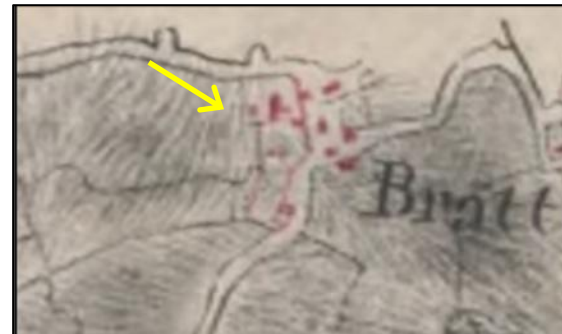


FIGURE 4: EXTRACT FROM THE 1806 SURVEYORS DRAFT MAP FOR LAUNCESTON (BL). THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.



FIGURE 5: EXTRACT FROM 1809 ORDNANCE SURVEY FIRST EDITION MAP (BL). THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

The first detailed cartographic source available to this study is the tithe map for Bratton Clovelly (Figure 6). This depicts a series of narrow fields with gently curving boundaries, indicative of enclosed medieval strip fields, to the north of the settlement, while those to the east and south are more irregular. The western side of the settlement is shown with large rectilinear fields, suggestive of later enclosure. The proposed site occupies a single plot (no. 71) to the west of Court Barton. A road or trackway (recorded as plot no. 69) runs to the south and south-west of Court Barton, stopping at the south-eastern corner of the proposal site, although its form suggests it may have originally continued northwards along the eastern edge of the plot, creating access from/to the road or to demarcate the land surrounding Court Barton.



FIGURE 6: EXTRACT FROM 1845 TITHE MAP FOR BRATTON CLOVELLY (TNA); THE APPROXIMATE OUTLINE OF THE SITE INDICATED.

The tithe apportionment shows the proposal site as a single plot named *Sleman's Meadow* and that it was under arable cultivation. It

was owned and occupied by William Baker who resided at Court Barton. In general, most of the field-names are prosaic and straightforward, describing the location, size, topography, or use of the plot. Certain names are repeated and probably indicate an area of land later subdivided.

TABLE 1: EXTRACT FROM THE 1845 BRATTON CLOVELLY TITHE APPORTIONMENT; THE SITE IS HIGHLIGHTED IN GREEN (TNA).

Plot No.	Owner	Occupier	Plot Name	Cultivation
Bratton Town				
12	Thomas Roberts	Himself and others	House and Garden	
13	Richard Smith	John Perkin	House and Garden	
14	Rev. Edward Budge	Himself and others	Church and Yard	
15	(Glebe)		National School	
17	John Kent, Samuel Coombe and Richard Horne	John Kent and Johanna Martin	House and Garden	
67	John Tucker	John Palmer	Garden	
68	Rev. Edward Budge (Glebe)	Himself and others	Parsonage Meadow	Arable
172	Thomas Shopland	Himself	Higher Coney Gates	Arable
Part Barton				
16	Thomas Rice and John Knight	Thomas Rice and James Knight	House and Garden	
Court Barton				
18	William Baker	Himself	Houses and Yard	
18a			Orchard and Mowhay	
69			Road	
71			Sleman's Meadow	Arable
171			Coney Gates	Arable
South Barton				
70	John Phear	Himself	Sandy Park	Meadow
72			Little Park	Arable
73			Broad Park	Arable
Pellows Tenement				
170	Thomas Shopland	Himself	Coney Gates	Arable

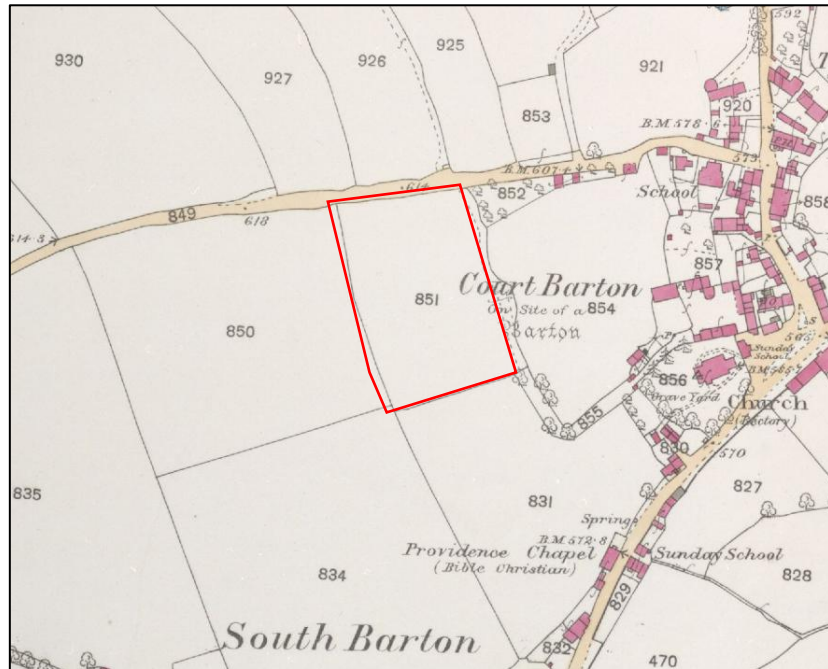


FIGURE 7: EXTRACT FROM THE ORDNANCE SURVEY FIRST EDITION 25" MAP 1883 (NLS). THE APPROXIMATE OUTLINE OF THE SITE IS INDICATED.

The Ordnance Survey First Edition map surveyed 1883 (Figure 7) shows a similar depiction of the proposal site to the that of the mid-19th century title map: the sinuous eastern boundary is still depicted; whilst a continuance of the road/trackway at the south-eastern corner is depicted running along the eastern boundary suggests a footpath or minor routeway. Some changes are evident within the wider landscape of the site, with some additional buildings added by this date and minor loss of others; field boundary creation, subdividing former strip fields to the north-east of the site, are also in evidence. Court Barton is noted as being on the site of a Barton. The Second Edition OS map of 1905 (Figure 8) indicates that there was little change by the end of the 19th century; only a few minor alterations, additions and losses to buildings within the wider landscape are evident and one of the former strip fields to the north of the site appears to have become allotment

gardens by this date. The Pack Horse Inn within Bratton Clovelly also appears to have been renamed the Clovelly Hotel.

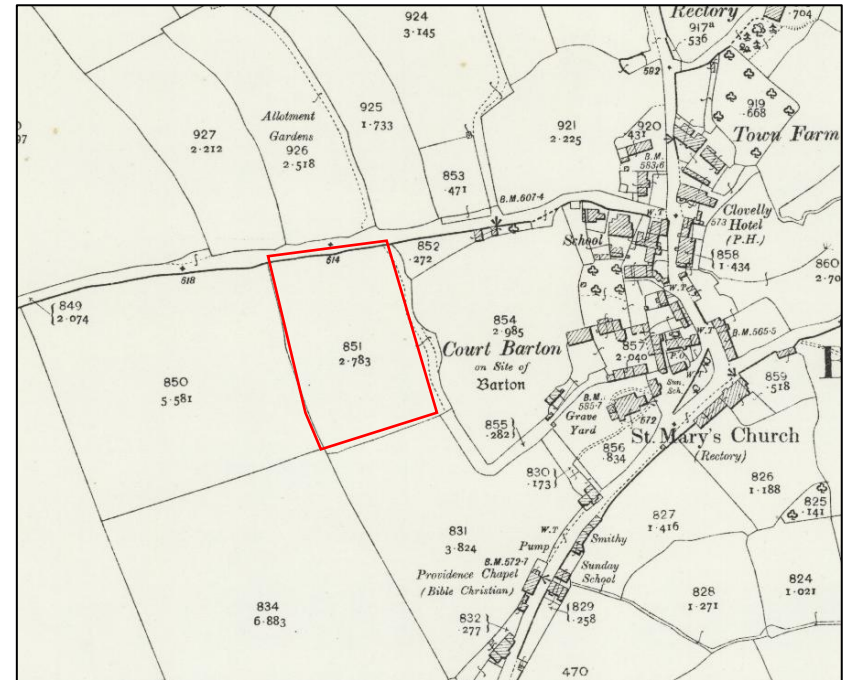


FIGURE 8: EXTRACT FROM THE OS 2ND EDITION 25" MAP SURVEYED 1905 (NLS). THE APPROXIMATE OUTLINE OF THE SITE IS INDICATED.

A revised Ordnance Survey map of 1963 (Figure 9) shows further expansion of the settlement at Bratton Clovelly extending along the roads into the village. Court Barton is still labelled on this map and within the development site itself a small building is shown. This is not shown on any previous or subsequent mapping or aerial photography indicating an agricultural building with a short life-span or possible mapping error. The eastern boundary of the site may also have been straightened by the date of this map, although it is unclear due to the labelling of Court Barton; it is possible this is a later adjustment associated with the construction of the parish hall.

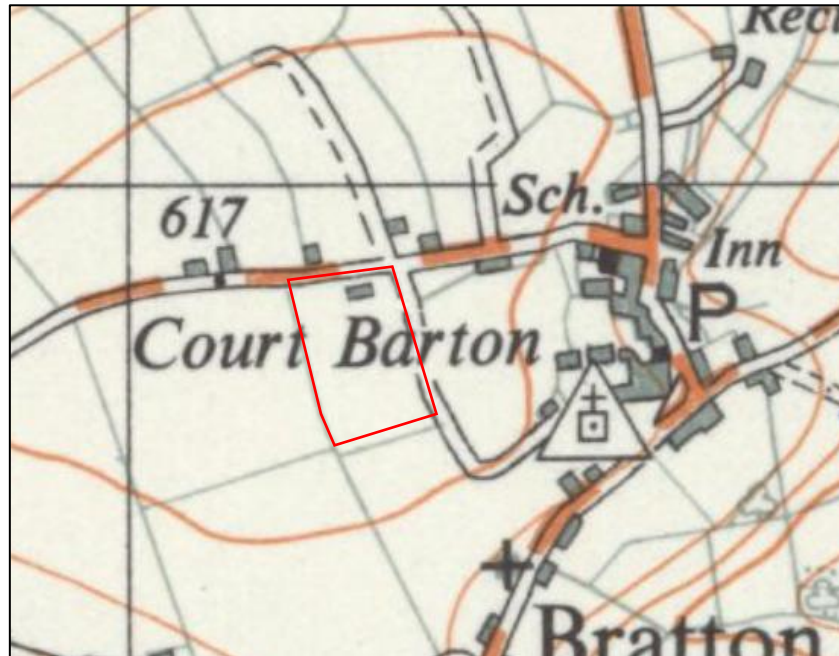


FIGURE 9: EXTRACT FROM OS 1:25,000 MAP 1963 (NLS) THE APPROXIMATE OUTLINE OF THE SITE IS INDICATED.

4.2 DOCUMENTARY HISTORY

Bratton Clovelly, in the Hundred of Lifton and deanery of Okehampton was a manor recorded at Domesday as Bratona, held by Baldwin the Sherriff. The name is thought to derive from the Old English elements *braec* meaning 'a strip of untilled land' or *bræc* 'a brake, brushwood or thicket' and *tun* meaning 'an enclosure, farmstead, a village or estate'¹¹. Lysons¹² states that the manor belonged to the Deaudon family whose heiress married Sir Baldwin Malet from whom it was conveyed to the Gonmore (or possibly Tinmore) family, then to the Somertons and after to William Wimpey Esq. Lysons records that the Barton of Bratton Clovelly belonged to Mr John Phear and -Baker in the early 19th century. The 'Clovelly' element appears to have come from the marriage of a daughter of the Deudon or D'eaudon family to Sir Roger Clavill (corrupted to Clovelly) in the 13th century. As they died without

issue the manor passed to her sister who was married to Sir Baldwin Malet. After passing to the Somerton's it was held for a time by daughters who married into the Francis and Kirkham families and its name changed to Bratton Francis until 1547 when the male heirs ran out and the joint heirs (Langford, Pengelly and Coryndon) reverted the name to Bratton Clovelly¹³.

The title survey data indicates that in 1845 the proposed site comprised a single field under arable cultivation named Sleman's Meadow, in the ownership and occupation of William Baker as part of the holding of Court Barton. This is presumably either the Baker identified above by Lysons or a descendant. Land ownership in the parish appears to have been divided between a number of major and minor landowners. The house associated with Court Barton was located to the east of the site and is still extant. A Land tax assessment for 1810¹⁴ shows Mr William Baker as the proprietor and occupier of half of Barton and Mr John Phair as proprietor and occupier of the other half, both assessed at £3.0.0. The 1800 land tax assessment shows William Baker as Proprietor and occupier of half of Barton and Mr Corinddon as proprietor of the other half, which William Baker is also recorded as occupying. It is possible John Phear therefore purchased this half after 1800. William Baker is not named as a proprietor on the land tax assessment of 1780 but only as an occupier, suggesting he may have purchased his share of Barton between 1780 and 1800. Prior to this the Church rates for 1601 show 'Barton' was assessed at 3s 4d, one of the larger sums within the parish¹⁵. The name 'Court Barton' is of interest as the 'barton' element may indicate a primary holding of the lord of the manor. The proximity of the house at Court Barton to the medieval church is notable. No manor site is evident at Bratton Clovelly and the descent of the manor may have meant that a primary manor site was not required and the barton was (or became) the principle site in the settlement, with lands surrounding it to the north and west.

The 1841 census records William Baker as a farmer, residing with his wife and seven children at Barton Court, Bratton Clovelly. William Baker is documented in White's 1850 trade directory as a farmer and landowner. By 1851 he is documented as a farmer of 100 acres employing 1 labourer. William Baker died in 1851 and the 1861 census documents John Lovell as the farmer at Barton Court. In 1870 Morris' directory records William Yeo as a farmer residing at Court Barton and the 1881 census documents William Dawe as a farmer of 121 acres at Court Barton Farm. The Dawe family appear to have remained at Court Barton until the mid-1910s as Stacey Shadrack is documented as the farmer at Court Barton from 1919 until sometime after 1935. The 1939 England and Wales Register records Albert Cutland as a farmer residing at Court Barton.

4.3 ARCHAEOLOGICAL BACKGROUND

Archaeological fieldwork in this area has been limited. A watching brief was carried out at Briony in 2009 (Leverett 2009) and The Gardens in 2006 although the results of this are not recorded in the Devon County HER (Exeter Archaeology 2006). No further archaeological work is recorded within 500m of the site. This reflects a general lack of development in this part of West Devon. The land on which the site lies is determined by the Devon Historic Landscape Characterisation (HLC) to be *Barton Fields: relatively large regular enclosures likely to have been laid out between C15th and C18th. Some curving boundaries may be following earlier divisions in the pre-existing medieval fields.* The land to the north of the site is classified as *Medieval enclosures based on Strip Fields* and to the east is *Historic Settlement*. No archaeological fieldwork has been carried out on the site, and no features of a possible archaeological nature have been mapped by the NMP.

4.3.1 PREHISTORIC 4000BC - AD43

There is very limited evidence of Prehistoric activity within 500m of the proposal site. A cropmark enclosure of unknown but possibly prehistoric date lies to the north of the site. It is likely that the lack of

archaeological evidence from this period may in part arise from a lack of investigation rather than necessarily an absence of settlement and activity.

4.3.2 ROMANO-BRITISH AD43 – AD409

Evidence for Romano-British activity too is unrepresented within the vicinity of the site and surrounding landscape.

4.3.3 EARLY MEDIEVAL AD410 – AD1065

The archaeology of the early medieval period is unrepresented, though the basic framework of the tenurial and ecclesiastical landscape was established during this period. Several of the settlements in the area are likely to have origins in the early medieval period.

4.3.4 MEDIEVAL AD1066 – AD1540

A number of features of medieval date are present in the landscape around the site. Field boundaries of possible medieval date are located to the north west of the site (MDV120391; MDV120392). The road from Bratton Clovelly to Lewtrenchard is also first referred to in the medieval period (MDV44606). The Grade I Listed St Mary's Parish church (MDV1719) dates to the medieval period and also contains a Norman font (MDV1721). Medieval pottery was encountered in the grounds of Court Barton to the south of the farmhouse in 2004 when a floor surface of thick stone slabs c.0.6m below the ground surface was also uncovered (MDV69613). The location of this corresponds with a building shown on the tithe map with extensions and potentially a lateral stack on its northern elevation. It appears to have formed part of Court Barton but was demolished prior the 1870s.

4.3.5 POST-MEDIEVAL AD1540 -1899

It is evident that the settlement of Bratton Clovelly expanded during the post-medieval period, with a number of buildings dating to this period recorded in the DHER. Many of these buildings are also Grade II listed. Closest to the proposal site is Court Barton Cottage (MDV30370) located to the south-east of the proposal site. Court

Barton (MDV1715) lies slightly beyond this to the east. The Providence Chapel lies to the south of the site (MDV1727), just off Chapel Road. Further post-medieval buildings lie clustered around the core of the historic settlement of Bratton Clovelly, to the east of the development site.

4.3.6 MODERN 1900-PRESENT AND UNKNOWN

The only site of modern date within 500m of the proposed site is the Bratton Clovelly War Memorial, located in a triangle of land on the southern edge of the settlement (MDV104065). A mound in the churchyard of St Marys Church is believed to be the site of a churchyard cross of unknown date (MDV1720).

4.4 LIDAR DATA AND AERIAL PHOTOGRAPHY

A review of readily available aerial photography indicates that the site LiDAR data is available at a survey interval of 1m for the site and surrounding area (2020 dataset). The processed LiDAR data available for the site is illustrated below. Digital Terrain Modelling (DTM) attempts to remove any vegetation coverage to present the ground surface beneath. However the 1m sampling interval for this area means that it is unlikely to highlight small features on the ground. LiDAR digital surface model (DSM) and digital terrain model (DTM) (Figures 10 and 11) data has been processed and examined.

The DSM image (Figure 10) suggests that the site and surrounding fields have been subject to intensive ploughing in recent decades. Vegetation cover along the northern boundary of the site extends slightly south into the site in one area, which may be a result of larger trees but could also correspond with the location of the possible structure shown on a mid-20th century OS map. A small mound also appears visible close to the eastern boundary of the site. Figure 11 shows the lane to the south-east of the site and appears to indicate the former footpath continuing into the south-eastern corner of the proposal site before it disappears, presumably lost through the straightening of the eastern boundary of the site in the later 20th century.

A review of commercially-available aerial photographs of the site (see Figure 12) does not appear to show any further features within the proposal site.

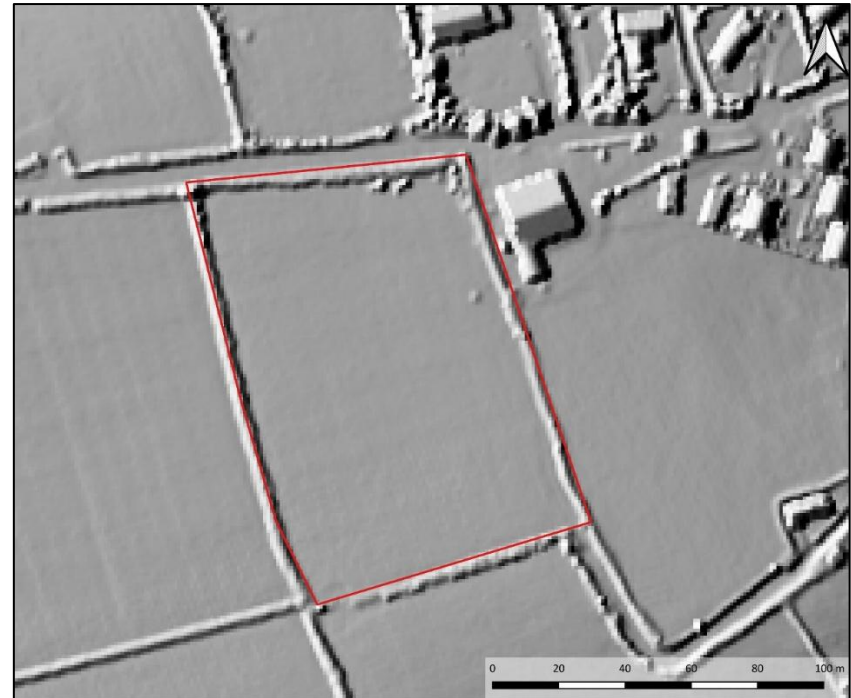


FIGURE 10: IMAGE DERIVED FROM 1M DSM LIDAR DATA; PROCESSED USING QGIS 3.16 MULTI-HILLSHADE 315_35_2 (DATA USED UNDER THE OPEN GOVERNMENT LICENCE 3.0). THE APPROXIMATE OUTLINE OF THE SITE IS INDICATED.

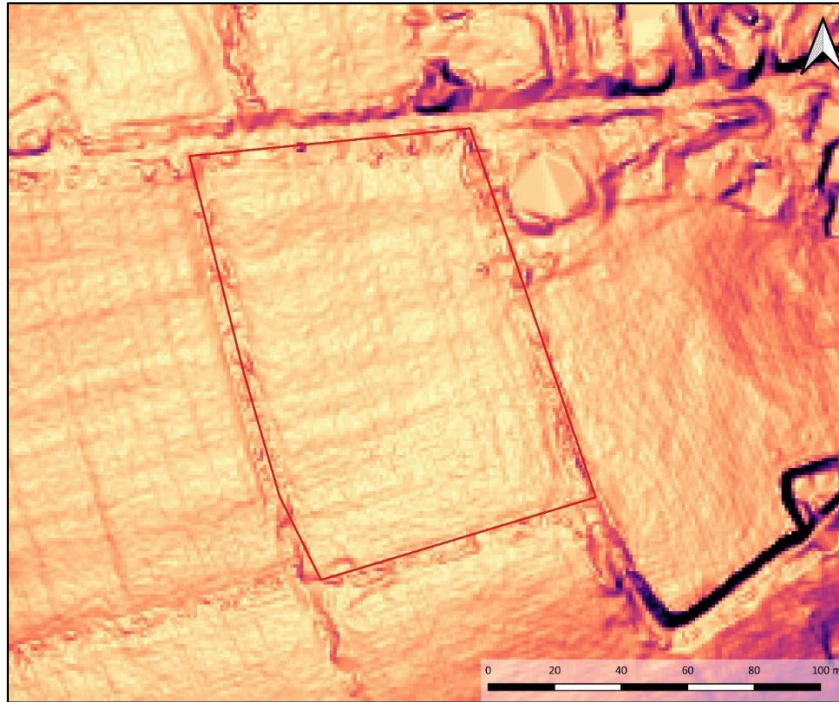


FIGURE 11: IMAGE DERIVED FROM 1M DTM LIDAR DATA; PROCESSED USING QGIS 3.16 SLOPE_z2 (DATA USED UNDER THE OPEN GOVERNMENT LICENCE 3.0). THE SITE IS INDICATED.



FIGURE 12: 2020 AERIAL PHOTOGRAPH SHOWING THE PROPOSED SITE (GOOGLE)

4.5 WALKOVER SURVEY

Site description

A walkover survey of the site was undertaken on 19th December 2022 in largely overcast conditions. The field was under pastoral cultivation. All of the field boundaries comprise well maintained hedgerow/hedgebanks with the exception of the southern boundary which has a highly degraded bank with post and wire fence. Only limited linear earthwork features likely associated with agricultural activity were observed on the site, though prior agricultural use of the land was always likely to limit the survival of earthworks.

The field (1.10ha) is located on the western edge of Bratton Clovelly, immediately adjacent to a public park/sports ground. It is sub-rectangular in shape with largely straight-sided or slightly curving boundaries formed by well-maintained hedgerows with sparse to moderate mature specimen trees (north, east and west); a highly degraded earth bank with post and wire fence forming the southern boundary.

A series of tightly spaced narrow linear slight ridges were visible orientated approximately north-north-west to south-south-east across the field; more widely spaced and wider ridges visible crossing the field from east-north-east to west-south-west. These are all thought likely to represent phases of historic/modern agricultural activity.

A further site visit was undertaken on 10th June 2025. The field was being grazed by sheep and not therefore accessed again, but not substantive changes were noted. Views of an out from the site were re-appraised, particularly in terms of wider landscape views of the village.



FIGURE 13: F1, VIEW ACROSS THE FIELD TOWARDS BRATTON CLOVELLY, SHOWING THE SLIGHT UNDULATIONS OF POSSIBLE AGRICULTURAL ACTIVITY; VIEWED FROM THE WEST (NO SCALE).

LAND AT BRATTON CLOVELLY, WEST DEVON, DEVON: HERITAGE IMPACT ASSESSMENT

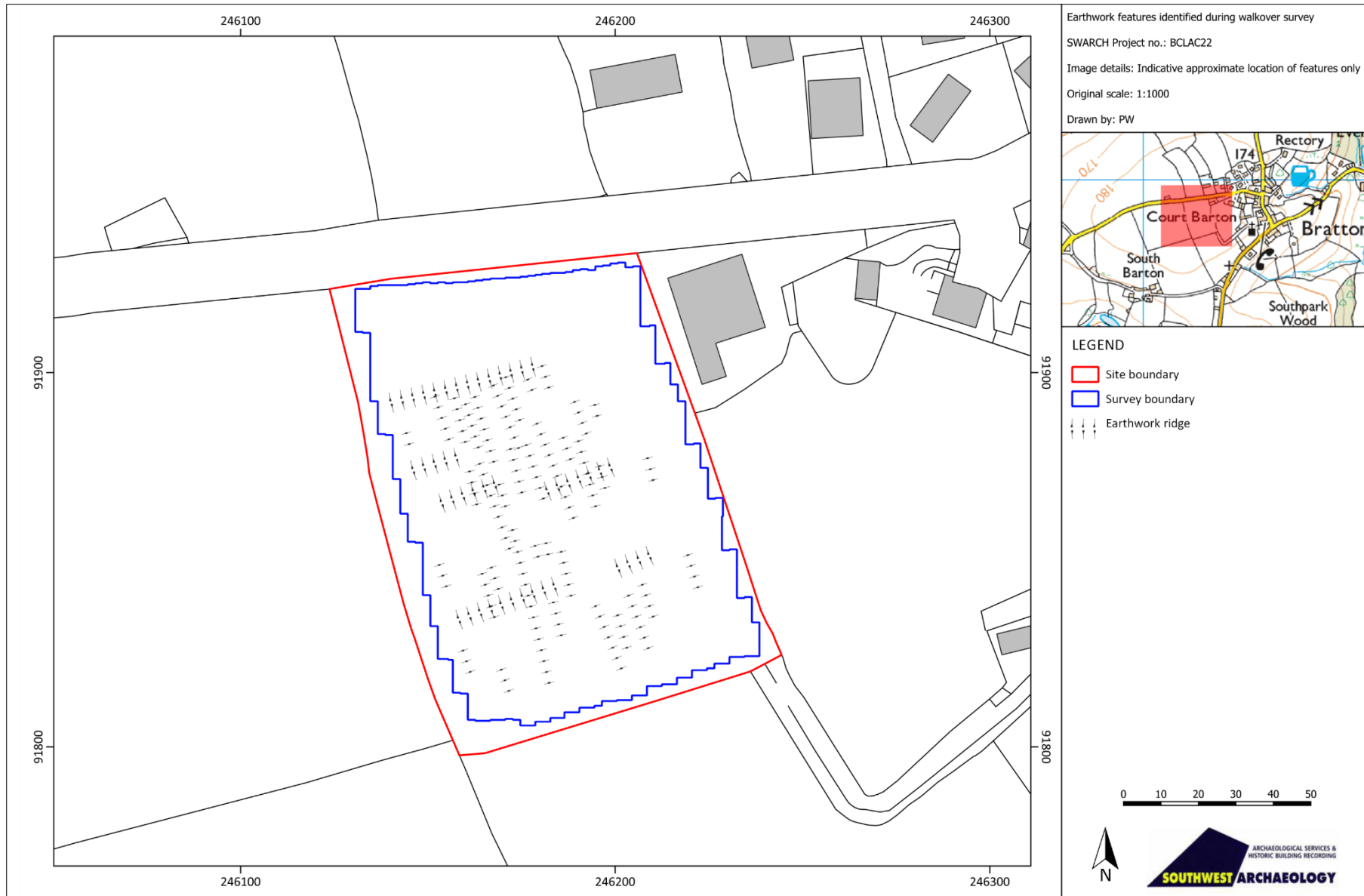


FIGURE 14: APPROXIMATE LOCATION OF EARTHWORK FEATURES IDENTIFIED DURING THE WALKOVER SURVEY.

4.6 ARCHAEOLOGICAL POTENTIAL AND DIRECT IMPACT SUMMARY

The results of the geophysical survey¹⁶ would suggest that the archaeological potential for the site is *low*. The majority of the identified features relate to historic phases of field-system which are tentatively suggested as being medieval and post-medieval in date.

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

Given the historic use of the site as agricultural land it is considered likely that should archaeological features survive, these are likely to only be the larger and deeper cut examples. The earthworks noted on the site, along with the features identified on the geophysical survey, suggest the presence of only features associated with historic agricultural practices with limited possible boundary features also present.

Any development of the site would cause damage to archaeological features/deposits (should they be present) and would be considered to be **permanent** and **irreversible**. The results of the direct impact assessment would suggest that the archaeological potential for the site is *low*, the identified features likely to relate to historic agricultural activity, though medieval and prehistoric features cannot be ruled out. Whilst evaluation trenching may validate and clarify the results of the geophysical survey, it is not thought that further archaeological mitigation would provide any new/additional evidence in this instance.

5 INDIRECT IMPACTS

5.1 PARAMETERS

A 500m search radius was adopted for this report. This is due to the nature of its immediate landscape and the effects of topography and screening.

5.2 QUANTIFICATION

There are 16 Listed structures (×15 Grade II; ×1 Grade I) and one Conservation Area within 500m of the site. There are no Scheduled Monuments, Battlefields or Registered Parks and Gardens within 1km of the site.

5.3 SCOPING

Following desk based assessment and a site visit, the assets selected for assessment are: St Mary's Church (GI), Court Barton (GII), Barn immediately east of Court Barton (GII), Cottage approximately 30m south-west of Court Barton (GII), National School (GII) and the Bratton Clovelly Conservation Area. Based on their perceived value and proximity, these have all been treated as *Category #1* assets.

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 5 in Appendix 1) are considered here in detail and in summary Table 7. All other Scheduled and Listed assets can be seen listed and mapped in Figure 13, although they have been scoped out of this assessment due to their neutral relationship to the proposed development.

- Category #1 assets: St Mary's Church, Court Barton, Bratton Clovelly Conservation Area; Cottage approximately 30m south-west of Court Barton
- Category #2 assets: All other assets within 500m of the site as listed in Table 2.

5.4 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

5.4.1 CHURCHES AND PRE-REFORMATION CHAPELS

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

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

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

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

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

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

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

What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19th century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19th century also saw the proliferation of churches and parishes in areas

like Manchester, where industrialisation and urbanisation went hand-in-hand. Churches are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the ‘patina of age’ (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value.

Asset Name: Church of St Mary, Bratton Clovelly	
List Number: 1326312	Importance: High
Designation: GI	Distance to Development: 106m
<p><i>Description: Listing text: Parish Church. Mainly mid to late C14 although the chancel may be earlier, porch probably early C15; various repairs made in C19 and restored in 1891-2. Granite and slate rubble walls with granite dressings, tower is constructed of coursed dressed granite blocks of irregular sizes. Gable ended slate roof to nave chancel and porch, flat roof to south aisle, lean-to roof to north aisle. Present plan is nave, chancel, west tower, north and south aisles, the south aisle extending as far as the west side of the tower, south porch and vestry to south side of tower. The earliest feature of the church is the late Norman font; it has been suggested that the base of the tower and the square bases of the arcade piers are also Norman but there is no direct evidence for this. The chancel does, however, have the appearance of being earlier than the nave and aisles from its far more modest proportions and slightly earlier window type - circa early C14. In 1335 or 6 the patronage of the church was transferred to Bishop Grandisson of Exeter and it is likely that he initiated a major rebuild of the church to lofty proportions with a nave and 2 aisles of comparable dates from the evidence of the arcades. There is evidence, however, that originally this rebuild was envisaged on a larger and more ambitious scale with transepts and possibly an extension of the nave to the west of the tower. This is suggested by a blocked arch visible externally on the north side of the tower and an arch inside the tower on the south side dividing it from the aisle; there is no west doorway and although no comparable arch can be seen on the west side of the tower it appears externally that some blocking has taken place where one might have been expected. The south porch was</i></p>	

added in circa early C15. Internally the church was enhanced by wall paintings which appear to date mainly from the circa early C17 although some might be medieval. The lean-to to the north of the tower incorporates some C14 features but is more likely to be C19 re-using earlier material. Numerous repairs were made in the C19 (detailed in the church guide) and White's Directory of 1818 relates the windows as having been lately restored and half the church reseated; a thorough restoration took place 1891-2. 3-stage unbuttressed battlemented tower without pinnacles. 2-light belfry openings with arched heads to lights. Single lancet on second stage of south side. There is no west doorway and the west wall of the tower has 3 buttresses against its lowest stage. Also on this stage the dressed granite is interrupted at the centre by random rubble which is roughly in the outline of a tall arch. Small 2-light window with Decorated tracery is probably a C19 restoration. The tower has a square stair turret on its north-west corner, the last stage of which is octagonal and rises higher than the tower. On the north wall of the tower, extending half way up the first stage is a blocked arch with the outline of a gable roof above it. Built in front of it is a small lean-to which reuses a C14 ogee-headed stone doorway with a similar narrow one-light window to its right. The north aisle has 3 late Decorated 3-light windows with reticulated tracery which dates probably from C19 restoration. The hoodmoulds of the central and western windows incorporate carved stone masks which may have been re-used from the Norman Church. The western window has been reduced in length for the insertion below of a probably C16 granite 4-centred arched doorway with roll moulding. At the west end of the aisle against its north wall is the springing of half an arch and there is also the trace here of a wall projecting to the north perhaps originally intended as the foundation for the transept. The aisle has a chamfered plinth and intermediate buttresses with a diagonal one at the east corner. Its east window is similar to the others. The chancel has 2 windows on either side which are 2-light cusped lancets with a quatrefoil above - circa early C14 in style but probably restored. The east window is 3-light with similar style tracery to those of the aisles although slightly more elaborate. Between the 2 south windows of the chancel is a probably late C14 stone doorway with pointed arch in rebated chamfered surround and with moulded arched hoodmould. The south aisle is battlemented and to the east of the porch has 2 tall restored windows in similar style to the north aisle. The window to the west of the porch is 2-

light and slightly later in style with cinquefoil heads to the lights and quatrefoil above. The aisle has intermediate buttresses and a diagonal one at the east corner. At its west end is a pentagonal stair turret set on the corner. The west end wall of the aisle contains a lancet window which may have been re-used from the earlier fabric. The single storey south porch is faced with granite ashlar with a 4-centred arched granite doorway which has double hollow and roll moulding, carved spandrels and a heavy hoodmould. Good interior: The south porch retains its original wagon roof with ribs and principals carved with running leaf motif and decorative carved bosses. Holy Water stoup has arched opening and projecting bowl. The south doorway is of granite with a round-headed arch, hollow roll and hollow moulding and carved spandrels. Heavy studded oak door of overlapping planks with moulded edges is probably C17. 3-bay arcades of Polyphant stone with Pevsner B-type piers which have crenellated moulded square capitals. The moulded bases rest on rough square bases which it has been suggested were the columns of an earlier church; this cannot be proved and the only definite explanation that can be given is of a change or projected change in the floor level. Tall 4-centred arches to the arcades in which the moulding of the piers is extended; similar chancel arch. The very tall tower arch has moulded piers with high carved capitals and cushion stops. A double-chamfered pointed arch on plain responds connects the tower and south aisle. Surprisingly, however, it is not exactly in line with the blocked arch on the north side of the tower. The windows have chamfered rear arches, which to the north aisle incorporate carved stone masks similar to those on the outside of the window frames. Pointed arched doorway to the rood stairs through which there is a squint to the chancel from the south aisle. There are extensive remains of wall paintings to the north and south aisles which are in the process of being restored. That on the north wall portrays a number of almost life-size figures probably representing the twelve apostles. Other sections of painting depict soldiers and an officer wearing armour and there are various panels of Biblical text which are bordered by stylized floral and architectural devices. The style of the armour and nature of the texts suggests an early C17 date but earlier work could well be incorporated and more may be uncovered. The nave has a saddle roof, the principal rafters are moulded and extend partly down the walls to rest on corbels. The ribs are also moulded and at the intersections are large bosses ornately carved in the design of 4 petal flowers : all but 2 of these

however are replacements. The wall-plates are carved and have flat bosses on them. The aisles have flat panelled roofs and the chancel has a wagon roof which is now completely plastered over. 2 sections of panelling survive from the C15 rood screen which show signs of painting although this is likely to be restored colour. The bench ends are all late C19. The late Norman font is of Tintagel stone, square with marks at the corners and each side carved with a star surmounted by a 2-headed dragon. Short stout octagonal shaft. (Another very similar exists at Jacobstow, North Cornwall). Three floor memorials survive at the east end of the nave, all with border inscriptions with the dates 1603 and 1635 legible as two but otherwise much worn. The only old glass that survives is now in the vestry having been moved twice but originating in the south-east window and bearing the arms of the Burnby family who were important landowners in the late medieval times. The stained glass filling the other windows dates from the late C19 and commemorates members of the Manning family of whom Elizabeth Manning was lady of the manor in the late C19 and a great benefactor of the church. This church raises interesting questions as to its projected plan in the C14, which, if carried out as was originally apparently intended, would have made it remarkably grand for such a small and remote village. The further importance of the building lies in the preservation of much medieval structure enhanced by the remarkable survival of a large amount of wall paintings.

Landscape Presence and Important Views: The church is located on slightly sloping ground towards the summit of the hill on which the wider village also sits but has limited landscape presence. The tower stands to some height making it visible above the trees, which added to the hilltop location gives wider visibility.

Setting and contribution of setting to the significance of the asset: The church stands in a small sub-rectangular churchyard, the cemetery extending to the south and west. Numerous mature specimen trees surround the church, providing screening (along with the topography) to elements of the wider village, though rooftops are visible; the nearby properties largely separated from the churchyard by hedges. At one stage, the most important structure in the village, and likely intervisible with Court Barton. However, its setting is now much more constrained by the

surrounding built environment and the mature specimen trees in the churchyard, and its wider landscape presence is reduced.

Conservation Value: The building has aesthetic value as a secular building of complex development. It has considerable historical/illustrative and historical/associative value as a parish church. It has high evidential value, the 11th century features suggesting older antecedents, and its archaeological value is unexplored. It has high communal value for its local congregation.

Scale of Change: The proposed development would be located a short distance from the church however the development is located in the northern part of the field and is therefore partly screened from views to and from the church by a combination of nearby buildings and by proposed and existing vegetation screening. It is possible that views would be more prominent during winter months, depending on the nature of vegetation planting. The development is likely to be visible in some views towards the church from the north-west, though it would not affect the ability to appreciate the significance of the building itself. The development would introduce a non-agricultural visual element to the area but the redesigned proposals at lower density, mix of buildings and greater green space are more in keeping with a small rural village aesthetic.

Significance of Effects: High value asset + Negligible Adverse change = **Slight** impact

NPPF equivalence: **Less than Substantial Harm**

Professional Judgement: **Slight adverse**



FIGURE 15: VIEW FROM THE EASTERN BOUNDARY OF THE PROPOSAL SITE TOWARDS THE CHURCH; VIEWED FROM THE WEST-NORTH-WEST (NO SCALE).

5.4.2 FARMHOUSES AND FARM BUILDINGS

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the lincay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may

hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this.

Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting. Unless in close proximity, new developments will usually have a restricted impact on the meaning or historical relevance of these sites.

What is important and why

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

Asset Name: Court Barton Farmhouse	
List Number: 1317523	Importance: Medium
Designation: GII	Distance to Development: c.90m

Description: Listing text: Farmhouse. Circa late C18/early C19 but may be remodelling of an earlier house. Partly rendered rubble and cob walls. Gable ended slate roof. 2 gable end stacks, right-hand one is brick, left-hand one is of rubble with brick shaft and projects. Double depth integral outshut plan which may be a heavy remodelling of an earlier house. 2 principal heated rooms at the front, the right-hand one is larger and with central stairhall; service rooms at rear. 2 storeys. Asymmetrical 3-window front of circa mid C19 16-pane sashes with horns. Early C20 gabled porch to left of centre has C19 6-panelled door, now part glazed. Integral outshut is full length of house at rear and no straight joint is visible at the gable end between the outshut and the front rooms. Interior not accessible at time of survey but visible in right-hand room is an open fireplace with apparently moulded jambs likely to date from C17. The house is also likely to contain late C18/early C19 joinery.

Landscape Presence and Important Views: The farmstead is a visible component of the village, but it has no wider landscape presence. Principal views to and from the farmhouse would have been intended to be over the farmyard and surrounding land holding. These are now largely restricted by tree screening and adjacent structures. Only views to/from the west remain open.

Setting and contribution of setting to the significance of the asset: The farmhouse stands within an area of enclosed lawned gardens and whilst some of the surrounding land retains agricultural function, the only adjacent field is a play/sports field. The surrounding buildings that would have formed the farmyard have all been converted and are now residential properties. Farmhouses are found within their immediate landholdings, changes in the wider landscape largely being insignificant other than in altering the agricultural character of the site. However, these have already largely been lost.

Conservation Value: Clear aesthetic value as a multi-period vernacular structure, with considerable evidential value as the interior was not inspected during the Listing and the development of the structure is poorly understood. Historical value as an example of its type. No known communal value.

Scale of Change: The proposed development would be located only a short distance from the farmhouse, however the development is located in the northern part of the field and is partly screened by a combination of nearby buildings and by proposed and existing vegetation screening. It is possible that views would be more prominent during winter months, depending on the nature of vegetation planting. The development would introduce a non-agricultural visual element to the area but the redesigned proposals at lower density, mix of buildings and greater green space are more in keeping with a small rural village aesthetic.

Significance of Effects: Medium value asset + negligible change = **Neutral or slight** impact

NPPF equivalence: **Less than Substantial Harm**

Professional Judgement: **Negligible Adverse**



FIGURE 16: VIEW FROM THE EASTERN BOUNDARY OF THE PROPOSAL SITE TOWARDS COURT BARTON (INDICATED); VIEWED FROM THE WEST-NORTH-WEST (1M SCALE).

5.4.3 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

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

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

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village are rarely influenced by the addition of further housing. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

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

What is important and why

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

Asset Name: Cottage approximately 30m south-west of Court Barton Farmhouse	
List Number: 1105629	Importance: Medium
Designation: GII	Distance to Development: c. 60m
<p><i>Description: Listing text: Cottage, may originally have been 2. Circa late C17, early C18. Slate rubble walls, partly rendered. Gable ended corrugated iron roof. Central axial slate rubble stack with drip-course. Originally 2 cottage plan each of 1 principal room heated by central axial stack with very small unheated room at opposite side to stack. Converted in C20 into one house. 2 storeys. Asymmetrical 3-window front of 2-light C20 casements with glazing bars. At right-hand end on "both floors is a small C19 single-light casement. C20 plank door in small gabled porch at right-hand end. To the left is late C19/early C20 out-shut with C20 plank door. Interior: The 2 principal rooms each have an open fireplace with plain wooden lintel. Feet of trusses do not appear on 1st floor so unlikely to be original.</i></p>	
<p><i>Landscape Presence and Important Views: Limited. Visible from immediately adjacent public open spaces, but no wider landscape presence. Views both to and from the cottage are largely limited by trees, particularly to the south; though to the north they extend across the play/sports field.</i></p>	
<p><i>Setting and contribution of setting to the significance of the asset: The cottage stands within a small rectangular enclosure at the north-western corner of the churchyard and is surrounded by mature specimen trees and hedgerows. To the north is a play/sports field. Intended as a purely domestic building, views both to and from the asset would largely be inwardly focussed, possibly onto a 'cottage garden'. The location of the asset close to the church provides some unintentional attractiveness to the wider setting, particularly as it is visible in views towards the church.</i></p>	
<p><i>Conservation Value: Clear aesthetic value as a vernacular structure. May retain evidential value within the interior. Historical value as an example of its type. No known communal value.</i></p>	
<p><i>Scale of Change: The proposed development would be located only a short distance from the cottage, however the development is located in the northern part of the field and is partly screened by a combination of nearby buildings and by proposed and existing vegetation screening. It is possible</i></p>	

that views would be more prominent during winter months, depending on the nature of vegetation planting. The development would introduce a non-agricultural visual element to the area but the redesigned proposals at lower density, mix of buildings and greater green space are more in keeping with a small rural village aesthetic.

Significance of Effects: Medium value asset + Negligible change = **Slight or Neutral Adverse** impact

NPPF equivalence: **Less than Substantial Harm**

Professional Judgement: **Negligible adverse**



FIGURE 17: VIEW FROM THE EASTERN BOUNDARY OF THE PROPOSAL SITE TOWARDS THE COTTAGE 30M TO THE SOUTH-WEST OF COURT BARTON FARMHOUSE (INDICATED); VIEWED FROM THE WEST-NORTH-WEST (NO SCALE).

Asset Name: Bratton Clovelly Conservation Area	
<i>Importance:</i> Medium	<i>Distance to Development:</i> c. 60m
<i>Designation:</i> CA	
<p><i>Description: Listing text:</i> The Bratton Clovelly Conservation Area (CA) encompasses much of the historic settlement as it existed into the 20th century, extending from Town Farm in the north to the church in the south. More recent development, particularly to the north and north-west is not included in the CA. The character of the buildings within the CA is characterised by rendered stone rubble and cob cottages and can be seen in the numerous Listed buildings and structures which reflect the development of the settlement, including: the 14th century Grade I Listed Church of St Mary (and associated Grade II Listed monuments and gate piers), several 17th to 18th century Listed cottages and houses (Brattonia Cottage, Church Cottages and Cottage south-west of Court Barton); 18th century cottages (Briony Midstream Cottage, Church View, Laurel Cottage and Town Farm Cottage); 18th to 19th century cottages and farmhouses (Court Barton Farmhouse and adjacent Barn, Inglenook and Town Farmhouse).</p>	
<p><i>Landscape Presence and Important Views:</i> In principal the settlement is visible from the surrounding hilltops, though in reality the surrounding woodland along with topography does a good job of screening. Views both to and from towns and villages are primarily insular and ‘designed’ to be functional along roadsides, with location relative to places of employment of greater import.</p>	
<p><i>Setting and contribution of setting to the significance of the asset:</i> The hilltop location provides it with good views both in and out of the CA which provide its setting and contribute to its significance. The main identified key view with regards to the proposed development is the view across the hilltop to the west from the CA towards the surrounding hilltops. The proposed development site lies almost adjacent to the CA and would restrict views both in and out in this direction. The intended setting of villages and towns is functional and on roadsides within the settlements, with proximity to places of work of primary importance. Largely entirely insular, wider setting considerations are only relevant where there are links between settlements. The church, however, would have been intended to be visible on a landscape scale as a visual marker to the piety of the community, and whilst the</p>	

settlement has grown over the centuries, the nature of the setting has not altered.
<p><i>Conservation Value:</i> Individually the buildings are Listed for a combination of their early origins, architectural value as good examples of their types, within a wider historical context; whilst as a grouping they provide evidence of the development of the settlement. There will be aesthetic value, in the use of vernacular materials and functional use.</p>
<p><i>Scale of Change:</i> The proposed development would be located to the west of the CA in an area that has been largely untouched by the recent expansion of Bratton Clovelly. The proposed development is located in the northern part of the field in which it sits and is partially screened by topographic and vegetation screening, and would sit alongside an existing modern building. The development would introduce a non-agricultural visual element to the area but the redesigned proposals at lower density, mix of buildings and greater green space are more in keeping with a small rural village aesthetic.</p>
<p><i>Significance of Effects:</i> Medium value asset + Negligible change = Slight or Neutral Adverse impact</p>
<p><i>NPPF equivalence:</i> Less than Substantial Harm</p>
<p><i>Professional Judgement:</i> Negligible adverse</p>



FIGURE 18: ROADSIDE VIEW THROUGH THE BRATTON CLOVELLY CONSERVATION AREA (PAST INGLENOOK COTTAGE); VIEWED FROM THE NORTH (NO SCALE).

5.4.4 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 **adverse**.

The proposed site would be located within the Landscape Character Type (LCT): 3G *river valley slopes and combes* of the *Broadbury Ridges* Landscape Character Area (LCA) of the West Devon district. This is described as:

Broadbury Ridges: This area comprises the plateau and ridge landscapes centred on the line of the A3079 from Okehampton to Halwill Junction. The river valleys between and beyond the ridges are also included in this area. The boundaries with surrounding landscape character areas are generally marked by a gradual change in topography. To the north is the High Torridge Culm Plateau; to the east is the High Taw Farmland; and to the south and west the Upper Tamar Tributary Valleys; which separate the area from Dartmoor.

- *Underlain by Carboniferous sandstones, siltstones and mudstones of the Culm formation creating relatively poor, shallow soils which support pastoral agriculture.*
- *Steep river valleys that run south and north from a central watershed, creating a landform of narrow ridges running roughly north-south.*
- *Ribbons of riparian and valley-side woodland (usually broadleaved) that contrast with blocks of plantation on higher land.*
- *Valley-side fields generally irregular in shape (including some curvilinear medieval enclosures around medieval villages of Northlew, Elworthy and Bratton Clovelly) divided by hedges and hedgebanks with occasional hedgerow trees.*
- *Fields on higher land enclosed later and generally larger and more regular in shape, bounded by low hedgerows without hedgerow trees.*

- *Occasionally locally-distinctive rows of beech trees on higher land and a scattering of traditional orchards, particularly in the south-west of the area.*
- *Patches of unenclosed, unimproved grassland on higher land; wetlands on valley floors.*
- *Non-agricultural use including forestry, Roadford Lake reservoir and extensive golf course at Ashbury.*
- *Bronze Age barrows on high ground in the west of the area forming an extensive prehistoric funerary landscape, particularly on land which was rough ground until the 19th century.*
- *A3079 following main ridge; straight side roads (often with verges and double hedges) along ridges to north and south; steeper, more winding valley-side roads, often enclosed by hedgebanks.*
- *Scattered farms and occasional small, clustered villages such as Germansweek and Bratton Clovelly with buildings of stone and slate; farmhouses on plateaux generally later than those in valleys.*
- *Long views (especially from higher land) dominated by Dartmoor to the south.*

The proposed development would be located towards the middle of this particular section of the river valley slopes LCT. It would be situated within a landscape of largely agricultural fields on a ridge/hilltop with steep river valleys to the north and east; land to the south and west following the natural ridges before reaching further steep river valleys. Most of the general observations made of this LCT are borne out here.

The proposed development would expand the historic settlement of Bratton Clovelly, and in this sense would maintain the character of the area, though would further increase the size of one of the traditionally small clustered villages (albeit only slightly). Whilst no prehistoric funerary monuments are recorded on the surrounding ridges, many possible prehistoric settlement sites are, and it is highly likely that the Bratton Clovelly hilltop would have formed part of this wider pattern

of settlement and activity within a largely undeveloped landscape.

The height of the proposed buildings, along with the elevated position on a hilltop means that though much of the lower levels of the development are likely to be screened by existing woodland and hedges. However, the elevated position of the surrounding ridges and hilltops (particularly to the north and east) mean that more uninterrupted views of the development are likely, especially of the rooftops, though this is mitigated in part by the development appearing to the rear of existing development from these directions. Mitigation in the form of additional local screening may limit this impact. The retention of the hedgebanks fronting onto the road will also help to retain the field pattern of the historic landscape and provides screening of the development from the road and the new hedgebank to be added to the south of the site will be a Devon hedgebank, in keeping with the historic landscape character. The overall effect on the historic landscape here of a relatively small modern housing development is likely to be **Minor Adverse**.

5.4.5 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 Adverse**.

5.4.6 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. Limited modern development has taken place in Bratton Clovelly, the most recent being The Pastures to the north of the village in 2001, with only small-scale extensions and conversions carried out since. No new larger scale planning applications were identified in the area, although applications for two sites to the north of the village have been refused. On this basis, an overall assessment of **Negligible Adverse** is appropriate.

5.4.7 INDIRECT IMPACT SUMMARY

The proposed development would be located near the Grade I Listed Church of St Mary and the Bratton Clovelly Conservation Area which contains a number of Grade II Listed properties. Some local screening is provided by existing and proposed vegetation and extant structures.

Based on the site visit, the likely effect of the revised proposals for the development on the nearby heritage assets is considered to be negligible adverse, with a minor impact on the historic landscape

surrounding the settlement, or in NPPF terms, at the lower end of the less-than-substantial scale.

Table 2 (below) provides a summary of the likely impact of the proposed development on both category #1 and category #2 heritage assets. As with the individual assessments (above), this table presents the results of both the likely significance of effect *and* our professional judgement as to the likely impact of the proposed development (as per Tables 4 and 5 in Appendix 4; the *significance of effect* is colour-coded as per Table 5). These assessments are for the operational function of the proposed development; constructional impacts are generally short-lived (if more intense) and outside of renewables, most developments have a degree of permanence.

TABLE 2: SUMMARY IMPACT TABLE¹⁷.

Name	Type	Distance	Value	Scale of Change	Significance of Effect	Professional Judgement
Category #1 Assets						
Bratton Clovelly Conservation Area	CA	60m	Medium	Negligible	Neutral/Slight	Negligible Adverse
Church of St Mary	GI	105m	High	Minor	Slight	Slight Adverse
Cottage 30m south-west of Court Barton	GII	60m	Medium	Negligible	Neutral/Slight	Negligible Adverse
Court Barton Farmhouse	GII	90m	Medium	Negligible	Neutral/Slight	Negligible Adverse
Category #2 assets						
Barn immediately east of Court Barton	GII	110m	Medium	No change	Neutral	No change
National School	GII	130m	Medium	No change	Neutral	No change
Bratton Clovelly War Memorial	GII	160m	Medium	No change	Neutral	No change
Brattonia Cottage/Forge Cottage	GII	105m	Medium	No change	Neutral	No change
Briony/Midstream Cottage	GII	185m	Medium	No change	Neutral	No change
Church Cottages	GII	150m	Medium	No change	Neutral	No change
Church View	GII	190m	Medium	No change	Neutral	No change
Gate piers (Church of St Mary)	GII	135m	Medium	No change	Neutral	No change
Inglenook	GII	170m	Medium	No change	Neutral	No change
Laurel Cottage	GII	165m	Medium	No change	Neutral	No change
Town Farm Cottage	GII	200m	Medium	No change	Neutral	No change
Town Farmhouse	GII	210m	Medium	No change	Neutral	No change
Williams Headstone (Church of St Mary)	GII	110m	Medium	No change	Neutral	No change
Landscape Character						
Historic Landscape	n/a	n/a	Medium	Minor	Slight	Minor Adverse
Aggregate Impact	n/a	n/a				Negligible Adverse
Cumulative Impact	n/a	n/a				Negligible Adverse

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSION

The site is located on the western edge of the village of Bratton Clovelly, west of Okehampton, in the parish of Bratton Clovelly. The site is located on a hilltop with a series of ridges and steep river valleys to the east and west, in a largely agricultural landscape. The proposed development would be situated within a single field of former and current agricultural (pastoral) use. The walkover survey identified that much of the site is covered by slight ridges and undulations likely related to historic and more recent agricultural activity; whilst the results of the geophysical survey appear to correspond to this, with only possible boundary features associated with the existing field-system suggested.

The proposals have been redesigned following an iterative process; the current scheme is smaller than the original proposal and has introduced a greater degree of vegetation screening as well as a variety of forms and heights as well as limiting the development to the northern part of the field in which it sits. It is considered that this has significantly reduced the potential impacts of the proposals with the overall impact on designated heritage assets of this small development likely to amount to negligible or less than substantial harm. Further expansion of the settlement in this direction may have a more incremental effect on designated heritage assets. The archaeological potential of the site has been assessed as likely to be low.

6.2 RECOMMENDATIONS AND MITIGATION

Archaeological works in the form of evaluation trenching may be appropriate to verify the results of the geophysical survey, which suggests the site has low archaeological potential.

Any development should be sensitive to the proximity to a Conservation Area. This should include the use of appropriate vernacular materials and designs which integrate the development with the surrounding

residential properties and do not jar or stand out against the historic housing stock.

Constructional phase impacts e.g. increased aural intrusion could be lessened in particular with regards to the appreciation of the significance of the Church by ensuring noisy constructional operations do not take place during the main service times.

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8 PROJECT ARCHIVE

The archive code for this phase of the project is **BCLA25**.

The OASIS number for this project is southwes1-534640

There is no museum accession number for this project.

The documentary, digital, photographic and drawn archive is held and maintained by South West Archaeology Ltd. This archive consists of:

1. The physical paper archive, consisting of written and drawn site records, and notes. These are stored on the SWARCH premises at South Molton.
2. No physical artefacts have been retained from the site.
3. The digital archive, consisting of the report, digital photographs, digitised site plans and drawings etc. are stored on the SWARCH premises at South Molton. They have been transferred to a secure server: ArchivePC\Archives\Bratton Clovelly Land at, BCLA25. Data backups are held offsite.

APPENDIX 1: FIGURES

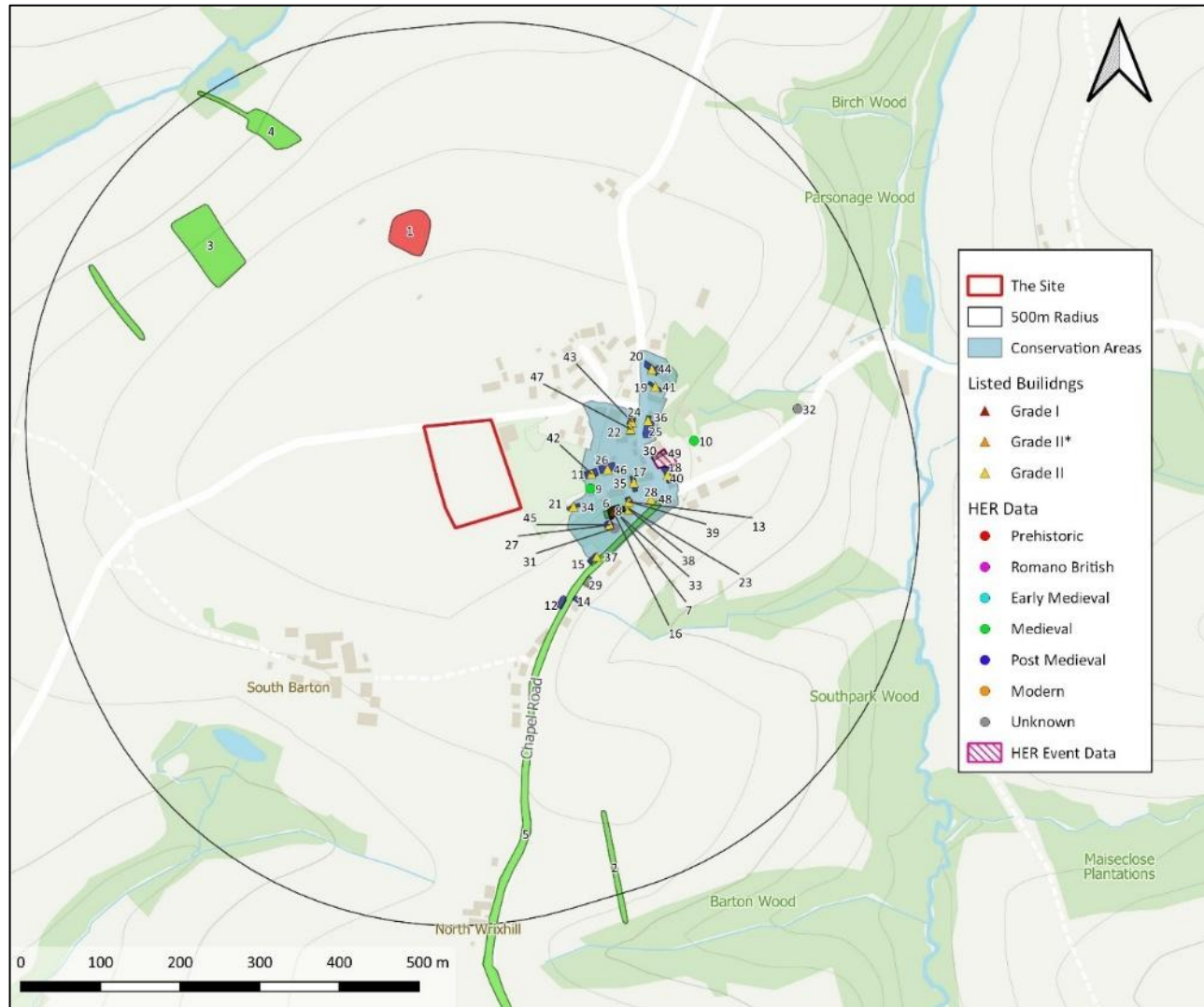


FIGURE 19: HERITAGE ASSETS WITHIN 500M OF THE SITE (SOURCE: DEVON HISTORIC ENVIRONMENT RECORD). CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2025.

LAND AT BRATTON CLOVELLY, WEST DEVON, DEVON: HERITAGE IMPACT ASSESSMENT

TABLE 3: TABLE OF NEARBY HERITAGE ASSETS (SOURCE: DEVON HER).

No.	Type	Number	Description
1	MDV120395	Cropmark enclosure, northwest of Bratton Clovelly	A cropmark ditched enclosure of uncertain, but potential prehistoric, date is visible on aerial photographs taken in 1992, to the north-west of Bratton Clovelly.
2	MDV120379	Field boundary, east of North Wrixhill, Bratton Clovelly	A linear cropmark bank interpreted as a medieval to post-medieval field boundary to the east of North Wrixhill, Bratton Clovelly, is visible on aerial photographs taken in 1979.
3	MDV120391	Field boundaries, northwest of Bratton Clovelly	Linear cropmark banks of former medieval or post-medieval field boundaries are visible on aerial photographs taken in 1979, to the north-west of Bratton Clovelly.
4	MDV120392	Field boundaries, northwest of Bratton Clovelly	Cropmark ditches of former medieval to post-medieval field boundaries are visible on aerial photographs taken in 1947, to the north-west of Bratton Clovelly.
5	MDV44606	ROAD in the Parish of Bratton Clovelly	The Bratton Clovelly to Lewtrenchard road is referred to in a <i>via regia</i> in 1378 at Wrixhill and in 1422 at Chimsworthy. Probably formed part of a major route from great Torrington to the Tamar estuary.
6	MDV1721	Norman Font at St Mary's Parish Church, Bratton Clovelly	Norman font at St Mary's parish church in Bratton Clovelly.
7	MDV1719	St Mary's Parish Church, Bratton Clovelly	St Mary's parish church in Bratton Clovelly built in the 14th century with earlier features and later additions and restoration.
8	MDV1722	Medieval Rood Screen at St Mary's Parish Church, Bratton Clovelly	Part of a Medieval rood screen survives at St Mary's Parish Church in Bratton Clovelly.
9	MDV69613	FINDSPOT in the Parish of Bratton Clovelly	Two sherds of medieval pottery were recovered from the grounds of 'Court Barton'. The lawn to the south of the farmhouse & to the north of an old track had been truncated to allow a garage to be built.
10	MDV16104	Bratton Clovelly	Village of Bratton Clovelly. Domesday manor of <i>Bratona</i> , held by Baldwin the sheriff in demesne. Held by Bristric at the time of King Edward. Tenancies given at the time of Testa de Nevil, 1243.
11	MDV1715	Court Barton Farm House, Bratton Clovelly	Court Barton Farmhouse built in the late 18th or early 19th century but may be the remodelling of an earlier house.
12	MDV1727	Providence Chapel, Bratton Clovelly	Providence Chapel in Bratton Clovelly was opened in 1859 and is now known as Bratton Clovelly Methodist Church.
13	MDV30369	Village Hall, Bratton Clovelly	Village Hall in Bratton Clovelly was built as a National School in 1837.
14	MDV37035	The Old Sunday School House, Bratton Clovelly	Sunday School shown on 19th century map in Bratton Clovelly now known as The Old Sunday School House.
15	MDV30368	Brattonia Cottage and Forge Cottage, Bratton Clovelly	Brattonia Cottage and Forge Cottage in Bratton Clovelly built in the 17th century probably as one house.
16	MDV5536	Wall Painting at St Mary's Parish Church, Bratton Clovelly	Remains of 17th century wall painting at St Mary's parish church in Bratton Clovelly.
17	MDV20137	1 and 2 Church Cottages, Bratton Clovelly	1 and 2 Church Cottages in Bratton Clovelly built in the late 17th or early 18th century as four cottages with later alterations.
18	MDV30371	Church View, Bratton Clovelly	Church View in Bratton Clovelly built in the 18th century with later alterations.
19	MDV30375	Town Farm Cottage, Bratton Clovelly	Town Farm Cottage in Bratton Clovelly built in the 18th century with later alterations.
20	MDV30376	Town Farm House, Bratton Clovelly	Town Farm House in Bratton Clovelly built in the 18th century and remodelled in the 19th century.
21	MDV30370	Court Barton Cottage, Bratton Clovelly	Court Barton Cottage in Bratton Clovelly built in the 17th or 18th century possibly as two cottages.
22	MDV30372	Laurel Cottage, Bratton Clovelly	Laurel Cottage in Bratton Clovelly built in the early 18th century with later alterations.
23	MDV30452	Gate and Gate Piers at St Mary's Parish Church, Bratton Clovelly	Gate and gate piers erected in the 18th century at St Mary's parish church in Bratton Clovelly.
24	MDV30373	Inglenook Cottage, Bratton Clovelly	Inglenook Cottage in Bratton Clovelly built in the late 18th or early 19th century with later additions.
25	MDV30374	Midstream Cottage and Briony, Bratton Clovelly	Midstream Cottage and Briony in Bratton Clovelly built in the 18th century and extended in the 19th century.
26	MDV30451	Court Barton Barn, Bratton Clovelly	Court Barton barn in Bratton Clovelly built in the late 18th century with a horse engine house on the south-east side.
27	MDV30453	Williams Tomb in St Mary's Churchyard, Bratton Clovelly	Williams headstone erected in the 18th century in the churchyard of St Mary's parish church in Bratton Clovelly.
28	MDV104065	Bratton Clovelly War Memorial	A granite cross in memory of the fallen of World War I. It was unveiled in May 1920.
29	MDV76192	Old Forge Cottage, Bratton Clovelly	Old Forge Cottage in Bratton Clovelly shown as a smithy on early 20th century map.
30	MDV76195	House at The Gardens, Bratton Clovelly	Site of a house and other features shown on 19th century maps at The Gardens in Bratton Clovelly.
31	MDV1720	Mound at St Mary's Parish Church, Bratton Clovelly	Mound in the churchyard at St Mary's parish church in Bratton Clovelly said to be the site of a churchyard cross.

LAND AT BRATTON CLOVELLY, WEST DEVON, DEVON: HERITAGE IMPACT ASSESSMENT

32	MDV69614	BUILDING in the Parish of Bratton Clovelly	Site of a building shown on historic maps.
33	1326312	Church Of St Mary	Grade I Listed 14 th century church with earlier elements and later additions/restoration.
34	1105629	Cottage approximately 30m south-west of Court Barton Farmhouse	Grade II Listed cottage
35	1105630	Church Cottages	Grade II Listed 17 th -18 th century cottages.
36	1105631	Briony /Midstream Cottage	Grade II Listed 18 th century cottages.
37	1164845	Brattonia Cottage/Forge Cottage	Grade II Listed probable 17 th century cottage.
38	1164883	Gate Piers immediately to east of Church of St Mary	Grade II Listed gate piers.
39	1164940	National School	Grade II Listed 19 th century school. Now village hall.
40	1164995	Church View	Grade II Listed 18 th century house.
41	1165008	Town Farm Cottage	Grade II Listed 18 th century cottage.
42	1317523	Court Barton Farmhouse	Grade II Listed late 18 th or 19 th century farmhouse built on site/remodelled from an earlier house.
43	1317534	Inglenook	Grade II Listed 18 th or 19 th century cottage.
44	1326275	Town Farmhouse	Grade II Listed 18 th century farmhouse.
45	1105628	Williams Headstone approximately 3m to south-west of south porch of Church of St Mary	Grade II Listed headstone.
46	1326313	Barn immediately to east of Court Barton Farmhouse	Grade II Listed barn.
47	1326314	Laurel Cottage	Grade II Listed 18 th century cottage.
48	1437497	Bratton Clovelly War Memorial	Grade II 20 th century war memorial
49	EDV4579	Watching Brief at The Gardens, Bratton Clovelly	Watching brief.

APPENDIX 2: SUMMARY METHOD STATEMENT

TABLE 4: THE HIERARCHY OF VALUE/ IMPORTANCE (DERIVED FROM DMRB LA104 TABLE 3.2N).

Value (Sensitivity) of Receptor / Resource	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution e.g. elements of a WHS that convey OUV
High	High importance and rarity, national scale, and limited potential for substitution e.g. Grade I and II* buildings; Scheduled Monuments
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution e.g. Grade II buildings
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale.

TABLE 5: SIGNIFICANCE OF EFFECTS MATRIX (DERIVED FROM ICOMOS 2011, 9-10).

		Scale and Severity of Change/Impact				
		No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Value		Significance of Effect (either adverse or beneficial)				
		Very High	High	Medium	Low	Negligible
	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
	High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

TABLE 6: PROFESSIONAL JUDGEMENT OF IMPACT (DERIVED FROM DMRB LA104 TABLE 3.4N).

Magnitude of Impact		Typical Description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features, or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features, or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality, or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features, or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features, or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features, or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features, or elements.
No change		No loss or alteration of characteristics, features, or elements; no observable impact in either direction.

TABLE 7: SCALES OF IMPACT AS PER THE NPPF, AS RELATED TO TABLE 5.

Scale of Impact		
No Change	<i>Neutral</i>	No impact on the heritage asset.
Less than Substantial Harm	<i>Negligible Adverse</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 screening.
	<i>Minor Adverse</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>Moderate Adverse</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.
Substantial Harm	<i>Major Adverse</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.
Total Loss	<i>Total Loss</i>	The heritage asset is destroyed.

¹ SSEW 1983: *Legend for the 1:250,000 Soil Map of England and Wales*.

² BGS 2024: <https://geologyviewer.bgs.ac.uk>

³ SWARCH 2022: Land at Bratton Clovelly, West Devon, Devon: Heritage Assessment Report No 231101

⁴ SWARCH 2024: *Impact Assessment Methodology v.2.02*.

⁵ SWARCH 2022: Land at Bratton Clovelly, West Devon, Devon: Heritage Assessment Report No 231101

⁶ English Heritage 2008: *Conservation Principles*.

⁷ Historic England 2017: *GPA3: The Setting of Heritage Assets*.

⁸ Historic England 2019: *Statement of Heritage Significance: Analysing Significance in Heritage Assets*. HEAN 12.

⁹ IEMA, IHBC & ClfA 2021: *Principles of Cultural Heritage Impact Assessment in the UK*.

¹⁰ Historic England 2017: *GPA3: The Setting of Heritage Assets*, p6.

¹¹ Mawer & Stenton 1992

¹² Lysons, S. and Lysons, D. 1822: *Magna Britannia Volume 6: Devonshire*

¹³ brattonclovelly.co.uk/local/history

¹⁴ brattonclovellyops.com

¹⁵ Ibid

¹⁶ SWARCH 2022: Land at Bratton Clovelly, West Devon, Devon: Heritage Assessment Report No 231101

¹⁷ See Appendix 1 for how the significance of effect has been determined.