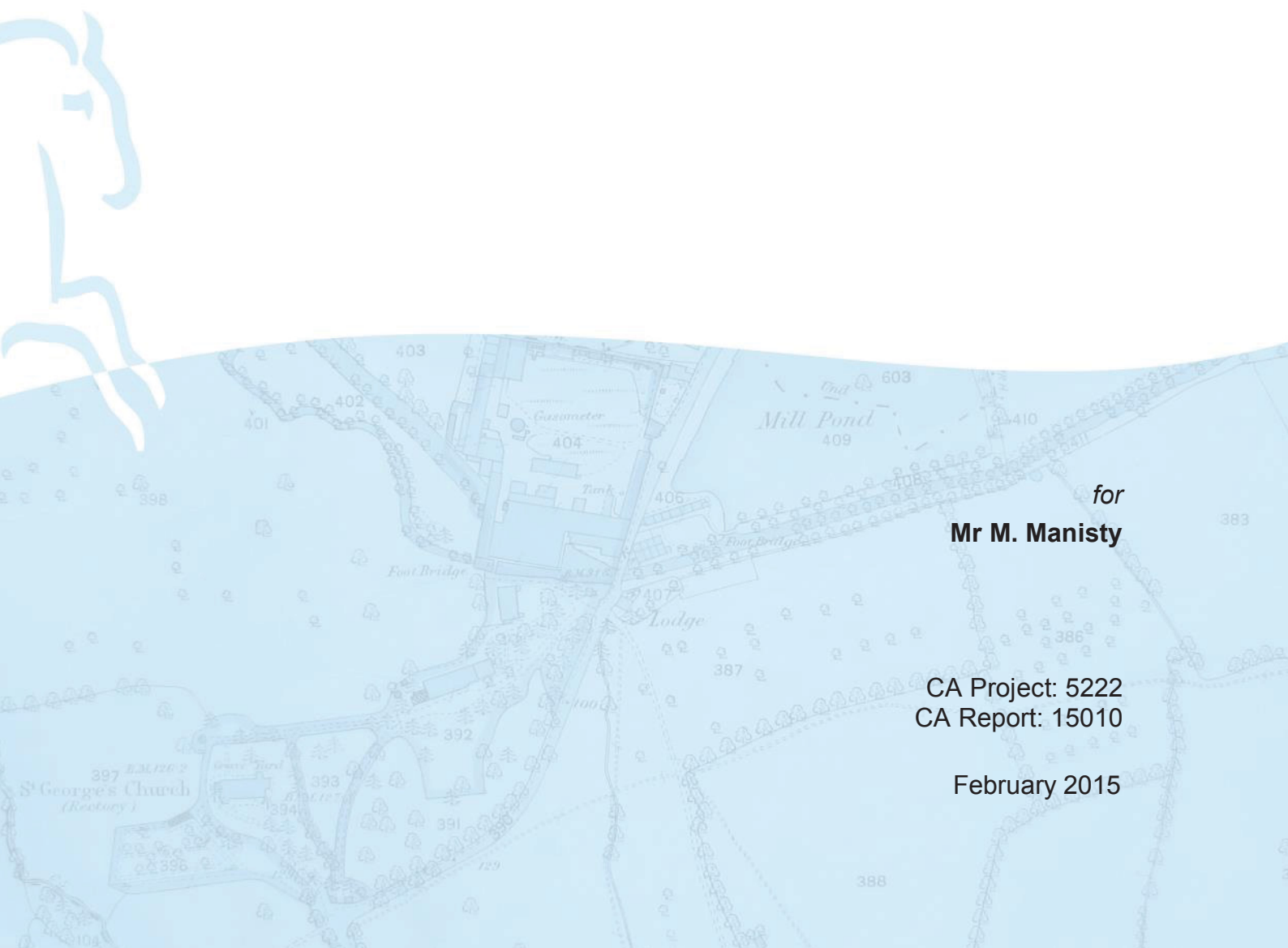


**Site K5
Kingsbridge
Devon**

Heritage Desk-Based Assessment



for
Mr M. Manisty


CA Project: 5222
CA Report: 15010

February 2015

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prepared by	Rebecca Wills, Assistant Heritage Consultant
date	February 2015
checked by	Duncan Coe, Principal Heritage Consultant
date	February 2015
approved by	Duncan Coe, Principal Heritage Consultant
signed	
date	February 2015
issue	02

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Cirencester	Milton Keynes	Andover
Building 11 Kemble Enterprise Park Kemble, Cirencester Gloucestershire, GL7 6BQ t. 01285 771022 f. 01285 771033	41 Burners Lane South Kiln Farm Milton Keynes MK11 3HA t. 01908 564660	Stanley House Walworth Road Andover Hampshire, SP10 5LH t. 01264 347630
e. enquiries@cotswoldarchaeology.co.uk		

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SUMMARY

Project Name: Site K5
Location: Kingsbridge, Devon
NGR: SS 8214 2565

In December 2014 Cotswold Archaeology was commissioned by Mr M Manisty to prepare a revised Heritage Desk-Based Assessment with regard to a proposed residential development at Site K5, Kingsbridge, Devon. The objective of the assessment was to identify the nature and extent of the known and potential heritage resource within and in proximity of the proposed development site provide, and to assess the likely harm of the proposed development on the significances of any affected heritage assets.

No designated heritage assets are situated within the proposed development site. There is considered to be some limited potential for buried archaeological remains of Palaeolithic date, and very limited potential for all later prehistoric and Roman remains, to be present within the proposed development site. From the early medieval period onwards, the site appears to have been in agricultural use, and is likely to have formed part of the rural hinterland of Kingsbridge and West Alvington, and was in particular associated with the nearby Norden. There is considered to be very low potential for medieval and later settlement remains to be present within the proposed development site, with any remains of these periods most likely being of an agricultural character, and of little heritage interest.

An assessment of the potential effects of the development upon the settings and significances of surrounding designated heritage assets has identified that the proposed development would alter part of the wider setting of the Grade II Listed Norden. However, the development would not harm any of the key contributors to the significance of the Listed Building, and the elements of setting that contribute most highly to the value of the asset would also remain unharmed. Taking into account the proposed mitigation measures embedded within the development design, including the retention of open space to the south of the house and the maintenance and enhancement of the existing vegetation screening, it is considered that the proposed development would not harm the overall heritage significance of the Listed Building.

This assessment has identified no overriding heritage constraints that would be likely to preclude development. Given the limited identified harm to the known heritage resource, the proposed development would not conflict with the requirements of the Planning (Listed Buildings and Conservation Areas) Act (1990), or with national or local planning policy.

1. INTRODUCTION

Outline

- 1.1 In December 2014 Cotswold Archaeology was commissioned by Mr M Manisty to carry out a Heritage Desk-Based Assessment of land at West Alvington Hill, Kingsbridge, Devon (centred on NGR: SX 7295 4405; Fig. 1). The site is proposed for a mixed use development.
- 1.2 The proposed development site includes one of the allocated areas for development in Kingsbridge, identified as K5 in the Allocation Development Plan Document (South Hams District Council 2011). In addition, the proposal site includes a small parcel of land, directly adjacent to the western part of the allocation area K5, within which the attenuation feature, planting and access roads are proposed (Fig. 1). A previous heritage assessment was prepared for the site in October 2013 (Cotswold Archaeology 2013), in support of an earlier planning application which has recently been dismissed at appeal. Following a subsequent revision of the development proposals in response to this outcome, this document provides an updated assessment of the potential effects upon the historic environment resource.

Location and landscape context

- 1.3 The proposed development site is located on the western outskirts of Kingsbridge, within the South Hams district of south Devon. The small village of West Alvington lies c.430m to the west of the proposed development site. The site is situated within a landscape characterised by the small town of Kingsbridge to the north-east, east and south-east. To the north and north-west, the landscape has a rural agricultural character of small and moderate irregularly shaped fields, with hedge banks, wooded areas, scattered farms and agricultural buildings, small lanes and a series of minor watercourses feeding into the Kingsbridge estuary c.400m to the east. The topography of the area is characterised by low hills and undulating ground, with the proposed development site occupying an area of high and sloping land, at 30-50m Above Ordnance Datum (AOD), with a particularly steep slope in the north-western part of the site.
- 1.4 The proposed development site is approximately 3.2ha in area, and encompasses two fields, separated by a lane, which are currently laid to grass. Modern mapping (Fig. 2) indicates that, until recently, there were two fields within the eastern part of the site, and one field comprising the western extent. The removal of a boundary has led to the site comprising two fields. The fields are largely demarcated by

embanked mixed-species hedge banks, with the Devon-banked lane leading to the Grade II Listed Norden House, separating the fields on the proposed development site.

Development proposals

- 1.5 The site is proposed for a mixed-use development, comprising the construction of up to 60 residential dwellings, together with c.0.5ha of employment space, and associated infrastructure and landscaping. The majority of the western part of the site is proposed to be retained as open space. The existing hedge bank boundaries at the northern and eastern perimeters of the site will also be maintained, and an additional vegetation boundary, following the alignment of a former boundary displayed on historic mapping (Fig. 3), is to be installed within the central part of the site. Additional planting is proposed within the development site as well as alongside the northern and southern boundaries.

Objectives and scope

- 1.6 The assessment focuses upon the cultural heritage resource of the site itself, although the heritage resource within a minimum 500m 'buffer' (the 'study area', Fig. 2) around the site boundary has also been considered in detail.
- 1.7 The key objectives of this assessment are:
- to identify designated heritage assets within the site and study area;
 - to gather information on non-designated recorded heritage assets;
 - to assess the above baseline information, and to offer an analysis of the potential for currently unrecorded heritage assets within the site; and
 - to assess, as far as possible, the potential impact of the proposed development on the significance of heritage asset, including any potential adverse impacts on the settings of designated heritage assets.



2. METHODOLOGY

General

- 2.1 The methodology employed during this assessment was based upon key professional guidance including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014); and the English Heritage guidance *Conservation Principles* (2008).
- 2.2 This desk-based assessment has considered a 500m buffer study area centred on the proposed development site (Fig. 2). The size of the study area ensured that historic mapping and data sources provide sufficient information about the proposed development site and its surrounding landscape from which to assess known and potential impacts on the heritage resource. This in turn provided a clearer indication of the proposed development site's history, context and archaeological potential. All known heritage assets identified within this radius, and close to the perimeter of this study area, have been considered in this assessment.
- 2.3 Known heritage assets within the study area are reported in Section 4. A gazetteer of known and potential heritage assets in the study area has been compiled, and is presented as Appendix A. All assets are referred to in the text by a unique reference number **1**, **2** etc. The locations of these assets can be seen on Fig. 2.
- 2.4 This desk-based assessment has been informed by readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information consulted comprised:
- The National Heritage List for England - comprising a database of designated heritage assets, such as World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, and Registered Battlefields;
 - The Devon Historic Environment Record (DHER) - database of known archaeological sites, findspots, historic buildings and previous archaeological works;
 - Devon Heritage Centre, Exeter – for published documentary sources and historic maps and photographs;
 - The English Heritage Archives (EHA), Swindon – for aerial photographic collections;

- Online Sources - including the Archaeological Data Service (ADS), British Geological Survey (BGS) Geology of Britain Viewer, and local planning policy information from the South Hams District Council website.

2.5 A site visit was undertaken for the previous heritage statement on 17 July 2013, in order to examine current land use and topography, and to assess the visible cultural heritage resource. Designated heritage assets in the vicinity were also assessed at this time. A further visit was made on 6 January 2015 in order to consider the revised proposals and their potential impact on the setting of nearby heritage assets.

Heritage assets and assessment of significance

- 2.6 A 'heritage asset' is defined by the National Planning Policy Framework (NPPF Annex 2) as '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*'. Designated heritage assets include: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, as well as other elements of the landscape understood to have a degree of heritage value (see below).
- 2.7 Significance (for heritage policy) is defined in National Planning Policy Framework 2.9 (NPPF, Annex 2) as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.
- 2.8 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document, significance is weighed by consideration of the potential for the asset to demonstrate the following criteria:
- **Evidential value**, which derives from the potential of a place to yield evidence about past human activity;

- **Historical value**, which derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative;
- **Aesthetic value** derives from the ways in which people draw sensory and intellectual stimulation from a place; and
- **Communal value**, which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience and memory. These values are closely associated within historical and aesthetic values, but tend to have additional and specific aspects.

The setting of heritage assets

- 2.9 The English Heritage document *The Setting of Heritage Assets* (2011) provides guidance on setting and development management, including assessment of the implications of development proposals. In accordance with this guidance, setting may be defined as *'all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from the asset'*. All heritage assets have a setting, and elements of a setting may make a positive or negative contribution to its significance and may affect the ability to appreciate that significance. The extent and importance of setting is often expressed by reference to visual considerations, but may also comprise other elements that contribute to how a heritage asset is experienced, including factors such as noise, dust and vibration; by spatial associations; and by an understanding of historic relationships.
- 2.10 The methodology for the assessment of the setting of heritage assets employed by Cotswold Archaeology has been informed by this guidance. A staged approach is recommended for assessing the implications of development proposals. The first step is to identify the heritage assets affected, and their settings. Step 2 is to assess whether, how, and to what degree, these settings make a positive contribution to the significance of the heritage asset(s), i.e. 'what matters and why'. This includes a consideration of the key attributes of the heritage asset itself, and then considers:
- the physical surroundings of the asset, including its relationship with other heritage assets;
 - the way the asset is appreciated; and
 - the asset's associations and patterns of use.
- 2.11 The third step (where appropriate) is to assess the effect of the proposed development on the significance of assets through the consideration of the key attributes of the proposed development in terms of its:

- location and siting;
- form and appearance;
- additional effects; and
- permanence.

2.12 The fourth step is to maximise enhancement and minimise harm, and the fifth step refers to making and documenting the decision and monitoring outcomes.

2.13 The settings assessment presented in this report considers Steps 1, 2 and 3, which are the steps normally undertaken to inform the planning process. Step 4 is undertaken when it is considered necessary to specifically design/redesign a scheme to take into account heritage assets. This is not considered necessary in this case. Step 5 is a subsequent stage, also not applicable to this assessment.

3. PLANNING POLICY CONTEXT

Legislative framework, national planning policy and relevant sector guidance

3.1 The assessment is written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- The Hedgerows Regulations (1997);
- National Planning Policy Framework (2012);
- *National Planning Practice Guidance: Conserving and enhancing the historic environment* (Dept. for Communities and Local Government 2014)
- English Heritage: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (2008); and
- English Heritage guidance: *The Setting of Heritage Assets* (2011).

Planning (Listed Buildings and Conservation Areas) Act (1990)

3.2 The Planning (Listed Buildings and Conservation Areas) Act sets out the laws on planning controls with regard of Listed Buildings and areas of special architectural or historic interest (Conservation Areas). The document states that, when making planning decisions with regard to developments affecting Listed Buildings or their settings, the local planning authority or 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 that it possesses' (Part I, Chapter VI, Section 66).

- 3.3 The Act also states that with regard to development affecting Conservation Areas, the Local Planning Authorities should pay special attention to *'the desirability of preserving or enhancing the character or appearance of that area'* (Part II, Section 72).

National Planning Policy Framework (NPPF) (2012)

- 3.4 The NPPF sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as *'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'*
- 3.5 Individual components of the historic environment are considered heritage assets: *'buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.'*
- 3.6 Heritage assets include designated sites and non-designated sites, and policies within the NPPF relate to both the treatment of assets themselves and of their settings, both of which are a material consideration in development decision making.
- 3.7 Key tenets of the NPPF are that:
- 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. The more important the asset, the greater the weight should be;
 - significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II Listed Building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* Listed Buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional;

- where a proposed development 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; and
- with regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss and to the significance of the heritage asset affected.

3.8 Local planning authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be *'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

Local planning policy

3.9 Current local planning policy is set out in the South Hams District Core Strategy, adopted December 2006. This remains the key planning policy document for determining development control decisions within the District, pending the adoption of the new Local Plan, which is currently at the consultation stage. Matters relating to heritage are covered in Policy CS9: *Landscape and Historic Environment*, which states:

'3. The quality, character, diversity and local distinctiveness of the natural and historic environment will be conserved and enhanced. Within identified landscape character areas development will conserve, enhance and, where appropriate, restore landscape character. Specific landscape, wildlife and historic features which contribute to local character will be conserved and enhanced.'

4. The quality of the historic environment, including archaeological features will be conserved and enhanced.'



4. OVERVIEW OF THE HERITAGE RESOURCE

4.1 This section provides an overview of the historical and archaeological background of the study area, and the area surrounding it, in order to provide a better understanding of the context and significance of the cultural heritage resource that may be affected by development. This assessment then determines the significance of any affected archaeological sites (Section 5) and assesses the potential for encountering buried archaeological remains within the proposed development site, and predicts their likely nature, date, extent and condition.

Summary of designated heritage assets

- 4.2 There are no designated heritage assets within the proposed development site.
- 4.3 No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites (January 2012) are situated within the proposed development site or its vicinity.
- 4.4 A number of Listed Buildings are located within the study area. Closest to the site is the Grade II Listed Norden, which lies c. 40m to the north. A cluster of Listed Buildings is located in West Alvington c.450m to the west of the proposed development site (Fig. 2, **12**, **14**, **16**), with a second, larger cluster located in Kingsbridge, focused c.350m to the east of the site. The Grade II Listed Woodhouse, an individual farmstead, is also located within the study area, c.410m to the south of the site (Fig. 2, **11**). Kingsbridge Conservation Area is situated c.200m to the east of the proposed development site (**8**). The Conservation Area is focused around the main street within the town, Fore Street, which is lined by a large number of, predominantly Grade II, Listed Buildings. The Grade I Listed St Edmunds Church (**44**) also lies within the Conservation Area.
- 4.5 There are no Scheduled Monuments, Registered Park and Gardens or Registered Battlefields located within the study area.

Summary of non-designated or potential heritage assets

- 4.6 Historic cartographic sources record the former presence of a linhay (Fig. 2, **43**) and a well (Fig. 2, **42**), along the western boundary of the proposed development site. Any below ground remains relating to these, as well as any other post-medieval and later features such as removed field boundaries and a former trackway, are anticipated to be of little heritage interest.

- 4.7 Within the wider study area a limited range of heritage assets are represented. These are of predominantly medieval, post-medieval and modern date and comprise historic buildings, the remains of buildings and physical remains such as earthworks. These are listed in the gazetteer in Appendix A and depicted on Fig. 2. These are also discussed below within the context of the study area's historic and archaeological background. This section also considers the potential for the presence of presently unrecorded archaeological remains, including deposits and artefacts, within the proposed development site.

Geology, topography and the palaeoenvironment

- 4.8 The solid geology of the proposed development site comprises sedimentary slates, siltstones and sandstones of the Devonian Meadfoot Group. Superficial deposits are recorded in the northern part of the site, along the line of a small stream which runs into the Kingsbridge Estuary. These comprise head deposits of clay, silt, sand and gravel, formed in the Quaternary period, with alluvial deposits of clay, silt, sand and gravel, in the northernmost part of the site (BGS online 2012). Such deposits have previously been known to contain Palaeolithic remains.
- 4.9 The proposed development site lies on an area of sloping land, at 30-50m Above Ordnance Datum (AOD). The slope is roughly from west to north-east, towards a small stream leading into the Kingsbridge estuary which lies c.400m to the east of the site. The site occupies the eastern slope of West Alvington Hill, which rises to c.80m to the west of the site, and on which the village of West Alvington is situated. To the north of the site the ground drops in the area of the stream, before rising to around 100m AOD, where the small settlement of Norton is located. Beyond Kingsbridge and Kingsbridge estuary to the east and south-east, a series of further hills are located, with peaks of between 80 - 100m AOD. Views from the proposed development site incorporate Kingsbridge, the surrounding hills, valleys and scattered deciduous vegetation.

Prehistoric (pre- AD 43)

- 4.10 The Palaeolithic covers the period from c.500,000BC-10,000BC. Palaeolithic finds within Devon have tended to be focused in the south-eastern part of the county, particularly in the gravel deposits of the Axe Valley area. However, recent research carried out as part of *The Palaeolithic Rivers of Southwest Britain* project has identified Lower and Middle Palaeolithic occupation in the area to the west of the Axe valley (Brown et. al. 2008). This project has established the importance of the floodplains as routes during the Palaeolithic period, highlighting the potential for artefact deposition in these areas.

- 4.11 Palaeolithic artefacts have been recorded from alluvial deposits in the south-west, although the majority of Palaeolithic finds are from fluvial, river terrace deposits. Additionally Palaeolithic artefacts have also been recorded from Head deposits. Head Deposits were formed as a result of soil and rocks moving downslope during the periglacial period, and are recorded within the northern part of the proposed development site (Scott-Jackson 2000). Artefacts are characteristically within secondary contexts in these deposits, and are not associated with in-situ occupation sites. The proposed development site, containing a band of alluvial and head deposits thus has some, limited, potential to contain Palaeolithic artefacts. However, no such artefacts have been recorded within the site or study area, and as such this potential is limited.
- 4.12 The Mesolithic and Neolithic periods in Devon are represented primarily by flint scatters (Fitzpatrick 1999: 1). There is no evidence of activity dating to the early prehistoric periods within the site or in the wider environs surrounding the study area. As such there is considered to be very limited potential for archaeological remains dating to these periods to be present within the proposed development site.
- 4.13 During the Bronze Age, between 2400- 700 BC, upland areas of Devon were favoured for the construction of funerary monuments, represented by large numbers of barrows and cairns, particularly on Exmoor and Dartmoor (Whybrow 2010: 26). A series of barrows located c.2.7km to the south-east of the proposed development site represent Bronze Age activity in the area. These barrows are located in prominent positions on hilltops and hillslopes, overlooking the Kingsbridge estuary. The proposed development site is also situated on a slope, overlooking a stream running into the Kingsbridge estuary, however, the position it occupies lacks the prominence usually associated with Bronze Age funerary remains. Additionally no evidence of Bronze Age activity has been recorded within the site or study area. As such, the potential for Bronze Age funerary remains to be present within the proposed development site is considered to be very limited. Evidence of settlement in this period, as with earlier periods, is scarce, and no indications of activity dating to this period are recorded within the either proposed development site or the study area. There is therefore considered to be very limited potential for archaeological remains relating to Bronze Age activity to be present within the proposed development site.
- 4.14 The *Dumnonii Tribe* occupied Devon, Cornwall and west Somerset during the Iron Age, from 700 BC - 43 AD. Iron Age sites from across Devon comprise mainly

upland hillforts, and lowland enclosed and unenclosed settlements identified primarily through aerial photography. Hillslope enclosures are also known from Devon dating to this period.

- 4.15 An Iron Age multi-enclosure hillfort has been identified c.4km to the south-west of the proposed development site. No evidence of Iron Age activity has been identified within the site or study area. Although the proposed development site is on a hillslope and in the vicinity of a stream, a possible favourable condition for Iron Age activity, the absence of any remains within the site or study area dating from this period indicates that the site has very limited potential to contain Iron Age material.

Roman period (AD 43 – AD 410)

- 4.16 The nearest large Roman town was some 50km to the north-east at Exeter. Exeter was established as a Roman town in the 1st century AD, following a period as a legionary fortress, and became the capital of the *civitas Dumnoniorum*; based on the area occupied by the Iron Age *Dumnonii* (Holbrook & Bidwell 1991). No evidence of Roman occupation or settlement has been identified in the area around Kingsbridge, however a major hoard has been recorded at Plymouth, c.28km to the north-west of the proposed development site. A single Roman road is recorded running southward from Exeter in the direction of Newton Abbott, recorded by Margary (1973:84; 120) as an offshoot of road 491, the main part of which ran from Teignbridge northward to Exeter.
- 4.17 A single Roman coin has been found in Kingsbridge, although the exact location of the find is not known (1). No other evidence of Roman activity has been found within the site or study area, and the baseline evidence demonstrates very limited potential for archaeological remains dating to this period to be present within the site.

Early medieval (AD 410 – AD 1066) and medieval (AD 1066– AD 1539)

- 4.18 The shire of Devon is thought to have come into existence around the 8th/9th centuries, as a sub-division of the Iron Age *Dumnonian Kingdom* (Higham 2008: 2). The course of a stream separating the parishes of Kingsbridge and Dodbrooke is thought to define the Saxon boundary between Stanborough and Coleridge (Fig. 2, 2). The name Kingsbridge may have derived from a bridge in this area, first mentioned in the Sorley Charter in 962AD as '*Cinges Bricge*' (Fig. 2, 3). It has been suggested that this bridge may have been located in the area of Mill Street, c.300m to the east of the proposed development site (Davies 1913:146-7). During the early

- medieval period a chapel (Fig.2, 4) is also thought to have been located adjacent to the site now occupied by the Grade I Listed Church of St Edmunds (List Entry No.: 1165559).
- 4.19 The origins of the settlement at Kingsbridge are disputed. Halsam (1984) has argued that the bridge (Fig. 2, 3) is likely to have been associated with an early medieval burh (Fig.2, 7), and that the early settlement pattern, features of which are shown on historic maps such as the 1841 map of Kingsbridge (not illustrated), is comparable with that of other early medieval burhs in the south-west. In particular he has argued that Kingsbridge may have been one of a series of defended burhs established by Edward the Elder during the 10th century to protect major rivers, and the settlements which lined their banks, from attack by Viking raiders. However, there have been few archaeological investigations within the area of the possible Saxon town to support these early-medieval origins.
- 4.20 The site lies within the parish of West Alvington. The manor of West Alvington is well recorded from the medieval period, however little is known of its early medieval history. A charter dating to 909 AD mentions a church in this area, which may have been located on the site of the current Grade I Listed Church of all Saints (Fig. 2, 12) in West Alvington, c. 440m to the west of the proposed development site.
- 4.21 This settlement pattern, focused around Kingsbridge and West Alvington, appears to have continued into the medieval period. West Alvington is recorded in the Domesday book as the Royal Manor of Alwintona. However, Kingsbridge is not mentioned in the Domesday survey, and is thought to have been included under the manor of Norton, within Churchstowe parish, to the north of the proposed development site.
- 4.22 Kingsbridge became a borough during the 13th century (Fig.2, 7) and was granted the right to hold markets in 1220, followed by West Alvington where markets are recorded from 1272 (Fig.2, 12). Medieval elements of Kingsbridge are still visible in the boundaries lining Fore Street, representing the remains of medieval burgage plots recorded in excavations (Fig. 2, 33) and visible on 1586 Plan of Kingsbridge (not illustrated). A large number of *Listed Buildings*, lying primarily within the Kingsbridge Conservation Area, represent the development of the town from the medieval period onward (Fig. 2, 7). Likewise Listed Buildings within West Alvington represent the medieval development of this village (Fig. 2, 12, 14, 16).
- 4.23 Other remains recorded within the study area indicate that the general pattern at this time was characterised by scattered farmsteads with agricultural land located in

- the areas between the village and town settlements at West Alvington and Kingsbridge. The Grade II Listed Woodhouse, located c. 410m to the south of the proposed development site has medieval origins and represents one of the scattered farmsteads (Fig. 2, **11**). Further medieval remains within the study area include West Alvington Wood, c. 100m to the west of the proposed development site (Fig. 2, **13**). Surveys of this woodland indicate that it originated during the medieval period as oak woodland, surrounded by embankments, with earthworks possibly representing medieval holloways running down the western side (Waterhouse 2001). A survey of the Boweringsleigh estate in 1656 listed Alvington Wood under its possessions, indicating its presence by the early post-medieval period at least.
- 4.24 The Grade II Listed Norden, which lies c. 40m to the north of the proposed development site, is dated to the 17th century (Fig. 2, **4**). The Listing description also indicates that remains of the previous Norden manor house, dating to the medieval period, are extant in this location. It has been suggested that the possible manor house may have been associated with further remains of medieval settlement, however there is little evidence to support this. No estate maps or plans relating to Norden are known to survive.
- 4.25 The presence of a manor named Norton, in close proximity to Norden, the former c.1.1km, and the latter c.40m to the north of the proposed development site has caused confusion, particularly as the names appear to have altered over time. The name *Nortu-a* appears in a document dating from the early 12th century, referring to a mill associated with *Nortu-a*, in West Alvington, in the possession of the monks of Buckfast (Fig. 2, **42**). Although Norden is located in West Alvington, Norton, located near to the parish of West Alvington, appears to have been held by the Abbot of Buckfast in 1086, whose lands included the majority of Churchstowe parish, in which Norton is located. There are a number of references to buildings associated with the Abbot of Buckfast within the study area, including the Kingsbridge residence of the Abbots (Fig. 2, **9**), and their banqueting hall, thought to have been located on Fore Street (Fig. 2, **10**). The connections between Norton and the Abbots of Buckfast indicate that this 12th-century document is likely to refer to Norton rather than Norden.
- 4.26 The current owners of Norden have shown a keen interest in the history of the house. Their renovations of the property, including the construction of garages and other outbuildings have recorded no further remains of medieval structures, and although pottery dating from later periods has been recorded while gardening, no

medieval pottery or other finds have been encountered. Although this absence of evidence is anecdotal in nature, particularly when considered in conjunction with the absence of any other evidence indicating medieval settlement associated with Norden, the proximity of other medieval settlements including Kingsbridge and West Alvington, and the confusion created by similar place names in the area, suggests it is unlikely that Norden formed a focus for a substantial medieval settlement.

- 4.27 The foci of early medieval and medieval activity appear to have been around the Fore Street area of Kingsbridge (Fig. 2, **3**, **7**), and in the location of the modern village of West Alvington (Fig. 2, **12**), with a likely individual household located at Norden. As such, the potential for medieval settlement remains to be present within the proposed development site is considered to be very limited, and it appears likely that the site formed part of the agricultural hinterland to these settlements during this period. There is some potential for buried agricultural remains, such as infilled-ditches of former field boundaries.

Post-medieval (AD1540 – AD1800) and modern periods (AD1801 – present)

- 4.28 The settlements of Kingsbridge and West Alvington continued to grow during the post-medieval period, as evidenced by the Listed Buildings, particularly lining Fore Street in Kingsbridge, which date to this period (Fig. 2, **7**). The former harbour, evidence of which was recorded in excavations c.400m to the east of the proposed development site (Fig. 2, **34**), is thought to date to the 17th century. A series of further structures recorded in this area date to the 17th and 18th century, and are thought to relate to trade based around the harbour (Fig. 2, **17**, **18**, **19**), and attest to the further development of Kingsbridge during this period. Historic maps such as Donns 1757 Map of Devon record these settlements, and indicate that there was no settlement within the proposed development site at this time.
- 4.29 Historical documents dating from the beginning of the post-medieval period onward make reference to the manor of Norden/Nordon. A number of these documents relate to land in the manor of Norden, including fields and meadows which appear to have been leased to different individuals, with the earliest records indicating the presence of the manor of Norden from 1556. None of these historical documents refer to settlement other than the manor house itself.
- 4.30 The current structure named Norden, built during the 17th century, is thought to have been the dower house for the Grade I Listed Boweringsleigh (List Entry No. 1170092), located c.1.1km to the north-west-west of the proposed development site. This association appears to have originated during the latter part of the 19th

century, when Fox (1874:110) records that a Mrs Ilbert, mother of W. R Ilbert, owner of Boweringsleigh, resided in Norden. It is notable that Boweringsleigh underwent large scale restorations between 1868- 73, and that a lodge is recorded on the 1906 Ordnance Survey map (Fig. 2, **6**), on the edge of Kingsbridge, at the entrance to a private road leading from Kingsbridge to Boweringsleigh, via an entrance to Norden. The 1841 Tithe Map of West Alvington (Fig. 3) indicates that previously this route had been a pleasure walk leading toward Kingsbridge from Norden, and had not extended toward Boweringsleigh. These developments indicate that a redevelopment and expansion of the Boweringsleigh estate took place during the latter part of the 19th century, which included the addition of Norden to the estate, and the connection of this house to Boweringsleigh by a road connecting both with Kingsbridge.

- 4.31 The 1841 Tithe map (Fig. 3) shows the proposed development site as a series of fields, characterised by Devon County Council (2006) as modern enclosures adapting post-medieval fields. A structure, described as a lincay (Fig. 2, **43**; Fig. 3), is recorded at the western boundary of the proposed development site, testifying to the continued use of the site as agricultural land. The Tithe map also records a series of field names within the proposed development site containing the word 'park', namely Church Park (Fig. 2, **15**), Western Norden Park and Eastern Norden Park and Noin tenement/park. The former may represent the former site of a church, or church holdings. No earthwork remains relating to former structures were observed during the site visit, or on aerial photographs of the area. Additionally the proximity of this part of the site to West Alvington church, c.440m to the west (Fig. 2, **12**), indicates that it is unlikely that the site would have been occupied by a church, with another in such close proximity. By the same token the proximity of West Alvington church suggest the likelihood that church lands would lie in this area, and as such it appears likely that the place name 'Church Park' within the proposed development site refers to church lands.
- 4.32 The names Noin tenement/park, Western and Eastern Norden Park likely indicate enclosed areas of land, either for hunting animals, as pleasure grounds or representing fields. The latter definition is common in the south-western counties (Field 1989: 160; 272). The Tithe map shows a trackway, named as walk and used as pleasure grounds running through the northern part of the proposed development site (Fig 3). As such it is possible that the names Western and Eastern Norden Park were used as pleasure grounds at this time, associated with Norden. However, both areas are also noted to be arable land, indicating a possible dual function.

- 4.33 The succession of Ordnance Survey maps indicate little change to the proposed development site, with the exception of a reduction in the number of field boundaries over time (Figs. 4-6), and the presence of a well (Fig. 2, **42**) recorded on the 1906 Ordnance Survey map only (Fig. 5). No remains relating to this well were observed during the site visit.
- 4.34 A series of modern features and structures are located within the study area, including a lime kiln (Fig. 2, **26**), South Devon Ropery and associated buildings (Fig. 2, **23, 24**), gasworks (Fig. 2, **29**), two workhouses (Fig. 2, **21, 22**), the former of which is Grade II Listed, and the Grade II Listed Redford Court. Toward the latter part of the 19th century Kingsbridge Branch Railway was constructed. The railway curved around the western side of Kingsbridge, and bordered the eastern part of the proposed development site (Fig. 2, **27**), with the station located c.50m to the east (Fig. 2, **28, 36**).
- 4.35 Other additions were made to Kingsbridge during the 20th century, including the cattle market (Fig. 2, **30**) and an unlocated toll house (Fig. 2, **32**). During the Second World War Kingsbridge was the target for a bombing raid in January 1943, evidence of which remains as bomb damaged buildings, and a possible bomb crater identified during the assessment of land c.150m south of the proposed development site prior to the construction of Kingsbridge College (Fig. 2, **39**). A loopholed wall, designed to allow weapons to be inserted through walls, has also been recorded within the study area (Fig. 2, **31**).
- 4.36 In summary it appears likely that the proposed development site continued to be used as agricultural land during the post-medieval and modern periods. There is potential for below ground remains relating to a linhay (Fig. 2, **43**) recorded on the 1841 Tithe Map and a well (Fig. 2, **42**), recorded on the 1906 Ordnance Survey map, in addition to removed field boundaries and a trackway within the northernmost part of the site.



5 STATEMENT OF SIGNIFICANCE

Recorded heritage assets within the site

- 5.1 A review of 19th and 20th century historic mapping has identified the former presence of a linhay (Fig. 2, **43**) and a well (Fig. 2, **42**) along the western boundary of the proposed development site, in addition to former field boundaries and a trackway. Any below-ground remains associated with these features would be of little heritage interest, and would not be considered to constitute heritage assets as defined by the NPPF.

Potential buried archaeological remains

- 5.2 The proposed development site, containing a band of alluvial and head deposits holds some limited potential for Palaeolithic artefacts. No prehistoric remains are recorded within the site or study area, however, and there is considered to be very limited potential for remains of this date to be present within the proposed development site. Likewise, only a single Roman coin has been recorded within the study area, and the proposed development site is considered to have very limited potential for Roman remains to be present.
- 5.3 The site appears to have been in agricultural use from at least the medieval period, and is likely to have formed part of the agricultural hinterland of the settlements of Kingsbridge and West Alvington, and in particular is thought to have been associated with Norden. No earthworks or cropmarks indicative of below ground settlement remains have been observed within the proposed development site, and given the inclusion of the site within agricultural land on historic mapping, there is considered to be very low potential for medieval and later settlement remains to be present. There is a potential for further below archaeological features associated with this agricultural use to be present, including former stock enclosures and drainage systems, however, any such remains are likely to be of little heritage interest.



6. SETTING ASSESSMENT

6.1 This section addresses the potential impact of the proposed development upon the significance of designated heritage assets within the study area, through the alteration of their setting. This assessment has been undertaken in accordance with the guidance contained in the *Setting of Heritage Assets* (English Heritage 2011).

6.2 In line with Stage 1 of the English Heritage guidance, a number of heritage assets within the study area were excluded from detailed assessment following a visual inspection of the assets and their settings, carried out during the site visit. Those assets identified as requiring no further assessment include the Listed Buildings within West Alvington (Fig. 2, **12**, **14**, **16**), located c.450m to the west, and the Grade II Listed Woodhouse, situated 410m to the south (Fig. 2, **11**). On account of local topography, these assets were observed to share no intervisibility with the proposed development site. Due to the lack of identified historical or visual relationship, the site is not considered to comprise part of the settings of these assets, and the proposed development would therefore have no potential to harm their significance.

6.3 The designated assets identified as being potentially sensitive to the development, and thus requiring detailed assessment, are discussed below.

Grade II Listed Norden (Fig. 2, 5)

6.4 The Grade II Listed Norden is located approximately 40m to the north of the site, and comprises a 17th century house with later alterations. The structure is built of local stone, and features a slate roof, a large shouldered chimney, and sash windows with glazing bars and exposed frames. The principal, north elevation incorporates a wide entrance door with a glazed upper half, with a wooden porch representing a later addition.

6.5 The Listed Building occupies a relatively low lying area in the floor of a stream valley, with the surrounding land rising steeply to the north and south. The building is situated within private grounds, enclosed by mature trees and other vegetation, and is accessed by a hedge bank-lined driveway (Norden Lane) leading southward from West Alvington Hill. Immediately to the south of the house, the driveway opens up into a forecourt, before continuing on through landscaped gardens which surround the building to the north. A number of associated outbuildings, several of which are modern conversions of historic structures, are located to the east of the house. Also to the east of the house are the probable remains of the former medieval manor house, comprising the lower part of the stone and cob built walls. These remains are

included within the designation. A public footpath flanks the building's curtilage to the south.

- 6.6 The significance of the Listed Building is derived primarily from the evidential and historical values embodied within its physical fabric. As an example of 17th century vernacular architecture, the structure possesses the ability to inform an understanding of its construction, use and developmental sequence. Historically, as a former manor house, the building provides an illustration of medieval and post-medieval rural settlement patterns and the evolution of the local landscape over these periods. A further aspect of this historical value is the association with the Boweringsleigh Estate, for which the present Norden house is believed to have functioned as the dower residence in the 19th century. These vital components of the asset's significance would remain entirely unaltered by the proposed development. The building also has some aesthetic value, relating to its attractive design and craftsmanship, although being situated within a low lying valley, the house is not visually prominent in the landscape and does not incorporate any designed views.
- 6.7 The most important aspect of the asset's setting comprises its immediate surroundings formed by the landscaped gardens and forecourt. These intimate and secluded grounds, framed by established vegetation, serve to emphasise the nature of the building as a private residence of some local status, and so provide the setting within which its historical, architectural and aesthetic qualities can be best appreciated. This strong sense of seclusion is further reinforced by the location of the asset within a low lying valley, as a result of which outward views are largely restricted. The historical and spatial relationship between the present house and the remains of the medieval manor house is also an integral element of this immediate setting, illustrating the history of settlement at Norden. Although much altered, the associated outbuildings also retain historical and functional connection with the house, and can thus be seen to contribute to its evidential and historical values. These principal attributes of the asset's setting would be in no way affected by the development.
- 6.8 A further key element of the asset's setting is Norden Lane, which forms the approach to the house from both the south-east and the north-west. As well as allowing an appreciation of the house's frontage within the specific views available upon the approach, the section of this driveway to the north-west, linking the house to Boweringsleigh, is also illustrative of the historical association with the estate.

Although it is partly included within the site boundary, Norden Lane would not be altered, and is not proposed to be used as an access route for the development.

- 6.9 In addition to its immediate surroundings, the Listed Building can be experienced within views from the public footpath to the south, which is situated at a higher elevation than that of the house. These views, which are achieved through breaks in the boundary vegetation, enhance the sense of isolation and rural tranquillity of the asset, contributing to its historical and aesthetic values. The proposed development would not feature within these views, and would not affect the appreciation of Norden from the footpath.
- 6.10 The wider surroundings of the asset, comprising agricultural fields, are also considered to provide some, limited, contribution to the building's significance, as the rural context within which the house was constructed and functioned. Due to the secluded location of building within a low lying dip enclosed by vegetation, the surrounding landscape is not prominent within the available views from the house, which are principally focused upon the gardens and forecourt areas immediately to the south and north. Equally, the house is not a visually dominant feature within the wider landscape. The fields to the south, comprising the proposed development site, do however have a historical functional relationship with Norden, having been named as part of its estate in the 1841 West Alvington Tithe apportionment.
- 6.11 The proposed development, representing a change from agricultural to residential land-use, would lead to the alteration of a small part of this wider rural setting. However, the development design incorporates a number of mitigation measures which will serve to minimise the scale of potential impact. In particular, the north-western area of the site, directly south of the Listed Building, is proposed to be retained as open space including an attenuation feature, with land further to the south-west excluded from development. These mitigation measures would preserve the historic rural character and sense of isolation of this part of the asset's setting. The limited degree of intervisibility which currently exists between the building and the northern part of this area of the site (Figs. 7 and 8) would also be maintained. The built element of the proposed development will be situated approximately 90m to the south-east and east of the Listed Building at its closest extent, and will be largely screened by the existing vegetation, which is to be retained and enhanced (proposed new planting) under the current development proposals. The western extent of the proposed housing area would be contained within a tree-lined boundary, which would follow the alignments of a former field boundary depicted on the 19th century mapping (Figs. 3-6). In addition to further screening the

development, the reinstatement of this boundary would restore part of the historically associated field pattern lost through modern agricultural practices.

- 6.12 Overall, the proposed development would not alter the key elements of the asset's setting, comprising its immediate surroundings, and neither would there be any impact on the evidential and historical values from which its significance is principally derived. As such, and in consideration of the proposed design measures outlined above, the development would not harm the overall heritage significance of the Listed Building.

Kingsbridge Conservation Area (Fig. 2, 8) and Listed Buildings within Kingsbridge

- 6.13 Due to their contextual relationships, the Conservation Area and the Listed Buildings situated within it (excluding the Church of St Edmunds, discussed separately below) are assessed together.
- 6.14 Kingsbridge Conservation Area, encompassing the historic core of the town, is located c. 200m to the east of the site. It contains a total of 110 Listed Buildings, which predominantly comprise houses and shops of 18th century and 19th century date. These are largely concentrated along the interconnecting historic streets of Fore Street, Mill Street, Bridge Street, Church Street and Ebrington Street, and are interspersed with modern structures. The layout of the buildings, often within narrow land parcels are particularly evident along the medieval Fore Street, creates a dense, inward looking streetscape. The southernmost part of the Conservation Area has a more open aspect, with large, widely spaced villas overlooking the Kingsbridge estuary. To the north, east and west, the historic core of the town is surrounded by modern residential and commercial development, with agricultural land situated beyond.
- 6.15 The main contributors to the special character the of the Conservation Area are considered to be the evidential and aesthetic values of the Listed Buildings themselves, representing an attractive range of styles which contribute to the local vernacular. The primary setting of these Listed Buildings comprises their curtilages and street frontages, with the contextual and spatial relationships between the buildings also forming an important element. Collectively, the buildings provide a visual illustration of the historical development of the town.
- 6.16 The character and appearance of the Conservation Area can be best experienced from within the town, as this allows for the significance of the Listed Buildings, forming the key aspect of the character of the historic settlement, to be appreciated,

and thus historic layout and development of the town to be understood. Owing to the dense nature of the streetscape, views from within the Conservation Area are largely inward-focused, looking linearly along the main streets. More extensive views of the wider landscape are afforded from the southern part of the Conservation Area, which looks out across the Kingsbridge estuary. These vistas, which exemplify the influence of the local landscape on the historic development of the settlement, are considered to be of key importance to character and significance of the Conservation Area.

- 6.17 The agricultural land surrounding the town to the north, south and west, incorporating the site, is considered to make a very limited contribution to significance, by placing the village within the historic rural context within which its origins and development can be understood. Owing to the dense and inward looking nature of the town, however, views of the site from within the Conservation Area are largely limited to glimpses achieved through gaps between buildings at the western edge of the Conservation Area, and the more open views afforded from the prominently located St Edmund's churchyard (Fig. 10; discussed below). Within these available views, only the higher ground within western field of the site is visible, with the eastern area screened by surrounding vegetation, and by modern development on the western outskirts of the town. The majority of the part of the site visible within these views is to be preserved as agricultural land. As such, only a small portion of the housing would be visible from within the Conservation Area, and this would largely blend-in with existing development on the western periphery of the town. The proposed development would also not feature within the key southerly views from the Conservation Area. Overall, the limited degree of change to the wider rural surroundings would not affect the special character of appearance of the Conservation Area.

Grade I Listed Church of St Edmund (Fig. 2, 44)

- 6.18 The Grade I Listed parish Church of St Edmund is located c.460m to the north-east of the site within the Kingsbridge Conservation Area. The church was constructed in early 15th century on the site of an earlier chapel, and was subject to restoration works and additions in the latter part of the 19th century. The building is cruciform in plan, and is stone-built in a gothic perpendicular style. Earlier, probably 13th century stonework is incorporated within the base of the central tower, which is capped with an octagonal stone spire. The interior of the church features a memorial monument by the prominent 18th century sculptor, John Flaxman.

- 6.19 The church is prominently located on area of high ground at the western edge of Fore Street, and occupies the eastern extent of a rectangular churchyard. The churchyard is surrounded to the north, east and south by historic and modern buildings within the core of Kingsbridge, while to the west lies modern commercial development on the outskirts of the town, with agricultural fields beyond.
- 6.20 The significance of the church is derived from a combination of evidential, historical, aesthetic and communal heritage values. The physical architecture of the church has the potential to provide valuable information regarding its historical use and development, while also allowing for an appreciation of the design and craftsmanship of construction. Historically and communally, the church formed a key part of the history and development of the wider area, serving as a parish church and focal point for the local community.
- 6.21 The immediate setting of the asset is also considered to contribute towards its value. The surrounding churchyard, with its associated burial and religious monuments, allows the church to be experienced within its distinctive historical and functional context, while trees and vegetation bestow a sense of seclusion and tranquillity which add to its aesthetic qualities. The positioning of the church, as a focal point within the historic core of Kingsbridge, is also of fundamental importance. The heritage values inherent within the Listed Building's historic fabric can be best appreciated from within this immediate, key setting, which will be in no way affected by the proposed development. Due to the construction of the Shambles immediately to the east of the site in the 16th century, the church cannot be easily experienced from the street frontage, with only the spire of the church being clearly visible.
- 6.22 The siting of the church on a high point overlooking its surrounding parish to the west would also have been an important and deliberate aspect of its function as a rural church, acting in conjunction with the physical form of the building to create a recognisable marker within the medieval landscape. This visual prominence can be experienced within views afforded at ground level from within the churchyard, which looks out over the rolling valley landscape to the west and north-west. Owing to the presence of visually dominating modern industrial and commercial structures on the outskirts of the town, however, these views are not considered to contribute to the aesthetic values of the church. As such, while the proposed development would occupy a small area of the agricultural land currently visible from the church (Fig.10), this alteration would not be considered detrimental to the setting or significance of the Listed Building. Furthermore, the proposed housing, which would be concentrated in the lower lying parts of the site, would not visually compete with the

church spire as viewed from within the wider landscape, and would not affect the ability to appreciate and understand the function and aesthetic qualities of the asset.

7 IMPACT ASSESSMENT

Summary of previous impacts

- 7.1 A review of the available cartographic and documentary evidence indicates that the site has not been subject to modern development. As such, any pre-existing impacts to any potential buried archaeological remains would derive chiefly from medieval and later agricultural practices, most notably ploughing, which may have truncated the upper horizons of any remains situated beneath the topsoil layer. Such damage may be most severe on the areas of higher ground in the west of the site, where the depths of protective overburden deposits are expected to be shallower.

Potential effects upon buried archaeological remains

- 7.2 Construction operations to build new housing within a greenfield site typically require piecemeal, but extensive below ground disturbance. Often this will involve the excavation of trenches for building foundations, service runs and larger areas of topsoil stripping for new road construction. In nearly all cases, these operations would damage or remove surviving buried archaeological remains, if present within their footprint. The steep topography of parts of this site may also require terracing prior to the construction of housing. This terracing will be associated with extensive areas of below ground disturbance.
- 7.3 Below ground remains relating to a well and linhay, both of very limited heritage interest, may survive along the western boundary of the proposed development site. The masterplan indicates that no construction activity will take place within this area, which is proposed to be retained as open space. As such, no adverse impacts are anticipated with regard to these potential features.
- 7.4 The Devon County Archaeology Service has concurred that the site is of little archaeological interest, stating that *'The topography of the site, as well as the documentary evidence (particularly that relating to the previous confusion/conflation of Norden / Norton) all points to a low archaeological potential here. and I will not recommend any further archaeological work is carried out.'* In response to the 2013 planning application the Devon County Archaeology Service confirmed that *'I do not recommend that any further archaeological work is carried out , and do not recommend that any archaeological condition need to be placed on the application.'*

Potential effects upon the settings of heritage assets

- 7.5 This report has assessed potential effects of the development upon the settings and significance of designated heritage assets within the wider environs of the site (Section 6, above). It has been identified that the introduction of housing within the present agricultural surroundings of the Grade II Listed Norden, with which the land within the site is historically associated, would represent a limited alteration to the wider setting of the Listed Building. However, the key component of this asset's significance, comprising its physical fabric, would be in no way affected, and the elements of setting that contribute most highly to the value of the asset would also remain unharmed. Moreover, the proposed development has been carefully designed to minimise the potential impacts with regard to the Listed Building, with the retention of open space to the south of the house, as well as the maintenance and enhancement of the existing vegetation screening, serving to preserve the sense of rural seclusion integral to the setting of the asset. Taking these measures into account, the proposed development would not harm the overall heritage significance of the Listed Building.
- 7.6 It has been established that the proposed development would also alter, in a very limited way, the wider rural settings of the Grade I Listed Church of St Edmund, and the Kingsbridge Conservation Area. In both cases, however, the most important elements of their settings, i.e. those which enable the heritage values of the asset to be most easily appreciated and understood, would remain entirely unharmed. Consequently, the proposed development would not result in any harm to the significance of these designated heritage assets.

Summary conclusions

- 7.7 In summary, this assessment has identified no overriding heritage constraints that would be likely to preclude development. Given the limited identified harm to the known heritage resource, the proposed development would not conflict with the requirements of the Planning (Listed Buildings and Conservation Areas) Act (1990), or with national or local planning policy.



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APPENDIX A: GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER ELEMENTS OF THE HISTORIC ENVIRONMENT

No.	Description	Period	Status	NGR (all SS)	DHER ref. NMR ref. EH ref.	Major Source
1	Roman Coin found at Kingsbridge. Exact location unknown.	Roman	-	73 44	MDV58851	DHER
2	Saxon boundary between Stanborough and Coleridge which was preserved in the parish boundary between Kingsbridge and Dodbrooke in the 19th century, was defined by a stream.	Early-medieval		7360 4474	MDV61347	DHER
3	Kings Bridge. Possible site of 10th century Kings Bridge mentioned in the Sorley charter dating to 962 AD as 'Cinges Bricge'.	Early-Medieval	-	734 441	MDV42863	DHER
4	Site of former Early Medieval Chapel, built by the monks of Buckfast.	Early-Medieval	-	7341 4440	MDV30057	DHER
5	Norden, remains of former manor house to the east of Norden. Current house is dated to 17th century, with remains of the previous Norden manor house extant as ruined stone and cob walls, dated to the medieval period.	Medieval/ Post Medieval	Grade II	7288 4416	MDV7260/ 444524	DHER/ EH
6	Former L shaped Lodge at the edge of the former driveway to Norden and Boweringsleigh. Shown on historic maps and demolished in the late 20th century.		-		MDV21803/ 444572	DHER /EH
7	Kingsbridge became a borough during the 13th century. Kingsbridge was carved out of Churstow parish circa 1220, when the market was granted. The lands of Churstow parish equated roughly to the Domesday estate of Norton held by the Abbot of Buckfast in 1086. It is thought to be one of a system of burghs in southern England established by Edward the Elder, possibly as a defended or fortified burh from the 10th century	Medieval	-	734 443	MDV21807 1520295	DHER /EH
8	Historic core of Kingsbridge including church, and buildings representing the development of the town from the medieval period onward. The town core is a Conservation Area, in which a large number of Listed Buildings lie. Medieval burgage plots are visible in the layout of the town along Fore Street.	Medieval onward	Conservation Area with Listed Buildings.			DHER/ EH
9	Abbots Banqueting house. The banqueting house of the Abbot of Buckfast is said to have stood towards the top of Fore Street, according to Hawkins (1819). The exact site has not been located, and it appears that the HER places the banqueting house at 73 44, adjacent to the proposed development site. This reference is unlikely to be correct as it does not lie along Fore Street	Medieval	-	73 44 (?)	MDV7270	DHER

10	No 20 Fore Street was probably the town residence of the Abbot of Buckfast, dating to the 15th century. The high status of the building is suggested by the remains of an elaborately decorated chapel and other features recorded in the 19th and early 20th centuries. Located within the Conservation Area, not Listed.	Medieval	-	7343 4420	MDV7255	
11	Woodhouse. Woodhouse Farm is now a Grade II Listed Building, with Grade II Listed barn, linhay and stable. The farmhouse dates from the 19th century, however a settlement in this location is known from the 14th century, when Wodehous is first mentioned.	Medieval/ Modern	Grade II		MDV 69852; 69850; 69851; 90660; 91138	DMER/ EH
12	West Alvington. Recorded as a medieval manor of Alwintona in the Domesday book. A market is recorded in the settlement from 1272. The parish church (of all saints) has 13th century origins, is Grade I Listed, and may lie on the site of an earlier church mentioned in a Charter dated to 909 AD. A series of heritage assets, including gravestones, a rood Screen and commemorative monuments are associated with the church. The former are Grade II Listed	Medieval/ early medieval (?)	Grade I/II		MDV16114;2 1808;7229; 7230;7231; 7232;7233; 91139; 91135	DMER /EH
13	West Alvington Wood appears to have originated as oak woodland, likely during the medieval period, surrounded by heavy banks. The western part of the woodland is associated with holloways, of likely medieval date. The woodland was subsequently expanded to the west and north.	Medieval	-	7241 4417	MDV78747	DMER
14	Post office and manor house (?) in West Alvington. House and shop may originally have been associated with adjoining almshouse/church house. Probably early C16 or slightly later,	Medieval/ post- medieval	Grade II		MDV91140;	DMER
15	Area of land named as 'Church Park' on the Tithe Map falls within the proposed development site, and may indicate the presence of a former church, or church lands.	Modern	-	7285 4404	MDV36523	DMER
16	Old Stones School and Pays Cottage. Pay cottage is a 16th century building. It appears to have combined the function of church house and alms house, and was later used as a poorhouse.	Medieval/ Post- medieval	Grade II*	7244 4383	MDV7235/ MDV90955/ 444546	DMER /EH
17	Kingsbridge former harbour, associated with Squares Quay and Dodbrook Quay. These features are shown on maps from 1841, though may be earlier. A rectangular building associated with the quay may be a 17th century warehouse, indicating post-medieval origins for the quay	Post- medieval (?)	-	7352 4405	MDV7253; 63970; 76163;	DMER /EH
18	Quay House, Ilbert Road, Kingsbridge. Grade II Listed Building dated to 1789 was originally set within its own grounds.	Post- Medieval	Grade II		MDV24291	DMER

19	Cottage dating to the 17th century, possible associations with trade etc. at the estuary head. Grade II Listed Building	Post Medieval	Grade II	7350 4401	MDV24302	DMER
20	Disused Post Medieval Lime Kiln	Post-medieval		4391 2 4916 6	432309	EH
21	Former Kingsbridge Union Workhouse, built 1830s, stone with brick window facings. Parts of main and south ranges survive, in residential and commercial use.	Modern	Grade II	7316 4433	MDV24304 1436979	DMER /EH
22	Before Dodbrooke became part of Kingsbridge Union in 1834, a workhouse was located where Boxhill stood in the mid-late 19th century	Modern	-	7365 4396	MDV51270	DMER
23	'Rope Walk' shown to north of west end of Mill Street. Possibly connected with binding rope, following introduction of steam power in 1830's. South Devon Ropery shown on historic maps	Modern (?)	-	7330 4421	MDV63972/ MDV51269/ 1305166	DMER /EH
24	Three buildings at the end of the rope walk, possibly dating from c.1830's, connected with the introduction of steam power.	Modern	-	7327 4425	MDV80440	DMER
25	Redford Court. Mid-19th century two storey house, twin gables to entrance front and also to garden front, with unusually elaborately carved bargeboards.	Modern	Grade II	7320 4424	MDV24303	DMER
26	Limekiln shown on 1841 parish map	Modern	-	7353 4388	MDV 52837	DMER
27	Kingsbridge Branch Railway. The Great Western Railway's Kingsbridge branch was opened on 19th December 1893, after an attempt to open the line failed in the 1860's through lack of capital. Passenger traffic declined after about 1935	Modern	-	7325 4407	444712	EH
28	A former railway station built of coursed rubble stone with quoins and two stone axial ridge chimney stacks. The station opened in 1893 as the terminus of the GWR Kingsbridge branch line	Modern	-	7321 3 4405 8	1468995	EH
29	Gasworks shown on 19th century maps, on the west side of Union Street. Moved to opposite side of road by early 20th century.	Modern	-	7332 4415	MDV63973	DMER
30	Kingsbridge Cattle Market, in used from the 1930's onward.	Modern	-	7347 4379	MDV 55335	DMER
31	A Second World War loopholed wall located to the west of the centre of Kingsbridge overlooking Link Road and adjacent to council flats. The wall was possibly once part of a building had the loopholes inserted sometime between 1940-41.	Modern	-	732 443	1429359	EH
32	Toll House, Kingsbridge, exact location not known.	Modern	-	734 440	MDV7227	DMER

33	Excavations. Burgage Plot to the rear of 20 Fore Street, Kingsbridge. Burgage plot at the rear of the medieval house purported to be the town residence of the Abbot of Buckfast. The land may have been farmed by the monks of Buckfast.	-	Previous investigation	7340 4418	EDV4148/ 1507010	DHER /EH
34	Archaeological Watching Brief on Groundworks at the Quay Travel Site, Kingsbridge, South Hams. The foundations of a building shown on late 19th century maps were revealed on the south-west and south-east sides. Monitoring of redevelopment groundworks recorded elements of the post-medieval quayside. Information from OASIS Online Form.	-	Previous investigation	7347 4407	EDV4574/ 1448043	DHER /EH
35	Building Survey and Cartographic Study of The Quay Travel Centre Site Kingsbridge Devon	-	Previous investigation	7347 4407	EDV4575	DHER
36	Historic Building Recording of Kingsbridge Station	-	Previous investigation	7320 4405	EDV5307/ 1492283	DHER /EH
37	Archaeological desk based assessment of the former SWW depot, the quay, Kingsbridge	-	Previous investigation	7358 4406	1395019	DHER /EH
38	Assessment carried out in advance of proposed residential redevelopment at the site of former fusion nightclub. Information from OASIS Online Form. Marked in the wrong location by NMR	-	Previous investigation	7334 4412	1469041	EH
39	Archaeological Assessment of Kingsbridge Community College, Kingsley Road, Kingsbridge	-	Previous investigation	7312 4383	1491649	EH
40	Watching Brief on Tesco Site, Poplar Drive, Kingsbridge. Found alluvial deposits relating to post-medieval and modern flooding, with otherwise modern deposits. Some residual medieval pottery was found.	-	Previous investigation	7330 4441	EDV5624	DHER
41	Kingsbridge Mill. The most recent building was demolished in the 20th century. A mill had stood in this area from the medieval period onward, with records first indicating its existence from 1314. It was owned by the Abbott of Buckfast Abbey. The mill was associated with a tidal mill pool, thought to be located at the western end of Mill Street, covering the southern part of Union Road	Medieval - Modern	-	7346 4415	MDV7254	DHER
42	Well. Shown on the 1906 Ordnance Survey map within the proposed development site. Not shown on later/earlier maps	Modern	-		-	-
43	Linhay shown on 1841 Tithe Map within the proposed development site. Not shown on later maps	Modern	-		-	-
44	Church of St Edmund.	Medieval	Grade I Listed	7341 4439	1165559	EH



Cirencester 01285 771022
 Milton Keynes 01908 564660
 Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Site K5, Kingsbridge, Devon

FIGURE TITLE
 Site location plan

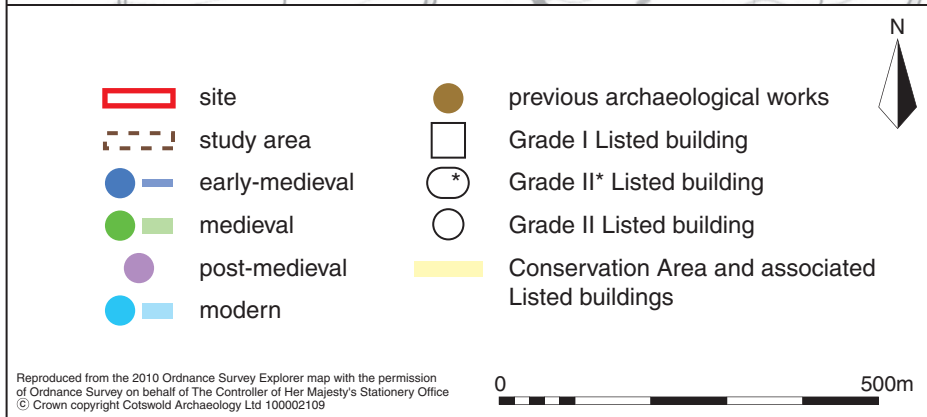
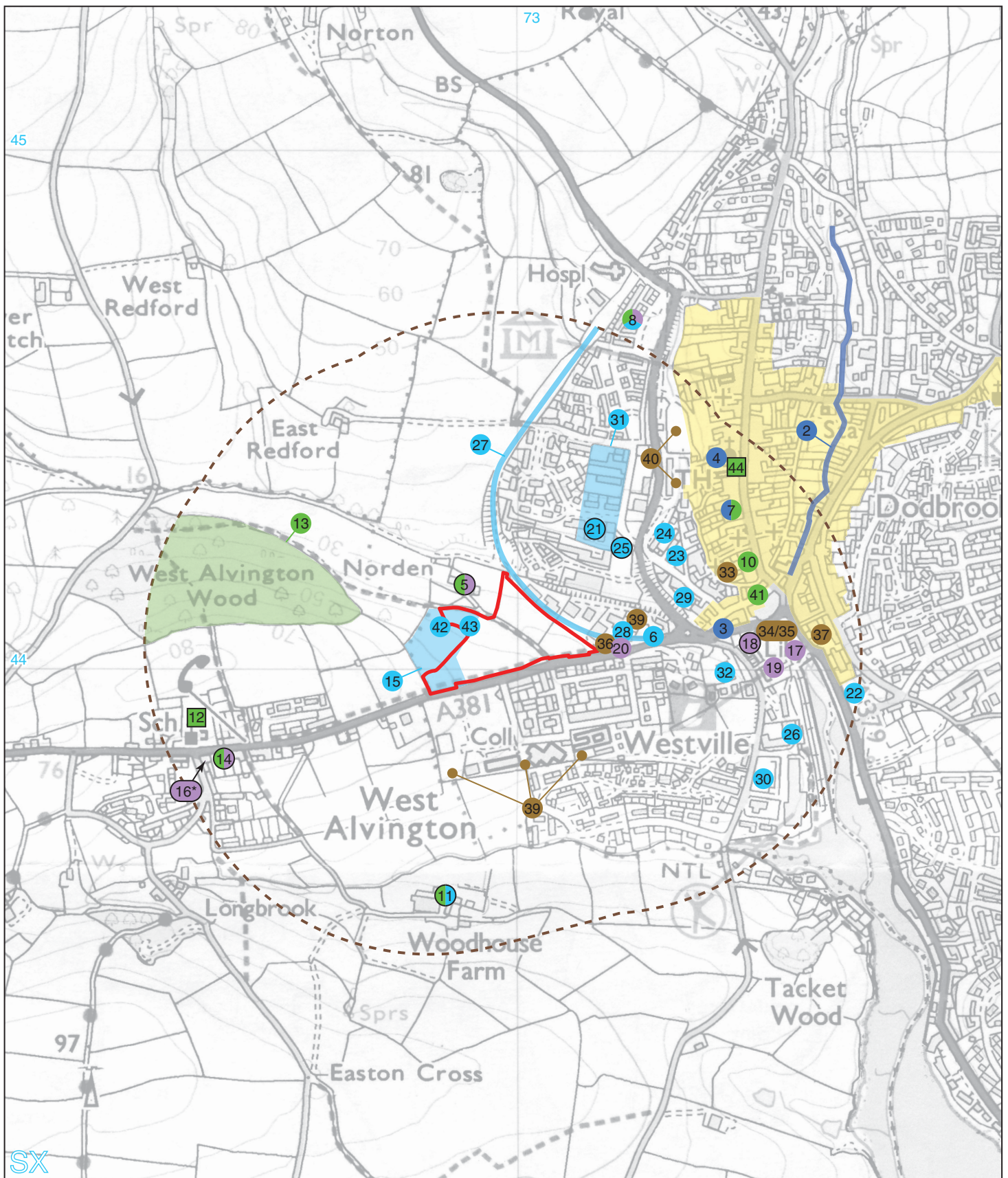
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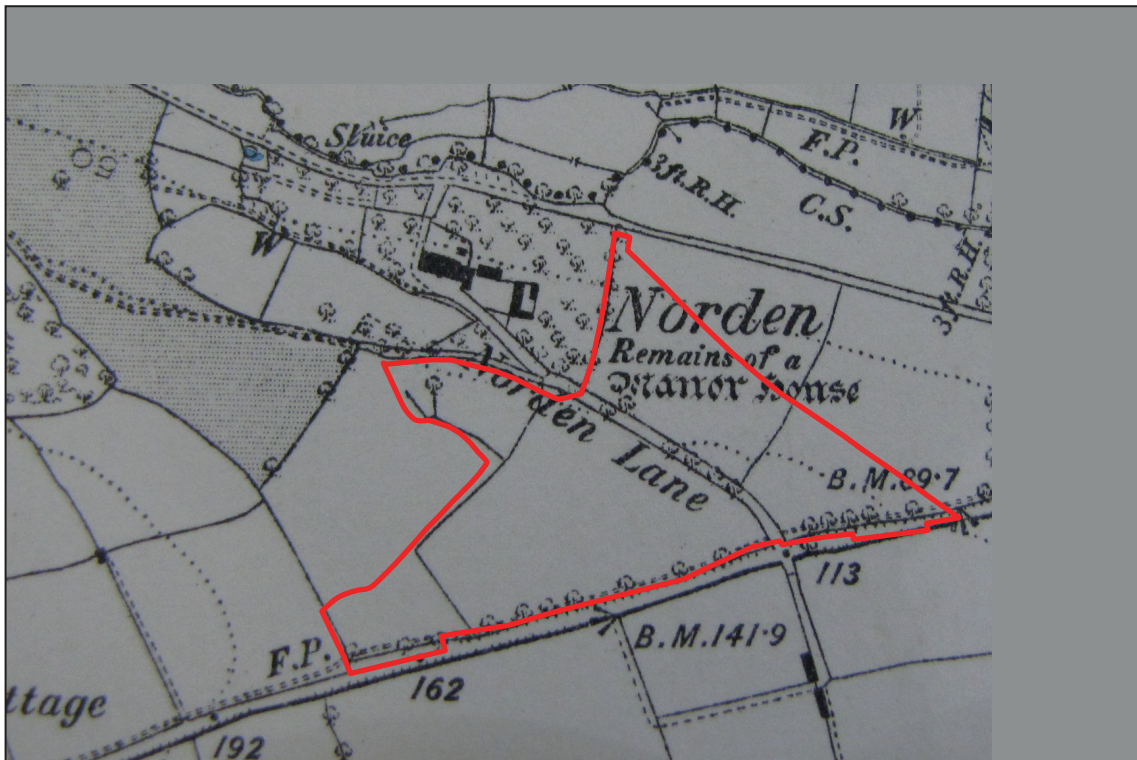
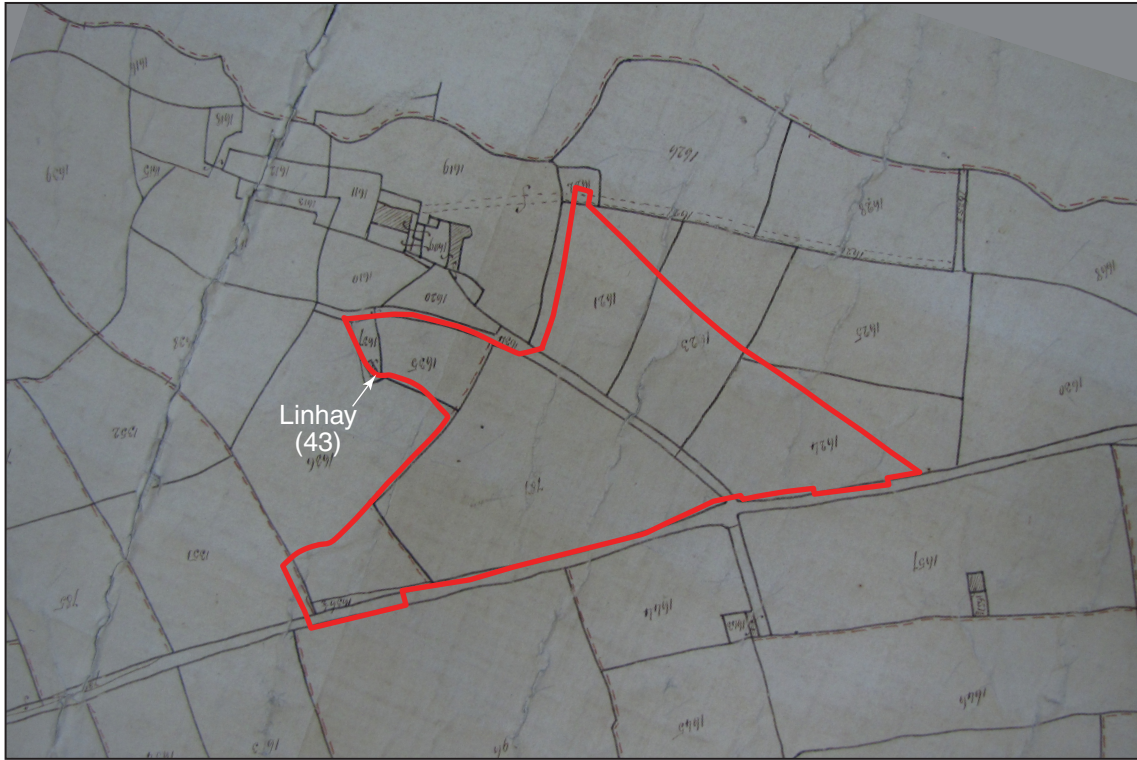
Cirencester 01285 771022
 Milton Keynes 01908 564660
 Andover 01264 347630
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enquiries@cotswoldarchaeology.co.uk

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 Recorded heritage assets

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3 Extract from the 1841 Tithe Map of West Alvington

4 Extract from the 1889 First Edition Ordnance Survey map



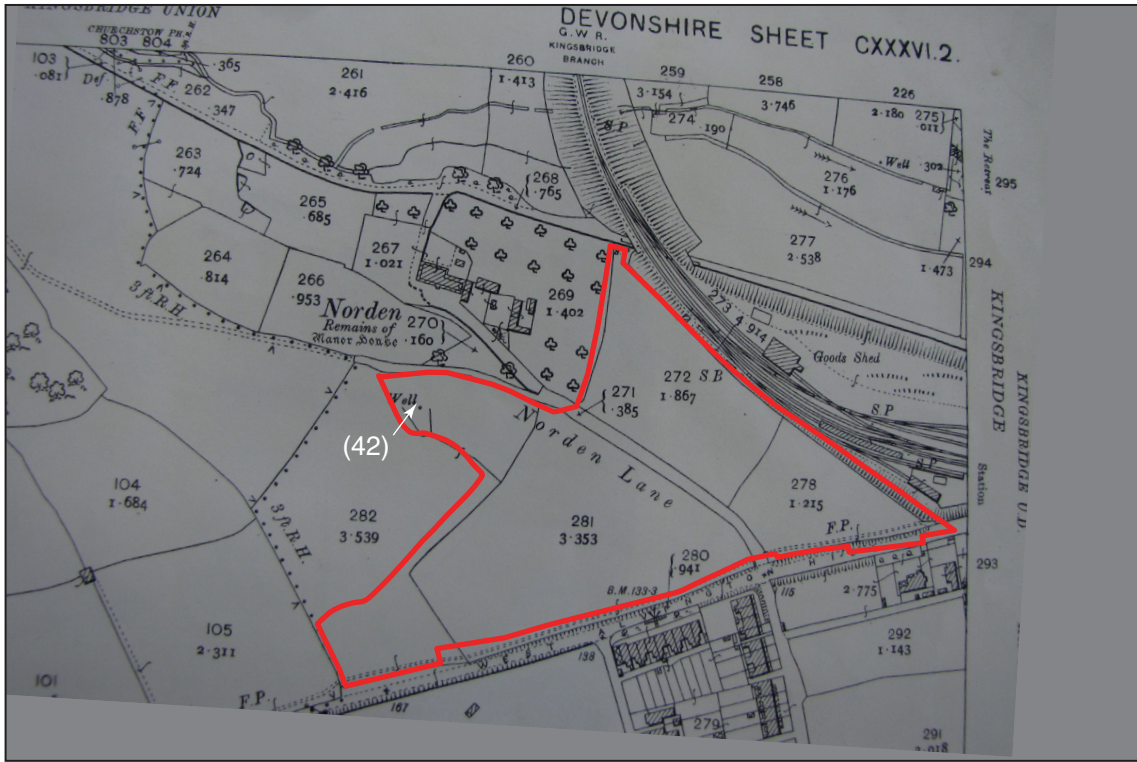
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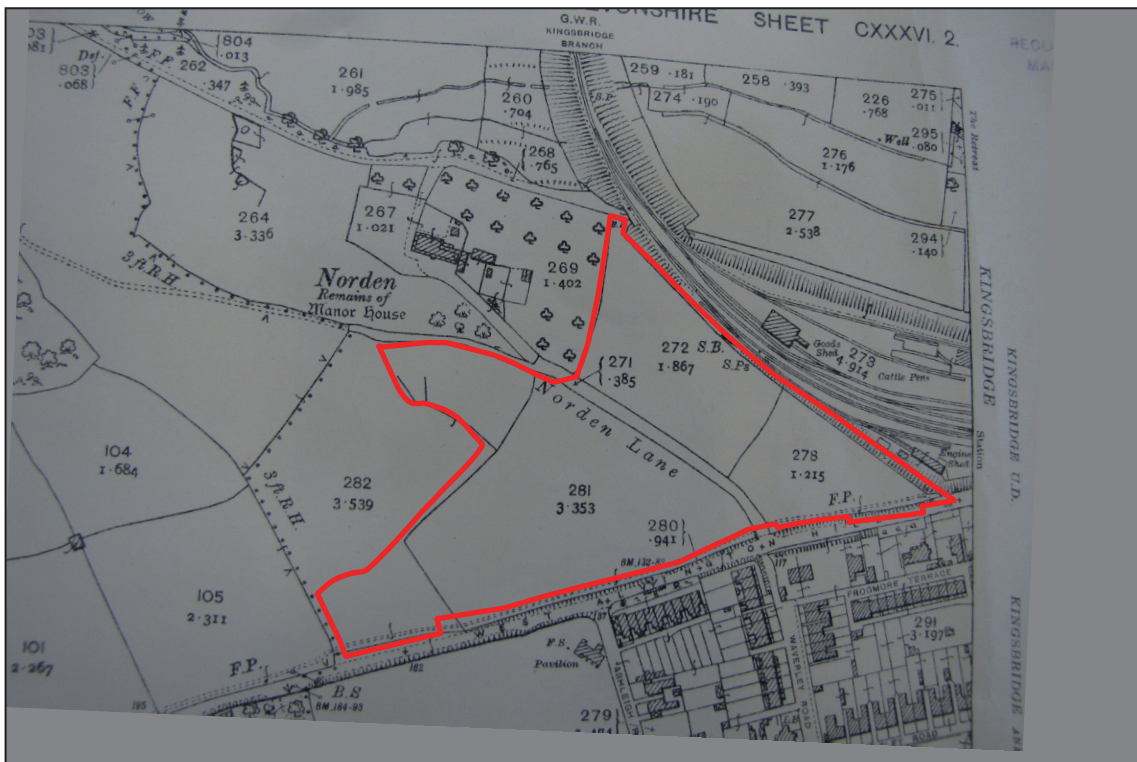
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 Historic maps

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3 & 4



5



6

5 Extract from the 1906 Ordnance Survey map

6 Extract from the 1936 Ordnance Survey map



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 Milton Keynes 01908 564660
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5 & 6



7



8

7 View to the south showing limited view towards the proposed development site from Norden (left)

8 View to the north showing the view of Norden from the north-western part of the proposed development site



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7 & 8



9



10

9 View to the north-east showing distant views of the Kingsbridge Conservation Area and associated Listed buildings

10 View towards the proposed development site from the Grade I Listed Church of St Edmund



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 Milton Keynes 01908 868680
 Andover 01264 328639
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

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