

Historic Environment
Heritage Impact Assessment Report
Ford Oaks Solar and Green Infrastructure Facility
Marsh Green, Exeter, Devon



April 2022

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Summary

An historic environment assessment has been undertaken to establish from documentary sources, a site walkover, and geophysical survey the known and potential archaeological and built heritage interest of the site. The baseline assessment has been further informed through ongoing consultation with the Devon County Council Historic Environment Team's Senior Historic Environment Officer. It has also included an assessment of the contribution made by setting to the value of those heritage assets that could be affected as a result of development within their settings.

There are seven heritage assets with archaeological interest within the site comprising two quarries or extraction pits of post medieval date, two banks probably associated with former field boundaries, two areas of enclosures of potential prehistoric dates to be identified through geophysical survey, and a Searchlight battery at Marsh Green during 1941. A targeted programme of trenched evaluation is proposed to further characterise the archaeological potential of the site and a pre-commencement condition is proposed for consideration during the determination of the application, to secure any necessary archaeological mitigation.

Assets within the vicinity of the site where the development has the potential to change the asset's setting have also been assessed. There are one grade I, three grade II* and 39 grade II listed buildings, and one grade II registered park and garden within the 2km study area. A detailed assessment in accordance with the 'stepped' approach provided by Historic England in 'The setting of heritage assets' (GPA3) has been undertaken and, as set out in the assessment and Appendix E, determined that the proposals would not affect the contribution made by setting to the significance of the heritage assets within its vicinity.

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1 Introduction

- 1.1. Taiyo Power and Storage Ltd has commissioned a historic environment assessment for a proposed solar and green infrastructure facility on land near Marsh Green, Exeter, Devon.
- 1.2. This assessment considers the likely effects of the proposed development on known and potential archaeology and built heritage (collectively known as heritage assets) and affects that could arise as a result of development within the setting of heritage assets.

Site location

- 1.3. The site comprises the main site area, an area of c.74 hectares (29ha of solar array and 45ha of ecological enhancement and landscape planting) south and west of Marsh Green, in Rockbeare and Aylesbeare parishes (the proposed development site). A further construction traffic reception area is included in the application, an area of 0.4 hectares at Clyst Honiton to allow for a temporary Construction Reception Area (the reception area).
- 1.4. The proposed development site is presently occupied by slightly undulating agricultural land being mainly pasture with three fields in mixed arable/pasture. The fields abut the A30 and are located west and south of Marsh Green, Exeter, Devon. The nearest post code to the site centre is EX5 2EU and the grid reference is SY04079346. The site is within the modern and historic parishes of Rockbeare and Aylesbeare, and the East Devon District Council local authority area. The reception area is within the parish of Clyst Honiton, the nearest post code to the site centre is EX5 2HN and the grid reference is SX99059300.
- 1.5. The relevant Historic Environment Record (HER) is maintained by Devon County Council Historic Environment Service, who also advise East Devon District Council and Devon County Council on archaeological matters.

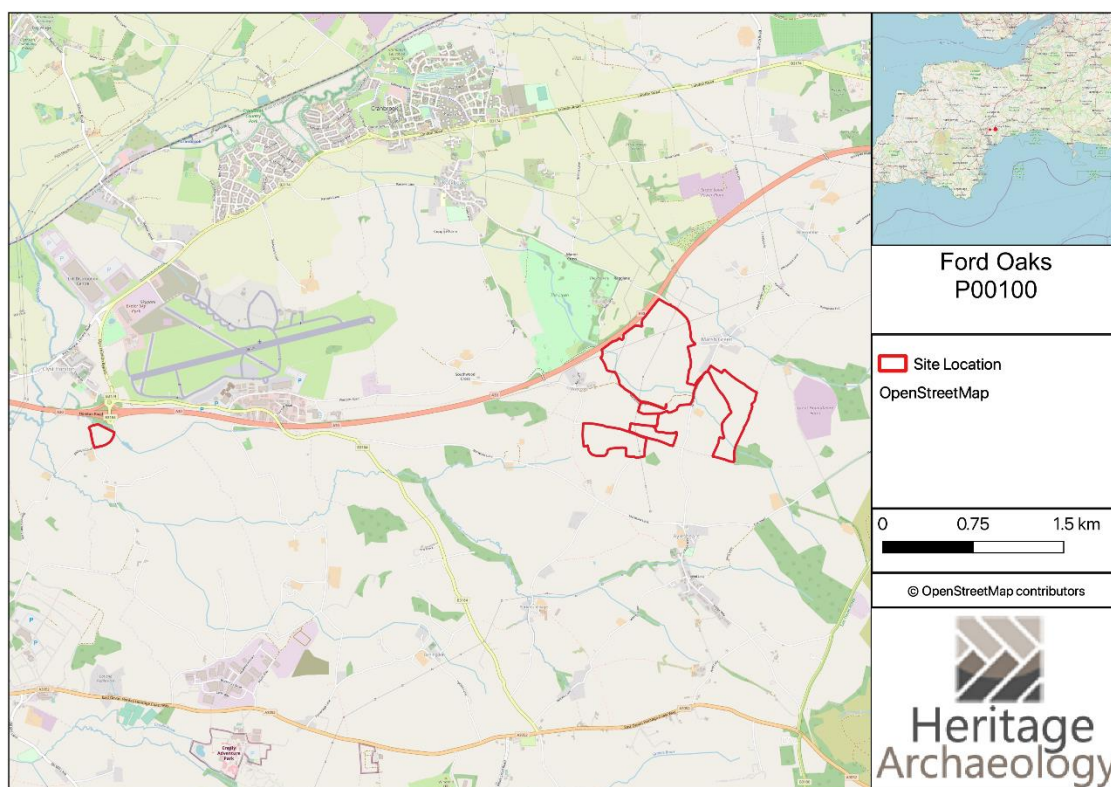


Figure 1: Site Location (site boundary in red)

Aims of the assessment

- 1.6. This assessment aims to determine, as far as reasonably possible from existing records, the nature, extent and significance of any heritage assets that could be affected by development within the site. The assessment will also use background data to evaluate the potential for previously unrecorded heritage assets to be present within the site.
- 1.7. This report also provides a summary of the 'Step 1 – 4' setting assessment (Historic England, *The Setting of Heritage Assets*, 2017). This is included at Appendix B 'Gazetteer of known heritage assets and setting assessment'.

Legislation, planning policy and best practice guidance

Ancient Monuments and Archaeological Areas Act, 1979

- 1.8. It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.

Planning (Listed Buildings and Conservation Areas) Act, 1990

- 1.9. In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall

be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

The Hedgerow Regulations 1997

- 1.10. The Hedgerow Regulations 1997 protect hedgerows by requiring notification of the removal of any 'important' hedgerows. The Regulations set out the criteria for determining whether a hedgerow is important (Schedule 1), which includes any historically important hedgerows. Part II of Schedule 1 includes the criteria for archaeology and history.

The National Planning Policy Framework (NPPF), 2021

- 1.11. The National Planning Policy Framework July 2021 (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF includes three overarching objectives for the planning system (section 2, paragraph 8), including "*c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment...*".
- 1.12. Paragraph 194 of the NPPF directs that the applicant should be required to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.13. Paragraph 200 notes that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting.
- 1.14. Paragraph 201 directs that applications that would lead to substantial harm to or total loss of significance of a designated heritage asset should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefit.
- 1.15. Paragraph 202 of the NPPF directs that less than substantial harm should be weighed against the public benefits of the proposal.
- 1.16. Paragraph 203 relates to non-designated heritage assets, again directing that "*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.*"

East Devon District Council – East Devon Local Plan 2013-2031 – Adopted 28 January 2016

- 1.17. **Strategy 49** – The Historic Environment states that "*The physical and cultural heritage of the district, including archaeological assets and historic landscape character, will be conserved and enhanced and the contribution that historic places make to the economic and social well-being of the population will be recognised, evaluated and promoted. We*

will work with our partners and local communities to produce or update conservation area appraisals and conservation area management plans".

1.18. The following policies are of relevance to this assessment:

- **EN6** – Nationally and Locally Important Archaeological Sites
 - Development that would harm nationally important archaeological remains or their settings, whether scheduled or not, including milestones and parish stones, will not be permitted.
 - Development that would harm locally important archaeological remains or their settings will only be permitted where the need for the development outweighs the damage to the archaeological interest of the site and its setting. There is a presumption in favour of preservation in situ in the case of nationally and locally important remains. Preservation of locally important remains by record will be required where the need for the development outweighs the need to preserve the remains in situ.
- **EN7** - Proposals Affecting Sites which may potentially be of Archaeological Importance
 - When considering development proposals which affect sites that are considered to potentially have remains of archaeological importance, the District Council will not grant planning permission until an appropriate desk based assessment and, where necessary, a field assessment has been undertaken.
- **EN8** - Significance of Heritage Assets and their Setting
 - When considering development proposals the significance of any heritage assets and their settings, should first be established by the applicant through a proportionate but systematic assessment following East Devon District Council guidance notes for 'Assessment of Significance' (and the English Heritage guidance "The Setting Of Heritage Assets"), or any replacement guidance, sufficient to understand the potential impact of the proposal on the significance of the asset. This policy applies to both designated and non-designated heritage assets, including any identified on the East Devon local list.
- **EN9** - Development Affecting a Designated Heritage Asset. This policy aligns to paragraphs 200-202 of the NPPF.

1.19. The **East Devon District Council Heritage Strategy 2019-2031** provides further information on the historic environment resource of East Devon, strategies for positively managing the historic environment resource in East Devon and the Council's role in promoting the historic environment as part of a strategy for sustainable development.

1.20. The **East Devon List of Local Heritage Assets** is currently being prepared in accordance with the Guide to the listing of local heritage assets in East Devon (East Devon District Council, June 2019). The list does not currently include any assets within the study area.

1.21. The Devon County Council's **Guiding principles for Devon's Green Infrastructure Strategy** include Guiding principle 5: Conserving and enhancing the historic environment. That sets out the aim to "provide an attractive green infrastructure network that conserves and enhances the setting of heritage assets by:

- defining, safeguarding and enhancing the important social, cultural and economic features of heritage assets, taking into account the setting of heritage assets and the role green infrastructure assets play in this
- providing for access to and enjoyment of valued landscapes and heritage assets for recreation, education, and lifelong learning
- strengthening or restoring historic links between heritage assets using green infrastructure"

1.22. These principles helped to guide the development of the embedded mitigation described further below.

Best practice and guidance

1.23. The following guidance documents have been referenced in preparing this report.

- Historic Environment Good Practice Advice in Planning 2, Managing significance in decision-taking in the historic environment, Historic England, 2015;
- Historic Environment Good Practice Advice in Planning 3, 2nd Edition (GPA3): The Setting of Heritage Assets, Historic England, 2017;
- Conservation Principles; Policy for the Sustainable Management of the Historic Environment, Historic England, 2008;
- Chartered Institute for Archaeologists, Standard and guidance for historic environment desk-based assessment, CIfA, 2020;
- Historic England Advice Note 12 (HEAN 12): Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England, 2019; and
- Principles of Cultural Heritage Impact Assessment in the UK, IEMA, IHBC and CIfA, 2021.

1.24. Historic England, in GPA2 (pages 2-8), provides advice on the assessment of significance as part of the application process. The guidance notes that it is important to understand the nature, extent and level of significance of heritage assets (the heritage value) that may be affected.

1.25. GPA3 *The Setting of Heritage Assets* advises a staged approach to assessing effects on the setting of heritage assets. The key principles and method (including the '5 step' approach outlined below) were followed in completing my assessment.

- Step 1: Identifying the heritage assets potentially affected and their settings;

- Step 2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage assets;
 - Step 3: Assessing the effect of the proposed development on the setting and therefore the significance of the assets;
 - Step 4: Maximising enhancement and minimising harm, and;
 - Step 5: Make and document the decision and monitor outcomes.
- 1.26. Historic England, at paragraph 9 (page 4) of GPA3 note that "*Setting is not itself a heritage asset, nor a heritage designation ... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*".
- 1.27. Conservation Principles sets out Historic England's recommended approach to making decisions about the historic environment. The document identifies the heritage interest (or values) that can be attached to places to help define heritage significance, taken from the 2017 consultation draft, these comprise:
- Historical interest (or value): the way in which a heritage asset can illustrate past people, events and aspects of life and includes illustrative, associative and symbolic/ commemorative (communal) historic values;
 - Archaeological interest (or evidential value): a heritage asset can hold, or potentially hold, evidence of past human activity that can be revealed through investigation;
 - Architectural and artistic interest (or aesthetic value): This derives from a contemporary appreciation of the asset's aesthetics and design.

Terminology

- 1.28. The terms 'heritage asset', 'designated heritage asset', 'setting' and 'heritage significance' are used throughout this report, and are defined by the National Planning Policy Framework (NPPF) glossary as follows:
- Heritage asset: 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 asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
 - Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- Significance (for heritage policy): 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 Method of assessment

Study area

- 2.1. Heritage assets within a study area of up to 10km were considered to identify any assets beyond 2km with potentially particular sensitivity to changes to setting over a wider distance impacting their heritage values and are included in Appendix A.
- 2.2. Data on designated heritage assets was obtained for the development site and a buffer of 2km. This is the area in which it is anticipated historic environment effects could occur given the scale of the potential development and surrounding topography. This study area was informed by a preliminary appraisal of baseline data and with reference to the Zone of Theoretical Visibility (ZTV) mapping prepared in support of the Landscape and Visual Impact Assessment.
- 2.3. Data on non-designated heritage assets was obtained for the development site (prior to design refinement) and a buffer of 1km. This study area was designed to include assets adjacent to the site but with the potential to extend into it, also to place known assets into a wider context, and to provide context when considering the archaeological potential of the development site. It also allowed consideration of effects on the settings of non-designated heritage assets. This study area was informed by a preliminary appraisal of baseline data.
- 2.4. A study area of 500m has been used to determine the potential for effects arising from the temporary use of the Reception Area.

Data sources

- 2.5. The following data sources were consulted in compiling this report:
 - Historic Environment Record (HER) for Devon;
 - East Devon District Council for local heritage designations;
 - National Heritage List for England (NHLE), Historic England data on designated heritage assets;
 - The National Record of the Historic Environment (also known as PastScape), maintained by Historic England and viewed via the Heritage Gateway website; and
 - Local and national archive data;
 - British Geological Survey data;
 - Archaeological Data Services;
 - South West England Research Framework (SWARF)
 - Historic Ordnance Survey mapping;
 - Aerial photography and lidar data;

- Portable Antiquaries Scheme data;
- Consultation with Devon County Council's Historic Environment Team (Senior Historic Environment Officer),
- Site walkover and setting assessment, and
- On-site geophysical survey data.

Consultation

- 2.6. The Devon HER and Senior Historic Environment Officer was consulted in May 2021. The consultation confirmed acceptance of the study area and scope of work proposed in relation to archaeology.
- 2.7. A meeting with the Devon County Senior Historic Environment Officer was held (remotely) on 21st September 2021 to discuss the preliminary results of the desk-based assessment and scope of the geophysical survey.
- 2.8. The Devon County Senior Historic Environment Officer attended a site meeting on 6th October 2021 to further discuss the field survey requirements.
- 2.9. A written scheme of investigation for the geophysical survey was submitted to the Devon County Senior Historic Environment Officer and approved by them (email dated 16 November 2021).
- 2.10. The Devon County Senior Historic Environment Officer provided feedback on the geophysical survey report (email dated 01 March 2022) requesting that a programme of intrusive field evaluation be undertaken to investigate features identified. A subsequent meeting was held on 16 March 2022 to discuss the scope of the trenched evaluation.
- 2.11. The East Devon Council preapplication advice (letter dated 28 February 2022) included a precis of comments received from Historic England and the Council's Conservation Officer. They commented as follows:
- 2.12. Historic England advised that they note the proximity of several designated heritage assets to the scheme, include the registered park and garden at Rockbeare Manor. They advised that an assessment of effects on the historic environment be undertaken and that the authority's conservation and archaeology advisors be closely involved throughout the preparation of the assessment.
- 2.13. The East Devon Council's Conservation Officer commented that they would require a thorough impact assessment with built heritage and archaeology discussed separately, that they had concerns with the 2km area of search, and that it should take into account non-designated built heritage and curtilage structures to listed buildings, key views and designed views. The interim and final reporting both consider assets beyond 2km as proportionate to the scale and potential for effects of the proposed development). The

assessment has been undertaken in accordance with the relevant guidance and best practice.

Site visit

2.14. The site was visited in June 2021 and March 2022. The site visits were undertaken to assess:

- The nature of the surroundings of heritage assets within the vicinity of the development area, to determine the contribution made by setting to the significance of those assets (including visual and functional relationships with other heritage assets, formal design, openness, integrity and change over time);
- The way the assets are appreciated, experienced and understood in terms of the contribution made by setting to significance (including views, visual prominence, associated attributes, and intentional inter-visibility with other assets).
- The extent, condition and character of known heritage assets within the site, as far as reasonably possible;
- The potential for the site to include previously unrecorded heritage assets; and
- Any health, safety or environmental considerations relevant to future field work or archaeological potential.

Determining the level of effect

2.15. An assessment of the heritage values of the assets within the baseline data, and the contribution made by setting to those values has been undertaken. The value of the heritage asset is described in terms of its heritage interest and value (evidential/ archaeological, historical, aesthetic/ architectural).

Heritage value	Description
Very High	Internationally important resources and designated heritage assets of the highest significance: includes grade I and II* listed buildings, grade I and II* registered parks and gardens, world heritage sites,
High	Nationally important resources: includes scheduled monuments, registered battlefields, grade II listed buildings, conservation areas, grade II registered parks and gardens.
Moderate	Regionally important resources: includes non-designated heritage assets and landscape features with regional or moderate evidential, historical, and/ or aesthetic values.
Low	Locally important resources: includes non-designated heritage assets and landscape features with local evidential, historical, and/or aesthetic values, including those on local lists.
Negligible	Assets with very low or no evidential, historical, and/ or aesthetic values, including assets that have been significantly altered or destroyed.

- 2.16. Magnitude of impact relates to harm to or loss of heritage value of the asset. Heritage value can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The former relates to any direct physical harm, including total or partial loss of the asset. Where the development only affects the setting of the asset, there is no direct physical harm but loss of or change to the asset's setting can (where setting contributes to the significance of the asset) result in a reduced ability to experience and understand the asset's heritage significance.

Magnitude	Definition
High	A change described as being of high magnitude would result in a significant or total loss of heritage value, either as a result of physical removal of the asset or a change within its setting that significantly impacts the understanding and appreciation of the heritage asset.
Moderate	A change described as being of moderate magnitude would result in harm to heritage value either as a result of partial physical removal of the asset or a change within its setting that impacts the understanding and appreciation of the heritage asset.
Low	A change described as being of low magnitude would result in a slight loss of heritage value through limited physical impact on the asset or a change within its setting where the asset's heritage values would be largely unchanged.
Negligible	A change described as being of negligible magnitude would result in a very slight change to baseline conditions through limited physical impact on the asset or a change within its setting that would be barely perceptible and the appreciation and understanding of the heritage asset would be largely unchanged.
None	No loss or alteration. Change not distinguishable or does not result in loss of heritage significance.

- 2.17. The overall significance of effect is then a professional judgement within the broad categories identified by the below matrix. The assessment takes into account the relative heritage value, the contribution made by setting to that value, and the predicted magnitude of impact that would result from the proposed development.

Heritage Value	Magnitude of change			
	High	Moderate	Low	Negligible
High	Major	Major or medium	Minor	Negligible or none
Moderate	Major or medium	Medium or minor	Minor or none	Negligible or none
Low	Medium or minor	Minor or none	Minor or none	None
Negligible	Negligible	Negligible or none	None	None

- 2.18. The significance of effect reflects national heritage policy, which makes a distinction between substantial and less than substantial harm (NPPF, paragraphs 200-202). For the purpose of this assessment, major adverse effects are considered to be equivalent to substantial harm and are significant effects. Effects of moderate significance are equivalent to less than substantial harm at the mid to high level of this scale of effects and are also significant effects. Effects of minor or negligible significance are less than substantial and at the lower end of this scale of effects, and are not significant.
- 2.19. Construction effects can be permanent or temporary. Direct permanent effects would comprise the whole or partial removal of heritage assets as a result of construction activities, such as excavations and earthworks for construction compounds, services and the development footings. Temporary construction phase effects result from temporary changes within an asset's setting. These effects are typically short term and reversible on completion of construction activities and are not therefore significant. Any effects arising from development within the asset's setting that continue as a result of the ongoing operation of the development are assessed as operational effects.
- 2.20. Operational effects on the historic environment can occur as a result of changes to the setting of heritage assets that affect the contribution made by setting to the asset's value. These changes can start during the construction phase but continue throughout the operational phase of the development and are assessed as operational phase effects to avoid duplication.

Limitations

- 2.21. Data from the sources listed above includes secondary information. This data, as well as that derived from other sources such as historic mapping, is generally accurate. However, due to the buried nature of archaeological assets there is often an element of uncertainty regarding the precise survival, condition and extent of the asset. However, these

potential limitations have been taken into account in preparing the baseline assessment, for example by augmenting desk-based material with a site walkover survey and geophysical survey. The potential for previously unrecorded archaeological assets is taken into account, and a precautionary approach has been taken in determining heritage value; where value is uncertain the assessment assumes to the higher likely value.

- 2.22. It is acknowledged that the assessment of heritage value is a provisional one based on current data. For assets with archaeological interest it is made with reference to Government guidance set out in "DCMS, 2013, Scheduled Monuments and nationally important but non-scheduled monuments" which provides the principles of selection for scheduled monuments at Annex 1, in addition to 'Conservation Principles'. Assessed values may be revised as further information becomes available through archaeological intrusive investigation. Again, a precautionary approach has been taken to ensure as far as reasonably possible that any revision of heritage value does not materially alter the assessment of residual effects.
- 2.23. It is therefore believed that a thorough assessment has been made. On this basis the assessment is considered to be accurate and correct.

Mitigation embedded into the design of the proposed development

- 2.24. The ongoing historic environment surveys have identified opportunities to design adverse effects out of the proposed development. The assessment that follows includes consideration of this mitigation, which is described further below. For example, since the original assessment of baseline conditions, land parcels have been removed from the scheme to avoid potential for effects on heritage assets with archaeological interest, and there has been cross topic working to ensure that areas of green infrastructure, ecology mitigation and landscape mitigation enhances the historic landscape character as well as avoiding impacts on historic hedgerows and Veteran trees.
- 2.25. Where land parcels were surveyed but subsequently removed from the scheme they are still included in the baseline conditions report but noted as no longer within the proposed development footprint.

3 Archaeological and built heritage context

- 3.1. The geology of the proposed development site is mudstone, siltstone and sandstone overlain by in part by sand and gravel. The site is on undulating agricultural land that ranges from 92m above Ordnance Datum in the south east to 49m aOD on the western side, with a small water course running through the centre of the site.
- 3.2. Early prehistoric activity is attested to in Devon through finds of Palaeolithic and Mesolithic flint scatters, although settlements from this period are less obvious in the archaeological record other than at cave sites in south Devon (such as at Kent's Cavern in Torquay). This is common to the region, and to this period, with settlement for this period typically being associated with seasonal activity and often characterised only by finds of tools or evidence of flint working. The ephemeral nature of settlement activity during the early prehistoric period does result in sites from this period being less obvious in the archaeological record and no finds of this period are recorded in the study area or wider area. The proposed development site lies between the Exe and Otter River valleys and there is very little evidence for how these lowland areas were being used during the early prehistoric period.
- 3.3. The Neolithic period is characterised by a move towards more permanent settlements and farming, with settlement sites becoming more frequent in the archaeological record as well as ritual monuments such as long barrows (burial chambers) and henges. Finds of Neolithic flint tools and pottery have been found in the area, for example residual Neolithic pottery was identified during archaeological field work along the route of a gas pipeline in Aylesbeare and a greenstone axe was found in 1964 in a field near to Rill Farm, Aylesbeare, to the south of the proposed development site. These finds indicate that there was Neolithic activity in the area, although no settlement sites have been found in the study area.
- 3.4. The Bronze Age saw the emergence of metal working and changes in ritual monuments and settlement sites. Long barrows gave way to round barrows (burial mounds) which appear as 'ring ditches' in cropmarks and aerial photographs. There are several round barrows on the more elevated land at Aylesbeare Common, c.2km to the south east of the proposed development, including the round barrow cemetery on Venn Ottery Hill. No finds or sites of Bronze Age date are recorded within the study area. The ritual monuments from this period tend to be more concentrated on the higher ground and lighter sandy soils compared to the lowland mudstones, such as at the proposed development site. Settlement sites for this period include enclosed settlements such as the site identified through excavations at Castle Hill, Ottery St Mary prior to the A30 improvement scheme. The excavation revealed the remains of a Middle Bronze Age farm and field system.
- 3.5. The Iron Age saw further technological developments in metal working, and the emergence of apparently more organised social groupings. Tribal groupings are first

recorded during the Iron Age and Marsh Green lay within the *Dumnonii* tribal area. The period is illustrated by the emergence of hillforts, defended hilltop enclosures. In lowland areas defended settlements are also known from this period, represented by large circular enclosures. There is a small, circular defended farmstead enclosure dated to the Iron Age (although in close proximity to a Bronze Age barrow cemetery) at Farway Hill to the east of Ottery St Mary. Sidbury Castle and Woodbury Castle to the south of the proposed development site are examples of the larger hillforts found on the rising ground in the wider area. The wider area was then certainly occupied during the Iron Age. There is however no evidence for Iron Age activity within the study area.

- 3.6. The Roman conquest of Britain began in AD43. A network of roads and military sites was quickly established in England and centres like Exeter (*Isca Dumnoniorum*) became important Roman towns. Exeter was originally a Legionary Fortress, established between 55- 60 AD, soon after the Roman conquest. It became a town which served as the commercial and administrative capital for South-West England. Roads radiated from the town, including a road to the east that follows the modern B3174 to the north of Rockbeare. Important Roman towns have, elsewhere, been demonstrated to have influenced the surrounding landscape with evidence for management and enclosure of land, minor roads and settlements within their hinterland, and roadside settlements and cemeteries on the main roads leading to the towns. A single find of Roman date is reported within the study area (Asset ID 12), a brooch found at Higher Marsh Farm. Among the four finds reported to the Portable Antiquaries Scheme within the 1km search area, one is a first or second century Roman coin. There is however no other evidence for any Roman settlement activity within the study area.
- 3.7. The Roman period ended with the withdrawal of Roman troops and officials from Britain during the early 5th century. Although there would certainly have been some continuity of settlement, there is also documentary and archaeological evidence for raids on Britain from northern Europe and this resulted in another change to the way that societies and settlements were organised. The place names Rockbeare and Aylesbeare both come from Old English and include the element 'bear' which relates to a grove or woodland. The Domesday Survey (1086) records both settlements and notes that both were held before 1086 indicating that these villages existed prior to the Norman conquest. Rockbeare is a large holding with several entries. Both parishes have land in cultivation but also meadow, pasture and, particularly in Rockbeare, large areas of woodland. It would appear then, that the proposed development site is within an area that was settled during the early medieval period although the site itself may have been within the meadow, pasture or woodland associated with the villages at Rockbeare and Aylesbeare. No heritage assets dated to the early medieval period are recorded within the study area.
- 3.8. The settlements of Aylesbeare and Rockbeare have historic cores that indicate the areas of medieval settlement within the study area. The parish church in Rockbeare village is of 15th century date, documentary references to Rockbeare Manor date to the 14th century. The church at Aylesbeare has 15th century architecture, but also a 14th century

font indicating that an earlier building occupied the site. Outlying settlements may have also developed, for example at Great Houndbeare, Marsh Green and Westcott. There are possible 14th century documentary references to Westcott. Little Upcott, to the north of Marsh Green, is a cottage that has evidence for 15th century architecture. Two findspots reported to the Portable Antiquaries Scheme from the study area relate to finds of medieval coins.

- 3.9. The potential development site is in the hinterland beyond these settlements. It is likely that the site was used for agriculture throughout the medieval period. It lies within the parishes of Aylesbeare and Rockbeare, the northern part of the site is in Rockbeare, the southern part in Aylesbeare with the parish boundary running along the lane between Westcott and Quarter Mile Lane. Historic mapping and place name evidence indicate that there may have been a deer park at Aylesbeare. Land immediately to the west of the proposed development site is annotated on historic mapping as 'The Park'. Deer Park Copse is also recorded in the area. This suggests that the land to the west of the site may have been within a deer park, but the extent and date of that park are not clear. Deer Park Copse is in Aylesbeare parish but 'The Park' is partly within both Aylesbeare and Rockbeare. The Tithe Apportionment suggests that 'The Park' may be associated with Beautiport Farm.
- 3.10. The listed buildings in Marsh Green date to the post medieval period and predominantly represent local building types associated with farms and agricultural workers cottages. The 1841 census records the male residents of Marsh Green as almost exclusively farmers and agricultural labourers. The Knoll is recorded as cottage, garden and house on the Tithe Apportionment and occupied by Charles Chown (owner and occupier) and James Wells ('and others'), the former has his occupation listed as mason on the 1841 census, the latter as farm labourer. It is called 'Queen's Square' on the first and second edition Ordnance Survey and appears on that mapping to have been an L-shaped terrace of houses, modified at a later date to form The Knoll.
- 3.11. Higher status buildings are however also present within the area, such as Westcott House and Rockbeare House. The Rockbeare Tithe Map, 1843, records the owner and occupier of Westcott House as the Reverend John Elliott. It is listed under the subheading Westcotts as *House, Court, Lawn etc.* and shown as the house with outbuildings, along with other properties in the hamlet of Westcott. John Elliott is listed on the 1841 census as 'clerk', presumably a shortform of cleric or clergyman in this context. The Rev. John Elliott also owned land throughout Rockbeare and Aylesbeare parishes. Rockbeare village had its own vicarage, and there was no recorded church in Marsh Green or Westcott at that time. It is likely therefore that Westcott House was built as a private residence and in use as such at the time of the Tithe Apportionment.
- 3.12. The manor of Rockbeare was given by the Bishop of Bath and Wells to Matilda, Countess of Gloucester in the 14th century, before being passed to the abbey of Canonleigh. After the Reformation it was acquired by the Sainthill family, and by the mid-18th century

Rockbeare was owned by the Duntze family, prosperous merchants in Exeter. The park landscape was developed either by Sir John Duntze in the late 18th century, or by Thomas Porter who purchased the property in 1815. Porter made significant alterations to the house in 1820 and it is likely that the walled garden to the south-east of the house was built at the same time. The Tithe map (1844) shows the main features of Porter's early 19th century landscaping. The A30 was constructed immediately to the south-east of the park. The Tithe Apportionment for Rockbeare includes land parcels owned by Thomas Porter Esq. and therefore indicates that some of the land within the site was part of the Rockbeare Manor estate. However, this was agricultural land lying outside of the designed landscape and part of the wider landholding associated with Rockbeare House.

- 3.13. The Tithe Map is discussed further below, but indicates that the land within the development was subject to informal enclosure characterised by small, irregularly shaped fields. The date of this enclosure is not clear and may date to the late medieval period, but was certainly complete by the mid-19th century. The predominant land use was pasture and meadow, with some fields in arable use and some orchards and woodland. This pattern continued through the post medieval period.
- 3.14. Exeter Airport first opened in 1937, as a passenger airport originally established by the Exeter Corporation. It was taken over by the Air Ministry in 1939 and it became an RAF Fighter Command Sector Station. After the Second World War it was returned to the Ministry for Civil Aviation and commercial services resumed in the 1950s. However, the Second World War infrastructure built during the war years is still evident in the landscape around the airport. A searchlight battery site is recorded at Marsh Green and a small brick building at Marsh Green has been suggested as the possible site of an associated generator building. Searchlights were sometimes built as permanent structures, but could be mounted onto the back of a lorry as a temporary feature. It is not clear which type was used in Marsh Green, but no readily apparent evidence for a searchlight position was noted during the walkover survey.
- 3.15. The five large electricity pylons across the valley were erected in the 1950s and the A30 dual carriageway was constructed through the valley in the late 1990's / early 2000s.

Historic map regression

- 3.16. The proposed development site is shown on the first edition Ordnance Survey mapping (1:10,560 – 1890-1891) as within an area of enclosed fields with an irregular pattern, indicating fields created prior to formal Parliamentary enclosure, typically during the 18th century, or possibly earlier. The field pattern shown on the first edition Ordnance Survey is little changed from the Tithe Maps for Aylesbeare and Rockbeare (1845 and 1844 respectively). The transcript from the Tithe Apportionments is included as Appendix A. This field pattern remains largely unchanged into the 20th century and is still discernible, although there has been a large amount of boundary loss.

- 3.17. One feature of note has been added to the gazetteer from the review of historic mapping; asset ID 41, a barn shown on the Tithe Map (within a plot called 'barn field') but no longer extant at the time of the first edition Ordnance Survey.

Reception area

- 3.18. The Tithe Map for Clyst Honiton (1839) as part of two fields, Homer Hill Field and Higher Hill Field, both arable. Dillings is shown to the north. It is surrounded by Orchards. Bishops Court Lane is not shown. The first edition Ordnance Survey shows the site as part of one large field. Dillings has been replaced by Marlborough Cottages and Marlborough Farm is shown. The orchards are no longer depicted.
- 3.19. Bishops Court Lane is shown on aerial images from the late 20th century, and the A30 from the early 21st century. These alter the field pattern of the site further.

Lidar survey data and aerial photographs

- 3.20. Lidar data for the site shows former field boundaries, ponds and extraction pits annotated on historic mapping and modern land drains. A field-by-field record of the Lidar and aerial photograph review is included in Appendix A. No features of note were added to the gazetteer as a result of the review of Lidar data and aerial photographs, other than those already recorded through field survey or from the HER.
- 3.21. The Devon County Council aerial and lidar data interactive mapping¹ data includes transcripts for ridge and furrow within the site.

Historic landscape character

- 3.22. The site is recorded by the Devon Historic Landscape Characterisation (HLC) project as medieval enclosures based on strip fields; this area was probably first enclosed with hedge-banks during the later middle-ages. The curving form of the hedge-banks suggests that earlier it may be farmed as open strip-fields. The hedgerow loss is recorded as being between 57% and 17% across the site, with all areas of the site having seen some loss of historic boundaries.
- 3.23. The southern and western-most parts of the site have had the most extensive boundary loss and are recorded by the HLC project as modern enclosures; these modern fields have been created out of probable medieval enclosures. The sinuous medieval boundaries survive in places.
- 3.24. The landscape character of the reception area is modern fieldscapes, that were modified between the Tithe Map and first edition Ordnance Survey then again, significantly with the creation of the A30 slip road and Bishops Court Road in the late 20th and early 21st century.

¹ <https://maptest.devon.gov.uk/portaldvl/apps/webappviewer>

Previous archaeological events

3.25. Previous archaeological events of note within the study area comprise:

- A geophysical survey programme was undertaken along the proposed route of the A30 Honiton to Exeter Improvement. The survey area (85.26 hectares) responded well to topsoil magnetic susceptibility mapping, which indicated the presence of underlying archaeological material. In addition, a total of 6.3 hectares was investigated by detailed magnetometer survey, which defined a number of archaeological features.
- Fitzpatrick, AP, Butterworth, CA and Grove, J. 1999, Prehistoric and Roman Sites in East Devon: the A30 Honiton to Exeter Improvement DBFP Scheme, 1996-9. Wessex Archaeology Unpublished Report. The report provides results from archaeological works undertaken along the route of the A30 improvements. The closest sites to the proposed development site is Blackhorse, to the west. The site comprised an Iron Age ditched enclosure and was first identified by aerial photography, it lies on sandy soils overlying sandstone. Iron Age settlement was also identified along the route at Long Range to the east of the proposed development site.

Site visit

- 3.26. The site visit notes are included as Appendix A. Small, modern field barns were noted in Field D17 and in a field to the north of the proposed development area, and a timber frame barn in field D2. These have been added to the gazetteer. The field pattern preserves the historic pattern shown on historic mapping, although that pattern has been modified by hedgerows having been removed to create larger fields. The field boundaries comprise Devon Banks with hedgerows.
- 3.27. It was noted that the land slopes quite steeply to the south of Westcott Lane which may limit the archaeological potential of these areas. The more level, relatively elevated areas to the north and south of Marsh Green and to the north of Rill Copse are possibly the areas with the greatest archaeological potential.
- 3.28. The reception area comprises one field under pasture, with a gentle slope from north to south. It is bound by the modern A30 slip road to the north and modern Bishop's Court Road to the south.

Geophysical survey results

- 3.29. A geophysical survey was undertaken within the proposed development area, prior to design refinement. The survey results are provided separately.
- 3.30. In summary, the survey concluded that the methodology had been successful in detecting and locating anomalies of potential archaeological origin and anomalies likely to belong to the modern period. Anomalies identified included probable former field

boundaries, and three groups interpreted as representing potential cultivation patterns. Three groups of anomalies related to modern buried pipeline and pylons. Two possible ditched enclosures potentially indicating prehistoric activity were identified within the site, at its north western and south eastern extents and have been subsequently both excluded from the proposed development site and from any construction / decommissioning activities. These areas are topographically the higher, more level parts of the site.

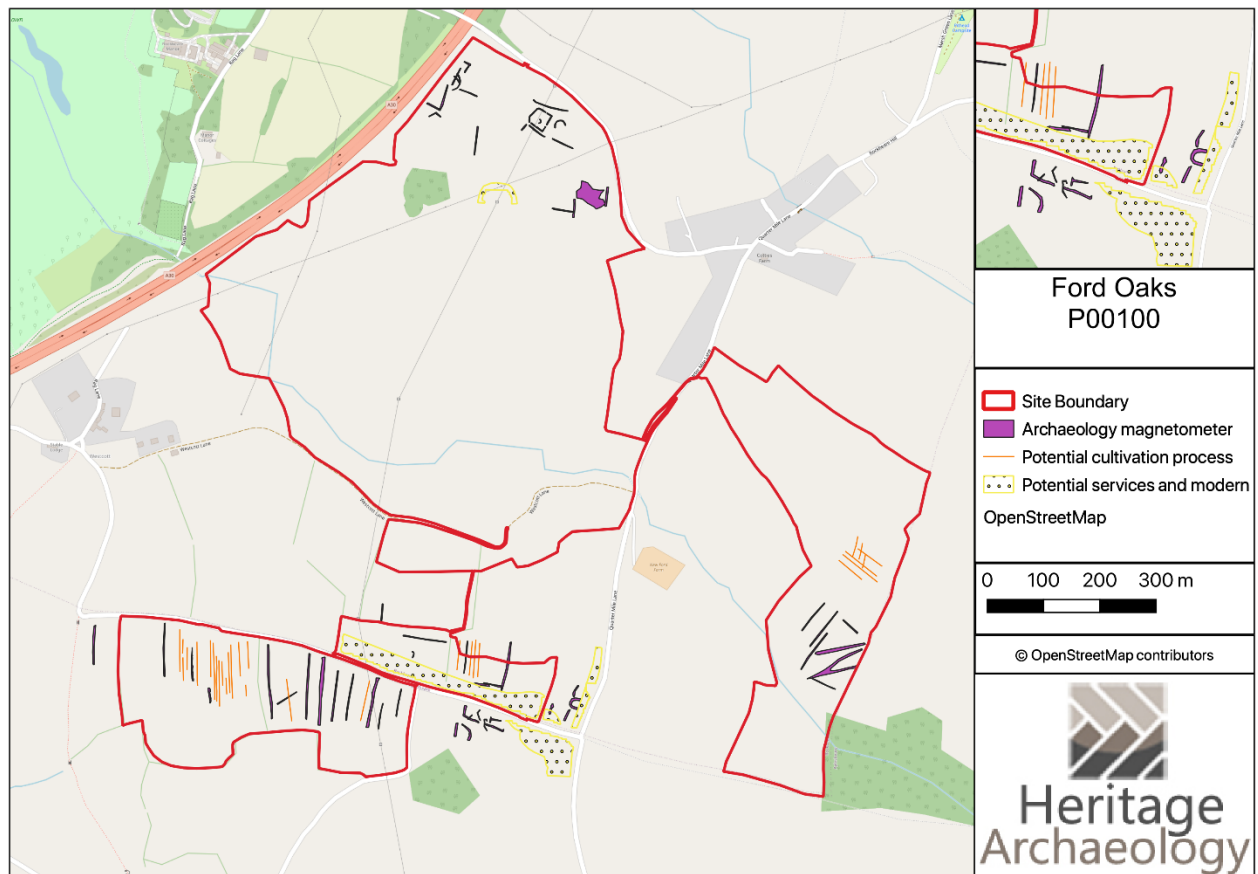


Figure 2: Geophysical survey results

4 Known heritage assets within the study area

Designated heritage assets and built heritage

- 4.1. There are no designated heritage assets within the proposed development site.
- 4.2. There are no conservation areas, world heritage sites, scheduled monuments or registered battlefields within the 2km study area.
- 4.3. Within the 2km study area there are:
 - One grade I, three grade II* and 39 grade II listed buildings; and
 - One grade II registered park and garden.
- 4.4. The grade I and II* listed buildings have very high heritage value; the grade II listed buildings have high heritage value.
- 4.5. A description of all of these assets is provided in Appendix B. For most of the assets within the study area, site inspections and the zone of theoretical visibility have demonstrated that they lack intervisibility with the proposed development site and the extent of the assets' settings does not include the proposed development site. These assets have been scoped out of any further assessment and are summarised in Appendix B, following the step 1 and step 2 assessment, set out in GPA3.
- 4.6. Of particular relevance to this report, as assets with settings that could include the proposed development site, are the following grade II listed buildings and registered park and garden:
 - RPG1 Rockbeare Manor park and garden; and
 - LB11 Westcott Farmhouse
 - LB12 Barn Approximately 20m south of Westcott Farmhouse
 - LB25 The Knoll
 - LB34 Westcott House
 - LB39 Rose Cottage
 - LB41 The Old Post Office
- 4.7. Rockbeare Manor Grade II Registered Park and Garden (asset ID RPG1) is to the north of the proposed development site. It is bordered by the A30 on its southern side, which provides a visual barrier and border between the proposed development site and the park. Woodland plantation and shelter belts prevent intervisibility between the park and proposed development site. These are modern features, introduced presumably to screen the A30 from the house and gardens. That planting has now reached maturity and provides screening not only of the road, but also the landscape beyond. The house and gardens therefore have a strong sense of enclosure, not only due to the mature

trees, but also the high hedges along Rag Lane and the perimeter wall which demark the eastern extent of the park. Arable fields immediately adjacent to the park between it and the A30 have a modern agricultural character and provide some context to the park as a rural estate but otherwise make very little contribution to appreciating its aesthetic or historic value. The intervening A30, mature vegetation and distance of separation is such that the proposed development site is not within the setting of Rockbeare Manor Grade II Registered Park and Garden, or of any of the listed buildings within the park, including Grade I listed Rockbeare Manor (asset IDs LB7-10).

- 4.8. Grade II listed The Knoll (asset ID LB25), Rose Cottage (asset ID LB39) and The Old Post Office (asset ID LB41) are buildings within the historic village of Marsh Green. Marsh Green developed as a farming village within the parish of Rockbeare and the village's character and appearance is still that of a small rural community. The listed buildings' settings include their curtilage and relationship with the village of Marsh Green and their association and intervisibility with the immediately surrounding countryside which provides context to these as rural buildings associated with a farming community. The proposed development is, in part, within the setting of these assets.
- 4.9. Grade II listed Westcott Farmhouse, Barn south of Westcott Farmhouse, and Westcott House (asset IDs LB11, LB12 and LB34) form a group that comprises the historic hamlet of Westcott. The settings of these buildings includes their immediate surroundings and curtilage, but also their intervisibility and views of the immediately surrounding agricultural land that provides context to these as historically buildings within rural surroundings associated with the farmland owned and worked by the inhabitants. The buildings are however secluded and surrounded by mature trees which filters views over the wider landscape. The proposed development is buffered from the listed buildings at Westcott by the distance of separation and intervening fields and mature trees. The development site is at the periphery of the settings of these assets.

Reception area

- 4.10. There are eight listed buildings within a 500m study area from the reception area. These comprise Graded II* listed Church of St Michael (reference LB R1), the parish church of Clyst Honiton, it has a 12th century font and low tower. Within the church yard are grade II listed buildings reference R2-7, comprising post medieval headstones, a churchyard cross erected in the late 19th century but possibly reusing a late medieval shaft, and the south gate, gateposts and wall to the church yard. These assets form a group and the church yard and immediately surrounding village streetscape provide the asset's setting. This does not extend to include the reception site, which is separated from the church by the A30 and modern plantation woodland planted to provide screening along the A30 and within the islanded land created by the slip roads and roundabouts.
- 4.11. Grade II listed Dymonds Farmhouse (asset ID LB R8) is a 17th century farmhouse probably associated with Bishops Court. The farmhouse is associated with the farmstead in which it is situated and its immediately surrounding fields which provide context to its historic

value. The farmhouse is separated from the reception area by mature trees and the local topography is such that there is no intervisibility between the two. The reception area is not within the setting of Dymonds Farmhouse.

- 4.12. Marlborough Cottages and Marlborough Farm both date to the late 19th century. These non-listed assets (asset IDs R16 and R17) have a degree of historic and aesthetic value, although both have been modified and particularly Marlborough Farm includes extensive modern buildings. The settings of these assets includes their curtilage and immediately surrounding farmland that provides context to their historic value. The reception area is at the periphery of the settings of these assets.

Non-designated heritage assets and archaeology

- 4.13. There are 43 non-designated heritage assets with archaeological and historic interest within the 1km study area, seven of which (in bold below) are within (or immediately adjacent to and presumed to extend into) the proposed development site. Of the seven assets within the proposed development site, five are recorded from the historic environment record data and two from the geophysical survey data.
- 4.14. Asset IDs **44, 45** and 46 relate to two groups of possible enclosures, identified through geophysical survey, that could be indicative of prehistoric archaeology within the site. Asset ID 44 is a possible enclosure and group of anomalies in the north western part of the site. Asset ID 45 and 46 relate to a second group of anomalies and possible enclosure within the south east part of the site and beyond the site boundary to the south and east.
- 4.15. One asset dates to the Roman period, the find spot of a Roman brooch at Higher Marsh Farm (asset ID 12).
- 4.16. None of the recorded assets date to the pre-Conquest (early medieval) period. Asset ID 40 dates to the medieval period, but could potentially be of earlier origin, Great Houndbeare Farm, which is documented from the medieval period. The settlements at Rockbeare, Aylesbeare, Westcott (asset ID 13) and Marsh Green could also be of medieval origin. Among finds made during the A30 road improvements in Rockbeare parish were 10 sherds of medieval / post medieval pottery (asset ID 10). Former field boundaries, a quarry and a drain are also of potentially medieval or later date (asset IDs 17, 18, 28, 29 and 37).
- 4.17. There are 31 assets (of 43 recorded) that date to the post medieval period. These comprise field systems and field banks, boundary and milestones, domestic buildings, two churches at Marsh Green, extraction pits and field barns (asset IDs 1-9, 11, 19, **20-27, 30-32, 33, 34, 35** – 37, 38, 39 and 41).
- 4.18. Three assets date to the modern period (asset IDs 14, **15** and 16) and comprise the searchlight battery site at Marsh Green, a possible associated generator building and the war memorial at Marsh Green.

Reception area

- 4.19. There are 15 non-designated heritage assets with archaeological and historic interest within a 500m study area of the proposed Reception Area. These comprise:
- 4.20. Two findspots along the course of the A30 which included prehistoric flints, and one a single sherd of Romano-British pottery. These finds are not from large assemblages and the watching brief during which they were recovered did not record any associated archaeological site (asset IDs R1, R6 and R10). The Blackhorse site referenced above is to the north east of Clyst Honiton, indicating that there was Iron Age activity in the area although none is recorded from on or close to the reception area.
- 4.21. A cartbridge near to Dymonds Farm and evidence for orchard banks attest to medieval activity in the area (asset IDs R14 and R15).
- 4.22. Post medieval agricultural activity is the most prevalent archaeology within the study area, including a farmstead ('Dillings' on the Clyst Honiton Tithe Map, 1839, replaced by Marlborough Cottages by 1888) (asset ID R2). Also recorded are drains and embankments in the Clyst Valley (asset IDs R3 and R4), orchard banks (asset IDs R7, R9), a possible water meadow (asset ID R11) and a Linhay (barn) (asset ID R13). These all attest to the reception area being within an agricultural landscape during the medieval period. It is however noted that the historic landscape character is altered through boundary loss between the tithe map and first edition Ordnance Survey and further modification following the late 20th century construction of Bishops Court Road and early 21st century A30 roundabout and slip roads. The closest asset to the reception area is Asset ID R9, Orchard Bank at Marlborough Cottages, an area of former enclosed fields that has been modified by boundary loss, the A30 slip road and plantation woodland.
- 4.23. Asset IDs R8 and R12 relate to RAF Exeter Airfield, described above, and an associated searchlight battery and canopy dating to the Second World War.

The archaeological potential of the development site and reception area

- 4.24. The archaeological potential of the development site is considered to be low for the prehistoric and Roman periods within the valley and sloping fields at the centre of the site. No finds from these periods have been found on or near to the site (despite modern archaeological work in the vicinity such as along the course of the A30). Also the geology and topography of the site is not, in parts, consistent with areas in the region where prehistoric archaeology is more commonly recorded. On the higher, more level ground at the site boundary on its northern and south eastern extents geophysical survey has identified two groups of anomalies including possible enclosures. These indicate a high potential for prehistoric activity in these areas.
- 4.25. The archaeological potential of the development site is considered to be moderate for the medieval and post medieval periods. There is documented occupation in the area and the site appears to have been in agricultural use (possibly as a result of woodland

assart) from the late medieval period or earlier. Evidence for this in the form of field boundaries, Devon Banks, ridge and furrow and ponds/ pits could be expected to survive within the development site. Any such evidence would most likely be of local significance (low value).

- 4.26. The archaeological potential of the development site for the modern period is none, with the exception of the recorded location of a Second World War searchlight battery location, where there could be associated archaeological evidence. Any such evidence would be locally significant and of low value.
- 4.27. The archaeological potential of the reception area is considered to be low for all periods. The area has been extensively altered by modern roads and boundary loss and despite adjacent archaeological field work prior to and during the construction of the A30, no archaeology other than some isolated finds has been reported from the site or adjacent fields. Only ground protection matting is proposed, with no intrusive groundworks.

Statement of significance

Archaeology

- 4.28. The known heritage assets within the proposed development site comprise:
- the possible location of a searchlight battery (asset ID 15);
 - extractions pits, quarries (asset IDs 20 and 34);
 - earthwork banks (asset IDs 33 and 35); and
 - geophysical anomalies (asset IDs 44 and 45).
- 4.29. Asset IDs 20 and 33-35 provide evidence for the agricultural use of the site from the medieval to modern periods. These assets are locally significant as they have evidential and historic heritage value in their ability to contribute to understanding of past land use and illustrate the historic development of farming in this area. The value of the assets has therefore been determined to be negligible or low, depending on the character and condition of the asset. The proposed development site has potential for further evidence of this type and also for evidence (in one location, at asset ID 15) of the domestic Second World War defensive efforts to protect Exeter and Exeter Airport from bombing raids. If present, any archaeology of this type would also be locally significant and of low heritage value.
- 4.30. The proposed development site also has potential for evidence of prehistoric activity, particularly as indicated by the geophysical survey (asset IDs 44 and 45). These assets could be of local to regional significance for their evidential value. The value of these assets is therefore likely to be moderate.

Historic landscape character

- 4.31. The historic landscape character is one of medieval enclosure with some boundary loss creating a more modern field pattern to the southern and western parts of the site. The extant and surviving hedgerows (which are all associated with Devon Banks) are all therefore part of a pre-parliamentary enclosure pattern and coincide with boundaries depicted on the Tithe Maps for Rockbeare and Aylesbeare. These are therefore hedgerows that could be considered 'important' in terms of the Hedgerow Regulations, 1997. The lane between Quarter Mile Lane and Westcott marks the parish boundary between Rockbeare and Aylesbeare and consequently the lane and its flanking hedge-banks are of historic interest. The historic landscape character of the proposed development site is of local (low) heritage value.

Built heritage

- 4.32. There are no built heritage assets within the proposed development site.
- 4.33. The proposed development site is within the setting of six designated heritage assets (all grade II listed buildings) and although it is on the periphery of the extent of the settings of these assets, intervisibility with the surrounding agricultural landscape does make a positive contribution to appreciating the high heritage value of these assets.

Reception area

- 4.34. There are no assets within the reception area. It is not within the settings of any designated heritage assets. It is at the periphery of the settings of two non-listed buildings; Marlborough Cottages and Marlborough Farm. It makes a largely neutral contribution to the heritage values of these assets given the lack of intervisibility and intervening mature trees.

5 Impact assessment

- 5.1. The proposed development comprises the construction of a c. 29 hectare solar array and 45 hectare green infrastructure facility with seven substations and transformer cabins, internal site tracks, fencing and CCTV cameras. Consent is being sought for a period of 40 years.
- 5.2. A reception area is also proposed at Clyst Honiton. This is for coordinating the convoys of construction traffic and would only be used during the construction phase of the project, with an expected duration of 9 months.

Archaeology

- 5.3. There are seven non-designated heritage assets within or adjacent to the proposed development site:
- the possible location of a searchlight battery (asset ID 15);
 - extractions pits, quarries (asset IDs 20 and 34);
 - earthwork banks (asset IDs 33 and 35); and
 - geophysical anomalies (asset IDs 44 and 45).
- 5.4. **Asset ID 15**, the possible site of a searchlight battery, in land parcel D10. The asset relates to documentary sources that a searchlight battery was positioned here during the Second World War, specifically during 1941 when Exeter Airport was in use as RAF Exeter. It is described as Searchlight battery 'Sugar 5' at Marsh Green, one searchlight spacing of 539 Battery, 88th Searchlight Regiment, August 1941. These units were used to track and illuminate enemy aircraft for the ground defence gunners, and comprised large searchlights mounted on tracks. These could then be positioned on the ground or mounted on lorries and were short-lived features that were removed at the end of the war. There is likely to be little archaeological evidence for the site, and none is evident on the ground, but it has a degree of historic and potentially evidential value. Given the asset's condition and level of survival it is of **low** heritage value. The construction phase of the proposed development could result in a **high** magnitude of change, through removal of any present below ground evidence for this asset. This would result in an effect of **minor significance**.
- 5.5. **Asset IDs 20 and 34**, the remains of former extraction pits or quarries in land parcels D2 and D7 (outside the development boundary). Asset 20 is visible as a depression on the ground and in Lidar data; Asset 34 is not visible on the ground and as only a faint mark on Lidar data. Neither is marked on the historic Ordnance Survey maps and they are both therefore likely to relate to earlier post medieval extraction of clay, sand or gravel. The assets are therefore associated with small-scale industry and farming practice locally and both are of negligible to low heritage value, having only a small degree of historic interest. The construction phase of the proposed development could result in a

moderate to high magnitude of change, through removal of some or all of any present below ground evidence for these assets. This would result in an effect of **minor significance** in both cases.

- 5.6. **Asset IDs 33 and 35**, relate to earthwork banks in land parcels D6 and D17. These are likely to represent former field boundaries and the bank in D6, faintly visible on the ground and evident on Lidar images, does correspond to a boundary shown on the Tithe Map and early Ordnance Survey map series. Field trees shown on historic mapping, one of which is present on site, correspond to the bank in D17. The assets have some historic interest as evidence for the former field pattern and are of low heritage value. The construction phase of the proposed development could result in a **moderate to high** magnitude of change, through removal of some or all of any present below ground evidence for these assets. This would result in an effect of **minor significance** in both cases.
- 5.7. **Asset IDs 44 and 45**, relate to geophysical anomalies of probable archaeological origin in land parcels DC01 and D6. The anomalies appear to represent potential enclosures, with some evidence for associated curving features. This suggests potentially later prehistoric settlement sites, comprising round houses surrounded by a ditch or palisaded enclosure. The design of the proposed arrays and tracks has avoided these features as far as possible but there remains the possibility of associated features being present within the areas where the array overlaps with the areas around these assets. The assets are possibly of local to regional significance and are assessed as being of potentially moderate heritage value. The construction phase of the proposed development could result in a **moderate** magnitude of change, through partial removal of any present below ground evidence for these assets. This would result in an effect of **moderate to minor significance** in both cases, before mitigation.

Reception area

- 5.8. There are no recorded heritage assets with archaeological interest within the reception area and it has a low potential for as yet unrecorded archaeology for all periods.

Historic landscape character

- 5.9. The hedgerows within the proposed development site are 'important' in terms of the Hedgerow Regulations, 1997, as they form part of a pattern of recorded late medieval enclosure or early post medieval informal enclosure and are depicted on the Tithe Maps for Rockbeare and Aylesbeare. These boundaries are not impacted by the proposed development which retains and strengthens hedgerows where reasonably practicable. Any temporary removals to enable construction would affect only short sections of hedgerows and would be largely reversible through reinstatement of the hedgerow on completion of construction activities.
- 5.10. The historic field pattern as it currently survives within the site would be retained and where possible strengthened through landscape planting.

- 5.11. The impact of the proposed development on hedgerows and historic landscape character would therefore be **none**.

Reception area

- 5.12. There are no hedgerows within the reception area and those bounding it are largely modern associated with the construction of Bishops Court Road and the A30 slip road. The field pattern is modern, created through late 19th and 20th century boundary loss and changes. The impact of the reception area on hedgerows and historic landscape character would therefore be **none**.

Built heritage

- 5.13. The proposed development has to potential to affect heritage assets within the vicinity of the proposed development site where the site forms part of the asset's setting and that setting makes a positive contribution to the asset's heritage values. There are six designated heritage assets where the asset's setting has the potential to include the proposed development site:

- Asset ID LB11 (NHLE reference 1141389), Grade II listed Westcott Farmhouse
- Asset ID LB12 (NHLE reference 1141390), Grade II listed Barn approximately 20m south of Westcott Farmhouse
- Asset ID LB25 (NHLE reference 1149357), Grade II listed The Knoll
- Asset ID LB34 (NHLE reference 1203853), Grade II listed Westcott House
- Asset ID LB39 (NHLE reference 1315884), Grade II listed Rose Cottage
- Asset ID LB41 (NHLE reference 1328753), Grade II listed The Old Post Office

- 5.14. **Asset IDs LB11, Westcott Farmhouse, LB12, Barn at Westcott Farmhouse and LB34, Westcott House** form a group within the hamlet of Westcott. The settings of these grade II listed buildings includes their intervisibility and the limited stretches of the two nearby lanes from which they are experienced and make a very local positive contribution to their aesthetic value as a group of buildings illustrating the historic rural hamlet of Westcott. Views of the assets within their rural context and from the assets over the immediately surrounding fields are very limited in their scope and ability to make a positive contribution to their historic value, even though these buildings comprise a farm and barn associated closely with the land that was worked from it and Westcott House, a small country house owned and occupied, at least in the mid-19th century, by a local landowner, possibly a gentleman farmer. This setting is truncated to the north by the A30 and modern plantation woodland which make a neutral contribution to the assets' heritage values. To the east and north-east the western fields of the proposed development are at the periphery of this setting.

- 5.15. The construction phase of the proposed development could result in short-term and reversible affects due to the movement of machinery and the potential for sound, noise,

vibration and dust effects. However, these effects would be temporary and intermittent and with the construction management plan measure in place, would not reach levels that would permanently detract from or harm the heritage values of these assets. The construction phase effects are therefore **none** in relation to grade II listed Westcott Farmhouse, Barn at Westcott Farmhouse and Westcott House.

- 5.16. The operation of the proposed development would result in the presence of solar and green infrastructure altering the appearance of the fields at the periphery of the settings of these assets for the duration of the operational phase of the project. The fields immediately surrounding the buildings are not included within the proposed development site providing a buffer of agricultural land. That buffer has been further increased through the removal of parcels G3, G4, DC03 and parts of DC02 and D5 from the design of the proposed development. As a result these assets will continue to be experienced in a rural context and the understanding and appreciation of these as a group of assets associated with the surrounding farmland would therefore be largely unaltered. The proposed landscape mitigation and existing mature trees and hedgerows further reduce the already limited intermittent intervisibility between these assets and the proposed development. Site visits in both winter and summer months confirm that seasonal changes do not alter this assessment. The assets' aesthetic value would be preserved, as would their illustrative and associative historic value. The magnitude of impact would be negligible and in relation to grade II listed Westcott Farmhouse, Barn at Westcott Farmhouse and Westcott House (all assets of high value) the significance of effect is **none**.
- 5.17. **Asset ID LB25 The Knoll, Asset ID LB39 Rose Cottage, and Asset ID LB41 The Old Post Office** comprise a group of Grade II listed buildings within the village of Marsh Green. The buildings reflect the development of Marsh Green during the 17th to 19th centuries, as a farming community and rural village. The building's gardens, their intervisibility where available and their village streetscape provide their setting and make a positive contribution to their aesthetic heritage value. Available glimpsed views of the countryside beyond provides context to these as rural buildings and makes a positive contribution to the buildings' historic value. Fields D17 and D10 of the proposed development are at the periphery of this setting.
- 5.18. The construction phase of the proposed development has the potential to affect these buildings, but given their locations and intervening buildings and mature trees and hedges, construction activities will not affect the contribution made by setting to the heritage values of these assets.
- 5.19. The operation of the proposed development would result in the presence of solar and green infrastructure altering the appearance of the fields at the periphery of the settings of these assets for the duration of the operational phase of the project. The fields immediately surrounding the village are not included within the proposed development site providing a buffer of agricultural land. That buffer has been further increased

through the removal of two parcels north of the village from the design of the proposed development, particularly in relation to The Knoll. As a result these assets will continue to be experienced in a rural context and the understanding and appreciation of these as a group of assets associated with the surrounding farmland would therefore be largely unaltered. The proposed landscape mitigation and existing mature trees and hedgerows further reduce the already limited and intermittent intervisibility between these assets and the proposed development. The assets' village location and local topography also reduce the degree to which they look out to, or can be viewed from, the surrounding landscape. Site visits in both winter and summer months confirm that seasonal changes do not alter this assessment. The assets' aesthetic value would be preserved, as would their illustrative and associative historic value. The magnitude of impact would be negligible and in relation to grade II listed The Knoll, Rose Cottage and Old Post Office (all assets of high value) the significance of effect is **none**.

- 5.20. **Asset ID RPG1 Rockbeare Manor Grade II Registered Park and Garden** is the surviving elements of the designed landscape at Rockbeare Manor. The intervening A30, mature vegetation and distance of separation is such that the proposed development site is not within the setting of Rockbeare Manor Grade II Registered Park and Garden, or of any of the listed buildings within the park, including Grade I listed Rockbeare Manor (asset IDs LB7-10). The proposed development would not therefore be capable of harming the contribution made by setting to the heritage values of these assets and the effect is **none**. In March 2022, the Land Agent acting for Rockbeare Manor confirmed acknowledgement of the intervening topography and screening tree belts either side of the A30 as a reason for no pre-application concern of potential impact to the setting of the Manor or park and garden.

Reception area

- 5.21. The proposed development has the potential to affect heritage assets within the vicinity of the reception area where the site forms part of the asset's setting and that setting makes a positive contribution to the asset's heritage values. There are two non-designated heritage assets where the asset's setting includes the proposed development site:
- Asset ID R16, non-listed Marlborough Cottages
 - Asset ID R17, non-listed Marlborough Farm
- 5.22. These are both altered late 19th century buildings (a semi detached pair of cottages and farmhouse and barns) that illustrate the rural development of Clyst Honiton. The surrounding countryside provides some context to these buildings and their rural context. However, the fields of the proposed reception area have a modified character and make a largely neutral contribution to the heritage values of these assets. The change from baseline would be temporary (short term) and reversible on completion of the use of the reception area. It is not proposed to remove the hedgerows that are

mature and provide a degree of screening of the site. The magnitude and significance of effect is therefore **none**, there would be no loss of the heritage values of these assets.

Mitigation

Mitigation embedded into the design of the development

5.23. The design of the proposed development has been an iterative process that has sought to reduce impacts in response to ongoing environmental surveys. For the historic environment, this has included:

- Removal of land parcels G1 and G2 and parts of D6 and DC01 to avoid features identified as probable archaeology by the geophysical survey;
- Removal of land parcels D1, G3, G4, DC03 and parts of DC02 and two fields north of Marsh Green reduced potential effects on historic landscape character and the settings of heritage assets, particularly at Westcott and The Knoll;
- Close working with the landscape and ecology mitigation plans to ensure that these reflect the historic landscape character; and
- The landscape mitigation plan includes strengthening of hedgerows and planting that would further filter views of the proposed development from those heritage assets where the proposed development has the potential to affect the contribution made by setting to the heritage values of those assets.

Additional mitigation

5.24. In addition to the above an ongoing programme of archaeological surveys has been implemented. This has, to date, comprised desk-based assessment, walkover survey and geophysical survey. In addition the following is proposed:

- A programme of trenched evaluation is planned and a Written Scheme of Investigation has been produced in relation to that. The programme of archaeological work will aim to further characterise the archaeological potential of the proposed development site, particularly in relation to the areas around the enclosures identified through geophysical survey; the enclosures themselves have been avoided by the design of the proposed development.
- Any areas where preservation in situ is warranted by the heritage value of the asset could be considered for avoidance through further iteration of design of the solar arrays foundations;
- Where preservation in situ is not warranted or achievable, archaeological recording of any identified areas of archaeological interest impacted by below ground works; and
- Analysis and publication of the result of the archaeological recording.

Residual effects

Archaeology

- 5.25. Seven non-designated heritage assets are within the proposed development site, with the predicted construction phase impacts as follows:
- In relation to the possible location of a searchlight battery (asset ID 15), a minor adverse effect is predicted;
 - In relation to extractions pits, quarries (asset IDs 20 and 34), a minor adverse effect is predicted;
 - In relation to earthwork banks (asset IDs 33 and 35), a minor adverse effect is predicted;
 - In relation to geophysical anomalies (asset IDs 44 and 45), a minor to moderate adverse effect is predicted.
- 5.26. These effects can be mitigated through archaeological recording, or in the event that the value of the heritage asset is such that preservation in situ is warranted, through further design refinement or foundation design. Following the implementation of the mitigation, these effects would be further reduced and the residual effect of the proposed development on the above assets is negligible to none.

Built heritage

- 5.27. The predicted construction phase effects on the settings of built heritage assets are time limited (short term) and reversible and therefore no significant effects on built heritage would occur as a result of construction activities.
- 5.28. The operation of the proposed development has the potential to affect the contribution made by setting to the heritage value of six grade II listed buildings within the vicinity of the proposed development. However, given the distance of separation, local topography, intervening mature trees and hedgerows and the mitigation measures embedded into the design of the proposed development, there would be no impact on the heritage values of these assets as a result of development within their settings. The grade II listed buildings character, appearance and settings would be preserved. The residual effect is **none**.

Historic landscape character

- 5.29. A neutral effect is predicted in terms of the historic landscape character given the limited impact on historic hedgerows or on the grain of the historic field pattern. The residual effect is **none**.

Reception area

- 5.30. There are no heritage assets within the Reception Area and it has a low archaeological potential. The reception area is not within the settings of any designated heritage assets

and makes a largely neutral contribution to two nearby non-listed built heritage assets. This is because the character of the site has been altered by the recent construction of Bishops Court Road and the A30 slip road. The residual effect on the historic environment of the temporary use of the reception area is **none**.

6 Summary and conclusions

6.1. Historic Environment baseline surveys have been undertaken for the proposed Ford Oaks Solar and Green Infrastructure facility site, an area of c.74 hectares (29ha of solar array and 45ha of ecological enhancement and landscape planting) at Marsh Green, and the proposed 0.4ha reception area at Clyst Honiton. Surveys comprised a desk-based assessment, 'GPA3' setting assessment, site visits, walkover survey and geophysical survey, together with extensive consultation with Devon County Council's Senior Historic Environment Officer. As a result of these surveys baseline data was gathered, providing evidence for:

- Prehistoric, Roman, Medieval and predominantly post medieval activity within a 1km area from the proposed development site;
- A historic landscape character that preserves late medieval or early medieval field enclosure, with modification through boundary loss. The rural and agrarian character of the proposed development site is evident through its known archaeology and historic landscape character;
- A high potential for late prehistoric settlement activity on the higher ridges to the north and south of the site, evidenced by anomalies of probable archaeological origin found through geophysical survey.
- A built heritage character of farms, agricultural buildings, farm workers cottages in nucleated hamlets and occasional higher status properties, mostly of post medieval date.

6.2. There are seven known heritage assets with archaeological interest within the footprint of the proposed development. These comprise;

- the possible location of a searchlight battery (asset ID 15);
- extractions pits, quarries (asset IDs 20 and 34);
- earthwork banks (asset IDs 33 and 35); and
- geophysical anomalies (asset IDs 44 and 45).

6.3. Assets 15, 20, 34, 33 and 35 are of local value and assets 44 and 45 are potentially of regional significance and moderate value. This relates to the assets' evidential and historic interest. It is predicted that the construction phase of the proposed development could result in effects on these assets, before mitigation, that is minor adverse for assets 15, 20, 34, 33 and 35 and minor to moderate adverse for assets 44 and 45. However, further archaeological field evaluation is planned to identify an appropriate programme of mitigation. After the implementation of suitable and proportionate mitigation measures the residual effect of the proposed development on heritage assets with archaeological interest is predicted to be negligible to none.

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- 6.4. There are six grade II listed buildings where the contribution made by setting to their heritage values could be affected by the operation of the proposed development. These assets comprise:
- Asset ID LB11, Grade II listed Westcott Farmhouse
 - Asset ID LB12, Grade II listed Barn approximately 20m south of Westcott Farmhouse
 - Asset ID LB25, Grade II listed The Knoll
 - Asset ID LB34, Grade II listed Westcott House
 - Asset ID LB39, Grade II listed Rose Cottage
 - Asset ID LB41, Grade II listed The Old Post Office
- 6.5. An assessment of the heritage values of these assets, the contribution made by setting to those values, and the surroundings in which they are experienced was undertaken. This determined that, given the distance of separation, local topography, intervening mature trees and hedgerows and the mitigation measures embedded into the design of the proposed development, there would be no impact on the heritage values of these assets as a result of development within their settings. The grade II listed buildings character, appearance and settings would be preserved and the effect of the development on their heritage values is **none**.
- 6.6. The reception area does not include any heritage assets and has been altered by the construction of Bishops Court Road and the A30. It is not within the settings of any non-designated heritage assets and makes a largely neutral contribution to two nearby non-listed built heritage assets. The effect on the historic environment of the temporary use of the reception area is **none**.

7 References, glossary and abbreviations

Time periods used are as follows:

- Prehistoric: 500,000 BC - AD 43
 - Palaeolithic: 500,000 – 10,000 BC
 - Mesolithic: 10,000 – 4,000 BC
 - Neolithic: 4,000 – 2,200 BC
 - Bronze Age: 2,600 - 700 BC
 - Iron Age: 800 BC – AD 43
- Roman: 43 – 410
- Early medieval: 410 - 1066
- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1901
- Modern: 1901 - present

Abbreviations used are as follows:

- CA – Conservation Area
- HER – Historic Environment Record
- LB – Listed Building (LB GII = Grade II listed; LB GII* = Grade II* listed)
- NDHA – Non-designated heritage asset
- NPPF – National Planning Policy Framework
- RPG – Registered Park and Garden
- SM – Scheduled Monument

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Appendix A Transcript of tithe map apportionments and site visit notes

Project land parcel reference	Parish	Landowner	Occupier	Plot No	Estate	Plot Name	Cultivation	Current Cultivation	Site visit notes/ comments
D1	Aylesbeare	Lord Rolle, Eliza Thomas, Emma Thomas and Emmeline Thomas, lessees for the moiety	John Sloman	148	Homer or Holmoor	Landscape	Arable	Grass/silage	Footpath along western edge of field; adjacent field to west 'The Park' on historic mapping (no longer has predominantly parkland character). This parcel is no longer within the proposed development site – removal of this field provides a landscape buffer to the former park and properties at Westcott.
	Aylesbeare	Lord Rolle, Thomas Davey & Henry Edwards, lessees (for the Moiety)	Giles Newberry	256	Halls and Eveleighs	Higher Homer	Arable		
D2	Aylesbeare	Lord Rolle & Revd. John Elliott, lessee for the moiety	Rev. John Elliott	257	Western Ground	Seven Acres	Arable	Grass/silage	HER record for an extraction pit within this field (asset ID 20), no evident earthworks on site but appears on Lidar data. It is on a part of the field that slopes steeply to the south. Line of scattered trees demarks former field boundary. Other former field boundaries not evident on site but show on lidar data. Small timber frame (19/20 century) field barn in northern field boundary.
	Aylesbeare	Lord Rolle & Revd. John Elliott, lessee for the moiety	Rev. John Elliott	257	Western Ground	Waste & Pond in 7 Acres			
D2c	Aylesbeare	Lord Rolle & Revd. John Elliott, lessee for the moiety	Rev. John Elliott	253	Western Ground	Bickley Mead	Meadow		
	Aylesbeare	Lord Rolle & John Newberry, lessee for the moiety	Giles Newberry	254	Town Tenement	Homer Field	Pasture		
	Aylesbeare	Lord Rolle & Revd. John Elliott, lessee for the moiety	Rev. John Elliott	258	Western Ground	Five Acres	Arable		

Project land parcel reference	Parish	Landowner	Occupier	Plot No	Estate	Plot Name	Cultivation	Current Cultivation	Site visit notes/ comments
D3	Aylesbeare	Lord Rolle, Eliza Thomas, Emma Thomas and Emmeline Thomas, lessees for the moiety	John Sloman	259	Homer or Holmoor	Four Acres	Arable	Grass/silage	Pond noted in field, appears on historic mapping. Former boundaries not evident on the ground but show on Lidar data and aerial photography.
	Aylesbeare	Lord Rolle & Revd. John Elliott, lessee for the moiety	Rev. John Elliott	260	Western Ground	Four Acres	Arable		
	Aylesbeare	Lord Rolle, Eliza Thomas, Emma Thomas and Emmeline Thomas, lessees for the moiety	John Sloman	261	Homer or Holmoor	Cross Park	Arable		
D4	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	451	Westcotts	Yonder Hill	Arable	Grass/pasture	Field as shown on historic mapping
D5	Rockbeare	Thomas Porter Esquire	John Symons	448	Marsh	Little Broad Moor Meadow	Pasture	Grass/pasture	Former field boundaries evident on Lidar/ APs but not evident on the ground. This parcel is partially removed from the proposed development site – removal of the southern part of this field provides an additional landscape buffer to the properties at Westcott.
	Rockbeare	Reverend John Elliott	Reverend John Elliott	448	Westcotts	Little Broadmoor Meadow	Pasture		
	Rockbeare	Thomas Porter Esquire	John Symons	449	Cottles	West Gate Hill	Arable		
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	452	Westcotts	Heather Hills	Arable		
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	453	Westcotts	Long Field	Arable		
D6	Rockbeare	Reverend John Elliott	Reverend John Elliott	454	Marsh	Little Broadmoor Orchard	Orchard	Grass/pasture	HER record for earthwork banks or possible ridge and furrow (asset ID 33), not evident on ground. Pond on historic mapping. Scattered trees mark former field boundaries. No banks surviving, possibly ploughed out.
	Rockbeare	Thomas Porter Esquire	John Symons	455	Cottles	Pit Park	Arable		

Project land parcel reference	Parish	Landowner	Occupier	Plot No	Estate	Plot Name	Cultivation	Current Cultivation	Site visit notes/ comments
	Rockbeare	Thomas Porter Esquire	Richard Skinner	456		Little Western Hill	Arable		This parcel is removed from the proposed development site
	Rockbeare	Thomas Porter Esquire	Richard Skinner	457		Slade Acre	Pasture		
	Rockbeare	Thomas Porter Esquire	Richard Skinner	458		Great Western Hill	Pasture		
	Rockbeare	Thomas Porter Esquire	Richard Skinner	463		Lower Slade Acre	Pasture		
D7	Rockbeare	Thomas Porter Esquire	John Symons	461	Cottles	Pit		Grass/ pasture	HER record for extraction pit (asset ID 34), not evident on ground. Shows on Lidar data. Field name on Tithe Apportionment suggests that the pit may have been a drinking pond. In the northern part of D7 (plot 465 on tithe map) a small field barn is shown on historic mapping in 1969, not present in 1906 or on maps or images after 2000.
	Rockbeare	Thomas Porter Esquire	John Symons	462	Cottles	Horse Pool	Arable		
	Rockbeare	Thomas Porter Esquire	John Symons	464	Cottles	Allerbear Meadow	Pasture		
	Rockbeare	Reverend John Elliott	Reverend John Elliott	465	Marsh	Horse Pool Meadow	Meadow		
D8	Rockbeare	Thomas Porter Esquire	John Symons	485	Marsh	Great Broad Moor Meadow	Meadow	Grass/ pasture	Field as shown on historic mapping.
	Rockbeare	Reverend John Elliott	Reverend John Elliott	485	Marsh	Great Broadmoor Meadow	Meadow		
D9	Rockbeare	Reverend John Elliott	Reverend John Elliott	465	Marsh	Horse Pool Meadow	Meadow	Grass/ pasture	Field as shown on historic mapping.
D13	Rockbeare	Reverend John Elliott	Philip Tuck	631		Great Yearnshill	Pasture	Grass/ pasture	Former boundary (1st Ed. Field pattern) evident as cropmark and on Lidar. Tithe Map depicts a series of strip fields - these are evident on the Lidar data but not on the ground
	Rockbeare	Thomas Porter Esquire	Richard Skinner	632		Little Yarns Hill	Pasture		
	Rockbeare	Reverend John Elliott	Philip Tuck	633	Marsh	Higher Leat			
	Rockbeare	Thomas Porter Esquire	Richard Skinner	634		Ash Plot	Pasture		

Project land parcel reference	Parish	Landowner	Occupier	Plot No	Estate	Plot Name	Cultivation	Current Cultivation	Site visit notes/ comments
D12	Rockbeare	Thomas Porter Esquire	John Symons	637	Cottles	Headlands	Arable	Grass/ pasture	Former boundary (1st Ed. Field pattern) evident as cropmark and on Lidar, not evident on the ground.
	Rockbeare	Reverend John Elliott	Philip Tuck	638		Blacklands	Arable		
D11	Rockbeare	Reverend John Elliott	Philip Tuck	639		Higher Corner	Pasture	Grass/ pasture	Field as shown on historic mapping. Modern drainage and a pond and stream evident on Lidar data. Earthworks on site appear to correlate to the drainage pattern and stream
D10	Rockbeare	Reverend John Elliott	Philip Tuck	640		Lower Corner	Pasture	Grass/ pasture	Field as shown on historic mapping. No evidence on ground for former searchlight battery.
D14	Rockbeare	Thomas Porter Esquire	Richard Skinner	466		Lower Broad Park	Pasture	Grass / pasture	Two fields, although eastern boundary now removed.
	Rockbeare	Thomas Porter Esquire	Richard Skinner	471		Grattan	Pasture		
D15	Rockbeare	Reverend John Elliott	Reverend John Elliott	478	Marsh Bawden	Marles Copse	Coppice	Wood	Comprises three separate fields as shown on historic mapping
	Rockbeare	Reverend John Elliott	Reverend John Elliott	479	Marsh Bawden	Great Marles	Pasture	Grass/ pasture	
	Rockbeare	Reverend John Elliott	Reverend John Elliott	480	Marsh Bawden	Wood Meadow	Pasture	Grass/ pasture	
D16	Rockbeare	Reverend John Elliott	Reverend John Elliott	496	Westcotts	Wood Field	Pasture	Grass/ pasture	Former field boundaries evident on Lidar/ APs but not evident on the ground. Lidar suggests additional former boundaries although this is shown as two fields only on Tithe and 1st Ed OS
	Rockbeare	Reverend John Elliott	Reverend John Elliott	497	Westcotts	Little Wood Meadow	Pasture		
D17	Rockbeare	Reverend John Elliott	Reverend John Elliott	473	Marsh Bawden	Oakeys	Pasture	Grass/ pasture	HER records earthbanks or possible ridge and furrow (asset ID 35), not evident on ground. One field shown on Tithe and 1st Ed OS but Lidar includes curving linear that could be former boundary or watercourse

Project land parcel reference	Parish	Landowner	Occupier	Plot No	Estate	Plot Name	Cultivation	Current Cultivation	Site visit notes/ comments
D18	Rockbeare	Nicholas Reynolds	Nicholas Reynolds	584a	Marsh	First Colt Park	Pasture	Grass/ pasture	HER records possible quarry or natural feature (asset ID 28), not evident on ground but clear on Lidar data. The hedge between this field and the Knoll is well established with large mature trees that screens the house from this field. Two barns noted during site visit, appear to be mid to late 20th century brick/ concrete structures. This parcel is no longer within the proposed development site – removal of this field provides an additional landscape buffer to The Knoll.
D19	Rockbeare	Nicholas Reynolds	Nicholas Reynolds	584	Marsh	Yonder Colt Park	Pasture	Grass/ pasture	Field as shown on historic mapping. This parcel is no longer within the proposed development site – removal of this field provides an additional landscape buffer to The Knoll.
DCC1	Rockbeare	Thomas Porter Esquire	John Symons	474	Cottles	Parsons Field	Pasture	Arable	Scattered trees demark former field boundary. Square pond shown on historic mapping. Pond and former boundaries evident on Lidar data. Northern part of field truncated by A30. The array in this field has been truncated to avoid geophysical anomalies of probable archaeological interest.
	Rockbeare	Reverend John Elliott	Reverend John Elliott	475	Westcotts	Seven Acre Marles	Arable		
	Rockbeare	Reverend John Elliott	Reverend John Elliott	476	Westcotts	Barn Marles	Pasture		
	Rockbeare	Reverend John Elliott	Reverend John Elliott	476	Westcotts	Copse Marles	Pasture		
DCC2	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	477	Westcotts	Copse Marles	Arable	Arable	Scattered trees demark former field boundary. Former boundaries evident on Lidar
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	492	Westcotts	Moor Meadow	Pasture	Grass (rough)	Evident as an extant small field
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	498	Westcotts	Coarse Plot	Pasture		
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	499	Westcotts	Linhay Field	Arable	Arable	Field boundaries have been removed but evident on Lidar

Project land parcel reference	Parish	Landowner	Occupier	Plot No	Estate	Plot Name	Cultivation	Current Cultivation	Site visit notes/ comments
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	500	Westcotts	Little Marles	Arable	Arable	Field truncated by A30.
DCC3	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	490	Westcotts	Moor Meadow	Pasture	Arable	Water course and former field boundaries evident on Lidar and historic mapping, not evident on the ground
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	491	Westcotts	Small Garden			
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	493	Westcotts	Young Orchard	Orchard		
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	495	Westcotts	Minty Field	Arable		
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	495	Westcotts	Minty Field	Arable		
G1	Aylesbeare	Lord Rolle & Revd. John Elliott, lessee for the moiety	Rev. John Elliott	263	Western Ground	Coppice Close	Arable	Arable	Former field boundaries evident on historic mapping, aerial photographs and Lidar (Lidar indicates additional subdivision not shown on historic mapping). Tithe Map shows barn and 'Barn Field', nothing evident on ground at this location. This parcel is no longer within the proposed development site – removal of this field avoids effect on geophysical anomalies of probable archaeology.
	Aylesbeare	Lord Rolle & Revd. John Elliott, lessee for the moiety	Rev. John Elliott	264	Western Ground	Barn Field	Pasture		
	Aylesbeare	Lord Rolle & Revd. John Elliott, lessee for the moiety	Rev. John Elliott	265	Western Ground	Crossway Field	Arable		
G2	Rockbeare	Reverend John Elliott	Reverend John Elliott	459	Westcotts	Crossway Head	Pasture	Arable	Former field boundaries evident on historic mapping and Lidar, but not evident on the ground. This parcel is no longer within the proposed development site – removal of this field avoids effect on geophysical anomalies of probable archaeology.
	Rockbeare	Reverend John Elliott	Reverend John Elliott	460	Westcotts	Three Corner Plot	Arable		
G3	Rockbeare	John Payne Esquire	John Payne Esquire	445	Westcotts	Oak Field	Pasture	Arable	Former field boundaries evident on historic mapping and Lidar, but not evident on the ground.

Project land parcel reference	Parish	Landowner	Occupier	Plot No	Estate	Plot Name	Cultivation	Current Cultivation	Site visit notes/ comments
	Rockbeare	John Payne Esquire	John Payne Esquire	447	Westcotts	Yonder Three Acres	Arable		This parcel is removed from the proposed development site – removal of this field provides an additional landscape buffer to the properties at Westcott.
G4/G5	Rockbeare	John Payne Esquire	John Payne Esquire	486	Westcotts	Brixham	Meadow	Grass/pasture	Former field boundaries evident on historic mapping and Lidar, but not evident on the ground
G4	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	494	Westcotts	Little Orchard	Orchard		
G5	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	487	Westcotts	Brixham	Pasture	Grass/pasture	Former field boundaries evident on historic mapping and Lidar, but not evident on the ground
G6	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	481	Westcotts	Longlands Orchard	Orchard	Grass/pasture	Former field boundaries evident on historic mapping and Lidar, but not evident on the ground
	Rockbeare	Samuel Walkey Esquire	Nicholas Cox	482	Westcotts	Langlands	Arable		
	Rockbeare	John Payne Esquire	John Payne Esquire	483	Westcotts	Langlands	Meadow dry		

Appendix B Gazetteer of recorded heritage assets – 1-2km study area

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
LB1	1141380	LBII	Carradale Farmhouse	Farmhouse. Circa 1830, some parts may be earlier. Plastered brick on stone rubble footings; brick stacks and some C19 chimney pots; slate roof. L-shaped house with main block facing south and having a 2-room plan with central staircase and end stacks. 2-room plan service block at right angles to rear of left (western) room and contains projecting inner lateral stacks and end stack. 2 storeys.	Post medieval	High	303651	94956	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB2	1141381	LBII	Little Upcott	House. Probably late C15 - early C16, extended in the later C16 or early C17, remodelled in the late C17, extended again in the early C18, and thoroughly modernised circa 1980. The walls are of plastered cob and said to be without footings; some C19 and C20 brick rebuilding and patching; 3 stacks, one cob, one stone rubble, one brick, all topped with C20 brick; interlocking red tile roof (formerly thatch). The 2 rooms of the south-west facing main block are the oldest part of the house but has been so thoroughly reorganised since the early C17 that the original layout cannot be ascertained at present. An C18 crosswing projects both front and back. An outshot on the outer side of the front room contains the C20 main stair.	Medieval/ Post medieval	High	304502	94259	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB3	1141382	LBII	The Old Rectory	House, former parsonage. 1836. Plastered stone rubble or brick; brick stacks with chimney shafts replaced in C20; slate roof. The main block is square in plan and faces south. It has a double depth plan comprising a main front and back room either side of a small front lobby and main stairs to rear.	Post medieval	High	302684	94645	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB4	1141383	LBII	Ford Farmhouse	Farmhouse. C18. The walls are plastered, some are thick enough for cob, others more likely brick; brick stacks topped with C18 and C19 brick; slate roof.	Post medieval	High	303002	94670	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB5	1141384	LBII	Lower Marsh Farmhouse	House, former farmhouse. Early C17, possibly earlier core, enlarged in late C17-early C18, modernised in C19 and again circa 1970. Plastered stone rubble, maybe some cob; stone rubble stacks with C19 and C20 brick chimney shafts; slate roofs.	Post medieval	High	304364	93750	The farmhouse is in Marsh Green and the village and surrounding fields that provide context to this as an agricultural dwelling make a positive contribution to

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
									appreciating the asset's historic value. The setting of this asset does not however extend to include the proposed development site given the distance of separation and intervening topography and mature vegetation
LB6	1141385	LBII	Pitt Head	Cottage and former outbuildings. Probably late C18-early C19, modernised circa 1980. Apparently plastered cob on stone rubble footings; stone rubble or brick stacks topped with C19 and C20 brick; thatch roof. The original house faces south-west and backs onto the lane.	Post medieval	High	304599	94196	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB7	1203803	LBI	Rockbeare Manor Including Terraces Adjoining To South	Large country house. Mid C18, improved circa 1770, remodelled circa 1820 and south wing altered circa 1920 by architect Marley Horder. Stucco on brick and brick stacks with plastered chimney shafts; slate roofs. U-shaped house. Main block faces south and includes a large central heated entrance lobby with full height curving front bays and end stacks. From each end rear blocks project at right angles. The south wing has a corridor along the inner side past 2 2 rooms separated by a circa 1920 cross passage to a front door and at the end is the large dining room with full height curving bows on each side. The northern rear wing extends back the same distance as the south wing. It includes the service rooms, service stair and service door and the kitchen on the end has a full height curving bay on the north side. Both rear wings have projecting end stacks and the ends are connected by a single storey room with inner corridor. The house was raised to 3 storeys circa 1820 but the kitchen and dining room were left at 2 storeys. The kitchen also has a cellar under. The front is flanked by single storey pavilions linked to the main block by large archways. The south pavilion was formerly an orangery. The north pavilion with rear stack and cellar was formerly a billiard room. The attractive west front has a symmetrical 2:3:2 window front as modernised circa 1820. The full height bows have stucco platbands at first floor level. Central part-glazed double doors with reeded doorcase and entablature on shallow console brackets.	Post medieval	High	303162	94044	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset. Land within the proposed development site was historically probably part of the wider agricultural estate of Rockbeare, but it was not within the extent of the parkland landscape.

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
LB8	1141386	LBII*	Stables and Coach Houses approximately 10 metres east of Rockbeare Manor	Stables and coach house. Probably mid C18. Red brick with minimal use of limestone ashlar, slate roof. Stables, coach houses and groom's cottage with symmetrical layout around a courtyard with front facing Rockbeare Manor (q.v.) to west and backing onto early C19 model farmyard (q.v.) to east.	Post medieval	High	303203	94021	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB9	1141387	LBII	Gate posts gates and adjoining railings approximately 100 metres east of Rockbeare Manor	Gate posts, gates and adjoining 11.11.52 railings approximately 100 metres east of Rockbeare Manor GV II Gate posts, gates and railings. Circa 1820. Red brick piers with sandstone ashlar bases and caps, wrought iron railings and gates	Post medieval	High	303300	94054	The development is not within the setting of this asset
LB10	1141388	LBII*	Gate piers and gates approximately 350 metres north west of Rockbeare Manor	Gate piers and gates. Gate posts are probably mid C18, the gates probably circa 1820. Stucco on stone rubble or brick with slated tops; wrought iron gates. Large and ornate gate piers.	Post medieval	High	302990	94393	The development is not within the setting of this asset
LB11	1141389	LBII	Westcott Farmhouse	Farmhouse. Mid C19. Plastered stone rubble up to first floor level and cob above; stone rubble stacks with plastered brick stacks; slate roof. U-shaped house with main block facing west and comprising a 2-room plan with central cross passage containing the stairs. From each end 1-room rear blocks project at right angles. The front left (northern) room has a projecting end stack and an axial stack serves back-to-back fireplaces used by the front right room and the rear block room. From the rear end of the cross passage a corridor extends northwards between the front room and rear block. 2 storeys throughout. Nearly symmetrical 3-window front of C19 and C20 casements with glazing bars including one, ground floor left, with 15 small panes to each light. Central 4- panel door with side lights and wide flat-roofed porch comprising Tuscan columns on 3 stone steps and moulded entablature. Plain eaves and roof is hipped each end.	Post medieval	High	303054	93388	The surrounding fields, where visible, provide context to this as an agricultural dwelling and make a positive contribution to appreciating the asset's historic value. The setting of this asset includes, in part, the proposed development site. This asset is therefore scoped in to the step 2 and step 3 assessment
LB12	1141390	LBII	Barn approximately 20 metres south	Threshing barn. C18. Plastered cob on stone rubble footings; thatch roof. Barn has full height doorways in the centre of each long wall. The rear (southern) doorway is blocked. The front doorway contains C19 double plank doors. Both are flanked by	Post medieval	High	303035	93359	The surrounding fields and associated farm provide context to this as an agricultural building and make

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
			of Westcott Farmhouse	short projecting midstrete walls. The roof is hipped each end and the central part is continued a short distance over the doorway as a hood. Interior is open from ground to roof. 3-bay roof with A-frame trusses with pegged and nailed lap-jointed collars and X-apexes.					a positive contribution to appreciating the asset's historic value. The setting of this asset includes, in part, the proposed development site. This asset is therefore scoped in to the step 2 and step 3 assessment
LB13	1141425	LBII	Crossways Cottage	House, formerly 2 cottages. Early and mid C19. Plastered cob on rubble footings; brick stack topped with C19 and C20 brick; red interlocking tile roof (thatch until 1901). Originally a pair of 2-room plan cottages facing east with a central axial stack in the former party wall serving back-to-back fireplaces. The former cottage to right (north) is older than the former left-hand cottage.	Post medieval	High	303863	92178	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB14	1328734	LBII*	Church Of The Blessed Virgin Mary	Aylesbeare Parish Church. C14 font and part of chancel may be contemporary; tower and north aisle are C15; chancel includes some late C15 - early C16 detail; chancel and roofs restored circa 1840 with new benches and fittings; major renovation of nave and porch rebuilt 1896-7 by E H Harbottle; tower restored in 1924 by Harbottle-Reed. Nave, chancel and aisle of random local stone rubble and aisle has large dressed quoins of red conglomerate stone and cream sandstone; tower of red conglomerate rubble laid to courses with dressed quoins of red conglomerate stone and Beerstone; parts of tower and chancel are roughcast; original detail and tower restoration detail of Beerstone, other restoration detail of Bathstone; slate roofs and nave has crested ridgetiles. The chancel may contain some C14 fabric but none is evident. The nave is slightly wider and taller. The south wall appears to have been rebuilt in C19 with the south porch. The north aisle and west tower are largely original. The tower is unusual having opposing north and south doorways, apparently this was needed to provide a way through since the west end was formerly on the churchyard boundary. Perpendicular style throughout.	Medieval	High	303769	91952	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB15	1141426	LBII	Illey Headstone Approximately 8 metres south of chancel of	Headstone. Dated 1719 in memory of Charles ? Illey. Limestone.	Post medieval	High	303768	91938	The development is not within the setting of this asset

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
			Church Of St Mary						
LB16	1141427	LBII	Harlor Headstone approximately 10 metres south of porch of Church Of St Mary	Headstone. Probably 1775 in memory of Robert and Sarah Harlor. Limestone.	Post medieval	High	303767	91953	The development is not within the setting of this asset
LB17	1141428	LBII	Newbury Headstone approximately 22 metres north east of chancel of Church Of St Mary	Headstone. Dated 1791 in memory of Mary Newbury. Limestone.	Post medieval	High	303783	91979	The development is not within the setting of this asset
LB18	1141429	LBII	Willcox Headstone approximately 24 metres north east of chancel of Church Of St Mary	Headstone. Dated 1776 in memory of Humphrey Willcox. Limestone.	Post medieval	High	303789	91980	The development is not within the setting of this asset
LB19	1328735	LBII	Reynolds Headstone approximately 9 metres south of nave of Church Of St Mary	Headstone. Dated 1771 in memory of William Reynolds. Limestone.	Post medieval	High	303764	91936	The development is not within the setting of this asset
LB20	1141430	LBII	Lychgate and adjoining boundary walls on east side of Churchyard	Lychgate and adjoining boundary wall including a kissing gate. Late C19. The lychgate is built of red conglomerate ashlar with Bathstone corbels and is partly oak-framed; roof of scallop-shaped red tiles with red crested and pierced ridge tiles. The adjoining walls are of Torquay limestone random rubble with red conglomerate ashlar coping and quoins. The lychgate has a gable-ended roof supported on 4-stone corner posts. They are connected each side by low walls with open framing above. It contains double-gates. It is flanked each side by low churchyard boundary walls and that to right contains a kissing gate.	Post medieval	High	303807	91930	The development is not within the setting of this asset

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
LB21	1141431	LBII	Truants Cottage	2 adjoining cottages. 2 phases of C18 work; both modernised between 1970-80. Plastered cob on rubble footings; brick stack topped with C20 brick; thatch roof and interlocking tile to Truants outshot. The present building apparently derives from a 2-room plan house facing west with front lobby entrance (now the front door to Truants Cottage) and axial stack serving back-to-back fireplaces.	Post medieval	High	303870	91928	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB22	1141432	LBII	Halls Cottage	2 cottages. Late C17 with early C19 refurbishment; circa 1970 extension. Plastered cob on large pebble foundations; stacks apparently rebuilt with C19 brick; corrugated iron roof (formerly thatch), slate to the extension and outshot.	Post medieval	High	303919	91759	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB23	1140426	LBII	Manor Farmhouse	Farmhouse. Circa 1850-60. Plastered stone rubble or brick; stone rubble or brick stacks with plastered brick chimney shafts; slate roof. Double depth plan house facing south-west.	Post medieval	High	305175	92138	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB24	1141433	LBII	Minchen House	House, former Vicarage. Early C19; parts of rear block may be earlier. Plastered stone rubble and parts of rear block may be cob; stone rubble stacks topped with C19 and C20 brick; thatch roof, slate to rear block. House with an unusual layout facing north-east.	Post medieval	High	303942	91592	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB25	1149357	LBII	The Knoll	House, former farmhouse. Late C17-early C18, possibly earlier core, modernised in C19 and again circa 1980. Plastered cob on stone rubble footings, cob or stone rubble stacks topped with C19 and C20 brick; thatch roof. Main block has a 5-room plan facing south. The outer rooms are small unheated rooms. The room left of centre is the original kitchen served by an outer axial stack. The centre and right-of-centre room have an axial stack between serving back-to-back fireplaces. The entrance lobby and rear stair lie between the kitchen and centre rooms. At the left (western) end a low service block projects forward at right angles. This has now been converted to domestic use but was probably originally built as stables. Main block is 2 storeys. Irregular 4-window front of circa 1980 PVC casements with diamond patterns of leaded glass. The first floor windows have thatch eyebrows over. A fifth ground floor window has been adapted to a doorway and contains a circa 1980 door in the same style as the windows. The main doorway is towards the left	Post medieval	High	304044	93754	The house is a dwelling on the edge of Marsh Green. It has gardens and those provide the setting of the building. However, the adjacent fields also make a positive contribution to appreciating the asset's historic value. The setting of this asset includes, in part, the proposed development site, although intervisibility is very limited by the mature trees on the perimeter of the gardens to the house. This asset is therefore scoped in to the

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
				end and contains a late C19 -early C20 plank door and an unusual porch with monopitch thatched roof. There is a sunken rectangular recess above it. The roof is hipped each end. The stable wing includes 2 circa 1980 casements and 2 late C19-early C20 plank doors and a single late C19 first floor casement with glazing bars and a thatch eyebrow over. The wing is gable-ended. The rear of the main block contains only 2 small single light windows. Interior: very little carpentry detail is exposed. Although nothing shows earlier than the late C17 - early C18 the long layout of the main block suggests an adaptation of an earlier house.					step 2 and step 3 assessment
LB26	1149366	LBII	Palmer's Farmhouse	Farmhouse. C17, possibly earlier, much altered in C18, last modernised circa 1910. Plastered cob on rubble footings cob or stone rubble stacks topped with early C20 brick; slate roof of circa 1910 With scroll-shaped end ridge tiles (formerly thatch).	Post medieval	High	304806	94005	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB27	1203709	LBII	Higher Upcott Farmhouse	Farmhouse. Early C17, possibly earlier core, late C17 - early C18 dairy extension, modernised in C19 and again circa 1980. Plastered cob on rubble footings; one stack is cob, the other late C17 - early C18 brick on red conglomerate stone footings, both topped with C19 and C20 brick; thatch roof and corrugated asbestos to the outshots, slate to extension.	Post medieval	High	304342	94317	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB28	1328751	LBII	Barn approximately 25 metres south east of Higher Upcott Farmhouse	Threshing barn. Probably early C17, refurbished in the C18. Plastered cob on local purple-coloured sandstone rubble foundations including large dressed quoins; corrugated iron roof (formerly thatch). Small barn on a north-west - south-east axis built across a slope. Each side includes central full height doorways to the threshing floor. Because of the slope the floor on the south-west side is raised and therefore could be used for loading directly from or to carts. There are large probably C19 double doors flanked by short projecting midstray walls on either side.	Post medieval	High	304331	94288	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB29	1203713	LBII	Lions Farmhouse	Farmhouse. C17 and date plaque of 1696, modernised and enlarged in late C19. The walls are plastered and the materials unknown but the original section is probably cob on rubble footings whilst the extensions are brick or stone rubble; one of the stacks maybe cob, another is late C17 brick and the extension has a late C19 brick kitchen stack; slate roof.	Post medieval	High	302556	94497	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
LB30	1203715	LBII	Lower Southwood Farmhouse/ Lower Southwood Cottage	Farmhouse and adjoining cottage, originally all one house. Early C17, refurbished circa 1700 and the cottage incorporates part of a late C19 coach house. The older parts are plastered cob on rubble footings, much rebuilt or faced up with circa 1700 brick on rubble footings and some late C19 brick; brick or stone rubble stacks topped with C19 brick and with some late C19 chimney pots; thatch roof and Roman tiles to the late C19 section. U-shaped building.	Post medieval	High	302197	93421	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB31	1203293	LBII	Caryes	House, former Post Office, maybe 2 cottages originally. C17?, modernised and enlarged circa 1970. The original part is plastered cob on stone rubble footings; brick stacks, one disused, the other with a C19 chimney pot; interlocking tile roof (originally thatch). 3-room plan cottage facing south-east. The left (south-western) room is an extension of circa 1970 and projects a little forward.	Post medieval	High	303809	91908	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB32	1203301	LBII	Minchen Cottage	House, formerly a barton possessed by the nuns of St Katherin's Priory, Polsloe, Exeter, and from 1592 the manor house of Aylesbeare. Late C15-early C16, thoroughly renovated in 1589 according to datestone, radically reduced in size and rearranged in early C20, modernised circa 1960.	Medieval/ post medieval	High	303910	91586	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB33	1203826	LBII	Courtyard of farm buildings approximately 20 metres east of Rockbeare Manor	Model farm comprising a group of farm buildings around a courtyard. It is the home farm of nearby Rockbeare Manor (q.v.). Probably circa 1820, some C19 and C20 alterations. Flemish bond red brick; slate roofs. Group of contemporary dairy farm buildings symmetrically arranged around a courtyard and backing onto the C18 stables and coach house (q.v.). At the eastern end is a large barn or milking parlour between the courtyard and road. From each end low blocks containing animal stalls project forward either side of the courtyard, those to right (south) rebuilt in C20; then at the front (western) end are similar shaped 2-storey blocks. Both look like 2-room plan cottages with west end stacks but the right one is a dairy, the other includes a store.	Post medieval	High	303254	93992	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB34	1203853	LBII	Westcott House	House. Probably late C18 with late C19 extension. The walls and stacks are stucco, the walls incised as ashlar, but their material, whether brick or stone rubble, is unknown; slate roof. The main block is square in plan with the front facing south-east. It has a double-depth plan comprising a front and back room either side of the entrance hall and main stair.	Post medieval	High	302985	93426	The surrounding fields, where visible, provide context to this as a rural dwelling house and make a positive contribution to appreciating the asset's historic value. The setting of

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
									this asset includes, in part, the proposed development site. This asset is therefore scoped in to the step 2 and step 3 assessment
LB35	1281564	LBII	Lower Allercombe Farmhouse	Farmhouse. Late C16 - early C17, modernised in late C19 and at the same time both end walls were rebuilt. Plastered cob on stone rubble footings with the end walls rebuilt with some patching elsewhere in late C19 brick; one cob stack, one late C19 brick stack, both topped with C20 brick; corrugated asbestos roof (formerly thatch).	Post medieval	High	304893	94635	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB36	1281432	LBII	The Nook	Cottage. Mid-late C17 with C19 extension. Plastered cob on rubble footings, brick extensions; probably cob stack with plastered chimney shaft of probably C20 brick; thatch roof, corrugated iron to extension.	Post medieval	High	302438	93928	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB37	1281501	LBII	Shrubbery Garden Walls approximately 175 metres south of Rockbeare Manor	Garden walls. C18, enlarged and improved in early C19. Red brick with interlocking tile coping, some limestone ashlar detail and wrought iron-gates. Tall walls enclosing 2 large rectangular gardens, a formal garden with central brick-lined pond at the north end (nearest the house) and kitchen garden to the south. Both now largely disused. The tall walls show different styles suggesting the work of different periods. The oldest part appears to be the section of the southern wall of the formal garden which has a plinth and pilaster buttresses breaking the wall into panels. The walls seem to have achieved their present form in the early C19. The gardens are separated by a tall crosswall containing a large central round-headed arch with plain limestone impost and keystone.	Post medieval	High	303141	93740	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB38	1281507	LBII	Manor Cottages	Cottage. Mid-late C17 with C20 service extension. Plastered cob on stone rubble footings; stone rubble or brick stacks topped with C19 and C20 brick; thatch roof, corrugated iron to service outshot. 2-room plan cottage facing east away from the road with central through-passage. The right (northern) room has an outer front corner stack and the left room has a projecting end stack. To rear the central section is thrown forward a little and there is a C20 service outshot to rear of the left room. Main cottage is 2 storeys. Irregular frontage has 3 ground floor and 1 first floor windows being a variety of late C19 and C20 casements	Post medieval	High	303244	93840	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
				and fixed pane windows with glazing bars and C20 door to passage.					
LB39	1315884	LBII	Rose Cottage	Cottage. Probably C17, refurbished in late C19. Plastered cob on stone rubble footings, one end rebuilt in brick; one stone rubble or cob stack, the other brick and both topped with C19 brick; thatch roof. 3-room plan cottage facing south-east. Axial stack serving back-to-back fireplaces between centre and right (north-eastern) rooms. Left end stack in rebuilt brick wall. 2 storeys. Regular but not symmetrical 3-window front, all C20 iron-framed casements except the first floor right which is C19 with glazing bars. Main doorway left of centre is C20 behind contemporary gabled and tile-roofed porch.	Post medieval	High	304188	93671	The house is in Marsh Green and the village and surrounding fields that provide context to this as an agricultural workers dwelling make a positive contribution to appreciating the asset's historic value. The setting of this asset includes in part and at its periphery, the proposed development site. This asset is therefore scoped in to the step 2 and step 3 assessment
LB40	1328752	LBII	Middle Allercombe Farmhouse	Farmhouse. Early C17, probably enlarged in late C18 or C19. Plastered cob on stone rubble footings, stone rubble or cob stacks topped with C19 brick; thatch roof. 4-room plan house facing north-east. The central entrance hall and rooms either side may comprise the early C17 house. Certainly the right (north-western) end is addition. There are axial (maybe original end) stacks between each of the central and outer rooms. The fronts of both outer rooms are hidden by farm buildings projecting at right angles which enclose the cobbled farm forecourt. Farmhouse is 2 storeys.	Post medieval	High	304858	94571	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
LB41	1328753	LBII	The Old Post Office	Cottage. Late C17-early C18. Plastered cob on stone rubble footings; brick stacks; thatch roof. 3-room plan cottage facing north-west.	Post medieval	High	304236	93688	The village of Marsh Green and surrounding fields provide context to this as a post office serving a rural community of predominantly agricultural workers and makes a positive contribution to appreciating the asset's historic value. The setting of this asset includes in part and at its periphery, the proposed development site. This asset is therefore scoped in to the step 2 and step 3 assessment

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
LB42	1328775	LBII	Little Silver	2 cottages. Probably early C19 with late C19-early C20 extensions. Plastered cob on stone rubble footings; brick stacks topped with late C19 brick; thatch roof, slate to outshots and extensions. Originally a pair of adjoining 2-room plan cottages facing south with mirror plans either side of the party wall. Each cottage has a projecting end stack.	Post medieval	High	302513	93811	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset
RPG1	1000193	RPGII	Rockbeare Manor, Park And Garden	The manor of Rockbeare, meaning 'Rook Wood', was given by the Bishop of Bath and Wells to Matilda, Countess of Gloucester in the reign of Edward III. From the Countess the manor passed to the abbey of Canonleigh, while at the Reformation it was acquired by the Sainthill family. By the middle of the C18 Rockbeare was owned by the Duntze family, prosperous merchants in Exeter, who appear to have been responsible for the construction of the core of the present house, and the stables to the east. The c 60ha site comprises c 10ha of pleasure grounds around the house, and c 50ha of parkland and woodland. Bounded to the north by traditional banks and hedges on the outer side of evergreen shrubbery planting, to the east the site is enclosed by hedges and to the south of the east drive by a brick wall c 3.5m high. To the south the site is adjoined by the route of the A30 now under construction, and by enclosed woodland. To the west a soft boundary to the park allows views over the meadows which adjoin Silver Lane to the west, and more distant views of the Haldon Hills.	Post medieval	High	302990	93884	Due to the distance of separation and intervening topography/ vegetation the development is not within the setting of this asset; the parkland terminates in shelterbelts to the north of the A30 and those and the A30 prevent any intervisibility between the proposed development and the registered park and garden
1	MDV21110	NDHA	FIELD SYSTEM in the Parish of Aylesbeare, Rockbeare	Enclosure award (1864) for Marsh Green.	Post medieval	Low	304500	93400	
2	MDV38952	NDHA	BOUNDARY STONE in the Parish of Rockbeare	Boundary stone shown on 1906 Ordnance Survey map.	Post medieval	Low	302980	93050	
3	MDV38953	NDHA	BOUNDARY STONE in the Parish of Rockbeare	Boundary stone shown on 1906 Ordnance Survey map.	Post medieval	Low	302980	93050	
4	MDV38954	NDHA	CHURCH in the Parish of Rockbeare	St Andrew's Church. Not shown on Tithe Map (area an orchard), or on first edition Ordnance Survey. Is shown on second edition (1905) and annotated as St Andrew's Church. An extant building	Post medieval	Low	304240	93660	The village of Marsh Green and surrounding fields provide context to this as a former

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
				on this plot is a domestic house called St Andy's House and appears to be a modernised conversion of the early 20 th century chapel					serving a rural community of predominantly agricultural workers and makes a positive contribution to appreciating the asset's historic value. However the former church lacks intervisibility with the surrounding countryside and the asset's setting does not include the proposed development site.
5	MDV38955	NDHA	CHURCH in the Parish of Rockbeare	Congregational church shown on 1903 Ordnance Survey mapping.	Post medieval	Low	304280	93700	The village of Marsh Green and surrounding fields provide context to this as a former serving a rural community of predominantly agricultural workers and makes a positive contribution to appreciating the asset's historic value. However the former church lacks intervisibility with the surrounding countryside and the asset's setting does not include the proposed development site.
6	MDV38956	NDHA	MILESTONE in the Parish of Aylesbeare	Milestone - Exeter 9 1/2' shown on OS 6" (1903) map with additions in 1938. Not shown on 1971 mapping.	Post medieval	Low	303900	92500	
7	MDV38957	NDHA	MARL PIT in the Parish of Aylesbeare	old marl pit' shown on OS 6" (1903) map with additions in 1938	Post medieval	Low	304640	93500	
8	MDV60998	NDHA	FINDSPOT in the Parish of Rockbeare	Clay pipe bowl frag at find spot 32 (Wessex Archaeology).	Post medieval	Low	303230	93660	
9	MDV60999	NDHA	FINDSPOT in the Parish of Rockbeare	Sherd post-med/modern glass at find spot 32 (Wessex archaeology).	Post medieval	Low	303230	93660	

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
10	MDV61000	NDHA	FINDSPOT in the Parish of Rockbeare	10 sherds med/post-med pot at find spot 32 (Wessex archaeology).	Medieval/ post medieval	Low	303230	93660	
11	MDV61001	NDHA	FINDSPOT in the Parish of Rockbeare	1 sherds post-med stoneware at find spot 33 (Wessex archaeology).	Post medieval	Low	303230	93660	
12	MDV61700	NDHA	FINDSPOT in the Parish of Rockbeare	Large Roman brooch, late 1c - 2c. Found august 1999 at higher marsh farm (Allan).	Roman	Low	304320	94020	
13	MDV66628/ MDV83814	NDHA	Westcott House	'Westcott house' was mentioned as 'Westcott' in 1330 (Gover et al).	Medieval/ post medieval	High	302970	93410	See LB34
14	MDV78434	NDHA	Generator Building, Marsh Green Searchlight Site	What looks like a small, brick-built generator building may have been part of the World War II Marsh Green Searchlight site.	Modern	Low	303990	92320	
15	MDV78494	NDHA	Searchlight Battery 'Sugar 5', Marsh Green	Searchlight battery at Marsh Green during 1941.	Modern	Low	304200	93300	
16	MDV105991	NDHA	Marsh Green War Memorial, Rockbeare	Memorial to the fallen of both World Wars.	Modern	Low	304213	93672	
17	MDV112920	NDHA	Former Field Boundary, Northeast of Beautiport Farm	A former field boundary of potential medieval date is visible as an earthwork bank on aerial photographs of 1947 onwards, to the northeast of Beautiport Farm.	Medieval/ post medieval	Low	302858	92983	
18	MDV112921	NDHA	Earthwork Banks, Northeast of Beautiport Farm	Earthwork banks of probable post-medieval to modern date are visible on aerial photographs of 1946 onwards, to the northeast of Beautiport Farm.	Medieval/ post medieval	Low	302832	92946	
19	MDV112923	NDHA	Orchard Banks at Rill House	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1947 onwards, at Rill House.	Post Medieval to Modern	Low	303170	92538	
20	MDV112925	NDHA	Extraction Pit South of Little Westcott Farm. Aerial photograph transcript	An extraction pit of likely post-medieval to modern date is visible as an earthwork pit on aerial photographs of 1946 onwards, to the south of Little Westcott Farm.	Post Medieval to Modern	Low	303122	92899	

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
			records a ditch at this location.						
21	MDV112926	NDHA	Orchard Banks North of Barton Farm	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1946 onwards, to the north of Barton Farm.	Post Medieval to Modern	Low	303831	92467	
22	MDV112928	NDHA	Extraction Pit North of Barton Farm	An extraction pit of likely post-medieval to modern date is visible as an earthwork pit on aerial photographs of 1947 onwards, to the north of Barton Farm. It remains visible as an earthwork on digital images derived from aerial photographs taken in 2010	Post Medieval to Modern	Low	303849	92503	
23	MDV112930	NDHA	Orchard Banks West of Topshayes Farm	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1946 onwards, west of Topshayes Farm.	Post Medieval to Modern	Low	304463	92280	
24	MDV112952	NDHA	Extraction Pit at New Ford Farm	An extraction pit of likely post-medieval to modern date is visible as an earthwork pit on aerial photographs of 1963 onwards, at New Ford Farm.	Post Medieval to Modern	Low	304033	93065	
25	MDV112954	NDHA	Orchard Banks at Great Houndbeare Farm	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1946 onwards, at Great Houndbeare Farm. They remain largely visible as earthwork banks on digital images derived from aerial	Post Medieval to Modern	Low	304807	93383	
26	MDV112955	NDHA	Orchard Banks at Marsh Green Farm	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1946 onwards, at Marsh Green Farm.	Post Medieval to Modern	Low	303998	93470	
27	MDV112956	NDHA	Orchard Banks at Marsh Green	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1947 onwards, at Marsh Green.	Post Medieval to Modern	Low	304090	93711	
28	MDV112957	NDHA	Possible Quarry or Natural Feature at Marsh Green. Aerial photograph transcript records a ditch at this location.	A possible quarry, or natural feature such as a spring-head, is visible as a sunken earthwork feature on aerial photographs of 1947 onwards, at Marsh Green. The earthwork is clearly visible on Lidar-derived images of 2005.	Medieval to Modern	Negligible	304086	93826	
29	MDV112958	NDHA	Possible Leat or Drain North of Marsh Green	A possible leat or drain of between medieval to modern date is visible as an earthwork ditch on aerial photographs of 1946 onwards, to the north of Marsh Green.	Medieval to Modern	Low	304158	93956	

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
30	MDV112959	NDHA	Possible Orchard Banks Northeast of Higher Marsh Farm	Possible orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1946 onwards, to the northeast of Higher Marsh Farm. The earthwork banks remain visible on aerial photographs of 20	Post Medieval to Modern	Low	304581	94000	
31	MDV112961	NDHA	Orchard Banks at Westcott Farmhouse	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on Lidar-derived images of 2005, at Westcott Farmhouse.	Post Medieval to Modern	Low	303120	93390	
32	MDV112962	NDHA	Earthwork Banks East of Little Westcott Farm	Earthwork banks of probable post-medieval to modern date are visible on aerial photographs of 1946 onwards, to the east of Little Westcott Farm. They remain visible on Lidar-derived images of 2005.	Post Medieval to Modern	Low	303336	93246	
33	MDV112964	NDHA	Earthwork Banks West of New Ford Farm. Aerial photograph transcript records ridge and furrow at this location.	Earthwork banks of probable post-medieval to modern date are visible on aerial photographs of 1946 onwards, to the west of New Ford Farm. The banks remain visible on digital images derived from aerial photographs of 2010.	Post Medieval to Modern	Low	303789	93058	
34	MDV112965	NDHA	Extraction Pit West of New Ford Farm. Aerial photograph transcript records a ditch at this location.	An extraction pit of probable post-medieval to modern date is visible as an earthwork pit on aerial photographs of 1963 and 1966, to the west of New Ford Farm.	Post Medieval to Modern	Negligible	303888	93163	
35	MDV112966	NDHA	Earthwork Banks West of Marsh Green. Aerial photograph transcript records ridge and furrow at this location.	Earthwork banks of probable post-medieval to modern date are visible on aerial photographs of 1947 onwards, to the west of Marsh Green. The banks remain visible on aerial photographs of 2000.	Post Medieval to Modern	Low	303902	93665	
36	MDV112969	NDHA	Orchard Banks Southwest of Westcott Farmhouse	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1946 onwards, to the southwest of Westcott Farmhouse.	Post Medieval to Modern	Low	302815	93236	

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing	Step 1 setting assessment
37	MDV113077	NDHA	Former Field Boundaries, East of Rockbeare Manor	Cropmarks which have formed over possible infilled ditches of former medieval or post-medieval field boundaries are visible on aerial photographs of 1989 and 2010, to the east of Rockbeare Manor. The cropmarks were not visible on other aerial photographs	Medieval/ post medieval	Low	303437	94102	
38	MDV114618	NDHA	Barn at Great Houndbeare Farm, Aylesbeare	Corn barn dating probably to the 17th century but which has been subsequently altered and partially rebuilt.	Post medieval	Low	304734	93431	
39	MDV114619	NDHA	Linhay at Great Houndbeare, Aylesbeare	Linhay rebuilt in brick in the late 19th or early 20th century on the footprint of an earlier building.	Post medieval	Low	304740	93454	
40	MDV114620	NDHA	Great Houndbeare Farm, Aylesbeare	Historically Great Houndbeare was within a detached part of Woodbury parish but was amalgamated with Aylesbeare parish in 1844 and finally transferred in 1931. The farm buildings today are grouped around a rectangular open farmyard	Medieval	Low	304762	93448	
41	Historic map	NDHA	Barn, Barn Field	The Aylesbeare Tithe Map apportionment includes field name 'barn field' and a barn is depicted on the mapping. It is no longer extant	Post medieval	Low	303754	92822	
42	Site visit	NDHA	Field barn in field D2	Small barn at northern edge of field, timber frame and brick - late 19th or 20th century	Post medieval/ modern	Negligible	303231	92993	
43	Site visit	NDHA	Field barns in field D18	Small barns to western edge of field, brick concrete and timber construction, 20th century	Post medieval/ modern	Negligible	303962	93837	
44	Geophysical	NDHA	Enclosures in field DC01	See Geophysical survey report	Undated	Uncertain	303685	93961	
45	Geophysical	NDHA	Enclosures in field G1/ D6	See Geophysical survey report	Undated	Uncertain	303679	92829	
46	Geophysical	NDHA	Enclosures in field G2	See Geophysical survey report	Undated	Uncertain	303852	92871	

Appendix C Gazetteer of recorded heritage assets – 2-10+ km study area

The assessment of the potential for effects on heritage assets arising from development within the assets' settings has been undertaken in accordance with guidance in Historic England The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd Edition), 2017. That guidance sets out that at Step 1 the assessor should "Identify which heritage assets and their settings are affected". In this case this has been done in reference to the landscape and views zone of theoretical visibility, site inspections and an assessment of assets in baseline data. In consultation with Devon County Council a study area of 2km was agreed for the assessment of potential setting effects. However, some assets beyond that distance have settings which can extend over a considerable distance and additional text is provided below to set out why, having undertaken a step 1 assessment, those assets were not taken forward to a step 2 / 3 assessment.

Asset Reference	Status	Name	Buffer from site	Easting	Northing	Step 1 assessment
MDV108534	NDHA	Parkland and Gardens at Farringdon House	2-3km	301778	91821	The late 18th to early 19th century parkland and gardens to the north, west and south of Farringdon House is included in the Devon Garden Trust's gazetteer of parks and gardens and the Devon Historic Environment Record. The grounds of the originally 18th century manor house included parterres, a wilderness walk, three walled kitchen gardens, a bee house, a number of glass houses including a camellia house and a tropical house with palms and ferns. The park contained several ponds and a thatched cottage orne which was used as a coachman's house. A terrace adjoins the north side. No sightlines or vistas are noted and a site inspection confirmed that there is no intervisibility between the park and proposed development site given the intervening topography and mature vegetation. It is therefore concluded that the proposed development would not be not be capable of affecting the heritage value of this asset, and it is therefore scoped out of the step 2 and step 3 assessment.
1017770	SM	Bowl barrow 400m north east of Common Farm	5km	305656	91669	Land to the south east of the proposed development site rises to Aylesbeare Common/ Venn Ottery Hill. Prehistoric ritual monuments (round barrows) are located on these hills, at approximately 3-5km distance from the proposed development site. These monuments are often sited in prominent locations and visibility from the monuments over the surrounding landscape appears to be an aspect of their design and function, potentially as a foci for ceremonial activity. The views from these scheduled barrows include some wider panoramas over the surrounding landscape and these views allow the ritual significance of the prominent position chosen for these assets to be appreciated. A 'step 1' assessment has therefore been undertaken to determine whether the development would be capable of harming the positive contribution made by setting to the significance of these assets. It is concluded that: available views from the assets include a wide area of which the proposed development site would not be readily apparent (or visible at all in many cases) and where visible would appear as a very small element. The appreciation of the views in contribution to understanding the prominent position of the asset would not be affected, as any change would be imperceptible or barely perceptible. The asset's predominantly evidential heritage value would be unaffected. It is concluded that the proposed development would not be capable of affecting the heritage value of these assets as a result of development within their settings and they are scoped out of the step 2 and step 3 assessment.
1017476	SM	Round barrow cemetery on Venn Ottery Hill 660m south east of Happy Valley	5km	306737	91252	
1018054	SM	Two bowl barrows on Aylesbeare Common 630m east and 760m east of Brackendale	5km	305540	89994	
1018053	SM	Two bowl barrows on Colaton Raleigh Common 500m north and 780m north east of Woodbury Castle	5km	303254	87861	
1017774	SM	Belbury Castle	5km	307578	94043	Hillforts are a class of monument where long views can be particularly relevant to understanding and appreciating their heritage value. These assets are Iron Age hilltop settlement sites, their hilltop locations are a deliberate and particular feature of the assets, believed to be symbolic of the high status of these assets, as well as potentially a defensive feature. In either scenario the ability to see and be seen over a wide area is distinctly part of understanding and appreciating the value of these assets. Therefore a 'step 1' assessment has been undertaken for hillforts within 10km of the proposed development. It is concluded
1003862	SM	Woodbury Castle	10km	303261	87411	
1003887	SM	High Peak Camp	10km	310339	85953	
1017192	SM	Dolbury Hillfort 230m North of Killerton House	10km	297338	100420	

1018849	SM	Sidbury Castle	10km	312850	91320	that: wide views are available from these vantage points, however woodland on the slopes below these hillforts filter views in some cases. Where views over the landscape are available, the distance of separation is such that they include many modern elements, which do not detract from the contribution made by these views to understanding the heritage value of the asset. The proposed development would, if visible at all, make no difference to how these heritage assets are currently understood and appreciated. The proposals would not be capable of affecting the heritage value of these assets and they are scoped out of the step 2 and step 3 assessment.
1000338	RPG I	Bicton	10km	306962	86316	Bicton is an early 18th century formal gardens with later 18th and 19th century structures, set in 18th and 19th century parkland and pleasure grounds with a mid 19th century arboretum. The listing notes that "The site enjoys views south, east and north-east across adjoining agricultural land and the valley of the River Otter c 1.5km east. There are wide views in all directions from the Belvedere in Baker's Brake, while vistas radiate from the formal gardens to the obelisk to the south, and a group of pines on high ground to the south-east." The proposed development is to the north west of the park and separated by a distance of over 7km. It is therefore concluded that the proposed development would not be visible in any of the designed views from the park and would not be not be capable of affecting the heritage value of this asset, and it is therefore scoped out of the step 2 and step 3 assessment.
1000694	RPG II*	Killerton House	10km	297186	100275	Killerton House park and garden is an early 19th century woodland garden and pleasure ground associated with the Veitch family, with an early 20th century terrace designed by William Robinson adjacent to the house, set within wider parkland which developed from the late 17th century. The listing notes that "The site has wide views in all directions from the high ground north of the House, together with significant views south-west, south and south-east from the House and terrace, framed by Ashclyst Forest to the south-east and Danes Wood to the south-west, which are outside the site boundary" The proposed development is to the south east of the park and separated by a distance of over 9km. Ashclyst Forest and Danes Wood are approximately 7km and 9km respectively to the north west of the proposed development. Views from Killerton beyond these terminus points are more incidental than an aspect of the designed landscape and the distance of separation is such that the proposed development would not be apparent in any of the designed views from the park. It is therefore concluded that the proposed development would not be capable of affecting the heritage value of this asset, and it is therefore scoped out of the step 2 and step 3 assessment.

Appendix D Gazetteer of recorded heritage assets – reception area

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing
LB R1	1203333	LB II*	Church Of St Michael	Parish church. C12 font, the basic fabric appears to be C15 or earlier and some C15 detail remains in north aisle but the whole church was thoroughly restored with a new south chapel and south porch in 1875. Built of local, mostly mudstone, rubble walling, medieval fabric has red conglomerate ashlar quoins and plinth and C19 extensions have rusticated volcanic ashlar quoins and Hamstone plinth; medieval Beerstone or volcanic ashlar detail and C19 Hamstone ashlar detail; slate roofs with some crested ridge tiles. The nave, chancel and west tower appear to be C15 or earlier but were much rebuilt and nearly all the detail was replaced in 1875. Unusually the chancel is taller than the nave.	Medieval	High	298942	93525
LB R2	1141435	LB II	Nicks Headstone Approximately 5 Metres South Of Nave Of Church Of St Michael	Headstone. Dated 1799 in memory of Francis and Elizabeth Nicks.	Post medieval	High	298925	93516
LB R3	1141436	LB II	Squance Headstone Approximately 9 Metres South East Of Chancel Of Church Of St Michael	Headstone. Dated 1799 in memory of Elizabeth Squance.	Post medieval	High	298948	93512
LB R4	1203402	LB II	Cross Approximately 9 Metres South Of Nave Of Church Of St Michael	Churchyard cross. Erected 1881 using a probably C15 shaft.	Post medieval	High	298929	93509
LB R5	1281689	LB II	Spear Headstone Approximately 8 Metres South Of Porch Of Church Of St Michael	Headstone. Dated 1792 in memory of Samuel Spear.	Post medieval	High	298933	93507

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing
LB R6	1281719	LB II	Clarke Headstone Approximately 3 Metres South Of Porch Of Church Of St Michael	Headstone. Dated 1758 in memory of Samuel Clarke.	Post medieval	High	298941	93513
LB R7	1328736	LB II	South Gate And Gate Posts With Adjoining Boundary Wall Of Church Of St Michael	Gate, gate posts and churchyard boundary walls. Probably circa 1875.	Post medieval	High	298903	93483
LB R8	1164530	LB II	Dymond's Farmhouse	Farmhouse. Built 1676, probably for Richard Bevis, the son of the then owner of Bishop's Court. Mainly roughcast cob on stone footings, with a brick service end extension. Hipped thatched roof. Four-room house in a straight block; the main entrance leads into the hall with inner room to the left of the hall, and a kitchen and another service room to the right; there is no indication of an original passage.	Post medieval	High	298629	92645
R1	MDV60916	NDHA	Flint blade Findspot in the Parish of Clyst Honiton	Find made at findspot 5 (airport junction) A30 road improvements	Prehistoric	Low	299100	93100
R2	MDV38446	NDHA	FARMSTEAD in the Parish of Clyst Honiton	The site is now a small pasture field crossed by a rough track, on the surface of which a few fragments of heavitree building stone were found	Post medieval	Low	298900	93100
R3	MDV72542	NDHA	Clyst Valley Drainage System	Drainage system in the Clyst Valley. Network of drains marked on the First Edition Ordnance Survey 25 inch map, stretching from Dog Village to Topsham, along the Clyst Valley	Post medieval	Low	298575	93009
R4	MDV72673	NDHA	Clyst Valley Embankments	Embankments marked on modern and historic maps.	Post medieval	Low	298575	93009
R5	MDV60928	NDHA	Post medieval pottery find	Three sherds of post medieval pottery, find made at findspot 8 A30 road improvements	Post medieval	Negligible	299300	93100

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing
R6	MDV60927	NDHA	Flint flake and chert scraper	Prehistoric flint, find made at findspot 8 A30 road improvements	Prehistoric	Low	299300	93100
R7	MDV113561	NDHA	Orchard Banks at Home Farm	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1945 onwards, at Home Farm, Clyst Honiton. They remain visible on Lidar-derived images of 1998 and 2005.	Post medieval	Low	298900	93300
R8	MDV48842	NDHA	Exeter Airfield	Former RAF Exeter, established in 1940 by RAF Fighter Command's No. 10 Group. Runways were laid and new buildings and structures, including hangars, a control tower, administrative offices, the station sick quarters, aircraft dispersal pens, living accommodation and defence positions were built. The site of the airfield is visible on aerial photographs from 1942 onwards.	Modern	Low	299392	93340
R9	MDV113564	NDHA	Orchard Banks at Marlborough Cottages	Possible orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1946 onwards, at Marlborough Cottages. They are not clearly visible on aerial photographs after 1963 and may have been completely levelled.	Post medieval	Negligible	299000	93100
R10	MDV60917	NDHA	Sherd of Romano British Pottery	One sherd of Roman pottery, find made at findspot 6 A30 road improvements	Roman	Negligible	299100	93200
R11	MDV113556	NDHA	Possible water meadow north of Dymonds Farm	A possible water meadow system of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947 onwards, to the north of Dymond's Farm	Post medieval	Low	298600	93000
R12	MDV78483 & MDV78527	NDHA	Searchlight Battery Ack 1 and canopy site, at Marlborough Farm	Searchlight Battery and Canopy Site at Marlborough Farm during Second World War	Modern	Low	299329	92649
R13	MDV10127	NDHA	Linhay	Lower Holbrook Dairy, Linhay Type 1	Post medieval	Low	299215	92608

Asset ID	Source ID	Status	Name	Description	Period	Value	Easting	Northing
R14	MDV15422	NDHA	Bridge	Cartbridge, called cartbrygge in 1415, 1425, carterysbrygge 1495: bridge of the carters. Names in 1804 include cartway and courtway orchard.	Medieval	Low	298686	92690
R15	MDV113427	NDHA	Orchard Banks at Wroford Manor	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1946 onwards, to the west of Wroford Manor	Medieval	Low	298829	92525
R16	N/a	NDHA	Marlborough Cottages	Tithe map show 'Dillings' at this location; plots 347 and 346 are listed in the apportionment as front garden and houses, yards and gardens. By the first edition Ordnance Survey these buildings are no longer shown and have been replaced by the late 19th century Marlborough Cottages, a pair of brick cottages (extant)	Post medieval	Low	298966	93091
R17	N/a	NDHA	Marlborough Farm	Not shown on Tithe Map, shown on first edition Ordnance Survey (1889), but layout significantly modified from historic mapping	Post medieval	Low	298929	92857

Appendix E Steps 2 and 3 setting assessment

Assessment Step 2 Checklist

“The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset. (GPA 3, page 11)”

	Asset IDs LB11, Westcott Farmhouse	LB12, Barn at Westcott Farmhouse	LB34, Westcott House	Asset ID LB25 The Knoll	Asset ID LB39 Rose Cottage	Asset ID LB41 The Old Post Office
The asset's physical surroundings						
Topography Aspect	Level ground, not particularly elevated	Level ground, not particularly elevated	Level ground, not particularly elevated	Slightly rising land on northern edge of village	Village centre location, village low- lying in valley of minor watercourse	Village centre location, village low- lying in valley of minor watercourse
Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)	Associated with LB12, LB34 and Westcott medieval hamlet (NDHA)	Associated with LB11, LB34 and Westcott medieval hamlet (NDHA)	Associated with LB11, LB12 and Westcott medieval hamlet (NDHA)	None	Associated with LB41, and assets 4, 5 and 16 (NDHA)	Associated with LB39, and assets 4, 5 and 16 (NDHA)
Definition, scale and 'grain' of surrounding streetscape, landscape and spaces	Small hamlet surrounded by enclosed fields	Small hamlet surrounded by enclosed fields	Small hamlet surrounded by enclosed fields	Northern edge of village with enclosed fields surrounding	Small agricultural village	Small agricultural village
Formal design e.g. hierarchy, layout	None	None	Formal gardens to south as shown on historic mapping	None	None	None

	Asset IDs LB11, Westcott Farmhouse	LB12, Barn at Westcott Farmhouse	LB34, Westcott House	Asset ID LB25 The Knoll	Asset ID LB39 Rose Cottage	Asset ID LB41 The Old Post Office
Orientation and aspect	Set back from road within loose courtyard; principal elevation faces west	Set back from road within loose courtyard; orientation to face into farmyard	Set within gardens, away from the road, principal elevation faces south east	Set in private gardens away from road, principal elevation faces south	Cottage fronting Quarter Mile Lane	Cottage fronting Quarter Mile Lane
Historic materials and surfaces	Plastered stone rubble building	Plastered cob, hard surface to former farmyard	Stucco walls, slate roof	Plastered cob and thatched roof	Plastered cob and thatched roof; modern tarmacked road	Plastered cob and thatched roof; modern tarmacked road
Green space, trees and vegetation	Large gardens with mature trees surrounding	Former farmyard surrounded by mature trees and hedgerows	Large gardens with mature trees surrounding	Large gardens with mature trees surrounding	Fronts onto road	Fronts onto road
Openness, enclosure and boundaries	Mature trees surrounding gardens provide significant seclusion	Mature trees surrounding former farm yard and courtyard grouping provide significant seclusion	Mature trees surrounding gardens provide significant seclusion	Mature trees surrounding gardens provide significant seclusion	Village valley bottom location restricts openness	Village valley bottom location restricts openness
Functional relationships and communications	N/A	N/A	N/A	N/A	N/A	N/A
History and degree of change over time	Building has been modernised but otherwise little change to surrounding buildings or curtilage	Building has been modernised but otherwise little change to surrounding buildings or curtilage	Building has been modernised but otherwise little change to surrounding buildings or curtilage	Building has been modernised but otherwise little change to surrounding buildings or curtilage	Building has been modernised but otherwise little change to surrounding buildings or curtilage	Building has been modernised but otherwise little change to surrounding buildings or curtilage
Experience of the asset						

	Asset IDs LB11, Westcott Farmhouse	LB12, Barn at Westcott Farmhouse	LB34, Westcott House	Asset ID LB25 The Knoll	Asset ID LB39 Rose Cottage	Asset ID LB41 The Old Post Office
Surrounding landscape or townscape character	Hamlet of Westcott and adjoining A30, enclosed pasture and arable fields, and three separate electricity circuits including five large steel pylons, wooden poles and oversailing cables	Hamlet of Westcott and adjoining A30, enclosed pasture and arable fields and three separate electricity circuits including five large steel pylons, wooden poles and oversailing cables	Hamlet of Westcott and adjoining A30, enclosed pasture and arable fields and three separate electricity circuits including five large steel pylons, wooden poles and oversailing cables	Village of Marsh Green and adjoining enclosed pasture and arable fields, nearby A30 and three separate electricity circuits including five large steel pylons, wooden poles and oversailing cables	Village of Marsh Green	Village of Marsh Green
Views from, towards, through, across and including the asset	Limited views from immediate surroundings	Limited views from immediate surroundings	Limited views from immediate surroundings	Limited views from immediate surroundings	Limited views from immediate surroundings	Limited views from immediate surroundings
Intentional intervisibility with other historic and natural features	N/A	N/A	N/A	N/A	N/A	N/A
Visual dominance, prominence or role as focal point	None	None	None	None	None	None
Noise, vibration and other nuisances Scents and smells	Modern A30 dual carriageway c. 150m to north	Modern A30 dual carriageway c. 175m to north	Modern A30 dual carriageway c. 95m to north	None	Adjacent to minor village road	Adjacent to minor village road
Tranquillity, remoteness, 'wildness'	Despite proximity to A30, characterised	Despite proximity to A30, characterised	Despite proximity to A30, characterised	Characterised as within rural surroundings	Within small agricultural village	Within small agricultural village

	Asset IDs LB11, Westcott Farmhouse	LB12, Barn at Westcott Farmhouse	LB34, Westcott House	Asset ID LB25 The Knoll	Asset ID LB39 Rose Cottage	Asset ID LB41 The Old Post Office
Busyness, bustle, movement and activity	as within rural surroundings	as within rural surroundings	as within rural surroundings			
Sense of enclosure, seclusion, intimacy or privacy	Set in private gardens, strong sense of enclosure and privacy	Set in private gardens, strong sense of enclosure and privacy	Set in private gardens, strong sense of enclosure and privacy	Set in private gardens, strong sense of enclosure and privacy	N/A	N/A
Diurnal changes	Maturity and density of surrounding hedgerows and trees is such that there is little change in screening between summer and winter months	Maturity and density of surrounding hedgerows and trees is such that there is little change in screening between summer and winter months	Maturity and density of surrounding hedgerows and trees is such that there is little change in screening between summer and winter months	Maturity and density of surrounding hedgerows and trees is such that there is little change in screening between summer and winter months	N/A	N/A
Land use	Private house	Private house	Private house	Private house	Private house	Private house
Accessibility, permeability and patterns of movement	N/A	N/A	N/A	N/A	N/A	N/A
Degree of interpretation or promotion to the public	N/A	N/A	N/A	N/A	N/A	N/A
Rarity of comparable survivals of setting	Grade II Listed, relatively common example of mid-19 th century farmhouse	Grade II Listed, relatively common example of 18 th century barn	Grade II Listed, relatively common example of 18 th to	Grade II Listed, relatively common example of 17 th	Grade II Listed, relatively common example of 17 th century cottage	Grade II Listed, relatively common example of 17 th century cottage

	Asset IDs LB11, Westcott Farmhouse	LB12, Barn at Westcott Farmhouse	LB34, Westcott House	Asset ID LB25 The Knoll	Asset ID LB39 Rose Cottage	Asset ID LB41 The Old Post Office
			19 th century small country house	century and later house		
Cultural associations	None	None	None	None	None	None
Celebrated artistic representations Traditions	None	None	None	None	None	None

Assessment Step 3 Checklist

“The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development. (GPA 3 Page 13)”

	Asset IDs LB11, Westcott Farmhouse	LB12, Barn at Westcott Farmhouse	LB34, Westcott House	Asset ID LB26 The Knoll	Asset ID LB39 Rose Cottage	Asset ID LB41 The Old Post Office
Location and siting of development						
Proximity to asset	Over 200m to NE and 300m to SE	Over 200m to NE and 300m to SE	Over 200m to NE and 300m to SE	Over 100m to W	Over 200m to W and 300m to S	Over 200m to W and 300m to S
Position in relation to relevant topography and watercourses	Slightly rising ground above valley location of development	Slightly rising ground above valley location of development	Slightly rising ground above valley location of development	Slightly rising ground above valley location of development	Valley bottom location	Valley bottom location
Position in relation to key views to, from and across	N/A	N/A	N/A	N/A	N/A	N/A
Orientation	Principle elevation faces north, away from the proposals	N/A	House orientated to SE, partly towards a small	Principle elevation faces south, away from the proposals	N/A	N/A

	Asset IDs LB11, Westcott Farmhouse	LB12, Barn at Westcott Farmhouse	LB34, Westcott House	Asset ID LB26 The Knoll	Asset ID LB39 Rose Cottage	Asset ID LB41 The Old Post Office
			section of the proposals			
Degree to which location will physically or visually isolate asset	None	None	None	None	None	None
Form and appearance of development						
Prominence, dominance, or conspicuousness	Where visible from surroundings will introduce modern solar infrastructure but overall visibility would be broken up by existing valley topography and hedgerows and proposed landscape mitigation					
Competition with or distraction from the asset	None	None	None	None	None	None
Dimensions, scale and massing / Proportions	The proposed development consists of c. 60,000 solar modules and associated infrastructure, with proposed panel heights of up to 3.14m. The proposed development site covers c. 74 hectares, of which c. 29 hectares would be used for the solar array and associated infrastructure and 45 hectares for ecological enhancements and landscape planting					
Visual permeability (extent to which it can be seen through), reflectivity	Solar panels will be angled. Existing hedgerows, woodlands and ponds will be maintained. The land under and between the panels will be managed as grassland that will be lightly grazed and cut					
Materials (texture, colour, reflectiveness, etc)	Solar panels can result in glint and glare; an assessment has been undertaken and the proposals amended to avoid the likelihood of any glare at residences on the east of Westcott hamlet; lighting is proposed but would only be used in the event of emergency repairs during hours of darkness					
Architectural and landscape style and/or design	Green infrastructure, landscape planting and ecology enhancement areas are embedded into the design of the proposed development					
Introduction of movement or activity	Operational traffic movements would be minimal, comprising one or two monthly visits					
Diurnal or seasonal change	None					
Wider effects of development						
Change to built surroundings and spaces	None	None	None	None	None	None
Change to skyline, silhouette	None	None	None	None	None	None

	Asset IDs LB11, Westcott Farmhouse	LB12, Barn at Westcott Farmhouse	LB34, Westcott House	Asset ID LB26 The Knoll	Asset ID LB39 Rose Cottage	Asset ID LB41 The Old Post Office
Noise, odour, vibration, dust, etc	None	None	None	None	None	None
Lighting effects and 'light spill'	None	None	None	None	None	None
Change to general character (e.g. urbanising or industrialising)	None	None	None	None	None	None
Changes to public access, use or amenity	None	None	None	None	None	None
Changes to land use, land cover, tree cover	Introduction of solar array and green infrastructure within fields beyond the immediate surroundings in which the asset is experienced	Introduction of solar array and green infrastructure within fields beyond the immediate surroundings in which the asset is experienced	Introduction of solar array and green infrastructure within fields beyond the immediate surroundings in which the asset is experienced	Introduction of solar array and green infrastructure within fields beyond the immediate surroundings in which the asset is experienced	None	None
Changes to communications/accessibility/ permeability, including traffic, road junctions and car- parking, etc	None	None	None	None	None	None
Changes to ownership arrangements (fragmentation/permitted development/etc)	None	None	None	None	None	None
Economic viability	None	None	None	None	None	None
Permanence of development						

	Asset IDs LB11, Westcott Farmhouse	LB12, Barn at Westcott Farmhouse	LB34, Westcott House	Asset ID LB26 The Knoll	Asset ID LB39 Rose Cottage	Asset ID LB41 The Old Post Office
Anticipated lifetime/temporariness	Planning permission is sought for a temporary period of 40 years					
Recurrence						
Reversibility	The proposed development would be fully reversible on decommissioning, assuming the removal of above ground infrastructure					

Appendix F Figures

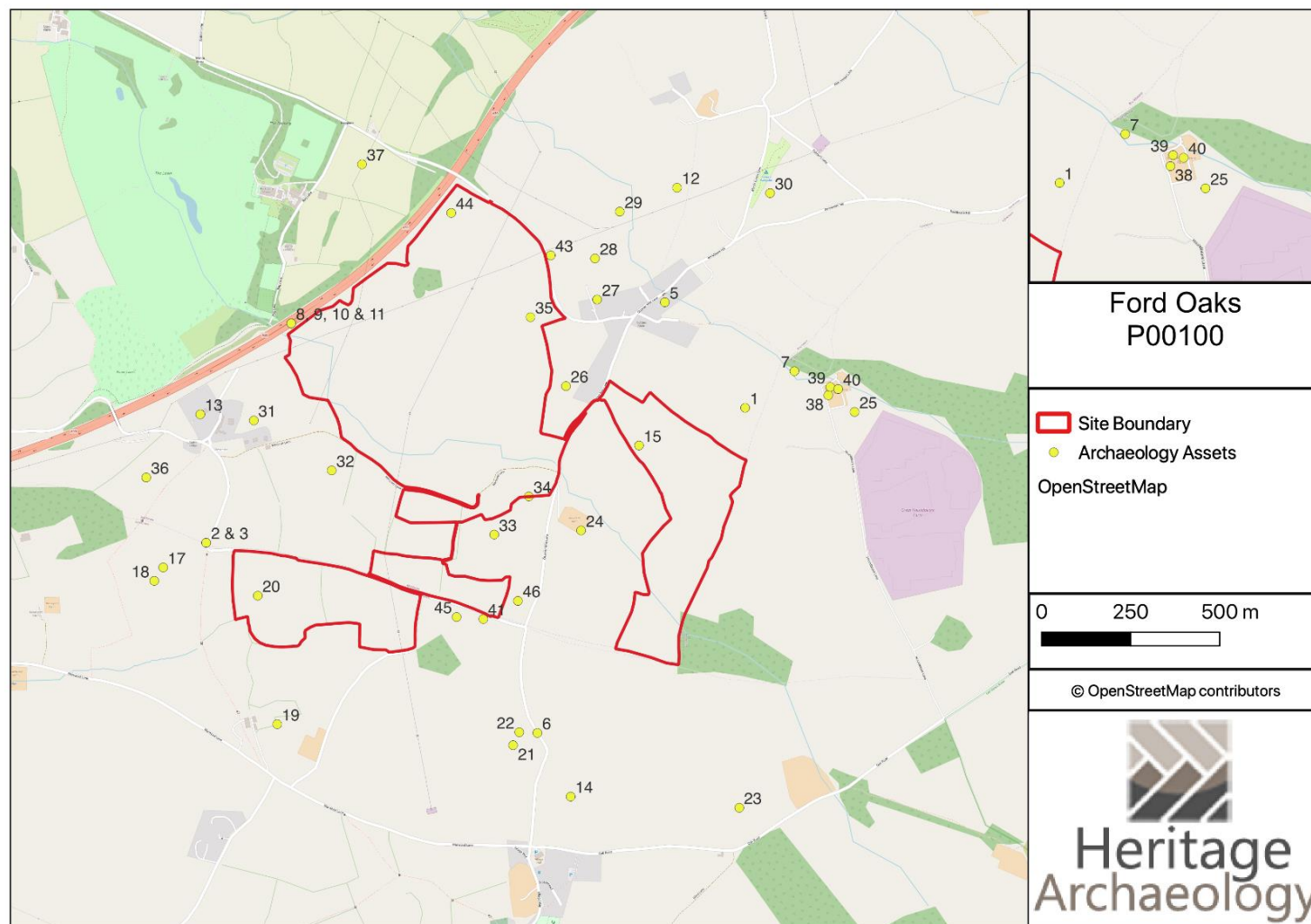


Figure 3: Heritage assets within 2km study area (archaeology)

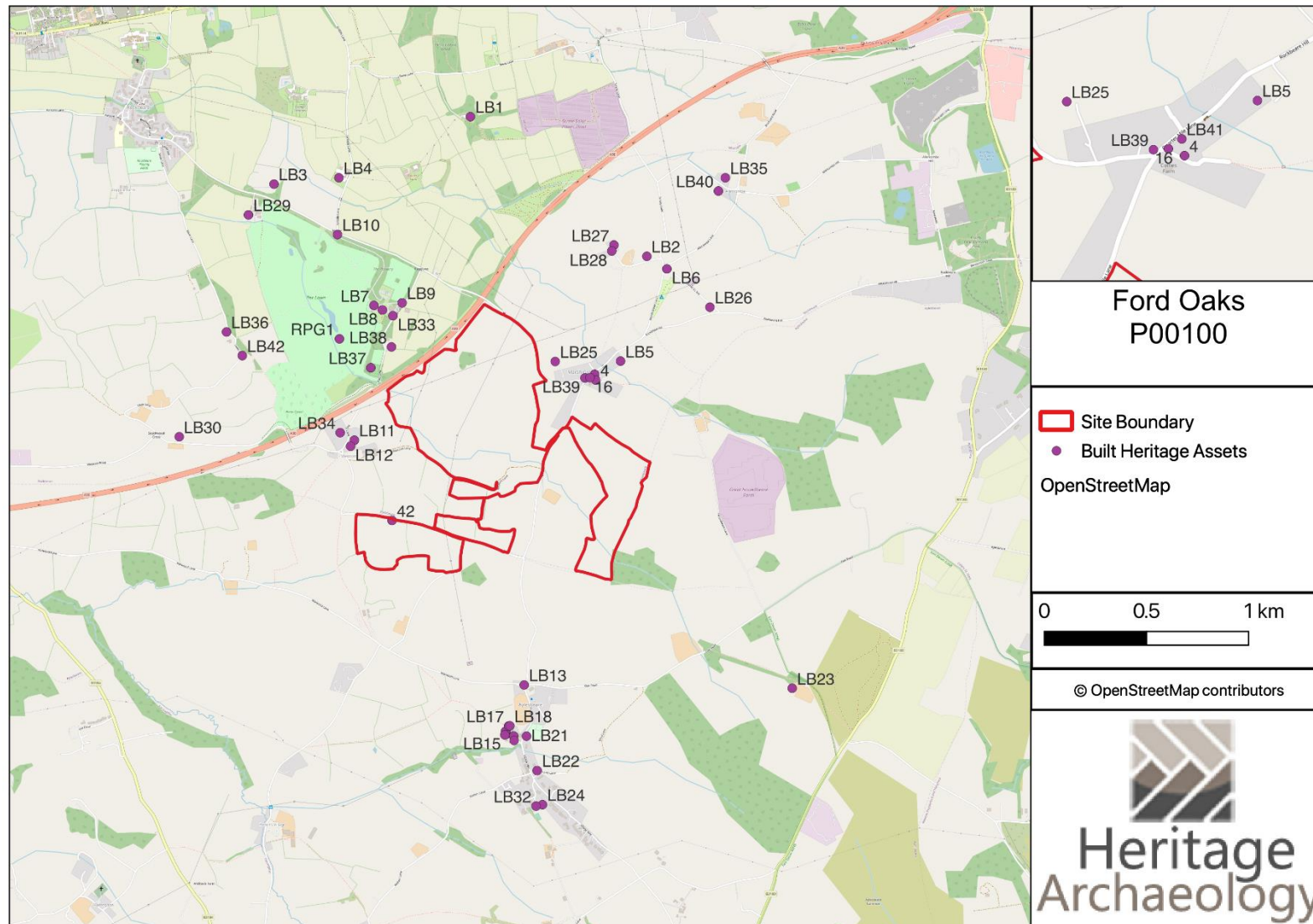


Figure 4: Heritage assets within 2km study area (built heritage)

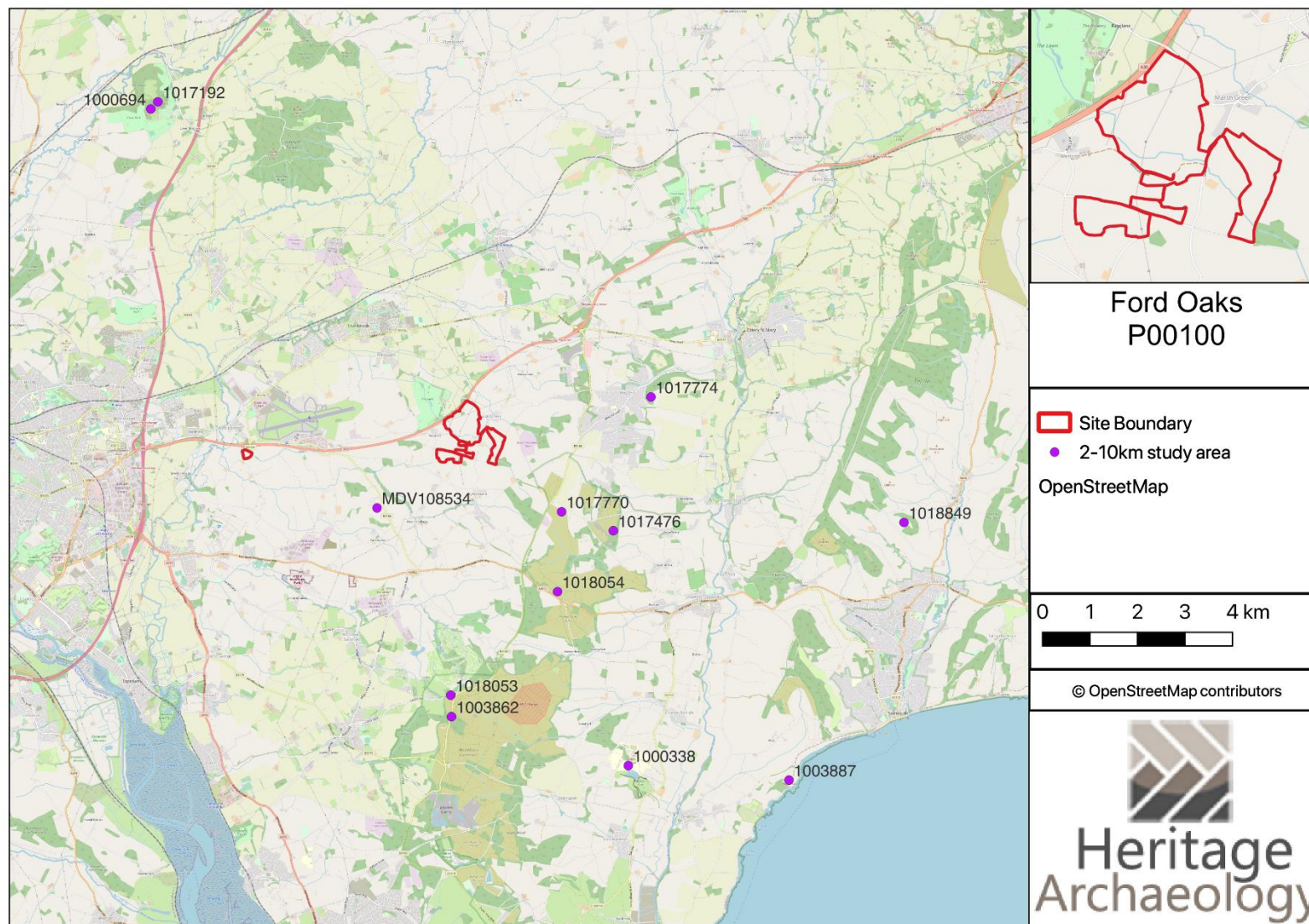


Figure 5: Heritage assets within 2 – 10km study area

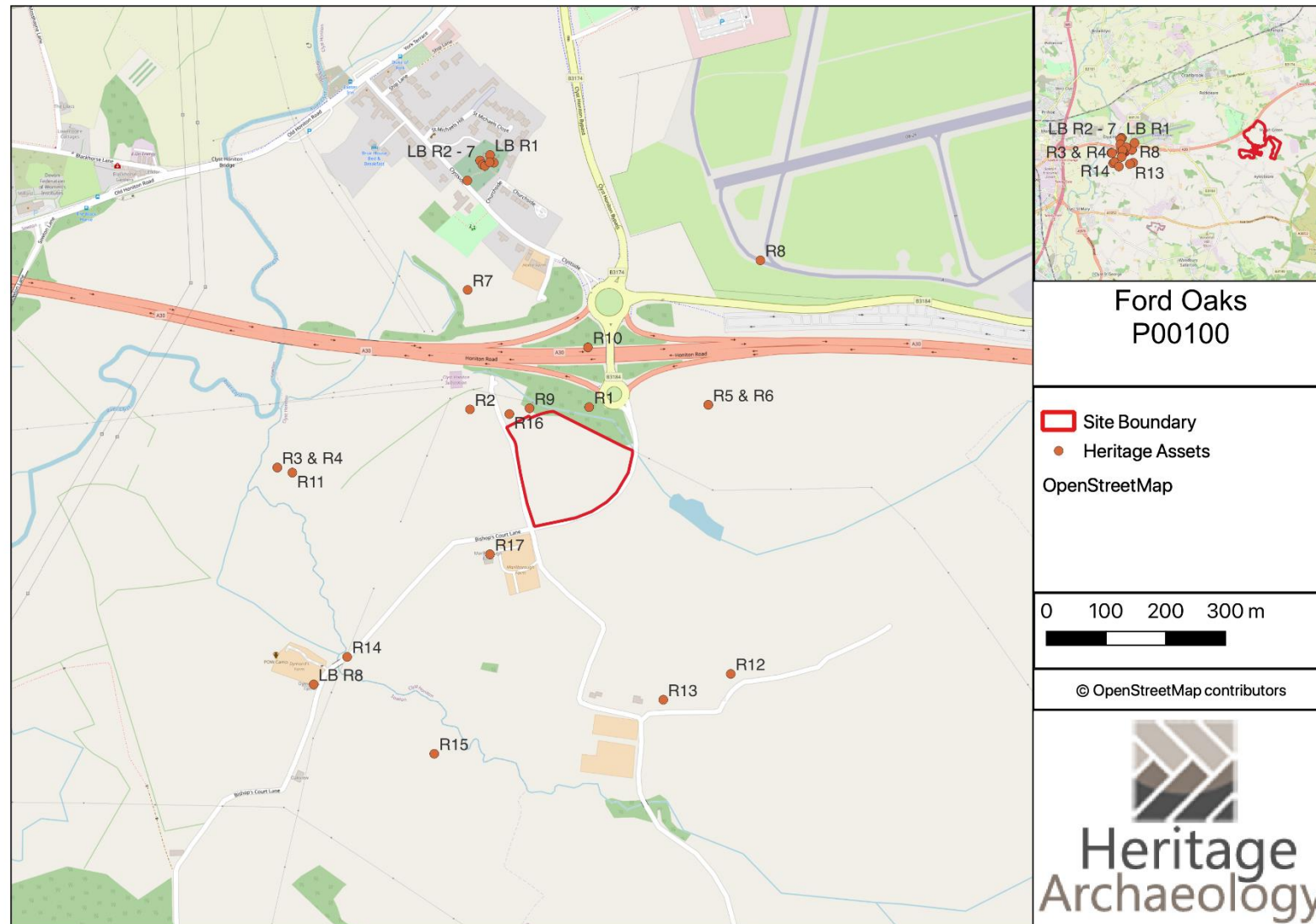
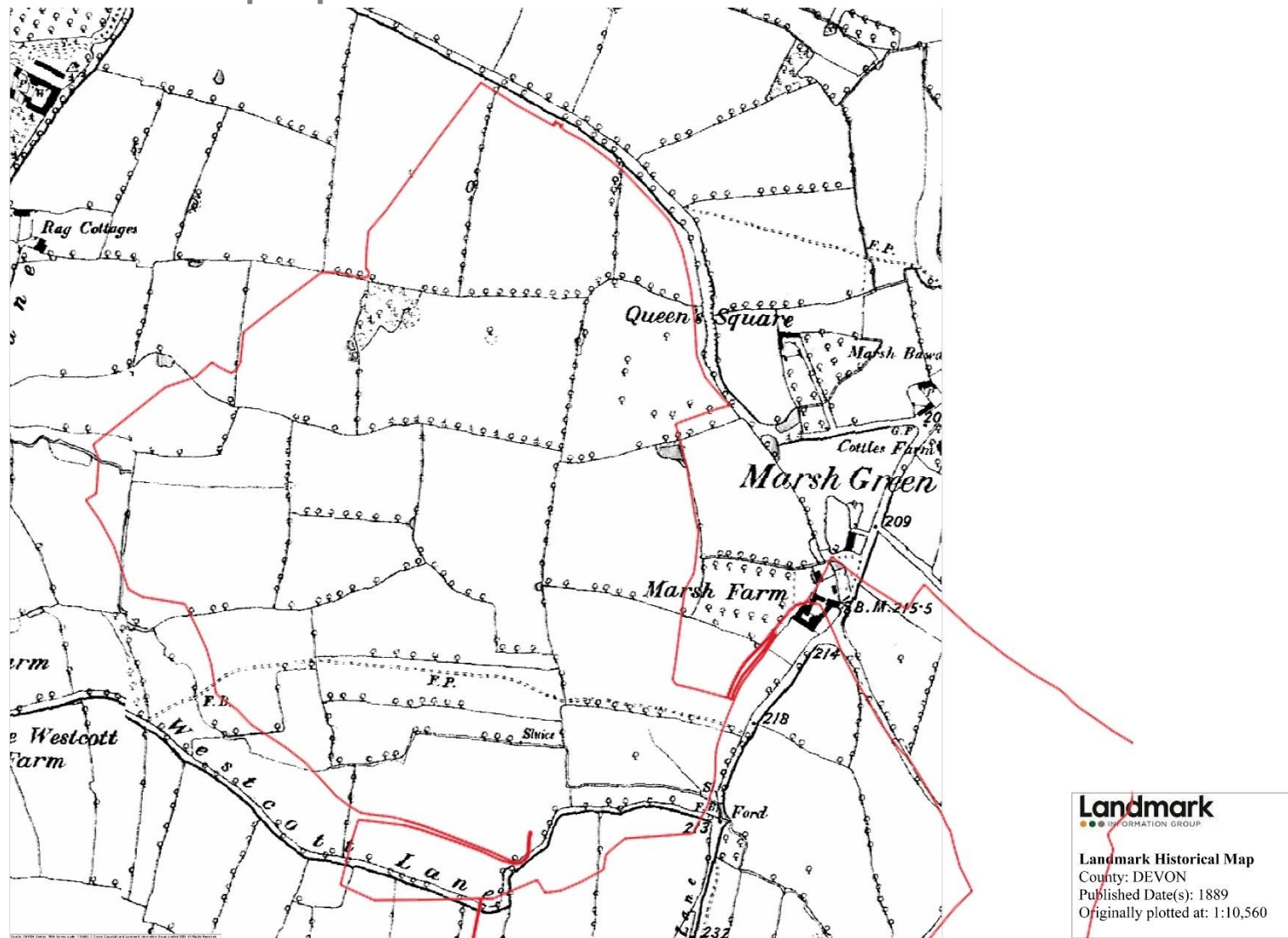


Figure 6: Heritage assets within reception area study area

Figure 7: Historic map sequence

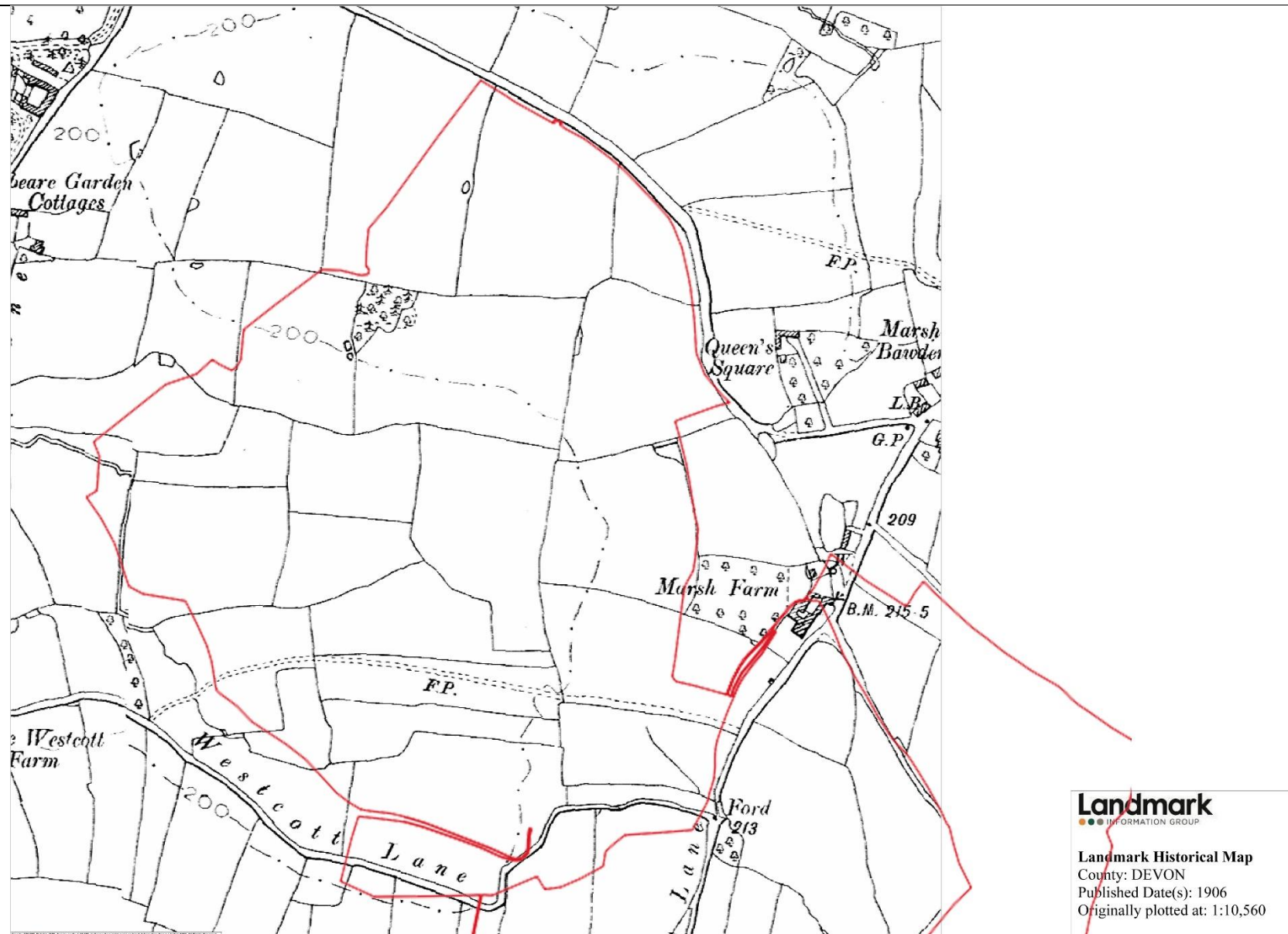


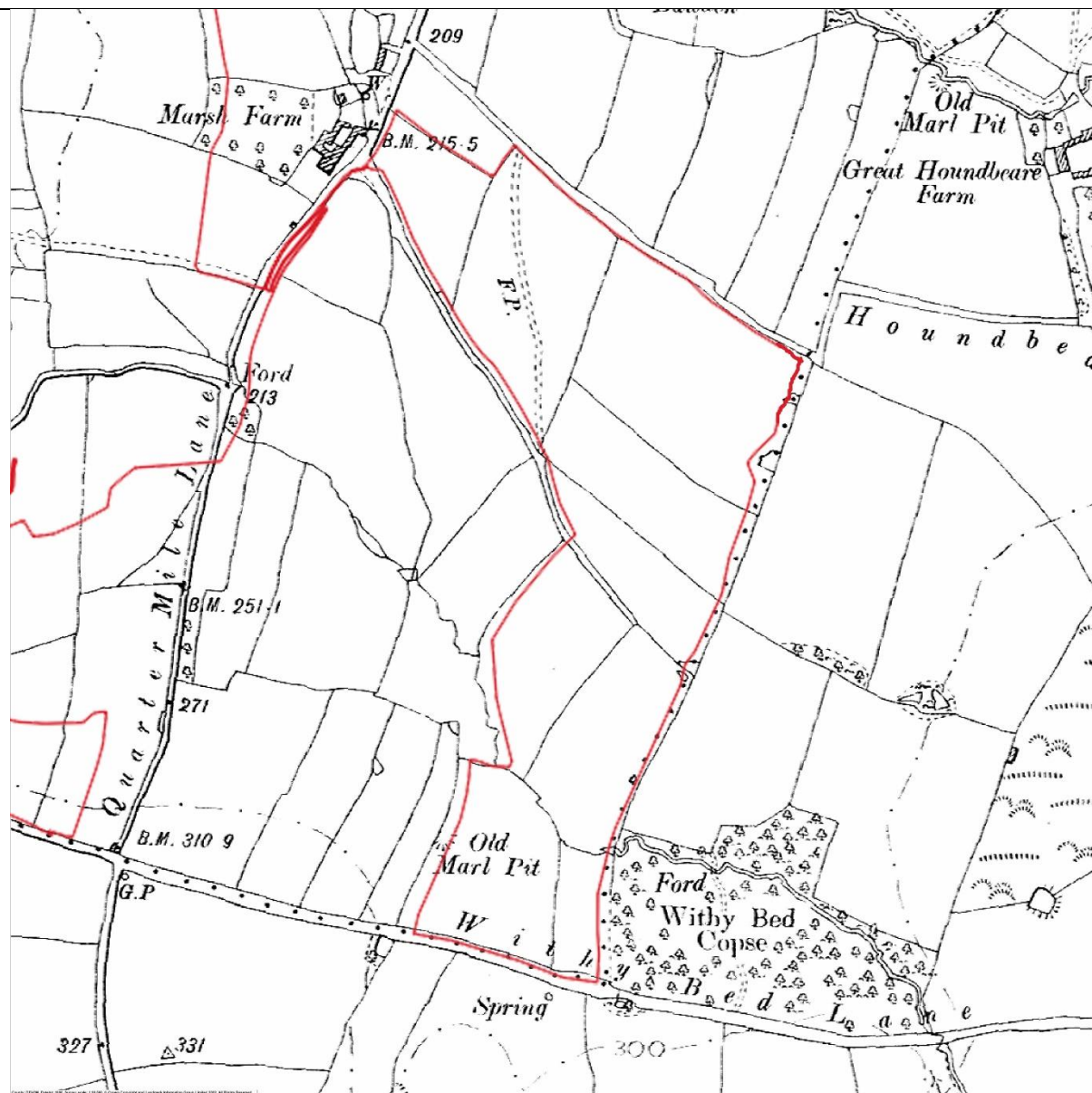


Landmark
INFORMATION GROUP

Landmark Historical Map
County: DEVON
Published Date(s): 1889
Originally plotted at: 1:10,560



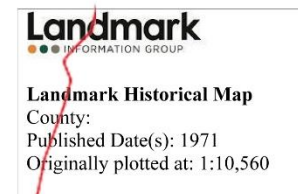
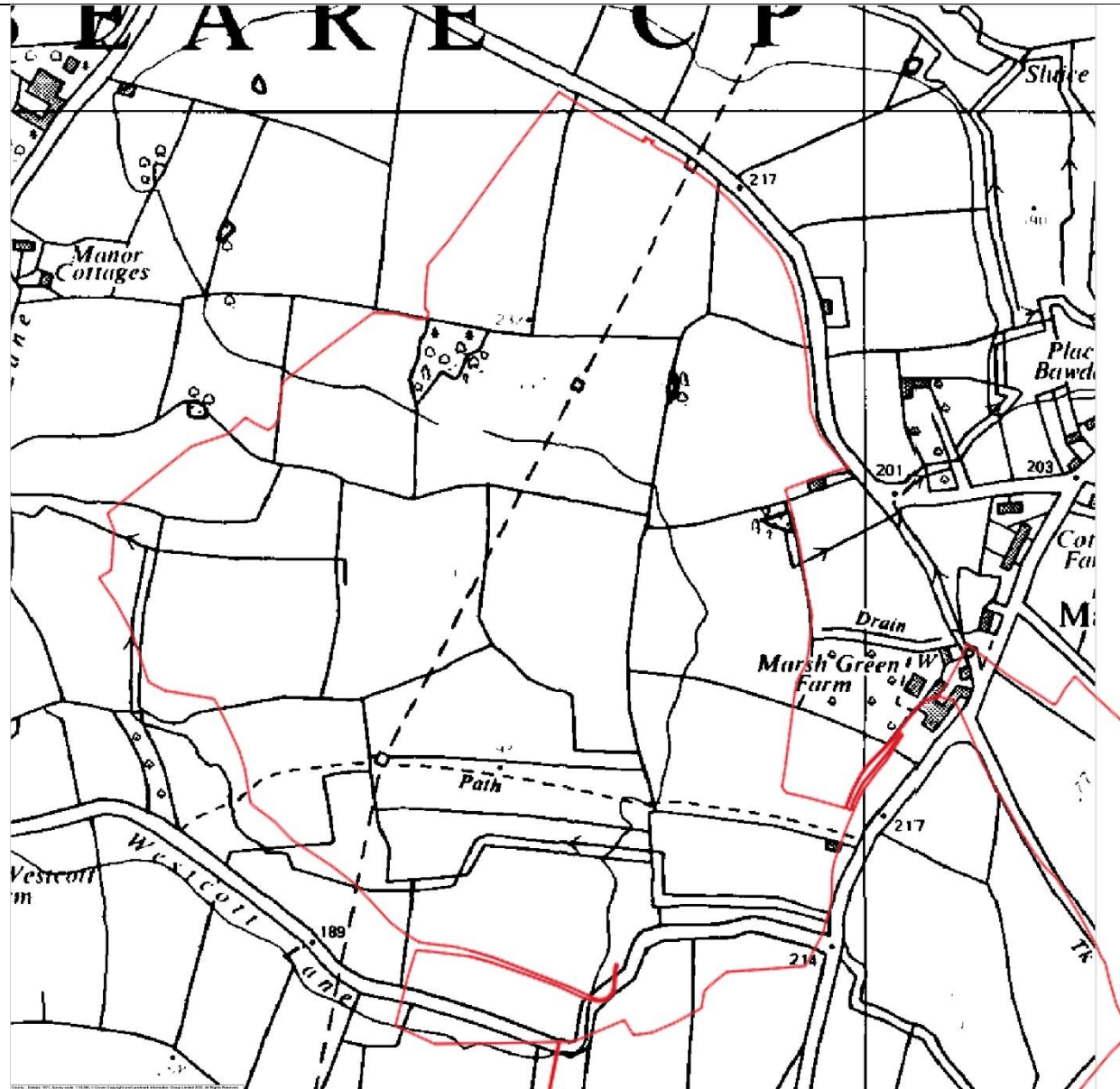


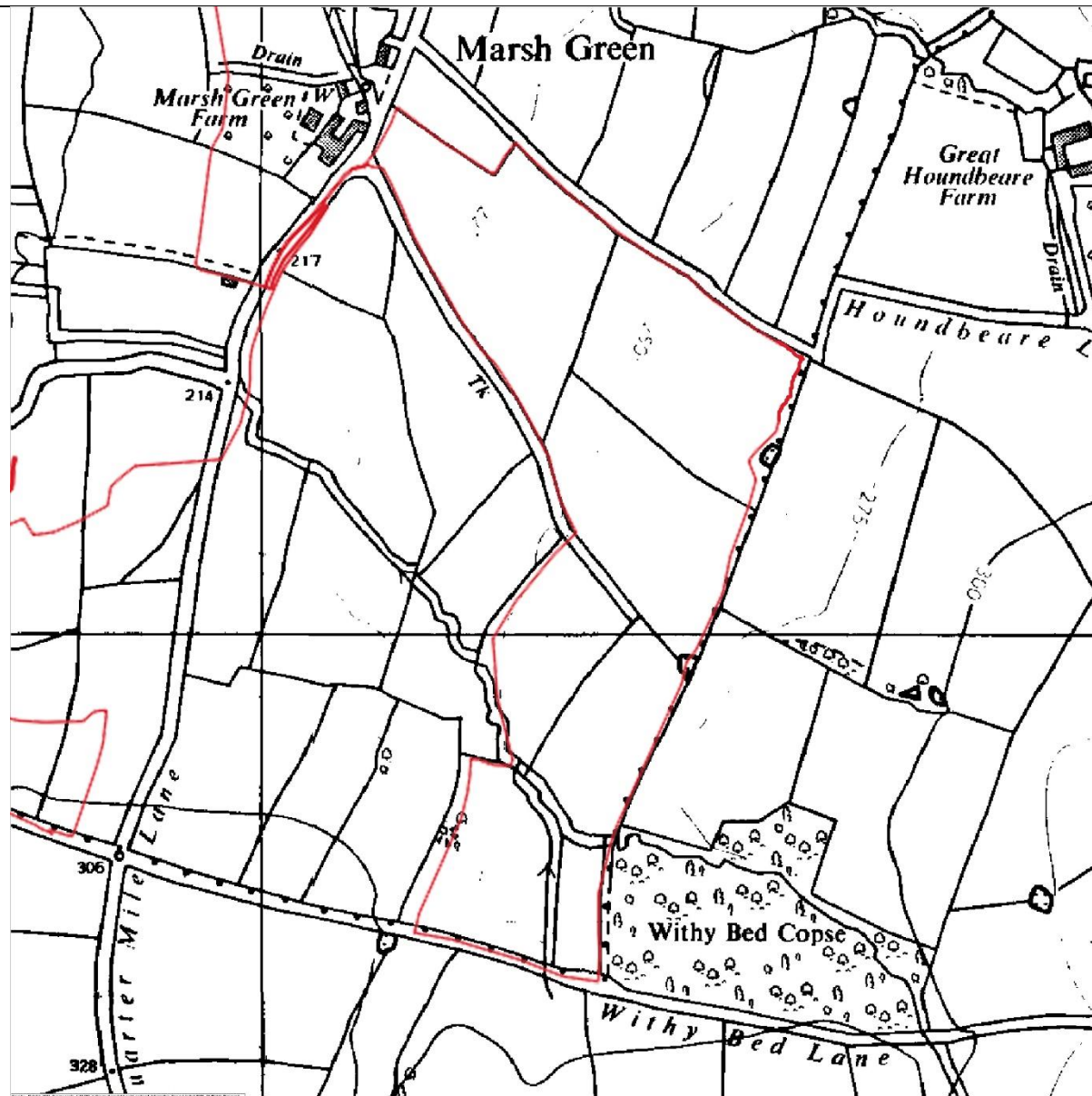


Landmark
INFORMATION GROUP

Landmark Historical Map
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Published Date(s): 1906
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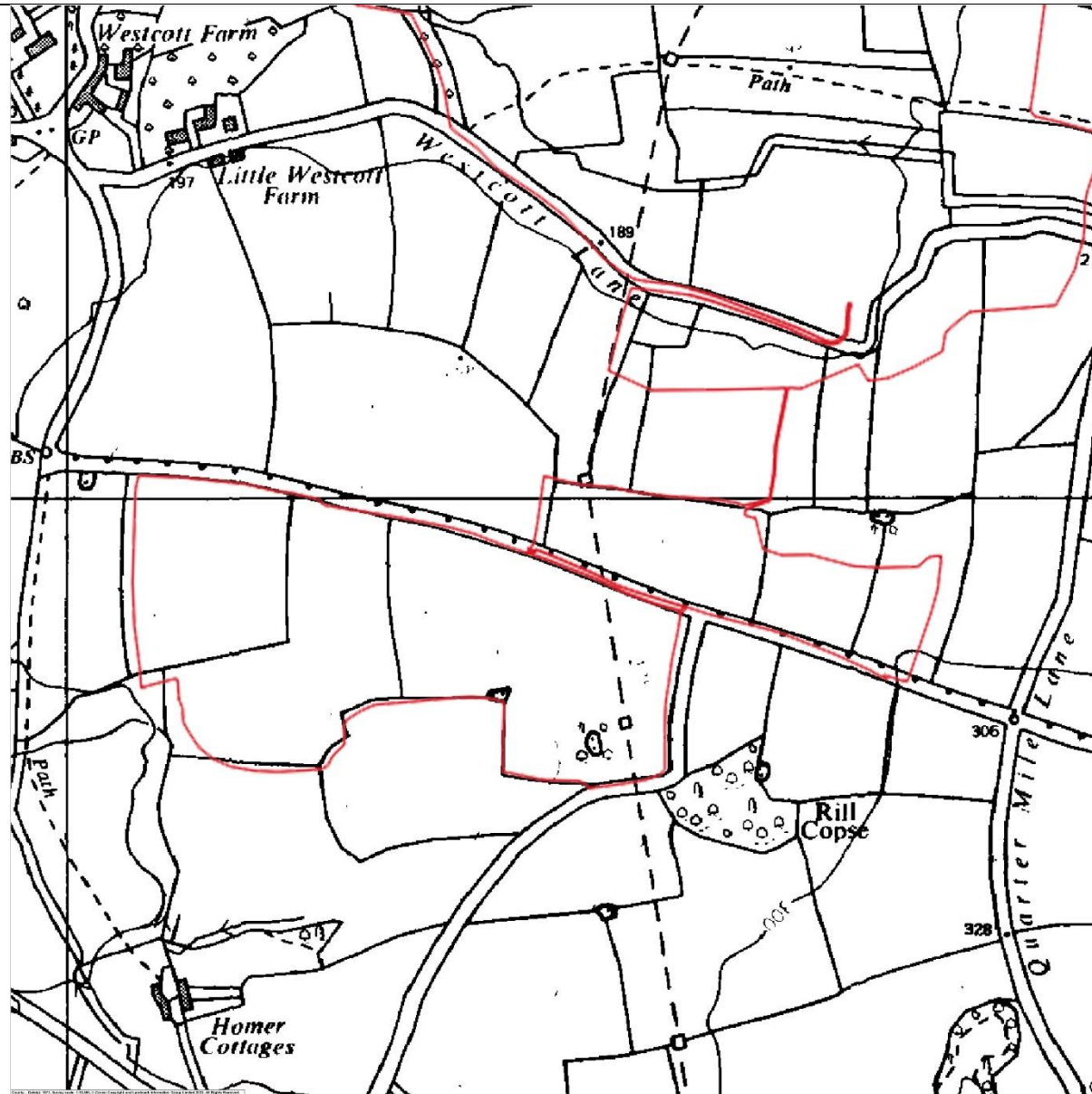






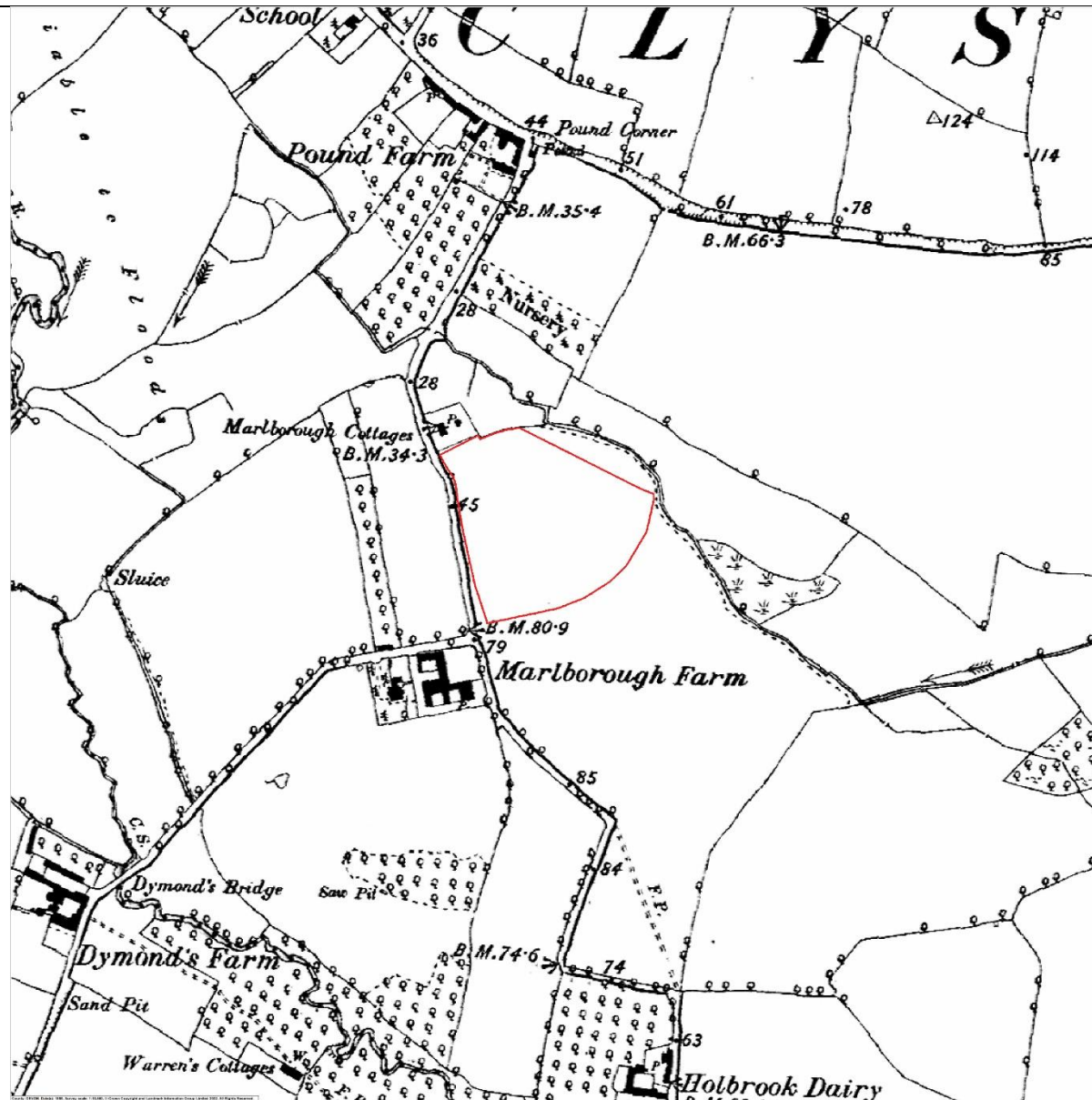
Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1971
Originally plotted at: 1:10,560



Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1971
Originally plotted at: 1:10,560



Landmark
INFORMATION GROUP

Landmark Historical Map
County: DEVON
Published Date(s): 1889
Originally plotted at: 1:10,560

END OF REPORT