

# MANAGEMENT PLAN

In accordance with the Planning (Listed Buildings and Conservation Areas) Act, 1990, Mid Devon District Council will pay special attention to the desirability of preserving or enhancing the character or appearance of the Newton St Cyres conservation area.

A Conservation Area Management Plan draws on the appraisal to identify ways of ensuring that the special qualities of the conservation area are preserved, to identify opportunities and put forward proposals for the enhancement of the area.

A management plan can:

- Make sympathetic proposals for the preservation and enhancement of the area's character and appearance including the identification of development opportunities; and
- Obtain funds and encourage inward investment.

The appraisal has identified the architectural and historic interest of the area and the other special qualities that define the character and appearance of the Newton St Cyres conservation area. In order to protect and enhance the aspects that make the area worthy of designation, active management may be needed.

For the most part, effective future management of the Conservation Area can be achieved through existing Conservation Area policies, good development control decisions and enforcement powers.

Mid Devon District Council have the duty to ensure that proposals for development within the conservation area either preserve or enhance its character. New developments and changes within a conservation area are by no means prohibited, but should be to a high standard of design.

The large gardens of properties such as Mount Pleasant on Pump Street and Guerins on West Town Road and public open spaces such as the Village Green, provide valuable green space and are important to the setting of many listed buildings and unlisted buildings of merit.

Development in these green spaces will be resisted by Mid Devon District Council due to the value these areas contribute to the individual areas of Newton St Cyres conservation area and the village as a whole.

Newton St Cyres conservation area contains some historic fabric in the street scene which should be retained wherever possible. The Grade II Listed footbridge over Shuttern Brook is nationally protected however features such as the raised pavements outside 1 and 2 The Village and the Newton St Cyres sign in the Village Green should also be retained. Mid Devon District Council, Devon County Council and Newton St Cyres Parish Council will discuss pavement improvements, signage and any other alterations which may arise in the conservation area which would affect the historic street scene.

Boundaries within the conservation area are often defined stone walls, hedging or metal railings. Where possible boundaries should be retained to preserve the character and appearance of the conservation area. Boundaries can be under threat from the formation of new accesses, poor maintenance or from new development. Mid Devon District Council will seek to retain historic boundaries where new development occurs by making retention part of the conditions of planning permission.

The large volumes of vehicles travelling through Newton St Cyres on the A377 causes high levels of sound and air pollution for residents. It can also result in difficulties for local vehicular traffic and pedestrians travelling across the village. Discussions with Newton St Cyres Parish Council and Devon County Council may result in potential solutions or measures to ensure traffic along the A377 adhere to the speed limits in the village or for a traffic calming scheme to be introduced. This would result in the centre of Newton St Cyres becoming safer for vehicles and pedestrians, both local and those passing through.

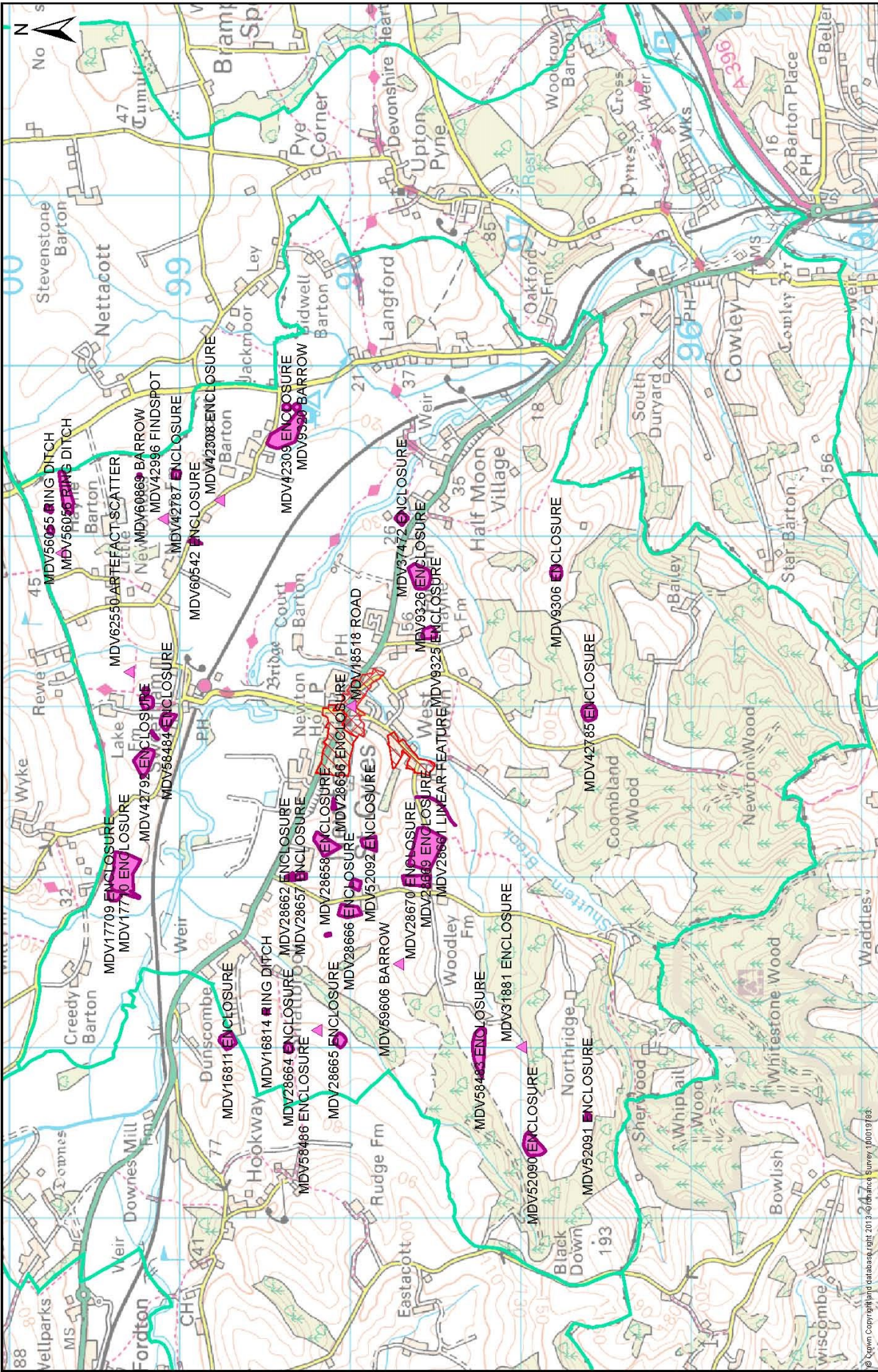
To ensure that the conservation area retains its character and is enhanced where possible, Mid Devon District Council is able to issue Untidy Land Notices under Section 215. These notices would be for areas of land which detract from the conservation area due to their continual poor upkeep. There are currently no sites which could have potential notices attached to them, but if in the future such sites emerge, the conservation area would benefit from such measures.

Future development in Newton St Cyres conservation area must have strong consideration for the setting and appearance of the conservation area.

As policy on external changes to buildings in conservation areas and change of use policies are not always straightforward, please contact Mid Devon District Council for information and advice when considering any changes.



## APPENDIX 1: HISTORIC ENVIRONMENTAL RECORD



Please note that this information has been compiled from a number of different sources. It is provided for information only and must not be relied on for legal or planning related work without further reference to the Historic Environment Team. The information may be freely used for private or commercial research but the source must be acknowledged. Points or areas shown may represent part of a site that may be of considerable extents. Most archaeological sites in Devon are on private land. The inclusion of a site on the Historic Environment Record does not imply any right of public access.

Scale: 1:28,635

Name: SW

Date: 21/08/2014

Title: Prehistoric and Roman Features  
and Finds in the Parish of  
Newton St. Cyres

Our ref: Arch/NewtonSt.CyresCAA

## Devon Historic Environment Record

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## Devon Historic Environment Record Monument List Report

21/08/2014 Number of records: 47

Prehistoric and Roman Features and Finds in the Parish of Newton St. Cyres



Mon. ID	Monument Types and Period	Site Name	NGR
MDV9306	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Oval Enclosure to north of Bodley's Plantation, Newton St. Cyres	Centred SX 8878 9679 (78m by 63m)
MDV9320	BARROW ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Two Barrows south-west of Winscott Cross, Newton St. Cyres	Centred SX 8975 9834 (43m by 103m)
MDV9325	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Triple Ditched Enclosure to north of Hayne Farm, Newton St. Cyres	Centred SX 8843 9753 (72m by 85m)
MDV9326	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Curvilinear Enclosures to west of Ford Farm, Newton St. Cyres	Centred SX 8876 9759 (147m by 133m)
MDV9327	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure south of Lake Farm, Newton St. Cyres	Centred SX 8802 9919 (76m by 73m)
MDV16811	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Lower Dunscombe, Newton St. Cyres	Centred SX 8604 9872 (105m by 100m)
MDV16814	RING DITCH (Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Possible Ring Ditch to west of Swallowdale, Newton St. Cyres	Centred SX 8620 9849 (30m by 26m)
MDV17709	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Lower Living, Newton St. Cyres	Centred SX 8689 9937 (69m by 99m)
MDV17710	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Lower Living, Newton St. Cyres	Centred SX 8702 9932 (275m by 180m)
MDV18518	ROAD ((Between) Roman - 43 AD to 409 AD)	Roman Road From Exeter to Crediton	SX 880 980 (point)
MDV28656	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Home Farm, Newton St. Cyres	Centred SX 8742 9809 (64m by 23m)
MDV28657	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure at Cartaway Farm, Newton St. Cyres	Centred SX 8700 9829 (49m by 88m)
MDV28658	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-east of Cartaway Farm, Newton St. Cyres	Centred SX 8719 9814 (143m by 157m)

Mon. ID	Monument Types and Period	Site Name	NGR
MDV28661	LINEAR FEATURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Curvilinear Ditch to west of West Holme, Newton St. Cyres	Centred SX 8742 9749 (170m by 233m)
MDV28662	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure north-west of Cartaway Farm, Newton St. Cyres	Centred SX 8700 9835 (38m by 47m)
MDV28663	RING DITCH ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Ring Ditch to south of Lake Farm, Newton St. Cyres	Centred SX 8809 9920 (36m by 35m)
MDV28664	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-west of Smallbrook Farm, Newton St. Cyres	Centred SX 8599 9836 (60m by 51m)
MDV28665	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-west of Smallbrook Farm, Newton St. Cyres	Centred SX 8604 9806 (86m by 77m)
MDV28666	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure circa 470 metres south-south-west of Five Elms Cross, Newton St. Cyres	Centred SX 8679 9800 (78m by 135m)
MDV28667	OBLONG DITCH ((Between) Neolithic - 4000 BC to 2201 BC)	Ovoid Ditch circa 460 metres south-west of Five Elms Cross, Newton St. Cyres	Centred SX 8666 9813 (19m by 32m)
MDV28669	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to east of Woodley Farm, Newton St. Cyres	Centred SX 8716 9755 (250m by 214m)
MDV28670	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to north-east of Woodley Farm, Newton St. Cyres	Centred SX 8697 9760 (71m by 163m)
MDV28671	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to north-east of Woodley Farm, Newton St. Cyres	Centred SX 8713 9762 (46m by 57m)
MDV31881	ENCLOSURE ((Between) Early Iron Age to VII - 700 BC to 700 AD)	Possible Enclosure to south-west of West Woodley, Newton St. Cyres	SX 860 970 (point)
MDV37472	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to north-west of Ashfields, Newton St. Cyres	Centred SX 8910 9769 (85m by 81m)
MDV42308	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-east of Norton Cottages, Newton St. Cyres	SX 8921 9877 (point)
MDV42309	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Winscott Barton, Newton St. Cyres	Centred SX 8960 9837 (223m by 216m)

Mon. ID	Monument Types and Period	Site Name	NGR
MDV42785	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Circular Feature east of Common Down Plantation, Newton St. Cyres	Centred SX 8796 9659 (94m by 86m)
MDV42786	BARROW ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Barrow to south-west of Shute Cross, Newton St. Cyres	Centred SX 8903 9975 (39m by 35m)
MDV42787	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to north of Winscott Barton, Newton St. Cyres	Centred SX 8936 9902 (50m by 48m)
MDV42792	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-west of Lake Farm, Newton St. Cyres	Centred SX 8768 9920 (170m by 121m)
MDV42996	FINDSPOT ((Between) Prehistoric - 698000 BC to 42 AD)	Flint Flake from field to east of Norton Farm, Newton St. Cyres	SX 891 991 (point)
MDV42997	FINDSPOT ((Between) Prehistoric - 698000 BC to 42 AD)	Flint Blade from field to north-west of Hayne Barton, Newton St. Cyres	SX 889 997 (point)
MDV52089	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure circa 480 metres south of Five Elms Cross, Newton St. Cyres	Centred SX 8695 9796 (70m by 65m)
MDV52090	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Blackdown Plantation, Newton St. Cyres	Centred SX 8542 9693 (139m by 128m)
MDV52091	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure north-east of Hundred Acre Copse, Newton St. Cyres	Centred SX 8559 9660 (48m by 30m)
MDV52092	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south of Cartaway Farm, Newton St. Cyres	Centred SX 8719 9788 (86m by 91m)
MDV56055	RING DITCH ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Ring Ditch south west of Shute Cross, Newton St. Cyres	Centred SX 8916 9976 (45m by 45m)
MDV56056	RING DITCH ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Possible Ring Ditches to north of Hayne Barton, Newton St. Cyres	Centred SX 8925 9966 (247m by 87m)
MDV58483	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to west of West Woodley, Newton St. Cyres	Centred SX 859 972 (294m by 76m)
MDV58484	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to west of Sweettham New Estate, Newton St. Cyres	Centred SX 8791 9907 (104m by 96m)
MDV58485	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-west of Lake Farm, Newton St. Cyres	Centred SX 8783 9915 (52m by 44m)



Mon. ID	Monument Types and Period	Site Name	NGR
MDV58486	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-west of Smallbrook Farm, Newton St. Cyres	SX 861 982 (point)
MDV59606	BARROW ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Two possible barrows to north of Woodley Lane, Newton St. Cyres	SX 8649 9772 (point)
MDV60542	ENCLOSURE ((Between) Lower Palaeolithic to Roman - 698000 BC to 409 AD)	Enclosure to south-east of Norton Farm, Newton St. Cyres	Centred SX 8896 9891 (31m by 77m)
MDV60869	BARROW ((Between) Late Neolithic to Late Bronze Age - 3000 BC to 701 BC)	Barrow to south-east of Hayne Barton, Newton St. Cyres	Centred SX 8935 9923 (22m by 20m)
MDV62550	ARTEFACT SCATTER ((Between) Early Neolithic to Late Bronze Age - 4000 BC to 701 BC)	Arrowheads and other flints from fields near Lake Farm, Newton St. Cyres	SX 882 993 (point)

## APPENDIX 2: LISTED BUILDINGS

Name	Grade	Reference	Description
Church of St Cyriac and St Julitta	I	5/29	Parish Church. Earlier Medieval origins, extensively rebuilt with new north side in early C15. Porch probably added in late C16—early C17. Restored 1914-1921. Early perpendicular style throughout. Some external detail restored by most tracery is original.
Chest Tomb of John Godfrey	II	5/30	Chest tomb, built for John Godfrey of Crediton (died 1779). Purple-grey slate. Simple classical design. Inscribed lid with moulded edges.
Stone Cross above crossroads	II	5/31	Stone cross. Medieval base and shaft; collar and head erected 1897. Granite. Base is buried. Shaft square at base, octagonal above standing approximately 3 metres high.
Glebe House	II	5/32	House, formerly rectory. Early—mid C19. Stuccoed exterior. Brick stacks exposed above slate roof. Symmetrical front to south-east.
Gate Posts approx. 40 metres east of Glebe House	II	5/33	Gate posts. Inscribed A.Q, 1715. Granite. Plain, square-sectioned piers chamfered along the top inside edges and surmounted by balls. Initials inscribed to right and date to left. One pier now reset, considerably widening the entrance.
1 & 2 The Village	II	5/34	Pair of cottages. Late C17—early C18. Plastered cob on rubble footings. Cob and brick stacks, thatched roof half hipped at north-west end. Central and left-hand (north west) part of a row of cottages. Long low building along street front on raised pavements.
4, 5 & 6 The Village (formerly listed as Post Office)	II	5/35	House, sub-divided and enlarged to make 3 cottages and shop. Much altered building of the late C17—early C17 origins. Plastered cob on rubble footings, C19 and C20 brick rebuilds. Volcanic stone, brick and cob stacks. Thatched roof.
Shapland's Cottage, The Village	II	5/36	Cottage. C18, extended in mid-C20. Plastered cob and rubble with brick underpinning and buttressing. Thatch roof, gabled at each end.



Name	Grade	Reference	Description
51, 52 & 53 The Village	II	5/37	Row of 3 cottages. Probably C18, modernised circa 1975. Cob walls with stone footings. Brick stacks exposed above thatch roof. No. 53 has large, projecting cob stack to rear. Gable stacks and axial stack between Nos. 51 and 52.
Forge and 33 The Village	II	5/38	Two adjoining cottages, former smithy and cottage. Probably late C18, modernised circa 1970. Plastered cob walls on rubble footings. Mixed brick, stone and cob stacks. Thatched roof. Roughly symmetrical front with overall 4-window front. Thatch eyebrows over first floor windows.
Old Shuttern Bridge	II	5/39	Footbridge with iron railings alongside ford. C18 with later iron railings. Uncoursed veined volcanic trap. Narrow single-span. Elliptical arch on low abutments. Cobbled pathway with plain iron railings set in concrete.
Shuttern Cottage (formerly listed as 23 The Village)	II	5/40	House made up from at least 2 adjoining cottages. Probably C18, converted circa 1970. Plastered cob on rubble footings, cob and brick stacks, thatched roof.
Pump Cottage (formerly listed as 20, 21 The Village)	II	5/41	House made up from 3 cottages. C17, C18 and C19, converted circa 1970. Plastered cob walls on rubble footings. Bick and cob stacks. Thatched roof. Long, 2– storey building continuing south-east along the street from Shuttern Cottage (q.v.) to No. 19 The Village (q.v.).
19 The Village	II	5/42	Formerly 2 cottages, now 1 house. C17. Plastered cob on rubble footings. Cob stack topped with C19 brick. Thatched roof hipped to left.
New Shuttern Bridge	II	5/43	Road bridge over stream. Circa early C19 with some C20 repairs. Veined volcanic trap with rubbed brick with granite coping. Vertical abutments of stone and single segmental arch of brick.
Old Beams (formerly listed as Old Beans)	II	5/44	House. Probably C15 with C16 and C17 improvements and some later work. Plastered cob on rubble footing; cob and volcanic stone stacks with brick tops exposed above thatch.
Little Beams	II	5/45	Cottage. Former stables of Old Beams (No. 10). Probably C18 modernised in mid-C20. Plastered cob on rubble footings; brick stack; thatched roof.
Elm Cottage	II	5/46	Cottage. C18 or early C19, enlarged in C20. Plastered cob on rubble footings, brick-topped chimney-stack. Thatched roof, hipped each end.

Name	Grade	Reference	Description
The Cellar (formerly listed as Store of Elm Cottage)	II	5/47	Former linhay or cartshed, then store now dwelling. C19. Cob on stone footings with brick and timber front away from road (north-east side). Slate roof hipped at each end.
Coburg, Pump Street	II	5/48	Cottage. Late C18—early C19, modernised circa 1970, enlarged circa 1977. Cob on rubble footings with cob and brick stacks. Thatched roof.
Mount Pleasant (formerly listed as Ye Olde Cottage)	II	5/49	Cottage. Probably C18. Plastered cob on rubble footings. Thatched roof, gabled each end. Large cob or stone chimney stack topped with brick projecting from right-hand (southern) gable.
East Holme and East Holme Cottage (formerly listed as East Holme Farm House)	II*	5/50	Former farmhouse with east end now a separate cottage. Probably C15 with C16, C17 and later improvements. Plastered cob on rubble plinth; brick, cob and volcanic trap stacks. Thatched roof. Complex multi-period structure.
Halses and front garden wall to east	II	5/51	Former farmhouse. Early C16 origins with C16, C17 and later improvements. Plastered cob on rubble footings; stone stacks with brick tops exposed above thatched roof. Roof hipped to left, gabled to right.
Barn and stables adjoining to north-east of Halses	II	5/52	Barn and adjoining stables. Both late C18—C19 Barn is cob on stone footings with plastered front; corrugated-iron roof replacing thatch. Faces road to east.
Guerins, West Town Road	II	5/53	Small farmhouse. Probably C17. Cob walls on rubble plinth (plastered on front to south-east). Left handed gable rebuilt with late C19 brick. Thatched roof.
Little Pickwicks	II	5/54	Cottage. Probably C18, modernised circa 1960. Plastered cob on rubble plinth; gable-ended thatched roof; and large cob stack with bread oven projecting from left-sided gable.
Deer's Leap and Deer's Leap Cottage	II	5/55	Former farmhouse, now 2 cottages. Early C17, possibly earlier. Plastered cob on rubble plinth; stone and brick stacks; thatched roof.

## APPENDIX 3: PLANNING CONTROLS IN CONSERVATION AREAS

Conservation Areas are areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Building or landscape features including trees also contribute to the special character of the Conservation Area.

Trees in Conservation areas that are already subject to a Tree Preservation Order (TPO) are subject to the standard TPO Regulations.

The Town and Country Planning Act 1990 makes special provision for trees in a Conservation Area, and as such, under section 211, anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Authority six weeks' prior notice (a 'section 211 notice'). This gives the Local Authority an opportunity to consider whether the tree(s) in question is suitable for a TPO.

A tree is defined in the Town and Country Planning Act as having a diameter more than 75mm at 1.5m above the ground level. Works to trees or hedging with a diameter less than 75mm at 1.5m above ground level do not require a notification to Mid Devon District Council.

Unlisted buildings or structures inside conservation areas have some restrictions on demolition, e.g. total or substantial demolition of any building over 115 cubic metres requires planning permission as does demolition of any wall over 1 metre high facing a highway, waterway or open space or any wall over 2 metres high elsewhere. Any pre 1914 agricultural building in a conservation area is protected against demolition.

Listed building consent is required for demolition of a listed building and most works to the exterior or interior and major repair schemes.

Planning permission is required to position a satellite dish on a chimney, wall or roof slope which faces onto, and is visible from, a road or public path.

There are additional limitations on the construction of extensions to dwellings within conservation areas. In particular planning permission would be required for side extensions. Extensions to the rear of a property may only be single storey.

**This is a general guide to additional controls applicable to conservation areas. Advice on alterations and extensions should be obtained before carrying out any development.**

Please visit the Mid Devon District Council website for more information:

[www.middevon.gov.uk](http://www.middevon.gov.uk)

Or telephone the planning department to speak to a duty officer on:

01884 255 255

Further information can be found on the Planning Portal:

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)



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Newton St Cyres Parish Council	Website
Newton St Cyres Parish Council and Newton Wonder	Country Walks - Newton St Cyres