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INTRODUCTION

Conservation Areas

Conservation Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(1), by Local Planning Authorities. They are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. They are special areas where the buildings and the space around them interact to form distinctly recognisable areas of quality and interest.

In Conservation Areas, additional planning controls apply, to protect the existing street scene and encourage enhancement where appropriate. These are outlined further in Appendix 1.

Conservation Area Appraisals and Management Plans whilst not normally adopted as part of the Local Development Framework, they are nevertheless an integral part of the framework that guides development. They are expected to be the subject of community involvement in a similar way to LDF documents and should apply the relevant policy framework of the LDF to individual conservation areas.

In the Local Development Framework Policy ENV11 Conservation Areas has supporting text that states

"The special interest of existing and proposed conservation areas will be appraised and each appraisal, together with specific proposals to preserve and enhance the conservation area will be published. This will be a material consideration in determining planning applications."

Conservation Area Appraisals

A Conservation Area appraisal (or assessment) is essentially an analysis of what makes it special. Many Conservation Areas do not have Conservation Area appraisals, despite their recommendation within Planning Guidance Note 15 (Planning and the Historic Environment) that was produced in 1994 by the Department of the Environment (now the Department of Culture, Media and Sport). It is becoming increasingly important to have appraisals that define each Conservation Area's qualities in order to:

- **understand what it is that should be protected or enhanced**
- **formulate effective policies**
- **make sensible development control decisions**
- **be able to justify the designation when making development control decisions and at appeal**
- **help residents, traders, council members, potential investors and other interested parties to understand the background to designation**
- **help potential developers to formulate their applications**

This Conservation Area appraisal will assess the special characteristics of the Conservation Area.

In order to specifically identify and assess the characteristics of the Conservation Area, the appraisal is divided into sections covering location, special architectural interest, special historic interest, character and appearance.

Conservation Area Management Plans

A conservation area management plan draws on the conservation area 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.

It can

- **make sympathetic proposals for the preservation and enhancement of the area's character and appearance, including the identification of development opportunities**
- **obtain funds and encourage inward investment**

The opportunity is also taken to review the conservation area boundary to see if there are areas that should be excluded or areas that should be included.

LOCATION OF SAMPFORD PEVERELL CONSERVATION AREA

Sampford Peverell is a village located 5.5 miles from Tiverton, close to Junction 27 of the M5 motorway. It lies on the upper slopes of the Culm Valley.

The Grand Western Canal, which is a separate conservation area and a country park, runs through the village and bisects the Sampford Peverell conservation area.

The conservation area was designated in March 1990. It covers the area known as Higher Town to the north west of the canal and Lower Town to the south east of the canal.

The Sampford Peverell Conservation Area and the listed buildings within it is shown on Plan 1 together with the boundary of the Grand Western Canal Conservation Area that divides it.

SPECIAL ARCHITECTURAL INTEREST

There are 16 buildings listed as of architectural or historic interest within the conservation area.

The oldest building is the Grade I Church of St John the Baptist dating from the mid 13th century. (Photo 1) Built in the Early English style in red sandstone conglomerate, with purple volcanic ashlar, Beerstone and Hamstone detail. Several alterations and extensions were carried out in the 19th century. The original tower and spire were removed in the early 19th century and a new tower constructed in 1815. The new tower is described as an interestingly early example of 19th century Gothic, having three stages with diagonal buttresses and an embattled parapet with corner pinnacles. There are also some fine late 19th –early 20th century stained glass windows by Lavers Barraud and Westlake. Despite the later alterations, the church retains an unusual amount of Early English fabric. It is enclosed by a tall red sandstone and conglomerate wall with access through attractive wrought iron gates in a limestone and Hamstone arched gateway built in 1862.

Close to the church stands what was once a medieval priest house, later the Old Rectory. (Photo 2) Dating back to the early 16th century this Grade II* building is constructed of red sandstone ashlar and has a slate roof. The main block has a 2 room and through passage plan. There is a large projecting front lateral stack and a second at the north end. The property was significantly altered in the mid 19th and early 20th century.

Three cottages at 6,10 and 12 Higher Town were once a single house of the three room cross passage type dating from the late 16th or early 17th century. Originally thatched but now with a slate roof, these plastered stone and cob cottages have an irregular frontage with a mix of late 19th and early 20th century sash windows.

Number 42 Higher Town is a modest late 16th century – early 17th century farmhouse of 3 room and through passage plan. The house has a large projecting front lateral stack, whilst to the rear is a projecting newel stair turret. Alterations in 1986 resulted in the loss of historic windows.

Sampford Barton is a late 18th century stone and slate farmhouse with 19th century alterations. The front elevation includes quoin strips at both ends, a flight of steps to a timber porch and 16 pane sliding sash windows.

Church House, once the rectory, was constructed in 1836 and designed by R Cornish in the Tudor Gothic style. It is built of plastered stone and red tile. A symmetrical 3 window front is arranged around a central flat roofed porch displaying a Tudor arch and a Beerstone parapet. The windows including the ground floor French windows are timber mullion and transom, with Beerstone hoodmoulds.

Also dating from the early to mid 19th century is Morrel's Farmhouse a plastered stone and slate building with a central doorway under a deep flat hood on shaped brackets and original 16 pane sashes; Turberfield (Photo 3) a plastered stone and slate house with a hipped roof , a timber porch and 6 panelled door with fanlight over; Challis House a partly ashlar, plastered stone and slate double depth plan house; the Merriemeade Hotel, constructed of stone with plaster incised as ashlar, has a slate roof with deep eaves on shaped brackets and a central porch; and 4 Chains Road, once a single house created from an earlier building and now three cottages of plastered cob and slate .

Numbers 3 and 5 Higher Town (Photo 4) are the result of a mid 19th century remodelling of an earlier building. The houses are constructed of plastered stone rubble with a slate roof on an L shaped plan, with a courtyard enclosed by walls. The windows are 19th century timber mullion and transom with stucco voussoirs over although number 3 has a 4 window front of stone mullion windows. The doorways have different style doorcases, panelled reveals and 6 panel doors with overlights.

Special Architectural Interest



1. St John The Baptist Church



2. The Old Rectory



3. Turberfield



4. 3 and 5 Higher Town

SPECIAL HISTORIC INTEREST

Whilst there is no evidence of prehistoric sites within the village, the find of two prehistoric axes indicates prehistoric activity in the vicinity. There is also aerial photographic evidence and finds of flint tools demonstrating a concentration of prehistoric and Romano British activity in the Lowman valley.

In Saxon times, Sampford Peverell lands were held by a thane or feudal lord. A pre conquest settlement was clearly in existence at this time as it was recorded as Sanforda in the Domesday survey, probably referring to a river crossing at a sandy ford. The origins of the settlement appear to be around a road linking Tiverton with Wellington where this crossed the river at Higher Town. There is a field boundary running north from the village up Connigar Hill, that is believed to be the dyke referred to in a Saxon estate charter dated AD 958. The name connigar is likely to be a reference to a medieval rabbit warren, “coni” being a Middle English word for rabbit. The same Saxon estate charter, setting out the estate boundary appears to describe the Brooks Ford as the start of that boundary.

In the 12th century the manor was granted to William Peverell and this family name was added to the place name.

In the medieval period, the parish church of St John the Baptist was built and was consecrated in 1259. The church retains a significant amount of the 13th century fabric in the nave and chancel. A monument within the church is believed to be of Sir Hugh Peverell, one of the church’s patrons in the 13th century. The south aisle and porch were added in 1498 by the generosity of Lady Margaret Beaufort, mother of Henry VII. (Photo 5)

There is evidence that Sampford Peverell was a borough in a 14th century document recording 28 free burgesses in the village. In addition there was a 2 day annual fair and a weekly market.

Sampford Peverell had a castle or at least a castellated mansion built about 1337 and referred to as Sampford Castle. Its exact location is unknown but earthworks north of Sampford Barton (Photo 6) may be the remains of this structure. There is also some evidence of either a possible moat or fish ponds.

Apart from the church dating from 13th century, the oldest building in Sampford Peverell is the Old Rectory that dates from the early 16th century, originally built as a medieval priest’s house.

The late medieval period saw the development of Lower Town, probably as a result of increasing importance of the settlement and the route through it.

A map of the manor of Sampford Peverell dated 1796 (Plan 2) shows the old field boundaries including a large number of medieval strip fields, the massive pond to the western side of Higher Town (outside the conservation area) and the original settlement pattern prior to the arrival of the canal.

In the 18th century Sampford Barton was constructed possibly on the site of an older building, following demolition of Sampford Castle.

In the 18th century Sampford Peverell like many other rural settlements was involved in the woollen industry with much of the work carried out as a cottage industry or in small workshops. There is no obvious evidence of this cottage industry. Other industrial activity centred on quarrying and lime processing. Evidence of this can be found in the quarries and lime kilns lying to the north at Hill Quarry, Pretty Bench Quarry and on Connigar Hill.

In common with other towns and villages in the locality, Sampford Peverell has a long history of dissenters with records back to the 18th century. In 1802 a Wesleyan Methodist Chapel was constructed at Higher Town. It was remodelled and extended in the latter part of the 19th century. The 200 year old building still stands on its elevated site (Photo 7) and remains in use as a chapel. A Bible Christian (Baptist) Chapel was also established in Higher Town on the south side of the road. Whilst this building also survives its origins are obscured by conversion and alterations.

The arrival of the Grand Western Canal (Photo 8) had an impact on the road pattern of the village. It required the construction of a bridge to carry the turnpike road over the canal and further emphasised the separation of Higher Town and Lower Town. The Old Rectory was also partially demolished and a new rectory was built in compensation. In 1850 The Old Rectory was conveyed to the Minister and church warden for creation of a National School.

The Tithe map (Plan 3) shows the line of the canal, cutting across the old road and field pattern.

A new National School building was constructed and opened in 1874. It was extended in the 1890s. The building is still in use as a school.

The OS map 1880-90 shows the Great Pond and the associated corn mill south of Sampford Barton. Sampford Mill, a three storey building, still exists although the Great Pond has disappeared, having been drained in the 1950s. The site of the Great Pond is outside the conservation area.

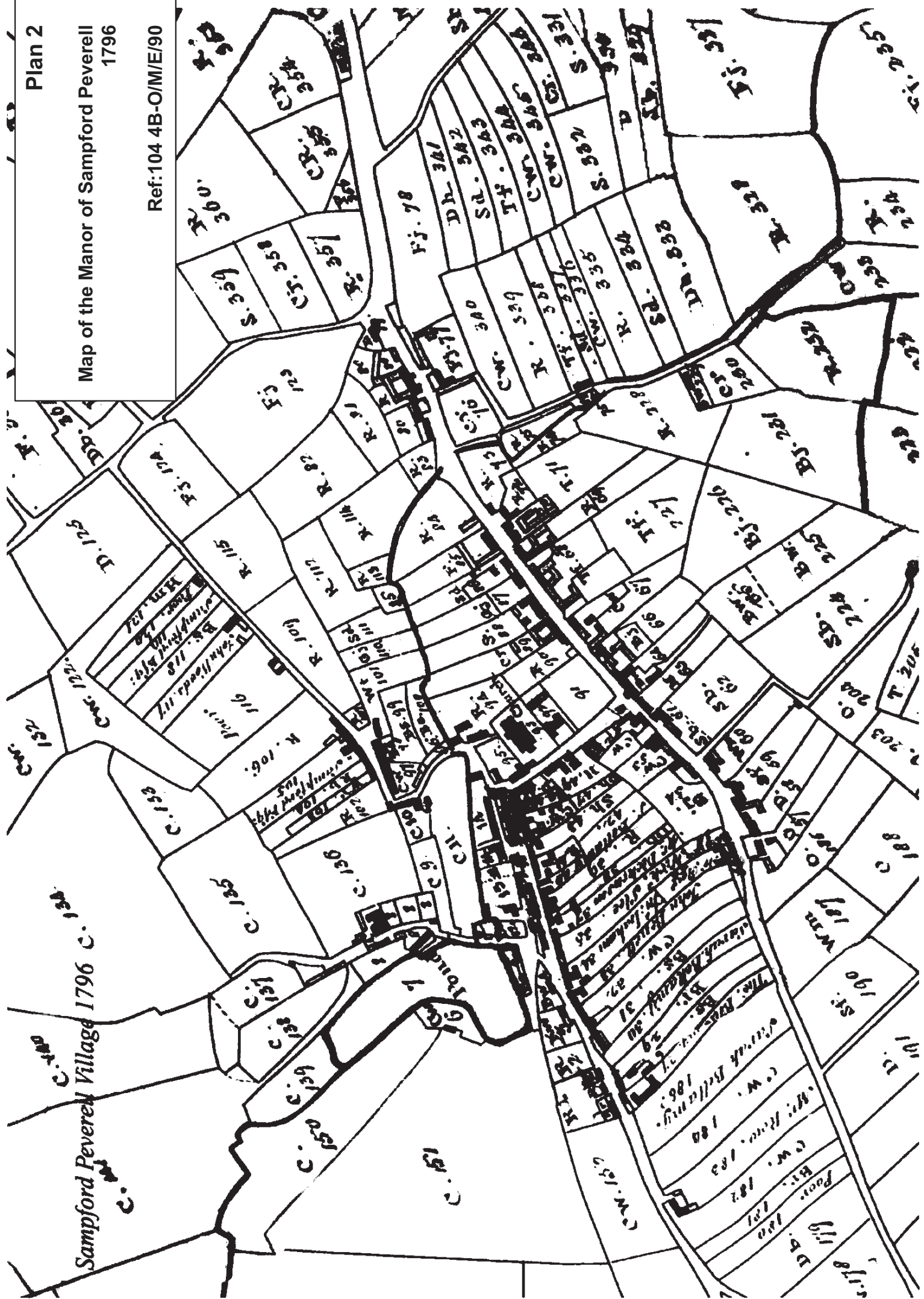
Archaeology

There are no known prehistoric or Roman sites within the village. Neither are there any known remains of the Saxon settlement, within the conservation area, although a possible Saxon estate boundary has been identified just to the north.

Plan 2

Map of the Manor of Sampford Peverell 1796

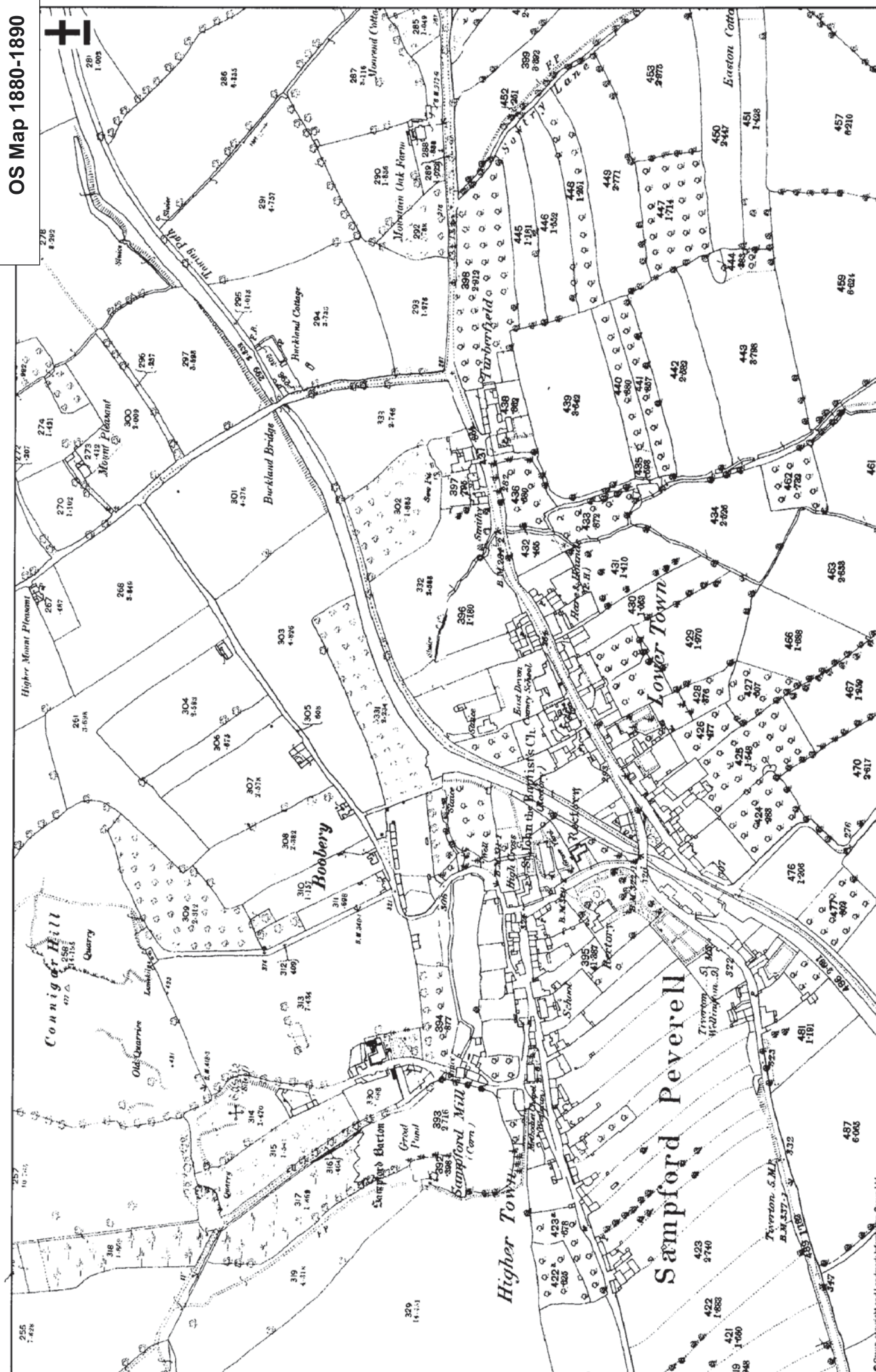
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Plan 3

Tithe Map



The known archaeological heritage comprises the earthworks north west of Sampford Barton, the few remnants of the old strip field systems, the historic core and most obviously the historic buildings within these areas. These areas will be archaeologically sensitive.

The main historic core centres around the church and the development lining the main road frontages through Higher Town and Lower Town west of a small gap around the old Brooks Ford and a small outlier to the east around Turberfield. New development in either of these areas is likely to expose archaeology from the medieval and post medieval periods and possibly earlier periods.

Any proposed development in the two historic core areas or the wider area of archaeological sensitivity will normally be subject to the requirements of Planning Policy Guidance Note No 16 Planning and Archaeology. This covers both archaeological investigation and any required mitigation measures. The exact requirements will depend upon the nature, extent and location of the development, as well as the degree of previous site disturbance.

See Appendix 3

Special Historic Interest



5. South aisle of church



6. View towards possible site of Sampford Castle



7. Methodist Chapel



8. The Canal

4

CHARACTER

Sampford Peverell can be divided into two sub areas, Higher Town and Lower Town, with the boundary between the two defined by the Grand Western Canal.

Lower Town

Lower Town is linear with densely developed frontages lining the relatively wide carriageway of the main road through the village. (Photo 9) The area is generally quite flat apart from the point where the road rises towards the canal bridge. There is a strong sense of enclosure where the rising levels over the canal bridge terminates views to the west. This is emphasised by the presence of several substantial buildings close to the back edge of the pavement.

The main road is busy carrying through traffic from the nearby motorway and Tiverton Parkway, whilst the pubs, village hall, doctor's surgery, hairdresser and recreation ground all attract visitors. In addition there is a bus service, whilst the presence of a working farm also gives rise to agricultural vehicles.

The almost continuous built frontages, the existence of formal pavements and traffic give Lower Town an urban character although Chains Road has a quieter more rural character (Photo 10).

Higher Town

This is the oldest part of the village with the church providing a focal point, along with other important characteristic elements of the village such as the school and Post Office. These attract pedestrian and vehicular activity at various points during the day.

Away from the wider roads of Turnpike and Higher Town, due to the topography arising from location on the valley sides, the roads in this area are quite narrow with few footways and are often enclosed by tall stone retaining walls. This gives an enclosed and intimate character when moving through the area.

The views out to open countryside towards Sampford Barton with its range of traditional farm buildings underlines the agricultural origins of the village. The expanse of open land either side of the Mill Stream emphasises the rural character of the northern part of Higher Town including Boobery.

Landscape, open space and trees

The landscape in and around the village includes few remnants of the medieval strip fields as many have been developed or have been amalgamated to form much larger fields. The only clear examples of the old strip field system are to the rear of 8 and 10 Boobery, although several old field boundaries can be identified .

To the west side of the Methodist Church are steps and open ground and to the east other ground and an open space with a seat. These provide views to the rising ground of Connegar Hill behind Sampford Barton. Although Castle Hill is largely outside the conservation area, it is very important as part of the setting. (Photo 13)

The churchyard and Old Rectory together form an attractive enclosed green area. This is complemented by the trees in the grounds of the Rectory, and by the gardens of Church House and 4 Higher Town set within its boundary of stone walls topped with ornate railings.

Adjacent to Turnpike are two adjacent areas of visual importance. Attractive tall stone walls run alongside the road and behind these the land rises. The smaller western site comprises an orchard, with several other large trees clearly visible from the road, whilst the larger site is more open. The frontage walls and trees make a positive contribution to the character of the conservation area. (Photo 14)

The Mill Stream crosses under Boobery and runs through the large garden of Orchard House a modern property (Photo 15). The stream runs to the canal and by means of sluices emerges on the south side continuing south eastwards where at one time it crossed the main road in Lower Town as Brooks Ford.

The trees following the line of the Mill Stream and the green space of the recreation ground make an important visual contribution to the conservation area.

The visually important spaces and trees of amenity value are shown on Plan 6.

Character



9. Lower Town, general view



10. Lower Town, Chains Road



11. Higher Town Cottages



12. Boobery

Landscape, open spaces and trees

13. Castle Hill and rising land to north



14. Trees and visually important space at Turnpike



15. Mill Stream



16. Trees at Lower Town

APPEARANCE

The topography influences the appearance of the area. The valleys result in some properties having an additional storey on the lower side, giving rise to some strikingly tall elevations and to high retaining walls. There are views from the ridge of Higher Town across valley towards Sampford Barton and the attractive steep hill to the rear.

The canal also has an impact on the appearance of the conservation area. At the west end of Lower Town the wide main road sweeps towards the bridge over the canal which forms a visual termination. The wide road south of the bridge is in stark contrast with the narrow winding roads to the north of it.

There are views to the canal (a separate conservation area) from the bridge.

The back lanes of Higher Town often have a strong sense of enclosure arising from the high boundary walls and the many older cottages set close to the back edge of the pavement or road. The winding roads provide attractive closed vistas.

Lower Town, apart from Chains Road, is dominated by the wide main road with its pavements.

Many buildings stand at the back edge of the pavement and there are few gaps between the groups of buildings. A few properties have small front gardens or a tiny space enclosed by the railings.

Most residential buildings are vernacular two storey gabled cottages, often terraced but some are detached or semi detached. These are punctuated by more substantial polite, formal houses.

Building materials, ornamentation and street furniture

Boundary walls are predominantly local red stone with stone copings. There are some low stone walls topped by cast or wrought iron railings ranging in style from very simple to decorative.

Most vernacular cottages are rendered cob or stone, usually with slate roofs and brick or rendered chimneys. The larger more formal buildings also have rendered walls and slate roofs either hipped or gabled, some with gable end lean-tos).

Where traditional timber windows remain, these are either 3 pane two or three light side-hung casements, or sliding sashes. Properties with these types of traditional fenestration retain their historic appearance and make a positive contribution to quality of the Sampford Peverell conservation area. Many cottages have had their timber windows replaced by aluminium or uPVC windows that lack the detail and craftsmanship of the older joinery.

Doors on the older cottages are generally wooden either vertical plank or panelled. A few panelled doors are set within recessed panelled doorways or have doorcases. Other doors are embellished by bracketed canopies or porches.

There is an attractive bench adjacent to the pump at Boobery and a sturdy wooden bench is tucked into a corner near the church.

Street lights are standard lighting units normally on poles carrying electricity and/or telephone lines.

Bus shelters on the main road through Lower Town are off the peg metal units.

Litter bins are basic units and at least one near the church is in poor condition.

Features of special importance

Plan 7 shows the features that contribute to the appearance of the Conservation Area and important views in and around the Conservation Area.

- Traditional road directional signs at Turnpike.
- Milestone at Turnpike.
- Raised pavement in Higher Town to front of 30 and 32.
- Mounting steps on Chains Road.
- Village pump at Boobery
- Steps and footpath either side of the Methodist Church
- GR post box on Post Office.

Important unlisted buildings (See Plan 8)

Sampford Peverell has a large number of historic unlisted buildings. They range from the 200 years old Methodist Church, to modest cottages some of which date back around 300 years and traditional agricultural buildings. Whilst most of the cottages have had various alterations, their historic character is still in evidence.

- Methodist Church Higher Town (photo 7)
- 2, Boobery (QuayHead) inc barn (photo 25)
- Sampford Peverell C of E School, Higher Town to rear (photo 26)
- Building in NW corner of churchyard
- 4,6,8,10 Boobery
- Sampford Mill
- Building east side Boobery
- Barns NW of Sampford Barton
- 8,12, barns SW 12 Chains Road
- Barns SW of Sampford Barton
- 3,5,7 Turnpike
- 7,9,11a Higher Town
- 31,33 Higher Town
- 44,46 Higher Town
- 25,27,29 Higher Town
- 20 Higher Town
- Rose Cottage, Higher Town
- Post Office, Higher Town
- The Globe Lower Town
- Outbuilding south of 23a Higher Town
- Barns SW Morrells Farm
- 26,28,30,32,40 Higher Town
- 11-25 (odds) Lower Town
- 38 Higher Town and barn to north
- Cottage r/o 11 Lower Town
- Barn north of 42 Higher Town
- 8,12 Lower Town (photo 27)
- Wharf House
- Barns r/o 12 Lower Town
- Stone building (s side Turnpike)
- 26,28,30 Lower Town and Barn rear of 30 (photo 28)
- New Inn House, Higher Town
- 3,5,7 Boobery
- 24 Lower Town
- 2,2a Always, Chains Road
- 6,8,10 Turnpike and outbuildings at 10 Turnpike

The absence of a building from this list does not imply that it makes no contribution to the character and appearance of the Conservation Area.

Building materials and ornamentation



17. Traditional casement windows



18. Canopy



19. Wrought iron railings



20. Tall boundary walls

Features of Special Importance



21. Road signs



22. Raised pavement



23. Mounting block steps



24. Jubilee Pump

Important Unlisted Buildings



25. Quayhead



26. School



27. 12, Lower Town



28. 26, 28, 30 Lower Town

PLANNING CONTROLS IN CONSERVATION AREAS**1. Extensions to dwellings**

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.

2. Cladding of dwelling house exterior

No part of the exterior of a dwelling house can be clad in stone, artificial stone, pebbledash, timber, render, plastic or tiles without planning permission from the Local Planning Authority.

3. Alterations to the roof of a dwelling house.

Planning permission must be obtained for any material alterations to the shape of a roof e.g. construction of a dormer.

4. Chimneys, flues & vent pipes

The installation, alteration or replacement of a chimney, flue or soil vent pipe requires planning permission where it is on a wall or roof space fronting a highway forming a principle or side elevation of a dwelling.

5. Outbuildings & enclosures

Any outbuilding, enclosure, pool or container should not be situated between the side elevation of the dwelling and the curtilage boundary; this is in addition to the limitations placed on properties outside a conservation area.

6. Microwave antennae (satellite dishes)

Subject to certain limitations the installation of up to two microwave antennae is permitted development on a dwelling house in a Conservation Area. However, no antenna should be placed on a chimney wall or roof slope fronting a highway including any footpath. No part of an antenna should project above the highest part of the roof, nor attached to a building over 15 metres high. In all cases it must be sited to minimise its visual impact and must be removed when no longer required. If any of the criteria are not met then planning permission is required. For further information you are advised to contact the Planning Department.

7. Extensions to industrial & warehouse buildings

The permitted development allowance for extensions to this type of building in a Conservation Area is limited to 10% or 500 square metres.

8. Display of advertisements

Advertisements are subject to separate control that defines which adverts have deemed consent and therefore do not require Advertisement Consent.

The display of advertisements in Conservation Areas are subject to additional restrictions on tethered balloons, illuminated signs in retail parks and business premises, flags displayed by house builders and advert hoardings around building sites.

9. Demolition

Listed buildings both inside and outside Conservation Areas require Listed Building Consent for any works of demolition. Unlisted buildings or structures inside Conservation Areas have some restrictions on demolition, e.g. total or substantial demolition or any building over 115 metres requires Conservation Area Consent 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.

10. Trees

Six weeks notice of intention is required for any cutting down, topping, lopping or uprooting of most trees in a Conservation Area. There are some exceptions for example, where it is a tree covered by a Tree Preservation Order and consent for the work has been given by the Planning Authority, where work is carried out by a statutory undertakers or where the works have been effectively approved by planning permission to carry out development.

The six weeks notice allows the Authority to consider whether or not to make a Tree Preservation Order in the interests of amenity. If no tree Preservation Order is made, then the proposed works to the tree(s) can be carried out.

Disclaimer

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.

POLICIES APPLICABLE WITHIN CONSERVATION AREAS

Mid Devon Local Plan First Alteration

S5 - General development requirements

Developments will be permitted provided they meet the following criteria in addition to any other Development Plan policies which apply;

- I) In the case of developments with a significant impact on travel, they are located where the majority of trips involved can be undertaken without use of the private car; and
- II) local roads have sufficient capacity to cater safely for additional road traffic arising; and
- III) the operation of the site, including any additional road traffic arising, will not be detrimental to the amenity, health or safety of nearby occupants or the wider environment through noise, smell, dust, glare, light pollution, heat, vibration, fumes or other forms of pollution or nuisance; and
- IV) the health, safety or amenity of any occupants or users of the proposed development will not be harmed by any pollution arising from another existing or committed use; and
- V) they are located without harm to the historic interest, appearance and character of any affected landscape, settlement, building or street scene; and
- VI) they are located without loss to open spaces important to the character of the area; and
- VII) the proposal will not lead to harm to protected wildlife species or their habitats or lead to an overall decrease in biodiversity and where possible increases biodiversity; and
- VIII) the safety of any occupants or users will not be at risk from ground instability or land contamination; and
- IX) the site will be served by utility services and other infrastructure necessary for the development proposed.

S6 - Design of new development

Development will be permitted provided that a coherent approach to the overall design is adopted, including building designs, siting, scale, height, massing, layout, colour, materials, landscaping, open spaces, circulation routes and access arrangements, which;

- I) respect and enhance the distinctive historic, landscape and settlement character of the locality, taking account of locally important features, vistas, panoramas, skylines, street patterns, buildings, groups of buildings, open spaces and their interrelationships; and
- II) minimise the influence of the car in the public environment; and
- III) allow sufficient privacy and avoid overshadowing of existing and proposed uses; and
- IV) provide safe and convenient access for pedestrians, cyclists and users of public transport into and within the site and ensure safe access for other vehicles expected; and
- V) meet the access needs of people with mobility problems both around the site and between the buildings proposed, and
- VI) incorporate measures to minimise the opportunity for crime, compatible with the need to create an attractive and sustainable layout; and
- VII) Make the maximum effective use of land with the highest standards of design, achieving densities in housing provision which accord with policy H2; and
- VIII) ensure public and private spaces are clearly defined and well related and easily accessible to those they are intended to serve; and
- IX) include public art to improve the quality and interest of the environment where there are suitable public locations; and
- X) is flexible and adaptable to alternative uses as far as possible; and
- XI) safeguard water quality and availability creating where appropriate water related habitats; and
- XII) incorporate energy and water conservation elements including active and passive use of renewable energy sources; and
- XIII) incorporate existing site features of environmental importance; and
- XIV) reinforce any nature conservation interest of the site; and
- XV) minimise the creation of waste in construction, incorporating recycled and waste materials; and
- XVI) minimise adverse impacts on the environment, and existing land uses likely to be affected; and
- XVII) include facilities to encourage recycling; and
- XVIII) provide for appropriate access for emergency vehicles throughout the site; and
- XIX) allow for continued maintenance and repair of essential infrastructure

Where a proposed development is of an exceptionally high quality, of small scale or where it would be inappropriate to require certain services or facilities and rigid adherence to a criteria would diminish the quality of development or render the scheme impossible, then the Council may relax some criteria for that particular proposal.

ENV5 - Nationally Important Archaeological Sites

Development will not be permitted where it would harm nationally important archaeological sites, including Scheduled Ancient Monuments, or their settings.

Where development is allowed that could affect nationally important remains and/or their settings there is a strong presumption in favour of preservation in situ.

ENV6 - Sites of Regional or County Significance

Development will not be permitted where it would harm archaeological sites of regional or county significance, and/or their settings, unless the need for the proposal outweighs the damage to the archaeological interest of the site and its setting. Where development is allowed that could affect archaeological sites of regional or county significance, and/or their settings, there is a presumption in favour of preservation in situ. Where it is considered that the remains do not merit preservation in situ, preservation by record will be required.

ENV7 - Archaeological Investigation

Development will not be permitted

- I) within defined Conservation Areas; or
- II) on sites elsewhere which contain or are likely to contain remains of archaeological significance;

unless the archaeological importance of the site is understood. Where current knowledge is insufficient to make such an assessment, development will not be permitted until the archaeological importance of the site has been determined through assessment and for evaluation.

ENV8 - Buildings of special architectural or historic interest

The change of use, alteration or extension of a listed building will only be permitted if:

- I) it preserves the special interest of the building, its features of architectural or historic interest and its setting; and
- II) the proposed use encourages the appropriate maintenance, repair or preservation of the building or the area generally; and
- III) any alteration or extension does not dominate or adversely affect the building through form, height or materials; and
- IV) the design, materials and building methods used are sympathetic to the age, character and appearance of the building; and
- V) any subdivision of a garden or other open space that is important to the character or setting of the building does not have a detrimental impact on the building.

The provision of car parking within the curtilage of a listed building will not be permitted unless the setting is preserved.

ENV9 - Demolition of Listed Buildings

Development involving the demolition of all or a substantial part of a listed building will not be permitted.

ENV11 - Conservation Areas

Development within or affecting a conservation area will only be permitted where it would preserve or enhance the appearance or character of the conservation area.

ENV12 - Demolition of Unlisted Buildings in Conservation Areas

Proposals that involve the demolition of all or a substantial part of an unlisted building which makes a positive contribution to a conservation area will not be permitted Unless;

- I) there is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use or find a viable new use and these efforts have failed; and
- II) preservation in some form of charitable or community ownership is not possible or suitable; or
- III) redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition.

An acceptable replacement must be secured and committed before demolition works commence.

ENV13 - Environmental Enhancements

Works of environmental enhancement are proposed, as identified on the proposals map.

Archaeology Implications

1 **Area of High Archaeological Importance (Plan 5)** **Area of predetermination & consultation**

The upstanding, built heritage within this area will need particular consideration as this is the most readily available representation of our archaeological and historical heritage. Within and beneath these buildings probably lie the remains or earlier structures which will help us understand the development of this village. The buildings will need to be assessed and recorded in accordance with PPG15 and PPG16.

It would be expected that archaeological and historic building investigations (desk-based assessment and field evaluation) should be undertaken pre-determination in order to inform planning decisions in the area of high archaeological importance. The need to preserve the archaeology will be dependent on the likely impact of the development on subsurface and upstanding remains highlighted through the archaeological investigation of sites. Archaeological involvement may range from ensuring preservation in situ where the archaeology is deemed to be of a value and complexity that it should be retained in place and undisturbed; to full recovery of the archaeological deposits by excavation (preservation by record) is ensured and the results published. A watching brief may be undertaken where there is a need to record and recover archaeological remains during the course of any development.

A development proposal which is expected to cause significant impact on the archaeology or built heritage in this area would be expected to go through a scheme of archaeological consideration which will entail:

- i. **Desk-based assessment:** This will make full and effective use of existing information in predicting the archaeological significance of the site in order to assess the impact of the development proposals on the known surviving monuments or remains. It will inform the need for field evaluation.
- ii. **Field Evaluation:** This is a simple excavation designed to establish the archaeological content of the area in question, the nature of any archaeology, its survival, extent and condition, and its level of local, regional and national importance.
- iii. **Building Appraisal:** to include building recording as information for development.

The above investigations will be used to assess the impact of the development on any archaeological deposits and decide whether through the design of a sympathetic build that preservation in situ is a feasible and compatible option. Where appropriate a mitigation strategy would be developed and presented to the planning authority. The mitigation plan will be designed to ensure preservation in situ and this might be combined with other archaeological options to ensure recovery of deposits and artefacts and preservation by record i.e. parts of archaeology may need to be preserved in situ whilst others would be recorded and recovered through an excavation and/or watching brief.

If the development is not compatible with preservation in situ or if this is not feasible a decision will be made as to whether the importance of the archaeology is such that the County Archaeology Service would recommend refusal of the planning application.

If archaeological remains or deposits are present and the complexity or importance to the town or county is such that preservation in situ is not warranted then a mitigation scheme will be developed to ensure 'preservation by record'. In such cases a scheme of archaeological works designed to guarantee the excavation, recording, recovery, analysis and publication of the archaeology would be presented along with the planning application. Publication and archiving of the archaeological results is a professional requirement. A condition will be put in place on the application to ensure these works are undertaken and presented to the archaeological and local communities.

If no archaeological remains, including those of environmental importance, are found during site investigations (assessment and evaluation) then no further archaeological constraints are likely to be applied unless there is good reason to believe that archaeological remains are likely to lie outside the areas targeted by the evaluation.

Other areas

Areas not identified as historic core and/or as archaeologically sensitive area on Plan 5 will be reviewed by Devon County Historic Environment Service when planning applications are made. If appropriate a condition requiring further information may be attached to any planning permission.

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