



**Local Plan Review 2013-33: Proposed  
Submission**

***Historic Environment Appraisal of Proposed  
Allocations***

**December 2016**

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## 1. Introduction

1.1. This appraisal has been prepared in response to a representation made by Historic England to Mid Devon District Council's Local Plan Review 2013-33 Proposed Submission consultation which took place from February – April 2015. The appraisal seeks to bring together known information about the historic environment in one source. The document provides an assessment of heritage assets affected by proposed development allocations, assesses the level of harm arising and any mitigation proposed. The document has been used to inform the proposed submission (incorporating proposed modifications) version of the Local Plan in weighing the benefits of proposals against any harm (if arising) as required by national planning policy.

## 2. Rationale

2.1. This report has been put together in response to Historic England's representation to the consultation on the proposed submission version of the Mid Devon Local Plan Review 2013-33. Historic England (HE) made the following general comment in relation to the Local Plan Review:

*'On the whole we note that the plan appears to be aiming for a holistic approach in order to achieve sustainable development in line with the NPPF, "Economic, social and environmental improvement should be sought jointly and simultaneously." We often encourage heritage issues to be reflected in all facets of the plan, including housing, transport, retail, design and allocation policies. There are however one or two omissions relating to the historic environment and we outline these below. Any site allocation and the implications should be informed by and provide a direct response to the Historic Environment to ensure a positive and proactive strategy for the conservation and enjoyment of the historic environment (NPPF para. 126) and we are unsure if this is the case.'*

2.2. In relation to a number of proposed site allocations, HE stated that the Council needed to appraise the likely impact of development and consider if harm would arise how this would be mitigated. If as a result of the mitigation there would still be harm to elements which contribute to the significance of the heritage asset then the plan would need to justify the allocation in terms of NPPF paragraphs 133 and 134 (i.e. that the public benefits outweighed the harm).

2.3. In response the Council has prepared this appraisal to address the concerns raised by HE. It should be noted that it only focuses on the request to undertake the appraisal as set out in Historic England representation. It does

not, for example, seek to address other issues raised in their representation such as requests to amend policy wording. The Council will publish a summary of all representations at the time of submission as well as a list of all modifications proposed to be made to the plan. This will indicate where policies have been amended and in response to which representation. The appraisal also does not weigh the public benefits of proposals against the harm (where it cannot be mitigated). Where harm arises that cannot be mitigated, it is the role of the Local Plan, supported by its Sustainability Appraisal, and if requested by the Inspector to set out in position statements during the Examination process, why the development proposals which give rise to harm are proposed for allocation. This appraisal however provides the information on which such justifications will be founded. Note that the appraisal only examines sites proposed as allocations within the Local Plan Review. The one exception is for the strategic scale development proposed within the Local Plan Review Options Consultation 2014 at Junction 27 of the M5. Historic England made explicit comment against this site in their representation. Though this has not been proposed by the Council as an allocation, an appraisal of the impact on the historic environment has been undertaken to address the issues raised in the representation.

### **3. Policy Framework**

- 3.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF states that it is the purpose of the planning system to deliver sustainable development – which itself is comprised of three dimensions – the economic, social and environmental. Specifically, paragraph 9 states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment.
- 3.2. The NPPF sets out 12 core planning principles, of which the following are particularly relevant to the historic environment:
  - Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
  - Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations
- 3.3. How these core principles are to be delivered through the planning system is discussed in more detail in Section 7 of the NPPF 'Requiring good design' and Section 12 'Conserving and enhancing the historic environment'. In Section 7 the NPPF states that the Government attaches great importance to

the design of the built environment. It states that local policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- Establish a strong sense of place,
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation’.
- Create safe and accessible environments
- Are visually attractive as a result of good architecture and appropriate landscaping

3.4. Section 12 ‘Conserving and enhancing the historic environment’ states that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance. The NPPF requires local planning authorities to take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring
- The desirability of new development making a contribution to local character and distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

3.5. The NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset). This information should be taken into account when considering the impact of a proposal on a heritage asset to minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

3.6. Paragraph 132 states that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation. Any harm or loss should require clear and convincing justification. Substantial harm to or loss should be exceptional, and wholly exceptional for the most important assets.

3.7. Paragraph 133 states that where a proposal leads to substantial harm or total loss of significance of a designated heritage asset, that proposals should be refused consent unless substantial public benefits outweigh the harm or loss. Paragraph 134 states that where less than substantial harm to significance occurs, this harm should be weighed against public benefits.

3.8. The emerging local plan, the Local Plan Review 2013-33, will set the strategic policies for development across Mid Devon. It identifies sites for housing, employment, infrastructure and environmental protection, and provides general policies on matters such as the design of development. The following policies are relevant to the historic environment:

- Policy S1: Sustainable development priorities – Criterion h) ‘Requiring good sustainable design that respects local character, heritage, surroundings and materials, creates safe and accessible environments, designs out crime and establishes a strong sense of place; and criterion m) ‘Conserving and enhancing the historic environment through the identification and protection of designated and non-designated heritage assets and assessing the impact of new development on the historic character of Mid Devon’s landscapes and townscapes.’
- Policy S9: Environment – Criterion a) High quality sustainable design which reinforces the character and distinctiveness of Mid Devon’s historic built environment’ and g) ‘The preservation and enhancement of Mid Devon’s cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.
- Policy DM1: High quality design – Criterion a) ‘Clear understanding of the characteristics of the site, its wider context and the surrounding area’ and criterion c) ‘Positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets’
- Policy DM25: Development affecting heritage assets – that heritage assets are an irreplaceable resource, that a presumption in favour of preservation in situ be applied for the most important assets, that proposals consider the significance, character, setting and local distinctiveness of those assets and opportunities to enhance them; to only approve proposals amounting to substantial harm where there is substantial public benefit, or in the case of less than substantial harm where this is outweighed by public benefit; and to require developers to make a proportionate and systematic assessment of the impact on setting as set down in English Heritage (as then) guidance.

## 4. Methodology

4.1. The appraisal comprises a number of stages:

- Desk-based study to determine the extent of the development site and to determine the proximity of the proposal to any known heritage asset;
- Assessment by heritage officers as to the potential impact on heritage assets or their setting, including site visit if required
- Assessment by heritage officers of the potential to mitigate any harm arising from the impact of the proposal and specific recommendations for mitigation
- Traffic light scoring to give a 'snapshot' indication of the substantive nature of the harm arising and potential for mitigation

4.2. The desk-based assessment involved identifying the proximity of development proposals to any known heritage assets including: listed buildings, conservation areas, locally listed heritage assets, historic parks and gardens (both national and locally designated) and scheduled ancient monuments. This identification work was undertaken in-house by planning officers and made use of local constraints mapping and other information held which identified the presence of known heritage assets. For example historic environment data used in the Council's Strategic Housing Land Availability Assessment (SHLAA) was incorporated into the appraisals where appropriate.

4.3. The assessment of the potential impact on heritage assets was split into two distinct areas and the appraisal undertaken by the relevant professional within each field. The first category was the built environment and focused on known heritage assets such as those listed above. This assessment was undertaken by the Mid Devon Conservation Officer responsible for the specific geographic area in which the asset was located (there are three Conservation Officers, one of each covers the west, east and central parts of Mid Devon respectively). Their assessment included making use of known information about the significance of heritage assets, i.e. from sources available locally such as listing descriptions, conservation area appraisals, heritage assessments submitted with planning applications etc.

4.4. The second category focussed on archaeological interest and was undertaken by Devon County Council's (DCC) Archaeology Team as part of their submission to Mid Devon's Strategic Housing Land Availability Assessment. Their appraisal of the impact of development proposals

involved the interrogation of the Historic Environment Record, kept by DCC, which is a comprehensive resource containing information about archaeological sites, historic buildings, historic landscape and other heritage features within Devon.

4.5. In both cases the relevant assessment included consideration of the significance of the heritage assets to be affected (known and unknown – if archaeological). Commentary was provided on the likely impact of development and the harm arising derived from the officer’s knowledge of their local area and supplemented with site visits where required. If harm was identified, the commentary identifies the potential for mitigation to address the harm. The appraisal does not indicate that all harm can be mitigated, in some circumstances the document concludes that harm would still exist.

4.6. The final element of the assessment focused on the use of a scoring matrix. This provides a ‘snap shot’ analysis of the harm arising and whether mitigation is possible using a traffic light scoring system. The definition of the scoring given is:

- Green – development is unlikely to cause harm to the historic environment / could positively impact on the historic environment
- Amber – development will cause/has the potential to cause less than substantial harm to the historic environment, but appropriate mitigation measures, including negotiation on design, use of conditions etc should enable some development to be acceptable
- Red – development of this site would cause substantial harm to the historic environment

4.7. In some cases a dual scoring is given. This reflects the uncertainty about the level of harm given the proposals are only at allocation stage. Only at detailed design stage during the preparation of a planning application, would a clearer understanding of the level of harm be known. Accordingly, the comments note the potential circumstances in which the harm could be more or less significant.

## **5. Next steps**

5.1. The Local Plan Review has been updated to reflect the findings of this appraisal. Consultation on the proposed modifications to the Local Plan Review takes place from 3 January – 14 February 2017. The appraisal has also been used to inform an addendum to the Sustainability Appraisal (SA).



Cross-reference should be made between the appraisal and the submission version of the plan, the SA and the Schedule of Modifications.

## Appendix: Site Assessments

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
Tiverton Eastern Urban Extension, TIV1-5	The site contains two Grade II listed buildings, Prowses Farmhouse and Pool Anthony Farmhouse which are located towards the south. There is one Long Barrow located in the north of the site (Scheduled Ancient Monument). The canal is a conservation area. The area around Blundell's school and extending east along the old railway walk is also a conservation area. Flint scatter in the centre of the site and Coplestone House on West Manley are locally listed heritage assets.	This is major change of a rural area to an urban one with inevitable impact on the setting of the two listed buildings. However, the adopted master plan for the area sets out good criteria to ensure buffers to the canal. The railway walk will be also buffered due to the location of the flood plain (meaning no housing in this immediate area). A design guide for the whole allocation has now been adopted as SPD which further refines mitigation measures to minimise as far as possible the harm to heritage assets.	This site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work has identified prehistoric activity across the wider landscape. These archaeological investigations are on-going to inform development proposals here and need to be completed to support any planning application for development here.	Amber
Farleigh Meadows,	Two listed buildings are some distance from the	No anticipated heritage impact.	The following extract was taken from DCC's comments to the	Green

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
Tiverton, TIV6	site: Exe View (Grade II) is located to the south and there is another listed building located to the south west.		outline planning application 12/00277/MOUT: "Given the nature of the potential archaeological resource, it is considered that non-intrusive field investigation, such as geophysical survey, would enhance current understanding of the survival of remains within the site. If appropriate, targeted trial trenching to investigate areas or features identified by the geophysics as demonstrating archaeological potential, may also need to be undertaken." Reserved matters permission has subsequently been granted, and pre-commencement conditions regarding archaeological investigation have been discharged. The site is now under construction.	

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
Town Hall / St Andrew St, Tiverton, TIV7	The site is located in a dominant position in Tiverton conservation area and close to many grade II listed buildings and the grade I listed church of St George. The allocation includes works to two listed buildings and potential demolition of some unlisted buildings in the conservation area.	This is a major scheme to bring back into use two listed buildings and several unlisted buildings that have not been in use for several decades. This is supported and this part of the allocation is now complete. Access to the rear of the site is afforded through demolition of unlisted building in the conservation area which was considered to be acceptable subject to archaeological mitigation measures in the form of recording. There will be an impact on the setting of the grade I church and the conservation area which was taken into account during the planning application process and considered acceptable given the overall street scene improvements. Development to the rear of the site beside the river will be a huge change to the character and appearance of the conservation	DCC Archaeology team commented on the application ref 14/01847/MFUL and stated that they did not consider the site to be of significant archaeological value, that they had received the report on the results of the surveying by the applicant, and did not consider the need for any further conditions or mitigation.	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		area and the development pattern of the historic town. The scale, design and massing of the scheme was considered acceptable by the planning committee. A full planning application has now been approved. As of 2016 this consent is unlikely to be implemented and a different scheme is likely to come forward at a later date.		
Moorhayes Park, Tiverton, TIV8	Ancient monument located to the north west (on north side of A361). Knightshayes Historic Park located to the north.	No anticipated heritage impact.	This site lies in an area where there is known prehistoric activity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	Amber
Howden Court, Tiverton,	The site is close to a grade II listed Howden Court.	The setting of this estate has already been substantially altered through development around the	DCC archaeology responded to application reference 11/01927/MFUL and stated that	Green

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TIV9		main house. Further development in the location identified is unlikely to cause additional harm. Highways accesses may need to be considered in terms of design.	“the assessment of the Historic Environment Record and the details submitted by the applicant suggest that the scale and situation of this development will have no archaeological impact.”	
Roundhill, Tiverton, TIV10	No designations.	No anticipated heritage impact.	No anticipated impact.	Green
Palmerston Park, Tiverton TIV11	No designations.	No anticipated heritage impact.	No anticipated impact.	Green
Phoenix Lane, Tiverton, TIV12	The site is within the conservation area. There are also a number of listed buildings in close proximity to (or in) the site including Gotham House that is grade II* and St George’s Church that is grade I. The site also includes an	Much of the area is currently contributing negatively to the conservation area and could be substantially improved through good quality new development and associated public realm works. The site will impact on the setting of many listed buildings including the setting of one grade I and one	The site lies within the historic core of Tiverton, the northern part lying within the putative Saxon core of the settlement. Any consent granted for development here should be conditional upon a programme of archaeological work being implemented in mitigation for	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
	unlisted War Memorial.	grade II* (St George's church and Gotham House respectively). An adopted master plan (currently at commissioning stage, April 2016) for the town centre should set the parameters for the site and ensure a quality scheme.	the impact of any development upon the heritage assets of the site.	
Tidcombe Hall, Tiverton, TIV13	1.6ha of the site is within the Grand Western Canal Conservation Area (19% northern part). Tidcombe Hall is a potential heritage asset and development could impact on its setting.	This is an unlisted building in the conservation area. It is a building that has had mixed quality alterations but I would still consider it to be a local heritage asset. The impact of development to the south and east of the hall would be significant but will depend on design, landscaping etc. I would be strongly opposed to any development coming forward / further towards the canal, but I think that development in the other locations would be acceptable subject to design.	Lies just to the west of Tidcombe Farmhouse. Contains Tidcombe Hall, a 19 <sup>th</sup> century house that was formerly a rectory. There is also a record of a domestic chapel at this site that was licensed in the early 15th century. A desk-based assessment followed by appropriate archaeological mitigation would be required. Development would need to protect or enhance the canal conservation area.	Amber
Wynnards	The site is in close	This building is on the local list of	No anticipated impact.	See text - red,

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
Mead, Tiverton, TIV14 (Now proposed for deletion)	proximity to a grade II* listed building (recently upgraded), whilst the building Wynnards Mead, within the site is on the local list of heritage assets.	heritage assets. It is a very attractive building in a picturesque setting. To the west of the site is a listed thatched farm house and outbuildings (grade II*) typical of the thatched, cob farm structures of Mid Devon and recently acknowledged through upgrading as being particularly intact and with rare features surviving. The proximity of development next to the listed building and indeed to Wynnards Mead would be very damaging to the setting of these buildings and erode their special interest and significance. The allocation in its current form is therefore considered to be a threat to these heritage assets and to potentially represent significant levels of 'less than substantial harm'. If the allocation were to be reduced in size with appropriate buffering to the south and west, the		but with a reduction in size to create a buffer for both assets, the heritage impact could become amber.



Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		allocation would likely represent lesser levels of 'less than substantial harm'.		
Blundells School, TIV16	The southern boundary of the site is adjacent to the Tiverton Conservation Area.	Whilst this site bounds the conservation area, there is scope for improvement of the setting of the conservation area in the vicinity of the now vacant factory site, which currently makes a negative contribution. Good design and consideration of topography and views will enable a successful use of the allocated land.	The site lies in an area of archaeological potential, as demonstrated by archaeological work undertaken on the Tiverton Urban Extension Area to the east. Any consent granted for development here should be conditional upon a programme of archaeological work being implemented in mitigation for the impact of any development upon the heritage assets of the site.	Green

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
NW Cullompton, CU1-CU6	The site adjoins a roman fort on St Andrew's Hill (a scheduled ancient monument). There are a number of grade II listed buildings within the cemetery and farmyards adjoining the site such as Growen Farmhouse and adjacent range of farm buildings, Little Rull and Paulsland Farmhouse.	This extensive site will have an impact on the setting of several listed buildings. The cemetery and chapels will be closely affected by the new access road to the site which runs close to the cemetery extension. How the road will sit in the landscape needs to be addressed as the topography means it could be very prominent. Boundary treatment to the screen the cemetery may provide some mitigation. Growen, a grade II listed building, lies to the west and due to the lie of the land it will be seen against a backdrop of the proposed development site. Any visual impacts on its setting may be partly offset by retaining elements of the existing green backdrop and by careful choice of materials / finishes/ colour palette. Paulsland Farm (Rullands and October Cottage) Grade II listed lies outside	The site lies in an area of high archaeological potential to the north of the Roman fort at St Andrew's Hill and contains evidence of prehistoric activity identified through aerial photography and findspots of flint tools. Recent archaeological investigations in this area have demonstrated the presence of extensive and significant prehistoric and Romano-British sites. The HER notes the presence of prehistoric enclosures and funerary monuments within this area – identified by aerial photography – as well as the find spot of a Saxon metal object and prehistoric flint tools. Any planning application for development here must be supported by the results an appropriate level of	See text – red, but potentially amber depending on how the road is accommodated near the cemetery.

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		<p>but immediately adjacent to the site. To the east the master plan shows it abutted to the east by green infrastructure in the form of school playing fields and by housing to the south. Again careful choice of materials/ finishes/ colour palette together with a planted buffer zone would reduce the impact on the setting of this heritage asset. Little Rull is effectively surrounded by allocated land. This Grade II house lies adjacent to Rull Lane. Rull farmhouse with its related land and buildings to the NE will largely retain that part of the existing setting to Little Rull. The master plan now shows an area previously for built development to be green infrastructure with potential for a landscape buffer zone that continues to run into the school playing fields to the south west.</p>	<p>archaeological works to allow the significance of the heritage asset to be understood along with the impact of any development upon it.</p>	

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		<p>These factors mean that the relatively open and /or green aspects of Little Rull's setting will not be significantly diminished.</p> <p>In general because the site includes large areas of green infrastructure and because it contains a number of mature hedges and trees which can be integrated with the layout the impact on the heritage assets and their settings is less than significant apart from perhaps the cemetery where much will depend on how the road is fitted in.</p>		
East Cullompton, CU7-CU12	The site is close to a number of listed buildings including the grade II Higher Moorhayes Farmhouse building and front garden wall and the grade II lower Moorhayes former farmhouse.	Higher and Lower Moorhayes are both Grade II listed buildings lying on the north east edge of this allocation. Lower Moorhayes is the most closely affected. Higher Moorhayes has a context of several large modern agricultural buildings and structures.	This site occupies a significant area within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		<p>Lower Moorhayes should be provided with a planted buffer zone to the south side.</p> <p>These buildings will require careful consideration with regard to proximity of new buildings, together with the details of design materials and colour palette used.</p>	<p>prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard, due to the area of the proposed allocation and the known prehistoric and Roman activity in the wider landscape, that there is potential for the site contain archaeological deposits associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise that any planning application for the development of this area should be supported by the</p>	

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the impact of any development upon the heritage assets in the site. This would be in accordance with Local and National Policy on planning and the historic environment.	
Knowle Lane, CU13	Lies some distance to the south west of St Andrew's Hill (a Roman fort and Scheduled Ancient Monument) and to the south of a possible road leading west from the fort.	No anticipated heritage impact.	A geophysical survey undertaken in support of a planning application for this area identified anomalies within the proposed development site that may represent archaeological features, some of which may be indicative of industrial activity. In the light of the results of the geophysical survey and the presence of prehistoric as well as 18/19th century industrial activity	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			recorded to the east in the adjacent development site, any groundworks associated with the development of this area have the potential to expose and destroy archaeological deposits associated with the known archaeological activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	
Ware Park & Footlands, CU14	Lies some distance to the south west of St Andrew's Hill (a Roman fort and Scheduled Ancient Monument) and to the south of a possible road leading west from the fort.	No anticipated heritage impact.	A geophysical survey undertaken in support of a planning application for this area identified anomalies within the proposed development site that may represent archaeological features, some of which may be indicative of	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			<p>industrial activity. In the light of the results of the geophysical survey and the presence of prehistoric as well as 18/19th century industrial activity recorded to the east in the adjacent development site, any groundworks associated with the development of this area have the potential to expose and destroy archaeological deposits associated with the known archaeological activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.</p>	
Land at Exeter Road, CU15	No designations.	No anticipated heritage impact.	This site lies in an area of archaeological potential with regard to known prehistoric and	Amber



Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			Roman activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	
Cummings Nursery, CU16	No designations.	No anticipated heritage impact.	The proposed development site lies in a landscape where prehistoric and Roman activity is recorded in the Historic Environment Record. The northern part of the site has probably been disturbed by the construction of the greenhouses, but the southern part still has potential for containing archaeological deposits. Archaeological mitigation in the form of a programme of archaeological work	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	
Week Farm, CU17	No designations.	No anticipated heritage impact.	This site lies within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard there to be potential for the site contain archaeological deposits	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			<p>associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise that any planning application for the development of this site should be supported by the results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the impact of any development upon the heritage assets in the site. This would be in accordance with Local and National Policy on planning and the historic environment.</p>	
Venn Farm, CU18	No designations.	No anticipated heritage impact.	This site lies in an area of archaeological potential and within a floodplain of the River Culm. Ground disturbance in this area may expose archaeological and	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			<p>palaeoenvironmental deposits. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.</p>	
Town Centre Relief Road, CU19	<p>Parts of the site include or are close to the conservation area including the historic mill leat. Several listed buildings nearby including Grade I St Andrews church. Grade II listed first bridge located to the south.</p>	<p>Much will depend on the line of the proposed road its design and its elevation above the flood plain. If the line is through CCA fields close to the heritage assets its impact could be detrimental on the setting of the conservation area and on the setting of the listed buildings around and including the grade I church.</p>	<p>Cullompton is known to have been occupied since at least the Roman period and the surrounding landscape contains evidence of earlier prehistoric activity. The area under consideration area may contain below-ground archaeological deposits from these periods onwards. The area also includes the sites of</p>	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		<p>It should however also be recognised that a town centre relief road would result in major public benefits making the town centre a more pleasant environment and enabling an upgrade of the historic environment by improving the setting of a large number of listed buildings including two Grade II* and one Grade I listed buildings as well as removing the heavy traffic that affects the stability of historic buildings in the town.</p>	<p>post-medieval mills and their water courses. Within the low-lying areas there is the potential for the presence of waterlogged palaeoenvironmental deposits, which can contain important information on past land use and man's impact upon the landscape. I would therefore advise that any consideration of routes for the eastern bypass route(s) must be supported by the results of an appropriate programme of archaeological work to understand the significance of any heritage assets affected, including the impact upon any designated heritage assets in the vicinity.</p> <p>This work should consist of the results of:</p>	

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			<ol style="list-style-type: none"> <li>1. desk-based archaeological assessment, including an assessment of the impact of the scheme upon the setting of any designated heritage assets</li> <li>2. a programme of intrusive archaeological investigation to understand the significance of any heritage assets that may be affected by the proposed road route(s)</li> </ol> <p>The County Historic Environment Team would be able to provide guidance on the scope of works required as well as contact details for archaeological contractors who would be able to undertake this</p>	

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			work.	
Colebrooke, CU21	No designations.	No anticipated heritage impact.	This site occupies a large area in a landscape with evidence of prehistoric and Roman activity in the vicinity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.	Amber
Wellparks, Crediton, CRE1	Adjacent on the north west side to the Crediton Conservation Area. Local historic park and garden of Downes Estate to the east of the site. Listed buildings adjacent to the south east.	The built assets affected are the Wellparks Grade II listed extensive farmstead which is adjacent to the site and in the same ownership. The proximity of the development close to this sensitive and once rural farmstead is such that there is considerable cause for harm to the setting of the farmstead. This site	No anticipated impact.	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		<p>now has outline planning permission. Historic England were involved during negotiations, from which mitigation was included, via a condition attached to the planning permission requiring the submission of a Heritage Asset Setting Protection Statement as part of the information to accompany the future reserved matters application. This assessment would detail the scope of mitigation to protect the setting including retention of all existing hedges and provision of detailed cross sections for development to north of the asset. The condition to be attached to the planning permission requires :-</p> <ul style="list-style-type: none"> <li>- Assessment of the extent of the setting of Downs House and impact of the proposed development upon it.</li> </ul>		



Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		<ul style="list-style-type: none"> <li>- Cross sections to show the relationship between the development and the heritage asset.</li> <li>- Development height and finished floor levels in relationship between the development and the heritage asset.</li> <li>- Development height and finished floor levels in relation to Downes House</li> <li>- Hedge retention of other measures to protect the setting of the heritage asset</li> </ul> <p>The conservation area boundary is contiguous with the western-most boundary of the proposed development site. At this part of the site the steepness of the slope is greatest. The development will have a negative rather than positive impact on the character of the conservation area. Currently this eastern edge of the conservation area forms the eastern limit of the town. The</p>		

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		approach to the town westwards along the A377 is characterised by sparse low density development along the road frontage.		
Red Hill Cross, CRE2	Creedy Bridge and Cottages are located to the north east. Shobrooke Historic Park located to the east, and Creedy Park to the north west. There is also a grade II listed chapel cemetery located towards the south.	This site forms a 'headland' at the entrance to the town. It is topographically challenging terrain. The potential for harm to the designated heritage asset and impact on the Shobrooke Registered park is apparent. There will be views available from the park to the site and the park from the site. Mitigation must be in the form of a generous landscape margin on the east facing side of the site. There is an expired planning permission on this site which conditioned the submission of a landscaping scheme.	The following comments were provided by Devon County Council's Archaeology team at the time of the outline planning application in 2011: 'The area affected by this planning application has been subject to an archaeological evaluation that has demonstrated the low archaeological potential of the area under consideration (South West Archaeology report ref: 051125), which is reviewed as part of the supporting information submitted with the application. In the light of the results of the archaeological evaluation and the review of the results of these investigations, I would regard	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			the proposed development as having no impact upon the heritage assets of the area and, as such, have no observation to make on this application.'	
Cromwells Meadow, CRE3	Creedy Bridge and Cottages are located to the north east. Shobrooke Historic Park located to the east, and Creedy Park to the north west. There is also a grade II listed chapel cemetery located towards the south.	The backdrop of existing Cromwells Meadow and Willow Walk provide a level of mitigation which differentiate impact from that associated with the more elevated and visually prominent CRE2 site. Additional mitigation can be provided through landscaping treatment along the sensitive boundary.	This site lies in an area of archaeological potential on the western edge of the flood plain. Any archaeological mitigation here could be implemented through an appropriately worded archaeological condition applied to any consent that might be granted.	Amber
The Woods Group, CRE4	Development of the site would have to consider the listed building at the northern boundary, and other listed buildings close by. There are other non-designated heritage assets on the site. The	The site is in the conservation area. There are non listed heritage assets on the site. These buildings appear to be in reasonable structural condition. The first consideration must be to retain and incorporate the existing buildings in any new development scheme.	No anticipated impact.	Green /red (dependent on whether buildings are retained)

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
	site is within the conservation area.	This site has been the subject of recent discussions for retention of the majority of the non listed heritage asset buildings on the road frontage for residential use in the form of flats and is currently for sale. These existing buildings have a strong traditional local character. There is no suggestion that they are in poor structural condition. Their retention and conversion to residential use could enhance the character of the conservation area. Their loss will be harmful to the character of the conservation area		
Pedlerspool, CRE5	Creedy Bridge and Cottages are located to the north east. Shobrooke Historic Park located to the east, and Creedy Park to the north west. There is also a grade II listed chapel cemetery located	The site adjoins the registered park of Creedy park and is near to Shobrooke Park too. These parks would be visible from within the site and from the parks to the site. There is potential for harm to designated heritage asset by changing what is currently a rural	This site lies within an area of archaeological potential. Some archaeological mitigation may be required. This should be undertaken through the application of a standard worded archaeological condition to any consent	Amber

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
	towards the south.	landscape to a developed area. This change in appearance could have a strong impact on the quiet rural setting of the Creedy registered park. The proposal includes a mitigation strip on the north eastern and south western sides that will help reduce impact on Creedy Park. But the north west boundary, due to its close proximity, is also vulnerable to harm. Imposition of a mitigation strip of new tree planting along the full length of this boundary will reinforce the existing screening provided by trees on the edge of Creedy Park. The strong tree lined boundary running along the SE boundary of Creedy should be maintained. As for the relationship to Shobrooke Park the mitigation margin as proposed for CRE2 should be designed to ensure there is no adverse impact in that	granted for the development of the site.	

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		direction from this development proposal by provision of an appropriate landscape buffer.		
Sports fields, CRE6	The conservation area is located some distance west of the site. There is also a grade II listed Chapel Cemetery, again located some distance to the north.	No anticipated heritage impact.	This site lies within an area of archaeological potential. Some archaeological mitigation may be required. This should be undertaken through the application of a standard worded archaeological condition to any consent granted for the development of the site.	Amber
Stonewall Lane, CRE7	Creedy Park, historic park and garden, adjoins the site to the north.	The topographical prominence of the site and its close relationship to Creedy Registered Park and the archaeological potential mean that the development of this site needs careful design. There is an existing tree line within the registered park that will assist with mitigation but this is outside the identified development area. Consideration	The site lies in an area of archaeological potential and in prominent position in the landscape where prehistoric activity is known from an enclosure site to the west. Any planning application for development here would need to be supported by a programme of archaeological	Amber

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
		should be given to appropriate landscaping/design solutions that will ensure long term mitigation along that boundary.	work to allow an understanding of the significance of heritage assets that may be present here.	
Barn Park, CRE8	No designations.	No heritage impact.	No anticipated impact.	Green
Land at Alexandra Close, CRE9	No designations.	No heritage impact.	No anticipated impact.	Green
Land south of A377, CRE10	Downes Historic Parks and Garden located to the north east. Wellparks grade II listed buildings located to the north west.	The potential scale and design of commercial development here could be competitive with the setting of the Downes estate registered park and potentially Wellparks grade 2 listed farmstead on the north side of the road. Mitigation is required by sensitive design and appropriate choice of materials and landscaping.	This area has already been subject to a programme of archaeological investigation and there is no anticipated archaeological impact.	Amber
Newton Square, Bampton, BA1	Most of the site falls within the Bampton Conservation Area. There are many listed buildings within the	Lying for the most part within the conservation area, this piece of land is nonetheless located at the rear of existing street frontage and	The site lies in an area of archaeological potential within the historic core of Bampton. Archaeological mitigation in the	Amber

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
	centre of Bampton, though these are not likely to be affected by developing this site. The site lies to the east of an area identified as having important trees (and as being an old orchard) in the Bampton conservation area appraisal.	development patterns. The impact on the setting of any listed buildings is likely to be minimal. There may be impact on the orchard to the west of the site which is specifically referenced in the Bampton CAA. Comments from Historic England may have incorrectly located the proposed allocation as being in this orchard when it is in fact beside it.	form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	
Stone Crushing Works, Bampton, BA2	No designations.	No anticipated heritage impact.	No anticipated impact.	Green
Ashleigh Park, BA3	No designations.	No anticipated heritage impact.	There have been two applications on this site. Devon County's Archaeology Team did not respond to either consultation, nor was any mitigation required. Site is now under construction. Assume no	Green



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			impact.	
Land adj Hollywell, Bow, BO1	There are many listed buildings in the centre of Bow and the village also has a conservation area. However, these are some distance from the site which is unlikely to impact upon them.	No anticipated heritage impact.	This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted will be required.	Amber
West of Godfrey Gardens, Bow, BO2	There are many listed buildings in the centre of Bow and the village also has a conservation area. However, these are some distance from the site which is unlikely to impact upon them.	No anticipated heritage impact.	Devon County Council's Archaeology Team noted in response to the application ref 13/01207/FULL which stated 'The archaeological fieldwork has been completed at the above site. This work has been undertaken in advance of the determination of the planning	Green

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			application and in accordance with a method statement agreed in advance with this office. No archaeological deposits were exposed and a short report to that effect has been submitted. No further archaeological work is required.'	
Hele Road, Bradninch, BR1	Opposite locally listed heritage asset.	This site lies opposite a locally listed heritage asset; this asset's larger setting may be affected by development in this location. However, the asset's significance is not based on this larger setting and so the impact is very low.	The site lies in an area of archaeological potential demonstrated by the presence of prehistoric sites identified through aerial photography. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	Amber
Barton,	There are a number of	The site is an extension of modern	The proposed development site	Amber

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
Chawleigh, CH1	listed buildings to the south and east of the site, including the grade I Church of St James. The conservation area lies to the south east.	development on the edge of the village. The development area is potentially in the line of sight from the conservation area and more particularly the Grade 1 St James church. The shape of the site is such that it is not easy to see how it relates to the grain of the settlement pattern. Mitigation could be best achieved by high quality design of the development together with a landscape buffer on the east side of the site.	lies in an area of archaeological potential with findspots of prehistoric tools and settlement site located in the wider landscape. The HER also records the presence of a prehistoric burial mound somewhere within the proposed development site. Any planning application should be supported by an appropriate programme of archaeological investigation to allow the significance of the heritage assets within the development site to be understood. The parish church of St James to the south is a Grade I listed building and English Heritage should be consulted with regard to any impact of development here upon the setting of the church. The site also lies on the edge of the	

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
			Chawleigh Conservation Area.	
Church Lane, Cheriton Bishop, CB1	The listed Old Rectory is located some distance to the north as well as the Cheriton Bishop Conservation Area.	No anticipated heritage impact.	No anticipated impact.	Green
Barnshill Close, Cheriton Fitzpaine, CF1	The site lies just outside the designated conservation area. It forms a significant location in terms of the entry to the more historic core of the village. There are a number of listed buildings within reasonable distance of the site, though none would be impacted by development of this site.	Good design is likely to mean minimal impact to the setting of the listed buildings and conservation area.	No anticipated impact.	Green
Land adjacent school, Cheriton Fitzpaine,	The site is well away from the main village/conservation area. There are no heritage assets immediately	No anticipated heritage impact.	No anticipated impact.	Green

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CF2	affected.			
The Old Abattoir, Coppleshane, CO1	No designations.	No anticipated heritage impact.	No anticipated impact.	Green
Linhay Close, Culmstock, CL1	Outside of but close to the Conservation Area.	This small addition to an existing modern development will have a neutral impact on the setting of the conservation area provided that the scale of the buildings, design and colour palette blends with surrounding development.	No anticipated impact.	Green
Hunter's Hill, Culmstock, CL2	No designations.	No anticipated heritage impact.	This site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods. Any planning application for development here will need to be supported by the results an appropriate	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.	
Adj Fisher's Way, Halberton, HA1	The Halberton Conservation Area lies to the north east of the site, whilst the Grand Western Canal Conservation Area lies some distance to the west. A number of listed buildings also sit to the north east.	This extension to Fishers Way with the backdrop of Pethertons will have a neutral impact on both the views out from the conservation area and the setting of the conservation area, subject to the use of appropriate design, materials and landscaping.	The proposed allocation area is smaller than that consulted on previously. Assessment of the Historic Environment Record (HER) and the details submitted do not suggest that the scale and situation of this development will have an impact upon any known heritage assets.	Green
Depot, Hemyock, HE1	Within the Blackdown Hills AONB.	Previously developed land within and area of modern residential development the impact will be neutral subject to design in accord with the Blackdown Hills design guide.	The site lies in an area of high archaeological potential, with recent archaeological investigations in and around Hemyock exposing evidence of medieval and early post-medieval industrial activity around the village. During the	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			<p>development of Churchills Rise to the west, an important, early 16th century pottery site was exposed, yielding 40,000 pot sherds as well as evidence for earlier medieval iron smelting. Given the proximity of this site to Churchills Rise and the high potential for groundworks associated with the development of this site to expose archaeological or artefactual material associated with these industries, the Historic Environment Team would strongly advise that any planning application for development here must be supported by an appropriate programme of archaeological work to enable the presence and significance of any heritage assets that might be affected by the development of the site.</p>	

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
			<p>This work would initially take the form of desk-based research, geophysical survey and the excavation of investigative archaeological trenches.</p> <p>In addition the results of this would allow the appropriate mitigation, either by design or through further archaeological work, to be determined and implemented either in advance or during construction works.</p>	
Greenaway, Morchar Bishop, MO1	No designations.	No anticipated heritage impact.	The site lies to the west of a possible prehistoric funerary monument, identified through aerial photography. Any development here has the potential to expose archaeological and artefactual deposits associated with this nearby, known, prehistoric activity. Depending upon the nature and impact of any	Green



Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			proposed development here a planning application may need to be supported by an appropriate programme of archaeological work to allow the impact upon any heritage assets to be understood and the appropriate mitigation implemented.	
Court Orchard, Newton St Cyres, NE1	The site lies adjacent to the recently extended boundary of Newton St Cyres conservation area. Lower Creedy Bridge (grade II) lies to the north	The proposed site could have a detrimental impact on the setting of the conservation area and approach to the conservation area. Access into the site will need careful design. Landscaping to link in with existing trees and hedges together with good design and appropriate materials would offset much of the visual impact. The setting of Creedy Bridge does not appear to be compromised.	This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites. The site also contains the remnants of an extensive water meadow system. Any proposal for development here should be supported by the results of an appropriate programme of archaeological work to allow the significance of the heritage assets affected to be	Amber

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
			determined and appropriate mitigation implemented.	
Former Tiverton Parkway Hotel, Sampford Peverell, SP1	No designations immediately around the site, however the Sampford Peverell Conservation Area lies a little distance to the west.	This previously developed site is separated by existing development and by open space from the two nearby conservation areas and the nearest listed building. No anticipated heritage impact.	No anticipated impact upon any known heritage assets.	Green
Higher Town, Sampford Peverell, SP2	The Sampford Peverell Conservation Area is adjacent to the eastern boundary of the site, whilst the Grand Western Canal Conservation Area lies some distance to the south. 42 Higher Town (Grade II) adjoins the site as do the heritage assets (unlisted) 44 + 46 Higher Town.	The site comprises two open green fields. A local stone boundary wall marks a long section of the western boundary. Any scheme should be designed to retain this feature. The conservation area boundary to the east boundary of the site is also the curtilage boundary of 42 Higher Town a Grade II listed former farmhouse and its outbuilding also abuts this boundary. The Sampford Peverell conservation area appraisal also notes 44 and 46 Higher Town as important	The site occupies an area enclosed in the medieval period and archaeological remains associated with the earlier field system and any road side development may be affected by development here. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent	Amber

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		unlisted buildings (equivalent to heritage assets); these also abut the eastern boundary of the site. These buildings are modest in scale and traditional in appearance. Any new buildings in close proximity to them should be respectful in design to avoid an adverse effect on their setting and the setting of the conservation area.	granted may be required.	
Fanny's Lane, Sandford SA1	The western boundary of the site abuts the curtilage of Park House; a grade II listed building and the edge of the conservation area.	Historic maps do not show development previously on this site and so this would be a new extension of the development pattern of Sandford. I have major concerns about 'hemming in' Park House as it will be surrounded on all sides by housing, with none of its park land remaining. If development of the site is too close to Park House the impact is red and would be significant levels of 'less than substantial harm'.	No anticipated impact.	See text – red, but with a buffer and protection of views, the heritage impact could become amber.

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
		<p>However, there may be ways of minimising impact through the creation of a buffer strip of open space, planting or other methods to minimise the impact on the setting of the listed building and conservation area. Views towards Sandford from the south east would be affected by development here and as it is a sloping site, some good design consideration of this impact will be necessary to avoid domination of views and retain the emphasis on and setting of, the historic core and the church in particular. Scaling back the proposal would be supported in order to create the required buffer between the new development and Park House and to protect views to the church. If this occurs the impact becomes amber and lesser levels of 'less than substantial harm'.</p>		

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
Old Butterleigh Road, Silverton SI1	The site is adjacent to the Silverton Conservation Area.	No anticipated heritage impact.	No anticipated impact.	Green
The Garage, Silverton, SI2	Site is no longer in the conservation area (following a 2015 revision) but now lies to the south west of the boundary. Channons, in close proximity, is likely to become a locally listed heritage asset.	No anticipated heritage impact.	No anticipated impact.	Green
South of Broadlands, Thorverton TH1	No designations.	No anticipated heritage impact.	This site lies just to the north of a large probably prehistoric enclosure site. In accordance with the NPPF any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood	Amber

<b>Site Name/ Reference</b>	<b>Heritage Assets (including locally listed heritage assets)</b>	<b>Potential impact and mitigation (built environment)</b>	<b>Potential impact and mitigation (archaeology)</b>	<b>Likely level of effect (traffic light scoring)</b>
			along with the impact of the development upon it.	
Land west of Uffculme, Uffculme, UF1	The nationally important historic park and garden of Bridwell Park lies to the north of the site.	The site, whilst close to Bridwell Registered Park and Garden in my view there will be no significant adverse impact on the setting. There is little intervisibility between the site and the nearest boundary points. There is an intervening parcel of land and there is screening by hedgebanks and trees along the boundaries of this intervening land. Any impact on the setting would be less than existing modern development to the east.	This site occupies a substantial area where prehistoric activity is recorded in the wider landscape. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required. The site has subsequently been granted planning permission with a condition attached requiring the implementation of a programme of archaeological works.	Amber
Land east of M5, Willand, WI1	No designations.	No anticipated heritage impact.	No anticipated impact.	Green
Willand	No designations.	No heritage impact as nearest	Previous archaeological work	Amber

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Industrial Estate, WI2		listed building Braddons farmhouse is visually screened by variety of neighbouring buildings.	undertaken on this site demonstrated the presence of prehistoric activity within this site. Any planning application for development of the undisturbed parts of this site will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it. If further information on the impact of the development upon the archaeological resource is not submitted in support of any planning application, the Historic Environment Team would recommend that the application was either not validated or was refused on the basis of	provided the required information is submitted when required at the beginning of the process.)

Site Name/ Reference	Heritage Assets (including locally listed heritage assets)	Potential impact and mitigation (built environment)	Potential impact and mitigation (archaeology)	Likely level of effect (traffic light scoring)
			insufficient information on the heritage assets.	
J27	<p>The site contains no listed buildings. There are listed buildings close to the boundary of the site, to the east of the site called Leonard Moor Cottages at Leonard Moor Cross. These listed buildings are Grade II. Willand, Uffculme and Sampford Peverell have conservation areas. Bridwell historic park and garden lies to the east.</p>	<p>Development of the site will have a detrimental impact on the immediate setting of Leonard Moor Cottages and to some degree on the registered park and garden at Bridwell which is set on rising land to the east. The landscape settings of Sampford Peverell conservation area and the Grand Western Canal conservation area will also be affected to a limited degree.</p> <p>The exact impact of the proposal and degree of detriment on the individual heritage assets is hard to define since there is no information on the likely site layouts, density, scale and design of buildings. Meaningful analysis of the proposal's impact on the built heritage would require this information and a detailed survey</p>	<p>The Historic Environment Team have been liaising with the prospective developer for this site since early 2014 and have recently received copies of the desk-based research and geophysical survey reports. In the light of these reports the Historic Environment Team (HET) is content with the proposed environmental issues that are set out for consideration in the Scoping Report with regard to below-ground and built heritage assets that may be affected by the scheme.</p> <p>With regard to heritage assets with archaeological interest (below-ground archaeology) I do not regard there to be any</p>	<p>Amber – due to the scale of the proposal and impact on the identified heritage assets and in the absence of further information to enable analysis of the proposals impacts. Appropriate mitigation measures will be required.</p>



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		<p>of the various settings and views impacted by the proposals. It is however likely that retention of existing hedges and /or the strengthening of existing boundary planting together with green buffer zones could offset the visual impacts on the settings of the various heritage assets.</p>	<p>requirement to undertake any further assessment work in addition to that already undertaken, namely desk-based assessment and geophysical survey. Any impact upon these heritage assets could be mitigated through a programme of archaeological work implemented through the application of an appropriately worded condition on any consent that may be granted.</p> <p>The preferred wording of such a condition is set out below and is based on model Condition 55 as set out in Appendix A of Circular 11/95.</p> <p>‘No development shall take place until the applicant has secured the implementation of</p>	

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			<p>a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'</p> <p>The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.</p> <p>Reason 'To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that an</p>	

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			<p>appropriate record is made of archaeological evidence that may be affected by the development.'</p> <p>The HET would envisage a suitable programme of work as taking the form of a staged programme of archaeological works, commencing with the excavation of a series of evaluative trenches to investigate the anomalies identified, to determine the presence and significance of any heritage assets with archaeological interest that will be affected by the development and test the efficacy of the geophysical survey itself. Based on the results of this initial stage of works the requirement and scope of any further archaeological</p>	

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			<p>mitigation can be determined and implemented either in advance of construction works. This archaeological mitigation work may take the form of full area excavation in advance of groundworks or the monitoring and recording of groundworks associated with the construction of the proposed development to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits. The results of the fieldwork and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report.</p> <p>The HET can provide the applicant with advice of the scope of the works required, as</p>	

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			well as contact details for archaeological contractors who would be able to undertake this work.	