



School Close, Bampton, Devon

Heritage Assessment

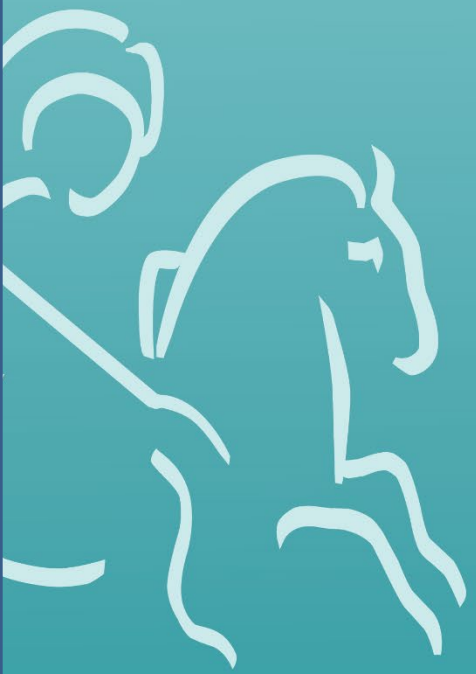


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ZedPods

CA Project: CR1609

CA Report: CR1609_1

December 2023



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SUMMARY

Project Name: School Close

Location: Bampton, Devon

NGR: 295460 122160

In November 2022, Cotswold Archaeology was commissioned by ZedPods to undertake a Heritage Assessment in respect of land at School Close, Bampton, Devon. The Site consists of a residential street on the outskirts of the historic town, and the proposed development will demolish the existing housing in order to build modular prefabricated housing.

This assessment has analysed the potential physical impacts of the proposed developments on known and potential heritage assets. It has found that there is some potential for unknown archaeological remains in the Site, although any such remains are likely to have been disturbed or destroyed by previous developments in the Site. The only known archaeological feature in the Site is a historic 'Devon hedgebank', which may be considered important under the 1997 Hedgerow Regulations but is of limited heritage significance overall.

This report has also assessed potential non-physical impacts to designated and locally listed heritage assets in the surrounding area. It was established that, on account of intervening development and vegetation, as well as a lack of associative relationships, the proposed development will not alter any key element of the setting of any Listed Buildings, Conservation Areas or 'locally important' buildings within the 1km study area in a way which affects their significance. The proposal therefore results in no harm to the significance of any designated heritage assets and is in accordance with local planning policy, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework (NPPF 2023).



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PROJECT TITLE
School Close, Bampton, Devon

FIGURE TITLE
Site Location Plan



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1. INTRODUCTION

- 1.1. In November 2022, Cotswold Archaeology was commissioned by Turley Associates to undertake a Heritage Assessment in respect of land at School Close, Bampton, Devon (hereafter referred to as 'the Site'). The Site lies on a residential street situated on the west side of Bampton, a small town in mid-Devon c.10km north of Tiverton (see Figure 1). As well as School Close itself, the Site is also bounded by West Street to the south and Market Close to the north, and is enclosed by other residential properties to the east and west. The Site comprises an area of approximately 0.4 hectares and is centred on NGR: 295460 122160.
- 1.2. The proposed development will entail demolition of the existing houses (two pairs of semi-detached two-storey houses, a two-storey terrace of four houses, and a pair of semi-detached bungalows). It will replace them with eighteen units of modular, prefabricated housing – viz. 'ZED PODS' – with private gardens. These will consist of two pairs of three-storey houses at the north-west end of School Close, two terraces of three two-storey houses each toward the centre of the Site, and to the south, facing West Street, a terrace of eight two-storey houses. The houses will be set behind tree-planted communal landscapes, and grasscrete parking would be established along the north and east side of School Close and along part of the south side of Market Close.



Photo 1: View of the Site.

Objectives and professional standards

1.3. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.

1.4. Cotswold Archaeology is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by CIfA in 2014 and updated in 2017 and 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2020, 4).

1.5. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy and guidance context

1.6. The Site is located in the local authority of Mid Devon District Council. A new Local Plan, ‘Mid Devon Local Plan 2013 - 2033, was adopted in July 2020, the relevant policy of which is ‘Policy DM25: Development affecting heritage assets’, which is reproduced in Appendix 1.

1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2023)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 57).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Mid Devon Local Plan 2013 – 2033 (2020)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2023). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2023).
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1

Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2023) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Devon Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of

relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

- 2.4. A site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Aerial photographs held at Historic England Archives

- 2.5. Aerial photographs held at Historic England were examined as part of this assessment, ranging in date from 1946 to 1994. The aerial photographs show that the Site was subject to residential development during the early 1950s, which corresponds with historic mapping available for the Site.

Assessment of heritage significance

- 2.6. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 200 of the NPPF (2023), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.7. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England, and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.8. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2023). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.9. It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.10. In relation to non-designated heritage assets, the key applicable policy is paragraph 209 of the NPPF (2023), which states that:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss** and the **significance of the heritage asset** [our emphasis].'*

- 2.11. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 196 and 212.
No harm	The proposals would preserve the significance of the heritage asset.	<p>Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990).</p> <p>Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act.</p> <p>Sustaining the significance of a heritage asset is consistent with paragraph 196 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.</p>
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	<p>In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 208 of the NPPF.</p> <p>Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i></p>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	<p>Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i></p> <p>With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 209 of the NPPF.</p>
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	<p>Paragraphs 199 - 202 of the NPPF would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.</p> <p>In relation to non-designated heritage assets, the scale of harm or loss should be</p>

Level of effect	Description	Applicable statute & policy
		weighed against the significance of the asset, in accordance with paragraph 209 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

2.12. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

Limitations of the assessment

2.13. This assessment is principally a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete, and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.14. LiDAR data was not consulted as part of this assessment. As the Site is largely covered by built structures and hard standing, and the gardens appear to have been subject to levelling or terracing, there was very little possibility of LiDAR identifying archaeology.

2.15. The online catalogues for Devon Archives and Local Studies were examined. Owing to adequate provision of historical mapping and sources elsewhere, an in-person visit to the archives was felt to be of no additional benefit. There may be other relevant

material held by the National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available in from the resources consulted.

- 2.16. A walkover survey was conducted within the Site and around the surrounding area on 16 January 2023, which was undertaken in dry and clear weather conditions. The Site was examined from publicly accessible areas; access to private properties was not possible, but there was sufficient visibility from public areas to obtain the necessary information. Observations of the Site were limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern buildings and infrastructure may possibly have inhibited identification of any possible remains. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource, which may be clarified through intrusive investigation.
- 2.17. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. Bampton lies on a valley bottom, at the confluence of the River Bathern and Shuttern Brook, and is surrounded by small hills. The Site itself is part of the town's twentieth-century outgrowth to the west, and is terraced into the base of a north/south slope at a height of c. 110-115m aOD. This is at a similar elevation to much of the central town (see Figure 2).

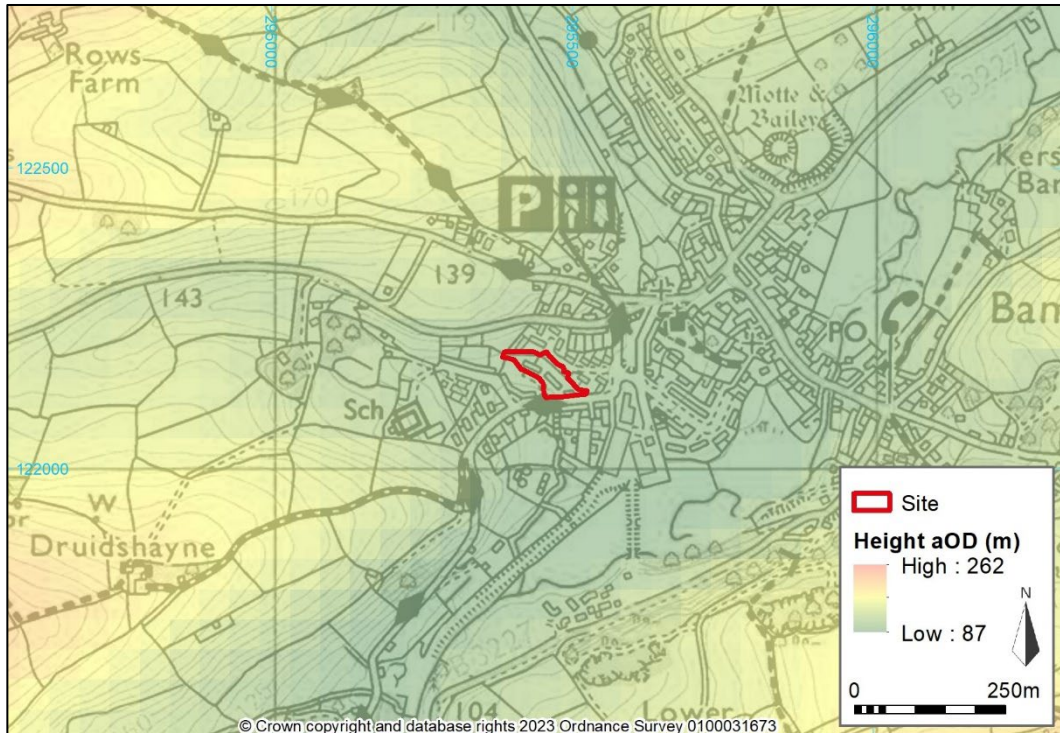


Figure 2: Topography

- 3.2. The Site lies on an intersection of bedrocks. To the north and east is Bampton Limestone Formation, a sedimentary bedrock formed between 346.7 and 329 million years ago during the Carboniferous period. To the south and west is a band of Dowhills Mudstone Formation, a sedimentary bedrock of mudstone and siltstone formed between 330.9 and 320 million years ago during the Carboniferous period; beyond this is Crackington Formation Mudstone, another sedimentary bedrock formed between 328 and 318 million years ago during the Carboniferous period (BGS 2023).
- 3.3. Superficial deposits within the Site likely consist of colluvium from the slopes to the north, specifically Diamicton, a sedimentary superficial deposit formed between 11.8

thousand years ago and the present during the Quaternary period. Elsewhere in the study area there are superficial deposits of alluvium and regolith (BGS 2023).

Designated heritage assets

- 3.4. There are no designated heritage assets within the Site, nor World Heritage Sites or Registered Parks and Gardens within the study area.
- 3.5. There is one Scheduled Monument – Bampton Castle – and fifty Listed Buildings within 1km of the Site, of which one is Grade I, one is Grade II*, and forty-eight are Grade II. All of these lie within Bampton Conservation Area. Designated heritage assets are illustrated on Figure 9 and are discussed within the settings assessment presented in Section 6.

Previous Archaeological Investigations

- 3.6. There has been no recorded archaeological investigation undertaken within the Site. There have been four archaeological evaluations and two watching briefs in the study area, all to the north and east of the Site (Figure 3).
- 3.7. Approximately 250m to the north-west of the Site, an evaluation opened five trenches at Grey Gables, all of which were blank (Figure 3, **E1**). Finds dating to the 18th-20th century such as pottery, pipe fragments, glass, and CBM were recovered from the topsoil and subsoil.
- 3.8. Approximately 175m to the north-east, a watching brief was carried out at the church of St Michael and All Angels, supervising the excavation of three trenches to excavate subsidence (Figure 3, **E2**). Fragments of human bone were recovered, presumably associable with the historic use of the graveyard.
- 3.9. Another watching brief was carried out c. 185m east of the Site at the Old Vicarage, during the construction of a new conservatory (Figure 3, **E3**). A post-medieval or modern drain was observed, probably associable with the vicarage, and a dump layer of 17th-18th century waste.
- 3.10. An evaluation was conducted c. 250m north-east of the Site at Courtyard Mews (Figure 3, **E4**). Three trenches were excavated, and all were archaeologically sterile.
- 3.11. An archaeological assessment was carried out and three evaluation trenches opened for a flood defence scheme on the River Bathern, c. 400m east of the Site (Figure 3, **E5**). No features were found other than paleochannels.

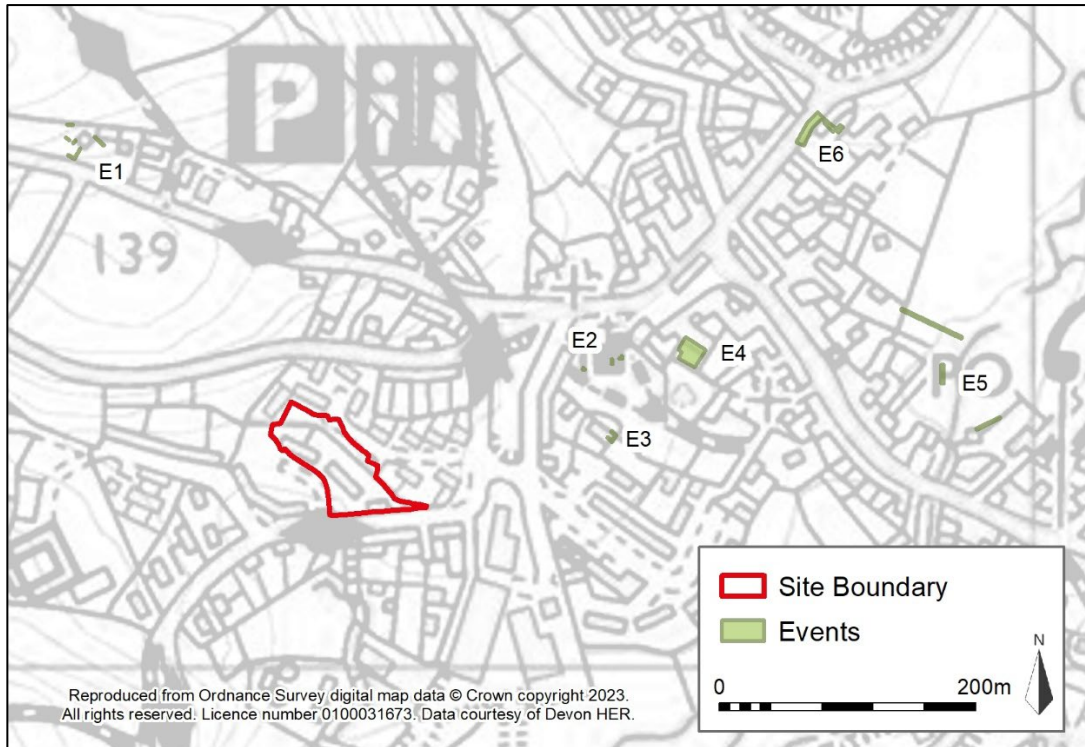
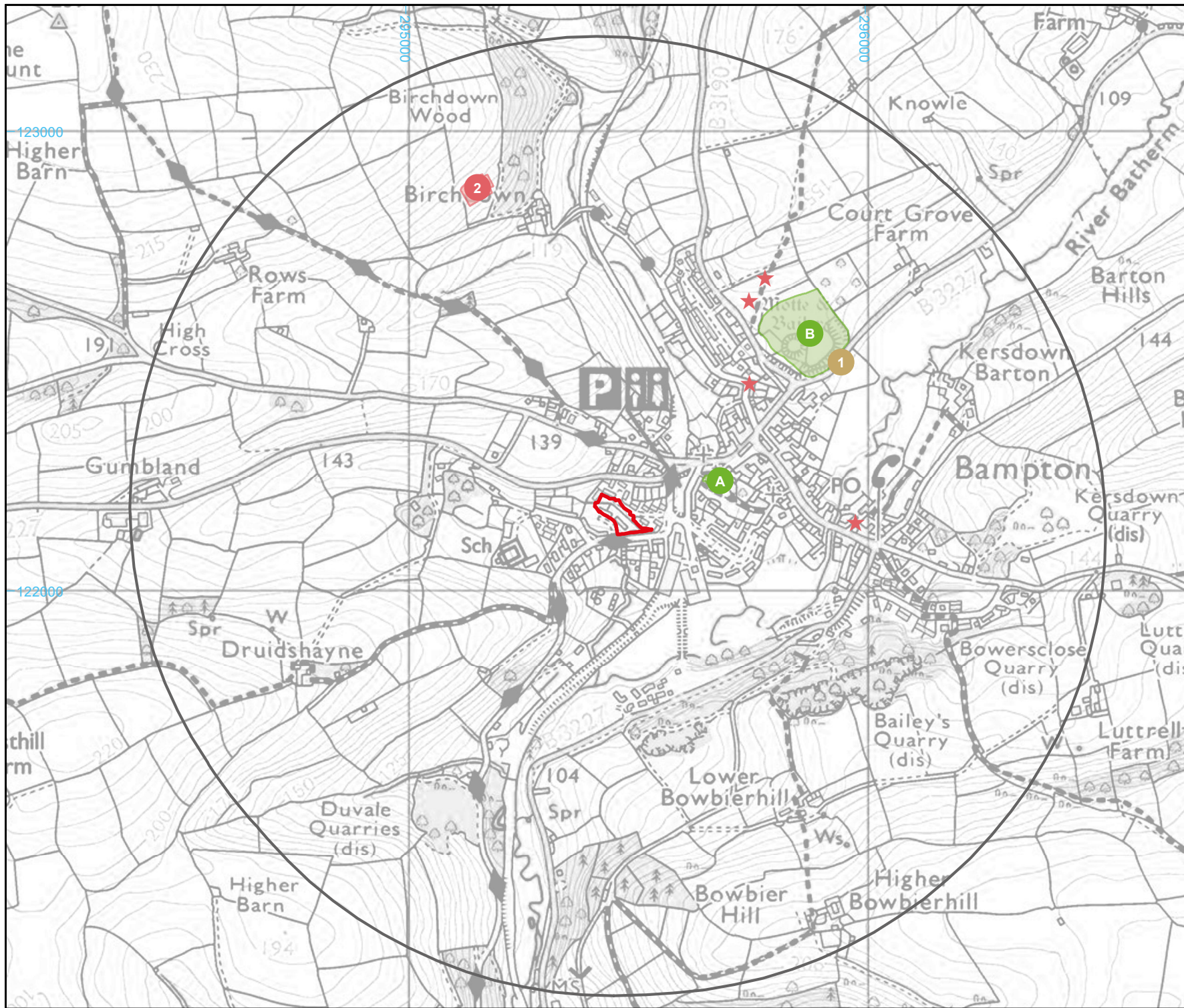


Figure 3: Previous Archaeological Investigations ('Events')

- 3.12. Finally, c. 420m north-east of the Site, an evaluation was undertaken at Castle Grove (Figure 3, **E6**). The HER data does not record any finds or features.
- 3.13. Overall, previous archaeological work in the vicinity has not yielded a great deal of archaeological remains. However, the lack of archaeological evidence within the study area is likely a reflection of the small scale of intrusive archaeological investigation in the region, as opposed to a lack of activity.

Prehistoric and Roman

- 3.14. No prehistoric or Roman finds or features have been found within the Site, and there is only limited indication of prehistoric or Romano-British activity in the wider study area.
- 3.15. A small piece of chert identified as possible Mesolithic toolmaking waste was found in a field c. 550m north-east of the Site (Figure 4, **1**). This is the only prehistoric find in the study area and was only identified from its percussive bulb, so caution ought to be exercised in its interpretation.



- Site Boundary
- Study Area
- Mesolithic
- ★ Roman Findspot
- Roman
- Medieval



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FIGURE TITLE
Prehistoric, Roman, and Medieval

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3.16. There have been various dispersed out-of-context findspots from the Roman period, consisting of various coins and a silver ring, concentrated around the east side of Bampton, ranging from c. 350m to c. 600m east and north-east of the Site (Figure 4). Additionally, an enclosure which may be Roman in date has been observed in a field at Birchdown, c. 700m north of the Site (Figure 4, **2**). Taken collectively, these are indicative of Roman period activity in the area, although to what extent is unclear. There is a Roman fort c. 5km to the east of the Site (Scheduled Monument number 1011251) and another 8km to the south (Scheduled Monument number 1013409), as well as a significant Roman settlement at Ischia (Exeter), c. 30km south of the Site. There was certainly Roman occupation in the wider area, and the study area may have formed part of the supporting agricultural landscape.

Early medieval and medieval

3.17. It is possible there was a settlement at Bampton as early as AD 614, if it is identifiable with the Beamdune of the Saxon Chronicle; alternatively, Beamdune might be better associated with Bindon in Dorset, and Bampton may derive its name from the River Bathern via 'Bathermtown' or 'Bathrumpton' (Lewis 1848). Bampton owed its establishment to the presence of a natural ford, and it is likely a settlement was established around it in the early medieval period, with this reflected in certain place names (e.g. Newton Square derives from 'new tun', or new market) (Mid Devon District Council 2005). There is no archaeological evidence from this period in the study area.

3.18. By the time of the Domesday Survey of 1086, Bampton was recorded as a royal manor, with a population of seventy-six households, putting it in the largest twenty per cent of settlements recorded in Domesday (opendomesday.org). The medieval history of Bampton remains highly visible in the town. In the town centre, c. 175m north-east of the Site, there is the church of St Michael and All Angels (Figure 4, **A**). The tower dates to the 13th century, and the nave and aisle to the 14th century; further remodelling was carried out in the 15th century, and restoration in the late 19th century. The size of the church is suggestive of a reasonably large community in medieval Bampton and its hinterland.

3.19. On the outskirts of the town is Bampton Castle, the remains of a motte and bailey castle c. 500m north-east of the Site (Figure 4, **B**). This is thought to have been built by William of Douai in the late 11th century; given its location on the lower slopes of the hill near the town centre, it may have been intended to symbolically dominate the

town rather than to resist serious attack. However, it was subsequently besieged by Stephen of Blois in 1136 to suppress the revolt of Robert of Bampton, as part of Stephen's efforts to consolidate his tenuous hold on the crown of England. The castle was later elaborated with a stone manor and fortifications, with the licence to crenellate granted to Richard Cogan in 1336. However, this does not survive, and the castle today consists only of a substantial mound and partially infilled ditches.

Post-medieval and modern

- 3.20. Much of the built environment of Bampton belongs to the post-medieval and modern periods. The town was damaged by an earthquake in 1607. Subsequently, in 1645, it was fired by the Royalists during the Civil War, and suffered another major fire in 1669. As a result, little of the built fabric of the town predates the 17th century, and many of the surviving buildings were constructed in the 18th and 19th centuries. Among these historic buildings, many have been listed nationally, and many more feature on the local list (discussed below in Section 6). Additionally, the historic core of the town was designated a conservation area, created to preserve the historic core of Bampton.
- 3.21. In the post-medieval period, Bampton thrived on the wool trade, with the hilly topography of the area well suited to pastoral farming. By the early 1800s, Bampton market was one of the largest in the South West, with fourteen thousand sheep sales (bampton.org.uk/history). However, over the course of the 19th century, the sheep trade dwindled, and Bampton became increasingly focused on quarrying, and there are no less than nine lime kilns around the town (bampton.org.uk/history-quarries). The Exe Valley Railway passed through Bampton, opening in 1884, and among other things was used to transport the quarried stone. The station was only c. 100m east of the Site. The line was closed in 1963 (Bampton.org/history-railway).

Historic Map Regression

- 3.22. Overall, post-medieval maps indicate that the Site has been in agricultural use for the majority of its documented history. The earliest maps of Devon, dating from the late-16th to mid-18th centuries, illustrate the Site within the Hundred of Bampton, close to the Somerset border but give little more information about the region. However, by the 1802 topographical Ordnance Survey drawing of Tiverton (available at oldmapsonline.org), the layout of the region is illustrated in greater detail, and the Site is visible as orchard in the agricultural hinterland of Bampton.

3.23. The Site is shown on the 1842 Tithe Map of Bampton, within an irregular quadrilateral field on the edge of Bampton town (Figure 5, plot 618). At the time of the tithe, it was owned by the Reverend Charles Rodwell Roper and leased to Francis Hodge along with the neighbouring field to the west. It is recorded as having been an orchard. The north-eastern boundary of this field appears to have left extant remains in the Site (Photo 2), discussed further below.

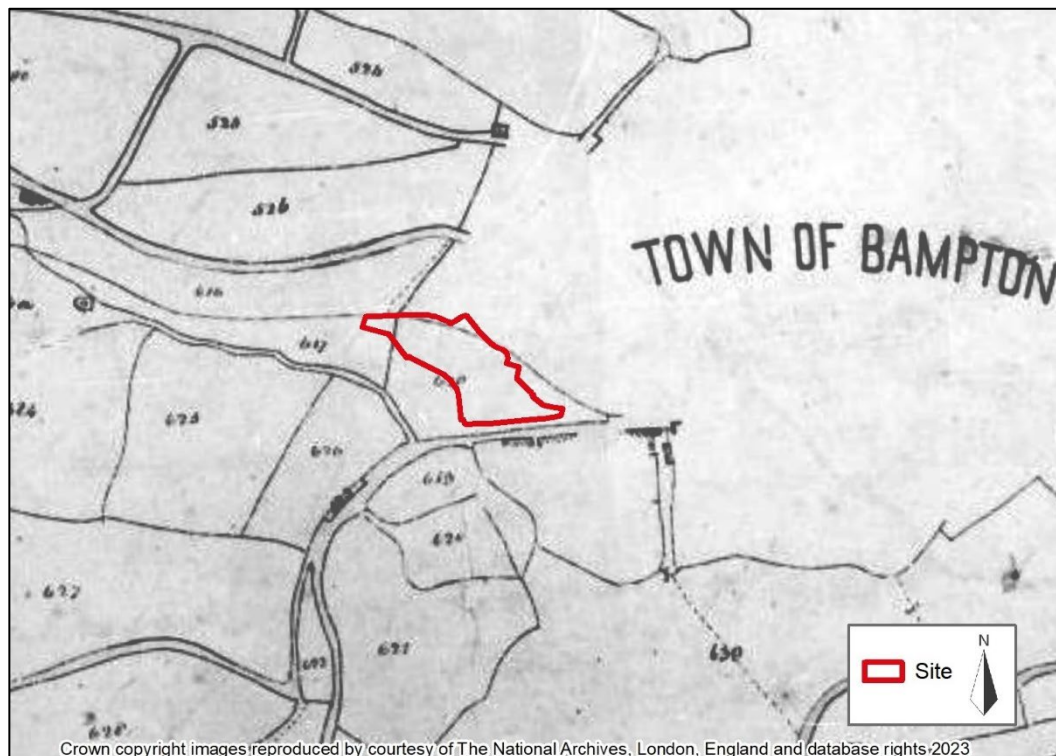


Figure 5: 1842 Bampton Tithe Map

3.24. The 1889 Ordnance Survey (OS) Map records no change within the Site, and it is illustrated as an orchard (Figure 6).

3.25. The 1904 OS Map (Figure 7) records the construction of a small, rectangular, north-east/south-west aligned structure roughly behind where 1a and 1b School Close are now. The precise nature of this structure is unknown; given it is in the middle of an orchard, an agricultural purpose seems likely. Perhaps a storage shed or barn, or perhaps something like a pigsty or chicken coop to make dual use of the land. The fact that it was built against the grain of the slope, rather than across it, supports the idea that this was a fairly insubstantial structure. No sign of this structure was visible in the site visit or in aerial photography, and if it survived as long as the early 1950s, it was presumably removed to make way for the housing development.



Photo 2: Surviving field boundary at rear of 19 School Close. Looking west from Market Close.

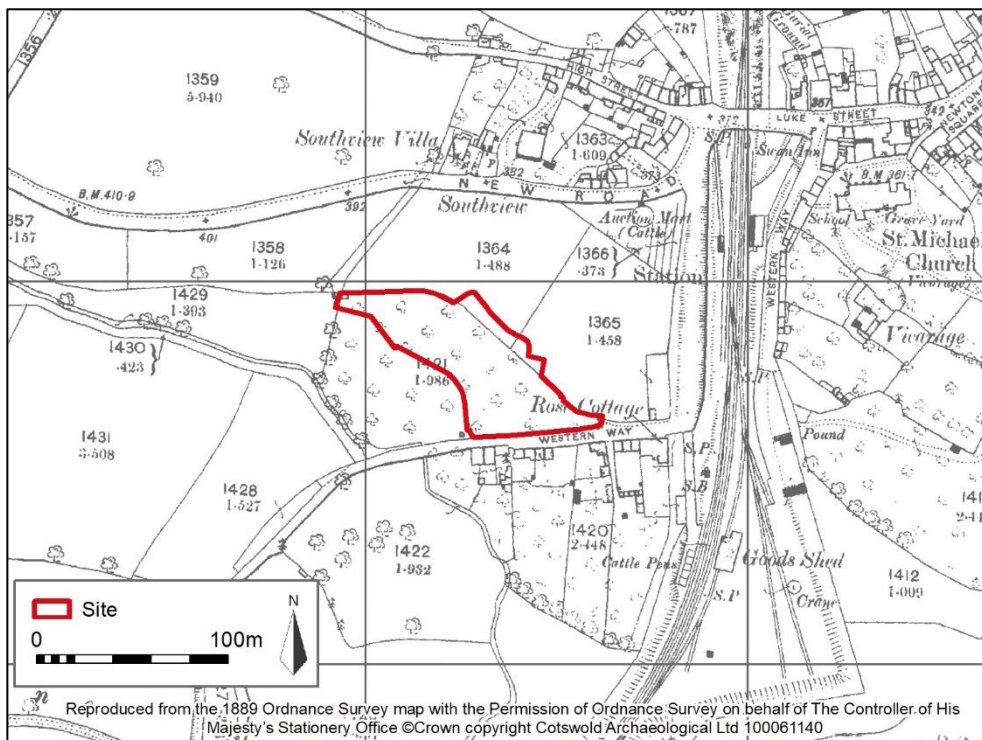


Figure 6: 1889 OS Map

3.26. The next available map is the 1962-63 OS edition, which records the construction of School Close, bisecting the field, as well as the appearance of the two pairs of semi-

detached houses and the terrace; the 1970 OS Map records the appearance of the bungalows at the south end of the Site (see Figure 8).

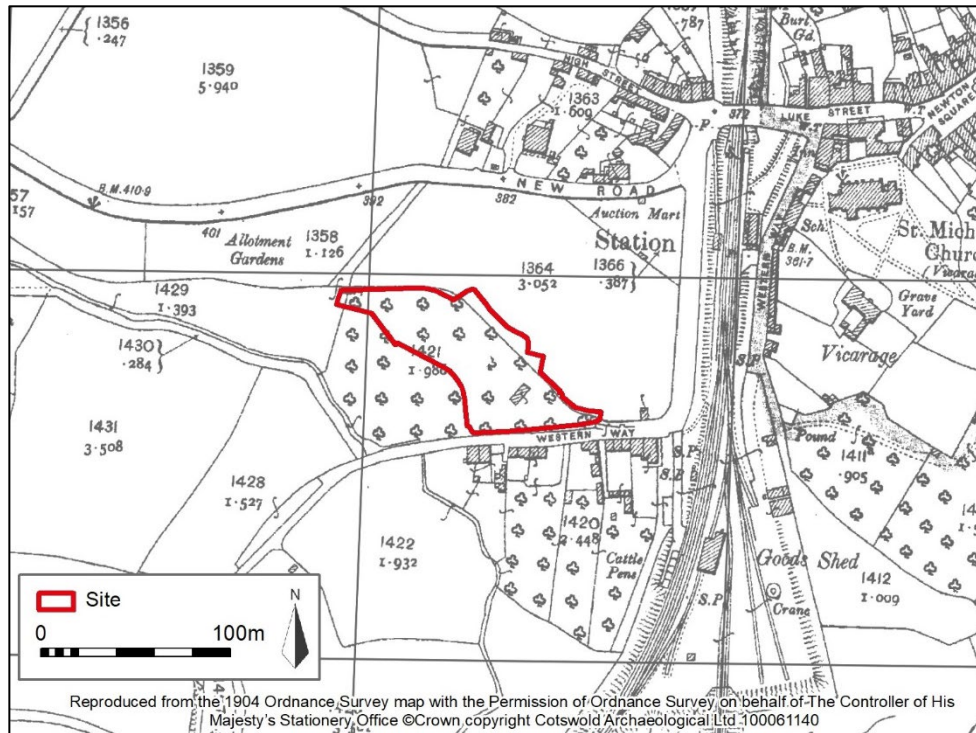


Figure 7: 1904 OS Map

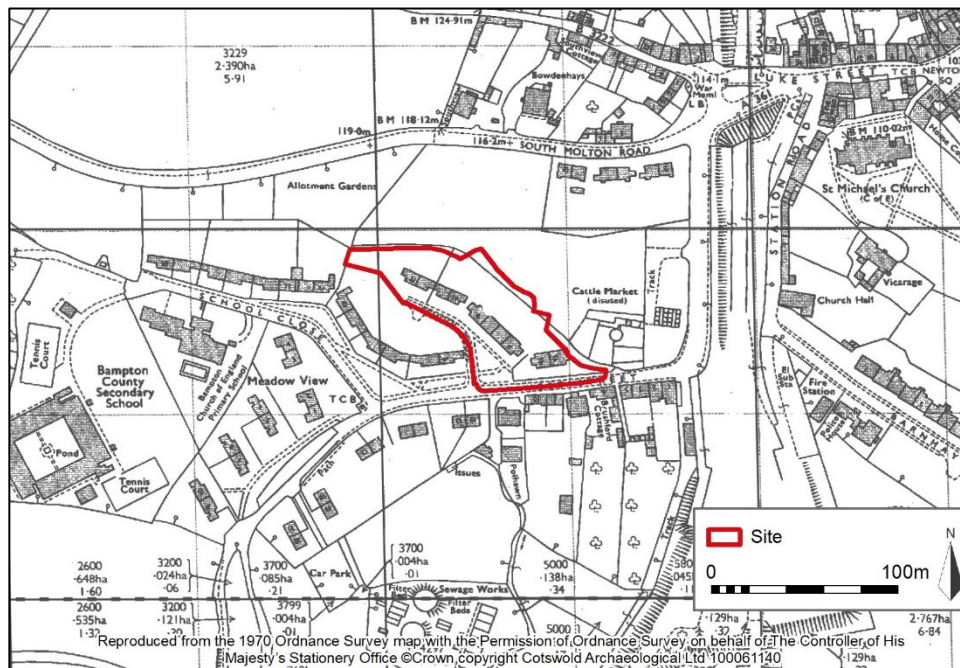


Figure 8: 1970 OS Map

3.27. The construction of houses within the Site seems to have been within the plot of land occupied by the orchard. The field boundary on the north-east side of the Site is

retained as the rear boundary of the back gardens of the semi-detached and terraced houses (discussed further below).

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. It is likely that any impacts within the Site that predate the housing development derive from earlier agricultural practices such as orchard planting and maintenance, plough activity and land drainage. These are likely to have had a limited effect on sub-surface remains, principally affecting the upper soil horizons, although it is likely that rooting from the orchard will have penetrated deeper and may have impacted buried archaeology. During its agricultural phase, an unknown structure was built on the Site (see above). However, as the nature of this structure is unknown, it is uncertain whether it may have affected potential sub-surface remains.
- 4.2. The Site has been subject to previous post-war development, with the construction of houses and access road, as well as apparent terracing to the south with a retaining wall along West Street, presumably to create a flat platform for the bungalows at the south of the Site. It is likely that groundworks for the houses and road will have truncated and possibly destroyed sub-surface remains. However, if the southern part of the Site was built up during the terracing works, this may have preserved sub-surface remains, and these may be at an artificial depth owing to changes in ground height.
- 4.3. Areas within the Site currently beneath hardstanding (road, car parking and driveways, tarmac paving) are considered less likely to have suffered substantial sub-surface impact to potential archaeology. It is anticipated that a certain amount of levelling of the ground surface will have been undertaken ahead of construction, but that this would impact only the upper soil horizons. Such impacts are unlikely to have destroyed potential archaeology completely. In addition, there are indications of more minor terracing works to level ground for gardens, which may also have disturbed buried remains (see Photo 3).

The significance of known and potential archaeological remains within the Site

- 4.4. The only known archaeological remains within the Site comprise the historic field boundary to the north-east, which marks the rear boundary of the gardens of 4-7 and 19-22 School Close and is clearly visible from Market Close. Field examination showed signs of masonry under the turf, suggesting this is of traditional 'Devon hedgebank' construction. Its state of preservation is moderate; parts of it have been stripped of vegetation, and holes have been cut through it to serve as garden gates.

However, the feature is still well defined and is easily recognisable and comprehensible as an example of the form. It has some illustrative value linking the Site to its past as part of the agricultural landscape of Devon.

4.5. It is not, however, particularly rare or unusual, and nor is it a particularly well-preserved example of a feature which is reasonably common in Devon. It has little evidential value as these historic field boundaries are documented in historic mapping. The heritage significance of this should therefore be considered negligible.

4.6. Although parts of the boundary no longer have vegetation, due to its depiction as part of a field system on the 1842 Tithe Map, it is possible sections may qualify as 'important' under the archaeology and history criteria of the 1997 Hedgerows Regulations (see Appendix 1).



Photo 3: Surviving field boundary to rear of 20-22 School Close. Looking west from Market Close.

4.7. This assessment has identified no other known archaeological remains within the Site. Therefore, no other *known* archaeological remains will be adversely physically affected by development within the Site.

4.8. Overall, relatively little intrusive archaeological investigation has occurred within the study area. As such, the potential, extent and significance of undetected archaeological remains within the Site is uncertain.

Prehistoric and Roman remains

- 4.9. Superficial deposits of Quaternary colluvium are recorded within the Site. Such material has the potential to contain prehistoric material, and to mask earlier prehistoric activity. Any potential remains from this period would likely comprise isolated findspots.
- 4.10. This assessment has determined a limited potential for unknown remains. Isolated finds of Roman material in the area suggests a possibility of Roman activity, although there is no indication to suggest this was in the vicinity of the Site; the only potential ground remains that have been identified are the enclosure cropmarks to the north at a rather higher elevation. Therefore, while there is a possibility for previously unknown remains anywhere, there are no patterns of occupation to suggest an elevated risk of buried remains of this period within the Site.
- 4.11. Any remains discovered within the Site would have a high evidential value as there is little evidence for the pre-medieval occupational history of the area around the Site.

Medieval and later remains

- 4.12. The Site is likely to have formed the agricultural hinterland of Bampton from the medieval period onwards. Any potential associated features would be of only limited evidential and historical value.

Potential development effects

- 4.13. No significant known archaeological remains have been identified within the Site, and there is considered to be a low potential for any significant unknown archaeological remains to survive buried within the Site. It is anticipated that no significant archaeological remains will therefore be truncated by the proposed development.
- 4.14. Any truncation (physical development effects) upon those less significant archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:
- pre-construction impacts associated with demolition and ground investigation works;
 - ground reduction;
 - construction ground works, including excavation of building foundations, service trenches and stripping for roads/car parks;

-
- excavation of new site drainage channels (including soakaways); and
 - landscaping and planting.

4.15. This may affect the historic field boundary identified on the north-west side of the Site. However, this field boundary does not appear to be situated in the way of any buildings or hard standings for the proposed development. However, plans at the time of writing show a screen of trees between the development and market street, the planting of which may affect this field boundary. It may also be at risk of damage or destruction from levelling works or creation of access routes for construction vehicles and machinery.

4.16. This potential for truncation is reduced by the partial overlap of the proposed development with existing houses, i.e. the footfall of the proposed development on previously undeveloped land is limited. Given the low potential for survival of archaeological remains within the Site, it is unlikely that further works be required to inform the planning application. However, this remains to be confirmed by the archaeological advisor to the Local Planning Authority.

5. BUILDINGS SURVEY

- 5.1. This section will provide a survey of the existing buildings on the Site. The buildings were surveyed to a Level 1 standard as guided by Historic England in their publication *Understanding Historic Buildings, a guide to good recording practice* (Historic England 2016). A Level 1 recording is described as a 'basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type'. Access to the buildings or gardens was not afforded, so this assessment is based on views from publicly accessible areas.
- 5.2. The current buildings on the Site consist of two pairs of semi-detached houses (numbers 22 and 21 and numbers 20 and 19 School Close, Bampton, EX16 9NN) and four terraced houses (numbers 4 to 7 School Close, Bampton, EX16 9NN) facing onto School Close, and a pair of semi-detached bungalows facing onto West Street (1a and 1b School Close, Bampton, EX16 9NN).

19-22 School Close, Bampton, EX16 9NN

- 5.3. The two pairs of semi-detached houses (19-20 and 21-22 School Close) are identical in construction, and the two pairs are conjoined by an outbuilding. Each house is of square, two-storey construction, with pebbledash rendering, uPVC windows, and pantile roofs. Each house has a single-storey outbuilding connected to the outer side wall; the outbuildings between the two pairs of houses are connected. The front doors are located to the side of each house. Each house has a paved driveway and front and rear gardens. Number 19 has a brick chimney stack with a single pot on the centre rear of the roof; historic Google Streetview images show that the others originally had chimney stacks as well, but these have been removed. Numbers 21 and 22 have solar panels.
- 5.4. These houses are fairly typical of post-war council housing. They are shown under construction in aerial photography taken on 3 October 1952 (RAF/540/890).



Photo 4: 21 (r.) and 22 (l.) School Close. Looking north from School Close.



Photo 5: 19 (r.) and 20 (l.) School Close. Looking north-east from School Close.



Photo 6: Back of 19 School Close. Looking south from Market Close.



Photo 7: Back of 20 (l.) to 22 (r.) School Close. Looking south-west from Market Close.

4-7 School Close, Bampton, EX16 9NN

- 5.5. The terrace toward the centre of the Site (4-7 School Close) is a line of four two-storey houses. Each has pebbledash rendering, uPVC windows, pantile roofs, and canopied front doors. The two central houses (numbers 5 and 6) have two front doors each; this may have been to facilitate the subdivision of these either into separate properties or into a main house and 'granny flat', but the house numbering suggests each of these houses currently remain unified. Each house has a small front garden onto a communal access path, and a back garden extending toward Market Close. Historic imagery (Google Street View, 2009) shows each house had a centrally situated brick chimney stack, although only one survives today (see Photo 8). Number 4 has a drive and a single garage attached to the north-west end of the terrace. Number 7 has a single-storey annex affixed to the south-east end of the terrace.
- 5.6. The terrace appears fully built in the aerial photography from 3 October 1952 (RAF/540/890), although it has the look of having been recently constructed, so it is likely it was built in the early 1950s as part of the same development as 19-22 School Close.



Photo 8: 4 (l.) to 7 (r.) School Close. Looking north-east from School Close.

1a and 1b School Close, Bampton, EX16 9NN

- 5.7. To the south of the site are a pair of semi-detached bungalows. Although their address is School Close, they are accessed via a gate on West Street. The bungalows are constructed with gabled, pantile roofs, rendered external walls, recessed front doors within bare-brick-framed open porches, central chimney stacks,

and uPVC windows. There are small, single-storey outbuildings added to both the east and west ends of the houses, and given these appear identical on each house, it seems likely they were part of the original construction. Both houses have solar panels fitted.

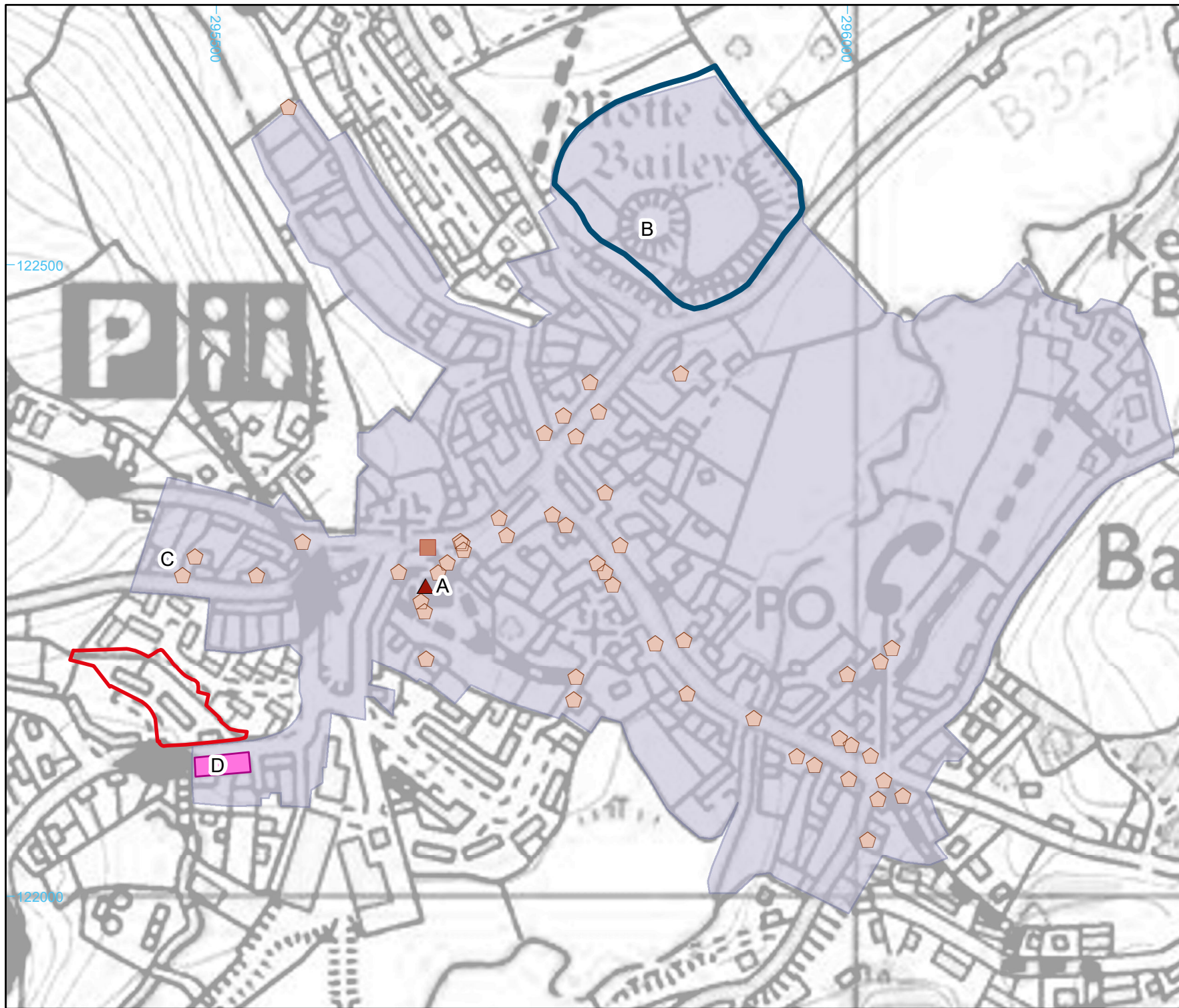
- 5.8. The bungalows are of a later date to the other buildings in the Site, as they do not appear on the 1962-63 OS Map. However, they do appear in aerial photography from 15 June 1967 (OS/67220), so construction can be dated to 1962-1967.



Photo 9: 1a (r.) and 1b (l.) School Close. Looking north from West Street.

Summary

- 5.9. Extant buildings within the Site have assessed to determine whether they might be of heritage interest. It was determined that the structures, representing mid-20th century residential development of a form common throughout the country, are not of heritage significance and that no further assessment of these is necessary. The removal of these buildings would not represent a heritage constraint.



- Site
- Scheduled Monuments
- Conservation Area
- Unlisted Buildings
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building



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PROJECT TITLE
 School Close, Bampton, Devon

FIGURE TITLE
Conservation Area, Scheduled Monuments, Listed and Unlisted Buildings

DRAWN BY	TH	PROJECT NO.	CR1609	FIGURE NO.
CHECKED BY	TH	DATE	14/12/2023	
APPROVED BY	RW	SCALE @ A4	1:4,000	9

6. THE SETTING OF HERITAGE ASSETS

6.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are shown on Figure 9. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

6.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

6.3. A number of heritage assets were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting. These assets have been identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance. Due to proximity to, or potential inter-visibility with the Site, the following designated heritage assets were considered to be to be potentially sensitive to the proposed development:

- Bampton Conservation Area, to the north, south, and east of the Site (Fig 9)
- Grade II Listed Bowdenhays, c. 60m north of the Site (Fig 9: **C**);
- Unlisted buildings of local importance, as identified by the Bampton Conservation Area Appraisal and Management Plan, on West Street, c. 10m south of the Site (Fig 9: **D**)

6.4. The Site visit, and study area walkover, identified that there would be no non-physical impact upon the significance of any other heritage assets as a result of changes to the use and/or appearance of the Site. These unaffected assets comprise historic buildings and features within the town of Bampton. Their setting is within the town, and it as features of the town, rather than its suburbs, that these are best perceptible and intelligible as heritage assets. This setting would not be altered, and would be

preserved, as would the assets' key contributing values and views. Views of the surrounding landscape (including the Site) from these assets are blocked by topography and the built landscape, and there are no other discernible (non-visual) historical or landscape associations between any of these assets and the Site. As such, the proposals will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail. Listed Buildings not scoped into this assessment are represented on Figure 9.

- 6.5. Owing to their height, it was considered that the Church of St Michael and All Angels (Figure 9, **A**) and Bampton Castle (Figure 9, **B**), might be especially susceptible, but field examination proved there to be no intervisibility between these assets and the Site, as well as no other physical or non-physical relationship to take into account. Therefore, these assets have not been progressed beyond Stage 1.
- 6.6. All heritage assets assessed as part of Step 1, but which were *not* progressed to Steps 2 – 3, are represented on Figure 9.

Steps 2 – 3: Assessment of setting and potential effects of the development

- 6.7. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

Bampton Conservation Area

- 6.8. Bampton Conservation Area was designated in November 1989, and extended in December 2005. It encloses the historic core of the town of Bampton as well as some of the green spaces to the east (see Figure 9). The Conservation Area includes the Grade I Listed St Michael and All Angels Church, the Grade II* Listed Leburn House and Lower Leburn, as well as 48 Grade II Listed Buildings.
- 6.9. The Conservation Area is published in the *Bampton Conservation Area Appraisal and Management Plan* (Mid Devon District Council 2005), along with associated maps (see Appendix 4). This identifies and describes features and characteristics of the historic settlement which convey its [special architectural](#) or [historic interest](#) and thereby justify its designation as a Conservation Area. This includes key historic buildings, locally important structures, landmarks, open spaces and views.

-
- 6.10. The management plan focuses principally on the condition of and alterations to existing historic buildings, as well as offering some guidance for developments – both of these applying specifically to within the Conservation Area. The only guidance that may apply to development outside the Conservation Area is the following:

‘Appropriate external materials and finishes will be required on all new development within or affecting the setting of the Bampton Conservation Area. Traditional materials typical of the conservation area will be encouraged to complement the existing built heritage. Where modern materials are proposed these should harmonise with the colours and textures of the existing built heritage.’

- 6.11. The applicability of this guidance to the proposed development is dependent on whether or not the proposed development affects the setting of Bampton Conservation Area, which will be considered in detail in the following sections. It is noted that the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not apply to the settings of Conservation Areas, and the Site therefore does not fall within these duties.

Physical Surrounds – ‘What Matters and Why’

- 6.12. The River Batherm draws its waters from the many tributary streams running off mid-Devon’s low hills before it joins the River Exe. Approximately 1km north of this confluence, the town of Bampton grew up around the Batherm. The river meanders from north-east to south-west through Bampton, and the historic town is situated on the relatively flat ground to the north.
- 6.13. The town’s oldest buildings are concentrated around the rough T-shape formed by Luke Street, Castle Street, and Brook Street, with the church and historic public houses representing the town’s communal core. For a significant part of the town’s modern history, the railway formed a western boundary to the town; since its dismantling, the historic core of Bampton has been reunited with its western half, and the inclusion in the Bampton Conservation Area of buildings on West Street and South Molton Street and High Street represents a desire to perverse the historic extent of the town, even though the intervening space has been considerably changed.
- 6.14. The Conservation Area also includes areas designated as ‘visually important green space’. The largest consists of the flood meadows surrounding the River Batherm on the north-east side of the town, leading up to and including the green space around

Bampton Castle. These are highly visible from the two roads approaching the town from the north-east, and from Bampton Castle; they form an important part of the setting of the town and of Bampton Castle as a Scheduled Monument. In addition, the churchyard, certain fields to the west of Frog Lane, Castle Grove, and an area south-east of Tiverton Road have been designated visually important green spaces. The undulating hills surrounding Bampton, which remain primarily in agricultural use, although some are wooded, and which are visible from many parts of the town, also contribute significantly to its rural setting. The appraisal specifically identifies rising ground, along with the castle mound and historic quarries, as an essential element in the setting of the Conservation Area. The land to the west of the Conservation Area contributes less to its historic setting, as it is an area of post-war residential expansion; the Site is a part of this area, and while this reflects the historic growth of the town, owing to its limited time depth it is not an important element of the town's physical surroundings.

- 6.15. One of the extended sections to the south-west encloses historic unlisted buildings on the south side of West Street, and, as a result, brings the Conservation Area directly adjacent to the southern boundary of the Site. The unlisted buildings on West Street, opposite 1a and 1b School Close in the Site, are Westaways, Compass Cottage (No. 8), and No. 9 West Street (Figure 9, **D**), which will be assessed separately below.

Experience – ‘What Matters and Why’

- 6.16. The Bampton Conservation Area principally consists of the historic town of Bampton. Its character is that of a busy, rural, former market town, with a centre featuring many shops, cafés and public houses, which serves as a focal point for its surrounding area. The town's illustrative value is derived from its historic building stock, many of which are listed, and, from an experiential perspective, these are best appreciated at close range, where the frontages and architectural features can be seen in detail. In many parts of the town, views are entirely restricted to the surrounding buildings owing to the height of the buildings, the topography, and the narrowness and winding nature of the streets. This emphasises the principal experience of the Conservation Area being that of a townscape, somewhat divorced from its external setting.
- 6.17. There are, however, significant views of green spaces both within the town and looking outside it, as discussed above. These are important to maintaining the connection between the town and its rural setting. The relationship between town and

hinterland is extremely important to understanding the social and economic history of Bampton, and therefore its rural setting has significant associative and illustrative value.

- 6.18. The key views associated with the Conservation Area reflect this dichotomous experience; of the sixteen 'important views, into and out of the Conservation Area' identified in the appraisal document (Mid Devon District Council 2005), nine are specified as long-distance views and seven as short-distance views. These are shown on the maps published in association with the Bampton Conservation Area, specifically Plan 7, 'Features of Special Importance', which are reproduced in Appendix 4.
- 6.19. The short-distance views are concentrated along Brook Street and Silver Street, and are predominately focused on historic buildings. The long-distance views are more diverse, with important vistas identified along Brook Street, Britton Street, Church Street, Castle Street, and Frog Street, as well as toward Bampton Castle from the B3190 and toward the church through the church yard, and more wide-ranging views of the flood meadows from the B3227 and of the church and town from Frog Street.
- 6.20. None of these important views are from or directed toward the Site. Nor are any of these views anywhere near it, being focused entirely on the town to the east of the historic railway. The proposed development will not, therefore, be visible in any of the designated important views associated with the Bampton Conservation Area.
- 6.21. The proposed development of the Site will be visible from the Conservation Area at two locations: from West Street, and from South Molton Street. The extent of visibility from these locations is limited.
- 6.22. From West Street, the view is looking up over the retaining wall (see Photo 9, above), so visibility will likely be limited to the line of seven houses slated to replace 1a and 1b School Close. The character of this view will not be changed: it will simply replace modern housing with modern housing. The footprint and height of this housing is likely to be increased, but this will not substantively alter the landscape context of the Conservation Area from West Street.



Photo 10: View of the Site from the Conservation Area, looking south from South View House on South Molton Street (buildings in centre frame are 4-7 School Close).

- 6.23. The Site is also visible from the western extent of the Conservation Area on South Molton Street, specifically from the street from the western edge of Bowdenhays extending to the front of South View House (see Photo 10; for photo directions, see Figure 10). The name of South View House itself evokes the importance of the view over the valley to the opposing hillside. The Site appears within this view, and particularly 4-7 School Close. The proposed development will engender a change to this view, but will not alter its character. The area occupied by 4-7 School Close will be replaced with two-storey terrace buildings, so there will be no substantial change in height or footprint within this view. The significance of the view at present, the historic view having already been partially lost, is derived from the continued visibility of the opposing hillside, on which the proposed development will have no effect.
- 6.24. The Site comprises a parcel of land surrounded on all sides by residential development. Owing to the topography and the built environment, the Site has almost no intervisibility with the Bampton Conservation Area and there are very few areas within the Site from which any part of the Conservation Area is visible. Those few views are restricted to glimpses of the very western edges of the Conservation area, and not the core of the historic town which is its defining characteristic. As such, the Site has no meaningful relationship to the Conservation Area.
- 6.25. This area of development is considered neutral in terms of impact on the Conservation Area, and does not make any specific contribution to its significance.

The Site is not a location from which the character and appearance of the Conservation Area or the special architectural and historic interest of any Listed Building within it can be appreciated. Therefore, the Site is not a key element of the setting of the Conservation Area that contributes to its significance.

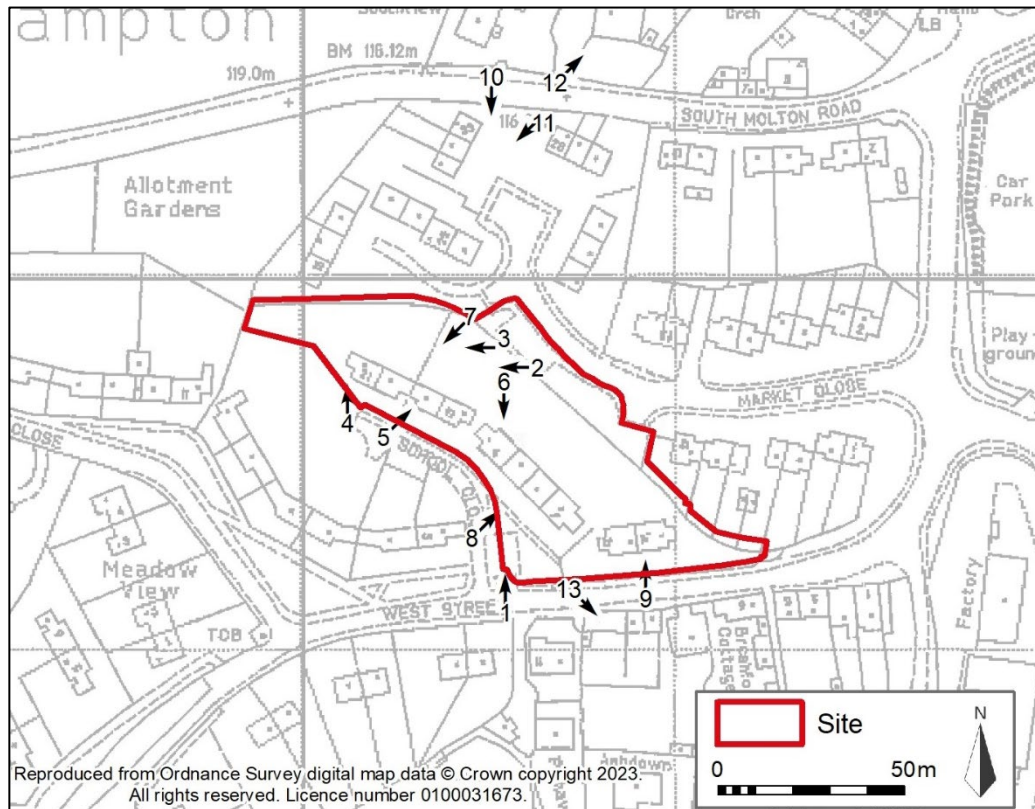


Figure 10: Photo Directions

Summary of development effects

- 6.26. This assessment has reviewed the appraisal of Bampton Conservation Area and has found that the key historic character of the town is focused on the historic buildings of the town centre within their semi-rural context. The western extent of the Conservation Area includes historic buildings peripheral to the town, but no key views have been identified from or of this part of Bampton. The setting of this part of the Conservation Area is principally derived from its associative link with the town – since it has poor intervisibility with the town centre – and its limited views of the surrounding countryside.
- 6.27. The Site lies within an area of 20th century residential development which does not positively contribute to the setting of any part of the Conservation Area. Nor will the proposed development be visible from the Conservation Area, except partially from certain specific directions (i.e. from outside South View and Bowdenhayes and from

West Street). The landscape character of the Site however, will remain unchanged. The Site does not form a part of the setting which contributes to the significance of the Conservation Area or the individual heritage assets therewithin. As such, there would be **no harm** to the prevailing character or appearance of Bampton Conservation Area should the proposed development proceed.

Bowdenhays house, garden wall, railings, and gates (Fig.10: C)

- 6.28. Bowdenhays is a Grade II listed Georgian house on the edge of Bampton, dating to 1789; its front garden wall, railings, and gates are separately Grade II Listed. It is included within Bampton Conservation Area. The significance of Bowdenhays house derives primarily from its illustrative value as an unspoiled Georgian house. The garden wall, railings, and gates are significant due to their contribution to the setting of Bowdenhays. It should be noted the gates are no longer present (Google Streetview shows they were removed at some point between 2018 and 2021), and on the Site visit it was observed that the railings were in a state of advanced deterioration.

Physical Surrounds – ‘What Matters and Why’

- 6.29. The physical setting of Bowdenhays (Photo 11) would originally have made a major contribution to its significance. The house was situated in an elevated position on a hillside on the outskirts of Bampton town. It was set back behind gates and railings on the South Molton Road, one of the principal routes out of Bampton. It would have had views over the valley bottom and to the hill to the south. This land would have been in agricultural use with few buildings. The setting and designed views of Bowdenhays would have been looking over an undulating, unspoilt, rural landscape.
- 6.30. This setting has already been lost. The agricultural land in the valley has been covered in post-war housing developments, and the views from Bowdenhays and almost completely obscured by the construction of houses opposite on the Market Close development. A tall hedge has been grown along the front of Bowdenhays to further isolate it from its changed setting. Two houses within the Site, 19 and 20 School Close, are just visible from the western edge of the entrance to Bowdenhays (Photo 12), but are almost certainly not visible from within the property.



Photo 11: Bowdenhays. View from entrance looking north-east. Note house set back from road, and dense hedge growth along the front.



Photo 12: View south-west toward 19-20 School Close (behind tree) from western edge of entrance to Bowdenhays. The building in frame to the left blocks most views from the house and grounds.

Experience – ‘What Matters and Why’

- 6.31. Owing to changes to the setting of Bowdenhays, it can now be best experienced looking inwardly. Existing housing and deliberate screening have isolated it from its original setting. The value of the asset is now almost completely discrete from its surroundings, deriving from the built form of the house and its associated features and fittings, and its setting within its own grounds, whence the historic and architectural qualities of the building can be appreciated at close proximity. From the street, the building can be appreciated by passing members of the public within the context of its gardens and immediate surrounds, but it is not visible from a distance and nor can the house be viewed within the context of the wider landscape (see Photo 11).
- 6.32. It is unlikely that the proposed development will be slightly more visible than the current buildings from Bowdenhays. As 19 and 20 are visible from the westernmost part of the entrance to Bowdenhays, the two-storey buildings with which the proposed development will replace them will maintain the current level of visibility. They will still not be visible from the house or garden, only from the drive. 21 and 22 School Close are currently screened from view by buildings on Market Close (see Photo 12). As the proposed development will establish four three-storey houses roughly where 21 and 22 School Close are, it is possible these will become visible over the houses. This will result in a slight alteration in the view, but this will simply obscure the view of other post-war housing developments. As the wider view at present, comprising both the buildings currently within the Site and the wider post-war developments surrounding it, has significantly changed from the historical view enjoyed by Bowdenhays, it no longer contributes to the significance of Bowdenhays and has removed it from its historically rural setting. Therefore, the proposed development will not alter the character of the view.

Summary of development effects

- 6.33. The proposed changes to the Site may occasion a small, if discernible, change to views from certain parts of the property, but these would not entail any further loss of setting or have any further impact on the experience of the asset.
- 6.34. This would result in **no harm** to the significance of Bowdenhays. The Site is well-screened with almost no intervisibility with Bowdenhays, and the proposed development entails no change to the land use, i.e. it will simply replace modern housing with modern housing.

Westaways, Compass Cottage, and No.9, West Street (Unlisted Buildings)

- 6.35. The three houses opposite 1a and 1b School Close are identified as important unlisted buildings in the Bampton Conservation Area Appraisal and Management Plan, and derive their significance from their illustrative value as historic buildings and their situation on the edge of the historic town of Bampton. They were likely included in the Bampton Conservation Area due to their age and contribution as historic outlying homes on the edge of Bampton; their immediate surrounds do not contribute significantly to the views or appreciation of the Conservation Area.



Photo 13: View of Westaways (far l.), Compass Cottage (l.) and No. 9 (r.) West Street, looking south-east.

Physical Surrounds – ‘What Matters and Why’

- 6.36. These three buildings sit in a line on the south side of West Street, on the edge of Bampton, with their frontages facing onto one of the roads out of town, with limited views of the surrounding landscape or historic town centre. Setting makes a moderate contribution to the assets’ significance, because of their physical proximity to the town and their historic association with the early growth of the town into its rural hinterland. The houses are close to the historic town centre and from outside the front of the houses (but not from inside) there are views of the undeveloped rural hillside to the west. There are no views of the town from the houses owing to interstitial elevation.

6.37. The original views looking out from these houses have been lost. This originally would have been of an orchard sloping upward toward the historic houses on South Molton Road. Now, there is a retaining wall supporting terracing for School Close, and a view of 1a and 1b School Close (see Photo 9). Owing to the relatively low status of these houses, their frontal view was likely incidental rather than designed, and may be considered of low importance to their setting.

Experience – ‘What Matters and Why’

6.38. These assets are best experienced from West Street, where the houses front directly onto the pavement. Owing to the topography and buildings of Bampton, these houses cannot be readily seen from other perspectives. The original views from the front of these assets over the historically rural setting have already been lost, and the landscape context substantially changed. However, the retaining wall opposite the assets creates a certain facsimile of authentic setting, being constructed in a traditional style and capped with plant growth (see Photo 9). The height of the wall, and the fact 1a and 1b are bungalows set back from the wall, limit visibility of the post-war housing opposite the assets. It is possible that views from the rear and gardens of these properties are now more significant than those from the front, as favourable topography ensures continued visibility of the hilly and wooded landscape to the south of Bampton. Views of the Site at present do not contribute in any way to the significance of these assets.

6.39. The extent to which the proposals will change the setting of the assets will depend on the height of the proposed buildings and screening. The proposals are for two-storey building situated where 1a and 1b are now, so the added height will entail an increase in visibility from these assets. The footprint of the proposed development will also be much longer, which will increase the visibility of the new development. However, the proposals include a line of trees between the new buildings and West Street, which will supply partial screening.

Summary of development effects

6.40. The proposed development will result in **no harm** to the setting of the ‘important’ unlisted buildings along West Street. While the new buildings will likely be more visible, owing to their increased height and footprint, they will not replace or obscure any historic or designed view associated with these houses. The original setting of these assets has long since been lost, and the proposed development will simply

replace buildings which already make no positive contribution to the setting of these assets.

7. CONCLUSIONS

- 7.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed. Any physical or non-physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.

Physical effects

- 7.2. This assessment has identified the remains of sections of a Devon hedgebank associated with a historic field boundary along the north-east side of the Site. This may qualify as 'important' under the 1997 Hedgerow Regulations, thereby requiring notification to the LPA. As this field boundary has low heritage value, the loss entailed by any damage or levelling effected as part of construction works would be limited.
- 7.3. The proposed development will also entail the removal of eight 1950s council houses and two 1960s bungalows. These have been surveyed to Level 1 standard as part of this report. Their removal does not represent any loss of heritage.
- 7.4. A consideration of the archaeological context of the Site has led to the conclusion that because of the limited archaeological investigations in the study area, the archaeological context is not well understood, although some potential for unknown archaeological remains can be assumed based on the resource within the wider area. However, it is likely that groundworks for the houses already on the Site and associated roads, parking, paths, and levelling and terracing works will have truncated any potential buried remains. It is possible certain areas such as gardens remain undisturbed, but the overall integrity of potential remains within the Site is limited.

Non-physical effects

- 7.5. The Site is home to post-war council housing which is part of the wider, modern, residential growth of Bampton. This twentieth-century building programme has significantly affected the setting of heritage assets such as Bowdenhays and the historic houses on West Street. Although the proposed development will result in a minor change to the setting of these assets, this must be understood in the context of a setting which has changed unrecognisably from the setting in which these historic houses were designed and built, and in which they spend most of their history. As this setting has already been lost, the Site does not contribute to the significance of these buildings. The proposed development does not appreciably change the setting from what it is currently, and will not alter any key element of the setting of any Listed Buildings, Conservation Areas or 'locally important' buildings within the 1km study area in a way which affects their significance.
- 7.6. The proposal therefore results in no harm to the significance of any designated heritage assets and is in accordance with local planning policy, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework (NPPF 2023).

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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2023) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2023) also clarifies in [Paragraph 207](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2023), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2023), Annex 2). The NPPF (2023), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as*

having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’ It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF (2023), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 200 of the NPPF (2023) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Designated heritage assets

Paragraph 195 of the NPPF (2023) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 205 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 206 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 208 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

Development Plan

The relevant development policy is to be found in Mid Devon District Council's 'Mid Devon Local Plan 2013-2033', and is reproduced below:

Policy DM25

Development affecting heritage assets

Heritage assets and their settings are an irreplaceable resource. Accordingly the Council will:

- a) Apply a presumption in favour of preserving or enhancing all designated heritage assets and their settings;*
- b) Require development proposals likely to affect the significance of heritage assets, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them;*
- c) Only approve proposals that would lead to substantial harm or total loss of significance of a designated heritage asset where it can be demonstrated that the*

substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or the requirements of the National Planning Policy Framework are met;

d) Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use; and

e) Require developers to make a proportionate but systematic assessment of any impact on the setting and thereby the significance of heritage asset(s).

4.77 The historic environment is an asset of great cultural, social, economic and environmental value. It is a non-renewable resource that contributes significantly to our quality of life and to the character of the district. Heritage assets are defined as those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest over and above their functional utility and covers both designated and non-designated assets.

4.78 A heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. This includes designated heritage assets such as listed buildings, scheduled monuments, registered parks and gardens and conservation areas, and undesignated sites that can include archaeological sites, locally listed assets and any asset included on the Devon County Historic Environment Record.

4.79 Where proposed development will have the potential to impact upon a heritage asset or its setting, the Council will require the applicant to submit sufficient information to enable a description of a heritage asset affected and a consideration of the impact of the development upon it. This may take the form of an appropriately detailed desk-based assessment and, where necessary, a field evaluation. The level of detail required should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance. If physical preservation of a heritage asset in situ is not appropriate or feasible, "preservation by record" may be acceptable and implementation required by a condition attached to planning permission. Non-designated heritage assets of archaeological interest that are of equivalent significance to a scheduled monument, will be considered subject to the policies for designated heritage assets.

4.80 Proposed development that would lead to substantial harm or total loss of significance of a designated heritage asset will be assessed against national policy,

which requires that such proposals should be refused unless there are substantial public benefits that outweigh the harm, or all of the following considerations apply:

- The nature of the heritage asset prevents all reasonable uses of the site*
- No suitable viable use of the heritage asset can be found in the medium term*

through appropriate marketing

- There is no possibility of conservation as a result of grant-funding or charitable or public ownership*
- The harm or loss would be outweighed by the benefit of bringing the site back into use*

4.81 Balancing the importance of conservation with the challenge of tackling climate change represents a priority for the district. Proposals for measures to mitigate the effects of climate change that affect listed buildings or buildings in a conservation area can sometimes conflict negatively with the principles of conservation. Therefore prior to determination, the Council will work with applicants to identify feasible solutions that deliver climate change mitigation with less or no harm to the significance or setting of the heritage asset. Where conflict is unavoidable, the public benefit of mitigating the effects of climate change will be weighed against any harm to the significance of the heritage assets affected.

4.82 Further background information in relation to Mid Devon's historic environment can be found within the Town and Village Character Assessment and Conservation Area Appraisals. Where these are available, applications should make reference to how the proposed development contributes towards the priorities set out in these documents. Specific studies may also be relevant to development proposals depending on their location. For instance, where development would affect the setting of Knightshayes Court or Killerton Park, the Council will have regard to The Setting of Knightshayes Park and Garden: A Historic Landscape Assessment (The Parks Agency; Sept 2007), or the Killerton Park Setting Study (Land Use Consultants; final report, April 2013), as appropriate. These documents are available on the Council's website and will be a material consideration when planning applications are determined. Applicants are encouraged to contact the Council to check if their site falls within the setting study areas surrounding Knightshayes or Killerton, and consider the implications of this at the design stage. It should also be noted that the areas covered by setting studies do not represent a finite limit of setting.

4.83 Details of Mid Devon’s non-designated heritage assets are on the register of heritage assets, which is available on the Council’s website. Further details of heritage assets are available from Historic England and the Historic Environment Service at Devon County Council, which holds the Devon County Historic Environment Record. The Council will publish a local register of non-designated heritage assets.

4.84 Existing registers of heritage assets are not an exhaustive list of heritage assets. The Mid Devon local list is regularly reviewed to take account of new information. A development proposal might draw attention to a heritage asset that had not previously been identified or assessed. The absence of an asset from the heritage asset register at the time an application is submitted does not indicate that the asset has no heritage value.

1997 Hedgerow Regulations

The 1997 Hedgerow Regulations were made under section 97 of the Environment Act 1995, and introduced arrangements for Local Planning Authorities to protect ‘important’ hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication ‘The Hedgerows Regulations 1997: A Guide to the Law and Good Practice’ is a useful guide in this respect. The Regulations provide criteria for assessing whether a hedgerow is ‘important’ for the purposes of the Regulations. To qualify as ‘important’ a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Schedule 1 criteria. Those for ‘archaeology and history’ comprise Part II, namely:

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is –
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
 - (b) recorded at the relevant date in a Sites and Monuments Record [Historic Environment Records have largely replaced Sites and Monuments Records].
3. The hedgerow –

(a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and

(b) is associated with any monument or feature on that site.

4. The hedgerow –

(a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or

(b) is visibly related to any building or feature of such an estate or manor.

5. The hedgerow –

(a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts (a); or

(b) is part of, or visibly related to, any building or other feature associated with such a system, and that system –

(i) is substantially complete; or

(ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act (b), for the purposes of development control within the authority's area, as a key landscape characteristic.

The criterion of point five is the subject of debate and differing interpretation. Some heritage professionals interpret the criterion referring to the individual Inclosure Act for the parish in which a site is located, and numerous Acts were made in the 18th century (including the 1773 Inclosure Act). However, the criterion references the Short Titles Act of 1896, and it is commonly interpreted by LPAs and heritage professionals that it thus refers to the Inclosure Act of 1845, and subsequent Acts up to the Commonable Rights Compensation Act of 1882. This latter interpretation sets a date of 1845 as the benchmark test.

'Important' hedgerows are not designated heritage assets (as defined in NPPF Annex 2). The Regulations are essentially a notification mechanism. Thus an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a

prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposed removal.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the proposed development on the significance of the asset(s)' – specifically to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the

ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on 'ways to maximise enhancement and avoid or minimise harm'. It notes (Paragraph 37) that 'Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception.' It goes on to note (Paragraph 39) that 'good design may reduce or remove the harm, or provide enhancement'.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2023) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.

-
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
 - Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 212 of the NPPF (2023) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2023) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2023) paragraph 209 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Buildings and Monuments				
Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
A	St Michael and All Angels parish church	Grade I/medieval	295665 122243	MDV1389 900342
B	Bampton Castle	Scheduled Monument/medieval	295890 122530	MDV1388 36568
C	Bowdenhays house, and separately listed Bowdenhays garden wall, gates, and railings.	Grade II, 18th century	295480 122260	MDV89053 MDV89258
D	Important non-listed buildings on West Street: Westaway, Compass Cottage, and No. 9 West Street	16th-19th century	295490 122110	MDV49535

Archaeological Finds and Features				
Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
1	Possible Mesolithic worked chert	Possible Mesolithic	295950 122500	MDV71076
-	Dispersed Roman finds (coins and a ring) from Bampton town centre	Romano-British	Various	MDV14098 MDV49530 MDV49533 MDV49549
2	Enclosure	Possibly Romano-British	295150 122870	MDV28349

Events				
Ref	Description	Significant finds/features	NGR	HE ref. HER ref. HEA ref.
E1	Evaluation at Grey Gables	None	295260 122410	EDV5051
E2	Watching brief, St Michael and All Angels	Fragmentary human remains	295670 122230	EDV5909
E3	Watching brief, Old Vicarage, Station Road	Post-med/modern drain and dump waste	295670 122180	EDV4639
E4	Evaluation, Courtyard Mews	None	295730 122240	EDV6078
E5	Archaeological assessment and evaluation	Paleochannels	295940 122230	EDV4105 EDV4234
E6	Evaluation, Castle Grove	None	295830 122420	EDV4190

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

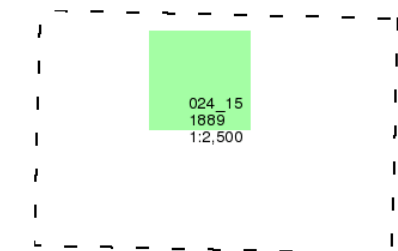
Devon

Published 1889

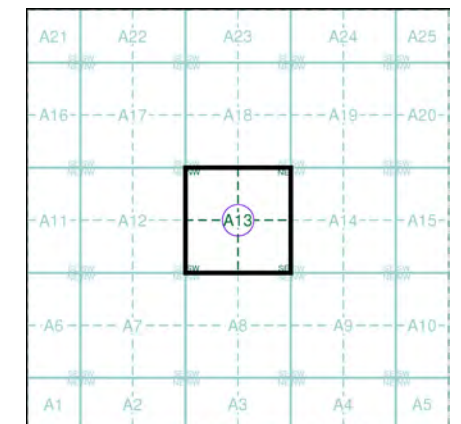
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

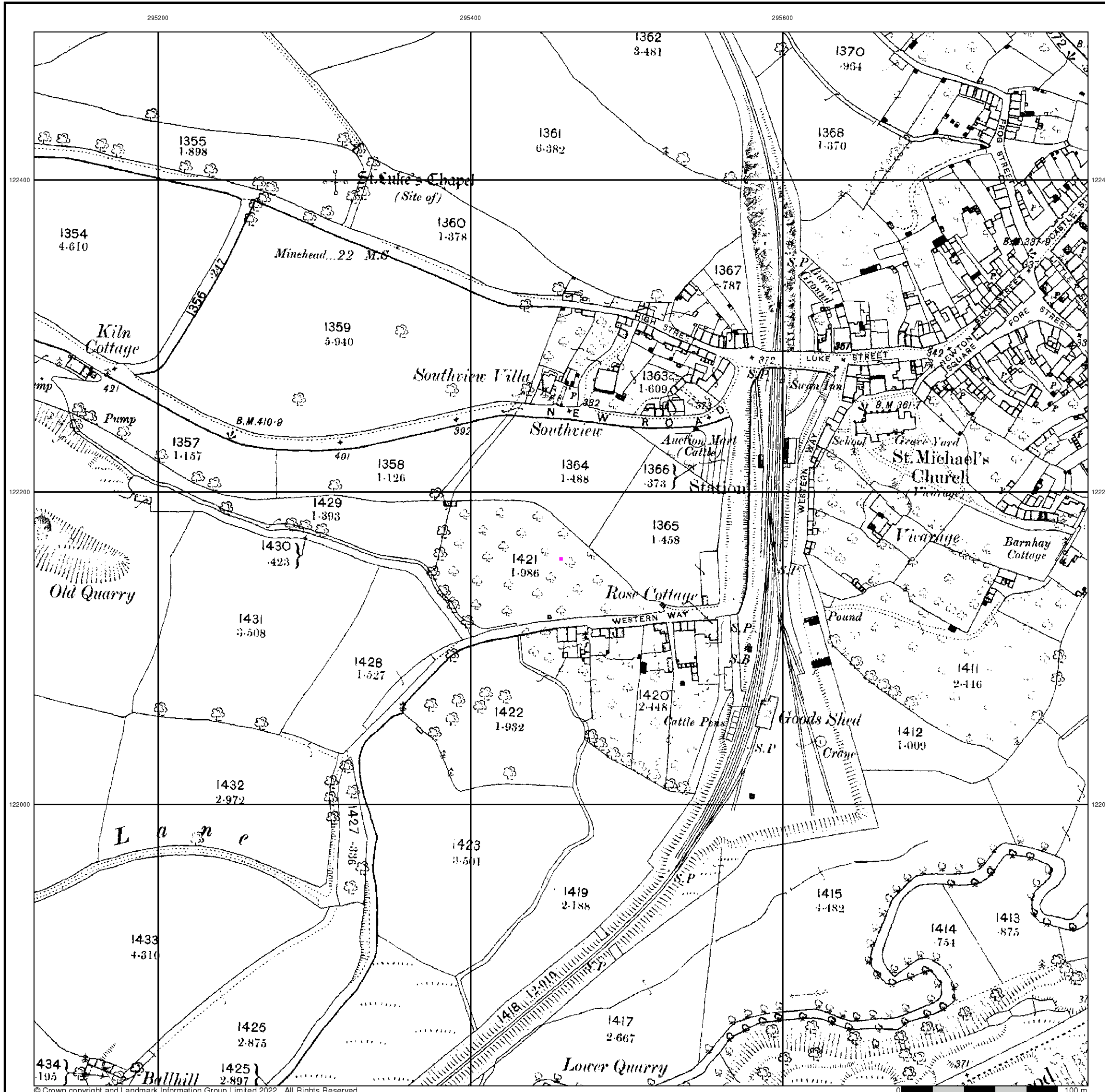


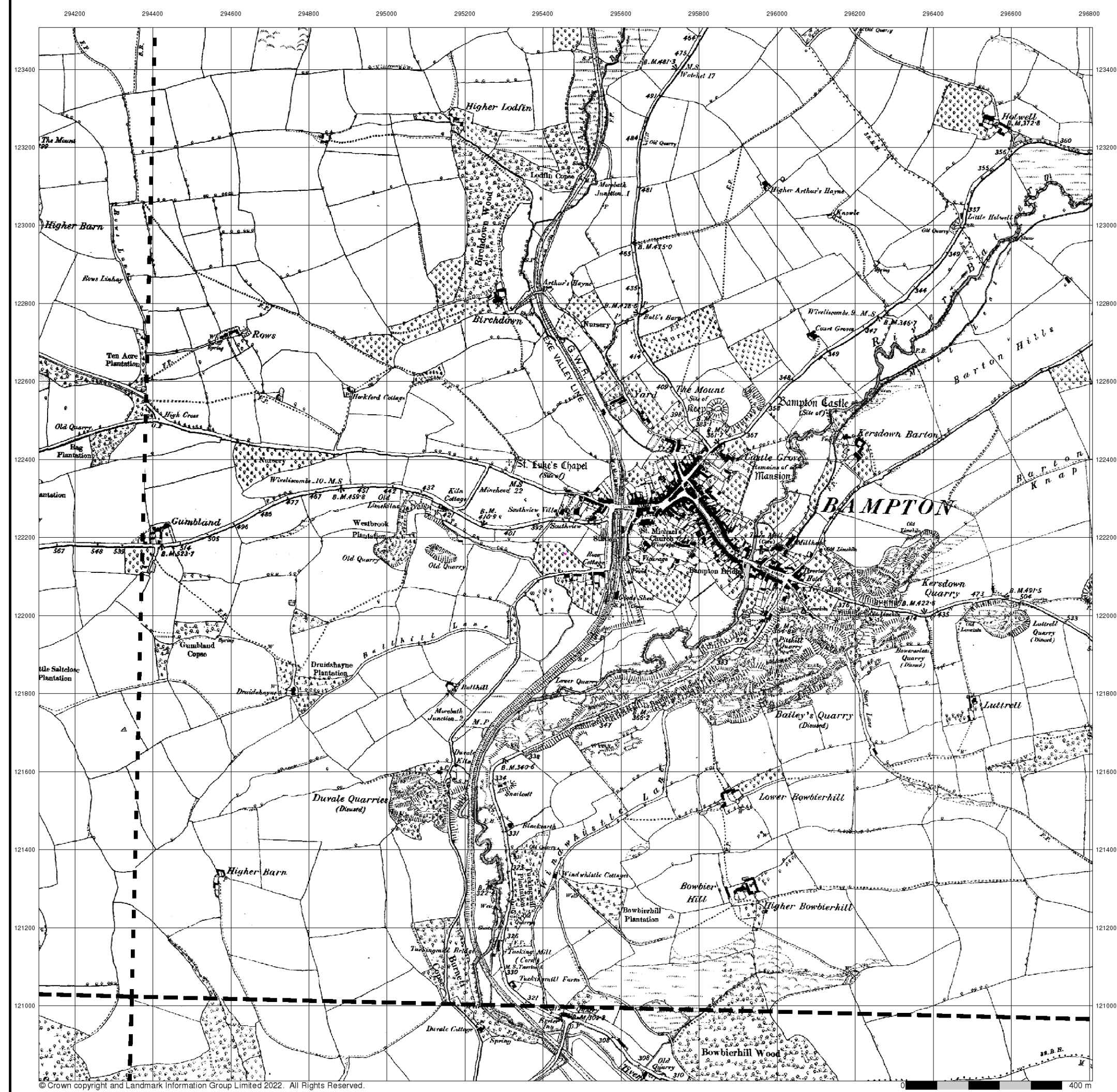
Order Details

Order Number: 304712968_1_1
 Customer Ref: CR1265 Bampton- PO5246
 National Grid Reference: 295460, 122160
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 295460, 122160





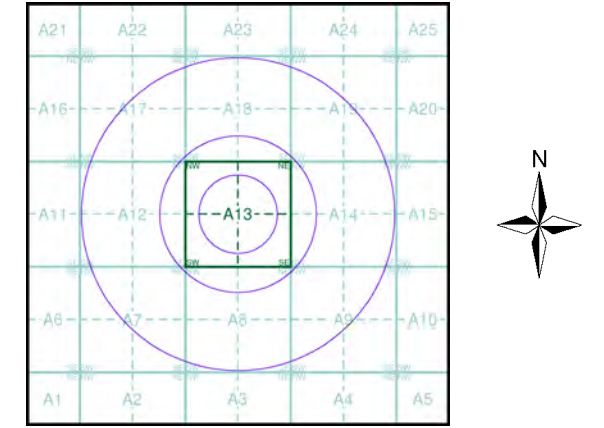
Devon
Published 1889
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

024SW 1889 1:10,560	024SE 1889 1:10,560
034NW 1889 1:10,560	034NE 1889 1:10,560

Historical Map - Slice A



Order Details

Order Number: 304712968_1_1
 Customer Ref: CR1265 Bampton- PO5246
 National Grid Reference: 295460, 122160
 Slice: A
 Site Area (Ha): 0.01
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Site Details

Site at 295460, 122160

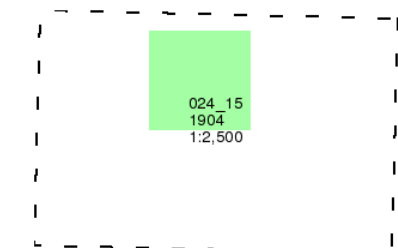
Devon

Published 1904

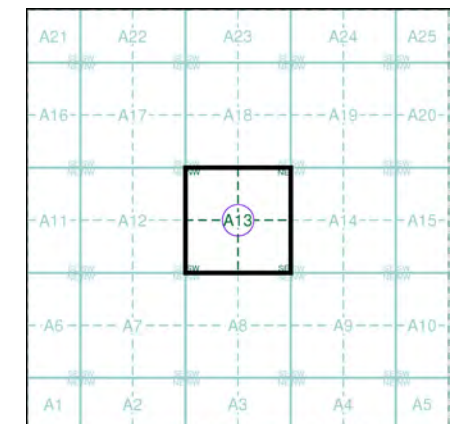
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

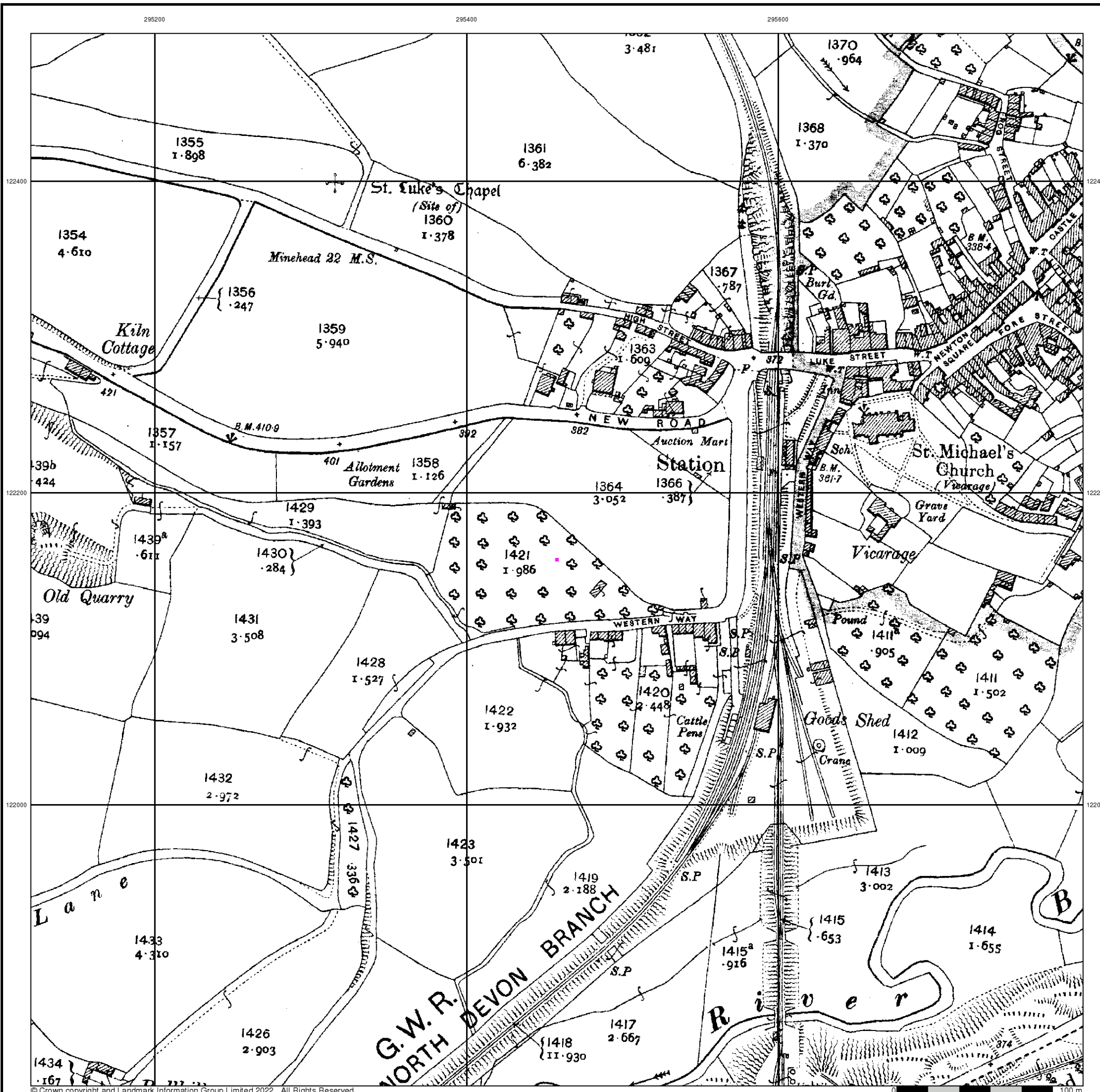


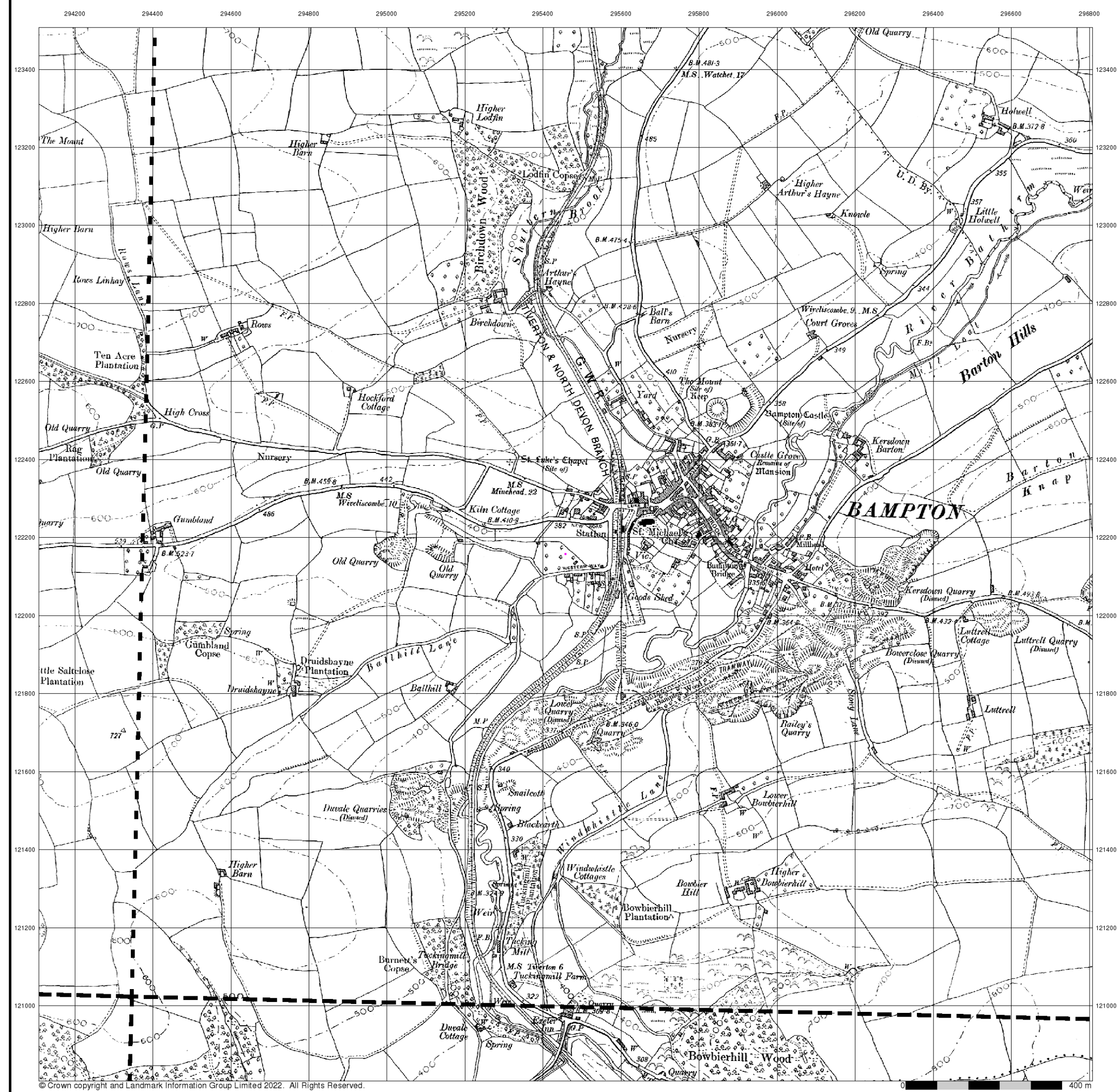
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Site Details

Site at 295460, 122160





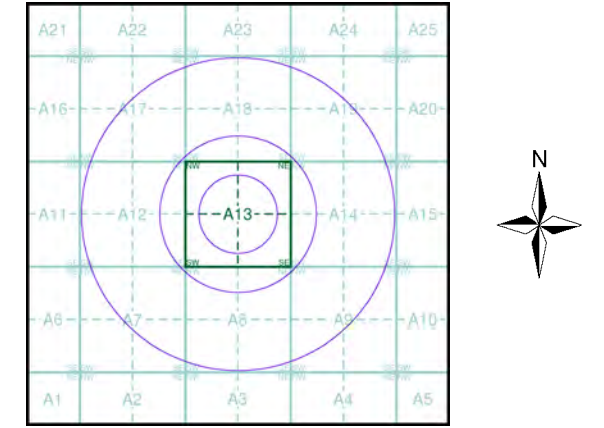
Devon
Published 1905 - 1906
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

024SW 1906 1:10,560	024SE 1905 1:10,560
034NW 1906 1:10,560	034NE 1906 1:10,560

Historical Map - Slice A

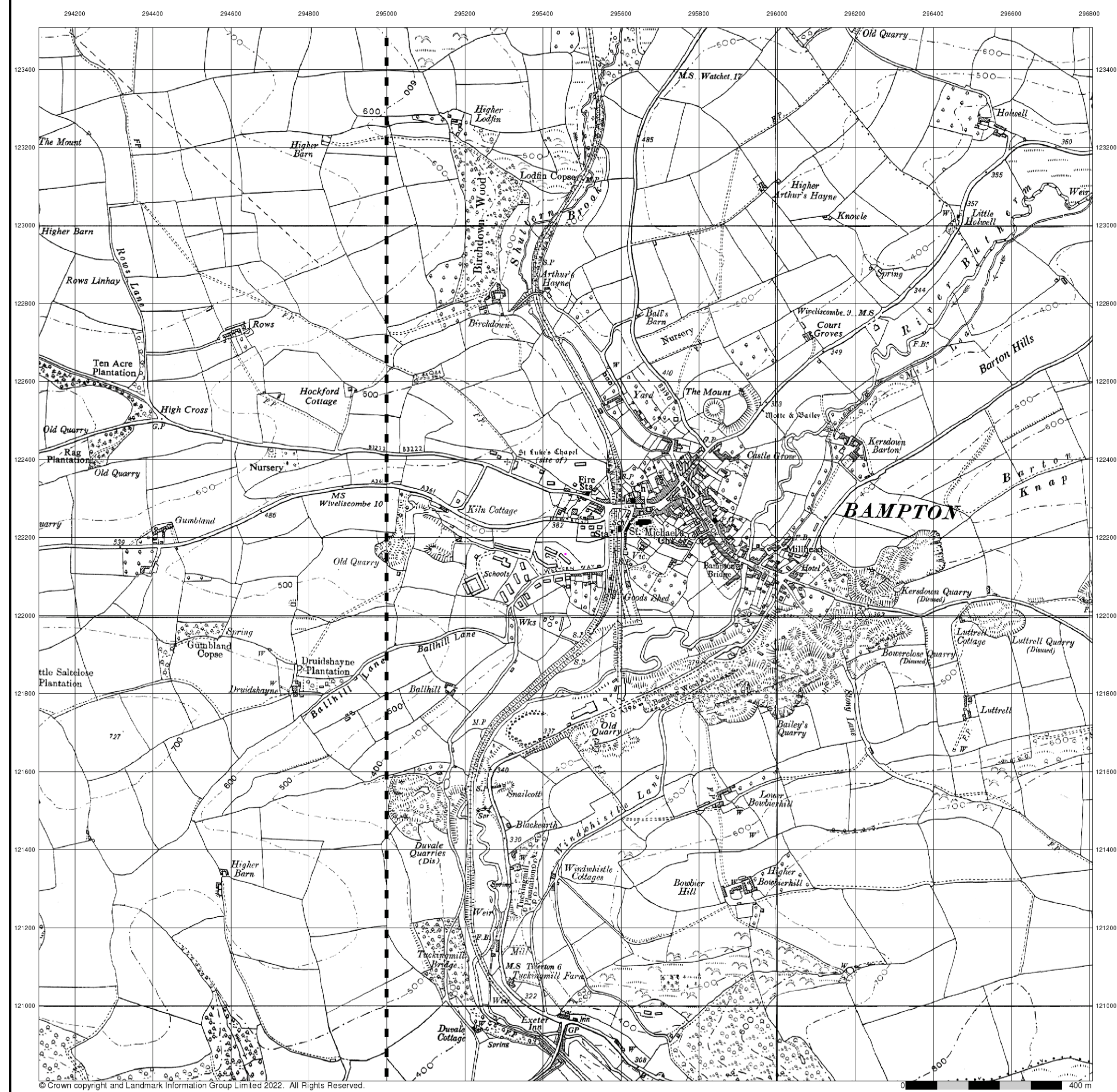


Order Details

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Site Details

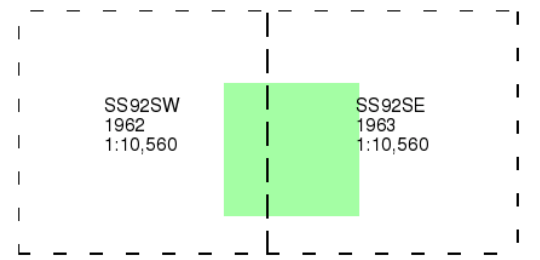
Site at 295460, 122160



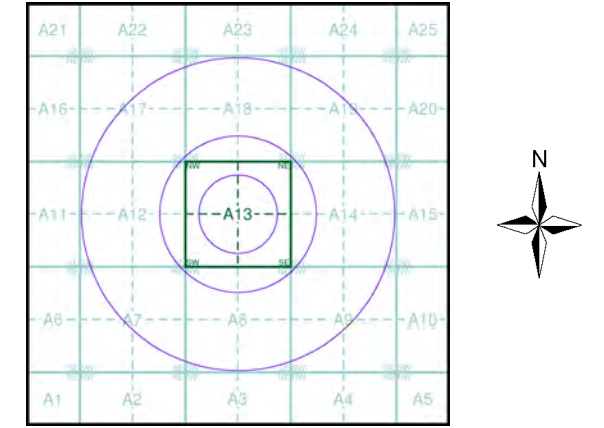
Ordnance Survey Plan Published 1962 - 1963 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 304712968_1_1
 Customer Ref: CR1265 Bampton- PO5246
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Site Details

Site at 295460, 122160

Ordnance Survey Plan

Published 1970

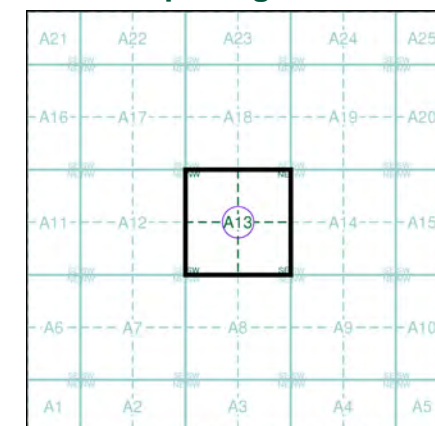
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SS9522	1970	1:2,500
SS9521	1970	1:2,500

Historical Map - Segment A13



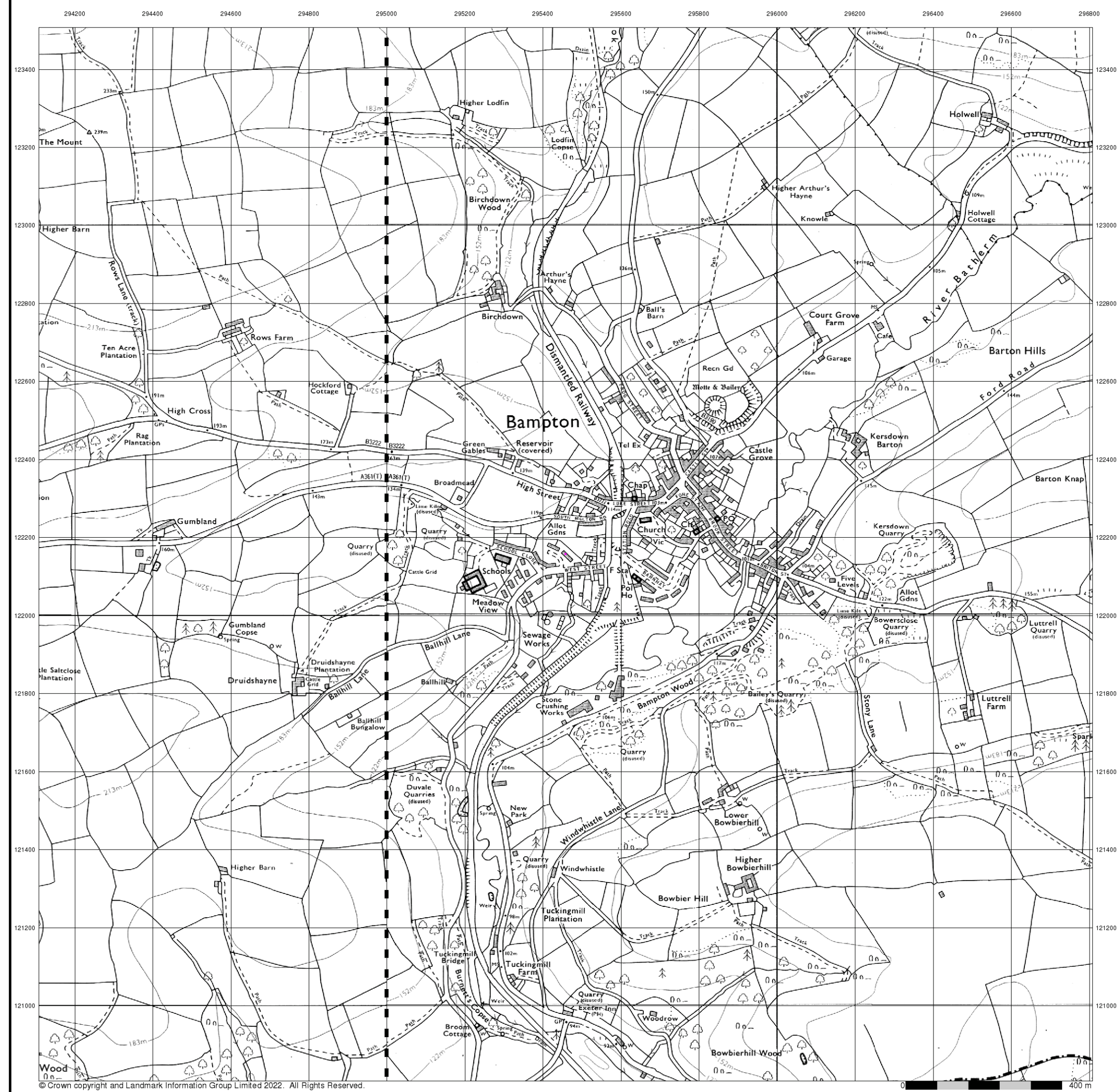
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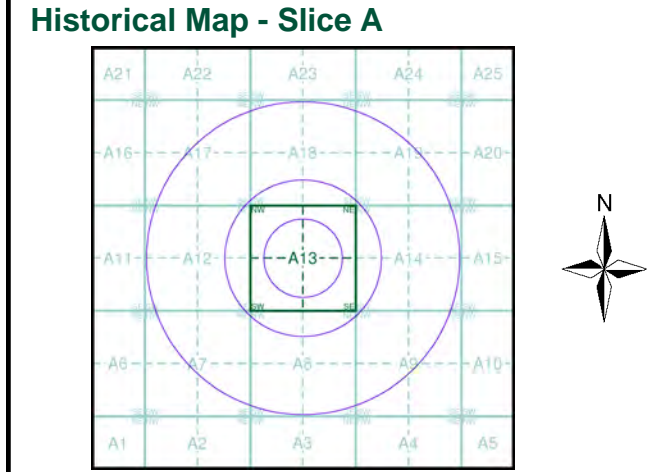
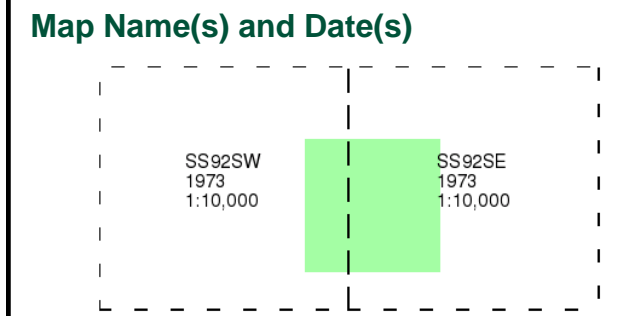
Site at 295460, 122160





Ordnance Survey Plan Published 1973 Source map scale - 1:10,000

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Order Details

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Site Details

Site at 295460, 122160

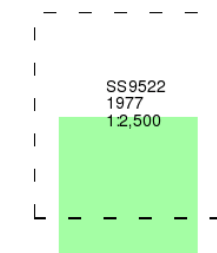
Additional SIMs

Published 1977

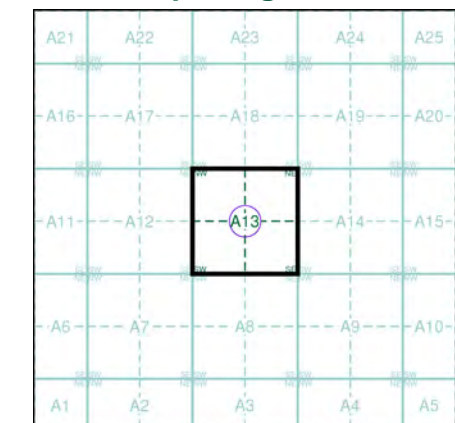
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 304712968_1_1
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Site Details

Site at 295460, 122160



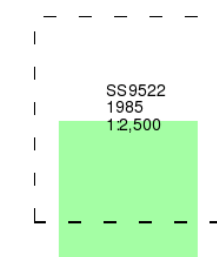
Additional SIMs

Published 1985

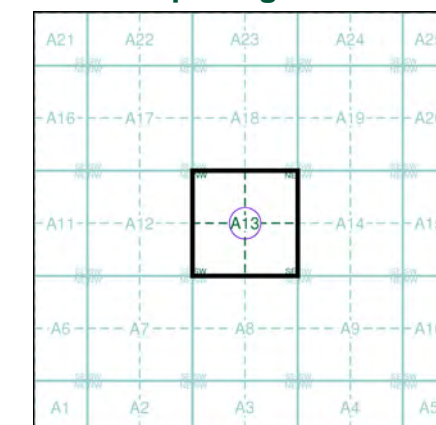
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

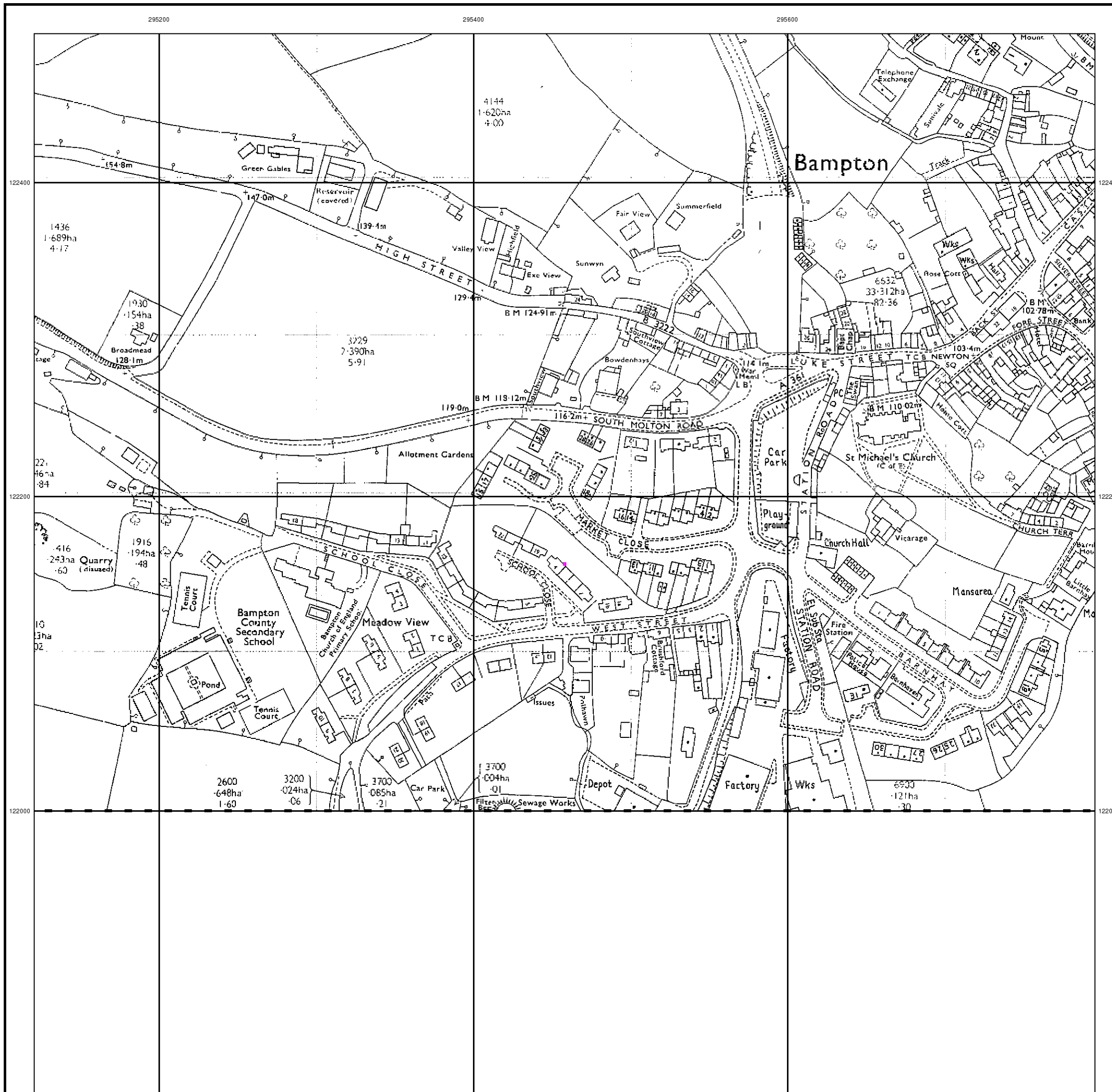


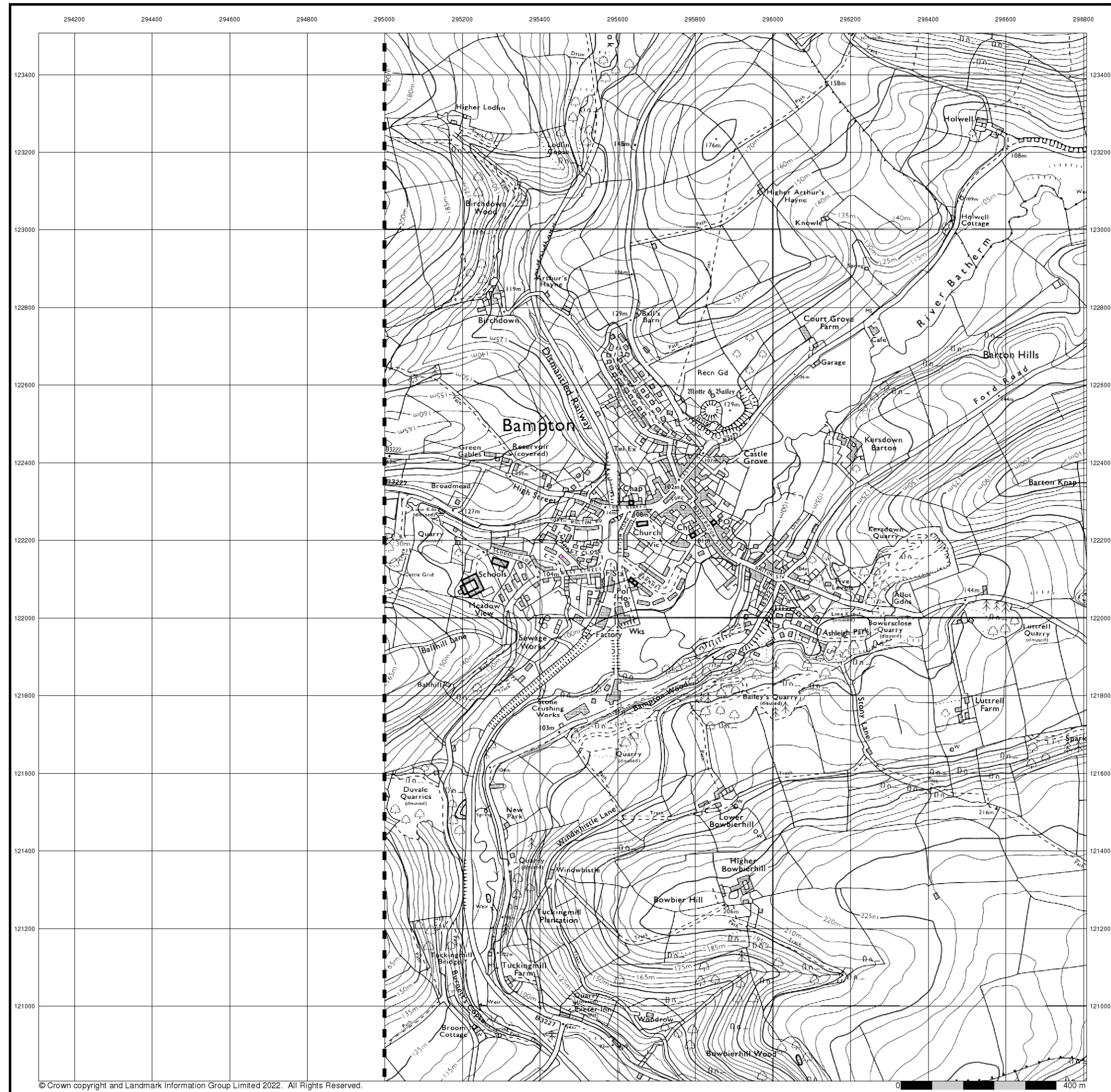
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Site Details

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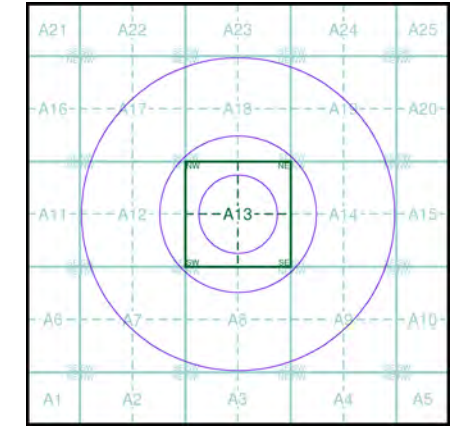
Ordnance Survey Plan Published 1991 Source map scale - 1:10,000

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Map Name(s) and Date(s)

SS92SE
1991
1:10,000

Historical Map - Slice A



Order Details

Order Number: 304712968_1_1
 Customer Ref: CR1265 Bampton- PO5246
 National Grid Reference: 295460, 122160
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 295460, 122160

Large-Scale National Grid Data

Published 1994

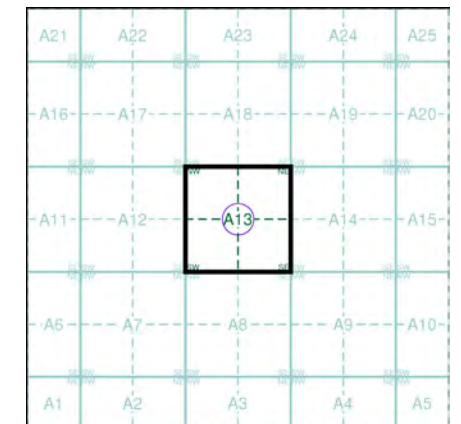
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SS9522	1994	1:2,500
SS9521	1994	1:2,500

Historical Map - Segment A13



Order Details

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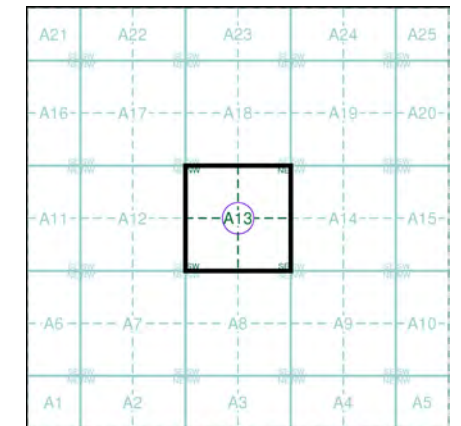
Site Details

Site at 295460, 122160



SS9522	1996	1:2,500
SS9521	1996	1:2,500

Historical Map - Segment A13



Order Details

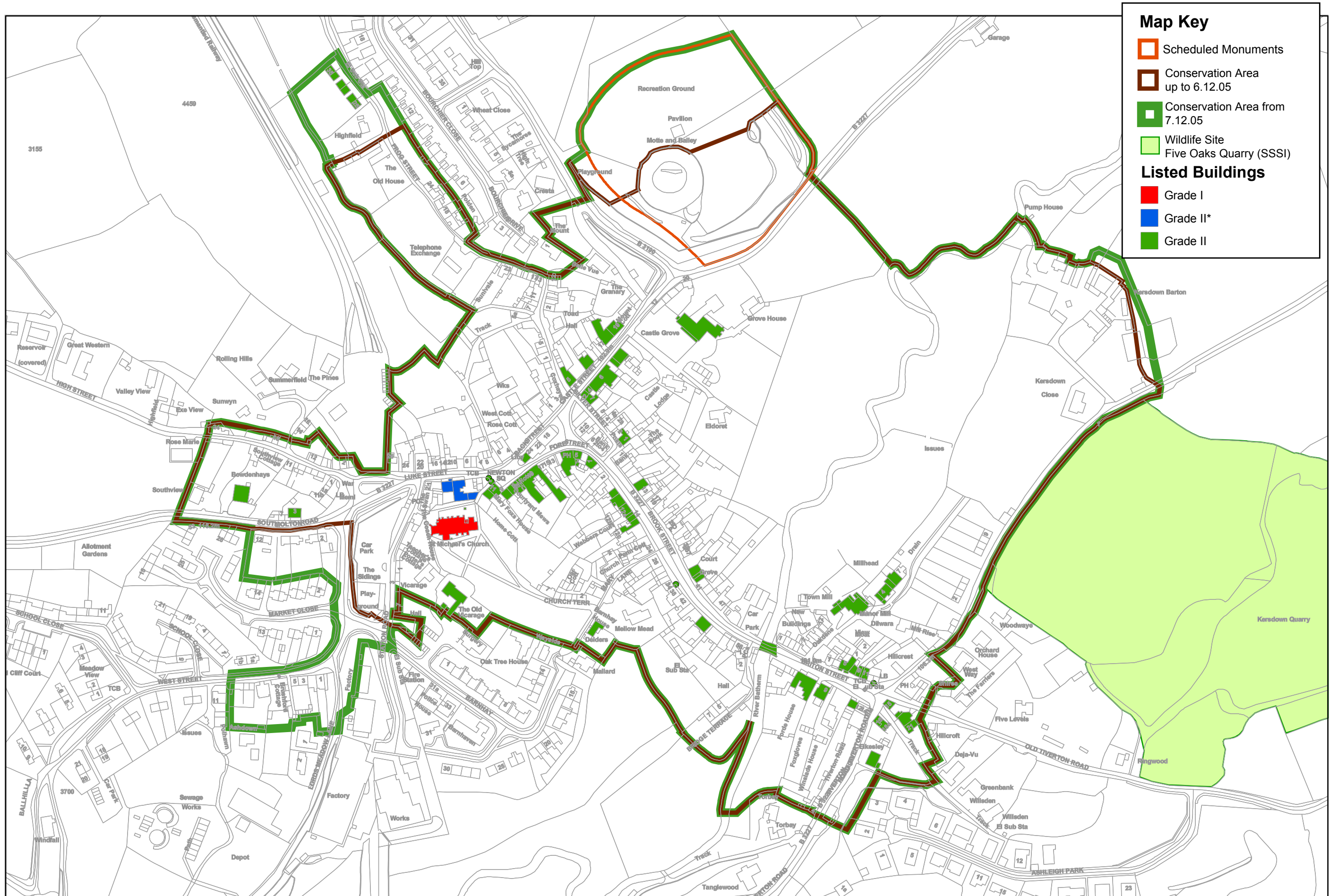
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 Search Buffer (m): 100

Site Details

Site at 295460, 122160



APPENDIX 4: BAMPTON CONSERVATION AREA MAPPING



Location of Conservation Area, Listed buildings and Ancient Monument

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Plan 1
1:3000

Andover Office

Stanley House
Walworth Road
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SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Cotswold Business Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Milton Keynes Office

Unit 8 - The IO Centre
Fingle Drive, Stonebridge
Milton Keynes
Buckinghamshire
MK13 0AT

t: 01908 564660

Suffolk Office

Unit 5, Plot 11, Maitland Road
Lion Barn Industrial Estate
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IP6 8NZ

t: 01449 900120

e: enquiries@cotswoldarchaeology.co.uk

