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East Axminster

784-B070046



Heritage Impact Assessment

Second Issue

Boyers Planning

March 2025

Document prepared on behalf of Tetra Tech Limited. Registered in England number: 01959704



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Table of contents

1.0	Non-Technical Summary	7
2.0	Introduction	7
2.1	Aim and objectives	7
3.0	Site location and conditions	8
4.0	Methodology.....	9
4.1	Sources consulted	9
5.0	Planning policy context.....	10
5.1	National legislation and guidance	10
	Ancient Monuments and Archaeological Areas Act 1979	10
	Planning (Listed Buildings and Conservation Areas) Act, 1990	10
	National Planning Policy Framework, 2024	11
	Planning Practice Guidance (PPG): Historic Environment (MHCLG, July 2019)	12
	National Heritage Conservation Guidance:	13
5.2	Local policy and guidance	14
	Local Policy East Devon Local Plan 2013 to 2031 (Adopted January 2016)	14
	East Devon Heritage Strategy 2019 to 2031.....	14
6.0	Historic Environment Resource	15
6.1	Archaeological background and non-designated heritage assets.....	15
6.2	Designated heritage assets	16
7.0	Assessment of Significance	26
	The Application Site	26
8.0	Landscape characterisation.....	27
8.1	Historic Character Assessment	27
9.0	Assessment of Significance and Proposed Impacts	27
9.1	Archaeology.....	27

9.2	Built Heritage	28
9.3	Historic Landscape	31
	Axminster Conservation Area	31
	Blackdown Hills National Landscape	31
	East Devon National Landscape	31
10.0	Mitigation recommendations and conclusion	32
10.1	Non-Designated heritage assets	32
10.2	Designated heritage assets	32
References		34
	Legislation, policies, standards and guidance	34
	Bibliography	34
	East Devon Local Plan 2013 to 2031 (Adopted 28 th January 2016).....	46

Appendices

Appendix A – Site location plan

Appendix B – Assessment methodology

Appendix C – Site Photographs

Appendix D – Planning Policies

Appendix E – Recorded heritage assets

Acronyms/Abbreviations

Acronyms/Abbreviations	Definition
CIfA	Chartered Institute for Archaeologists
HIA	Heritage Impact Assessment
HER	Historic Environment Record
LiDAR	Laser Imaging, Detection and Ranging

NCAP	National Collection of Aerial Photography
NMP	National Mapping Programme
NPPF	National Planning Policy Framework
OSGB NGR	Ordnance Survey National Grid reference system
aOD	Ordnance Datum
CEMP	Construction Environmental Management Plan

1.0 Non-Technical Summary

This Heritage Impact Assessment (HIA) has been prepared to support a planning application for the residential development and associated landscaping works on the land at East Axminster (the application Site). This assessment intends to investigate the potential impact of the Proposed Development upon the nearby Listed Buildings, Scheduled Monument, Conservation Area, and the overall setting of the area.

The assessment will consider the effects on the surrounding built heritage and historic environment during the development of the Site into a residential complex.

There is determined to be direct intervisibility with one built heritage asset, Sec Tor (1103772). As a result, a programme of mitigation has been advised to reduce the effects of development upon the setting of the asset. Any further works are to be undertaken will be in accordance with the standards and guidance from the Chartered Institute for Archaeologists and will be subject of full consultation with the Historic Environment group for Devon County Council and the South West Heritage Trust.

2.0 Introduction

This Heritage Impact Assessment has been prepared by Tia Moore, (PCIfA), Archaeological Consultant, Tetra Tech, on behalf of Boyer, to support the development of the application Site. Current plans include the residential development of the Site with associated landscaping and streetscaping, including an access road running north to south, south of Sector Lane.

A full description of the Proposed Development can be found in the Planning Statement.

2.1 Aim and objectives

This report has been prepared in line with and in respect of the guidelines established by Historic England (2008), the Local Policy East Devon Local Plan 2013 to 2031 (adopted January 2016) and the East Devon Heritage Strategy 2019-2031.

The aim of this Heritage Impact Assessment is to determine, as far as is reasonably possible, the potential indirect effects of the Proposed Development on the surrounding nearby heritage assets. This assessment will:

- Identify the potential for effects on the nearby heritage assets;
- Identify potential impacts and mitigation strategies where appropriate; and,
- Make recommendations for further work where required.

The Historic Environment, as defined by NPPF (2024), comprises all surviving remains of interaction between people and places through time; this includes all buried and upstanding archaeological remains, built heritage sites, historic and managed landscapes, and any other features that contribute to the archaeological and historic interest of the area, including their settings. Designated and non-designated heritage assets have been considered in this Assessment.

3.0 Site location and conditions

The application Site is located in Axminster, Devon. The Site is approximately 4.5 hectares, centred on grid reference (OSGB NGR) SY 30680 98075 and is characterised as greenfield and open countryside.

The Site consists of two irregularly shaped fields under permanent pasture bounded to the south by Lyme Road and to the north by Sector Lane.

The surrounding land comprises housing immediately to the north and north-west of the Site and open country to the north-east, east and south. A mature hedge forms part of the boundary to Loup Court and Salway Gardens. The eastern boundary is marked by a steep embankment down to Sector Lane which is heavily wooded comprising predominantly mature beech with native hedgerow understorey. The southern boundary is partly marked by an existing hedge and bank but is open to its south-western end with open countryside beyond. The boundaries to private gardens to the north and north-west are marked by a mix of hedgerow and fencing.

The Site comprises an area of greenfield situated north-east of Lyme Road, East Axminster. The bedrock geology of the application Site is characterised as Charmouth Mudstone Formation, a sedimentary bedrock formed between 199.3 and 182.7 million years ago. This is overlain by superficial deposits of Head formation, comprising clay, silt, sand and gravel (NERC, 2025). The majority of the application Site is Soilscape 18, a slowly permeable, seasonally wet soil, whereas a small section in the south of the Site is Soilscape 6, a freely draining and slightly acidic loamy soil (Cranfield, 2025).

4.0 Methodology

An impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice, this report assumes that the scheme will be constructed, although the use of the word ‘will’ in the text should not be taken to mean that implementation of the scheme is certain.

The DBA has been undertaken in accordance with the guidelines established by ClfA (2020). Tetra Tech has developed its own heritage evaluation and assessment method using a combination of the Secretary of State’s criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective), details of which can be found in Appendix B. Professional judgment and good practice guidance including the values laid out in Conservation Principles (Historic England 2008 Historic England’s Conservation Principles (Evidential, Historical, Aesthetic and Communal values) is used in conjunction with these criteria to undertake the significance and impact assessment. The full assessment methodology is included as Appendix B.

4.1 Sources consulted

A study area of 1km around the application Site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded assets within their local context. This study area was defined in consultation with the Devon Historic Environment Record. This study has taken into consideration the historical and archaeological background of the area. The relevant sources consulted were:

- Devon County Council Historic Environment Record;
- National Record of the Historic Environment (NRHE) (formerly the (NMR);
- Historic England for designated sites;
- Local Planning Authority for designated and non-designated heritage assets;

- Secondary research including, previously completed archaeological reports for the surrounding area, regional research frameworks and grey literature and journal articles, as appropriate.

In addition to the above resources, a site walkover survey was undertaken on 16th December 2024 by Dr. Paul Tubb, to assess the Site for potential impact of the Proposed Development on nearby heritage assets.

5.0 Planning policy context

5.1 National legislation and guidance

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of Historic England as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

Planning (Listed Buildings and Conservation Areas) Act, 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

National Planning Policy Framework, 2024

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets of local historic value (Paras 202-214). The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, social, cultural, environmental and economic benefits and place-making (para 203).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their heritage importance, and the level of assessment should be sufficient to understand potential impacts of proposals upon the significance of the affected assets. Where assets or potential assets of archaeological interest are present, the planning application should include sufficient information to enable the impact of proposals on significance to be assessed: this may include desk-based research and where necessary, field evaluation (para 207).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance, irrespective of whether potential harms amount to substantial harm, total loss or less than substantial harm to significance (para 199). Any harm to or loss of significance should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building, Park or Garden should be exceptional. 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 (para 213). Additional guidance is given on the

consideration of opportunities for new development within World Heritage Sites and Conservation Areas (para 219; 220).

Where there is substantial harm to or loss of significance of a designated heritage asset, consent must be refused unless a number of criteria are met, including achieving substantial public benefits that outweigh the harm or loss (para 201). Where there is less than substantial harm, the harm should be weighed against the public benefits of the development (para 215). Balanced judgements should be made when weighing applications that directly or indirectly affect non-designated heritage assets (para 216). The NPPF also makes provision to allow development which enhances World Heritage Sites and Conservation Areas (para 205). Non-designated assets of archaeological interest that are of demonstrable equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets (footnote 68).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be

Planning Practice Guidance (PPG): Historic Environment (MHCLG, July 2019).

Planning Practice Guidance (PPG): Historic Environment (MHCLG, July 2019)

This guidance has been updated in support of the NPPF (2024) and reiterates the importance of assessing heritage assets in a manner appropriate to their significance, and the contribution to its setting, to better understand the potential impact and acceptability of development proposals.

Conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. The neglect and decay of heritage assets is best addressed by ensuring that they have a viable use that is consistent with their conservation.

An important consideration should be whether development proposals adversely affect (harm) a heritage asset's significance. Key elements of the guidance relate to assessing harm as 'substantial' or 'less than substantial' in accordance with NPPF paragraphs 196-

198. Critically, it is the degree of harm to the heritage asset's significance rather than the scale of the development that is to be assessed and should be explicitly identified.

The level of substantial harm is stated to be a 'high test'. Whether development proposals cause substantial harm will be a judgment in the decision-taking process, having regard to the circumstances of the case and by applying the relevant NPPF paragraphs. The harm may arise directly from works to the heritage asset, or indirectly from development within its setting. A thorough assessment of the harm that development proposals will have on this setting needs to consider, and be proportionate to, the heritage asset's significance and the degree to which any changes enhance or detract from that significance, and the ability to appreciate and experience it.

National Heritage Conservation Guidance:

Historic England – Conservation Principles

Conservation Principles, Policies and Guidance (Historic England, 2008) sets out six high-level principles:

- The historic environment is a shared resource;
- Everyone should be able to participate in sustaining the historic environment;
- Understanding the significance of places is vital;
- Significant places should be managed to sustain their values;
- Decisions about change must be reasonable, transparent and consistent, and
- Documenting and learning from decisions is essential.

The principles respond to the need for a clear, over-arching philosophical framework of what conservation means at the beginning of the 21st century. Proposals affecting the historic environment should be cognisant of these principles and the values that support them; they should be referenced in heritage management.

The values referred to in the principles are defined as follows:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5.2 Local policy and guidance

The proposed development area is located within the district of East Devon Council.

Local Policy East Devon Local Plan 2013 to 2031 (Adopted January 2016)

The planning policy framework for the district details the strategic policies and detailed topic policies, alongside Strategic Development Locations for housing and employment. The document sets out the districts vision for development, as well as policies and objectives to guide growth to ensure that new development is in line with national policy and meets local needs.

The document contains a number of policies, of which a number link to the historic environment in the surrounding landscape of the proposed site:

- Strategy 49- The Historic Environment
- EN6- Nationally and Locally Important Archaeological Sites
- EN7- Proposals Affecting Sites which may potentially be of Archaeological Importance
- EN8- Significance of Heritage Assets and their setting
- EN9- Development Affecting a Designated Heritage Asset
- EN10- Conservation Areas

The full details of the above policies can be found in Appendix D.

East Devon Heritage Strategy 2019 to 2031

The strategy focuses on the heritage assets of the district where the Council has a direct role and responsibility, or influence, in the decision making or management process.

However broader designations that inform the strategy are also considered, such as the Areas of Outstanding Natural Beauty, which have a positive influence on the enhancement and management of the district's heritage.

The strategy for the future of heritage is met through a range of aims and objectives which are explored through three themes. For each theme, objectives for the future are raised and actions to meet those objectives are recommended:

- Theme A describes the historic environment and provides information on its designated and undesignated heritage assets and their significance.
- Theme B sets out current policies and programmes relating to development management, conservation areas and heritage assets at risk, including statutory duties.
- Theme C looks at the value of heritage as a part of sustainable development, and the social, economic and environmental benefits it provides for East Devon. The impact and influence of other policies are considered as well as how to work with communities and partners.

6.0 Historic Environment Resource

6.1 Archaeological background and non-designated heritage assets

The Devon Historic Environment Record for holds details for a total of 257 recorded archaeological monuments and findspots, as well as 27 archaeological events, within the 1km study area. The details of sites can be viewed in Appendix E, Figures 3 and 4. The East Devon District Council does have a Local List; however, further details of buildings included in the list are not available.

A number of non-designated archaeological assets lie within the study area; however, only four are located within the proposed Site boundary. These are: The possible relict field boundary (MDV119091); the Axminster Town Leat (MDV122645); possible orchard banks (MDV119086); and an extractive pit (MDV119089).

Only those non-designated assets listed above, as well as any previously unrecorded archaeological remains that may survive in-situ within the Site, will be affected by the Proposed Development. As such, the possible relict field boundary (MDV119091); the Axminster Town Leat (MDV122645); possible orchard banks (MDV119086); the extractive pit (MDV119089) and any unknown archaeology that may survive on Site are the only non-designated assets considered in this assessment.

6.2 Designated heritage assets

A study area of 1km around the application Site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.

There are no World Heritage Sites, Registered Battlefields, nor any Registered Parks and Gardens in the 1km study area. However, there is one Scheduled Monument, one Conservation Area and 39 Listed Buildings within the study area. There are no designated assets situated within the Site.

Details of the designated heritage assets can be seen in Appendix E and their locations are shown on Figure 2. Bracketed numbers within the text refer to the identifiers within the table and on Figure 2 in Appendix E.

6.2.1 Scheduled Monument

There is one Scheduled Monument within the 1km study area, the Roman fort and later Romano-British settlement at Woodbury Farm (1011921), located 0.94km south-west of the Site. This monument includes a Roman fort with a second century CE and later settlement overlying it and extending westwards, and an associated stretch of the Fosse Way. The fort lies on the eastern flank of the Axe valley and survives as a square area defined by a ditch up to 18m wide and 1.6m deep. The ditch is visible around the entire circuit of the fort apart from the area in the immediate vicinity of Woodbury Farm where it has been infilled. The Roman forts served as permanent bases for auxiliary units of the Roman Army and are typically rectangular enclosures with rounded corners, defined by a single rampart of turf, puddled clay or earth with one or more outer ditches. These forts were usually occupied for a short time; however, some were occupied for extended periods on a more or less permanent basis.

6.1 Listed Buildings

There are a total of 39 listed buildings within the 1km study area of the Site. Of these, two are Grade II*, and the rest are Grade II. Of this total, only three are situated outside of the Axminster Conservation Area.

Grade II*

Oak House (1103761) is located 0.91km north-west from the Site. It is a red brick house with stone dressings constructed in 1758 by Simon Bunter, an Axminster Lawyer. It has a slate mansard roof with gabled ends and a parapet with putti and urns, a modillion cornice

and rusticated quoins. The building includes sash windows with thick glazing bars in eaved, moulded architraves, a central first floor Venetian window with Ionic pilaster entablature and an arched centre light.

The former Premises of G C Bateman (1098640), now VisionExpress, Chard Street, is situated 0.92km north-west of the Site and is an early 19th century house constructed of roughcast range which is slayed at the right-hand front corner. The property includes a slate roof with gabled ends and has a four-window range over two storeys. There is a central round-headed doorway with a moulded architrave and a traceried fanlight above a flush panel door. On the right-hand side, there is an early 19th century double-fronted shop with two bow windows and glazing bars curved into the central doorway. The building has a curved entablature, and the doorway has a rectangular fanlight and a glazed and panelled door with gothic glazing bars.

Grade II

There are 37 Grade II Listed Buildings situated within the study area. Three of the Grade II Listed Buildings date to the late 19th century and are the only Listed Buildings to not be situated within the Axminster Conservation Area. These are Loup House (1161604), Sec Tor (1103772) and Old Park (1103765).

Loup House (1161604) is recorded 0.07km west of the Site. It is an early 19th century stuccoed house with a low-pitched hipped slate roof with wide oversailing bracketed eaves constructed over two-storeys with three-bays. The property includes round headed sash windows with radiating glazing bars on the first floor. The ground floor rectangular sashes have glazing bars.

Sec Tor (1103772) is recorded 0.44km north-east of the Site and is a Grade II Listed Tudor-style house dating to 1838. The house is situated in a small, landscaped park and is constructed over two-storeys. The building is rendered in stone rubble, with a low-pitched slate roof with stone coped gable ends. The asset includes a gabled porch with a Tudor-style arched doorway, with drip mould, dated 1838 in the spandrels.

Old Park (1103765) is situated 0.58km south-east of the Site. It is a large Victorian gothic stone house with a tiled roof and stone coped gable ends dating to 1860. It is constructed over two storeys with an attic and four bays. The right-hand side has a projecting gabled wing and left of the centre is a two storeyed gabled porch with flanking buttresses and a stone aerial.

Thirteen of the Grade II Listed Buildings within the Axminster Conservation Area date to the 18th century. These are:

Millbrook Farmhouse (1333493) dates to the early 18th century and is recorded 0.78km north-west of the Site. It is constructed of roughcast stone rubble with a thatched half-hipped roof. It is one storey with an attic and a four-window range. There are two, three and five-light casements with glazing bars and there are two eyebrow dormers.

Coombe House (1161582), formerly known as Coombefield, is recorded 0.8km north-west of the Site. The house dates to the 18th century and is constructed of coursed stone with a hipped tile roof over two storeys with three bays. There are sash windows in the exposed cases without glazing bars and flat stone arches with keystones. It has external stone chimney stacks at the sides.

Ivy House (1103763) is an 18th century house situated 0.78km north-west of the Site. The house is constructed of painted brick, with a steeply pitched slate roof with stone coping to the gable ends. It is built over two storeys with a four-window range with tripartite sashes, with glazing bars and flat brick arches with key blocks.

Millbrook House (1103775) is located 0.77km north-west of the Site. Dating to the early 19th century, it is a rendered house with a tarred slate hipped roof with a moulded eaves cornice.

1 and 3 Beavor Lane (1333490) is situated 0.89km north-west of the Site. They are a range of 18th century cottages constructed of roughcast rubble with a thatched roof and gabled ends. The property features sash windows with glazing bars and casements and ridge chimney stacks.

The George Hotel (1309829), Victoria Place, is recorded 0.96km north-west of the Site. It is an early 18th century coaching inn on an island site, constructed of large stone rubble with a brick front to Victoria Place. To the southern side, there is a large 18th century assembly room with a hipped asbestos slate roof, a carriageway to the ground floor with large Venetian window above pilasters, entablature and keyblock. The rear of the main building has a range of sashes, casements and groundfloor bays with sashes, and a panelled door to the Chard Street elevation with a rectangular fanlight.

The Conservative Club and Thomas Whitty House (1309926), Silver Street, formerly the Axminster Carpet Factory, is an 18th century factory building located 0.95km north-west of the Site. It is a large, dressed stone building with a tarred slate roof and stone coping to the

gable ends. It is situated on a corner with a curved angle and is a height of three storeys. There is a ten-window range with segmental arched opening lights and all of the second-floor windows are replaced with modern ones. Three of the doorways have large entablatures and Tuscan pilasters, and the centre and right-hand doors retain original, flush panel doors.

Westcoombe House (1333496), Westcoombe Lane, is recorded 0.76km north-west of the Site. It is an 18th century house constructed of coursed stone which is L-shaped. The property includes a tiled roof with stone coping to the gabled end. There are two and three-light mullion-transom casements with leaded panes. The easterly range has flat brick arches with keyblocks and a string course at the first-floor level, and the westerly range has a 19th century stone porch with columns and a simple entablature.

Premises of Matthews Ltd (1333499), on the corner of Westcoombe Street and Lyme Road, is recorded 0.89km north-west of the Site. It is an 18th century painted brick corner building with a stone plinth. It includes a steeply pitched corrugated iron roof with stone coped gable ends and a hipped corner. There is an early 19th century corn shop with bowed windows and glazing bars curved in the centre doorway at the corner. The Lyme Street elevation has a central pilastered doorcase converted into a window.

Purzebrook House (1103770) at 1, 2 and 3 Musbury Road, is recorded 0.98km north-west of the Site. It is a house, now divided into two, that dates to the 18th century. The ground floor right hand has a 19th century splayed bay window the central doorway includes fluted pilasters and entablature with keyblock and broken pediment, heavy panelled door which is now glazed. There is a modern glazed porch to the right of the centre with roughcast chimney stacks at the ridge.

Rose Cottage, South Street (1103774) is recorded 0.86km north-west of the Site and is an 18th century roughcast cottage. The building has a thatched roof (*contra* listing) with a heavy modillion eaves cornice. The property includes 19th century sash windows in a moulded casing and a central plain doorway with glazed and panelled door. There is a roughcast chimney stack at the gable end.

The Laurels, and Tanners Cottage (1161652), Lyme Road are recorded 0.66km north-west of the Site. They comprise an 18th century stone rubble house with an adjoining cottage featuring a long range that right angles to the road. The end to the road of Laurels is rendered, and there is a slate roof and eight window range. The Laurels has sashes with

glazing bars in moulded architraves and a 19th/20th century two storey splayed bay. Tanners cottage has a two window range of two-light casements with leaded panes.

Premises of Surridge Dawson and Co Ltd (1333494) (now Berwyn House, Chard Street) is situated 0.97km north-west of the Site. Dating to the late 18th century, it is constructed of stone rubble with painted brick and ashlar plinth with a steeply pitched slate roof and stone coped gable ends. They have tripartite sash windows with glazing bars in slightly bowed bays on console brackets. The centre first floor round-arched sash with glazing bars. The central doorway has fluted pilasters, entablature and panelled reveals and double doors.

Twenty-one of the Listed Buildings within the Axminster Conservation Area date to the 19th century. These are:

Terrace Lodge, Stoney Lane (1333501) (now Pippins) is recorded 0.67km north-west of the Site. It is an early 19th century stuccoed building with a tarred slate hipped roof and pair brackets to the deep eaves soffit. The property features stone quoin pilasters with a Greek key motif design.

Reynards and Black Dog Café (1309906), (now Cinnamons Restaurant) on the corner of South Street and Coombe Lane is situated 0.87km north-west of the Site. dating to the 18th century/ early 19th century, the building is constructed of coursed stone rubble with a slate roof over two storeys and three bays. the central doorways have moulded doorcases with cornices and a fielded panel door. The south has two-storeyed splayed bay with sashes.

Premise of Regward and Co Ltd (1161672), (now Lemon Plaice Fish and Chips) is an early 19th century rendered painted brick corner building (*contra* Listing) with a curved corner, situated 0.93km north-west of the site. It is constructed over three storeys with a four-window range and sash windows with glazing bars and flat brick arches with keystones. There is a mid-19th century shop front on the corner with fluted pilasters, entablature with console brackets to cornice.

Elson House (now Axminster Health & Wellbeing Centre) and Home Lea (1161555), Chard Street, are a pair of early 19th century red brick houses situated 0.93km north-west of the Site. They include a slate roof with gabled ends, a stone basement and a four-window range with sashes, glazing bars and flat brick arches with key stones.

Premise of Axe Vale Social Club (1161537) (now unoccupied and boarded up) is located 0.98km north-west of the Site. Dating to the early/mid-19th century, it is a 19th century stuccoed building with a slate roof with gabled ends, eaves and cornice. The ground floor

public house front has pilasters and entablature and a sash to the right in the moulded architrave.

The United Reformed Church (1098641), Chard Street, was built in 1826, with minor alterations in 1875. It is recorded 0.96km north-west of the Site and is a chapel constructed of ashlar with a slate roof and a moulded stone gable end of two storeys with three bays. There is a four-centred arch Y-traceried gothic windows, with the central three lights in a four-centred arch recess with a moulded four-centred arch doorway below with large, panelled doors.

Premises of W G Potter and Son (1162014), Victoria Place, (now Costa Coffee) is situated 0.97km north-west of the Site and is dated circa 1840. It is of painted brick range with a curved front on a street corner. The asset includes a slate roof, with a painted stone stringcourse and moulded architraves. It is constructed over three storeys with seven bays, sash windows with glazing bars and the first-floor windows have heads on console brackets. The ground floor features an early 19th century shop front with wide pilasters incised with Greek key design and deep pentice hood on consoles and iron brackets.

Buckland House (1161811) (now Hospicare charity shop), South Street, is an early 19th century stuccoed house recorded 0.86km north-west of the Site. it is constructed over three storeys with three bays and sash windows with glazing bars, and on the left and right hand first and second floors there are bowed sashes. The ground floor central doorway has thin panelled pilasters, entablature and fielded panel reveals.

Castle Mount (1098620) (now Ric's Café), Victoria Place is located 1km north-west of the Site. it is an early 19th century pair of ashlar houses, and the right hand are now offices. With heavy eaves cornice and circled modillions and bands at floor level. The ground floor has two splayed bays. the right-hand doorway with rectangular fanlight and cornice and the left-hand doorway with stone Tuscan columns and entablature and a red brick ridge and end chimney stacks with stone cornices.

Premises of MW Pike and Co, J O Llewelyn LTD and Gills (1098617) (now The Tiffin Box Tearoom and Boutiques) is an early 19th century building located 0.99km north-west of the Site. it has a stuccoed range with a low-pitched slate roof over three storeys and five bays. the ground floor of Pike and Llewelyn have mid-19th century pilastered shop front with entablature with cornice on console brackets. The Pike has a fielded panel door with panelled reveals and smaller and taller shop front. The Gills, situated to the right hand has

a carriageway with stone elliptical ash with a shop front inserted. They have been included for group value.

Premises of E Cubley and New Commercial Hotel (1098618) (currently vacant, formerly River Cottage Kitchen) is situated 0.99km north-west of the Site and is an early 19th century dressed stone range building. It has four bays and sashes on the second floor with floor arches. the ground floor is a modern shop and public house front with a large fascia. It is listed for group value.

Oak View (1333495) is an early 19th century ashlar house recorded 0.97km north-west of the Site. it has a slate rood with stone coped gable ends over two storeys and three bays. the sash windows have glazing bars and flat stone arches, and the central porch has doric columns supporting entablature.

Premises of International Stores and King's Bakery (1333484) (now Acorn Gifts and Axminster Taxis), Victoria Place, is located 1km north-west of the Site and is an early 19th century painted brick building. It is constructed over three storeys with three bays and sash windows with glazing bars. The ground floor has an early 19th century shop front with pilasters incised with a Greek key design. The asset includes a cast iron balcony to the first-floor window above and the right-hand return to Market Square roughcast, a four-window range sashes and doorcase with panelled reveals and cornice.

The Old Registry Office (1103773), Silver Street, is recorded 0.99km north-west of the Site and dates to circa 1850-1860. It is built in an early English Gothic style with coursed stone and freestone dressings. The first floor is an Early English style tripartite moulded arch window with shafts and moulded capitals. The ground floor has similar lancets flanking the central doorway with two orders of shafts and moulded two-centred arch. There are moulded string courses at the cill levels. The end buttresses have set offs and parapet with Lombard frieze.

Maryknoll (1103767), on the corner of Lyme Road and Coombe Lane, is an early 19th century roughcast house with an asbestos slate roof with stone coping to the gabled ends. It is located 0.81km north-west of the Site. the property includes sash windows with glazing bars and a central pilastered doorcase with entablature, panelled reveals, rectangular fanlight and panelled door. It has been included for group value.

Lyme House (1103766), Lyme Road, is situated 0.73km north-west of the Site. it dates to the 19th century and is rendered with ashlar plinth and a hipped slate roof. There is a

central wide porch with Tuscan columns supporting broken pediment, panelled doubled doors, a large traceried semi-circular fanlight and panelled reveals.

Premises of NSS Newsagent (1333483), West Street (currently unoccupied) is a 19th century house with a stuccoed range and curved front following the line of the street corner, situated 0.98km north-west of the Site. The end pilasters have incised decoration. The windows are sashes with glazing bars and most of the first floor are tripartite sashes. The ground floor has a large shop front with an early 19th century continuous fascia with cornice, and to the right is a round-headed doorway with a fanlight and glazing bars.

Windsor Terrace (1098622), West Street, formed of two dwellings, dated to the early 19th century and is located 0.81km north-west of the Site. It is a red brick house on a stone plinth with a slate hipped roof behind parapet with plain stone coping. It is three storeys high with a two-window range, including sashes with glazing bars under flat rubbed brick arches with keystones. The first-floor left hand segmental bowed sash with glazing bars, pilasters and entablature. There is a plaque in the parapet to the south side with the date 1800 or 1806 written on although this is indistinct.

Belmont House (1309992), Lyme Road, is situated 0.93km north-west of the Site. It dates to the early 19th century and is a red brick house constructed over two storeys with three bays. the property includes sash windows with glazing bars and flat rubbed brick arches. The central doorcase has thin panelled pilasters, entablature, rectangular fanlight with diamond shaped panes and fielded panels reveals and door.

Hey Hop House (1333500) Sliver Street (occupied by WBW Solicitors) is located 0.93km north-west of the Site. It is an early 19th century yellow stock brick house with a slate roof and coped gabled ends with plain stone coping. There are three bays, with two left hand bays slightly recessed with sash windows and glazing bars. The asset includes a wide central doorway and porch with Tuscan columns supporting an entablature with broken pediment and dentil cornice and semi-circular traceried fanlight, panelled double doors and panelled reveals.

Premises and R A and C Snell Estate Agents (1333482), Trinity Square (now occupied by Symonds and Sampson Estate Agents), dates between 1850 and 1860 and is situated 1km of the Site. The building is constructed of dressed stone with freestone details in gothic style. There is a slate roof with stone coped gable ends and a moulded eaves cornice. There is a moulded stone two-centred arch doorway with a drip mould and head stops and

trefoiled fanlight. There has been the addition of a modern shop front with a rendered diagonal stack at the ridge. It has been included for group value.

6.2.2 Conservation Areas

There are 27 conservation areas in the East Devon District. One of these is located within the 1km study area - the Axminster Conservation Area.

Axminster Conservation Area

The closest point of the Axminster Conservation Area is situated 0.68km north-west of the Site. The Conservation Area contains its relatively unaltered 12th and 13th century market town with the most recent development being the residential units of brown fields sites in the town centre. The recent developments have used the local vernacular to keep in with the style of the Conservation Area. The architectural style consists of rendered, blue lias stone and local chert elevations which creates a rich mix of character (East Devon County Council, 1999).

Axminster was devastated by the Civil War, and over 200 houses had been rebuilt in the town by 1669. A considerable number of 18th and 19th century town houses have retained their original details, especially in West Street and Lyme Street, and in the network of minor streets that surround the twin foci of the George Hotel and Parish Church (Ibid.).

The designation of the area due to its status as the historic town core means that a large number of Listed Buildings are situated within the area. Axminster has a good distribution of ornamental features such as:

- Major features (e.g. the stone fountain in Trinity Square;
- Porches with pilasters or freestanding columns supporting a hood, fanlight, steps and handrails to front entrances;
- Ornamental cast or wrought ironwork to railings, balconies and parapets;
- Crested ridge tiles; ornate terracotta finials and chimney pots;
- Traditional shopfronts, including several 18th century bow fronted examples and 19th century examples with decorative cornices, carved brackets and traditional lettering;
- Decorative bargeboards;
- Four and six panelled doors;
- Round and gothic arched windows with ornamental glazing bards including margin lights and in 19th and early 20th century examples, colour patterned glass;

- Fine examples of Venetian windows at The George Hotel, George Street; Castle House, North Street and Oak House, Chard House;
- Stone dressings to door and window surrounds, sills, parapets and quoins.

Features of special importance that are listed as contributing to the essential qualities of the Conservation Area are:

- The wide variety and extensive representation of local building materials;
- A compact, intimate character with many vistas both short and long;
- Sudden changes in level, particularly in Castle Street and West Street providing a strong bond between the historic town core and surrounding landscape;
- Several fine early 19th century shopfronts with bow windows;
- Several fine Georgian town houses/ inns with good classical features including Venetian windows and a masterly and well-balanced handling of building materials;
- Buildings with well documented history and important former identified (eg the old carpet factory and the register office);
- A reasonable survival of ornament; cast iron, colour-patterned glass; 19th century/ early 20th century shopfronts (Ibid.).

6.2.3 National Landscapes

Blackdown Hills National Landscape

The Site is situated approximately 2.54km south-east from the Blackdown Hills National Landscape. The landscape is constructed of intricate patterns of fields, heaths, woods, lanes, hamlets and villages which have been formed by centuries of human activity and management. Iron working in the Blackdown Hills was an important industry during the Romano-British period and continued into the later medieval (Blackdown Hills AONB, 2023).

The area's medieval history survives through a significant number of buildings which stand amongst distinctive field patterns. The former estate of Otterhead House (1845-1952) has been transformed into a nature reserve around the two remaining Otterhead Lakes (Ibid.).

The Blackdown Hills National Landscape has yielded evidence from the Second World War, including three airfields; Culmhead (Trickey Warren), Dunkeswell and Upottery (Smeatharpe). As well as the runways, a wide range of structures survive at all three sites, including pillboxes, aircraft dispersal pens, and technical and domestic buildings (Ibid.).

East Devon National Landscape

The Site is situated approximately 1.7km north-east from the East Devon National Landscape. Human activity is recorded in Devon since 250,000BC onwards, and many stone hand axes dating to this period are recorded along the Devon/ Dorset border. During the transition to the Neolithic, an increase in farming communities, permanent settlements and ceremonial monuments is visible in the National Landscape. There is evidence for Bronze Age tumuli in the East Devon National Landscape, as well as later settlement evidence including Iron Age hillforts, Roman military bases and architectural features from the Saxon/ Early medieval and medieval periods (East Devon, AONB, 2023).

6.1.1 Built heritage assets situated within Weycroft

A Heritage Setting Assessment was undertaken by Cotswold Archaeology in 2015. The assessment considered all designated heritage assets situated within Weycroft, as it was identified that potentially negative effects may occur on the setting and significance of these assets as a result of development on the land east of Axminster, particularly to the north. This can be viewed in Appendix F.

It has been identified that there is a lack of intervisibility between Weycroft and the Site due to intervening distance, topography and buildings. As such, no designated heritage asset situated within Weycroft will have their setting or significance impacted by the Proposed Development and are scoped out of further assessment.

7.0 Assessment of Significance

The Application Site

The earliest available historic mapping for the application Site and the surrounding areas is the 1836 Axminster Tithe Map (Devon County Council, 2025). The mapping shows the Site as largely unchanged from its current appearance and character, with extensive areas of grassland separated by hedgerows. There is a small area towards the east of the Site that is characterised as forest/ woodland. There are two unnamed roads running parallel north and south of the Site which are now known today as Sector Lane and Lyme Road. As the Site is predominantly unchanged to how it appears today.

There is one archaeological event that covers the site boundary, a magnetometer survey (EDV7599). It has identified 27 magnetic anomaly groups that were characterised as

representing potential archaeological deposits, and a further five groups as historic cultivation traces. As such, the Site is deemed to have a moderate potential for below-ground archaeological remains to survive in-situ.

8.0 Landscape characterisation

8.1 Historic Character Assessment

8.1.1 Devon Historic Landscape Character Assessment

Devon was subject to an Historic Landscape Characterisation assessment by Devon County Council and English Heritage.

The majority of the application Site is recorded as being medieval enclosures based on strip fields. The area was probably first enclosed with hedge-banks during the later medieval period. The curving form of the hedge-banks suggests that earlier it may have been farmed as open-strip fields.

There is a small parcel of land to the east of the Site, which is characterised as former orchards, an area which was once an orchard planted with fruit trees but has since been lost in the 20th century (Devon County Council, 2025).

9.0 Assessment of Significance and Proposed Impacts

9.1 Archaeology

The possible relict field boundary (MDV119091), the Axminster Town Leat (MDV122645), possible orchard banks (MDV119086), an extractive pit (MDV119089), as well as any previously unrecorded archaeological material that may be present on the site, can all be considered to be of low heritage value for their, at most, regional importance and significance. As such, they are all identified as being at risk during the construction of the Proposed Development. The construction phase will require groundworks and associated development works across the identified locations of these assets. This will result in partial, if not total loss of feature, and the destruction of both known archaeological features and any previously unidentified potential archaeological finds or features that may be present across the site.

9.2 Built Heritage

Due to the large number of assets in the study area, only those most likely to have their setting or significance impacted by the Proposed Development will be discussed.

Roman fort and later Romano-British Settlement at Woodbury Farm (1011921)

Roman forts, such as the one recorded at Woodbury Farm (Photograph 1), are nationally rare and extremely rare south of the Severn-Trent line. The Scheduled Monument has significant evidential value in representing Roman military strategy and government policy. All Roman forts with surviving archaeological potential are considered to be nationally important.

The Roman fort at Woodbury Farm survives in a good condition, and there have been various geophysical surveys and partial excavations of the asset, which have contributed to understanding its significance. It has been suggested that the fort was later known as the settlement of Moridunum, a small town listed in late Roman itineraries, which included a *mansio* that accommodated travellers involved with the provincial postal service.

The Roman fort and late Romano-British settlement at Woodbury Farm is one of only 13 examples recorded in England, and is the most southerly example so far identified. As a result, it is considered to be of very high significance.

The Roman fort and later Romano-British Settlement at Woodbury Farm (1011921) was visited during the site walkover survey to assess the intervisibility between Axminster and the Site. It was found that due to intervening buildings, topography and foliage, there was no visibility between the two. As such, the Proposed Development of the application Site will not alter the setting or character of the conservation area. This change is, therefore, considered to be of negligible effect and, as such, no further mitigation is deemed necessary.

Loup House (1161604)

Being a well-reserved example of an early 19th century house (Photograph 2), the asset has significant evidential value in understanding architectural styles in the region during this period. The asset has architectural features that are compatible with Sec Tor (1103772) and Old Park (1103765), such as white rendering/ being stuccoed. Loup House (11616604) is clearly marked on historic mapping since the early 19th century, and it is one of the few residential properties situated close to the application Site. Various architectural features

contribute to its architectural value, including round headed sash windows with radiating glazing bars, rectangular sash windows with glazing bars, and a central doorway with a round-arched moulded architrave, with panelled reveals and a semi-circular traceried fanlight.

The immediate setting of Listed Building is a street which is populated with detached and terraced houses of varying dates and styles to the frontwards facing north-easterly elevation of Loup House (1161604). The south-facing rear elevation of Loup House (1161604) and the wider setting is one of rolling countryside that surrounds the east of Axminster. This creates a picturesque, residential countryside character amongst the Listed Building.

The buildings that currently screen the Listed Building from the Site (Photograph 3) undulate between 95m and 98m Above Ordnance Datum (AOD) whereas the application site undulates between 79m to 101m AOD, with the highest point being situated towards the south of the Site. As such, it is considered that the use, layout and design of the Proposed Development will not alter the existing setting or significance of Loup House (1161604) unless it greatly exceeds the height of the buildings that currently screen the Site from the historic asset. This change is likely to be considered negligible and, as a result, no further mitigation is deemed necessary.

Sec Tor (1103772)

Being a well-reserved example of an early 19th century house, the asset has significant evidential value for understanding architectural styles in the region during this period. The asset has architectural features that are comparable with Loup House (1161604) and Old Park (1103765), such as white rendering/ being stuccoed. The property is clearly marked on historic mapping as 'SECKTOR HOUSE' since the early 19th century, and it is one of the few residential properties situated close to the application Site. As a Tudor-style house that is situated within its own landscaped park with a Tudor arched doorway with dripmould and '1838' in the spandrels, it has a moderate architectural value.

Sec Tor (1103772) is set back from Sector Lane atop a long driveway leading up to the small complex in which the asset is situated (Photograph 4). The asset is located amongst other buildings that are surrounded by rolling countryside and predominantly undeveloped land. This creates the sense of an enclosed area of private, historic properties situated within their own grounds. Sec Tor (1103772) was visited during the site walkover survey. It was found that there was excellent intervisibility between the asset and the Site, due to

topography and a lack of intervening buildings (Photograph 5). Whilst there is some shrubbery between the asset and the Site, which is thought to provide some screening when it foliates during the summer months, this is of limited density and height, so provides little interruption of view.

The Proposed Development would introduce a modern, residential estate onto previously undeveloped area of land, and appear as an extension of the modern housing estate that already exists to the west of the Site. This would increase the modern development in the area and erode the countryside village character that current surrounds Sec Tor (1103772) to the south, east and north, including the sense of an enclosed area of private, historic properties situated within their own grounds.

Sec Tor is Grade II listed and, as a result, considered to be of moderate importance. The landscape setting of the house provides a general setting, but the specific setting that supports significance may be regarded as the grounds, which will not be impacted. As a result, erosion of the wider landscape is considered to result in slight adverse effect on the setting and, thereby, significance of the asset.

Old Park (1103765)

Old Park (1103765) exhibits moderate evidential value and significance in being vernacular of 19th century architecture in the Devon region. It also has aesthetic value in its Victorian, gothic-revival style, with accompanying architectural features such as ogee tracery and drip moulds and wrought iron weathervanes.

Old Park (1103765) is set back from Lyme Road and is hidden from public view by a line of dense trees and hedgerows opposite an area of rolling hills. As a large Victorian gothic house set amongst its own grounds, an enclosed setting and sense of privacy exists at Old Park (1103765), establishing its historic importance within the area.

Old Park (1103765) was visited during the site walkover survey to assess the intervisibility between Axminster and the Site. It was found that due to intervening buildings, topography and foliage, there was no visibility between the two. As such, the Proposed Development of the application Site will not alter the setting or character of the conservation area. This change is likely to be considered as negligible and as such, no further mitigation is deemed necessary.

9.3 Historic Landscape

Axminster Conservation Area

The application Site lies within close proximity to the Axminster Conservation Area (Photographs 6 & 7). The conservation area guidance was created in 1999 and is recorded as being a relatively unaltered market town (East Devon District Council, 1999). The Conservation Area exhibits distinct, historic character, including a variety of well-preserved buildings dating from the medieval period, onwards. The streetscapes follow a medieval market-town plan, which contributes to the vernacular style and setting of the many assets situated within the Conservation Area.

Both the closest parts and the areas of highest areas aOD within the Conservation Area were visited during the site walkover survey to assess the intervisibility between Axminster and the Site. It was found that due to intervening buildings, topography and foliage, there was no visibility between the two. As such, the Proposed Development of the application Site will not alter the setting or character of the conservation area. This change is likely to be considered as negligible.

Blackdown Hills National Landscape

The Blackdown Hills National Landscape is significant as it contains 4,058 sites and buildings of archaeological and historic interest. There are 767 Listed Buildings and 26 Scheduled Monuments within the Blackdown Hills National Landscape (Blackdown Hills AONB, 2023).

The Proposed Development of a residential estate on the Site will introduce a modern, built form onto the previously undeveloped Site within 5km of the National Landscape. However, the scale of this is deemed minimal compared to the size of the National Landscape and the impact of this is limited due to the existing modern, residential estate to the west of the application Site. This will result in a minor negative significance of effect deemed less than substantial in NPPF terms. No further mitigation is considered necessary.

East Devon National Landscape

Within the East Devon National Landscape, there is a rich archaeological record including evidence of Bronze Age ‘tumuli’ (barrows), Iron Age hillforts, Roman military camps and architectural features from the Saxon/Early medieval and medieval periods (East Devon AONB, 2023).

The Proposed Development of a residential estate on the Site will introduce a modern, built form onto the previously undeveloped Site. However, the scale of this is deemed minimal compared to the size of the National Landscape and distance from it. In addition there is already existing modern, residential estate to the west of the application Site. The new development will result in no more than a minor negative significance of effect, deemed less than substantial in NPPF terms. No further mitigation is considered necessary.

10.0 Mitigation recommendations and conclusion

10.1 Non-Designated heritage assets

The possible relict field boundary (MDV119091), the Axminster Town Leat (MDV122645), possible orchard banks (MDV119086), an extractive pit (MDV119089) and any previously unrecorded archaeological finds have all been identified as being at risk from the construction of the Proposed Development. The effects of the Proposed Development on any unidentified archaeological remains on the Site is thought to cause a substantial negative magnitude of impact, causing a major/intermediate significance of effect. In accordance with Historic England's Conservation Principles (2008), it is suggested that additional mitigation should take the form of a heritage interpretation board if significant archaeological remains are revealed. Such a board would provide context to archaeological remains on Site, if any, and within the wider archaeological landscape, as well as provide further information on the lifecycle of the Site.

Additional mitigation in the form of a limited trial trenching based on the results of the previous geophysical survey is proposed across the development site. The implementation of a programme of mitigation will diminish the magnitude of impact on the below-ground archaeology. Preservation by record of such remains (where present) would serve to enhance the archaeological record and inform regional and national research objectives.

10.2 Designated heritage assets

Sec Tor (1103772) is the only designated asset within close proximity to the Site where there is risk of adverse effect on its setting and significance, with that significance compromised by future development of the application Site, due to the clear intervisibility between the two and the introduction of new development into the landscape. While the adverse effect has been characterised as slight, there is an adverse effect.

To mitigate the effects of any Proposed Development, it is recommended that a vernacular design palette, drawing on the character which survives in the surrounding buildings and Axminster Conservation Area, is applied. This should inform of the height and density of the buildings, and the possible incorporation of design features from the local vernacular into construction materials, cladding and design. This would significantly benefit the character of Sec Tor and the Conservation Area itself, by reducing the direct impact of modern development without local considerations, and by supporting and celebrating the historic - predominantly post-medieval and Industrial - market-town character of the surrounding built heritage.

Whilst there is a masterplan currently in place, no detailed design elements such as building materials or heights have yet come forward. As designs are confirmed, a re-assessment of the impact of development on the Site is recommended. Viewpoints are recommended once a design plan is in place to assess the impact of the potential development on the surrounding built heritages. An updated Heritage Statement should be prepared once such details are provided in order to fully assess the proposed impact of the design, as well as its massing and scale, upon the historic environment.

It is recommended that consultation is undertaken with the South West Heritage Trust, as well as the Historic Environment Group for Devon County Council (if required), as this will guide the requirement for further work.

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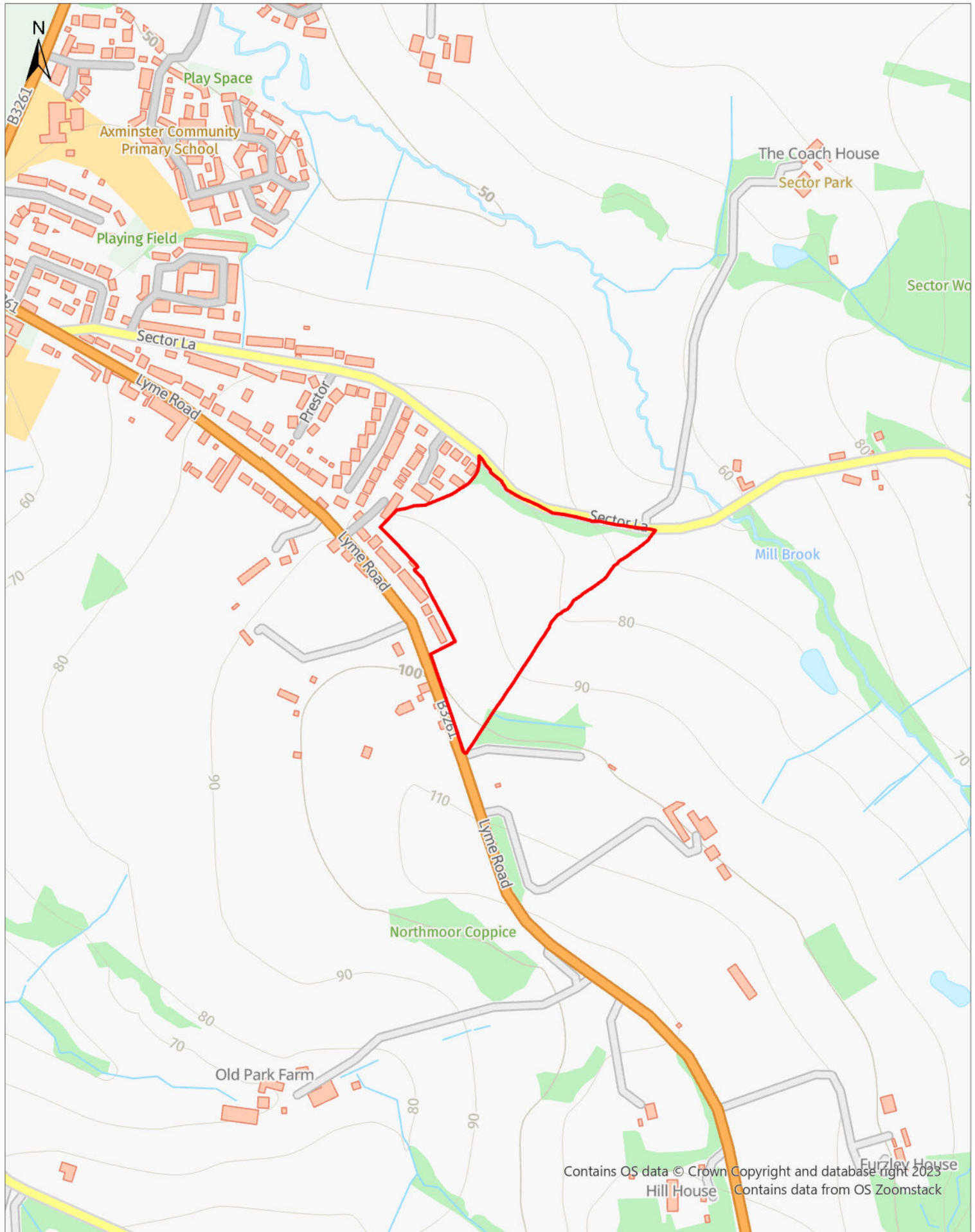
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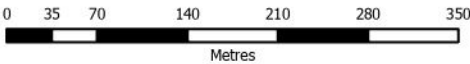
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Appendices

Appendix A – Site location plan



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 Contains data from OS Zoomstack



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TETRA TECH

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Sheet Size: **A4** Scale of Original: **1:5,859**

Client: **Persimmon Homes**

Project: **Land East of Axminster**

TM Created: MB Checked: January 2025 V1 Version:

Title:

Site Location Plan

Office: 4154 Project No: 784-B070046 Figure No: 1

Appendix B – Assessment methodology

Historic Environment Impact Assessment Methodology

Tetra Tech's evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment, as well as complimentary good practice guidance including Historic England's Conservation Principles (Evidential, Historical, Aesthetic and Communal).

Value

The table below provides guidance on the assessment of significance for all types of heritage assets, including archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site, such as battlefields, parks and gardens. The table considers both designated and non-designated heritage assets.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or assets that can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well-preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
National/ High	Scheduled Monuments, or assets of national quality and importance or assets that can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).

Value	Examples
Regional/ Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Grade II Listed Buildings of modest preservation or integrity. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Grade II Registered Parks and Gardens and Registered Battlefields of poorer preservation or integrity. Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes.
Local/ Low	Undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Impact

The magnitude of the potential impact is assessed for each site or feature independently of its significance. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Impact	Typical Criteria Descriptors
Substantial	Impacts will act to damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative). The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive).
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative). Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use. (Positive).
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative). Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive).
Negligible / No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

Any embedded mitigation is considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described in the impact assessment will be considered stated before and after additional mitigation has been taken into account.

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

For the purposes of this Heritage Impact Assessment, substantial negative impacts are considered to amount to 'substantial harm' to designated heritage assets in National Planning Policy Framework (NPPF) terms. Moderate-slight negative impacts to designated heritage assets are considered to be 'less than substantial harm' in NPPF terms. Negligible negative impacts/no change are not considered to amount to any material harm to designated heritage assets.

Determining Significance of Effect on Cultural Heritage Sites (Highways Agency (2007) Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07, Table 11.3)

Sensitivity of Receptor	Magnitude				
	Major	Moderate	Minor	Negligible	No change
Very High	Very Large	Large / Very Large	Moderate / Large	Slight	Neutral
High	Large / Very Large	Moderate / Large	Moderate / Slight	Slight	Neutral
Medium	Moderate / Large	Moderate	Slight	Neutral / Slight	Neutral
Low	Slight / Moderate	Slight	Neutral / Slight	Neutral / Slight	Neutral
Negligible	Slight	Neutral / Slight	Neutral / Slight	Neutral	Neutral

Appendix C – Site photographs



Photo 1: Woodbury Farm looking west from the public footpath between Woodbury Lane and Wyke Road.



Photo 2: Loup Hous, Lyme Road looking south-west from Loup Court.



Photo 3: View east from Loup House across Lyme Road toward the Proposed Development.



Photo 4: View north-east from the Proposed Development to Sec Tor.



Photo 5: View south-west from Sec Tor to the Proposed Development



Photo 6: Hey Hop House, Silver Street; part of the Axminster Conservation Area



Photo 7: Trinity Square, part of the Axminster Conservation Area

Appendix D – Planning Policies

East Devon Local Plan 2013 to 2031 (Adopted 28th January 2016)

Strategy 49- The Historic Environment

The physical and cultural heritage of the district, including archaeological assets and historic landscape character, will be conserved and enhanced and the contribution that historic places make to the economic and social well-being of the population will be recognised, evaluated and promoted. We will work with our partners and local communities to produce or update conservation area appraisals and conservation area management plans.

Policy EN6- Nationally and Locally Important Archaeological Sites

Development that would harm nationally important archaeological remains or their settings will only be permitted where the need for the development outweighs the damage to the archaeological interest of the site and its setting. There is a presumption in favour of preservation in situ in the case of nationally and locally important remains. Preservation of locally important remains by record will be required where the need for development outweighs the need to preserve the remains in-situ.

Policy EN7- Proposals Affecting Sites which may potentially be of Archaeological Importance

When considering development proposals which affect sites that are considered to potentially have remains of archaeological importance, the District Council will not grant planning permission until an appropriate desk-based assessment, and where necessary, a field assessment has been undertaken.

Policy EN8- Significance of Heritage Assets and their Setting

When considering development proposals, the significance of any heritage assets and their settings, should first be established by the applicant through a proportionate but systematic assessment following East Devon District Council guidance notes for 'Assessment of Significance' (and the English Heritage guidance 'The Setting of Heritage Assets'), or any replacement guidance, sufficient to understand the potential impact of the proposal on the significance of the asset. This policy applies to both designated and non-designated heritage assets, including any identified on the East Devon Local List.

Policy EN9- Development Affecting a Designated Heritage Asset

The Council will not grant permission for developments involving substantial or total loss of significance of a designated heritage asset unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site;

- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

Substantial harm to or loss of a Grade II Listed Building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Where total or partial loss of a heritage asset is to be permitted, the Council may require that:

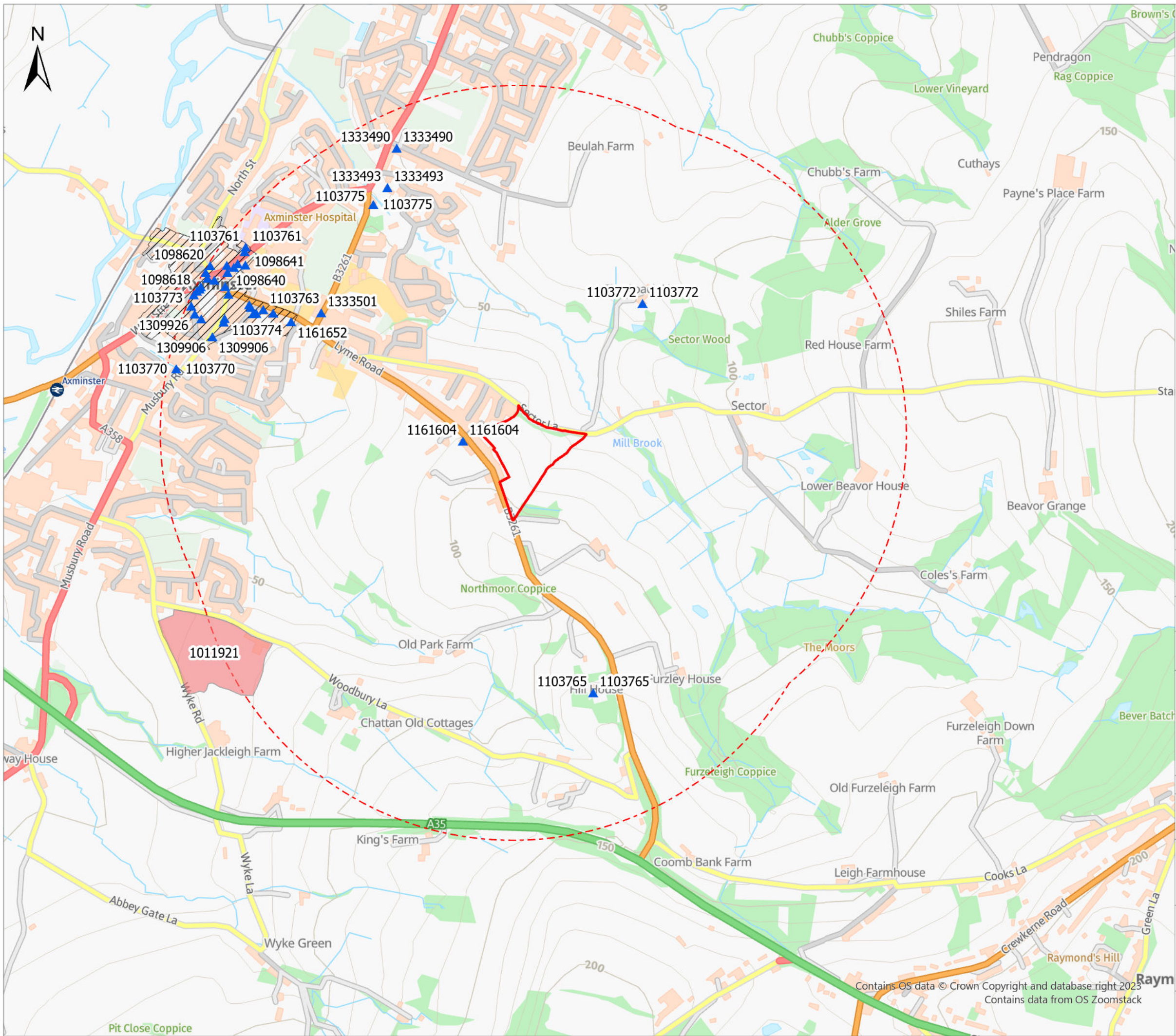
- e) A scheme for the phased demolition and redevelopment of the site providing for its management and treatment in the interim is submitted to and approved by the Council. A copy of a signed contract for the construction work must be deposited with the local planning authority before demolition commences;
- f) Where practicable the heritage asset is dismantled and rebuilt or removed to a site previously approved;
- g) Important features of the heritage asset are salvaged and re-used;
- h) There is an opportunity for the appearance, plan and particular features of the heritage asset to be measured and recorded;
- i) Provision is made for archaeological investigation by qualified persons and excavation of the site where appropriate.

Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, the harm will be weighed against the public benefits of the proposal, including securing its optimum variable use. Favourable consideration will be given for new development within the setting of heritage assets that enhance or better reveal the significance of the asset, subject to compliance with other development plan policies and material considerations.

Policy EN10- Conservation Areas

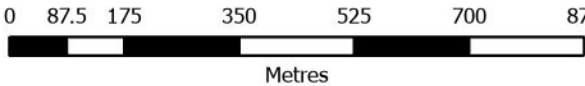
Proposals for development, including alterations, extensions and changes of use, or the display of advertisements within a Conservation Area, or outside of the area, but which would affect its setting or views in or out of the area, will only be permitted where it would preserve or enhance the appearance and character of the area. Favourable consideration will be given to proposals for new development within Conservation Areas that enhance or better reveal the significance of the asset, subject to compliance with other development plan policies and material considerations. Loss of a building or other structure that makes a positive contribution to the significance of a Conservation Area will be considered against the criteria set out in Policy EN9.

Appendix E- Recorded Heritage Assets



Legend

- Scheduled Monuments
- Listed Buildings
- Conservation_Areas
- Site Boundary
- Study Area



LH Created:	MB Checked:	December 2024 Date:	V1 Version:
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Sheet Size: **A3** Scale of Original: **1:11,511**

Client: **Persimmon Homes**

Project: **Land East of Axminster**

Title: **Designated Assets**

Office: 4154	Project No: 784-B070046	Figure No: 2
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Designated Heritage Sites (Historic England/Devon County Council Historic Environment Record)

Identifier	Record Type	Grid Reference	Description	Period
Designated Heritage Assets				
N/A	Conservation Area		Axminster Conservation Area The Conservation Area contains its relatively unaltered 12th and 13th century market town with the most recent development being the residential units of brown fields sites in the town centre. The recent developments have used the local vernacular to in keep with the style of the Conservation Area. The architectural style consists of rendered, blue lias stone and local chert elevations which creates a rich mix of character (Fisher, 1999).	Medieval
1011921	Scheduled Monument	SY 29756 97413	Roman fort and later Romano-British settlement at Woodbury Farm The Roman forts served as permanent bases for auxiliary units of the Roman Army. They are typically rectangular enclosures with rounded corners, defined by a single rampart of turf, puddled clay or earth with one of more outer ditches. The forts were usually used for short periods however some were occupied for extended periods on a more or less permanent basis.	Romano-British
1103761	Grade II* Listed Building	SY 29850 98677	Oak House It is a red brick house with stone dressings constructed in 1758 by Simon Bunter, an Axminster Lawyer. It has a slate mansard roof with gabled ends and a parapet with putti and urns, a modillion cornice and rusticated quoins. The building includes sash windows with thick glazing bars in eaved moulded architraves, a central first floor Venetian window with Ionic pilasters entablature and arched centre light.	Industrial

Identifier	Record Type	Grid Reference	Description	Period
1098640	Grade II* Listed Building	SY 29793 98598	Premises of G C Bateman Is an early 19th century house constructed of roughcast range which is slayed at the right hand front corner. The property includes a slate roof with gabled ends and has a four window range over two storeys. There is a central round-headed doorway with a moulded architrave and traceried fanlight and flush panel door. On the right hand side, there is an early 19th century double-fronted shop with two bow windows with glazing bars curved into central doorway, a curved entablature and the doorway has a rectangular fanlight and a glazed and panelled door with gothic glazing bars.	Industrial
1161604	Grade II Listed Building	SY 30529 98071	Loup House It is an early 19th stuccoed house with a low pitched hipped slate roof with wide oversailing bracketed eaves constructed over two-storeys with three-bays. The property includes round headed sash windows with radiating glazing bars on the first floor.	Industrial
1103772	Grade II Listed Building	SY 31090 98501	Sec Tor Tudor style house dating to 1838. The house is situated in a small, landscaped park and is constructed over two-storeys. The building is rendered in stone rubble, with a low pitched slate roof with stone coped gable ends. The asset includes a gabled porch with a Tudor arched doorway with drip mould dated 1838 in the spandrels.	Industrial
1103765	Grade II Listed Building	SY 30936 97285	Old Park It is a large Victorian gothic stone house with a tiled roof and stone coped gable ends dating to 1860. It is constructed over two storeys with an attic and four bays. The right hand has a projecting gabled wing and left of the centre is a two storeyed gabled porch with a flanking buttresses and stone aerial.	Industrial

Identifier	Record Type	Grid Reference	Description	Period
1333501	Grade II Listed Building	SY 30086 98472	Terrace Lodge It is an early 19th century stuccoed building with a tarred slate hipped roof with pair brackets to the deep eaves soffit. The property features stone quoin pilasters with a Greek key motif design.	Industrial
1103775	Grade II Listed Building	SY 30249 98810	Millbrook House Dating to the early 19th century, it is a rendered house with a tarred slate hipped roof with a moulded eaves cornice.	Industrial
1333493	Grade II Listed Building	SY 30293 98863	Millbrook Farmhouse It is a house dating to the early 18th century, constructed of roughcast stone rubble with a thatched half-hipped roof. It is one storey with an attic and a four window range. There are two, three and five-light casements with glazing bars and there are two eyebrow dormers	Post-medieval
1333490	Grade II Listed Building	SY 30322 98986	1 and 3 Beavor Lane They are a range of 18th century cottages constructed of roughcast rubble with a thatched roof and gabled ends. The property features sash windows with glazing bars and casements and ridge chimney stacks.	Post-medieval to Industrial
1161672	Grade II Listed Building	SY 29786 98554	Premise of Regward and Co Ltd Is an early 19th century painted brick corner building with a curved corner, situated 0.93km north-west of the site. It is constructed over three storeys with a four window range and sash windows with glazing bars and flat brick arches with keystones. There is a mid 19th century shop front on the corner with fluted pilasters, entablature with console brackets to cornice.	Industrial

Identifier	Record Type	Grid Reference	Description	Period
1161582	Grade II Listed Building	SY 29883 98470	Coombe House Formerly known as Coombefield. The house dates to the 18th century, and is constructed of coursed stone with a hipped tile roof over two storeys with three bays. There are sash windows in the exposed cases without glazing bars and flat stone arches with keystones. There are external stone chimney stacks at the sides.	Post-medieval to Industrial
1161555	Grade II Listed Building	SY 29791 98620	Elson House and Home Lea The asset is a pair of early 19th century red brick houses. They include a slate roof with gabled ends, a stone basement and a four window range with sashes, glazing bars and flat brick arches with key stones.	Industrial
1161537	Grade II Listed Building	SY 29825 98625	Premise of Axe Vale Social Club Dating to the early/mid 19th century, it is a 19th century stuccoed building with a slate roof with gabled ends, eaves and cornice. The ground floor public house front has pilasters and entablature and a sasj to the right in the moulded architrave.	Industrial
1103763	Grade II Listed Building	SY 29905 98482	Ivy House An 18th century house constructed of painted brick, with a steeply pitched slate roof with stone coping to the gable ends. It is built over two storeys with a four window range with tripartite sashes, with glazing bars and flat brick arches with keyblocks.	Post-medieval to Industrial
1098641	Grade II Listed Building	SY 29849 98621	United Reformed Church The church was built in 1826, with minor alterations in 1875. It is recorded 0.96km north-west of the site, and is a chapel constructed of ashlar with a slate rood and a moulded stone gable end of two storeys	Industrial

Identifier	Record Type	Grid Reference	Description	Period
			with three bays. There is a four-centered arch Y-traceried gothic windows, with the central three lights in a four-centered arch recess with a moulded four-centred arch doorway below with large panelled doors.	
1162014	Grade II Listed Building	SY 29731 98580	Premises of W G Potter and Son Dates to circa 1840. It is of painted brick range with a curved front on a street corner. The asset includes a slate roof, with a painted stone stringcourse and moulded architraves. It is constructed over three storeys with seven bays, sash windows with glazing bars and the first floor windows have heads on console brackets. The ground floor features an early 19 th century shop front with wide pilasters insised with Greek key design and deep pentice hood on consoles and iron brackets.	Industrial
1161811	Grade II Listed Building	SY 29784 98454	Buckland House An early 19 th century stuccoed house recorded 0.86km north-west of the site. it is constructed over three storeys with three bays and sash windows with glazing bars, and on the left and right hand first and second floors there are bowed sashes. The ground floor central doorway has thin panelled pilasters, entablature and fielded panel reveals.	Industrial
1098620	Grade II Listed Building	SY 29739 98619	Castle Mount Castle Mount is an early 19 th century pair of ashlar houses, and the right hand are now offices. With heavy eaves cornice and circled modillions and bands at floor level. The ground floor has two splayed bays. the right hand doorway with rectangular fanlight and cornice and the left hand doorway with stone Tuscan columns and entablature and a red brick ridge and end chimney stacks with stone cornices.	Industrial
1098617	Grade II Listed Building	SY 29706 98546	Premises of MW Pike and Co, J O Llewelyn LTD and Gills An early 19 th century building. It has a stuccoed range with a low pitched slate roof over three storeys and five bays. the ground floor of Pike and Llewelyn have mid 19 th century pilastered shop front with	Industrial

Identifier	Record Type	Grid Reference	Description	Period
			entablature with cornice on console brackets. The Pike has a fielded panel door with panelled reveals and smaller and taller shop front. The Gills to the right hand has carriageway with stone elliptical ash with a shop front inserted. They have been included for group value.	
1098618	Grade II Listed Building	SY2969898540	Premises of E Cubley and New Commercial Hotel An early 19th century dressed stone range building. It has four bays and sashes on the second floor with floor arches. the ground floor is a modern shop and public house front with a large fascia. It is listed for group value.	Industrial
1309829	Grade II Listed Building	SY 29752 98574	George Hotel An early 18th century coaching inn on an island site, constructed of large stone rubble with a brick front to Victoria Place. To the southern side, there is a large 18th century assembly room with a hipped asbestos slate roof, a carriageway to the ground floor with large Venetian window above pilasters, entablature and keyblock. The rear of the main building has a range of sashes, cssements and geoundfloor bays with sashes, and a panelled door to the Chard Street elevation with a rectangular fanlight.	Post-medieval to Industrial
1309926	Grade II Listed Building	SY 29691 98468	Conservative Club and Thomas Whitty House Formerly the Axminster Carpet Factory, is an 18th century factory building. It is a large dressed stone building with a tarred slate roof and stone coping to the gable ends. It is situated on a corner with a curved angle and is a height of three storeys. There is a ten window range with segmental arched opening lights and all of the second floor windows are replaced with modern ones. Three of the doorways have large entablatures and Tuscan pilasters, and the centre and right hand doors retain original flush panel doors.	Post-medieval to Industrial

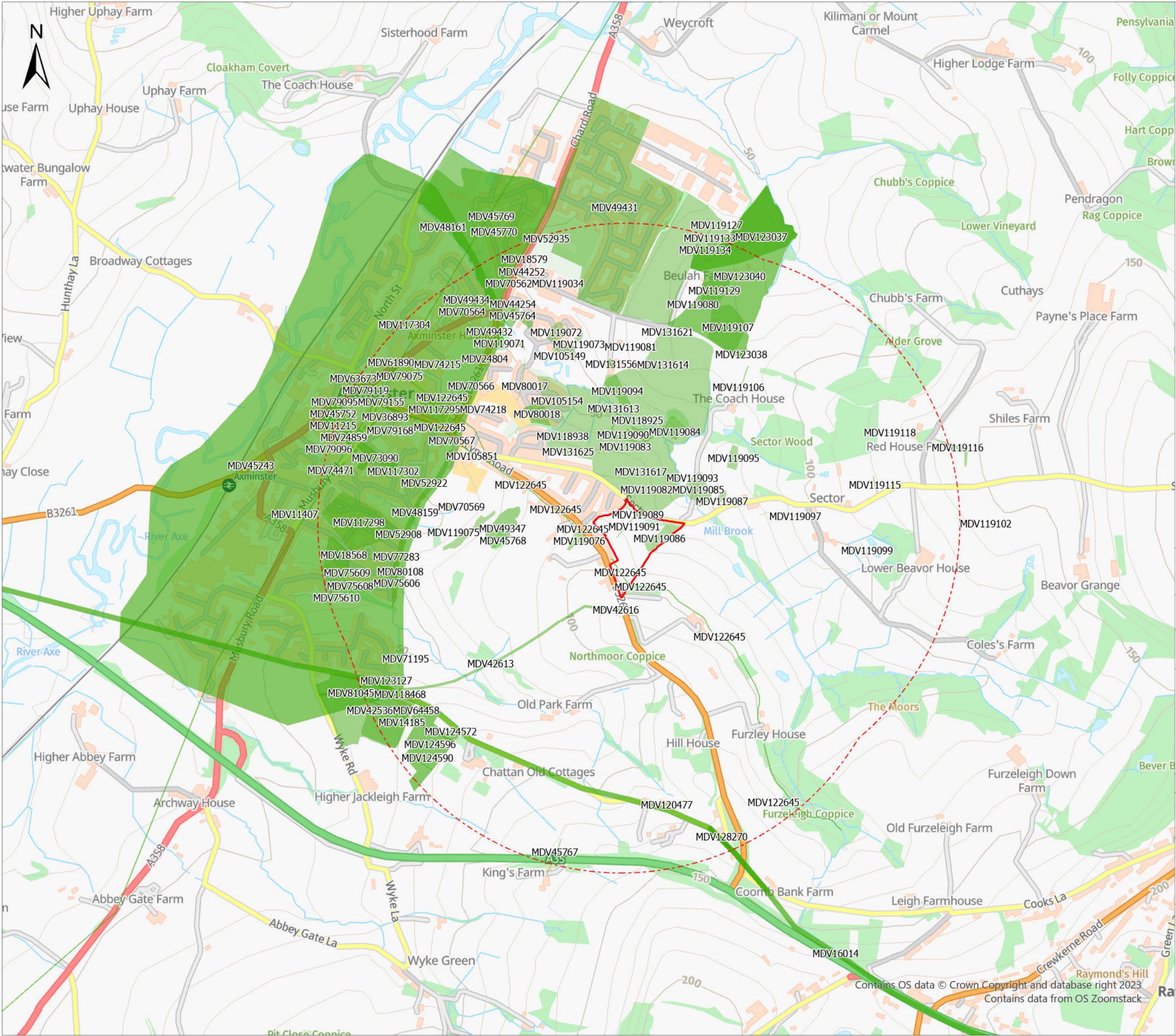
Identifier	Record Type	Grid Reference	Description	Period
1333496	Grade II Listed Building	SY 29874 98469	Westcoombe House Westcoombe House is an 18th century house constructed of coursed stone which is L-shaped. The property includes a tiled roof with stone coping to the gabled end. There are two and three-light mullion-transom asements with leaded panes. The easterly range has flat brick arches with keyblocks and a string course at the first floor level, and the westerly range has a 19th century stone porch with columns and a simple entablature.	Post-medieval to Industrial
1333494	Grade II Listed Building	SY 29813 98614	Premises of Surridge Dawson and Co Ltd Dating to the late 18th century, it is constructed of stone rubble with painted brick and ashlar plinth with a steeply pitched slate rood and stone coped gable ends. They have tripartite sash windows with glazing bars in slightly bowed bays on console brackets. The centre first floor round-arched sash with glazing bars. The central doorway has fluted pilasters, entablature and panelled reveals and double doors	Post-medieval to Industrial
1333495	Grade II Listed Building	SY 29847 98663	Oak View Oak View is an early 19th century ashlar house. It has a slate rood with stone coped gable ends over two storeys and three bays. the sash windows have glazing bars and flat stone arches and the central porch has doric columns supporting entablature.	Industrial
1333484	Grade II Listed Building	SY 29725 98598	Premises of International Stores and King's Bakery Is an early 19th century painted brick building. It is constructed over three storeys with three bays and sash windows with glazing bars. The ground floor has an early 19th century shop front with pilasters incised with a Greek key design. The asset includes a cast iron balcony to the first floor window above and the right hand return to Market Square roughcast, a four window rangem sashes and doorcase with panelled reveals and cornice.	Industrial

Identifier	Record Type	Grid Reference	Description	Period
1309906	Grade II Listed Building	SY 29746 98397	Reynards and Black Dog Café Dating to the 18th century/ early 19th century, the building is constructed of coursed stone rubble with a slate roof over two storeys and three bays. the central doorways have moulded doorcases with cornices and a fielded panel door. The south has two storeyed splayed bay with sashes.	Post-medieval to Industrial
1103773	Grade II Listed Building	SY 29680 98493	The Old Registry Office Dates to circa 1850-1860. It is built in an early English Gothic style with coursed stone and freestone dressings. The first floor is an Early English style tripartite moulded arch window with shafts and moulded capitals. The ground floor has similar lancets flanking the central doorway with two orders of shafts and moulded two centred arch. There are moulded string courses at the cill levels. The end buttresses have set offs and parapet with Lombard frieze.	Industrial
1103770	Grade II Listed Building	SY 29633 98297	Purzebrook House Purzebrook House is a house, now divided into two, that dates to the 18th century. The ground floor right hand has a 19th century splayed bay window the central doorway includes fluted pilasters and entablature with keyblock and broken pediment, heavy panelled door which is now glazed. There is a modern glazed porch to the right of the centre with roughcast chimney stacks at the ridge.	Post-medieval to Industrial
1103767	Grade II Listed Building	SY 29866 98489	Maryknoll Maryknoll is an early 19th century roughcast house with an asbestos slate roof with stone coping to the gabled ends. The property includes sash windows with glazing bars and a central pilastered doorcase with entablature, panelled reveals, rectangular fanlight and panelled door. It has been included for group value.	Industrial

Identifier	Record Type	Grid Reference	Description	Period
1103766	Grade II Listed Building	SY 29936 98471	Lyme House It dates to the 19th century and is rendered with ashlar plinth and a hipped slate roof. There is a central wide porch with Tuscan columns supporting broken pediment, panelled doubled doors, a large traceried semi-circular fanlight and panelled reveals.	Industrial
1333483	Grade II Listed Building	SY 29710 98553	Premises of NSS Newsagent It is a 19th century house with a stuccoed range and curved front following the line of the street corner, situated 0.98km north-west of the site. The end pilasters have incised decoration. The windows are sashes with glazing bars and most of the first floor are tripartite sashes. The ground floor has a large shop front with an early 19th century continuous fascia with cornice, and to the right is a round-headed doorway with a fanlight and glazing bars.	Industrial
1098622	Grade II Listed Building	SY 29577 98450	Windsor Terrace Dates to the early 19th century and is a red brick house on a stone plinth with a slate hipped roof behind parapet with plain stone coping. It is three storeys high with a two-window range, including sashes with glazing bars under flat rubbed brick arches with keystones. The first-floor left hand segmental bowed sash with glazing bars, pilasters and entablature. There is a plaque in the parapet to the south side with the date 1800 or 1806 written on although this is indistinct.	Industrial
1309992	Grade II Listed Building	SY 29861 98497	Belmont House Dates to the early 19th century and is a red brick house constructed over two storeys with three bays. the property includes sash windows with glazing bars and flat rubbed brick arches. The central doorcase has thin panelled pilasters, entablature, rectangular fanlight with diamond shaped panes and fielded panels reveals and door.	Industrial

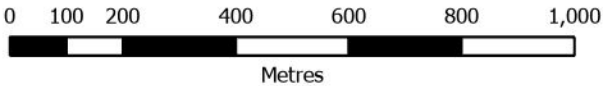
Identifier	Record Type	Grid Reference	Description	Period
1333500	Grade II Listed Building	SY 29711 98453	Hey Hop House Hey Hop House is an early 19th century yellow stock brick house with a slate roof and coped gabled ends with plain stone coping. There are three bays and two left hand bays slightly recessed with asash windows and glazing bars. The asset includes a wide central doorway and porch with Tuscan columns supporting an entablature with broken pediment and dentil cornice and semi-circular traceried fanlight, panelled double doors and panelled reveals.	Industrial
1333482	Grade II Listed Building	SY2968898528	Premises and R A and C Snell Estate Agents Dates between 1850 and 1860. The building is constructed of dressed stone with freestone details in gothic style. There is a slate roof with stone coped gable ends and a moulded eaves cornice. There is a moulded stone two-centred arch doorway with a drip mould and head stops and trefoiled fanlight. There has been the addition of a modern shop front with a rended diagonal stack at the ridge. It has been included for group value.	Industrial
1333499	Grade II Listed Building	SY 29796 98530	Premises of Matthews Ltd It is an 18th century painted brick corner building with a stone plinth. It includes a steeply pitched corrugated iron roof with stone coped gable ends and a hipped corner. There is an early 19th century corn shop with bowed windows and glazing bars curbed in the centre doorway at the corner. The Lyme Street elevation has a central pilastered doorcase converted into a window.	Post-medieval to Industrial
1103774	Grade II Listed Building	SY 29781 98443	Rose Cottage, South Street Is an 18th century roughcast cottage. There is a steeply pitched corrugated iron roof with heavy modillion eaves cornice. The property includes 19th century sash windows in a moulded casing and a	Post-medieval to Industrial

Identifier	Record Type	Grid Reference	Description	Period
			central plain doorway with glazed and panelled door. There is a roughcast chimney stack at the gable end.	
1161652	Grade II Listed Building	SY 29992 98444	The Laurels and Tanners Cottage It is an 18th century stone rubble house with an adjoining cottage featuring a long range that right angles to the road. The end to the road is rendered, and there is a slate roof and eight window range. The Laurels has sashes with glazing bars in moulded architraves and a 19th/20th century two storey splayed bay. Tanners cottage has a two window range of two-light casements with leaded panes.	Post-medieval to Industrial



Legend

- Monuments (Polygon)
- Study Area
- Site Boundary



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Sheet Size: **A3** Scale of Original: **1:13,393**

Client: **Persimmon Homes**

Project: **Land East of Axminster**

Title: **Non-Designated Assets**

Office:	Project No:	Figure No:
4154	784-B070046	3

Non-designated recorded Heritage Assets (Devon County Council Historic Environment Record)

Identifier	Record Type	Description	Period
Recorded Heritage Assets (by period)			
MDV42613	Artefact Scatter	Lithic Scatters south-east of Axminster Large numbers of lithic artefacts recovered during fieldwalking of pipeline corridor from Musbury to Axminster. Up to 10 flints were recovered each field in the section from Woodbury Farm towards Greenhayes.	Prehistoric
MDV42616	Artefact Scatter	Lithic Scatter west of Lyme Road, Axminster Fieldwalking of a pipeline corridor from Musbury to Axminster produced a large number of lithic artefacts. Up to 25 flints were recovered from the length across this field south of Greedhayes.	Prehistoric
MDV131611	Pit	Pits to north of Sector Lane, Axminster Two possible burnt pits or tree throws recorded during an archaeological trench evaluation undertaken on land to the East of Axminster. Both contained charcoal. A single flint was recovered. Suggested to be part of a potential area of late prehistoric activity.	Prehistoric
MDV80018	Ditch	Prehistoric Ditches and Possible Prehistoric Pit, Millbrook, Axminster Two ditches containing pottery sherds and worked flint possibly dating from the Early Neolithic to Early Bronze Age, were revealed during archaeological trench evaluation to the south of Mill Water House. No finds or dateable evidence were recovered from an adjacent pit.	Early Neolithic to Early Bronze Age
MDV118927	Barrow?	Possible Barrow, west of Sector Park,	Bronze Age

Identifier	Record Type	Description	Period
		Geophysical survey recorded a number of anomalies on land east of Axminster. This group of anomalies may represent a barrow or a cairn or a ring ditch.	
MDV131621	Ditch	Ditch and gully to the north-east of Prestaller Farm, Axminster A possible small concentration of late prehistoric activity was identified during a during an archaeological evaluation on land to the east of Axminster. A possible linear ditch was recorded in Trench 16 and a linear gully was observed in Trench 18. No dating evidence was found but they may be associated with the prehistoric gully recorded in Trench 24.	Bronze Age
MDV131623	Ditch	Curvilinear ditch to north of Beulah Farm, Axminster A possible curvilinear ditch dating the late prehistoric period was recorded in Trench 11 (Field A) during an archaeological trench evaluation on land to the east of Axminster.	Bronze Age to Iron Age
MDV131624	Ditch	Ditch to north of Sector Lane, Axminster A possible linear ditch dating to the late prehistoric period was recorded in Trench 61 (Field J) during an archaeological trench evaluation on land to the east of Axminster.	Bronze Age to Iron Age
MDV131628	Ditch	Ditch to north of Sector Lane, Axminster A possible prehistoric ditch was recorded in Trench 58 (Field J) during an archaeological trench evaluation on land to the east of Axminster. Suggested to be part of a potential area of late prehistoric activity.	Bronze Age to Iron Age
MDV131614	Ring Ditch	Ring ditch to east of Prestaller Farm, Axminster	Bronze Age to Iron Age

Identifier	Record Type	Description	Period
		A curvilinear ditch recorded during an archaeological evaluation on land to the east of Axminster. The ditch is identified as a ring gully, probably forming a circuit around a round house. Finds from the primary fill of the ditch include charcoal, Early Iron Age pottery and flint.	
MDV124590	Field Boundary	Field Boundary, Land East of Woodbury Farm, Axminster Geophysical survey recorded a linear anomaly which corresponds broadly with the southern boundary of the adjacent property to the east of the survey field known as Chattan. The line of this linear has been traced in adjacent fields and can be seen extending northwestwards across the enclosure and the field to the west.	Bronze Age to Roman
MDV131625	Ditch	Ditch to north of Sector Lane, Axminster A u-shaped linear ditch with two recuts was recorded in Trench 51 (Field H) during an archaeological trench evaluation on land to the east of Axminster. Suggested to be part of a potential area of late prehistoric activity.	Bronze Age to Medieval
MDV105154	Artefact Scatter	Artefacts including worked flint, land off chard Road, Axminster Artefacts including worked flint and and medieval pottery, land off chard Road, Axminster. Recovered during an evaluation.	Bronze Age to Modern
MDV14185	Fort	Roman Fort at Woodbury Farm, Axminster Roman fort covering circa two hectares survives as a square area defined by a 18 metre wide ditch, visible around the entire circuit apart from the area in the immediate vicinity of Woodbury Farm of first century date.	Romano-British
MDV42536	Settlement	Roman Settlement at Woodbury Farm, Axminster	Romano-British

Identifier	Record Type	Description	Period
		Roman settlement of late second to early fourth century, overlying a first century Roman military fort at Woodbury Farm. The settlement extended to the west, and possibly to the south and east of the fort.	
MDV11215	Findspot	Roman Coins from St Mary the Virgin Parish Church, Axminster Two Roman coins found in the churchyard at St Mary the Virgin Parish Church in Axminster.	Romano-British
MDV18579	Road	The Fosse Way at Axminster Section of the Fosse Way.	Romano-British
MDV42538	Road	Roman Road at Woodbury Fort Section of Roman road along the west side of the Roman fort at Woodbury. Possibly the line of the Fosse Way continuing south from Axminster.	Romano-British
MDV81045	Findspot	Roman Tile and Pottery from Woodbury Great Close, Axminster Considerable quantities of Roman tile and pottery were recovered during fieldwalking of a pipeline corridor in Woodbury Great Close.	Romano-British
MDV11407	Road	Road in the Parish of Axmouth Stedcombe house. Stretches of roman paved way, part of the fosse way, found near the gate of stedcombe house in 1923 during road repairs (ramsden). The fosse way probably started somewhere near the mouth of the axe and followed the approximate course of the Axmouth to Axminster road. Met the Charmouth to Exeter road (southern route) near Tanyard cross.	Romano-British
MDV124572	Road?	Roman Road, Land east of Woodbury Farm, Axminster	Romano-British

Identifier	Record Type	Description	Period
		Geophysical survey recorded a pair of parallel linear anomalies between 7 and 10 metres apart. The anomalies are thought to represent the side ditches of a road recorded in a previous magnetometer survey to the west.	
MDV124603	Industrial Site	Industrial Activity, Land East of Woodbury Farm, Axminster Geophysical survey recorded an area of anomalies thought to relate to burning episodes suggesting industrial activity.	Romano-British
MDV64458	Road	Roman Road at Woodbury Farm, Axminster Evidence of a Roman road was found during the excavation of the footings of an agricultural building at Woodbury Farm. It is probably part of the Roman road between Exeter and Dorchester, which lies to the south of Woodbury Lane on a similar alignment.	Romano-British
MDV128270	Road	Roman road at Symonds Down, Axminster The line of the Roman road appears to survive as a boundary at Symonds Down Lodge.	Romano-British
MDV16014	Road	Roman road from Charmouth to Axminster The A35 between Charmouth and Axminster broadly follows the line of a Roman road. Although it has been suggested that the line of the road between Dorchester and Exeter ran to the north of Bridport and Charmouth this does not preclude there also being a road via Charmouth. Metalling from the Charmouth road was observed at Burrowshot Cross in 1990 and the line of the Roman road can be seen where it deviates from the modern road as the road descends from the road descends from here.	Romano-British
MDV118468	Road	Roman Road from Axminster to Honiton	Romano-British

Identifier	Record Type	Description	Period
		Recent archaeological work in Axminster coupled with evidence from LiDAR and satellite imagery has confirmed that the traditional course of the road from Axminster towards Honiton is largely correct. From the fort at Woodbury the road crosses the river valleys to broadly coincide with the A35 up Gammon Hill. It then deviates to take the lane through Kilminster to the top of Shute Hill. From there it follows the Shute/ Stockland parish boundary, rejoining the A35 at Wilmington Bridge. The final section of the road from Grey Stone down into Honiton, however, is unclear and several possible routes have been proposed.	
MDV24804	Road	Stony Lane, Axminster Section of the Fosse Way now called Stony Lane. The lane formed part of the anti-tank defenses around Axminster during the Second World War.	Roman to Late Medieval
MDV124596	Archaeological Feature	Archaeological Anomalies, Land East of Woodbury Farm, Axminster Geophysical survey recorded a number weak anomalies on a northnorthwest-southsoutheast axis and a single linear running across the centre of this area on a westnorthwest-eastsoutheast alignment. Several other weak linears recorded on a variety of alignments are fleeting and may be no more than agricultural scars.	Roman to Late Medieval
MDV45769	Field System	Field System at Cloakham Lawn, Axminster The strip fields recorded on a late 18th century map of Axminster, and partly visible as earthwork banks on aerial imagery between the 1940s and 2014, may have originated as part of a medieval field system. However, there is also evidence that some boundaries were cut by Roman roads suggesting that the medieval field system may have fossilised a Roman or even prehistoric field pattern.	Roman to Post Medieval

Identifier	Record Type	Description	Period
MDV80108	Findspot	Roman, Medieval and Post-Medieval Pottery to east of Duke's Way, Axminster A small amount of pottery sherds dating from the Roman to Post-Medieval periods, recovered during archaeological monitoring on land to the east of the Duke's Way development.	Roman to Post Medieval
MDV131556	Farmstead	Prestaller Farm, Axminster The manor of Prestaller was given to Axminster church by King Athelstan in AD937. The farm was still attached to the church at the end of the 19th century when it became a freeholding.	Saxon
MDV45752	Minster	Saxon Minster Church, Axminster. The minster is likely to have been established by the mid 8th century. Cyneheard, a Saxon prince, is reputed to have been buried here. The site of the minster church is presumed to be on or near the site of the present parish church.	Saxon to Late Medieval
MDV11211	Parish Church	St Mary the Virgin Parish Church, Axminster. Parish Church of St Mary in Axminster founded in the 10th century with a Norman doorway. The arches of the crossing are probably 13th century in date while the tower above has been dated to the 15th century.	Saxon/ Early medieval to Later medieval
MDV18629	Watermill; Corn Mill; Saw Mill	Millwater House, Axminster Formerly known as Millbrook Mill, this is the probable site of a medieval mill(s) that was once part of the manor of Prestaller. It generally operated as a corn mill but there may also have been a fulling mill here. It was converted to sawmilling by the late 19 th century and is now a dwelling.	Early Medieval to medieval
MDV119082	Field Boundary	Relict Field Boundary west of Sector Park, Axminster	Early Medieval to Post Medieval

Identifier	Record Type	Description	Period
		A linear earthwork bank, visible on aerial photographs taken in 1948 and on images derived from lidar data captured between 1998 and 2014, is interpreted as the relict remains of a medieval or post-medieval field boundary.	
MDV119083	Field Boundary	Relict Field Boundaries south of Prestaller Farm, Axminster A linear earthwork bank, visible on aerial photographs taken in 1948 and on images derived from lidar data captured between 1998 and 2014, is interpreted as the relict remains of a medieval or post-medieval field boundary.	Early Medieval to Post Medieval
MDV119091	Field Boundary?	Possible relict Field Boundary south of Sector Lane, Axminster The possible relict remains of a medieval or post-medieval field boundary are visible as a cropmark on aerial photographs taken in 1948 and as a curvilinear earthwork bank on images derived from lidar data captured between 1998 and 2014.	Early Medieval to Post Medieval
MDV119102	Field Boundary	Relict Field Boundary north-east of Lower Beavor, Axminster A curvilinear cropmark, visible on aerial photographs taken between the 1940s and 1970s, is interpreted as the remains of a medieval or post-medieval field boundary ditch that went out of use by the mid-19th century.	Early Medieval to Post Medieval
MDV119106	Field Boundary	Relict Field Boundaries north of Sector Hall, Axminster Interconnected curvilinear earthwork banks, visible on aerial photographs taken in 1948 and on images derived from lidar data captured between 1998 and 2014, is interpreted as the relict remains of medieval or post-medieval field boundaries.	Early Medieval to Post Medieval
MDV119115	Field Boundary?	Probable relict Field Boundary north of Lower Bever, Axminster	Early Medieval to Post Medieval

Identifier	Record Type	Description	Period
		The probable relict remains of a medieval field boundary are visible as a curvilinear earthwork bank on images derived from lidar data captured between 1998 and 2014.	
MDV119116	Field Boundary?	Probable relict Field Boundaries east of Cathay's Lane, Axminster The probable relict remains of medieval or post-medieval field boundaries are visible as two conjoined curvilinear earthwork banks on images derived from lidar data captured between 1998 and 2014.	Early Medieval to Post Medieval
MDV119118	Field Boundary	Probable relict Field Boundary west of Cathay's Lane, Axminster The possible relict remains of a medieval or post-medieval field boundary are visible as a cropmark on aerial photographs taken in 1948 and as a curvilinear earthwork bank on images derived from lidar data captured between 1998 and 2014.	Early Medieval to Post Medieval
MDV119127	Field Boundary?	Possible former Field Boundary in Bonners Copse, Axminster A possible medieval or post-medieval field boundary is visible as a dark linear cropmark on aerial photographs taken from 2010 onwards and as a slight earthwork ditch on images derived from lidar data captured between 1998 and 2014.	Early Medieval to Post Medieval
MDV24859	Inhumation	Inhumation found south-west of St. Marys Churchyard, Axminster Human skeleton found to the south-west of the churchyard while digging the foundations for new buildings following a fire in 1800.	Early Medieval to Post Medieval
MDV117298	Field System	Former Field System east of King Edward Road, Axminster	Medieval

Identifier	Record Type	Description	Period
		A field system of possible medieval date is visible as several curvilinear and linear earthwork banks and ditches on aerial photographs taken in 1948. They are not visible on later available imagery and the area has now been developed for housing.	
MDV117302	Field Boundary	Former Field Boundary south of Lyme Street, Axminster A field boundary of possible medieval date is visible as a curvilinear earthwork bank on aerial photographs taken between 1948 and 1965. It is not visible on later available imagery and the area has now been developed for housing.	Medieval
MDV117304	Field Boundary	Former Field Boundary east of North Street, Axminster A field boundary of possible medieval date is visible as a curvilinear earthwork bank on aerial photographs taken in the 1940s. It is not visible on later available imagery and the area has now been developed for housing.	Medieval
MDV119080	Field Boundary	Relict Field Boundary south of Beulah Farm, Axminster A curvilinear earthwork bank, visible on aerial photographs taken from the 1940s onwards and on images derived from lidar data captured between 1998 and 2014, is interpreted as the relict remains of a medieval field boundary.	Medieval
MDV119081	Field Boundary	Former Field Boundary north of Prestaller Farm, Axminster A curvilinear earthwork bank, visible on aerial photographs taken in 1948, is interpreted as the relict remains of a medieval field boundary. It may since have been levelled.	Medieval
MDV18630	Architectural Fragment	Abbey Windows and Doorway at Loretto Cottage, Axminster	Medieval

Identifier	Record Type	Description	Period
		Six windows from Newnham Abbey rebuilt into an enclosed verandah at Loretto Cottage. A former doorway was used as an entrance to a poultry yard in the garden.	
MDV45767	Trackway	Trackway East of King's Farm The path to east of King's Farm may reflect an earlier routeway.	Medieval
MDV75608	Field Boundary	Field Boundary, Morton Way, Axminster Continuation of field boundary visible on Royal Air Force Aerial photograph as a low bank in field on north side of lane. Possibly part of a medieval or earlier field system.	Medieval
MDV122645	Leat	Axminster Town Leat The Town Leat or Lake is believed to be medieval in origin, built by the monks of Newenham Abbey. It was the town's principle public water supply until the late 19th century.	Medieval
MDV131617	Field Boundary; Ditch; Boundary Bank	Bank and ditches on the line of a former field boundary to the east of Axminster A double ditch and bank on the line of a former field boundary were recorded an archaeological trench evaluation on land to the east of Axminster. Possible worked flints and medieval pottery were recovered from the fill of the western, higher ditch.	Medieval
MDV63673	Market Place	Market Square, Axminster Site of medieval market place.	Medieval
MDV118938	Pit Cluster	Ditches, Land east of Axminster, Devon Possible pits to north of Sector Lane, Axminster.	Medieval to Industrial

Identifier	Record Type	Description	Period
		A number of anomalies were identified during a geophysical survey on land to the east of Axminster which may represent soiled filled pits.	
MDV123040	Ditch?	Watermill to the south of Prestaller Farm, Axminster Geophysical survey recorded a number of anomalies thought to represent fragments of linear archaeological deposits such as ditches of unknown period or function.	Medieval to Industrial
MDV118939	Watermill	The stone built foundations of a possible late medieval/early post medieval watermill with an adjacent leat were discovered during an archaeological trench evaluation on land to the east of Axminster and which broadly correlated with the anomalies record on the earlier geophysical survey.	Medieval to Industrial
MDV131613	Leat	Leat to the south of Prestaller Farm, Axminster The line of a probable mill leat was recorded during an archaeological trench evaluation undertaken on land to the East of Axminster.	Medieval to Industrial
MDV118925	Plough Marks; Lynchets; Drainage System; Ditch?; In Situ Burnt Deposit?; Pit?; Extractive Pit?; Archaeological Feature; Field Boundary; Footpath	Archaeological Anomalies, Land East of Axminster Geophysical survey recorded a number of archaeological anomalies on land east of Axminster.	Medieval to Industrial

Identifier	Record Type	Description	Period
MDV73090	Market	Cattle Market, Axminster Site of the former cattle market thought to be the site where a fair was held in the Middle Ages. Part of the site had become a nursery garden in the 19th century. The cattle market was constructed in 1911. The site is now housing.	Medieval to Industrial
MDV11213	Commemorative Monument	Drake Memorial, St Mary the Virgin Parish Church, Axminster Some of the Drakes were buried in the 17th century in the vaults beneath the south transept at St Mary the Virgin Parish Church in Axminster.	Post medieval
MDV11214	Rood Screen	Rood Screen, St Mary the Virgin Parish Church, Axminster. Parclose screen to Yonge chantry at east end of north aisle at St Mary the Virgin Parish Church in Axminster.	Post medieval
MDV119084	Orchard	Possible Orchard Banks west of Sec Tor, Axminster Linear earthwork banks, indistinctly visible on aerial photographs taken from 1948 and on images derived from lidar data captured between 1998 and 2014, are interpreted as tree planting banks for a post-medieval orchard.	Post medieval
MDV119071	Extractive Pit	Extractive Pit south of Millbrook, Axminster An irregularly shaped earthwork pit, visible on aerial photographs taken in the 1940s, may have been a post-medieval or nineteenth century extractive pit. The area is now wooded and appears to have been landscaped.	Post Medieval to Industrial
MDV119072	Extractive Pit	Extractive Pit east of Millbrook, Axminster	Post Medieval to Industrial

Identifier	Record Type	Description	Period
		An irregularly shaped earthwork pit, visible on aerial photographs taken in the 1940s, may have been a post-medieval or nineteenth century extractive pit. The area has since been developed for housing.	
MDV119073	Extractive Pit	Extractive Pit east of Millbrook, Axminster An irregularly shaped earthwork pit, visible on aerial photographs taken from the 1940s onwards, is interpreted as a post-medieval or nineteenth century extractive pit.	Post Medieval to Industrial
MDV119076	Extractive Pit	Extractive Pit west of Fairacre, Axminster An irregular earthwork pit, visible on aerial photographs taken from the 1940s onwards and on images derived from lidar data captured between 1998 and 2014, are interpreted as a post-medieval or nineteenth century extractive pit.	Post Medieval to Industrial
MDV119085	Orchard	Possible Orchard Banks in Sector Park, Axminster Linear earthwork banks, indistinctly visible on aerial photographs taken from 1948 and on images derived from lidar data captured between 1998 and 2014, are interpreted as tree planting banks for a post-medieval orchard.	Post Medieval to Industrial
MDV119086	Orchard	Possible Orchard Banks south-west of Sector Bridge, Axminster Linear earthwork banks, visible on aerial photographs taken from 1948 and less distinctly on images derived from lidar data captured between 1998 and 2014, are interpreted as tree planting banks for a post-medieval or modern orchard.	Post Medieval to Industrial
MDV119087	Orchard	Possible Orchard Banks north-east of Sector Bridge, Axminster	Post Medieval to Industrial

Identifier	Record Type	Description	Period
		Linear earthwork banks, visible on aerial photographs taken from 1947 and on images derived from lidar data captured between 1998 and 2014, are interpreted as tree planting banks for a post-medieval or modern orchard.	
MDV119089	Extractive Pit	Extractive Pit south of Sector Lane, Axminster An irregular earthwork pit, visible on aerial photographs taken from the 1940s onwards and on images derived from lidar data captured between 1998 and 2014, are interpreted as a post-medieval or nineteenth century extractive pit.	Post Medieval to Industrial
MDV119090	Extractive Pit; Chalk Pit?	Extractive Pit west of Sector Park, Axminster An irregular earthwork pit, visible on aerial photographs taken from the 1940s onwards and on images derived from lidar data captured between 1998 and 2014, are interpreted as a post-medieval or early nineteenth century extractive pit.	Post Medieval to Industrial
MDV119092	Mound; Prospect Mound?; Rifle Range?	Possible Prospect Mound or Rifle Range stand in Sector Park, Axminster An earthwork mound, visible on aerial photographs from 1948 and on images derived from lidar data captured between 1998 and 2014, could possibly be part of the post-medieval landscape of Sector Park or the 19th century rifle range.	Post Medieval to Industrial
MDV119093	Drainage Ditch	Possible Drainage Ditch in Sector Park, Axminster An earthwork ditch, visible on aerial photographs from 1948 and on images derived from lidar data captured between 1998 and 2014, could be a post-medieval drainage ditch.	Post Medieval to Industrial
MDV119094	Catch Meadow	Possible Catchmeadow south of Prestaller Farm, Axminster	Post Medieval to Industrial

Identifier	Record Type	Description	Period
		Several earthwork ditches, visible on aerial photographs taken in the 1940s, are tentatively interpreted as the gutters of a post-medieval catchmeadow system.	
MDV119095	Orchard?	Possible Orchard Banks in the north-east of Sector Park, Axminster Slight linear earthwork banks, visible on aerial photographs taken in the 1940s, are tentatively interpreted as tree planting banks for a post-medieval or modern orchard.	Post Medieval to Industrial
MDV119097	Field Boundary?	Possible relict Field Boundaries south of Sector Hill, Axminster Two linear earthwork ditches, visible on aerial photographs taken from the 1940s and on images derived from lidar data captured between 1998 and 2014, may be the relict remains of post-medieval or modern field boundaries.	Post Medieval to Industrial
MDV119099	Field Boundary	Possible relict Field Boundaries south of Sector Hill, Axminster A rectilinear earthwork bank, visible on aerial photographs taken between the 1940s and 1970s, is interpreted as a post-medieval or 19th century field enclosure boundary that went out of use by the mid-19th century.	Post Medieval to Industrial
MDV119100	Field Boundary?; Drainage Ditch?	Possible Drainage Ditch or Field Boundary west of Beavor Farm, Axminster A linear earthwork ditch, visible on aerial photographs taken between the 1940s and 1976, could be the relict remains of a post-medieval or 19th century field boundary or drainage ditch.	Post Medieval to Industrial
MDV119107	Catch Meadow; Drainage System	Catchmeadow or Drainage Ditches north of Sector Hall, Axminster A series of linear earthwork ditches, visible on aerial photographs taken in 1948 and on images derived from lidar data captured between 1998 and 2014, are interpreted as the relict remains of a post-medieval or 19th century catch meadow.	Post Medieval to Industrial

Identifier	Record Type	Description	Period
MDV119129	Catch Meadow	Possible Catchmeadow south-west of Little Bever, Axminster A series of linear earthwork ditches, visible on aerial photographs taken in 1948 and on images derived from lidar data captured between 1998 and 2014, are interpreted as the relict remains of a post-medieval or 19th century catch meadow.	Post Medieval to Industrial
MDV119133	Extractive Pit	Extractive Pits west of Little Bever, Axminster The remains of two probable post-medieval or early nineteenth century extractive pits are visible as irregular earthworks on aerial photographs taken between the 1940s and 1970s.	Post Medieval to Industrial
MDV119134	Trackway; Spoil Heap	Raised Trackways and Spoilheaps west of Little Bever, Axminster A branched trackway and two mounds, visible on aerial photographs taken from the 1940s and on images derived from lidar data captured between 1998 and 2014, are interpreted as post-medieval or early nineteenth century spoilheaps with hardened access tracks.	Post Medieval to Industrial
MDV123037	Archaeological Feature	Archaeological Anomalies, Land at east of Axminster, Devon Geophysical survey recorded a number of anomalies which may represent deposits of stony material, with some heated or ferrous material, similar to other anomaly groups in the area.. These deposits may also be associated with an already recorded heritage asset comprised of a nearby track and two spoil heaps.	Post Medieval to Industrial
MDV123038	Quarry	Former Quarry, Land east of Axminster, Devon Geophysical survey recorded a group of anomalies which may represent an area of fill used to cover a former quarry or damp ground.	Post Medieval to Industrial
MDV131546	Footbridge	Bridge to south of Prestaller Farm, Axminster	Post Medieval to Industrial

Identifier	Record Type	Description	Period
		Small, stone built bridge.	
MDV45764	Farmstead	Millbrook Farm, Axminster Millbrook Farm marked on 1880s-1890s 25 inch Ordnance Survey map.	Post Medieval to Industrial
MDV63678	Inn	The Bell Inn, Axminster The Bell Inn burnt down in 1836 and was rebuilt as a hotel, the upper floors of which survive above a row of modern shops, built after the hotel closed.	Post Medieval to Industrial
MDV70563	Inn	Trout Inn, Chard Road, Axminster Site of Trout Inn, depicted on 1880s-1890s 25 inch Ordnance Survey map on east side of Chard Road.	Post Medieval to Industrial
MDV74668	House	Ivy House, Coombe Lane, Axminster Ivy House, Coombe Lane, 18th century house.	Post medieval to Industrial
MDV11231	Inn	The George Hotel, Axminster The George hotel, a mid 18th century house which retains its original character. A coach entrance leads from the street into the yard. Over the carriage arch is a later 18th century assembly room with Venetian windows either end and an especially attractive interior including an Adam style ceiling.	Post medieval to Industrial
MDV44252	Cottage Non Specific	1 and 3 Beavor Lane, Axminster Range of cottages, probably 18th century in date.	Post medieval to Industrial
MDV44254	Farmhouse	Millbrook Farmhouse, Axminster	Post medieval to Industrial

Identifier	Record Type	Description	Period
		Circa early 18th century house.	
MDV53621	Garden	Historic Gardens, Axminster Site of 18th century garden revealed during excavation in 1994.	Post medieval to Industrial
MDV74664	House	The Laurels and Tanners Cottage, Lyme Road, Axminster 18th century stone rubble house with adjoining cottage.	Post medieval to Industrial
MDV74665	House	Westcoombe House, Coombe Lane, Axminster 18th century house.	Post medieval to Industrial
MDV79073	Shop	Premises of Matthews Ltd, Lyme Street, Axminster Georgian corner shopfront at junction of Lyme Street and South Street.	Post medieval to Industrial
MDV44168	Vicarage	Abbeyfield House, Axminster. Abbeyfield house, formerly a vicarage. Building of historic interest, of late 18th-early 19th century date. Exterior restored in 1992.	Post medieval to Industrial
MDV113982	Gravestone; Grave	Graves and Vaults, United Reformed Church, Chard Street, Axminster, Devon. Graves and vaults were recorded during the monitoring of an excavated foundation trench for the new section of wall on Land at the United Reformed Church, Chard Street, Axminster.	Post medieval to Industrial
MDV119075	Extractive Pit	Possible Extractive Pit south-west of Lyme Road, Axminster	Post medieval to Industrial

Identifier	Record Type	Description	Period
		Earthwork ditches, visible on aerial photographs taken from the 1940s onwards and on images derived from lidar data captured between 1998 and 2014, are tentatively interpreted as associated with nearby eighteenth to nineteenth century chalk pits and limekiln.	
MDV49347	Chalk Pit	Extractive Pits south-west of Lyme Road, Axminster Earthwork pits and mounds, visible on aerial photographs taken from the 1940s onwards and on images derived from lidar data captured between 1998 and 2014, are interpreted as eighteenth to nineteenth century chalk pits associated with a nearby limekiln.	Post medieval to Industrial
MDV70562	Building	Buildings on west side of Chard Road, Axminster Site of row of buildings shown on historic mapping.	Post medieval to Industrial
MDV74471	House	Purzebrook House, Musbury Road, Axminster 1, 2 and 3 Purzebrook House, Musbury Road, Axminster. 18th century. Now divided into two houses.	Post medieval to Industrial
MDV74660	Cottage Non Specific	Rose Cottage, South Street, Axminster 18th century cottage with steeply pitched corrugated iron roof.	Post medieval to Industrial
MDV74666	House	Coombe House, Coombe Lane, Axminster 18th century house.	Post medieval to Industrial
MDV79118	Public House	The Axminster Castle, Market Square, Axminster Public house on the local list of buildings of architectural interest.	Post medieval to Industrial
MDV79119	Shop	Row of Shops, Corner of Victoria Place and Chard Street, Axminster	Post medieval to Industrial

Identifier	Record Type	Description	Period
		Several shops with frontages on Victoria Place and Chard Street, included in the local list of buildings of architectural interest.	
MDV79151	Shop	Shop in Chard Street, Axminster Shop on local list of buildings of architectural interest. Shown on late 19th century Ordnance Survey map.	Post medieval to Industrial
MDV79153	Shop	Two Shops on George Street, Axminster Two shops on the local list of buildings of architectural interest. Shown on late 19th century Ordnance Survey map.	Post medieval to Industrial
MDV79155	Terrace	Terrace on Lyme Street, Axminster Terrace of shops and houses on north side of Lyme Street, on local list of buildings of architectural interest.	Post medieval to Industrial
MDV79161	Public House	The Red Lion Inn, Lyme Street, Axminster Public house on local list of buildings of architectural interest, and shown on late 19th century Ordnance Survey map.	Post medieval to Industrial
MDV79163	Shop	Two Shops on Lyme Street, Axminster Former shops, one now incorporated into the Red Lion Inn, on the local list of buildings of architectural interest. Shown on late 19th century Ordnance Survey map.	Post medieval to Industrial
MDV79164	House	1 South Street, Axminster	Post medieval to Industrial

Identifier	Record Type	Description	Period
		House on the local list of buildings of architectural interest, and shown on late 19th century Ordnance Survey map.	
MDV79165	Shop	Pair of Shops on South Street, Axminster A pair of shops on the local list of buildings of architectural interest, shown on late 19th century Ordnance Survey map.	Post medieval to Industrial
MDV79166	House	Tudor Cottage, 7-8 South Street, Axminster Two former houses included in local list of buildings of architectural interest, and shown on late 19th century Ordnance Survey map. Now residential care home.	Post medieval to Industrial
MDV79167	Shop	Row of Shops on South Street, Axminster Row of three shops on local list of buildings of architectural interest, and shown on late 19th century Ordnance Survey map.	Post medieval to Industrial
MDV79168	Terrace	Row of Houses on South Street, Axminster Two shops and two houses on local list of buildings of architectural interest, and shown on late 19th century Ordnance Survey maps.	Post medieval to Industrial
MDV79173	House	Pair of Houses, South Street, Axminster Pair of houses on local list of buildings of architectural interest, shown on late 19th century Ordnance Survey map.	Post medieval to Industrial
MDV79174	Shop	Shop, South Street, Axminster	Post medieval to Industrial

Identifier	Record Type	Description	Period
		Shop on local list of buildings of architectural interest, and shown on late 19th century Ordnance Survey map.	
MDV70581	Lime Kiln	Lime kiln to east of Axminster Remains of a limekiln built into a natural bank on the north side of the Mill Brook.	Post medieval to Industrial
MDV131599	Cobbled Surface General	Cobbled surface on site of dairy to south of Prestaller Farm, Axminster Part of a cobble surface, from which post medieval pottery was recovered, was revealed during an archaeological trench evaluation on land to the east of Axminster. The surface was on the site of a modern dairy and yard which was demolished in the 1960s.	Post medieval to Industrial
MDV45768	Lime Kiln	Lime Kiln south-west of Lyme Road, Axminster Site of limekiln shown on late 18th century map of Axminster. Possible structural remains visible on Royal Air Force aerial photograph.	Post medieval to Industrial
MDV74659	Building	Reynards and Black Dog Café, South Street, Axminster Reynards and Black Dog Café, South Street. Late 18th early 19th century, coursed stone rubble building. Slate roof, one end hipped.	Post medieval to Industrial
MDV75606	Structure	Small Structure in Old Allotments, south of Morton Way, Axminster Small structure visible on aerial photograph of 1948, towards the east end of an east-west path through the allotments. May have been a tank or tap house.	Post medieval to Industrial
MDV79096	House	Silverleigh, Silver Street, Axminster Two large houses on now converted to use as a care home.	Post medieval to Industrial

Identifier	Record Type	Description	Period
MDV70569	Building	Buildings south-west of Lyme Road, Axminster Isolated group of buildings depicted on 1880s-1890s 25-inch Ordnance Survey map with a rectangular paddock adjoining on the south and a curvilinear enclosure on the north.	Post Medieval to Modern
MDV105149	Drain	Land drains, land of Chard Road, Axminster Land drains, land of Chard Road, Axminster, later post-medieval and modern in date.	Post Medieval to Modern
MDV74215	Well	Two Wells South of Hilary House, Axminster Two wells in the gardens of Hilary House marked on the 1880s-1890s 25-inch Ordnance Survey map.	Industrial
MDV70564	Gravel Pit	Gravel Pit, Chard Road, Axminster Site of gravel pit shown on 1880s1890s 25-inch Ordnance Survey map on north side of Chard Road to the west of Millbrook.	Industrial
MDV70566	Saw Pit	Saw Pit on east side of Stony Lane, Axminster Saw Pit marked on 1880s-1890s 25-inch Ordnance Survey map, on east side of Stony Lane.	Industrial
MDV70567	House	Lea Combe, Axminster Site of Lea Combe depicted on 1880s1890s 25-inch Ordnance Survey map on south side of Lyme Road.	Industrial
MDV70579	Building	Building, Land east of Axminster	Industrial

Identifier	Record Type	Description	Period
		Site of a small rectangular building shown on Ordnance Survey 1880s First Edition map. A small L-shaped yard with three small enclosures to the south and west.	
MDV36893	Forge	Blacksmiths Workshop, Axminster. Two buildings set within yard, as shown on 19th century maps. Shown as 'Smithy' on the 1880's-90's map, and as 'Smy.' on the 1904-06 map.	Industrial
MDV79089	House	Premises Of Surridge Dawson and Co Ltd, Chard Street, Axminster Early 19th century house with shallow curved bow windows on two floors, and a wooden doorcase with fluted columns.	Industrial
MDV79103	House	Lorretto Cottage, Lyme Road, Axminster House shown on late 19th century Ordnance Survey map, with gardens and outbuildings to south-east. This area is now part of post-war housing development.	Industrial
MDV74661	Factory	Conservative Club and Thomas Whitty House, Silver Street, Axminster Conservative Club and Thomas Whitty House. Once the Axminster Carpet Factory, established in 1755 and closed in 1835.	Industrial
MDV61890	House	Oak House, Chard Road, Axminster Fine red brick house with stone dressings, built in 1758.	Industrial
MDV105851	Roman Catholic Church	St Mary's Roman Catholic Church Roman Catholic church shown on 19th and early 20th century maps.	Industrial

Identifier	Record Type	Description	Period
MDV120477	Church	The Church of the Holy Cross, Woodbury Former chapel and school in the parish of Axminster.	Industrial
MDV18568	Workhouse	Axminster Union Workhouse Workhouse built in 1836. It became Box House Hospital in the early 20th century and later St Mary's Hospital. It was demolished in 1998. There are documentary references to earlier workhouses in Axminster, at Gamberlake in the 18th century and to a site on West Street close to the churchyard in 1800.	Industrial
MDV44253	House	Millbrook House, Stoney Lane, Axminster Early 19th century house.	Industrial
MDV44255	Building	Terrace Lodge, Axminster Terrace Lodge (Pippins Centre) is an early 19th century two storey stuccoed building with a tarred slate hipped roof. The central bay is slightly recessed.	Industrial
MDV45770	Park	Cloakham Lawn, Axminster Cloakham Lawn was formerly part of the 19th century park associated with Cloakham House.	Industrial
MDV61891	Shop	Premises of C G Bateman, Chard Street, Axminster Early 19th century shopfront with a fine pair of bow windows.	Industrial
MDV74216	Pump	Pump on south side of Chard Street, Axminster Pump marked on the 1880s-1890s 25-inch Ordnance Survey map.	Industrial

Identifier	Record Type	Description	Period
MDV74218	Well	Well on Stony Lane, Axminster Well on Stony Lane marked on 1880s-1890s 25-inch Ordnance Survey map.	Industrial
MDV74472	House	Buckland House, South Street, Axminster. Buckland House, South Street, Axminster. 19th century stuccoed house.	Industrial
MDV74662	House	Hey Hop House, Silver Street, Axminster An early 19th century yellow brick house with a wide central doorway and porch with Tuscan columns.	Industrial
MDV74663	House	Lyme House, Lyme Road, Axminster Rendered early 19th century house with wide central porch with Tuscan columns.	Industrial
MDV79074	House	Castle Mount, Victoria Place, Axminster Early 19th century pair of ashlar houses, right hand now offices. The left-hand doorway has stone Tuscan columns and entablature.	Industrial
MDV79075	Church	United Reformed Church, Chard Street, Axminster Early 19th century church with two storey, three-bay ashlar front and 'Y' traceried gothic windows.	Industrial
MDV79077	Building	The Old Registry Office, Silver Street, Axminster Narrow two storey Early English Gothic style building of the circa 1850s.	Industrial
MDV79080	Shop	Premises Of International Stores And King's Bakery, Victoria Place, Axminster	Industrial

Identifier	Record Type	Description	Period
		Early 19th century painted brick building with early 19th century shop front to ground floor and decorative cast iron balcony to first floor windows above.	
MDV79083	Shop	Premises Of W G Potter And Son, Victoria Place, Axminster Painted brick range of seven bays with curved front on street corner. Three storeys with early 19th century shop front on ground floor.	Industrial
MDV79094	Shop	Premises Of NSS Newsagent, Victoria Place, Axminster Early 19th century stuccoed range with curved front, following line of street corner. Ground floor has large shop front with early 19th century continuous fascia with cornice.	Industrial
MDV79095	Shop	Premises Of M W Pike & Co, J O Llewelyn Ltd And Gills, Trinity Square, Axminster Early 19th century stuccoed range with low pitched slate roof, three storeys and five bays. Carriageway to right hand with a shop front inserted.	Industrial
MDV79098	House	Belmont House, Lyme Street, Axminster Early 19th century red brick house.	Industrial
MDV79101	House	Hillside, Lyme Road, Axminster Mid 19th century house, a good example of inventive entrance and frontage detail using stucco and brick.	Industrial
MDV79152	Church Hall	United Reformed Church Hall, Chard Street, Axminster Church Hall on east side of United Reformed Church, probably built early 19th century.	Industrial

Identifier	Record Type	Description	Period
MDV79157	Terrace	Terrace of Houses on Lyme Street, Axminster Row of houses on local list of buildings of architectural interest. Shown on late 19th century Ordnance Survey map.	Industrial
MDV79169	Shop	Pair of Shops on South Street, Axminster Pair of shops on local list of buildings of architectural interest, shown on late 19th century Ordnance Survey map.	Industrial
MDV79175	House	1-2 South Street, Axminster Houses on local list of buildings of architectural interest, and shown on late 19th century Ordnance Survey map.	Industrial
MDV79177	Terrace	Penny's Terrace, Musbury Road, Axminster Terrace of cottages, stone with brick dressings, has well preserved doorways and horizontally sliding sash windows. Shown on late 19th century Ordnance Survey map.	Industrial
MDV79178	Public House	The Axminster Inn, Silver Street, Axminster Public house on local list of buildings of architectural interest, shown on late 19th century Ordnance Survey map.	Industrial
MDV79179	Terrace	Terrace, Silver Street, Axminster Terrace of houses on local list of buildings of architectural interest and shown on late 19th century Ordnance Survey map.	Industrial
MDV80017	Field Boundary	Field Boundaries, Millbrook, Axminster	Industrial

Identifier	Record Type	Description	Period
		Part of a ditch associated with a 19th century field boundary shown on the late 19th century Ordnance Survey map, was revealed during trench evaluation to the south of Mill Water House.	
MDV81027	Building	Premises of Regward and Co. Ltd., Lyme Street, Axminster Early 19th century painted brick corner building of three storeys. Once the home of George Pulman.	Industrial
MDV81065	Well	Well on south side of Lyme Road, Axminster Well-marked on 1880s-1890s 25-inch Ordnance Survey map, on south side of Lyme Road.	Industrial
MDV79176	House	Rosemount, Musbury road, Axminster House on local list of buildings of architectural interest and shown on late 19th century Ordnance Survey map.	Industrial
MDV79181	House	Stamford House, Silver Street, Axminster House on local list of buildings of architectural interest, shown as part of former vicarage on late 19th and early 20th century Ordnance Survey maps.	Industrial to Modern
MDV70565	Building	Building to north of Chard Road, Axminster Small rectangular building shown on 1880s-1890s 25-inch Ordnance Survey map.	Industrial to Modern
MDV70568	School	School to south of Lyme Road, Axminster Site of school shown on 1880s-1890s 25-inch Ordnance Survey map.	Industrial to Modern
MDV79099	Bungalow	Dalhousie, Lyme Road, Axminster A 1920s bungalow with interesting period detail.	Modern

Identifier	Record Type	Description	Period
MDV105850	War Memorial	War Memorial at St Mary's Catholic Church War memorial cross in the churchyard at St Mary's Catholic church. Commemorates the fallen of World War I and World War II.	Modern
MDV75609	Building	Structure in Field south of Weller Road, Axminster Possible shed or agricultural building shown on early 20th century map, and on late 1940s aerial photographs. Precise date and function unknown.	Modern
MDV75610	Structure	Structure in Field south of Swain Close, Axminster Structure visible on 1940s aerial photograph, at south end of field to west of former allotments. Not shown on Ordnance Survey maps, precise date and function unknown.	Modern
MDV79172	Meeting Hall	Hall on South Street, Axminster Hall on local list of buildings of architectural interest, date and function unknown, but possibly 20th century.	Modern
MDV81787	War Memorial	War Memorial Board in St Mary's Church A wooden panel on the north wall inside the church commemorates the fallen in World War I and World War II.	Modern
MDV117295	Military Site	Military Base to north of Lime Road, Axminster A probable Second World War base is visible as structures, trackways and hut bases or areas of bare ground on aerial photographs taken in the 1940s. It could be associated with the Second World War	Modern

Identifier	Record Type	Description	Period
		Taunton Stop Line. By 1948 no superstructures were visible, and most of the site has since been developed for car parking.	
MDV119034	Pillbox?	Possible Pillbox north of Millbrook, Axminster A small rectangular structure, visible on aerial photographs taken in the 1940s, could be a pillbox forming part of the Second World War Taunton Stop Line constructed in 1940. The area has now been developed.	Modern
MDV48159	Anti Tank Ditch	Anti-Tank Ditch around south-east side of Axminster Anti-tank ditch and banks visible as earthworks on aerial photographs taken from 1947. Part of the Axminster fortified area on the Taunton Stop Line constructed in 1940. Some segments have been developed but others are visible on images derived from lidar data captured between 1998 and 2014.	Modern
MDV48161	Anti Tank Obstacle; Anti Tank Cube	Anti-tank obstacles on the north-east side of Axminster Rows of concrete anti-tank obstacles are visible on aerial photographs taken in the 1940s. A few may survive but most seem to have been removed prior to 1976. Part of the Axminster fortified area on the Taunton Stop Line constructed in 1940.	Modern
MDV48167	Pillbox	Pillbox T125, Morton Way, Axminster Polygonal pillbox visible in allotments on 1948 Royal Air Force aerial photograph, to west of anti-tank ditch. The pillbox was added to the Taunton Stop Line defences in late 1940-early 1941 as part of the ring of defences around Axminster, forming an anti-tank island. It is now preserved within a new housing development with a nearby interpretation panel.	Modern
MDV49431	Military Hospital	Military Hospital, Millwey Rise, Axminster	Modern

Identifier	Record Type	Description	Period
		Site of a Second World War United States military hospital, visible as a complex of structures, trackways and earthworks on aerial photographs taken in the 1940s. The site was subsequently used then redeveloped for housing but some original buildings still remain such as the garages and Millway Rise workshops.	
MDV49432	Anti Tank Cube	Anti-Tank Obstacles, Stony Lane, Axminster Rows of anti-tank cubes are visible on aerial photographs taken in the 1940s. Part of the Second World War Taunton Stop Line constructed in 1940. Some appear to survive within a garden.	Modern
MDV49434	Pillbox	Brookhill Pillbox off Chard Street, Axminster A small structure, visible on 1940s aerial photographs, is interpreted as a Second World War pillbox forming part of the Axminster fortified area on the Taunton Stop Line which was constructed in 1940. The area has since been developed for housing.	Modern
MDV52908	Pillbox	Possible Pillbox, Foxhill, Axminster Area of bare ground visible on late 1940s aerial photographs, possibly the remains of a demolished pillbox, on west side of line of anti-tank ditch at Foxhill on east side of Axminster. As such it would have been part of the Axminster fortified area on the Second World War Taunton Stop Line constructed in 1940.	Modern
MDV52922	Pillbox	Pillbox, Lyme Close, Axminster Pillbox visible as a small structure on aerial photographs taken in the late 1940s, close to the anti-tank ditch on east side of Axminster. Part of the Axminster fortified area on the Second World War Taunton Stop Line constructed in 1940. The area has since been developed and it is not visible on the more recent available aerial imagery.	Modern

Identifier	Record Type	Description	Period
MDV52925	Pillbox	Pillbox on west side of Stony Lane, Axminster Pillbox in the north-east corner of sportsfield. Part of the Second World War Taunton Stop Line constructed in 1940. It is not clearly visible on the 1940s aerial photographs and may have been disguised; it is visible as a flat-roofed structure on later aerial photography taken from 1976, onwards.	Modern
MDV52933	Pillbox	Millbrook Pillboxes, Axminster Site of two possible pillboxes visible as structures on 1940s aerial photographs on east side of Stony Lane and forming part of the Second World War Taunton Stop Line. It is possible that remains survive, obscured by tree cover.	Modern
MDV52935	Pillbox	Pillbox S.41 to north of the Cemetery, Chard Road, Axminster Site of pillbox S.41 adjacent to cemetery overlooking Chard Road. Part of the Taunton Stop Line constructed in 1940. Visible as a six-sided structure on aerial photographs taken in the 1940s but apparently removed by 1976.	Modern
MDV72483	Roadblock	Roadblock S.Rd.58, Chard Road, Axminster Roadblock S.Rd.58 on the Chard Road at Millbrook Cross. Part of the Second World War Taunton Stop Line constructed in 1940.	Modern
MDV77283	Roadblock	Road Block, Morton Way, Axminster Anti-tank obstacle set within a track extending east of Morton Way. Part of the Second World War Taunton Stop Line constructed in 1940.	Modern
MDV123127	Anti Tank Ditch	Anti-Tank Ditch, Woodbury Lane, Axminster	Modern

Identifier	Record Type	Description	Period
		Short length of anti-tank ditch visible running north-east from the north side of Woodbury Lane to the stream gully. It was filled in between 1948 and 1949. Part of the Axminster fortified area on the Second World War Taunton Stop Line constructed in 1940.	
MDV45243	Defended Locality; Strongpoint; Anti Tank Island	Axminster Strong Point on the Taunton Stop Line Axminster, only 8 miles from the coast, was completely encircled by defences during the Second World War forming an anti-tank island on the Taunton Stop Line. It was intended that it would serve as a base for counter attack should the Line be breached.	Modern
MDV71195	Linear Feature	Linear Features near Woodbury Way, Axminster Two linear features and an area of positive response were identified during a geophysical survey along a pipeline route in 2002. Not identified during subsequent watching brief.	Unknown
MDV74217	Stone	Stone 50 metres west of Stony Lane, Axminster Stone marked on 1880s-1890s 25 inch Ordnance Survey map near centre of field on west side of Stony Lane.	Unknown

Recorded Archaeological Events (Devon County Council Historic Environment Record)

Ref	Location	Type
EDV2173	Centred SY 2964 9848	Report on Survey of Parapet of the North Chancel Aisle of Axminster Parish Church. St Mary's Church Axminster: Report survey of parapet of north chancel aisle 1985. A survey of the parapet of the early 16th century north chancel aisle of St Mary's Church, Axminster was carried out in July 1985 in advance of the total replacement of the stonework. A survey of the parapet of the early 16th century north chancel aisle of St Mary's Church, Axminster was carried out in July 1985 in advance of the total replacement of the stonework.
EDV4144	Centred SY 2979 9833	Former Cattle Market in Axminster Evaluation on the site of the former cattle market in Axminster in 2006 thought to be on the site of the Axminster's eight-day medieval fair. No archaeological features pre-dating the later post-medieval period were exposed & only one sherd of medieval pottery was recovered.
EDV4412	Centred SY 2979 9833	Assessment of Former Cattle Market, Axminster No further details provided.
EDV4523	Centred SY 2978 9786	Archaeological Assessment of Land off Duke's Way, Axminster, Devon

Ref	Location	Type
		Assessment to determine potential archaeological implications of proposed development, consisting of consultation of historic maps, documentary sources, aerial photographs and existing archaeological information. Also a site visit and monitoring of geotechnical pits.
EDV4708	Centred SY 2986 9797	Recording of an Anti-Tank Obstacle, Axminster Limited excavation and recording of an anti-tank obstacle off Morton Way.
EDV5047	Centred SY 3035 9859	Archaeological Evaluation on Land at Millbrook, Axminster Ten trenches were excavated totalling 232.5 metres in length, including one specifically targeting the line of a former mill leat. The surviving earthworks of the leat were also surveyed and drawn.
EDV5081	Centred SY 2988 9791	Watching Brief During Excavation for a New Water Main on Land Adjacent to Duke's Way A watching brief was undertaken during topsoil stripping for a new water main in the field to the east of the Duke's Way development at Axminster. No archaeological features were exposed. A small amount of pottery was recovered from the topsoil.
EDV5122	Centred SY 2962 9787	Archaeological Monitoring of Development at Duke's Way Axminster Archaeological monitoring during stripping of topsoil for part of the roadway of a development at Duke's Way. No features of archaeological significance were exposed, although a single unstratified fragment of Roman box-flue tile was recovered from the topsoil.
EDV5152	Centred SY 3029 9923	Geophysical Survey on Land at Cloakham Lawns, Axminster

Ref	Location	Type
		Geophysical survey on nine fields at Cloakham Lawns identified a limited number of potentially significant anomalies, comprising two possible ditches and possible pits or burnt material.
EDV5153	Centred SY 3032 9929	Archaeological Evaluation on Land at Cloakham Lawns, Axminster Twelve trenches were excavated in three areas of the site, to investigate anomalies identified by geophysical survey. The majority of features exposed were furrows or field boundaries, some possibly Roman.
EDV5711	Centred SY 3017 9734	Archaeological Monitoring and Recording at Little Acre Cottage Archaeological observation on excavation of 34 metres cable trench to north-west of Little Acre Cottage. No archaeological features or deposits were exposed, and no material of medieval or earlier date recovered.
EDV6104	Centred SY 3012 9856	Monitoring at Stony Lane, Axminster A programme of archaeological monitoring and recording at Stony Lane, Axminster was carried out in advance of a proposed new footway. No archaeological features, deposits or finds were identified.
EDV6173	Centred SY 3045 9858	Archaeological Trench Evaluation on Land off Chard Road Axminster A total of 19 trenches were machine excavated within two fields forming part of phase 3 of a permitted residential development. No significant archaeological remains were found. Finds include flint, chert, and medieval and post medieval pottery
EDV6260	Centred SY 2982 9782	Archaeological Monitoring and Recording on Land at Duke's Way, Axminster

Ref	Location	Type
		During archaeological monitoring and recording, undertaken during groundworks associated with a residential development on an area of land off Duke's Way, a previously surveyed anti-tank ditch was identified.
EDV6866	Centred SY 2992 9747	Geophysical Survey, Land North of Woodbury Lane, Axminster A gradiometry survey was undertaken over 0.35 hectares of grassland. No features of probable or possible archaeological origin have been identified, despite the potential for Roman remains. Areas of magnetic disturbance from nearby ferrous objects, including a pipe, dominate the area and have the potential to mask weaker archaeological anomalies. The remaining features include land drains and a magnetic spike.
EDV6889	Centred SY 2987 9863	Watching Brief, Land at the United Reformed Church, Chard Street, Axminster, Devon. Archaeological monitoring and recording carried out during groundworks associated with the rebuilding of a revetment boundary wall on land at the United Reformed Church, Chard Street. A record has been made of the displaced headstones allowing for their re-setting, although many have probably already been removed from their original locations. The archaeological monitoring of the excavated foundation trench for the new section of wall, revealed post-medieval activity only. This comprised a group of graves dating from the 18th or 19th centuries. No evidence for any archaeological activity was revealed after the removal of the remaining section of collapsed wall.
EDV6890	Centred SY 2969 9847	Archaeological Recording, Thomas Whitty House, Axminster, Devon Archaeological recording was carried out by AC archaeology during renovation works to the front range of Thomas Whitty House.

Ref	Location	Type
EDV6912	Centred SY 2992 9747	Evaluation, Land North of Woodbury Lane, Axminster Context One Archaeological Services Ltd (COAS) carried out a programme of archaeological evaluation relating to a development proposal for two residential units at land north of Woodbury Lane, Axminster. No archaeological features or finds were encountered during the monitoring programme.
EDV7185	Centred SY 2972 9850	Watching Brief, Webster's Garage, 9 Lyme Street, Axminster This document presents the results of an archaeological watching brief undertaken during groundworks associated with the change of use of land to a public car park at Webster's Garage, 9 Lyme Street, Axminster, Devon (SY2973 9850). The scheme comprised the demolition of some existing buildings on the site followed by the creation of the car park.
EDV7239	Centred SY 3074 9870	Geophysical Survey, Land east of Axminster An assessment of the disused stable and barn from an historic and archaeological point of view and provide a Statement of Historic Significance. Magnetic disturbance was detected in several areas associated with modern structures, including fences, gates, service pipes, and posts for overhead wires. However, the geophysical survey also successfully detected several potential archaeological features, as well as agricultural and topographic features.
EDV7560	Centred SY 3012 9852	Archaeological Investigations, Trail Trenching: Land at Green Lodge, Stony Lane, Axminster Archaeological investigations comprising a trial trench evaluation and subsequent monitoring and recording during demolition works was carried out by AC archaeology in

Ref	Location	Type
		advance of a road-widening scheme on land at Green Lodge, Stony Lane, Axminster, Devon (SY 30125 98532). The site lies on flat ground at c.60m aOD (above Ordnance Datum) and was positioned to the southeast of Stony Lane
EDV7599	Centred SY 3095 9881	Magnetometer Survey: Land east of Axminster, Devon This report presents the results of an archaeological geophysical survey at the site. The survey was commissioned by AC Archaeology Ltd on behalf of clients in support of a planning application. Twenty-seven magnetic anomaly groups were characterised as representing potential archaeological deposits and a further five groups as historic cultivation traces. Of these, two groups probably represent disturbed ground and modern fill associated with a former medieval dam and adjacent extraction pit. Five groups represent previously recorded former field boundaries. Nine groups may represent fragments of linear deposits such as ditches. Three anomaly groups represent two previously recorded spoil heaps and an associated track. These groups reflect relatively strongly magnetic deposits which are likely to be composed of highly heated material and/or ferrous material probably derived from industrial activities. A further six groups may represent additional, associated deposits. One group may represent an area of fill, possibly over a former quarry. One, and possibly two, groups represent previously recorded catch-meadow ditches and one group represents a set of previously recorded orchard banks. Two groups may represent historic ploughing.
EDV926	Centred SY 2999 9727	Geophysical Survey of Land East of Woodbury Farm, Axminster Geophysical evaluation programme comprising magnetometer (gradiometer) survey was carried out on circa 3.8 hectares of land east of Woodbury Farm, in advance of proposed playing field development

Ref	Location	Type
EDV8365	Centred SY 2972 9853	Evaluation Test Pitting: Rear garden of the former Nat West Bank, Axminster Archaeological test pitting was undertaken by at the request of a private client, in association with a residential redevelopment on land to the rear of the NatWest Bank, Lyme Street, Axminster, Devon. Two test pits, 0.80mx4m and 1.50mx2m were excavated across the most accessible areas of the proposed development. No significant archaeological features or deposits were present.
EDV8709	Centred SY 3074 9870	Archaeological trench evaluation on land east of Axminster Wardell Armstrong LLP (WA) was commissioned by The Crown Estate to undertake an archaeological evaluation by trial trenching on land to the East of Axminster. The evaluation was required in preparation for a planning application. The archaeological work was undertaken over 24 days between the 30th July and the 7th September 2018 and comprised the excavation of 65 trenches over 10 fields, targeting both geophysical anomalies and apparently 'sterile' areas. The investigation revealed a number of archaeological cut features, primarily relating to agricultural field boundaries dating to the prehistoric, medieval and post-medieval periods and industrial and agricultural buildings from the late medieval and post-medieval periods. Ditches and possible pits reflect later prehistoric activity across the study area, from which a small amount of potentially significant Early Iron Age pottery was recovered. The remains of a small modern dairy building were recorded within a small, enclosed area to the south of the site. Although the more recent structure was demolished in the 1960s, evidence of possible earlier structure may have been identified in the same location. Most significantly, the evaluation revealed a possible watermill dating to the 15th-16th century constructed on the south bank of Mill Brook, in close proximity to the extant

Ref	Location	Type
		bridge south of Prestaller Farm. An associated leat, or millrace, was also recorded immediately north of the building, and its projected line may link it to where the bridge crosses Mill Brook.
EDV8868	Centred SY 3058 9870	Geophysical survey on land off Beavor Lane, Axminster A detailed magnetometer survey was conducted over approximately 2.7 hectares on land off Beavor Lane which had been outlined for development. No anomalies of definite archaeological interest were identified. Several linear and curvilinear trends of uncertain origin were recorded. Although an archaeological explanation cannot be entirely dismissed they could equally be agricultural or natural. Areas of natural variation and ferrous disturbance were also mapped.
EDV8869	Centred SY 3058 9870	Evaluation on land off Beavor Lane, Axminster Context One were commissioned by Summerfield Developments Ltd to undertake an archaeological evaluation on land near Beavor Lane. Although there is evidence of long term agricultural activity and ecclesiastical management in the surrounding landscape the trial trenching, focussed on previously recorded geophysical anomalies, produced no archaeological features or dating material. Stone-filled or ceramic field drains were found in seven of the eight trenches.

Appendix F – Heritage Setting Assessment (Cotswold Archaeology, 2015)

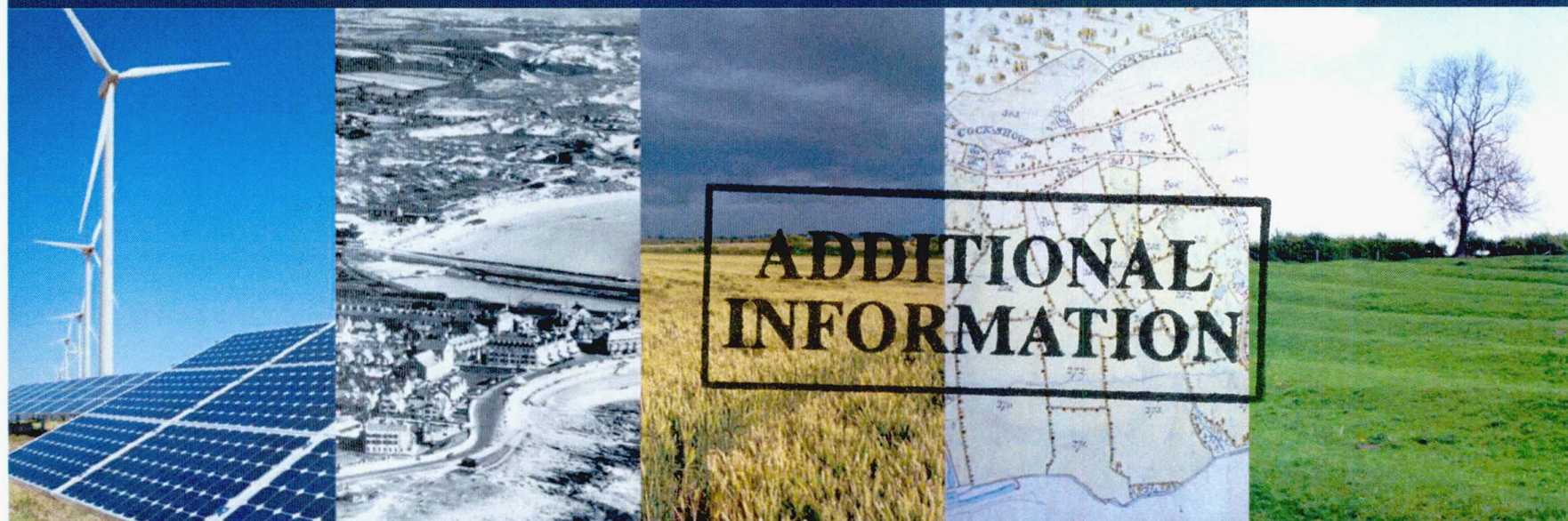
15/0435/MOUT



Cotswold
Archaeology

Designated Heritage Assets at Weycroft Axminster Devon

Heritage Setting Assessment



for
Boyer (Cardiff)

CA Project: 880026
CA Report: 15568

August 2015

Heritage Statement - 15/0435/MOUT



DESIGNATED HERITAGE ASSETS AT - 04/09/2015

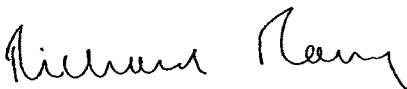
Andover Cirencester Exeter Milton Keynes

Designated Heritage Assets at Weycroft Axminster Devon

Heritage Setting Assessment



CA Project: 880026
CA Report: 15568

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CONTENTS

1.	INTRODUCTION.....	2
	<i>Outline.....</i>	<i>2</i>
	<i>Assessment of Heritage Significance</i>	<i>3</i>
	<i>Setting Assessment.....</i>	<i>5</i>
	<i>Harm (Impact or Effect)</i>	<i>5</i>
2.	DESIGNATED HERITAGE ASSETS AT WEYCROFT	7
	<i>Description of the Assets.....</i>	<i>7</i>
	<i>Statement of Significance.....</i>	<i>9</i>
	<i>Physical Surrounds – ‘What Matters and Why’</i>	<i>9</i>
	<i>Experience – ‘What Matters and Why’</i>	<i>10</i>
	<i>Assessment of the Development Effects</i>	<i>13</i>
3.	REFERENCES.....	18

APPENDIX 1: LETTER FROM HISTORIC ENGLAND DATED 17TH APRIL 2015

1. INTRODUCTION

Outline

- 1.1 The following report has been prepared by Cotswold Archaeology in response to comments provided by Historic England with regard to potential adverse impacts upon the significance of designated heritage assets at Weycroft, arising from changes to their wider setting resulting from proposed development on land to the east of Axminster, specifically the Northern Development Area (Planning Application No: 15/0435/8MOUT).
- 1.2 In their letter dated 17th April 2015 (Appendix One) Historic England stated:

'Our [Historic England] assessment has demonstrated that the proposed development to the north of Axminster will have a significant harmful impact on the setting of Weycroft Manor and the associated Weycroft Well House, which are listed at Grade II. At present, we do not consider that the applicant has taken due consideration of the potential impact the proposed outline scheme will have on these highly sensitive heritage assets, as we do not consider that the current heritage impact assessment, does not satisfy the requirements of the NPPF, Para 128. It fails to satisfactorily address the contribution made by the setting of the buildings to its significance and therefore, not enough information has been received to make an informed assessment of the potential impact of this development will have on the significance of the heritage assets. Para 132, identifies that development within the setting of a heritage asset could resulting in loss or harm to the significance of the listed building and that great weight should be given to the conservation of heritage assets within the planning process, the more important the asset the greater that weight should be.'*
- 1.3 The National Planning Policy Framework (the 'Framework'), and guidance set out within *Historic Environment Good Planning Note 2: Managing Significance in Decisions Taking in the Historic Environment* (Historic England, 2015a), which requires that the level of detail accompanying a planning application where a heritage asset might be impacted to be *'proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance'*.
- 1.4 This document, alongside the previously prepared Environmental Statement, aims to fulfil this criterion and set out a clear articulation of the heritage significance of the

designated assets at Weycroft, and of the potential impacts that may result from the proposed development, in line with national and local planning policy, and Historic England guidance.

Assessment of Heritage Significance

- 1.5 Heritage significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset, but also from its setting.
- 1.6 The setting of a heritage asset is defined as the surroundings within which it is experienced. The extent of setting is not fixed, and may change as the asset and its surroundings evolve. However, setting does not constitute a heritage asset in its own right, nor does it comprise part of a heritage designation. The importance of setting relates in its ability to contribute to the significance of the heritage asset concerned. Elements of 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.
- 1.7 The way in which heritage significance is expressed within the assessment has been specifically developed to ensure that it fully accords with the criteria of the Planning (Listed Buildings and Conservation Area) Act 1990 ('the Act') and the Framework.
- 1.8 The guidance document *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking* (Historic England, 2015a) states that the significance of a heritage asset comprises 'the sum of its archaeological, architectural, historic, and artistic interest'. The document details that the assessment of significance should consider the nature, extent and level of significance in order to accurately assess the impact of proposed works (*ibid*).
- 1.9 The statements of significance developed for each of the heritage assets concerned reflect the language of the Act making use of the terms such as the 'architectural and historic interest' of Listed Buildings. The further frames of reference described within the guidance document *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage, 2008) include the use of concepts such as evidential, historical, aesthetic and communal

in articulating the complementary factors which contribute to, and define, the heritage significance of the asset.

- 1.10 Although the statements of significance will rightly acknowledge the historic fabric of the assets as representing the embodiment and physical manifestation of heritage significance, the surroundings (setting) of the assets have, in enhancing the ability to understand historic function or context, considerable potential to contribute to their overall significance.
- 1.11 Another attribute of setting of particular relevance is the way in which the significance of a heritage asset is 'experienced'. As with its physical surroundings, the intelligibility of a heritage asset (and thus the manner in which it is appreciated) can only be articulated from an informed position on the heritage significance of the its historic fabric. Thus, these statements of significance describe 'what matters and why'.
- 1.12 Although terms such as High, Medium or Low value, and National, Regional or Local importance are often adopted by the heritage sector to express a summary description of the 'relative significance' of heritage assets, these are not universally recognised or accepted terms. Such multifarious concepts require complex, scalar definitions to enable their application, and do not directly relate to the terms of reference or key tests required in determining planning applications or heritage consents.
- 1.13 Therefore, a simple three-tiered structure (derived directly from the Framework) to differentiate the relative significance of heritage assets has been adopted. In descending order of relative heritage significance:
- Designated heritage assets of the highest significance¹;
 - Designated heritage assets of less than the highest significance²; and
 - Non-designated heritage assets.
- 1.14 The language used is entirely consistent with the terms used within the Framework and the Act, and provides the decision-maker with sufficient (and no more) information than is necessary to understand how change (see below) could result in harm to the heritage significance of an asset(s). Each of these value categories of

¹Designated heritage assets of the highest significance as derived from paragraph 132 of the Framework are "Scheduled Monuments, protected wreck sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites"

²By elimination, those assets classified as "designated" but not noted within paragraph 132 and would comprise Grade II Listed Buildings, Conservation Areas and Grade II Registered Parks and Gardens

heritage asset have their own bespoke and relevant policy within the Framework. Thus the adopted approach simplifies the process of reaching an informed judgement, a necessary element of the planning-balance exercise.

Setting Assessment

- 1.15 The methodology used is based on the guidance provided in the Historic England document *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015b)*, which provides guidance on setting and development management, including the assessment of the implications of development proposals on the setting, and hence significance, of designated heritage assets.
- 1.16 A staged approach is recommended for the assessment, the first step of which is to identify the heritage assets affected and to assess the extent and character of their settings. The second step is to assess whether, how, and to what degree, these settings make a positive contribution to the significance of the heritage asset(s) concerned i.e. 'what matters and why'. This can include not only visual relationships, but also functional or historical associations. The third step (where appropriate) assesses the effect of the proposed development on the heritage significance identified. Steps four and five are concerned with mitigation: the fourth step being to maximise enhancement and minimise harm, and the fifth to document the decisions taken and to monitor outcomes.

Harm (Impact or Effect)

- 1.17 As clearly described within the Framework, setting does not in itself constitute a heritage asset, and therefore any attempt to convey levels of impact or harm must be framed within the parameters of those tightly defined concepts of harm to the significance of the heritage asset itself. This is a fundamental principle. In summary, development could bring about change within the setting of a heritage asset, causing harm to the significance of the heritage asset, or to the way in which such significance is experienced or understood. References such as 'harm to the setting' are therefore avoided.
- 1.18 Any quantitative description of change (or harm) is also avoided. Much like the scalar approaches used in defining relative significance, those that adopt complex quantifying criteria are often weakened by circular definitions (i.e. "a moderate impact equates to significant changes to many of the attributes of the asset").

- 1.19 The clear statements of significance (the 'what matters and why'), and a sound understanding of the character of the change brought about by the development, as presented in this assessment methodology, allow for a transparent articulation of the nature of any harm caused.
- 1.20 To further assist in the decision-making process, much like the approach taken for relative significance, a three-tiered approach is adopted to summarise the 'scale of the harm'. It is not used as the sole descriptive frame of reference, but as a simplistic summary. Again, the language used is entirely consistent with the Framework and the Act, and provides sufficient information to reach an informed judgement.
- Substantial harm: defined with specific regard to change within the setting of a heritage asset that "...would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced";
 - Less than substantial harm; and
 - No harm (or 'preservation'), such that the attributes identified within the statement of significance have not been adversely affected.
- 1.21 The Framework does not employ the use of the terms 'substantial (or less than substantial) harm' with regard to non-designated heritage assets.
- 1.22 In relation to development within the setting of a heritage asset, the guidance clearly states that 'protection of the setting of heritage assets need not prevent change'. Change to setting is accepted in the Historic England guidance as part of the evolution of landscape and environment; it is whether such change is neutral, harmful or beneficial to the significances that matters.
- 1.23 A recent judgement by Justice Lindblom in (The Queen) v. Sevenoaks DC [2014] EWHC 1895 (Admin) states that 'preserving', for both Listed Buildings and Conservation Areas, in terms of character, appearance and setting, means doing 'no harm'. Thus 'preserving' does not mean 'no change'.

2. DESIGNATED HERITAGE ASSETS AT WEYCROFT

Description of the Assets

- 2.1 The asset grouping of designated heritage assets at Weycroft is located c.65m north of the proposed Northern Development Site, and comprises:
- Grade I Listed Weycroft Hall (Figure 2, 1);
 - Grade II* Weycroft Manor and Weycroft Well House (Figure 2, 2);
 - Grade II Listed garden wall immediately southwest of Weycroft Hall (Figure 2, 3);
 - Grade II Listed outbuildings immediately south east of Weycroft Manor, and Weycroft Well House (Figure 2, 4); and
 - Grade II Listed wall adjoining northwest of the outbuildings (Figure 2, 5).
- 2.2 A medieval manorial site at Weycroft is first recorded in the Domesday Survey of 1086. The Survey records the settlement as being quite small in size, with eleven households (three villagers, six smallholders and two slaves), four ploughlands, meadows, woodland and two mills.
- 2.3 The manorial site is located on an area of high ground, situated to the north of the historic core of Axminster. The site is positioned close to a number of historically and economically important route ways, including the Fosse Way, c.85m to the west of the site, and the course of the River Axe, c.130m to the west. A tributary of the River Axe is located south of the complex (along the northern boundary of the Northern Development Site), and is likely to be associated with medieval (and post-medieval) milling activity at Weycroft. Weycroft Mill, located c.70m to the west of the complex, is considered to be on the site of an earlier mill associated with the settlement at Weycroft, potentially that referred to in the Domesday Survey.
- 2.4 The manorial site is known to have continued to develop, and to have been of high status throughout the medieval period. The existing Weycroft Hall (see below) has early 15th-century origins. In 1417, Bishop Stafford licenced a private chapel to be constructed at the manor (remains of which are thought to be incorporated into the garden wall; see below), and in 1426, Thomas Brooke was granted a royal licence to crenellate the house and enclose the associated park, although no surviving traces of the park are recorded. Such events support evidence for a high-status complex at Weycroft during this period. .

- 2.5 The Manor House was added to the manorial site in the 16th century, and Weycroft Mill, to the west of the manorial complex, was constructed in the 19th century.

Weycroft Hall

- 2.6 The Grade I Listed Weycroft Hall is a manor house of rubble-stone construction with stone dressing, which is known to have 15th-century origins. The hall underwent phases of alteration, and following extension in the 16th and 17th centuries fell into a ruinous state in the post-medieval period, and was subsequently restored in the late 19th century. Although the surrounding parkland is no longer retained, the Hall is set within designed gardens which heavily screen outward views.

Weycroft Manor and Weycroft Well House

- 2.7 The Grade II* Listed Weycroft Manor and Weycroft Well House, formerly a single dwelling and incorporated under a single Listing, are located directly to the south of Weycroft Hall. The existing structures are c.16th-century in date, although they may have earlier origins. Constructed of coursed stonework with elements of stone coping, the structure comprises a long, two-storey, four-window range, with a moulded string-course over the ground-floor windows. To the right of centre is a two-storey gabled porch, with a round-arched doorway and a moulded inner doorcase with a panelled door. A projecting wing to the right of the structure forms the main part of Weycroft Well House, and features a gabled cross-wing, with splayed corner and slit windows, and small stone windows in the gable.

- 2.8 In the interior, Weycroft Manor retains an 18th-century dog-leg staircase, and an earlier 18th-century panelled room. The Well House retains chamfered ceiling beams, a Tudor arched doorway, and a chamfered fireplace bressumer.

- 2.9 Both structure are considered to comprise part of the manorial complex at Weycroft.

Outbuildings Immediately Southeast of Weycroft Manor and Weycroft Well House

- 2.10 The Grade II Listed outbuildings are c.18th-century in date, and comprise a two-storey rubble-stone range, with modern lean-to structures at either end. The first floor of the outbuilding features a three-light wooden mullion ground-floor modern casement window. Originally, this structure is likely to have comprised stables, with a hay-loft attached.

- 2.11 The Listing Description states that these outbuildings were '*Included [Listed] for group value*'.

Wall Adjoining Northwest Of The Outbuildings

- 2.12 The Grade II Listed rubble-stone wall is considered to be c.18th / 19th-century in date. However, it incorporates a chamfered stone doorway of probable 16th-century date, with a later, 19th-century Tudor-style arch-head.

Garden Wall Immediately Southwest of Weycroft Hall

- 2.13 The Grade II Listed rubble-stone wall is believed to have a medieval origin, and incorporates blocked-in, arched fenestration openings. The Bishop of Stamford licensed a private chapel to the manor at Weycroft in 1417, and the garden wall is considered to incorporate some remains of this late medieval structure.

Statement of Significance

- 2.14 The significance of the designated heritage assets at Weycroft is derived primarily from the historic and architectural interest of their physical form. This is most accurately reflected in the design aesthetic and historical illustrative values inherent in the architectural detail of these structures, in particular the Grade I Listed Weycroft Hall, and the II* Listed Weycroft Manor and Weycroft Well House, as important examples of 15th and 16th century manorial architecture with later additions and alterations.
- 2.15 The manorial complex retains considerable group value, and collectively these structures retain important historical illustrative value in representing the establishment, development and subsequent decline of a medieval manorial site.
- 2.16 The relationship between this group of designated assets and their environs, i.e. their setting, also contributes to their heritage significance, as discussed below.

Physical Surroundings – ‘What Matters and Why’

- 2.17 The topographic context discussed in paragraph 2.3 would have historically ensured the prominence of the manorial complex within the surrounding landscape, strengthened its defensive position (as indicated by the crenellation of Weycroft Hall in the 15th century), and will have provided an ideal location for any associated industrial processes. This strategic position would therefore have originally dictated the siting of the manorial complex, and thus contributes to its historic (illustrative) value, and hence its heritage significance. Understanding and appreciation of this crucial topographic context, and of strategic relationships with Weycroft Mill, the Fosse Way and the River Axe, will not be altered by the proposed development.

- 2.18 As previously discussed, the grouping of the designated heritage assets comprises the remains of the former manorial complex at Weycroft, and is therefore of considerable group value. As such, the contextual relationships and close settings of these assets, particularly in relation to each other, represent an integral part of their heritage significance. The relationships between the individual constituent assets, and the overall composition and character of the manorial complex, will not be altered by the proposed development.
- 2.19 Historical sources indicate that the estate associated with Weycroft Hall would have originally extended considerably beyond the boundaries of the current complex, and may have included the proposed Northern Development Site. Any potential functional or historical relationship between Weycroft and the Northern Development Site is, however, no longer intelligible, due to the effects of extensive 19th and 20th-century changes within the landscape (i.e. changes in ownership, morphology of the landscape and the residential and industrial / retail expansion of Axminster).
- 2.20 The existing agricultural landscape to the south of the complex, including the proposed Northern Development Site, provides an effective green buffer to the south, which would reinforce the individual identity and spatial distinctiveness of Weycroft in relation to the neighbouring settlement of Axminster, thus reinforcing the historic character of the complex. At present, this area comprises a largely pastoral valley (the proposed Northern Development Site is located on the southern side), with the aforementioned tributary of the River Axe running through the centre. This aspect of the wider surroundings of Weycroft would be subject to limited change by the proposed development, and is further discussed below.

Experience – ‘What Matters and Why’

- 2.21 Most assets within the Weycroft complex are best experienced and appreciated from adjoining Lodge Lane (Photo 1). From this aspect, it is possible to appreciate the form and architectural detail of Weycroft Manor and Weycroft Well House. As discussed, Weycroft Hall is set back within mature gardens, and is substantially screened by the vegetation boundaries and Weycroft Manor, and by Weycroft to the south. As such, any available visibility of Weycroft Manor is restricted to glimpsed views, although the wider complex, and functional and spatial relationships between component structures, are still intelligible. The experience of these assets from Lodge Lane makes a considerable contribution to their significance, both

individually and collectively. This ability to appreciate and understand the individual and group value of these assets will not be altered by the proposed development.



Photo 1: View along Lodge Lane with the south elevations of Weycroft Manor and Weycroft Well House in the left hand side of the frame.

- 2.22 Due to the screening effect of the mature vegetation marking the boundary along the southern side of Lodge Lane, together with the positioning of individual structures within the complex, any views of the designated heritage assets, from within their wider landscape setting are restricted to glimpsed views of the rooflines and chimneys of Weycroft Manor and Weycroft Well House, and Weycroft Hall (Photos 2 and 3). These glimpsed views of the designated assets from within the wider landscape make only a limited contribution to the historical illustrative and aesthetic heritage values associated with these structures. While it is likely that some filtered views of parts of the Weycroft complex might be possible under winter conditions, the overall visibility of the complex from this perspective would be constrained, and therefore those heritage values associated with the complex would not be harmed by the proposed development.



Photo 2: View towards Weycroft from the proposed Northern Development Site. The assets are screened by the dense vegetation in the centre of the frame.



Photo 3: Views towards Weycroft from the eastern side of the proposed Northern Development Site. The rooflines and chimneys of Weycroft Manor, and Weycroft Well House and Weycroft Hall, can be seen amongst the vegetation.

2.23 In relation to the intended prominence of the manorial complex, any views of the wider landscape from Weycroft would have comprised an important aspect of the historic setting of its constituent assets; in particular Weycroft Hall and Weycroft Manor and Weycroft Well House. Historically, such outward views could have incorporated the wider landholdings of the manor of Weycroft (including southward, towards the proposed Northern Development Site), and towards the course of the River Axe and the Fosse Way to the west. Within the current context and layout of the site, such views are now largely screened by mature vegetation (in particular the aforementioned area to the south of Lodge Lane), and by the development of land to the rear of Weycroft Mill to the west. Views from Weycroft Hall are further screened by the positioning of Weycroft Manor and Weycroft Well House. Where obtainable, views of the wider landscape, and of the strategic routes noted above, contribute to the historical illustrative heritage value of the Weycroft complex by making intelligible the historical dominance of the manorial site, and its relationship to contemporary route-ways and the neighbouring town of Axminster. The proposed development will result in a degree of change to these wider views, as discussed in further detail below.

2.24 Such views are, however, only considered to apply to Weycroft Hall and Weycroft Manor and Weycroft Well House. Views of the wider landscape from the Grade II Listed garden wall, outbuildings and wall adjoining the outbuildings, are not considered to form a part of their setting of which contributes to their heritage significance; this is solely derived from the more intimate spatial relationships and siting of the assets within the wider manorial complex.

Assessment of the Development Effects

2.25 The Northern Development Site at its closest point would be located c.80m south of Weycroft Manor and Weycroft Well House, and c.110m south of Weycroft Hall.

2.26 Overall, the elements of the setting of the designated heritage asset at Weycroft which contributes to their heritage significance comprise:

- The strategic topographic position of the manorial complex;
- The important contextual relationships between the asset and the group value of the manorial complex
- The green buffer provided by the agricultural landscape to the south;
- Glimpsed inward and outward views, where obtainable, connecting the manorial complex with the wider surrounding landscape.

- 2.27 During the site visit it was established that there were some available glimpsed views of the proposed Northern Development Site from the southern elevation of Weycroft Manor and Weycroft Well House. Such visibility is, however, limited by the mature vegetation along the southern side of Lodge Lane (Photo 4). A number of intrusive modern developments bordering the agricultural landscape are clearly visible from this vantage point, including the northern boundary of an industrial park to the south of Weycroft, together with elements of modern residential development. Although maintaining a largely agricultural and pastoral character, such character is compromised and constrained by a number of visible modern developments associated with the eastern margins of Axminster town.



Photo 4: View towards the proposed Northern Development Site from Lodge Lane, adjacent to Weycroft Manor and Weycroft Well House.

Further visibility of the proposed North Development Site was identified from a break in the vegetation boundary to the southeast of Weycroft Manor and Weycroft Well House, at an entrance to an agricultural field (Photo 5). Such visibility was, however, restricted from the perspective offered by the opening itself. Further towards the Weycroft Listed Buildings, any views of the proposed development site are, again, substantially screened by surrounding vegetation, and limited to occasional glimpsed views (Photo 6). The section of the proposed Northern

Development site visible from this position remains largely agricultural in character, although aspects of the industrial park are evident.



Photo 5: View towards the proposed Northern Development Site from the break in the vegetation on Lodge Lane, south-east of Weycroft Manor and Weycroft Well House.



Photo 6: The same view as Photo 5, taken from a position closer to Lodge Lane. The available view diminished with increasing proximity to Weycroft Manor and Weycroft Well House.

- 2.28 The development proposals for the proposed Northern Development Site include the construction of residential dwellings, and a new access route from Chard Road. A distinct area of open space, approximately 50m in width, would be retained along the northern boundary and side of the Site. This area will be landscaped and will feature areas of planting throughout, in particular along the northern boundary. Although the boundary of the proposed Northern Development Site would extend to the course of the tributary of the River Axe, in the centre of the valley, any construction would not extend this far north. The proposed development, in the form of residential dwellings and associated features, would, however, remain partly visible from Weycroft.
- 2.29 The proposed development will decrease the extent of the existing agricultural green buffer situated between the designated heritage assets at Weycroft and the current eastward expansion of Axminster. The scheme masterplans do, however, include a substantial area of open space on the northern side of the proposed development, and the area of undeveloped agricultural land situated to the north of the River Axe tributary will therefore not be affected. It is estimated that there would be approximately 150m of 'green space' (comprising designed landscape within the Site, the agricultural land to the north of the river tributary and the existing wooded area to the south of Lodge Lane) between the built form of the proposed development and Weycroft Hall and Weycroft Well House (the most southerly of the designated heritage assets at Weycroft). An effective green buffer will therefore still remain between Weycroft and the northernmost extent of the development, thus retaining Weycroft as a spatially distinct, individual complex within a largely pastoral setting.
- 2.30 The proposed development will result in change to the character of the proposed Northern Development Site, and hence to southerly outward views from Weycroft Manor and Weycroft Well House. However, as observed above, these views already include a number of intrusive modern features, and are therefore no longer considered to be representative of the historical landscape associated with Weycroft during the principal period of its construction and occupation.
- 2.31 The changes outlined above would result in a limited effect on the historical illustrative heritage value of Weycroft Manor and Weycroft Well House through change to the character of part of the wider landscape formerly associated with, and viewed from, the Weycroft complex. This would result in a partial change of

landscape character from agricultural, albeit with elements of modern expansion, to residential development.

- 2.32 Although this one element of the wider setting of Weycroft Manor and Weycroft Well House would be subject to change, such change would not alter the overall understanding of these assets, or their architectural and historic interest. Such change would not affect any ability to understand or appreciate the strategic location of Weycroft, and the complex would therefore remain as a spatially distinct and individual site which would remain completely separate from the eastward expansion of Axminster. The proposed development would not alter the immediate setting of Weycroft, the group value of the manorial complex, or its historical and functional relationship with strategic routes such as the Fosse Way or the River Axe.
- 2.33 The inclusion of open space along the northern boundary of the proposed Northern Development Site would mitigate the impact of the proposals by retaining the green buffer between Weycroft and the northernmost extent of the development, thus allowing for the historic character of Weycroft, as a spatially distinct, individual complex, to be retained. Appropriate landscaping and planting within this space would also further mitigate impacts through the provision of mature planting along the northern boundary of the Site. This would soften the appearance of the proposed development, and indeed when combined with the existing wooded area to the south of Lodge Lane, would further screen the proposed development from the designated heritage assets at Weycroft.

Summary Conclusions

- 2.34 Any changes to the wider setting of the Weycroft Manor and Weycroft Well House resulting from the proposed development would result in considerably less than substantial harm to the heritage significance of these assets. These proposals do not therefore conflict with the policy requirements of the Act, the Framework and Local Planning Policy.

3. REFERENCES

Chartered Institute for Archaeologists (CIfA) (2014) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

Department for Communities and Local Government (2012): *National Planning Policy Framework*

Historic England (2015a) *Historic Environment Good Planning Note 3: The Setting of Heritage Assets* (English Heritage: Swindon)

Historic England (2015b) *Historic Environment Good Planning Note 2: Managing Significance in Decisions Taking in the Historic Environment* (English Heritage: Swindon)

English Heritage, (2008) *Conservation Principles: Policies and Guidance* (English Heritage: Swindon)

English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage: Swindon)



Historic England

SOUTH WEST OFFICE

Sir/Madam East Team

Direct Dial: 0117 975 0685

East Devon District Council

Planning Department

Our ref: P00448122

Knowle

Sidmouth

Devon

EX10 8HL

17 April 2015

Dear Sir/Madam Team

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
LAND ON THE EAST OF AXMINSTER (NORTH), NORTH OF WEYCROFT
AVENUE, AXMINSTER, DEVON
Application No 15/0435/MOUT**

Thank you for your letter of 4 March 2015 notifying Historic England of the above application.

Summary

Weycroft is a high status manorial site located to the north of Axminster. It sits on a high promontory at a strategic vantage point, where the Fosse Way crosses the river Axe and a number of valleys converge. The two high status buildings, the grade I Weycroft Hall and the grade II* Weycroft Manor and the associated Weycroft Well House, sit at the highest point overlooking the surrounding topography. The setting is fundamental in understanding the strategic nature of the site, which developed independently from Axminster and held significant power and status, possibly through its ability to monitor and control the trade at this important access point, as well as retaining a defensive position.

The outline application (15/0435/MOUT) is one of three applications that cover a large area encompassing the east and part of the north side of Axminster. The northern



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section, App.15/0435/MOUT, sits on the opposite side of the valley to Weycroft. We have identified that the scale of development proposed within this northern section is likely to cause severe harm to the setting and consequently the significance of the grade II* listed Weycroft Manor and the associated complex. At present, we do not consider we have received sufficient justification for the extent of development proposed and would look for significant revisions to be undertaken to reduce its area, ensuring that the setting of this highly sensitive complex of designated buildings is retained; this needs to be based on an appropriate assessment of the setting of the heritage assets identified. Therefore, in its current form, Historic England objects to the application.

Historic England Advice

Significance

To the north of Axminster is the medieval manorial site of Weycroft. An independent complex of buildings sited on a strategic promontory, at the point where the Roman road, the Fosse Way, crosses the river Axe, and a number of other valleys with tributary water courses converge. The settlement includes a number of heritage assets, several of which are listed in their own right. The two main status buildings are identified as being of high importance. The 16th century Weycroft Manor and the adjoining Well House, previously one property, are designated at grade II*, part of the top 6% of listed buildings within the country, and are considered to be of *more than special interest*. The grade I listed, Weycroft Hall, on the plot adjacent to the manor, forms part of the top 2.5% of all listed buildings, due to its survival of its 14th century open hall, and consequently is considered to be of *exceptional value*.

These principle buildings within the complex hold illustrative historic and evidential value, as high status vernacular buildings within a strategic location. It is clear that the settlement had been identified as an area of some status and power, as Weycroft Hall was given a royal license to crenelated the property and another was issued for a private chapel on the site, in the 15th century.

The settlement developed further in the 16th century with the addition of the Manor House and continued to develop, with the Mill being built in the 18th century and internal alterations to the manor with the installation of fine domestic panelling. It would appear at this stage in the history of the site, the focus within the settlement was more domestic in scale, although its position, the high quality of its finishes and its utilisation of the surrounding landscape for agricultural and industrial uses, would demonstrate that it still held some social and economic status. In more recent years the level of power associated with the settlement has declined, but this has resulted in the high proportion of the early historic fabric surviving as well as a considerable sense of place being retained.



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The setting of the buildings is fundamental in understanding the reasons behind why the settlement developed in this location. The grade II* listed Manor House and Well House is positioned on the southern part of the site overlooking the steep side of the valley towards Axminster, the Fosse Way and up the valley itself. This orientation and choice of location is likely to have been for strategic reasons including defensive motivations as well as a way to control and monitor movements along the route-ways. There is currently some screening afforded by modern deciduous planting, however, this is a modern addition and is not present on the early OS maps (1890). There appears to be some formal planting to the east, but this is likely to be an orchard, due to the regimented nature of the planting depicted, and would not have formed an intensive barrier to views along the valley.

Weycroft Hall sits to the north of Weycroft Manor. Due to the position of the house, there may be some screening provided to the south, however, its role as the principle focal point for this small independent settlement that grew up at this strategic location, is a key aspect of its significance and currently, the rural setting that the complex enjoys, helps to reinforce the isolated nature of this settlement from Axminster.

Consequently, the setting of Weycroft is fundamental to its significance, allowing for its strategic nature as an independent settlement to be understood, this resulted in a high quality of the built environment as well as considered being given to the positioning of the properties as can be seen in the orientation of the buildings, which utilise the expansive vantage points that the topography affords.

Impact

The proposal is one of three outline application, we are commenting on 15/0435/MOUT, which looks to establish the principle of a large housing development on the edge of Axminster on the opposite side of the valley to Weycroft. It has been identified within the emerging local plan as part of a large housing allocation, mainly contained to the east side of Axminster. To the north, the allocated land starts at the Fosse Way, diverging as it moves east to form a triangular area of land. This area is currently in agricultural use, with industrial units sitting along the brow of the valleys ridge, opposite Weycroft.

The land was identified in the Axminster Strategic Allocations document (2009). It is not clear what level of assessment was undertaken in respect to the historic environment as part of the 2009 document, although from the information provided it does not appear that the impact on the heritage assets was assessed appropriately in line with the requirements set out in national planning policy and guidance. Although comments were not raised during the strategic planning process, given the specifics of this case we are now raising concerns regarding the potential impact of development in this area on the historic environment.



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The proposed development looks to redevelop the side of the valley that faces Weycroft. This is considered to significantly alter the existing character of the valley, which forms a green barrier between the town of Axminster and the manorial site of Weycroft. The development will erode the independent nature of the settlement. It will also impact on the strategic views from Weycroft Manor, which was designed and orientated to enable the property to take full advantage of this strategic position, with views across to the Fosse Way and along the Valley in both directions.

We consider that due to the importance that setting makes to the significance of the Weycroft Manor, in terms of its historic visual connection to its surrounding landscape, the proposed scheme will cause significant harm to the setting of the grade II* listed building and the settlement as a whole.

Policy

This application affects the setting of several listed buildings; the statutory requirement is to have special regard to the desirability of preserving the building, its setting and any features of interest, as established under Section 66(1) of the Planning (Listed Building and Conservation Area) Act 1990. This must be taken into account by the local planning authority.

The NPPF looks to provide sustainable development to achieve economic, social and environmental gains (para 7 & 8, NPPF). The environmental issues are further highlighted within the core principles of the NPPF, Para 17, as the continued conservation of listed buildings and the contribution made by their setting allows them to continue to contribute to the overall quality of life for this and future generations.

Our assessment has demonstrated that the proposed development to the north of Axminster will have a significant harmful impact on the setting of Weycroft Manor and the associated Weycroft Well House, which are listed at grade II*. At present, we do not consider that the applicant has taken due consideration of the potential impact the proposed outline scheme will have on these highly sensitive heritage assets, as we do not consider that the current heritage impact assessment, does not satisfy the requirements of the NPPF, Para 128. It fails to satisfactorily address the contribution made by the setting of the buildings to its significance and therefore, not enough information has been received to make an informed assessment of the potential impact of this development will have on the significance of the heritage assets. Para 132, identifies that development within the setting of a heritage asset could resulting in loss or harm to the significance of the listed building and that great weight should be given to the conservation of heritage assets within the planning process, the more important the asset the greater that weight should be.

With the proposed harm of the scheme being identified, we would draw your attention



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to Para 137, where development within the setting of heritage assets should enhance or better reveal the setting of the heritage assets. It is also identified within Para 126 and 131 that new development should look to make a positive contribution to local character and distinctiveness. The current proposal fails to address either of these points.

As harm has been identified to the historic environment due to the current layout of the outline proposal, the planning authority needs to consider the application against para 132 and 134 of the NPPF. As heritage assets are identified as being irreplaceable and therefore any harm requires clear and convincing justification. Where harm has been identified, the planning authority should look for ways to mitigate or avoid that impact as outlined in Para 129.

Historic England's Position

At present, we are underwhelmed by the quality of the heritage impact assessment that has been provided. We would look for a more appropriate assessment to be undertaken to fully understand the contribution that the setting makes to the Manor and the Well House's significance as well as for the Hall and other designated assets within the area. This should include a comprehensive visual analysis; identify key viewpoints from Weycroft Manor and Well House so that an assessment of the potential impact can be fully appreciated. We would also ask that views from Weycroft Hall are provided, as this would help to demonstrate whether the proposed development will have a significant visual impact on the setting of the hall.

We have identified through our own assessment that any housing within the northern section of the land allocation has the potential to cause significant harm to the setting of the two highly graded listed buildings. At present, it has not been demonstrated as to why the section of land outside the land allocation has been included within the current proposal and we would question whether the reasons for the odd boundary line was to preserve some aspect of the setting of Weycroft, even though it has not specifically been identified within the 2009 Allocation Document.

At present, we consider that significant revisions to the proposed layout need to be undertaken, which have a greater consideration to the highly graded complex of buildings. The detail assessment and visual analysis should be utilised to inform a revised layout, ensuring a significant open rural buffer is retained around Weycroft to allow the contribution it makes to the significance of the buildings to be more clearly appreciated. This should allow for the key historic strategic views to the Fosse Way and along the valley to be maintained, reinforcing its importance as a strategic point within the landscape, for control, monitoring and trade purposes as well as for a defensive rationale, which has resulted in an independent settlement developing outside the boundaries of Axminster.



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We appreciate that access to the wider site appears to be limited; we would need to see what alternative options had been considered along with the current access from the Fosse Way to fully understand whether there is justification for a new access route to be included within this section of the development. If sufficient justification is received, then there may be scope for some form of road way to be built within the landscape by which to access the wider site, however, this would be subject to further analysis to fully understand the impact of the scheme on the setting of the listed buildings.

In development of the scheme, the design and layout should consider the significance of the historic environment and respond accordingly, we would highlight the advice set out in chapter 7 of the NPPF, to influence the later design processes for the site.

Recommendation

We consider that due to the severe harm that the proposed development on the grade II* listed Weycroft Manor, this scheme should be refused, unless significant alterations are made to the proposed layout. At present, we feel there is potential scope by which the harm could be avoided. We would be happy to attend a meeting to discuss this further and to offer additional advice to ensure that if an amended scheme is brought forward, that sufficient steps have been taken to avoid significant harm to the setting of these highly graded heritage asset. Unfortunately, due to the layout of the current scheme, Historic England objects to this application.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

Rhianon Rhys

Assistant Inspector of Historic Buildings and Areas

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cc

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