

Planning policy



Guide to the Listing of Local Heritage Assets in East Devon



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East Devon – an outstanding place

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1 Introduction

- 1.1 This document has been produced to help local communities and individuals to identify and assess features of character with a local heritage value (heritage assets) which may go on a local list for their area. A local list can have a positive effect on the planning process and be beneficial for local communities.
- 1.2 Heritage assets, including those of local, national and international value, are an irreplaceable resource that contribute to the quality of life for residents and it is important that they can be enjoyed by future generations. The positive conservation of our heritage assets, a process of managing change, delivers recognised wider social, economic and environmental benefits.
- 1.3 A substantial majority of buildings and other features in our district have little or no heritage significance and so do not constitute heritage assets. However those that do, whether designated (of national importance) or undesignated (which may be locally listed), have enough heritage interest for their significance to be a material consideration in planning decisions.
- 1.4 A heritage asset is described in national policy, as:
- “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”¹
- 1.5 In 2019, East Devon District had more than 3200 designated heritage assets which includes Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, and an internationally inscribed World Heritage Site. Listed buildings alone comprise nearly 4600 buildings and structures which have a degree of significance due to their special architectural or historic interest at a national level.
- 1.6 However the majority of heritage assets in East Devon, whether buildings, archaeological sites or areas of historic landscape character, do not have this statutory designation. Their conservation relies on the planning system and positive management by land and property owners. Archaeological sites in particular are largely undesignated and local listing can highlight important but unscheduled sites.
- 1.7 The Devon County Historic Environment Record (HER)² maintains a record of all designated and undesignated buildings and archaeological sites and monuments. In April 2019 there are 20,685 heritage assets recorded in East Devon, meaning there are many thousands of heritage assets that are not on a national or local list, but that have a value and will still be a consideration in planning decisions.

¹ DGLC (2018) National Planning Policy Framework, Annex 2: Glossary

² Local Authorities are required to maintain or have access to Historic Environment Records in their area.

- 1.8 This guide focusses on the local heritage assets that contribute to the special character of their locality but do not meet the strict criteria for national listing. It offers guidance on how to identify heritage assets, and those assets meeting certain criteria will be placed on a 'local list'.
- 1.9 There are many features in our towns, villages and countryside of local heritage value that help define places and establish their character, and local lists can:
- Strengthen a feeling of local character and distinctiveness
 - Build a sense of place and encourage cohesion for local communities
 - Promote understanding of our historic environment and heritage assets
 - Inspire local communities to celebrate the heritage assets of value to them
 - Bring recognised benefits to health and wellbeing through involvement
 - Help to conserve and enhance our local heritage assets
- 1.10 Local listing also has a positive impact on the planning process as it can:
- Make it easier to identify the items which merit consideration in the preparation and determination of development proposals
 - Save time on such proposals as information relating to the significance of an asset will be gathered prior to local listing
 - Ensure the significance of any locally valued heritage asset is considered in planning decisions, and
 - Be helpful to those preparing plans, particularly neighbourhood plans, and in strategic planning.
- 1.11 This document sets out a consistent approach towards identifying heritage assets for a local list through selection criteria, and guidance on the assessment procedure through the Council. We have set out a range of criteria against which applications for items on the local list will be considered. These reflect national guidance provided by Historic England.³
- 1.12 Local lists only deal with things that are locally important. The purpose of the list is to identify high quality, locally significant, built or landscape features which are not subject to any other heritage designation such as statutory listing.

As this is a local list, we are looking for the features of East Devon that help make up its distinctive identity, the particular character that makes it different from elsewhere. It is often the things that are not significant on a national scale that make the biggest contribution to the 'distinctiveness' of a local area and that is what we hope to capture by supporting local listing.

³ Historic England (2016) Local Heritage Listing; Historic England Advice Note 7

- 1.13 Assets of Community Value (ACVs) may also be listed under the Localism Act 2011, which allows a community six months to put together a bid to buy an ACV such as a local shop or pub when it comes up for sale. There may be some overlap between ACVs and local heritage assets. There is a separate process for the listing of Assets of Community Value.

2 National planning policy framework

- 2.1 National policy emphasises the importance of heritage assets for their contribution to quality of life, and as an irreplaceable resource which should be conserved in a manner appropriate to their significance.

Local planning authorities are required to set out in their plans, “a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”⁴ and to make information on the historic environment, gathered as a part of policy-making or development management, publically accessible.

- 2.2 Non-designated heritage assets may be identified by a local planning authority as having a local heritage value that should be taken into account when considering any planning application that affects either the asset or its setting.

National policy further advises that heritage assets should be conserved in a manner appropriate to their significance. In weighing an application that may affect a non-designated asset, a balanced judgement is required regarding the scale of any harm or loss and the significance of the asset.

- 2.3 Local Authorities are encouraged to publish the criteria they will use to identify locally important heritage assets and to make information on the criteria and location of existing assets accessible to the public.
- 2.4 Whilst it is important to capture enough information to understand the significance of assets for the local list, the government and Historic England also emphasise that such activities need to be no more than necessary, and proportionate to the significance of the assets affected.

3 Local Plan policy

- 3.1 The adopted East Devon Local Plan has strategies and policies relating to non-designated heritage assets (see Appendix 1), which comply with the national policy set out above.
- 3.2 East Devon District Council has a Heritage Strategy for 2019 – 2031, which sets out a positive strategy for the historic environment of East Devon. It recommends the production of a local heritage assets guide, and following this, for a local list (of undesignated heritage assets) to be established. The strategy also recommends working more with local communities, starting with pilot schemes which may include local listing within specific geographic area/s.

⁴ DGLC (2018) National Planning Policy Framework: 16. Conserving and enhancing the historic environment

4 Overarching statement

4.1 Historic England advises on the preparation of an overarching statement which sets out local historic significance,⁵ similar to the process of identifying local characteristics for Conservation Areas. Themes suggested for the creation of a new list are cultural landscapes, social history, patterns of settlement and local figures.

4.2 East Devon covers a large area. The following description sets out some of the main elements that contribute to the special character of the district, recognising its inherent diversities. This has helped to develop the local list criteria that are included and may be useful information for communities in developing their local statements.

East Devon Historic Distinctiveness

4.3 East Devon is a predominantly rural area with attractive market towns, a world heritage coastline and picturesque villages. Much of the landscape of East Devon is of outstanding scenic beauty and this is reflected by the designation of two Areas of Outstanding Natural Beauty (AONB) which cover around two thirds of the District.

4.4 The district stretches from the city of Exeter and the Exe Estuary in the West, to the Dorset and Somerset borders in the East. There is a perceptible change in character across the district from the main centre of population in Exmouth and the neighbouring city of Exeter, towards the remoter settlements of the Blackdown Hills to the north and east. The diversity of the landscape and its underlying geology have helped to create a distinctive local environment; further information is provided in a Landscape Character Assessment 2019⁶ and through the East Devon and Blackdown Hills AONB websites.

4.5 The geology of East Devon is complex and the southern coastline is internationally recognised for its geology as part of the Dorset and East Devon World Heritage Site. Local stone has provided material for local buildings, including Triassic sandstone, Blue Lias limestone, chert, flint and limestone. Beer Stone is a particularly fine limestone quarried near the village of Beer, which has been used locally, and more widely in many English parish churches and cathedrals.

4.6 One of the main historic construction materials for many years in East Devon was cob, which is earth compacted with natural material such as straw. This concentration of earth buildings is significant on a national scale given the scarcity of this construction method in other parts of the country. The main traditional roofing material is Devon reed, although many thatched roofs were replaced with tiles when transport improvements allowed.

4.7 Local materials have often been used in combination to create a distinctive style with cheaper materials supplemented with more expensive stone. For example, in the Blackdown Hills AONB, chert is often laid randomly with more expensive Beer stone being used for defined features such as door jambs. Throughout East Devon cob is often supported on low chert or flint walls to improve weather resistance with the use of dressed stone reserved for quoins, window and door details.

⁵ Historic England (2016) Local Heritage Listing p.10

⁶ eastdevon.gov.uk/media/2816886/lca_complete_final_march-2019_low-res.pdf

- 4.8 Pebble bed stones or 'Budleigh Buns' are large distinctive 'pebbles' that are used throughout the western fringes of the District. Whilst slate is a prominent roofing material in the west, following development of the railway, there is a tendency for more clay tiles, usually from Bridgewater, towards the east, which were possibly brought in by canal. Many of the older brick buildings are constructed from local brickworks including those which were based at Exmouth and Ottery St Mary. All of the 'Mark Rolle' buildings, for example, were constructed from bricks from the Rolle Estate brickworks.
- 4.9 Throughout the District there is much evidence of human occupation from the past into the present day, with Stone Age camps, Bronze Age barrows and Iron Age hill forts, Saxon settlements and Roman Roads, Medieval places of worship and thatched cob cottages, Georgian, Victorian and Edwardian architecture, factories of the Industrial Revolution and World War II airfields. These are just some of the examples of the wide range of archaeology and built form contributing to our unique historic environment.
- 4.10 Areas of historic landscape significance also contribute to East Devon's distinctiveness, in the form of designed landscapes such as formal gardens, or in some cases, evolved landscapes. In rural areas, the history of farming is evident, for example, in some well-preserved historic orchards and medieval strip field systems, which may be glimpsed beyond the high 'Devon' banks and hedgerows defining many of our country lanes.
- 4.11 East Devon is bounded to the south by Lyme Bay and to the west by the Exe Estuary and the coastal area is an attractive tourist and retirement destination. The main 'seaside' destinations are Exmouth, Budleigh Salterton, Sidmouth, Beer and Seaton.
- 4.12 The towns of Exmouth, Budleigh Salterton and Sidmouth were recorded as health resorts from the mid -18th century, developing into 'watering holes' for the wealthy during the Napoleonic wars, when the convention of continental travel for the aristocracy was interrupted. There are fine examples of Georgian architecture in East Devon towns, and particularly in Exmouth and Sidmouth, the latter renowned as a 'Regency' town.'
- 4.13 Exmouth is essentially Victorian in character as the most rapid growth happened after 1860. The opening of the railways increased the attraction of visitors and Exmouth in particular, with its sandy beach and scenic location on a promontory between the open sea and Exe Estuary, the town became a popular tourist destination.
- 4.14 The Cottage Orne (rustic buildings of picturesque design) was a popular movement in the late 18th and early 19th century with fine examples in Budleigh Salterton and Sidmouth. High quality development in Budleigh Salterton and Beer during the early 20th Century includes good examples of the Arts and Crafts style, and along the lower Otter Valley.
- 4.15 The towns of Honiton, Axminster and Ottery St Mary were centres of the textile industry from medieval times. Axminster is synonymous with carpet production and Honiton was the focus for the historic East Devon cottage industry of lace making.
- 4.16 In an East Devon context farmstead groupings are an important local feature, particularly those of medieval origins or planned as part of land estates. Several of the most beautiful East Devon Villages have their origins as planned estate villages, including Broadclyst, Gittisham and Broadhembury.

5 Criteria for inclusion on the local list

- 5.1 It is important when identifying or nominating assets to be included on a local list that they are judged against firm selection criteria so that the process is consistent and the significance of each feature is properly considered.
- 5.2 The sounder the basis for an addition to the heritage list, using selection criteria, the greater the weight that can be given to preserving the significance of the asset. The degree of consultation on the list and the on the inclusion of assets also increases that weight.
- 5.3 Historic England has set out commonly applied selection criteria, which we have adapted to take account of the overarching statement of historic distinctiveness for East Devon. We intend to use the criteria both as a guide for people wishing to put forward assets for consideration and to assess applications for inclusion on the East Devon local list.
- 5.4 It is essential that the local list is not de-valued by the inclusion of heritage assets that do not meet the criteria, and at least one of the criteria listed needs to be met to make the building or structure eligible for inclusion on the local list.
- 5.5 Assessing the 'significance' of a heritage asset and the contribution of its setting is important in decision making in order to understand the potential impact and acceptability of development proposals.
- 5.6 The criteria for local listing are set out below. A feature of local interest is one that retains its historic form and external detail, and makes a positive contribution to the architectural and historic character of the locality for at least one of the following reasons:

Age:

The more recent an asset is, the more unaltered it will need to be, for inclusion on the list. Buildings dated after 1939 will only be considered if they are outstanding (for example they have been documented in recognised publications or received a planning or architectural award) or they represent an important architectural style.

Rarity:

Generally, the less common an asset is in an East Devon context, the more likely it is to be considered for inclusion on the local list. The main exception is likely to be cob buildings. This was a common historic building method in East Devon, but was far less common in the rest of the United Kingdom. Examples of cob building are therefore likely to be important components of the East Devon list, even though they are not particularly rare in an East Devon context.

Aesthetic interest:

The design value of an asset including good examples of identifiable building traditions, techniques, materials or characteristics that are part of local styles. This could include the work of recognised local architects, builders and engineers and is likely to include some of the best examples of the work of David Carr in Beer, RW Sampson in Sidmouth, or Hatchard Smith in and around Budleigh Salterton, and some of the distinctive developments of landowner Mark Rolle in and around Exmouth.

Group Value:

Groupings of assets with a clear visual, design or historic relationship. In an East Devon context farmstead groupings are an important local feature, particularly those of medieval origin or planned as part of land estates.

Historical Association:

The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.

Archaeological interest:

This may justify registration of a locally significant asset, if the evidence base is sufficiently compelling and a distinct area can be identified. The local heritage asset may provide evidence about past human activity in the locality which may be archaeological (in the form of buried remains), but may also be revealed in the structure of buildings or in a manmade landscape.

Designed landscapes interest:

Locally important designed landscapes, parks and gardens, which may relate to their design or social history. There are some particularly fine examples of large estates with designed landscapes in East Devon that are not nationally registered, but are included on the Devon Gazetteer of Parks and Gardens of Local Historic Interest.⁷

Landmark status:

An asset with strong group or historical associations, or with an especially striking aesthetic value that contributes to the image of the local area.

Social and Communal Value:

Features with special local or national historical associations that contribute to the social or communal history of an area. Significance in some cases may be enhanced by places that aid a perception of local identity or social interaction, and could include intangible aspects of heritage that contribute to the “collective memory” of a place.

Archival Interest:

The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record. (Whilst of interest, this is unlikely to be considered as a reason in itself for inclusion on the list).

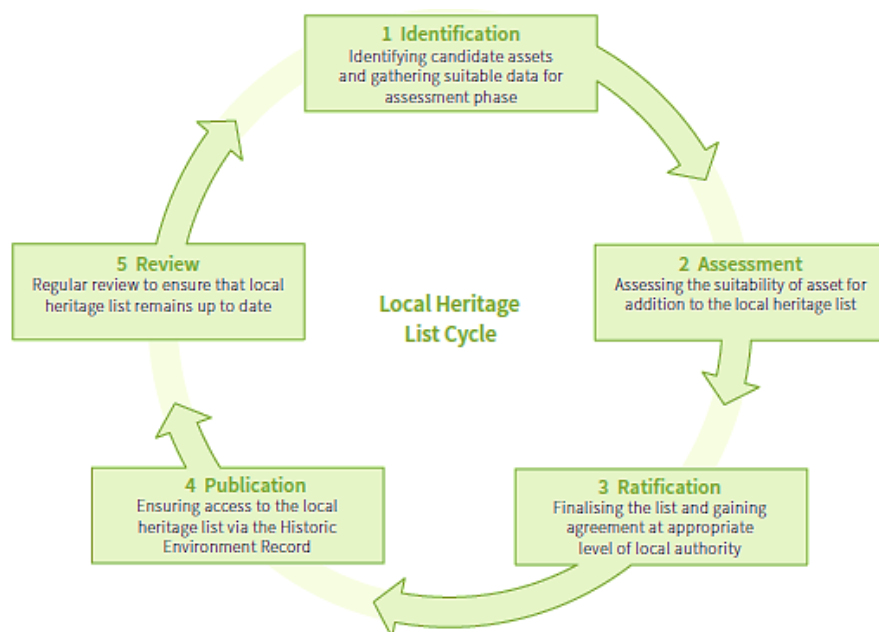
⁷ Devon Gazetteer of Parks and Gardens of Local Historic Interest:
<https://www.devongardenstrust.org.uk/?q=devon-gazetteer>

6 Identifying potential assets

- 6.1 Historic England’s Advice note 7 sets out a range of sources to identify assets, including:
- Inviting public nominations
 - Local research publications
 - Existing lists, such as the old ‘Grade III’ buildings
 - De-listed buildings from the national list
 - Devon Historic Environment Records⁸
 - Government and non-government organisation databases
- 6.2 Searches can be structured around categories such as historic theme, asset type or geographic area. It would be useful to check the Historic England national list to see if any considered items are designated heritage assets.
- 6.3 Historic England has comprehensive selection of guides with information on a range of heritage asset types. In 2019 there are 44 selection guides including 18 on archaeological sites, 20 on building types and 4 on designed landscapes, with another 64 introductory guides to these features. Website links are provided below:⁹
- 6.4 The experience of local experts, voluntary organisations and other specialist advice may also be helpful in collating and verifying information and assessing whether assets meet the criteria set out in this document.

7 Local heritage list cycle

Historic England’s Advice Note 7 ‘Local Heritage Listing’ suggests a suitable approach towards inclusion of items on the local list:



⁸ www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record

⁹ historicengland.org.uk/listing/selection-criteria/listing-selection/
historicengland.org.uk/listing/selection-criteria/scheduling-selection/
historicengland.org.uk/listing/selection-criteria/pag-selection/

8 Assessment procedure

- 8.1 Nominations to include assets on the East Devon List of Local Heritage Assets may be made by town and parish councils, ward members, neighbourhood planning groups and properly constituted local amenity groups. An individual may put forward an item for nomination through any of these local councils, groups or ward members within their area.
- 8.2 Comprehensive surveys by the above groups will be welcomed, especially if local people have been encouraged to take part in the process. An overarching statement setting out local historic significance will help to set the context for suggested items for the list.
- 8.3 Priorities for processing nominated items will be considered alongside the Heritage Strategy delivery plan, for example in the delivery of pilot schemes within an area.
- 8.4 Where a large number of items have been submitted for an area, assessment may take place in stages, based on for example, geographical area or type of feature to make this more manageable for Council staff.
- 8.5 Where an item has already been assessed and deemed not suitable, it may only be reconsidered for inclusion on the list after 12 months of that decision date.
- 8.6 The assessment procedure will be as follows:
 1. Nominations for assets for inclusion on the list should be made using the online form provided on the Council's website. It will be necessary to provide a site location plan, photograph and a brief statement on how the nomination meets the selection criteria. An assessment form is provided in Appendix 3 which sets out what information is needed to submit a nomination and may be helpful when assessing items on site.
 2. To qualify for inclusion on the list, at least one of the criteria set out in this guide must be met. The nominating group or ward member (or individual, through a ward member) will be responsible for gathering evidence to support the nomination, including any further investigation into the history of a proposed asset. This may occasionally involve consultation with specialists or a public body of that particular asset type.
 3. A selection panel may be formed by the nominating group to independently assess assets, with membership drawn from a cross-section of the community and professionals, to draw up a list of assets for nomination.
 4. The nominating group or individual will consult with the owner (and occupier where relevant) of each asset, where known, and at this stage the local community can also be consulted for useful comment, for example with details presented to the town or parish council. In some cases it will be appropriate for the East Devon District Council to consult with an owner / occupier, for example where there is inconclusive evidence of community consultation, where circumstances have changed or where complexities have become apparent.

5. The nominating group or ward member may wish to consider and comment on those views, then should submit the nomination form with any written comments from the owner, occupier or community consultees where relevant. A nomination form is required for each proposed asset.
6. The Council will consider the nomination/s and make a decision on whether the item/s will be included on the local list. The reasons for either inclusion or exclusion from the list will be recorded and published.
7. Any request for a nominated asset not to be included on the list by the owner or occupier or other interested party will need to be based on evidence that it fails to meet the requirements of the selection criteria. The Council will only be able to consider comments relating to the adopted criteria and cannot consider personal circumstances or development proposals. If one or more criteria are met there will be no valid reason for omitting the feature from the list, unless the background information is incorrect.
8. The final ratification of assets for the local list will be made by the Service Lead (Planning Strategy and Development Management) at East Devon District Council, who may choose, in some cases, to defer to a technical expert or experts. This may be appropriate, for example, where evidence put forward to support a nomination is being challenged.
9. We will write to the nominating group or ward member to confirm whether item/s meet the criteria for inclusion on the list or not, with a copy to any owner or occupier who has commented on the nomination. The relevant groups listed in Appendix 2 will be notified at this stage.
10. Once the initial backlog of assessments has been processed the Council will aim to process nominations for the list within a maximum of three months from receipt of a nomination. This may vary according to the delivery plan of the Heritage Strategy.
11. Following a decision to include a feature on the local list, our web site and geographic information system will be updated and details will made available through the Devon Historic Environment Record.
12. The list will be reviewed periodically and this may result in removal of assets where they no longer meet the selection criteria, have been demolished or have undergone changes that undermine their significance.

9 The effect of inclusion on the local list

- 9.1 When a planning application is considered, the implications for the locally listed asset and its setting will be taken into account when a decision is made. However inclusion on the list will not automatically mean refusal of any application that involves its alteration or loss.
- 9.2 It is necessary for an applicant for either planning permission or listed building consent to submit an 'Assessment of Significance' with their application which will need to include:
- A statement of significance of the heritage asset
 - Details of the proposal, and
 - Analysis of the impact of the proposal on the significance (including a statement of need & statement of impact).

Further guidance is available in the document Historic England, Historic Environment Good Practice Advice in Planning: 2.¹⁰

- 9.2 Heritage assets included on the local list are not subject to any additional planning controls over alteration or demolition.
- 9.3 Any locally listed asset and its setting should be considered when development is being proposed as part of a development plan document or a neighbourhood plan.
- 9.4 A locally listed building would also become a building where special considerations apply in relation to Approved Documents L1B and L2B of the Building Regulations.

This effectively means that its heritage significance can be taken into account when considering the requirement under the building regulations for the conservation of fuel and power in existing homes and other buildings.

¹⁰ Historic England (2015) Managing Significance in Decision – Taking in the Historic Environment <https://content.historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2.pdf/>

Appendix 1: Adopted East Devon Local Plan policies

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.

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.

EN10 - Conservation Areas:

Proposals for development, including alterations, extensions and changes of use, or the display of advertisements within a Conservation Area, or outside 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.

EN9 - Development Affecting a Designated Heritage Asset

The Council will not grant permission for developments involving substantial harm 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 viable 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.

Appendix 2 List of local amenity organisations

These are the current local history and heritage societies, groups and associations which may be notified once a decision has been made to include a heritage asset on the list. This will apply to groups with a special interest in, or within the area, of those heritage asset/s. The list will be amended over time as new relevant, properly constituted, groups are formed or identified.

Axminster Historical Society
Axe Vale and District Conservation Society
Axe Valley Heritage Association
Branscombe Project
Broadclsyth Local History Society
Chardstock Historical Record Group
Colyton Parish History Society
Devon Archaeological Society
Devon Gardens Trust
Exmouth Civic Society
Exmouth Historical and Archaeological Society
Feniton History Group
Hawkchurch History Society
Honiton History Society
Lympstone History Society
Membury History Society
Newton Poppleford Local History Group
Otter Valley Association
Ottery St. Mary Heritage Society
The Sampson Society
Sidmouth Local History Group
Sid Vale Association
South West Airfields Heritage Trust
Whimple History Society
Woodbury Local History Society

Appendix 3 Assessment Form:

This form may be useful for the assessment of a feature on site. It includes the details which should be submitted through the on-line nomination form. This is provided on the East Devon District Council website.

Nomination details
Date of assessment:
Approximate age or date of the asset, if known:
Type of asset and brief description: <i>Such as a building, structure or item of street furniture, indicating scale, form and primary materials where possible. For example, a two-storey terraced house, built of stone with a slate roof retaining a number of original features.</i>
And its use: <i>For example, agricultural, domestic, industrial, commercial, place of worship, educational, military, transport, sports and recreational or civic and governmental.</i>
Address or location of the asset, with postcode
Ownership and occupier details (where known, and where relevant)

Location Plan of the site

This must be at a scale large enough to see the nomination (for example OS 1:1250), and should be marked in red.

Photographs of the nominated asset:

1-5 photographs

Selection Criteria:

A feature of local interest is one that retains its historic form and external detail and makes a positive contribution to the architectural and historic character of the locality for at least one of the following reasons. See section 5 of this guide for more information on criteria. Please tick as many you consider apply and provide reasons with any evidence to support the nomination.

Criteria	Tick	Reason and evidence to support nomination
Age		
Rarity		
Aesthetic interest		
Group value		
Archival interest (Written record)		
Historical association		
Archaeological interest		
Designed landscape interest		
Landmark status		
Social and communal value		

Consultation Details

Details of consultation and any responses received, including dates

Consultation with owner:

For example, details of correspondence with the owner or occupier and any written responses, or other conversations, with dates.

Consultation with local community:

For example details of any meetings or correspondence with the town or parish council or other local amenity, heritage or community group, with dates.

Comments

For example, any further information about your nomination, its significance and how it meets the criteria.
