

This file has been cleaned of potential threats.

If you confirm that the file is coming from a trusted source, you can send the following SHA-256 hash value to your admin for the original file.

6621c211f0daefbe9d190a438080292dcc6f4d7c5b59248ee8a614b9512682

To view the reconstructed contents, please SCROLL DOWN to next page.

Honiton – Phase 2

TECHNICAL NOTE – HERITAGE

Susana Parker

Contents

1.	Introduction.....	1
2.	Key opportunities and constraints.....	1
3.	Proposed Strategy.....	1
4.	Conclusions	2

Figures

Figure 1 - Designated Heritage Assets

Quality Management

Version	Status	Authored by	Review by	Review date
01	Final	Susana Parker BA MA MSc PIEMA MCifA	Matthew Smith BSc MCifA	27.03.2025
<p>The report has been prepared for the exclusive use of the named party within the report and unless otherwise agreed in writing by TCMS Heritage Ltd, no other party may use, make use of, or rely on the contents of this report.</p> <p>No liability is accepted by TCMS Heritage Ltd for any use of this report, other than the purpose for which it was prepared. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. This report has been prepared to comply with current planning policy and guidance and the conclusions of this report are based on the evidence and information available at the time of writing. TCMS Heritage Ltd has used reasonable skill, care and diligence by trained professionals in compiling his report and no warranty is provided as to the report’s accuracy.</p> <p>TCMS Heritage Ltd does not accept any responsibility or liability for loss whatsoever to any third party caused by related to or arising out of any use or reliance on the report.</p>				

TCMS Heritage Ltd
585A Fulham Road
London
SW6 5UA

Tel: 020 8793 5055

admin@tcmsheritage.co.uk

1. Introduction

This Technical Paper has been produced by TCMS Heritage and supports representations on behalf of Taylor Wimpey in support of proposed allocation in the Local Plan. This Technical Paper is a high-level summary of Archaeology and Built Heritage evidence base at this preliminary stage.

A preliminary constraints assessment has been undertaken covering both archaeology and built heritage. This assessment has been primarily informed by a search of the National Heritage List for England database, data obtained from the Devon Historic Environment Records, historic map regression, and site walkovers.

The preliminary assessment identified designated and non-designated built heritage assets, their significance, the contribution their setting makes to that significance, and the contribution the Site makes to the significance of assets identified in the assessment as being susceptible to indirect and direct impacts from development of the Site.

There has been no previous archaeological fieldwork within the Site, however, information from surveys and records in the wider study area obtained from a search of the Devon Historic Environment Records has been used to assess the archaeological potential for known and hitherto unknown archaeological deposits to survive within the site, and the significance of such potential deposits.

2. Key opportunities and constraints

Archaeology

The Dumpdon Camp Scheduled Monument is located c. 2.5 km to the north of the Site, and is a dominant feature in the wider landscape.

The Site has a negligible potential for archaeological deposits dating to the Prehistoric and early Medieval periods, a medium potential for archaeological deposits associated with the Roman and Medieval periods which, if present, would likely be of no more than local (low) significance, and a high potential for deposits dating to the post-Medieval period, with some elements still extant.

A number of Hedgerows within the Site are likely to be considered ‘historic hedgerow’ in accordance with the Hedgerow Regulations (1997, amended 2002) where they can be shown to be depicted on pre-1845 historic mapping.

Built Heritage

There are no designated heritage assets within the Site. The wider 1 km radius study area includes the Honiton Conservation Area and twenty-six Grade II and II* Listed Buildings. There is no apparent intervisibility or known functional or historic relation between the Site and any designated built heritage assets within the 1 km radius search area.

3. Proposed Strategy

Archaeology

The Site forms a small part of the setting of Dumpdon Hill Fort Scheduled Monument (1018851), a nationally significant asset. Although the setting of this Scheduled Monument makes a positive contribution to its significance, the Site itself makes a negligible contribution to the overall setting, and therefore significance, of this asset due to the very small scale within the otherwise extensive landscape setting of the monument. The potential impact from development would likely be

negligible and the site would likely be perceived as a small extension of Honiton in the wider landscape. Further assessment of potential impacts from development of the Site on the Scheduled Monument will be required once further detail on proposals is available. This should include a more detailed assessment of the setting, the contribution made by setting to its significance, the contribution the Site makes to that setting, and the potential impact changes to the Site would have on the wider setting and therefore the significance of the Hillfort, in accordance with Historic England guidance notably '*The Setting of Heritage Assets*' (GPA 3, 2017).

Development of the Site would have the potential to truncate or remove any yet to be discovered surviving archaeological deposits. A non-intrusive survey (geophysical) of the Site is recommended to support the allocation process and to inform the requirements for further evaluation and mitigation as proportionate to results.

Appropriate mitigation measures for design should include the retention of existing historic hedgerows and pattern of fields and drainage, together with the reinstatement of lost hedgerows where appropriate, which will contribute to the understanding and appreciation of the historic landscape.

Built Heritage

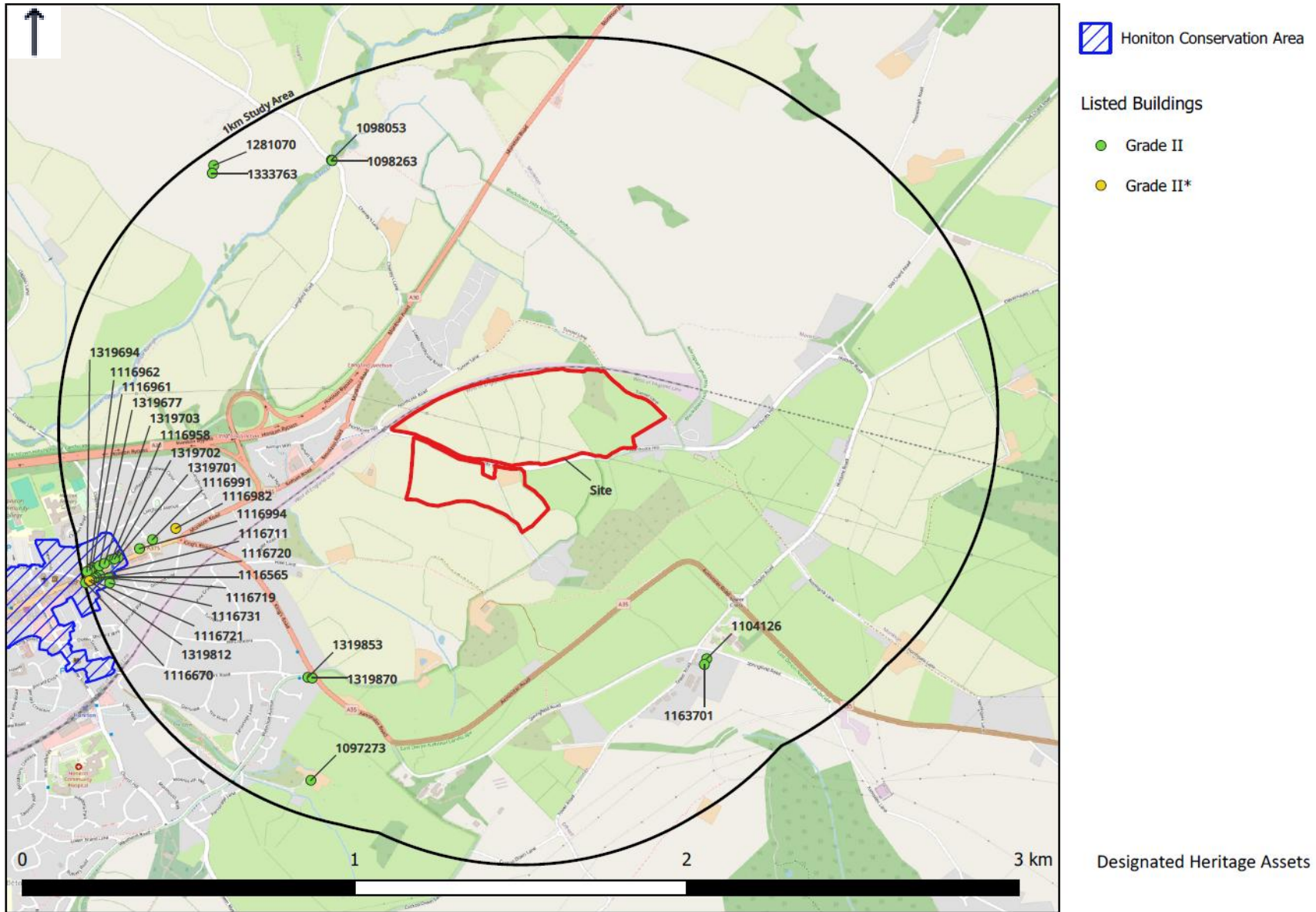
Detailed design would include mitigation measures targeted at minimising, in so far as possible, direct and/or indirect impacts on the significance of any assets identified as having the potential to be affected by proposals.

4. Conclusions

On current information it is considered that although there is potential for hitherto unknown archaeological deposits to be present at the site, the balance of probability is that such remains will not be of a significance to preclude development.

The proposed development is unlikely to lead to harm to the significance of any designated heritage assets in the local area, pending further assessment. The masterplan designed to respond to the setting and significance of any relevant heritage assets. The design process will ensure that any harm is minimised and that opportunities are taken to enhance the historic environment where possible.

The heritage constraints do not therefore represent an overarching constraint to development and there is no heritage reason not to allocate the Site in the emerging Local Plan.



Honiton – Phase 2

TCMS Heritage Ltd | 585A Fulham Road | London | SW6 5UA

020 8793 5055

admin@tcmsheritage.co.uk

©TCMSHERITAGE