

## Appendix A: Settlement Boundaries

A settlement boundary is a line drawn around a settlement that demarcates the built form from the surrounding countryside. The purpose of the settlement boundary is to mark the limits of settlements and to define where planning policies apply in order to prevent encroachment into the countryside. Different criteria-based policies apply either side of the line.

The criteria used in this Plan for deciding the settlement boundaries were as follows:

- Clearly defined physical features were used where appropriate e.g. walls, fences, roads, streams, field boundaries, hedgerows etc.
- Curtilages of dwellings were included, unless (1) functionally separate to the dwelling, or (2) where the land has the capacity to extend the built form of the settlement.
- Recreational and amenity open space at the edge of settlement was included only where the land is surrounded by the built form of the settlement.
- Freestanding, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the built form of the settlement, were excluded.
- Existing caravan sites or leisure uses at the edge of the settlement, which are detached from or peripheral to the built form of the settlement, were excluded.
- Edge of settlement employment sites were included unless an incongruous extension into the countryside.

## Appendix B: Non-designated Heritage assets

A heritage asset is defined in the NPPF 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”*

The criteria used for deciding the non-designated heritage assets in the parish are based on Historic England’s local heritage listing criteria:

- The age of the asset, which may reflect distinctive local characteristics or building traditions
- The rarity of the asset, as judged against local characteristics
- The aesthetic interest of the asset, as judged against local styles, materials or other distinctive local characteristics
- The group value of any local heritage assets, where appropriate, that may reflect a clear visual design or historic relationship
- The archaeological interest of the asset, which provides evidence about past human activity in the locality
- The archival interest of the asset, which may be enhanced by a significant contemporary or historic written record
- The historical association of the asset, which may be enhanced by a significant historical association of local or national note, including a local figure
- The designed landscape interest of the asset, e.g. important historic designed landscapes, parks and gardens which may relate to their design or social history
- The landmark status of the asset, e.g. has strong communal or historical associations, or because it has especially striking aesthetic value, and may be singled out as a landmark within the local scene.
- The social and communal value of the asset, e.g. places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage and contributing to the ‘collective memory’ of a place.

# BANTHAM

## Streetscape in Bantham - 17<sup>th</sup> century

Grid refs: SX668437 to SX670437. There is no Conservation Area in Bantham, yet the overall layout of the street leading from The Ham past the Grade II Listed cottages up to the fork in the road by the Sloop Inn has hardly changed since the 1600s. It is characterised by the 17<sup>th</sup> century inn and white-washed fishermen's cottages.



## Coronation Quay – 17<sup>th</sup> century and Coronation Boathouse – 1936

Grid ref: SX668438. The working quay dates back to the 1600s when Bantham was the centre of a thriving pilchard trade. It became a busy port often with more than half a dozen vessels unloading/loading building stone, coal, farm implements and limestone. Barges would regularly deliver limestone to the quay which was taken by horse and cart to the kilns to be burnt into slaked lime and then used for construction and as fertilizer. A regular pleasure steamer service from Plymouth operated twice a week until 1928. However, the silting of the estuary following the construction of the Avon Dam and development of overland transport are thought to have put an end to these activities. The quay was originally occupied by a collection of fishermen's sheds that were replaced in 1936 by one large boathouse and two separate sheds.



The boathouse was erected by Lt Commander Charles E. Evans to commemorate the accession of George VI<sup>th</sup>. Today, it is still owned by the Bantham Estate and is used for boat repairs, storage and most recently, for the building of the traditional Bantham boats. The boathouse is a very distinctive thatched building with a couple of striking figureheads

attached to the two front corners of the building: one of which represents Lady Jane Franklin, whose husband (the Arctic explorer Sir John Franklin) fought at Trafalgar and died in 1847 after his ill-fated trip to the North-West Passage.

### *Dixon's Quay – circa 17<sup>th</sup> century*

Grid ref: SX672441. The quay is likely to have been used by boats during the heyday of the pilchard and lime industry, and by local fishermen. The ruins of fishermen's cottages can be seen by the footpath that runs along the river. This quay is also owned by the Bantham Estate and the three boathouses that occupy the quay today are leased out by the Estate.

### *Lime kiln – 18<sup>th</sup> century*

Grid ref: SX669438. The lime kiln is located in the grounds of a private house, known as The Dog Watches. The shape of the kiln at Bantham suggests it was built in the 18<sup>th</sup> century and the adjoining cottage is thought to be a lime burner's cottage, since the lime burner and his family often lived in a cottage close to the kiln.



### *Stone stile beside Sloop cottages – circa 18<sup>th</sup> century – and traffic sign*

Grid ref: SX668437. An unusual stone stile with a hole in the middle. The hole would suggest that it was either created or naturally eroded to allow water to discharge through it from the private footpath that provides access to the rear gardens and field behind the old thatched cottages.



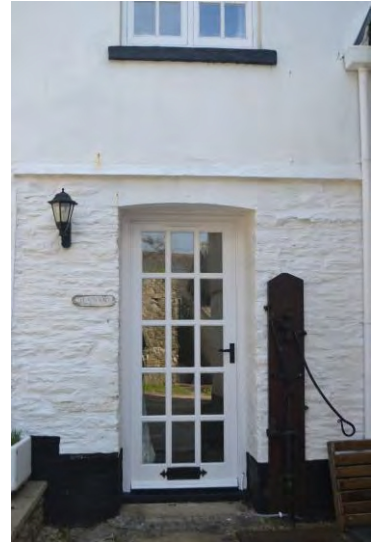
The sign attached to the wall of the cottage next to the stile is another reminder of bygone days.



## BUCKLAND

### Well and pump – circa 17<sup>th</sup> century

Grid ref: SX676436. This well and pump are located by the porch of Well Cottage, a thatched cottage in centre of the West Buckland Conservation Area. Well Cottage used to be the cow shed for Old Farm and the well was a source of water for the farm. Today, the pump is not in working order, but there is potential for restoration. In front of the pump is a drain cover and if removed, the well can be seen below.



### Leat – 1700s

Grid refs: SX684438 to 678438. The leat extends from the foot of Clanacombe Hill, where the mill pond is located, to the old water mill in Buckland which is now a private house known as Old Mill Cottage. The leat can still be seen today and looks like a path on the side of the valley. There is a large square container that pooled water for the leat in the field opposite Clanacombe. The leat was constructed from the stream by the monks living in the monastery at Clanacombe (on the site of today's manor house) and was used to turn the waterwheel and produce flour for local needs. It was built in order to get the water high enough to work the waterwheel and later, the turbine in the mill. There are large iron posts where the leat entered the mill and there is a glass viewing hole through which can be seen the original shaft, which would have been connected to the water wheel to turn the grinding stone. The water then went through a tunnel connecting the mill to the river below. This tunnel is still intact, made of solid stone and about 5 feet high, and the entrance is an archway, which can be seen from the allotments on Glebe Field.

### Butter Wells (2) – circa mid 19<sup>th</sup> century



Grid refs: SX683438 & SX681438. One butter well is located in the grounds of a private house, known as Burnt House, and the other is located on the boundary between privately owned land and a private house, known as Malthouse. Butter wells were old-fashioned refrigerators. They are built of stone, almost a square metre high with a large slate slab on the top and a spring stream running underneath. They had a slate shelf halfway up inside, where cream and butter were stored to keep them cool and fresh.

## Water Trough - late 19<sup>th</sup> century



Grid ref: SX676436. This water trough is located on the roadside, close to the cross roads in West Buckland. In 1888, spring water was pumped up to reservoirs located at Aune Cross and the top of Thurlestone village. Gravity then fed running water to the troughs, which became 'on tap'. These troughs were the main source of drinking water for most households. The location of this particular water trough suggests that it would have been for horses and people travelling between the villages. Nearby, a pumping station was located beside the Buckland Stream, half way between Bantham and West Buckland, which was dismantled in the 1980s.

## Buckland Box – 1936

Grid ref: SX 678438. Type K6 BT telephone box designed by Sir Giles Gilbert Scott and produced in 1936 to commemorate the Silver Jubilee of George V's coronation. It was restored in 2014 and is now a community resource centre, with a notice board, magazine-lending shelf and defibrillator. It is managed and maintained by members of the community who organise community events, such as apple pressing, Christmas parties and Easter trails within the vicinity.

## Wrought iron railings – 2006

Grid ref: SX676437. These wrought iron railings are located by the signpost at the cross roads in Buckland. The railings and wooden bench are dedicated to the memory of local farmer, Vic Adams, and donated by family and friends. The railings were made by blacksmith, Joff Hopper of Metal Pig Forge, Dartington, and depict a farmer using old-fashioned horsepower to plough his land.



# THURLESTONE

## Village Inn steps – 18<sup>th</sup> century

Grid ref: SX674429. The Village Inn in Thurlestone, which is owned by the Thurlestone Hotel, occupies part of an 18th century granary building belonging to the former Thurlestone Farm. The steps are a reminder of how grain was stored high up to protect it from rodents. Farmer William Grose and his wife Amelia took over the farmhouse and opened it as a hotel in 1896. An earlier farm which is mentioned in the Exeter Domesday Book of 1068 is believed to have occupied the site.



## Ship's Cannon - late 18<sup>th</sup> century

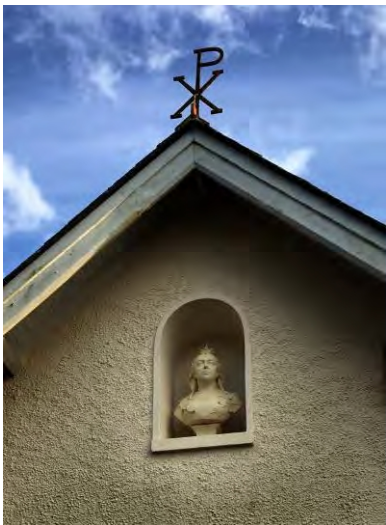
Grid ref: SX674428. This cannon was salvaged from the 'Chanteloupe,' which was sailing to London from Grenada with a cargo of coffee, sugar and rum, and ran aground by Thurlestone Rock in the great storm of 24<sup>th</sup> September 1772. There was only one survivor and it was reported that the remaining 19 passengers and crew were left to die by the local people and that their valuable cargo was taken. The cannon was found buried close to the Thurlestone Rock by a local diver in 1989, restored and placed on the green, opposite All Saints' Church with a plaque explaining the history.





### Queen Victoria's bust – circa late 1890s

Grid ref: SX678432. This stone bust was placed in an alcove on the facade of the new school building in 1905. The queen is dressed in her regalia as Empress of India and the bust is thought to mark the Queen's diamond jubilee in 1897. The story goes that the parish priest (Rev Frank Coope) bought the bust at a bargain price and cycled to Plymouth to collect it. In the 1930s the alcove was subsequently bricked up and it was not until the 1990s that the bust was discovered in the course of building works. The bust was restored by local artist Len Hubbard and there was a special unveiling ceremony and party to which the local community were invited.



### The cobbled road by All Saints' Church – circa early 19<sup>th</sup> century

Grid ref: SX673428. This rough-hewn stone road is likely to be a relic of Thurlestone Farm which occupied the site of today's Thurlestone Hotel. It is likely to date back to the early 19<sup>th</sup> century when a horse and cart was the main form of transport. Thurlestone Farm occupied much of the land surrounding the Church.

Today, the road extends about 25 metres from the main road passing between the Church and Memorial Green and stops just short of Eddystone Road on the Yarmer estate. Resting Stones (formerly Wayside) at the entrance of Eddystone Road was not built until 1929. More recently, tarmac has been used to widen the road, which now leads directly into Eddystone Road.





## Stone stile to fields near All Saints' Church – circa early 19<sup>th</sup> century

Grid ref: SX672429. A distinctive stone stile at the entrance to the fields near All Saints' Church.

This is a typical step-over stile erected on a well-used public footpath between Thurlestone and Bantham.



## The Pump House – mid 19<sup>th</sup> century

Grid ref: SX676431. This is the site of the well which supplied Thurlestone villagers with water from the 16<sup>th</sup> century to the late 19<sup>th</sup> century. In 1834, a hand pump replaced the original well bucket and chain and a small house was built with tall iron railings and gate on the roadside to protect it. Villagers continued to collect their water in buckets, often carried two at a time on a wooden yoke fitted over the shoulders, until 1948, when the pump was removed and the well was sealed over. In October 1995, local villagers raised funds to restore the Pump House to its present state and today, it is used as a bus shelter and site of the village noticeboard, as well as a museum of artefacts, which include a wooden yoke used to carry buckets and a couple of two-man saws. There are two plaques explaining its history.



## Water Trough – late 19<sup>th</sup> century

Grid ref: SX677431. This water trough is located on the roadside at the junction of the main street in Thurlestone and the road down to Buckland and Bantham. Like the Buckland water trough, in 1888, spring water was pumped up to reservoirs located at Aune Cross and the top of Thurlestone village. Gravity then fed running water to the trough, which became 'on tap'. These troughs were the main source of drinking water for most households. The location of this particular water trough suggests that it would have been for horses and people travelling between the villages.

## The War Memorial and Green - 1920

Grid ref: SX673428. The War Memorial, a granite cross on a granite plinth, was erected on the village green in front of the All Saints' Church in 1920. It remembers:

*'The men of the Parish who gave their lives for us during The Great War 1914-1918'.*

Around 96 men from the parish served in the armed forces in WW1, representing one quarter of the population, and 12 died. Their names are engraved on the east face of the plinth. The names of the 12 men from the parish who died in WW2 are engraved on the south face of the plinth. Some of these men are buried in the churchyard. Many of the names from both wars are of local historical significance and still have local connections. The Memorial Cross was put into place using a cart on a ramp and some skillful use of weights and pulleys. Today, the Memorial and surrounding Green serve as a focal centre for village events.



## Thurlestone Phonebox – 1936



Grid ref: SX674428. Type K6 restored BT telephone box designed by Sir Giles Gilbert Scott and produced in 1936 to commemorate the Silver Jubilee of George V's coronation. It is now a local book swap/library known as the 'Thurlestone Exchange' maintained and decorated for festivities by volunteers who organise community events to raise money for local charities.