



Historic England

Ms Helen Murdoch

Direct Dial: 0117 975 0725

Teignbridge District Council

Forde House

Our ref: P01550560

Brunel Road

Newton Abbot

Devon

TQ12 4XX

27 October 2022

Dear Ms Murdoch

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AT BRADLEY LANE NEWTON ABBOT DEVON TQ12 1LZ  
Application No. 22/01500/MAJ**

Thank you for your letter of 7 October 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

The application is for the development of 90 dwellings and associated infrastructure at Land at Bradley Lane, which will involve the demolition of the former historic Bradley Mill.

**Significance of Bradley Mill**



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The application site is located at the base of the hill on which the scheduled Berry Wood Earthworks is located, an iron age hill fort. It is suggested that a fulling mill may have been located on the site from as early as the 15<sup>th</sup> century, as there is mention in documents relating to nearby grade I listed Bradley Manor of fulling mills in the area.

Newton Abbot's location on the River Lemon was a formative influence in the industries which developed in and around the town, tending to be those that required large amounts of water.

The current mill building form part of a Paper Mill connected to the prominent Vicary family, an important and prominent employer in the area. Established in 1848, having previously been a corn mill, the north section of the site was completely rebuilt in 1883 following a significant fire. Further buildings were also added during the 1880 to the south, including the Engine House, following a change in how the site was powered as well as a row of workers cottages along Bradley Lane.

The surviving buildings retain their linear form and are orientated in a way that may respond to the processes housed within them. They are constructed in a distinctive red brick with yellow brick accents, although there are also some areas of stone walling surviving within the site which may relate to an earlier phase of the site's construction. The unusual arrangement of the buildings relates to a former leat that runs diagonally across the site and may have medieval origins related to former activity on the site.

It is evident that Bradley Mill retain a clear interest as a long-established site in an important local industry, with a comprehensive group of buildings dating from the late 19<sup>th</sup> century remaining. They are also connected with an important local family, the Vicary, who made an important contribution to Newton Abbot.

Due to the level of possible historic activity on the site, there is considerable archaeological potential. We would encourage the council, to seek advice of Devon County Council's Archaeological Advisors due to the associated sensitivity.

## **Policy context**

The site was identified as an opportunity site within the Teignbridge Local Plan 2013 and 2033 (NA10) for redevelopment. Within the policy, the need to seek to retain buildings that make a positive contribution to the physical environment and diversity of the uses on the site is recognised.

## **Impact of the proposed works**

The mill buildings present an opportunity to provide the site with a sense of place, allowing it to continue to reflect the relationship of the town with the river including its



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industrial heritage. This would be significantly diminished if the mill was demolished.

The removal of some of the unsympathetic additions could have a beneficial impact to the significance held by the building including the replacement of unsympathetic windows, new gutter works and the removal of poor-quality additions. There is also scope by which the buildings could be adapted to assist with the conversion, such as the introduction of internal new floors, sensitively located extensions as well as new openings on blank elevations. Consideration should also be given to the leat and its expression within the site. Opportunities to open up the leat should be explored, as this could also provide a positive contribution of the placemaking of the site.

### **Historic England's Position**

The council should seek opportunities to better reflect the historic character of the site. This should be through the retention of the historic structures. Furthermore, we would also encourage greater consideration to be given to the quality of the design of any new works within the development site to better reflect its industrial historic character. The council may find it beneficial to consider designating the mill complex as a conservation area due to its importance within the evolution of Newton Abbot and the contribution it makes to its industrial heritage.

### **Recommendation**

Historic England considers that the current approach is a missed opportunity to enhance the character of the site and its contribution to the town. We would encourage the council to seek opportunities for the retention of the historic buildings and other elements that respond to the industrial character of the site as an important step within the place-making of the site.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

### **Rhiannon Rhys**

Inspector of Historic Buildings and Areas

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