

APPEAL BY WADDETON PARK LTD

PINS REFERENCE: APP/Y1138/W/22/3313401

LAND AT HARTNOLLS BUSINESS CENTRE

SUPPLEMENTAL STATEMENT OF COMMON
GROUND - ARCHAEOLOGY

OUTLINE PLANNING APPEAL FOR THE EXTENSION TO
THE EXISTING BUSINESS PARK FOR UP TO 3.9HA OF
EMPLOYMENT LAND AND UP TO 150 RESIDENTIAL
DWELLINGS WITH ASSOCIATED OPEN SPACE AND
INFRASTRUCTURE (WITH MEANS OF ACCESS TO BE
DETERMINED ONLY).

AUGUST 2023



PLANNING

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1. Introduction

- 1.0 This supplemental Statement of Common Ground on archaeology (referred to herein as the “SSoCG Archaeology”) has been prepared in accordance with the Planning Inspectorate (PINS) Procedural Guide for Planning Appeals - England (October 2021).

2. Matters not Agreed

- 2.0 The appellant disagrees with the Council’s stance on the extent of fieldwork that needed to be carried out prior to determination of the appeal proposals for the reasons set out in their response to the Council’s putative reasons for refusal document dated March 2023 (paragraphs 7.1-7.9).

Matters Agreed

- 2.1 Notwithstanding the disagreement concerning the extent of fieldwork required prior to the determination of the appeal proposals, the appellant (without prejudice to its position on this issue) implemented a programme of further evaluation of the archaeological interests of the application site, by trial trenching, in accordance with a WSI submitted to and approved by the Devon County Council Senior Historic Environment Officer (attached as appendix 6 to the appellant’s response to the Council’s putative reasons for refusal document, dated March 2023).
- 2.2 This evaluation was completed on site by 28 July, to the satisfaction of the DCC Officer and an interim report provided to him on 31 July 2023 (Annex A). The DCC Officer has since confirmed to MDDC (undated email uploaded to MDDC planning portal on 1 August 2023 – Annex B) that the provision of the interim report now enables him to withdraw his objection to the scheme and he recommends that, should the application be consented on appeal, further archaeological mitigation works may be secured by conditions.

2.3 The proposed conditions comprise:

- Archaeological condition 1
‘No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme as agreed in writing by the Local Planning Authority.’

- Archaeological condition 2
‘The development shall not be occupied or brought into its intended use until the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation. The provision made for analysis, publication and dissemination of results, and archive deposition, shall be confirmed in writing to, and approved by, the Local Planning Authority.’

2.4 The Appellant is agreeable to the imposition of such conditions.

2.5 In light of the withdrawal of an objection by the DCC Officer, and in light of the opportunities to reduce or avoid harm to buried heritage assets at Reserved Matters stage, MDCC agree that (subject to the imposition of the aforementioned conditions):

- (a) Putative reason for refusal 6 will no longer be relied upon as a basis for opposing the Appeal Scheme;

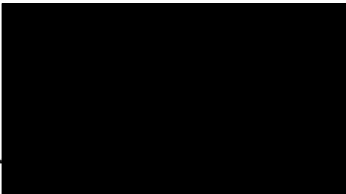
- (b) To the extent that the Appeal Scheme will cause harm to the significance of the non-designated buried heritage assets, this harm is of a sufficiently low magnitude that it does not constitute a reason for refusing planning permission for the Appeal Scheme.

Name Tristan Peat

Signed ..Tristan Peat.....

Date.....10.08.2023..... On behalf of Mid Devon District Council

Name David Seaton

Signed .....

Date10/08/23..... On behalf of Waddeton Park Ltd

Annex A
Interim Summary Archaeological Trench Report

LAND AT HARTNOLL FARM, TIVERTON, DEVON

(Centred on NGR SS 9876 12882)

Interim summary results of an archaeological trench
evaluation

Mid Devon District Council planning ref. 21/01576/MOUT

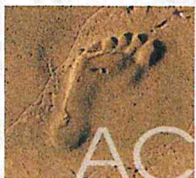
Prepared by:
Thomas Etheridge
and
Paul Rainbird

With contributions from:
Charlotte Coles and Naomi Payne

On behalf of:
Waddeton Park Ltd

Report No: ACW1537/2/0

Date: July 2023



archaeology

LAND AT HARTNOLL FARM, TIVERTON, DEVON

(Centred on NGR SS 98976 12882)

Interim summary results of an archaeological trench evaluation

(Mid Devon District Council planning ref. 21/01576/MOUT)

Client	Waddeton Park Ltd
Report Number	ACW1537/2/0
Date	31 July 2023
Status	Version 1
Report Authors	Thomas Etheridge and Paul Rainbird
Contributions	Charlotte Coles and Naomi Payne
Checked by	John Valentin
Approved by	John Valentin

The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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1. INTRODUCTION

- 1.1 An archaeological trench evaluation was undertaken by AC archaeology during July 2023 on land at Hartnoll Farm, Tiverton, Devon (centred on NGR SS 98976 12882). The evaluation was commissioned by Waddeton Park Ltd, through their agents PCL Planning. It was undertaken to provide accompanying information relating to a forthcoming Public Inquiry in regard to construction of both residential and employment use, along with associated infrastructure, access and landscaping. This report represents an interim summary in lieu of a more detailed report now in preparation. It is possible therefore that interpretations may change subject to analysis currently being undertaken.
- 1.2 The site covers an area of c. 10.7 hectares and falls within four parcels of agricultural land along with part of the existing Hartnoll Business Centre. It is located c. 1.2km to the east of Tiverton and c. 1.1km to the west of Halberton. The agricultural land is partly bounded to the northeast by Hartnoll Business Centre, and by Post Hill Road and Manley Lane to the north and west respectively. Agricultural fields border the site to the south (Plate 1). The underlying solid geology comprises sandstone of the Tidcombe Sand Member – sedimentary bedrock formed between 298 and 252 million years ago during the Permian period (British Geological Survey 2023). The site lies between 96m (north) and 84m (south) above Ordnance Datum (aOD).
- 1.3 A geophysical survey of the site has previously been undertaken (Substrata 2020). In addition, an earlier geophysical survey and trench evaluation was undertaken on adjoining land to the southeast (AC archaeology 2009). The geophysical survey of the site itself identified a series of anomalies, including the southwest extent of a previously excavated ring ditch situated in the southeast portion of the site. A number of rectilinear anomalies revealed in two areas of the site were thought to represent ditches associated with a former field system, along with two parallel narrow sinuous linear anomalies, possibly representing part of a former trackway. Four similar curvilinear groups are likely to be former field boundaries depicted on historic mapping. Further anomalies recorded across the site may represent post-hole alignments, and isolated pit and ditch-like anomalies of undetermined date and function. The trench evaluation undertaken immediately to the southeast (AC archaeology 2009) exposed the northeast extent of a prehistoric ring ditch (continuing into the present site) and one linear feature probably associated with former medieval fields.

2. AIMS

The aim of the work was to establish the presence or absence, extent, depth, character and date of any archaeological features, deposits or finds within the site, with particular reference to anomalies identified by a geophysical survey. The results of the work will be reviewed and used to inform any subsequent mitigation and whether or not the significance and state of survival of any buried archaeological remains is great enough to influence the layout of the proposed scheme should planning consent be obtained.

3. SUMMARY RESULTS (Fig. 1)

3.1 Introduction

The evaluation conformed to an approved Written Scheme of Investigation prepared by AC archaeology (2023), the Chartered Institute for Archaeologists' *Standard and Guidance for Field Evaluation* (revised 2020) and the Devon County Council Historic Environment Team online document *Specification for Field Evaluation*. It comprised the machine excavation of 33 trenches totaling 1650m in length, with each being 1.8m wide and positioned to target the main geophysical anomalies, as well as in 'blank' areas to test the effectiveness of the survey.

Archaeological features were present in 20 trenches. Modern field drains were recorded in a number of locations across the site and as depicted on Fig. 1.

3.2 Trench 4

This was located in the northwest corner of the site and was northeast-southwest aligned. It was positioned in the location of one linear and one discrete anomaly interpreted from the results of the geophysical survey. The layer sequence consisted of topsoil (400) and subsoil (401) above the natural subsoil (402), which was present at a depth of 0.45m below ground surface. The trench exposed one ditch (F403), which contained one sherd of post-medieval pottery, two pieces of worked flint and two pieces of slag. The ditch corresponded with the linear anomaly identified by the geophysics.

3.3 Trench 5

This trench was located in the northwest part of the site and was north-south aligned. It was positioned in the location of a single linear anomaly interpreted from the results of the geophysical survey. The layer sequence consisted of topsoil (500) and subsoil (501) above the natural subsoil (502), which was present at a depth of 0.35m below ground surface. The trench contained a single ditch (F503) which corresponded with the linear anomaly identified by the interpreted results of the geophysical survey. The ditch contained two sherds of post-medieval pottery, four pieces of modern ironwork, two shards of glass and one piece of worked flint.

3.4 Trench 8

This was located in the western part of the site and was northeast-southwest aligned. It was positioned in the location of a single linear anomaly, possibly part of a rectilinear enclosure, interpreted from the results of the geophysical survey. The layer sequence consisted of topsoil (800) and subsoil (801) above the natural subsoil (802), which was present at a depth of 0.4m below ground surface. The trench contained one ditch (F803), which corresponded with the geophysical survey anomaly, and a posthole (F806). Two pieces of glass were recovered from ditch F803.

3.5 Trench 9

This was located in the western part of the site and was northwest-southeast aligned. It was positioned in the location of a single linear anomaly, possibly part of a rectilinear enclosure, interpreted from the results of the geophysical survey. The layer sequence consisted of topsoil (900) and subsoil (901) above the natural subsoil (902), which was present at a depth of 0.42m below ground surface. The trench contained three probable postholes (F903, F905 and F907), none of which corresponded to the geophysical survey anomaly. The targeted linear anomaly was represented by a gravel band variation in the natural subsoil. The trench contained no finds.

3.6 Trench 13

This was located in the southwest part of the site and was north-south aligned. It was positioned in a 'blank' area as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (1300) above the natural subsoil (1301), which was present at a depth of 0.38m below ground surface. The trench contained one ditch (F1302) which is likely a continuation of a ditch exposed within Trenches 16, 17 and 19 (see below). There were no finds from this trench.

3.7 Trench 15

This was located in the southwest part of the site and was approximately northeast-southwest aligned. It was positioned in the location of two discrete anomalies which were present in the interpreted results of the geophysical survey. The layer sequence consisted of topsoil (1500) above the natural subsoil (1501), which was present at a depth of 0.3m below ground surface. The trench contained a single tree throw (1502) which contained one sherd of post-medieval pottery and corresponded with one of the geophysical survey anomalies.

3.8 Trench 16

This was located in the southwest part of the site and was approximately north-south aligned. It was positioned in the location of one linear anomaly as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (1600) above the natural subsoil (1601), which was present at a depth of 0.32m below ground surface. The trench contained one probable ditch (1602), which corresponded with the geophysical survey anomaly. This feature was unexcavated in this trench as it also crossed through trenches 13, 17 and 19. There were no finds from this trench.

3.9 Trench 17

This was located in the southwest corner of the site and was approximately north-south aligned. It was positioned in the location of one linear and a cluster of discrete anomalies as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (1700) and subsoil (1701) above the natural subsoil (1702), which was present at a depth of 0.46m below ground surface. The trench contained one probable ditch (1703) which corresponded with the linear geophysical survey anomaly. This feature was unexcavated in this trench as it also crossed through trenches 13, 16 and 19. There were no finds from this trench.

3.10 Trench 18

This was located on the southwestern part of the site and was approximately northeast-southwest aligned. It was positioned in the location of two linear anomalies, one of which represented a possible rectilinear enclosure as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (1800) above the natural subsoil (1801), which was present at a depth of 0.38m below ground surface. The trench contained two ditches (F1802 and F1804) which corresponded with the geophysical survey anomalies. There were no finds from this trench.

3.11 Trench 19

This was located in the southwest corner of the site and was approximately northwest-southeast aligned. It was positioned in the location of one linear anomaly as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (1900) and subsoil (1901) above the natural subsoil (1902), which was present at a depth of 0.49m below ground surface. The trench contained a single ditch (F1903) which corresponded with the geophysical survey anomaly. There were no finds from this trench.

3.12 Trench 21 (*Plates 2 and 3*)

This was located against the western boundary of the site and was approximately northeast-southwest aligned. It was positioned in a 'blank' area as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (2100) and subsoil (2101) above the natural subsoil (2102), which was present at a depth of 0.38m below ground surface. The trench contained two probable pits - (2103) and (2104) - both of which were unexcavated. Two fragments of prehistoric pottery were recovered from the surface of pit 2103, while what appeared to be a complete pottery vessel was left *in situ*. The exposed fill of pit 2104 was noted as being charcoal-rich.

3.13 Trench 22

This was located in the southern part of the site and was north-south aligned. It was positioned in a 'blank' area as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (2200) and subsoil (2201) above the natural subsoil (2202), which was present at a depth of 0.43m below ground surface. The trench contained a single ditch (F2203). There were no finds from this trench.

3.14 Trench 23

This was located in the southern part of the site and was north-south aligned. It was positioned in a 'blank' area as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (2300) and subsoil (2301) above the natural subsoil (2302), which was present at a depth of 0.32m below ground surface. The trench contained a single tree throw (2303), which contained one piece of prehistoric worked flint.

3.15 Trench 24

This was located against the southern edge of the site and was approximately east-west aligned. It was positioned in a 'blank' area as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (2400) and subsoil (2401) above the natural subsoil (2402), which was present at a depth of 0.46m below ground surface. The trench contained one ditch (F2403) and a tree throw (2406). There were no finds from this trench.

3.16 Trench 25

This was located in the southern part of the site and was approximately northeast-southwest aligned. It was positioned in a blank area as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (2500) above the natural subsoil (2501), which was present at a depth of 0.42m below ground surface. The trench contained two ditches (F2502 and F2504). There were no finds from this trench.

3.17 Trench 26

This was located in the southern part of the site and was northeast-southwest aligned. It was positioned in the location of one linear anomaly as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (2600) above the natural subsoil (2601) which was present at a depth of 0.39m below ground surface. The trench contained a pair of parallel ditches (F2602 and F2603), both of which corresponded with the geophysical survey anomaly. These ditches were unexcavated as they were investigated in Trench 27 (see below). There were no finds from this trench.

3.18 Trench 27 (Plate 4)

This was located in the southeast corner of the site and was approximately north-south aligned. It was positioned in the location of one linear anomaly as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (2700) and subsoil (2701) above the natural subsoil (2702), which was present at a depth of 0.42m below ground surface. The trench contained a pair of parallel ditches (F2703 and F2705) on either side of associated bank remnant (2707). The ditches and bank corresponded with the geophysical survey anomaly. A single piece of prehistoric worked flint and one sherd of post-medieval pottery were recovered from ditch F2703. F2705 contained a single sherd of medieval and four sherds of post-medieval pottery.

3.19 Trench 30 (Plate 5)

This was located in the southeast corner of the site and was northeast-southwest aligned. It was positioned in the location of one linear anomaly as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (3000) and subsoil (3001) above the natural subsoil (3002), which was present at a depth of 0.58m below ground surface. The trench contained a single ditch (F3003) which contained nine pieces of prehistoric worked flint and corresponded to the geophysical survey anomaly.

3.20 Trench 32 (Plates 6 and 7)

This was located in the southeast corner of the site and was northwest-southeast aligned. It was positioned in the location of a ring ditch as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (3200) and subsoil (3201) above the natural subsoil (3202), which was present at a depth of 0.41m below ground surface. The trench contained two

parts of the ring ditch, one of which was investigated (F3203) and the other unexcavated (3205). The ring ditch corresponded with the geophysical survey anomaly. A modern service trench was also present cutting through the ring ditch. Six pieces of prehistoric worked flint and three sherds of prehistoric pottery were recovered from F3203. A single piece of prehistoric worked flint was also recovered from the surface of 3205.

3.21 Trench 33

This was located in the southeast part of the site and was northeast-southwest aligned. It was positioned in a 'blank' area as interpreted in the results of the geophysical survey. The layer sequence consisted of topsoil (3300) and subsoil (3301) above the natural subsoil (3302), which was present at a depth of 0.42m below ground surface. The trench contained a single ditch (3303), which was left unexcavated as it appeared to be a continuation of the ditch investigated in Trench 30. There were no finds from this trench.

4. THE FINDS by Naomi Payne and Charlotte Coles

- 4.1 The finds consist of prehistoric worked flint, prehistoric pottery, medieval and post-medieval pottery, iron slag and glass.
- 4.2 In total, 39 pieces (291g) of worked flint and chert were recovered from 19 contexts. The assemblage is largely made up of flint but includes four pieces of chert. The assemblage is dominated by flake technology although there are a small number of blade fragments present, and a blade-like flake. There are no tools. Five sherds (62g) of prehistoric pottery were recovered. Three of these are from ring ditch F3203. These are thick-walled body sherds in a reasonably well-fired fabric. They are likely to be Bronze Age in date. A prehistoric vessel was found from context 2103. This is Bronze Age in date and has a diameter of 18cm. Two small pieces of this pottery which were loose were retained to provide identification. This is probably a vessel containing cremated remains and was therefore protected with terram and left *in situ*.
- 4.3 The other finds consist of a single sherd (1g) of medieval pottery dating to c. 1250-1450 from ditch F2705, as well as 16 sherds (73g) of post-medieval and modern pottery recovered from eight contexts. Four pieces of modern ironwork were found from ditch F503, these are pieces of a modern plough. Three pieces (21g) of undiagnostic iron-working slag were found from two contexts. Five shards of post-medieval and modern vessel glass (12g) were also recovered from three contexts.

5. COMMENTS

- 5.1 As anticipated by the interpreted results of the geophysical survey and previous work nearby the features exposed in trenches on the west, southwest and southeast parts of the site are ones where evidence for possible early settlement and probable funerary use is present. Features exposed in the other areas are largely ditches relating to the agricultural history of the site. The exposed features are discussed further below.

5.2 Trenches 8 and 9 enclosure-type geophysics anomaly

The potential rectilinear enclosure tested by these trenches was the least convincing of the features interpreted from the results of the geophysical survey. A ditch (F803) was present only in Trench 8 and contained pieces of post-medieval/modern glass and the expected return ditch in Trench 9 was found to correspond with a natural gravel-filled band. A small number of postholes or possible postholes were exposed in Trench 8 (F806) and Trench 9 (F903, F905, and F907). These contained no finds and are undated. The presence of an early enclosure in this location is therefore unlikely.

5.3 Trenches 18 and 20 enclosure-type geophysics anomaly

Ditch F1804 measured 1.8m wide x 0.64m deep, with steep straight sides and a V-shaped base. It corresponded with the southwest side of the possible rectilinear enclosure interpreted from the results of the geophysical survey, but contained no finds and is therefore undated. The expected enclosure ditch return in Trench 20 was not present. Any other elements of this enclosure which had the potential to be picked up in Trenches 12 through to 15 were not present and the presence of this enclosure now appears to be unlikely.

5.4 Trench 21 probable cremation deposits

A pair of unexcavated adjacent probable pits – (2103) and (2104) – were present in Trench 21. One of them, (2103), contained a buried ceramic vessel of probable Bronze Age date. Buried vessels of this type typically contain cremated human remains and is a burial rite characteristic of the Bronze Age. These are often associated with barrows, or ring ditches assumed to have formerly been associated with a barrow, but may also be found in a simple flat cemetery without obvious evidence for above ground markers. The charcoal-rich fill of neighbouring pit (2104) is suggestive of this also potentially containing cremated and pyre remains. Excavations on the land to the west of the current site revealed an almost complete pottery vessel of probable Middle Bronze Age date which contained a deposit from which quantities of charcoal and burnt bone were recovered (Sheldon and Whelan 2015).

5.5 Trench 32 ring ditch anomaly

This was identified as a clear anomaly on the interpreted results of the geophysical survey extending beyond the limits of the site. The ring ditch was exposed in two places within the trench (F3203 and 3205), with the excavated segment (F3203) establishing that it was 1.58m wide by 0.92m deep, with moderately sloping concave sides and rounded base. Three sherds of probable Bronze Age pottery and seven pieces of prehistoric worked flint can be associated with the ring ditch which has an extrapolated estimated diameter of over 20m. Although a substantial example, the ring ditch is characteristic of a former barrow of late Neolithic or Bronze Age date and typically used for funerary purposes. The trench crossed close to the centre of the ring ditch with no internal features such as burial or cremation pits identified. A previous geophysical survey and trench evaluation was undertaken in 2009 (AC archaeology 2009) as part of the Tiverton Eastern Urban Expansion Area and included an area adjacent to the southeast boundary of the site (Fig. 2). A single trench excavated in this area revealed the northeast extent of the same ring ditch, which in this trench was 3.60m wide by 0.4m deep, with the same profile as found in F3203. In the 2009 intervention a prehistoric chert flake, two sherds of late Neolithic pottery and a fragment of bone were recovered from the lower fill of the ring ditch.

5.6 Agricultural features

The clear northwest-southeast trending linear anomalies identified by the interpreted results of the geophysical survey correspond with field boundaries removed during the 20th century as shown by historic Ordnance Survey mapping. In Trench 11 a geological anomaly was observed in the position of the suspected ditch. The Devon Historic Landscape Characterisation Project identifies these as 'Barton Fields: These relatively large, regular enclosures seem likely to have been laid out between C15th-C18th. Some curving boundaries may be following earlier divisions in the pre-existing medieval fields. In Cornwall these are sometimes called Barton fields' (DCC 2023). The only exception to this is northwest-southeast aligned ditch F3003 in Trench 30 (and its probable continuation in Trench 33) which contained only prehistoric finds in three fills, comprising nine pieces of worked flint, and measured 0.8m wide by 0.66m deep with a V-shaped profile. This is likely to represent a ditch forming part of a wider earlier pattern of fields.

5.7 Natural features

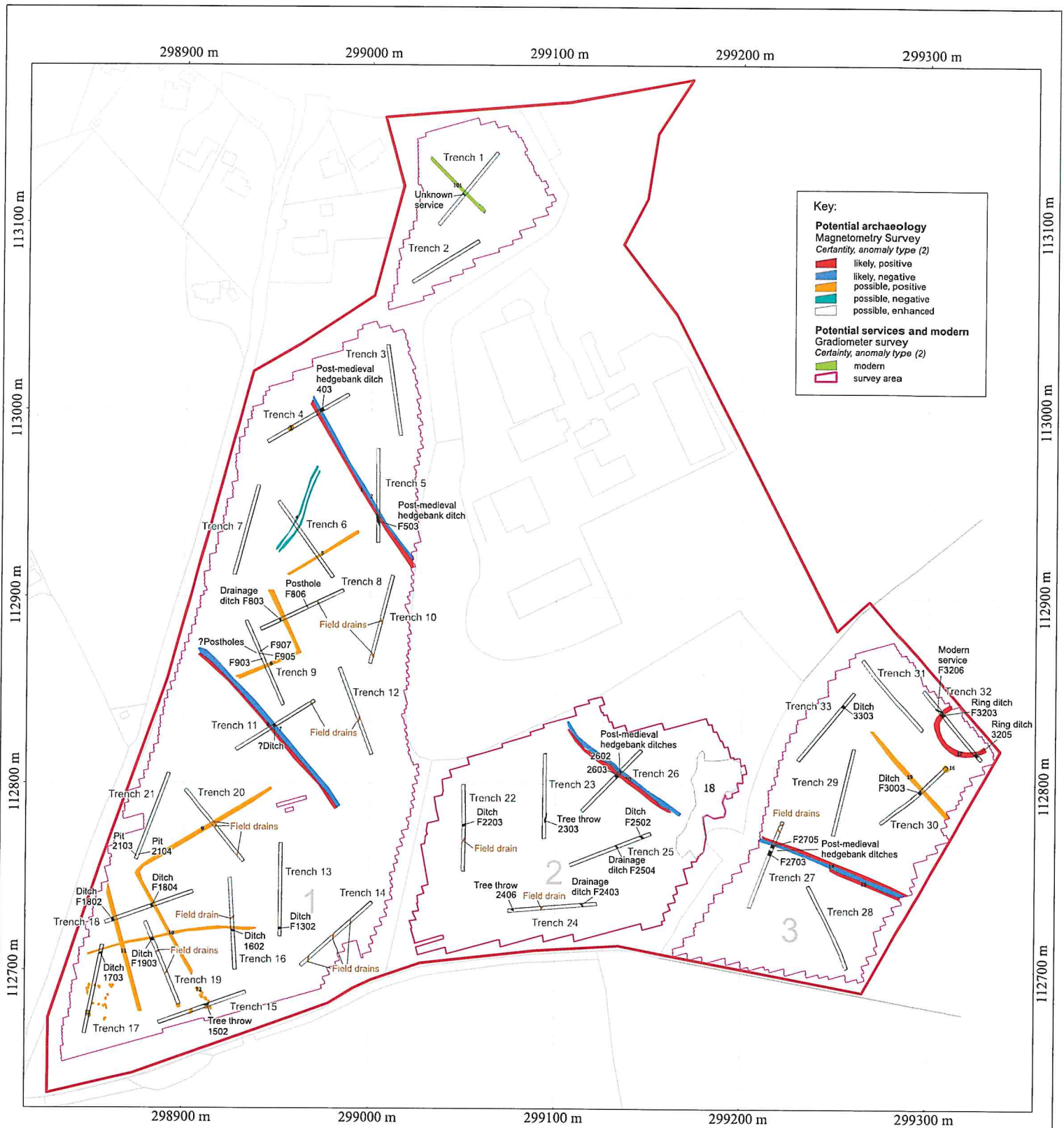
Three tree throws were exposed, one in Trench 15 (1502), one in Trench 23 (2303) and the other in Trench 24 (2406). One (of these (2303) contained one worked flint piece. Tree throws have commonly been found to be used for the deliberate deposit of artefacts and ecofacts in the Neolithic and Early Bronze Age, but there is nothing in this case to indicate that this is anything other than an incidental inclusion.

6. CONCLUSIONS

- 6.1 The key results from the trench evaluation largely relate to evidence for localised prehistoric funerary use of the site. There was little evidence to support the interpretation of the geophysical survey that a pair of rectilinear enclosures were present. The majority of the ditches present are probably related to field divisions and drainage for agricultural purposes, with the majority of these of post-medieval/modern date.
- 6.2 The main features identified comprise the two possible cremation pits in the southwest part of the site, the probable ring ditch of a ploughed-down former barrow and a possible prehistoric boundary ditch, with these latter two located in the southeast part. The site has clearly been historically ploughed, with no surface earthworks present, nor surviving mound material associated with the ring ditch beneath the overburden soils.

7. SOURCES CONSULTED

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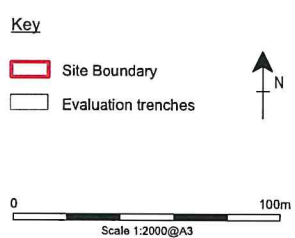
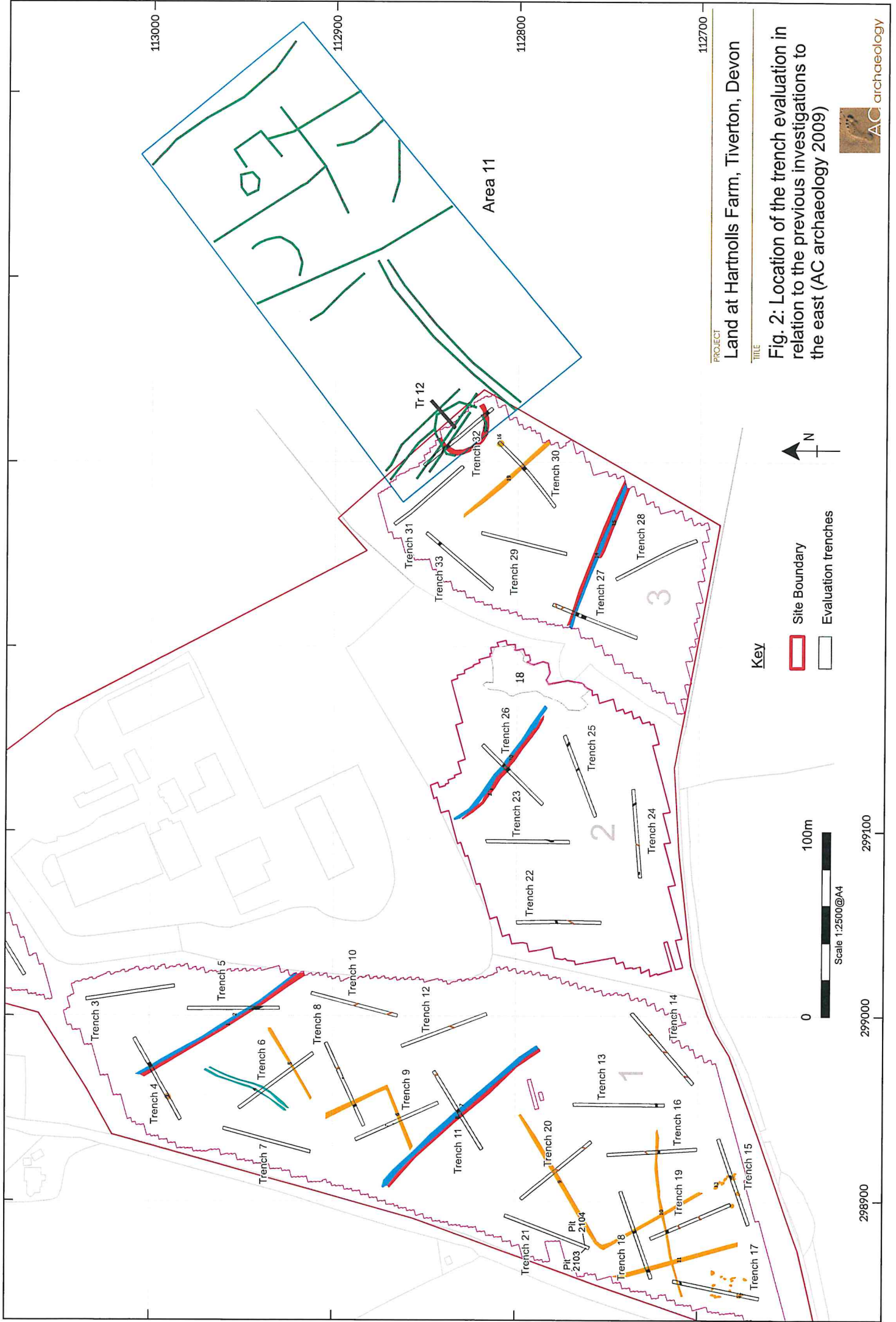


Fig. 1: Location of trenches showing archaeological features in relation to the geophysical survey interpretation



PROJECT
Land at Hartnolls Farm, Tiverton, Devon
 TITLE

Fig. 2: Location of the trench evaluation in relation to the previous investigations to the east (AC archaeology 2009)





Plate 1: General view of the south part of the site, looking west



Plate 2: Trench 21, probable Bronze Age cremation pit (2103) containing ceramic vessel, looking northeast (0.3m scale)



Plate 3: Trench 21, possible Bronze Age cremation pit (2104), looking southeast (scale 0.3m)



Plate 4: Trench 27, post-medieval ditch F2703, looking northwest (scale 1m)



Plate 5: Trench 30, possible prehistoric ditch F3003, looking southeast (scale 1m)



Plate 6: Trench 32, ring ditch segment F3203, looking northeast (scale 1m)



Plate 7: Trench 32, view across ring ditch F3203, looking southeast (scale 1m)

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Annex B
Email from DCC dated 06/07/23

[REDACTED]

From: Stephen Reed [REDACTED]
Sent: 06 July 2023 19:55
To: Simon Hughes
Subject: RE: Land at Hartnoll Farm, Tiverton_Mid Devon 21/01576/MOUT

Dear Simon,

Application No. 21/01576/MOUT

Land at NGR 298976 112882 (Hartnoll Farm) Tiverton Devon - Outline for the extension of existing business park for up to 3.9ha of employment land and up to 150 dwellings with associated infrastructure and access with all other matters reserved: Archaeology

My ref: Arch/DM/MD/36827

I can confirm that the programme of archaeological works as described in the Written Scheme of Investigation (WSI) submitted by your organisation - AC Archaeology - (document ref: ACW1537/1/0 and dated: March 2023) is acceptable to the Historic Environment Team. I would be grateful if you could keep me informed of progress on site so that I can visit the investigations.

Please do contact me if you have any queries. We will be raising an invoice for pre-application archaeological advice that will be sent to you shortly. The charge will be in accordance with the [DCC HET Charging Schedule](#).

All the best,

Steve

Stephen Reed
Senior Historic Environment Officer
Historic Environment Team
Climate Change, Environment and Transportation Directorate
Devon County Council
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From: Simon Hughes <shughes@acarchaeology.co.uk>
Sent: 06 July 2023 15:48
To: Stephen Reed <stephen.reed@devon.gov.uk>
Subject: Land at Hartnoll Farm, Tiverton_Mid Devon 21/01576/MOUT

Dear Steve,

We have been appointed to carry out the trial trenching associated with the proposed development on land at Hartnoll Farm, Tiverton. For this we have prepared the attached WSI including proposed trench plan for comment.

At there is a planning deadline for this one we intend on starting this project asap.

I look forward to hearing from you.

Kind regards,

Simon

Simon Hughes MCIfA

Project Manager



archaeology

4 Halthaies Workshops, Bradninch, Near Exeter, Devon, EX5 4LQ

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