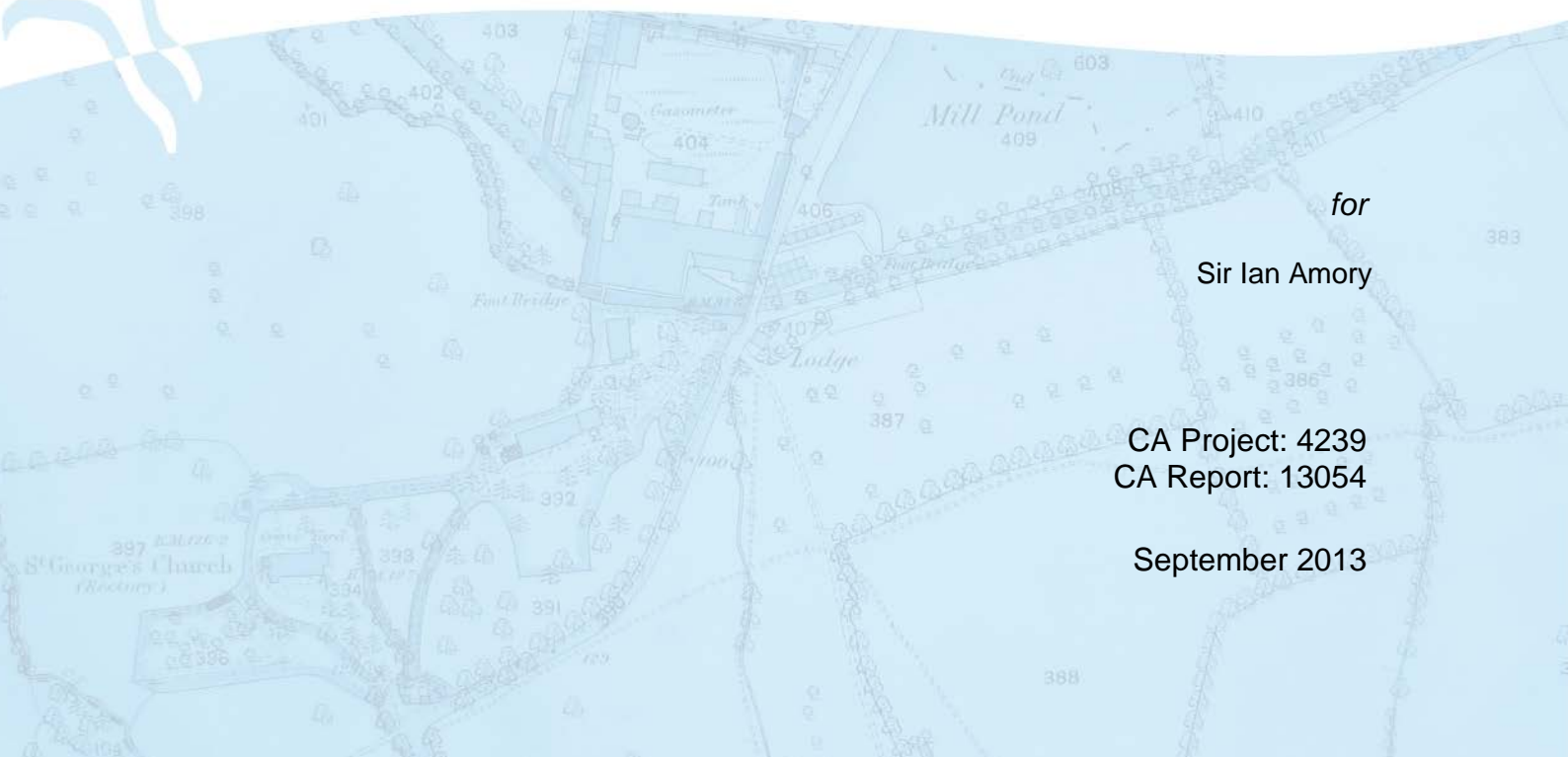


**Land at the Amory Estate
Tiverton
Devon**

Heritage Statement



for
Sir Ian Amory

CA Project: 4239
CA Report: 13054

September 2013

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Heritage Statement

CA Project: 4239
CA Report: 13054

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SUMMARY

Project Name: Land at the Amory Estate
Location: Tiverton, Devon
NGR: SS 99203 12688

In April 2013 Cotswold Archaeology was commissioned by Sir Ian Amory to complete a Heritage Statement for the site of a proposed development on land at the Amory Estate, Tiverton, Devon. The objective of the assessment was to summarise the results of previous archaeological works, to assess the significance of heritage assets present and to determine the impact of the proposed development upon the significance of the assets present, including an assessment of the potential effects of the proposed development upon the settings of designated heritage assets within the area. The assessment has been carried out in accordance with national, regional and local planning policy (including NPPF).

TBC - Impacts within the site will be confirmed following the completion of the geophysical survey.

TBC - Impacts on designated assets will be confirmed following masterplanning for the proposed development.

1. INTRODUCTION

Outline

- 1.1 In April 2013 Cotswold Archaeology was commissioned by Sir Ian Amory to complete a Heritage Statement for the site of a proposed development on land at the Amory Estate, Tiverton, Devon (centred on NGR: SS 9813 1300; Fig. 1). The Heritage Statement was informed by previous programmes of geophysical survey and archaeological trial trenching within the site, as well as a newly commissioned programme of geophysical survey (Appendix D).

Project objectives

- 1.2 The objectives of the heritage statement are:
- to summarise the results of previously completed surveys in terms of the heritage assets present within the site, including a desk-based assessment, geophysical survey, and archaeological evaluation;
 - to assess the significance of the heritage assets present; and
 - to determine the impact of the proposed development upon the significance of the assets present.

The site

- 1.3 The proposed development site is approximately 54ha in area and is located on the eastern outskirts of Tiverton and approximately 70m north of the Grand Western Canal. The land use within the proposed development site is predominantly agricultural, of varying field sizes in both arable cultivation and pasture, all separated by hedged field boundaries, of which many are hedgebanks.
- 1.4 The proposed development is divided into four parcels of land comprising a narrow land parcel totalling approximately 7ha between the A361 to the north and Blundell's Road to the south, a large central parcel of land totalling 35ha between Blundell's Road to the north and West Manley Lane to the south, a 7ha area of land between Pool Anthony Farm to the west and West Manley Lane to the east and north, and a final parcel of land comprising a single field of 5ha to the south of the former railway.

2. METHODOLOGY

2.1 This document presents the results of a previously completed archaeology and cultural heritage assessment comprising a desk-based assessment, geophysical survey and evaluation carried out in 2008-9. The results of the 2009 assessment have been updated following a site inspection (May 2013) and review of current English Heritage, Historic Environment Record and National Monument Record datasets. A newly commissioned programme of geophysical survey has also been undertaken (Appendix D).

Archaeology and Cultural Heritage Assessment and Evaluation

2.2 An assessment of 280ha of land to the east of Tiverton, including the proposed development site, was undertaken between December 2008 and April 2009 (ACA 2009). This work was undertaken in accordance with a brief prepared by Devon County Historic Environment Service, and with an approved method statement by AC Archaeology. The assessment comprised a desk-based assessment, followed by targeted geophysical survey and archaeological evaluation. The results of these investigations will be discussed together. The baseline survey involved consultation of readily available archaeological and historical information from documentary and cartographic sources, including:

- *English Heritage*
- *English Heritage Archive*
- *Devon Historic Environment Record (DHER)*
- *Devon Record Office*
- *West Country Studies Library*
- *Tiverton Archaeological Group*
- *Site Inspection*

2.3 Subsequent to this assessment, Devon County Council Historic Environment Record and the English Heritage Archive were consulted in May 2013 to determine whether any material additions had been made to each repository since the completion of the original study, which might affect consideration of the heritage assets on this site. A 500m buffer study area was defined for the purpose of data collection, centred on the proposed development site (Fig. 2).

2.4 The information obtained from the wider 2009 assessment was used to inform targeted geophysical survey and evaluation. The geophysical survey was carried out in 2009 by Sitiescan Archaeological Ltd, and included four areas within the proposed development site (Fig. 2, **24a-24d**). Following the completion of the geophysical survey five trenches were excavated within the proposed development site as part of the evaluation (see Fig. 2, **T1-T5**).

Settings assessment

2.5 The English Heritage document *The Setting of Heritage Assets: English Heritage Guidance* (EH 2011) provides guidance on settings and development management, including assessing the implications of development proposals. In relation to development within the setting of a heritage asset, the guidance states that 'protection of the setting of heritage assets need not prevent change. Most places are within the setting of a heritage asset and are subject to some degree of change over time' (EH 2011, 15). A staged approach is recommended for the assessment of the implications of development proposals, the first step of which is to identify the heritage assets affected and their settings.

2.6 In accordance with Step One of this approach, designated heritage assets within the 500m study area that include the proposed development site as part of their setting, and therefore may potentially be affected by the proposed development, were identified. Step One identified four designated heritage assets that are considered to include the proposed development site as part of their setting.

2.7 Step Two of the assessment process is to assess whether, how and to what degree these settings make a positive contribution to the significance of the heritage asset(s), i.e. 'what matters and why'. Within this assessment, the significance of an asset, and the contribution setting makes to this significance, has been assessed in accordance with the definitions of value defined in *Conservation Principles* (EH 2008), discussed in more detail above. Step Two includes a consideration of the key attributes of the heritage asset itself, then considers:

- the physical surroundings of the asset, including its relationship with other heritage assets;
- the way the asset is appreciated; and
- the asset's associations and patterns of use.

2.8 The third step (where appropriate) is to assess the effect of the proposed development on the value of asset. Each of the four types of value identified within Conservation Principles (EH 2008) may be harmed or enhanced by development affecting the setting of a heritage asset (EH 2011, 32). The assessment of the effect is undertaken through the consideration of the key attributes of the proposed development in terms of its:

- location and siting;
- form and appearance;
- additional effects; and
- permanence.

2.9 The fourth step is to maximise enhancement and minimise harm, which may be achieved through:

- removing or re-modelling an intrusive building or features;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

2.10 Step five is making and documenting the decision and monitoring outcomes.

Assessment of heritage asset significance

2.11 As described below, the significance of a heritage asset is defined in NPPF as the value of a heritage asset to this and future generations because of its heritage interest. The assessment of significance within this report has been undertaken in accordance with the policies and guidance contained in *Conservation Principles* (EH 2008). The significance of a heritage asset (termed 'place' within Conservation Principles) is defined with reference to four areas of value:

- Evidential value, derived from “the potential of a place to yield evidence about past human activity” (English Heritage 2008, 28) and primarily associated with physical remains or historic fabric;
- Historical value, derived from “the ways in which past people, events and aspects of life can be connected through a place to the present” (ibid 28). This can derive from particular aspects of past ways of life. Illustrative historical value provides a direct (often visual) link between past and present people, while associative historical value provides an association with notable families, persons, events or movements.
- Aesthetic value, derived from sensory and intellectual stimulation and including design value, i.e. “aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole” (ibid 30). It may include its physical form, and how it lies within its setting. It may be the result of design, or an unplanned outcome of a process of events; and
- Communal value, derived from “the meanings of a place for the people who relate to it”. Communal value derives from the meanings that an historic asset has for the people who relate to it, or for whom it’s in their collective experience or memory. It may be commemorative or symbolic, such as meaning for identity or collective memory (ibid 31).

2.12 The significance of a heritage asset is typically derived from a combination of some or all of these values, and the setting of a heritage asset can contribute to, or detract from, any of these four values (EH 2011, 32). Within the settings assessment below (Section 7), the contribution setting makes to the significance of the asset is specifically discussed in terms of how it contributes to, or assists in the ability to appreciate, these four forms of value.

Geophysical survey (Appendix D)

2.13 The full geophysical survey report, undertaken in June, July and December 2013, is provided as Appendix D - **TBC**. The geophysical fieldwork and report have been conducted in accordance with both the English Heritage guidelines outlined in the document: *Geophysical Survey in Archaeological Field Evaluation* (EH 2008) and with the Institute for Archaeologists document *Standard and Guidance for Archaeological Geophysical Survey*.

- 2.14 Detailed magnetic survey (gradiometry) was used as an efficient and effective method of locating archaeological anomalies. Further information regarding the methodology of the survey is provided in Appendix D. **This geophysical survey is currently under way, and the results will be added to this report once they are available.**

3. PLANNING POLICY CONTEXT

Planning policy and guidance context

- 3.1 The assessment is written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002)
- Town and Country Planning Act (1990)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- National Planning Policy Framework
- English Heritage Conservation Principles: policies and guidance for the sustainable management of the historic environment (2008)

National Planning Policy Framework (NPPF)

- 3.2 The National Planning Policy Framework sets out planning policies relating to 'conserving and enhancing the historic environment'. It defines the historic environment as 'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.' It further classifies a 'heritage asset' 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.
- 3.3 Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). Policies in the NPPF relate to both the treatment of the assets themselves and their settings, both of which are a material consideration in development management decision making.

- 3.4 The NPPF states that “The purpose of the planning system is to contribute to the achievement of sustainable development” and that there are “three dimensions to sustainable development: economic, social and environmental”. The role the environment will play is described as “contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”.
- 3.5 Within the over-arching roles that the planning system will play, a set of 12 “core land-use planning principles” have been developed to underpin place-shaping and decision making. The 10th principle is:
- “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”
- 3.6 When determining planning applications local planning authorities should take account of:
- “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.”
- 3.7 Further to this, local planning authorities can request that the applicant should describe “the significance of any heritage assets affected by a proposed development, including any contribution made by their setting”. The level of detail required in the assessment should be “proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”. “Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”
- 3.8 Local planning authorities should take this assessment into account when considering the impact of a proposed development, “to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”.

- 3.9 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.”
- 3.10 “Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. 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, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”
- 3.11 However, where a proposed development will lead to “less than substantial harm to the significance of a designated heritage asset”, this harm should be weighed against the public benefits of the proposal.
- 3.12 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Local planning policy

- 3.13 Local planning policy is contained in the Devon Structure Plan 2001-2016. All of these policies were saved in 2007 by Secretary of State for Communities and Local Government. Policies relating to the historic environment are C11 and C12:

Policy C11: Historic Settlements and Buildings

The quality of Devon's historic environment should be conserved and enhanced. In providing for new development particular care should be taken to conserve the special historic character of settlements, the character and appearance of conservation areas, listed or other buildings of historic or architectural interest and their settings and parks and gardens of special historic interest and their settings.

Policy C12: Archaeology

Nationally important archaeological sites and their settings, whether Ancient Monuments or unscheduled, will be preserved. In considering proposals for development which would have an adverse impact on other archaeological sites or deposits, the importance and value of the remains will be a determining factor. Where a lack of information precludes the proper assessment of a site or area with archaeological potential, developers will be required to arrange appropriate prior evaluation in advance of any decision to affect the site or area. Where the loss of an archaeological site or area is acceptable, proper provision for archaeological excavation and recording will be required.

- 3.14 These policies have not been updated or altered to reflect the recent changes in national policy for the protection and management of the historic environment which have come about since the publication of the NPPF.
- 3.15 Further local planning policy relevant to the historic environment is contained within the policies of the Mid Devon Local Plan 2006:

ENV5 - Nationally important archaeological sites

Development will not be permitted where it would harm nationally important archaeological sites, including Scheduled Ancient Monuments, or their settings. Where development is allowed that could affect nationally important remains and/or their settings there is a strong presumption in favour of preservation in situ.

ENV6 - Sites of regional or county significance

Development will not be permitted where it would harm archaeological sites of regional or county significance, and/or their settings, unless the need for the proposal outweighs the damage to the archaeological interest of the site and its setting. Where development is allowed that could affect archaeological sites of regional or county significance, and/or their settings, there is a presumption in favour of preservation in situ. Where it is considered that the remains do not merit preservation in situ, preservation by record will be required.

ENV7 - Archaeological investigation

Development will not be permitted within defined Conservation Areas; or on sites elsewhere which contain or are likely to contain remains of archaeological

significance; unless the archaeological importance of the site is understood. Where current knowledge is insufficient to make such an assessment, development will not be permitted until the archaeological importance of the site has been determined through assessment and for evaluation.

- 3.16 The policies of the Mid Devon Local Plan 2006 are due to be superseded by the forthcoming Mid Devon Local Plan Part 3: Development Management Policies. Policy relevant to the historic environment is contained within Policy DM/28 Heritage Assets, which states:

Development proposals affecting or having the potential to affect heritage assets and their setting, including alterations, extensions, demolitions and change of use, must take account of the significance, character, setting and local distinctiveness of the heritage asset(s).

Proposals which would be likely to directly or indirectly harm any heritage asset or its setting must include sufficient information to assess the significance of the impact, demonstrating that the benefits outweigh the harm.

Proposals which would be likely to directly or indirectly harm designated heritage assets or their settings will be assessed to determine the level of significance of the harm, and approved only where:

a) The public benefits outweigh the harm; and

b) Where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, the proposal meets the requirements of national policy.

The justification for the development proposal must be proportionate to the importance of the heritage asset. For the most important heritage assets there is a presumption in favour of preservation in situ.

4. BASELINE SURVEY

Geology, topography and the palaeoenvironment

- 4.1 The proposed development site is located upon sandstone of the Exeter Group. Sand and gravel river terrace deposits extend across the northern and central parts of the proposed development site, associated with the River Lowman (BGS 2013; see Fig. 1). The previous trial trenching within the proposed development site

recorded the natural sandy clays at a depth of between 0.3m (Fig. 2, **T1**; ACA 2009, 7) and 1.1m (Fig. 2, **T4**; ACA 2009, 8) below ground level.

- 4.2 The site is located on gently undulating agricultural land at a height of between 85m and 105m AOD. The Mid Devon Landscape Character Assessment (MDDC 2011) defines the surrounding landscape as Lowland Plains, a traditional Devon landscape of rolling, prosperous agricultural land, primarily managed as arable farmland with medium to large scale field boundaries divided by hedgerows and hedgebanks. The landscape typically has short vistas terminated by a backdrop of curving hills.

International designations

- 4.3 No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites (January 2012) are situated within the proposed development site or its vicinity.

National designations

- 4.4 There are no Scheduled Monuments recorded within the proposed development site. Two Scheduled Monuments are recorded in the study area comprising a Neolithic long barrow (Fig. 2, **1**) immediately east of the site and a Bronze Age bowl barrow (Fig. 2, **2**) 340m to the north-east. The Neolithic long barrow was excavated in the 1980s which confirmed the barrow to be of likely Neolithic date (Smith 1990). The bowl barrow has not been investigated archaeologically.
- 4.5 There are no Grade I or Grade II* Listed Buildings within the study area. There are eight Grade II Listed Buildings within the study area. The 16th-century Pool Anthony Farmhouse is located in the western part of the proposed development site (Fig. 2, **3**), while the remaining Grade II Listed Buildings are located over 150m from the proposed development site (Fig. 2, **4-10**).

- 4.6 There are no Registered Parks and Gardens or Registered Battlefields recorded within the study area. There are no Conservation Areas within the study area.

Prehistoric (pre- AD 43)

Palaeolithic (500,000 BC - 10,000 BC) and Mesolithic (10,000 BC - 4000 BC)

- 4.7 The study area contains a number of concentrations of prehistoric worked flint and chert, many of which were recorded in the 1980s during fieldwalking surveys undertaken as part of the construction of the North Devon Link Road, which passes

immediately north of the proposed development site (Fig. 2, **11-23** and **25**). Although these assemblages are poorly dated, they include lithic artefacts of diagnostic Palaeolithic and Mesolithic date.

- 4.8 Findspots of lower Palaeolithic handaxes have been recorded in the eastern (Fig. 2, **11**) and western (Fig. 2, **12**) parts of the site. The Palaeolithic artefacts are likely to be residual deposits, deposited by the River Lowman within its gravel terraces (see Fig. 1). Typically, rivers in the South-West of England have very steep gradients in their descent to the sea and correspondingly cut narrow, gorge-like valleys that leave nothing, or very little, of their previous deposits (Wymer 1999, 187). Therefore with no clear terrace sequences, neither dating nor environmental information is likely for any palaeoliths found in the region (WA 1993, 170).
- 4.9 Gridded fieldwalking within the northern part of the proposed development site recorded particular densities of lithic and chert artefacts (Fig. 2, **15**, **21** and **22**), including lithics of diagnostic Mesolithic (and later) date. The later prehistoric (i.e. Mesolithic onwards) remains are likely to have been deposited by communities exploiting the natural resources of the valley of the River Lowman. In the central part of the proposed development site, further large assemblages of worked flint and chert dating to between the Mesolithic and Late Bronze Age have been recorded during field walking (Fig. 2, **14**).

Neolithic to Iron Age (4000 BC – AD 43)

- 4.10 Two late prehistoric funerary monuments, comprising a long barrow and round barrow, both designated as Scheduled Monuments, are recorded in the study area. The part-excavated Neolithic long barrow (Fig. 2, **1**; Smith 1990) is located immediately to the east of the proposed development site, and occupies a locally prominent ridgeline, formed from alluvium deposits, overlooking the River Lowman (Smith 1990, 15). The mound was partially bulldozed in the 1980s and the exact plan of the mound, especially at its western end, is not known (Smith 1990, 24).
- 4.11 Oak charcoal from the fossil ground surface beneath the long barrow produced radiocarbon dates of 6360 BC, and further palaeoenvironmental evidence suggests the ground surface below the mound comprised grassland turf (Smith 1990, 24). This suggests the mound was not built on a forest clearing, but rather managed grassland, and longstanding occupation (dating to before the long barrow construction) nearby has been suggested as a result (Smith 1990, 25). Flint and

chert artefacts were recovered from the fill of the barrow ditch and also from the old ground surface, but these appear to have been residual artefacts, eroded into the fill of the long barrow. The evaluation immediately to the south of the long barrow recorded no prehistoric archaeological remains (Fig. 2, **40**; SWA 2011). The fieldwalking evidence from the study area does, however, suggest widespread Mesolithic and Neolithic activity in the vicinity.

- 4.12 A Bronze Age bowl barrow (Fig. 2, **2**) is located 340m to the north-east of the proposed development site. This barrow has not been investigated archaeologically, although clusters of prehistoric lithics have been recorded in its vicinity (Fig. 2, **20** and **25**), including evidence of flint working (Smith 1990, 25).
- 4.13 Within the proposed development site, four discrete areas were subject to geophysical survey and trial trenching by AC Archaeology in 2009 (Fig. 2, **24a**, **24b**, **24c** and **24d**). In the northern part of the proposed development site the geophysical survey recorded a strong anomaly indicative of a ring ditch as well as curvilinear anomalies and possible field boundaries (Fig. 2, **24b**; ACA 2009, 6). These features were also identified, in part, during the 2013 geophysical survey (Appendix D, Fig. 9, 1). An evaluation trench targeting the ring ditch anomaly recorded a ditch segment dated to the late Neolithic (Fig. 2, **T2**; ACA 2009, 7), while a further evaluation trench targeting the curvilinear anomalies recorded no archaeological deposits (Fig. 2, **T3**; ACA 2009, 7). The ring ditch anomaly is likely to represent a further prehistoric barrow within the valley of the River Lowman.
- 4.14 Elsewhere within the proposed development site, previous geophysical survey has recorded curvilinear anomalies indicative of prehistoric settlement enclosures and field boundaries (Fig. 2, **24a**; ACA 2009, 6) and possible prehistoric settlement or funerary remains and field boundaries (Fig. 2, **24c** and **24d**). However, subsequent evaluation trenches within these areas (Fig. 2, **T1**, **T4** and **T5**) recorded no archaeological features (ACA 2009, 7-8), and the geophysical anomalies were interpreted as resulting from natural geological variations.
- 4.15 The AC Archaeology geophysical survey also identified a number of anomalies in the wider landscape, where linear anomalies were tentatively interpreted as representing the below-ground remains of prehistoric settlement (Fig. 2, **24e-24j**). However, subsequent trial trenches recorded only a limited number of undated features, none of which produced datable archaeological deposits.

- 4.16 In the wider study area, a series of cropmarks possibly indicating prehistoric activity have also been recorded from aerial photographs beyond the site to the west (Fig. 2, **42**), while a recent archaeological evaluation recorded evidence of a pit group approximately 220m to the south-east of the proposed development site (Fig. 2, **47**; CA 2012).

Roman (AD 43 – c. AD 410)

- 4.17 The previous geophysical survey (ACA 2009) within the proposed development site recorded anomalies of possible Roman date, although the subsequent evaluation trenches recorded no features indicative of Roman activity. As such, there is no recorded Roman evidence within the proposed development site.
- 4.18 In the study area, placename evidence has been used to suggest that the present Halberton Road (Fig. 2, **26**) may represent the alignment of a Roman road between Tiverton (2km to the west) and Halberton (2.5km to the east). However, there is no archaeological evidence to support this interpretation. Elsewhere, two Roman coin hoards have been recorded on the northern banks of the River Lowman (Fig. 2, **27** and **28**).

Early medieval (AD 410 - 1066) and medieval periods (1066 – 1539)

- 4.19 The desk-based assessment, geophysical survey and archaeological evaluation recorded no evidence of post-Roman or early medieval sites within the study area. The site is likely to have formed part of the wider agricultural landscape surrounding a number of local dispersed hamlets and farmsteads within the parish of Tiverton during the early medieval and medieval periods. West Manley (immediately south-east of the proposed development site) is likely to represent the Domesday Manor of *Maneleia* while Poole Anthony Farmstead, in the south-western part of the proposed development site (Fig. 2, **30**), is also recorded in Domesday Book (Thorn and Thorn 1985). Great Gornhay (Fig. 2, **29**) farmstead 300m west of the proposed development site also has medieval antecedence. There is conflicting evidence which suggests that a medieval chapel may have been located within the proposed development site. Place name evidence suggests that it may have been located in the south-western part of the proposed development site (Fig. 3), to the south-west of Poole Anthony Farmstead, whereas the 1886 First Edition Ordnance Survey map records the site of a former chapel in the south-eastern part of the proposed development site (Figs. 2 and 4, **34**). A documentary source suggests that the

chapel may have been located in the south-eastern corner of the field in which it is recorded on the 1886 map, although this is far from certain (Harding 1846). West Manley Chapel was licensed in 1408 (Butler 1998) although it may later have been converted into a house (Lysons & Lysons 1822). No above-ground remains of the chapel have been recorded within the proposed development site.

- 4.20 The Devon County Council Historic Landscape Characterisation defined the central and southern parcels of the proposed development site as 'Medieval enclosures based on strip fields', described as an area probably first enclosed with hedge-banks during the later Middle Ages, with curving hedge-banks which suggest they may form former open strip-fields. The AC Archaeology geophysical survey recorded the potential buried remains of undated former field systems and trackways across the site (Fig. 2, **24**), and these possibly date to the medieval period.

Post-medieval (1540 – 1800)

- 4.21 The Devon County Council Historic Landscape Characterisation defines the northern parcel of the proposed development site as 'Modern enclosures adapting post-medieval fields', created by adapting earlier fields of probable post-medieval date. The western parcel of the proposed development site is defined as 'Modern enclosures form rough ground', created out of earlier rough grazing ground, heathland or moorland in the 20th century. Small areas of 'Orchard' and 'Former Orchard', corresponding to current and former areas of fruit trees, are also defined in the western parcel of the proposed development site. The Historic Landscape Characterisation for the proposed development site therefore indicates a mixture of historic landscapes within the proposed development site, ranging from probable medieval enclosures to areas of modern enclosure of former rough ground.
- 4.22 The proposed development site is likely to have continued to have formed part of the agricultural hinterland of nearby farmsteads during the post-medieval and modern periods. A number of Grade II Listed Buildings in the vicinity of the site date to the 16th century (Fig. 2, **3-8**), including Pool Anthony Farmhouse and Prowses Farmhouse, and would have formed focal points within the post-medieval agricultural landscape.
- 4.23 In the wider landscape, the earthwork remains of a watermeadow are recorded approximately 80m west of the proposed development site (Fig. 2, **31**). Elsewhere, recorded elements of the post-medieval agricultural landscape comprise the course

of a series of leats (Fig. 2, **44** and **43**), and the remains of walling (Fig. 2, **45**) to the west of the proposed development site. In the wider landscape, assemblages of post-medieval pottery were recorded ahead of the construction of the North Devon Link Road (Fig. 2, **32** and **33**), as well as an undated pit (Fig. 2, **46**) that is likely to be of post-medieval or modern origin.

Modern (1801 – present)

- 4.24 The Grand Western Canal (Fig. 2, **38**), built between 1810 and 1814, and restored and reopened between 1966 and 1974, passes approximately 80m south of the proposed development site. A Grade II Listed bridge across the canal is located 450m south-west of the proposed development site (Fig. 2, **9**). Immediately to the south of the canal is Tidcombe House (Fig. 2, **41**), an early 19th-century house, shown as Tidcombe Rectory on late 19th-century Ordnance Survey maps.
- 4.25 The 1842 Tithe Maps of Tiverton Tidcombe and Tiverton Clare are the first sources to depict the proposed development site in detail (Fig. 3). The Tiverton Tidcombe Tithe Map recorded Poole Anthony Farmhouse (Fig. 2, **3**) as well as the associated milking parlour to the west (Appendix C, **B1**). The field system within the proposed development site is broadly similar to its current form and formed part of the agricultural hinterland surrounding Poole Anthony Farm.
- 4.26 In the southern part of the proposed development site, the 1842 Tithe survey recorded three fields including the element 'Black' within their name (see Fig. 3). These fields, 'Little', 'Middle' and 'Great Black Park', have been interpreted as indicative of early settlement (Fig. 2, **36**; ACA 2009) or the site of a park, although it is considered more likely that the element 'Black' relates to the colour of the soil within these fields (Field 1989, 22), rich in silts associated with the Alsa Brook which passes through the site. The 1842 Tiverton Tidcombe Tithe Map also recorded a 'chapel' and fieldname 'Chapel Mead' adjoining Pool Anthony in the south-western part of the proposed development site (Fig. 2, **35**; see Fig. 3). No evidence for a chapel is recorded on the subsequent historic Ordnance Survey mapping, or during the site visit, and the 1886 Ordnance Survey map (and modern Ordnance Survey map) recorded the 'site of' a chapel west of West Manley, as mentioned previously (Fig. 2, **34**).
- 4.27 The course of a former branch railway line serving Tiverton from the main Bristol and Exeter (GWR) line extends between the southern and central parcels of the site (Fig. 2, **39**). The railway line opened in 1848 as a broad gauge line, was converted

to standard gauge in 1884, closed for passenger traffic in 1964 and for goods in 1967. Poole Anthony Bridge (Appendix C, **B3**; Fig. 4) extends across the former railway line, and connects the southern and central parts of the proposed development site. Earthen causeways associated with the bridge are recorded within the proposed development site (see Fig. 4). The railway facilitated the expansion of Tiverton during the 19th century, and a Grade II Listed terrace house 280m to the west of the proposed development site (Fig. 2, **10**) date to this period of residential expansion.

- 4.28 The 1890, and subsequent, Ordnance Survey maps (see Fig. 4 for the 1905 Ordnance Survey map) recorded the proposed development site as broadly similar to its depiction on the 1842 Tithe Map, the major alteration being the construction of the branch line railway. Subsequent historic Ordnance Survey maps recorded few alterations to the proposed development site, which remained in agricultural use throughout the early 20th-century. The 1933 Edition Ordnance Survey map recorded Poole Anthony Cottage (Appendix C, **B2**; see Fig. 4) in the western part of the proposed development site.
- 4.29 Historic aerial photography from the post-war period onwards recorded few alterations to the proposed development site. A large agricultural complex is recorded in the northern part of the proposed development site on an aerial photograph taken in 1984 (see Fig. 4), while several modern agricultural buildings were constructed at Poole Anthony (Appendix C, **B4** and **B5**; Fig. 4). The most significant development in the post-war period in the vicinity of the proposed development site was the construction of the A361, immediately to the north. Previous archaeological evaluations to the east of the proposed development site recorded extensive overburden deposits extending up to 45m south of the A-Road embankment (Fig. 2, **47**; CA 2012), and it is possible similar deposits exist within the proposed development site (see Fig. 4). A further evaluation at Blenheim House, 80m east of the proposed development site, recorded only modern linear ditches (Fig. 2, **40**).

Geophysical Survey (Stratascan 2013)

A detailed gradiometry survey was conducted over approximately 24.2 hectares of the proposed development site (see Fig. 2). The full report is provided as Appendix D - **TBC. To be updated following completion of the remainder of the survey.**

5. THE SIGNIFICANCE OF RECORDED HERITAGE ASSETS

5.1 TBC following completion of surveys

6. THE POTENTIAL FOR CURRENTLY UNRECORDED ARCHAEOLOGICAL REMAINS

6.1 TBC following completion of surveys

7. THE SETTINGS OF HERITAGE ASSETS (TBC FOLLOWING CONSULTATION)

7.1 TBC following consultation

8. INITIAL IMPACT ASSESSMENT AND CONCLUSIONS - TBC

Potential development impacts

Previous impacts

Physical Impacts on known heritage assets

Non-physical impacts upon known heritage assets

Impacts on potential heritage assets

Summary conclusions

9. REFERENCES

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Cartographic sources

1842	Tiverton Tidcombe Tithe Map	(DHC: 8/2/R)
1842	Tiverton Clare Tithe Map	(DHC: 8/2/R)
1890	First Edition Ordnance Survey 6" map	(sheet: 45.NE)
1890	First Edition Ordnance Survey 25" map	(sheet: 45. 4)
1890	First Edition Ordnance Survey 25" map	(sheet: 45.8)
1905	Second Edition Ordnance Survey 6" map	(sheet: 45.NE)
1905	Second Edition Ordnance Survey 25" map	(sheet: 45.4)
1905	Second Edition Ordnance Survey 25" map	(sheet: 45.8)
1933	Edition Ordnance Survey 6" map	(sheet: 45.NE)

APPENDIX A: GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER ELEMENTS OF THE HISTORIC ENVIRONMENT

No.	Description	Period	Status	NGR (SS)	DHER ref. EHA ref. EH ref.	Source
1	Long barrow immediately north of Blenheim House, 310m south west of Putson Cross.	Prehistoric	Scheduled Monument	9847 1364	1019058 MDV431 35 MDV431 36 MDV136 4 1202206 656108 636688 649944 36450	EH
2	Bowl barrow 260m north west of Putson Cross.	Prehistoric	Scheduled Monument	9861 1399	1017132 MDV123 70 36450	EH
3	Pool Anthony Farmhouse, 16th century farmhouse.	Post-medieval	Grade II Listed Building	9777 1277	1384689 MDV784 23 514316	EH
4	Pumphouse Cottage, 16th century two-storey farmhouse, constructed from cob and brick.	Post-medieval	Grade II Listed Building	9845 1416	1384709 MDV890 60	EH
5	Riverside Cottage, 16th century two-storey farmhouse constructed from cob walls and water-reed thatched roof.	Post-medieval	Grade II Listed Building	9850 1415	1384711 MDV890 62	EH
6	Great Gornhay Farm. Two-storey house, constructed in the early 18th century from rendered stone, stone rubble and cob.	Post-medieval	Grade II Listed Building	9735 1330	1389604 MDV889 08	EH
7	Tidcombe Farmhouse. Probably 16th century, constructed from rendered stone rubble and of two storeys.	Post-medieval	Grade II Listed Building	9768 1204	1384974 MDV889 26	EH
8	Prowses Farmhouse. Probably 16th century, two-storey farmhouse constructed from rendered cob and stone rubble with a water reed thatched roof.	Post-medieval	Grade II Listed Building	9836 1253	1384978 MDV484 85	EH
9	Tidcombe Bridge. Ashlar road bridge, dating to 1810-14, and contemporary with the construction of the Great Western Canal.	Modern	Grade II Listed Building	9734 1221	1384969	EH
10	39, 41 And 43, Tidcombe Lane. Terrace of three two-storey houses built in c. 1838 from stuccoed and rendered walls with brick panelling.	Modern	Grade II Listed Building	9732 1256	1384968	EH
11	Find spot of a Lower Palaeolithic handaxe found in a field within river terrace gravel.	Prehistoric	-	9840 1320	1067143	EHA
12	Find spot of a Lower Palaeolithic handaxe found at Pool Anthony, on the edge of gravel geology.	Prehistoric	-	9780 1280	1067148	EHA
13	Find spot of a prehistoric axe from Glebelands.	Prehistoric	-	9750 1250	MDV140 93	DHER

				(approx)	36462	
14	Fieldwalking across adjoining fields to the west of Hartnoll Farm, recorded flint and chert surface assemblages, and a prehistoric hand axe.	Prehistoric	-	9830 1303	MDV597 14 MDV535 88 MDV302 76 MDV302 75	DMR
15	Gridded fieldwalking by the Tiverton Archaeology Group in 1985 recorded 119 flint and 30 chert artefacts.	Prehistoric	-	9777 1345	MDV302 78	DMR
16	Field walking over field to north of West Manley by the Tiverton Archaeology Group in the late 1980s recovered large numbers of flint and chert artefacts including arrowheads and scrapers.	Prehistoric	-	9838 1282	MDV327 50	DMR
17	Fieldwalking in the late 1970s near to Blundell's School recorded flints and chert artefacts, including arrowheads, likely to date to the late Neolithic and early Bronze Age.	Prehistoric	-	9820 1360	MDV770 5	DMR
18	Informal fieldwalking during the 1980s and 1990s recorded over 1000 flint or chert artefacts, dating from the Mesolithic to early Bronze Age.	Prehistoric	-	9830 1365	MDV302 80	DMR
19	Area of fieldwalking in 1982 within area of the proposed Link Road, recorded 589 pieces of flint and chert. Topsoil removal ahead of the link road in the 1980s recorded an oval-shaped feature containing burnt stone/chert and charcoal, a probable ditch with dense stone packing in its base, and a roughly oval-shaped hollow.	Prehistoric	-	9850 1370	MDV790 72 MDV302 81 MDV598 12 MDV218 61 MDV218 63 MDV218 62	DMR
20	Gridded fieldwalking in the late 1980s recorded large numbers of flint and chert artefacts, including arrowheads, dating to between the Lower Palaeolithic and the Late Bronze Age.	Prehistoric	-	9860 1390	MDV302 82	DMR
21	Gridded fieldwalking by the Tiverton Archaeology Group in 1984 recorded over 150 flint or chert artefacts, including arrowheads, dating from the Mesolithic to the early Bronze Age.	Prehistoric	-	9800 1345	MDV302 77	DMR
22	Gridded fieldwalking in the late 1980s recorded large numbers of flint and chert artefacts, dating to between the Early Neolithic and Late Bronze Age.	Prehistoric	-	9800 1330	MDV327 52	DMR
23	Informal fieldwalking in the early 1980s recorded over 190 flint or chert artefacts, including arrowheads, dating from the Mesolithic to the early Bronze Age.	Prehistoric	-	9810 1357	MDV302 79	DMR
24	A programme of geophysical survey undertaken in 2009 across multiple	Prehistoric	-	9747 1348	MDV788 11	AC 2009 Stratascan

	areas within the study area as part of the Tiverton Expansion scheme. Numerous curvilinear features were recorded during the survey indicating possible prehistoric activity. Within the site, a possible ring ditch recorded as a cropmark also showed as a strong anomaly during the survey (24b). Two possible enclosures were recorded as a cropmark and also showed as anomalies in the survey (24a). Subsequent evaluation trenching recorded prehistoric archaeological features.				MDV788 10 MDV540 66 MDV560 27 MDV589 94 1038689 1038691	2013
25	Informal fieldwalking on the alignment of the North Devon link Road in the early 1980s recorded flints and cherts dating from the Mesolithic to Late Bronze Age. During the topsoil strip for the Link Road a small feature was recorded containing burnt stones, flint, charcoal and prehistoric pottery.	Prehistoric	-	9868 1398	MDV357 61MDV3 0264MD V21864 MDV218 65	DMR
26	Post Hill may be on the approximate alignment of a Roman road between Tiverton and Halberton	Roman	-	9864 1327	MDV739 73	DMR
27	The find spot of a Roman coin hoard recovered in 1845 at Little Gorhay Farm.	Roman	-	9745 1385	MDV159 0 36456	DMR
28	The find spot of a Roman coin hoard located by metal detectorists in 1997.	Roman	-	9795 1385	MDV623 94	DMR
29	Great Gornhay farmstead, first recorded in the 13th century.	Medieval	-	9737 1329	MDV624 75 MDV627 23	DMR
30	Pole Antony farmstead, first recorded in the 11th century as part of the manor of manelia.	Medieval	-	9774 1277	MDV153 5 2	DMR
31	The earthworks of a water meadow recorded on historic aerial photography to the west of Pool Anthony.	Post-medieval	-	9751 1281	MDV787 42	DMR
32	Find spot of post-medieval pottery scatter recorded during field walking in the 1980s ahead of the North Devon Link Road.	Post-medieval	-	9858 1384	MDV218 76	DMR
33	Find spot of post-medieval pottery scatter recorded during field walking in the 1980s ahead of the North Devon Link Road.	Post-medieval	-	9869 1388	MDV218 75	DMR
34	Possible location of West Manley Chapel, recorded in the 19th century as a chapel.	Post-medieval	-	9812 1260	MDV123 66 36453	DMR
35	Site of a chapel suggested by field name evidence on the 1842 Tiverton Tidcombe Tithe Map.	Modern	-	9770 1270	MDV135 1	DMR
36	Field names recorded on the 1842 Tiverton Tidcombe Tithe Map and the Knightshayes Estate Atlas, including "black park mead" and "little black park", possibly indicate the site of a park, or are indicative of early settlement or Industry.	Modern	-	9790 1210	MDV465 47 MDV786 59	DMR

37	A field name recorded on the Knightshayes Estate Atlas, "chapel orchard", suggests the site of a historic orchard.	Modern	-	9820 1260	MDV465 43	DMR
38	Grand Western Canal, running for approximately 18km from Tiverton to the Somerset border, completed in 1814. Other assets associated with the Canal include a milestone and accommodation bridge.	Modern	-	0217 1434	MDV149 7 MDV245 08 MDV500 06 MDV500 05 1043293	DMR
39	The Tiverton branch of the Bristol and Exeter railway, opened in 1848. Other assets associated with the railway include a contemporary bridge.	Modern	-	9781 1252	MDV136 3 MDV719 06 MDV500 06 36477	DMR
40	Archaeological Evaluation at Blenheim House in 2011 recorded modern linear features.	Modern	-	9849 1362	EDV5911 1548960	DMR
41	Tidcombe Hall, early 19th-century house.	Modern	-	9745 1220	MDV245 07	DMR
42	Possible soilmarks of circular and rectangular linear alignments.	Undated	-	9731 1362	MDV220 42	DMR
43	The earthwork remains of a leat to North of River Lowman, recorded during construction of the North Devon Link Road.	Undated	-	9752 1356	MDV218 66	DMR
44	Leat to Great Gornhay Farm, recorded during construction of the North Devon Link Road.	Undated	-	9769 1353	MDV218 60	DMR
45	A series of stone walls and collapsed stonework visible adjacent to the River Lowman.	Undated	-	9741 1337	MDV787 43	DMR
46	Undated pit recorded in 1982 during topsoil strip ahead of the North Devon Link Road.	Undated	-	9832 1367	MDV218 59	DMR
47	Geophysical Survey and evaluation trenching on Land East of Tiverton, recorded a pit cluster. Previously, a rectangular cropmark has been recorded on historic aerial photography within this area.	Undated	-	9868 1356	EDV5990 MDV787 19	CA 2012

APPENDIX B: EXTRACT FROM THE HEDGEROWS REGULATIONS 1997

Extracted From Statutory Instruments 1997 No. 1160 The Hedgerows Regulations 1997, Schedule 1: Additional criteria for determining 'Important' hedgerows;

PART II


CRITERIA


Archaeology and history


1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is-
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979**(g)**; or
 - (b) recorded at the relevant date in a sites and Monuments Record.
3. The hedgerow-
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
4. The hedgerow-
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or
 - (b) is visibly related to any building or feature of such an estate or manor.
5. The hedgerow-
 - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts**(a)**; or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
 - (i) is substantially complete; or
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act**(b)**, for the purposes of development control within the authority's area, as a key landscape characteristic.


APPENDIX C: LEVEL ONE BUILDING SURVEY


Building name – Poole Anthony Farmhouse	
NGR: SS 9777 1277	
Designation: Grade II Listed	
Number on plan: Fig. 2, 3	
Building type/purpose including previous uses where appropriate: Post-medieval farmhouse. Two-storey, four-window range	
Construction materials: Rendered rubble and possibly cob, stone, timber, slate	
Approximate date: 16th-century; with significant 19th-century alterations to exterior	
Other information:	
Compiled by: Nathan Blick	Date: 29/05/2013

Building name – Poole Anthony Farm milking parlour	
NGR: SS 9773 1278	
Designation: n/a	
Number on plan: Fig. 4, B1	
Building type/purpose including previous uses where appropriate: Single-storey agricultural out-building associated with Poole Anthony Farmhouse. Likely to have historically served as a milking parlour.	
Construction materials: Stone, brick, timber, slate	
Approximate date: 16th-century	
Other information: Multiple phases of construction and alteration are apparent within the design of the building.	
Compiled by: Nathan Blick	Date: 29/05/2013

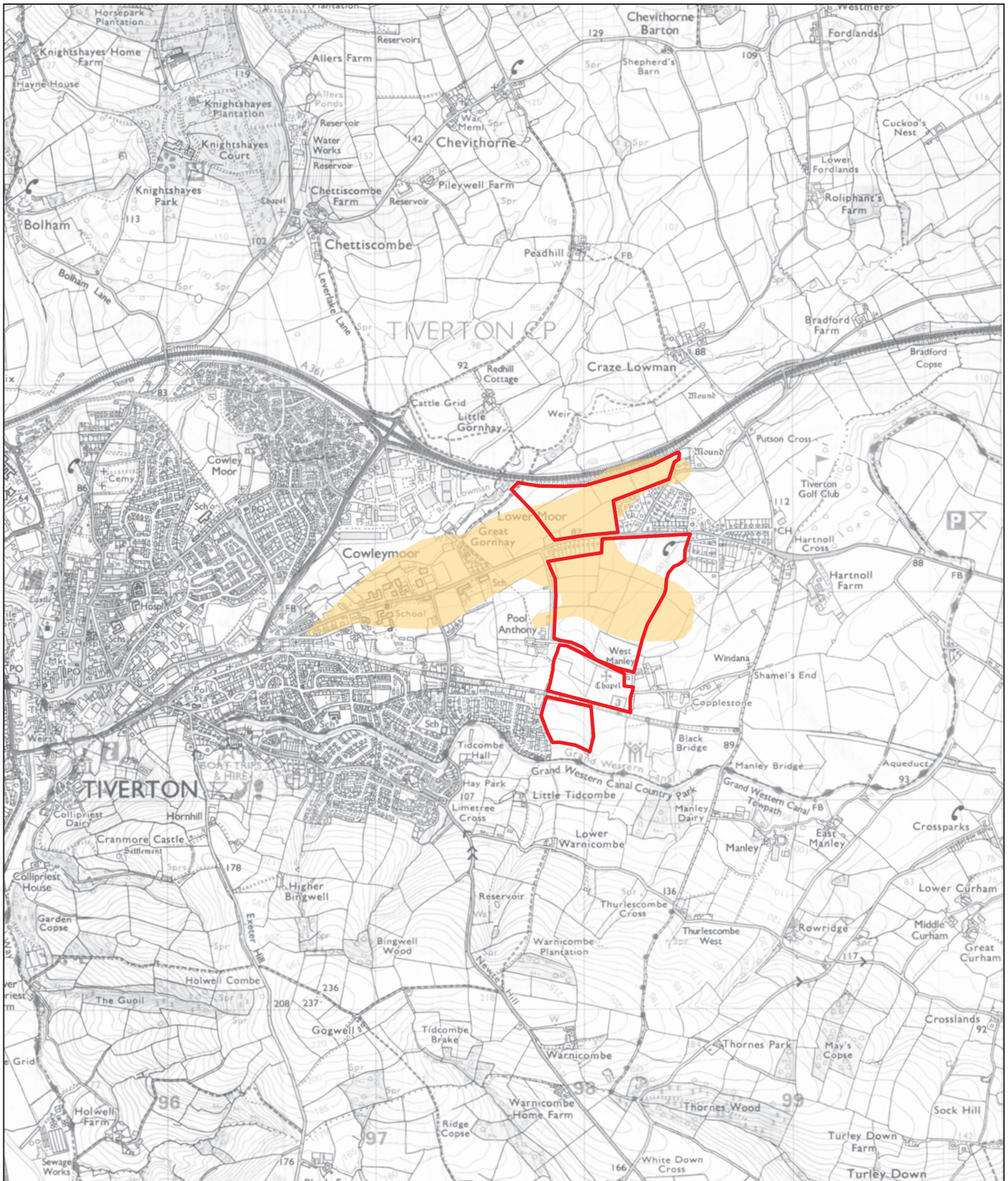
Building name – Poole Anthony Cottage	
NGR: SS 9782 1285	
Designation: n/a	
Number on plan: Fig. 4, B2	
Building type/purpose including previous uses where appropriate: Two-storey residential property.	
Construction materials: Brick and slate	
Approximate date: Mid-20th-century (first recorded on 1933 Edition Ordnance Survey map)	
Other information:	
Compiled by: Nathan Blick	Date: 29/05/2013

Building name – Poole Anthony Bridge	
NGR: SS 9780 1252	
Designation: n/a	
Number on plan: Fig. 4, B3	
Building type/purpose including previous uses where appropriate: Railway bridge extending across the Tiverton Branch Line. Brick construction, and associated with earth causeways to the north and south.	
Construction materials: Brick	
Approximate date: 19th century (railway was constructed in 1848).	
Other information:	
Compiled by: Nathan Blick	Date: 29/05/2013

Building name – Modern agricultural buildings	
NGR: SS 9780 1280	
Designation: n/a	
Number on plan: Fig. 4, B4	
Building type/purpose including previous uses where appropriate: Agricultural barn and shed.	
Construction materials: Steel, timber	
Approximate date: Late 20th-century	
Other information:	
Compiled by: Nathan Blick	Date: 29/05/2013

Building name – Modern agricultural barn	
NGR: SS 9783 1309	
Designation: n/a	
Number on plan: Fig. 4, B5	
Building type/purpose including previous uses where appropriate: Agricultural barn.	
Construction materials: Steel, corrugated iron	
Approximate date: 20th-century	
Other information:	
Compiled by: Nathan Blick	Date: 29/05/2013

APPENDIX D: GEOPHYSICAL SURVEY (STRATASCAN JULY 2013)



River terrace deposits (undifferentiated)

0 1km

Reproduced from the 2007 Ordnance Survey Explorer map with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Cotswold Archaeology Ltd 100002109

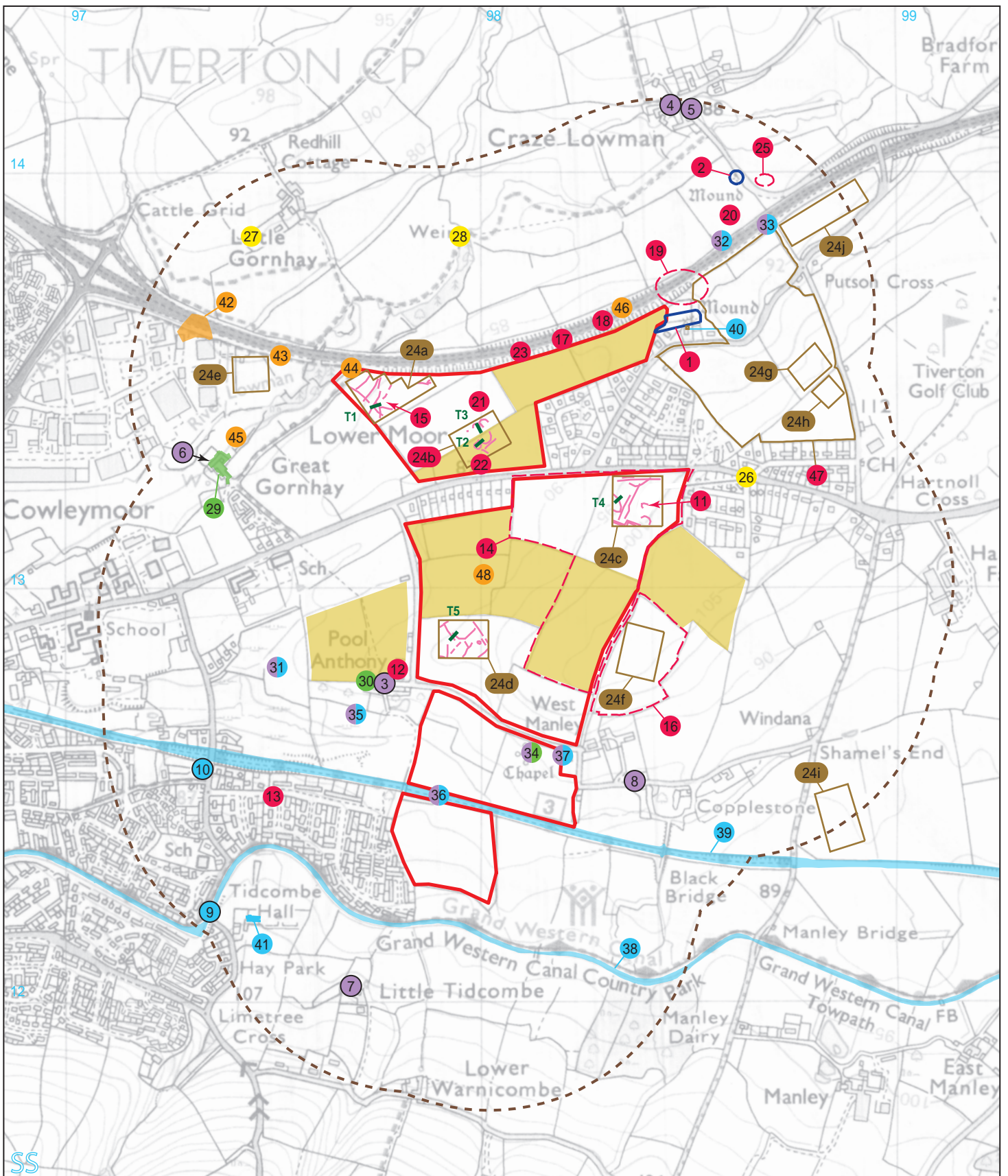


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PROJECT TITLE
 Amory Estate, Tiverton
 Devon

FIGURE TITLE
 Site location plan

PROJECT NO. 4329	DATE 28-05-2013	FIGURE NO. 1
DRAWN BY LG	REVISION 00	
APPROVED BY PJM	SCALE @A4 1:25,000	



- | | |
|---------------|--------------------------------------|
| site | undated |
| study area | previous archaeological works |
| prehistoric | geophysical anomaly |
| Roman | evaluation trench (AC 2009) |
| medieval | Grade II Listed building |
| post-medieval | Scheduled Monument |
| modern | geophysical survey 2013 (Appendix D) |



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PROJECT TITLE

Amory Estate, Tiverton
 Devon

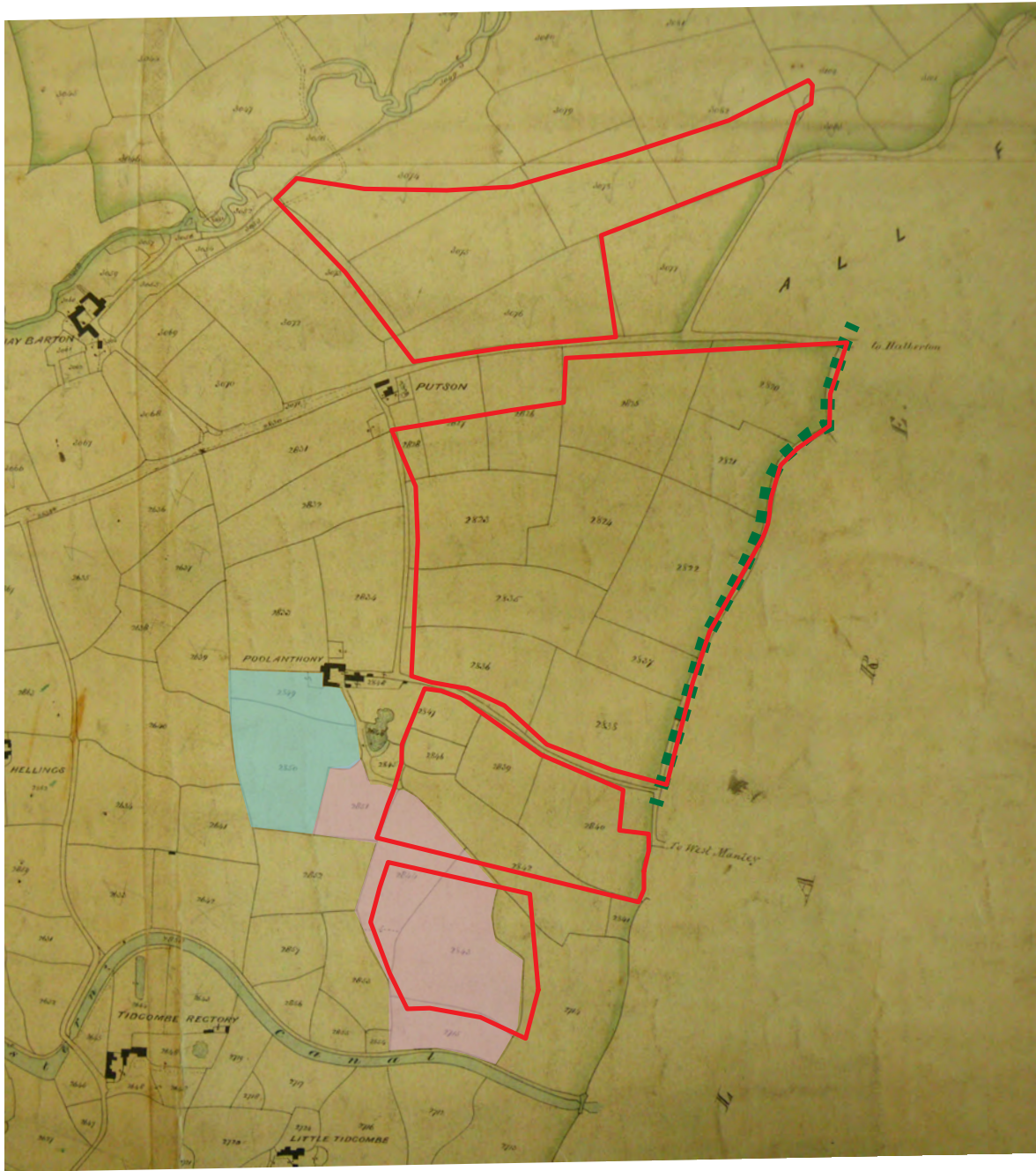
FIGURE TITLE

Recorded heritage assets and previous
 archaeological works

PROJECT NO. 4329 DATE 28-05-2013
 DRAWN BY LG REVISION 00
 APPROVED BY PJM SCALE @A4 1:12,500

FIGURE NO.

2



- ■ ■ ■ ■ Parish boundary
- 'Chapel' field names
- 'Black Park' field names

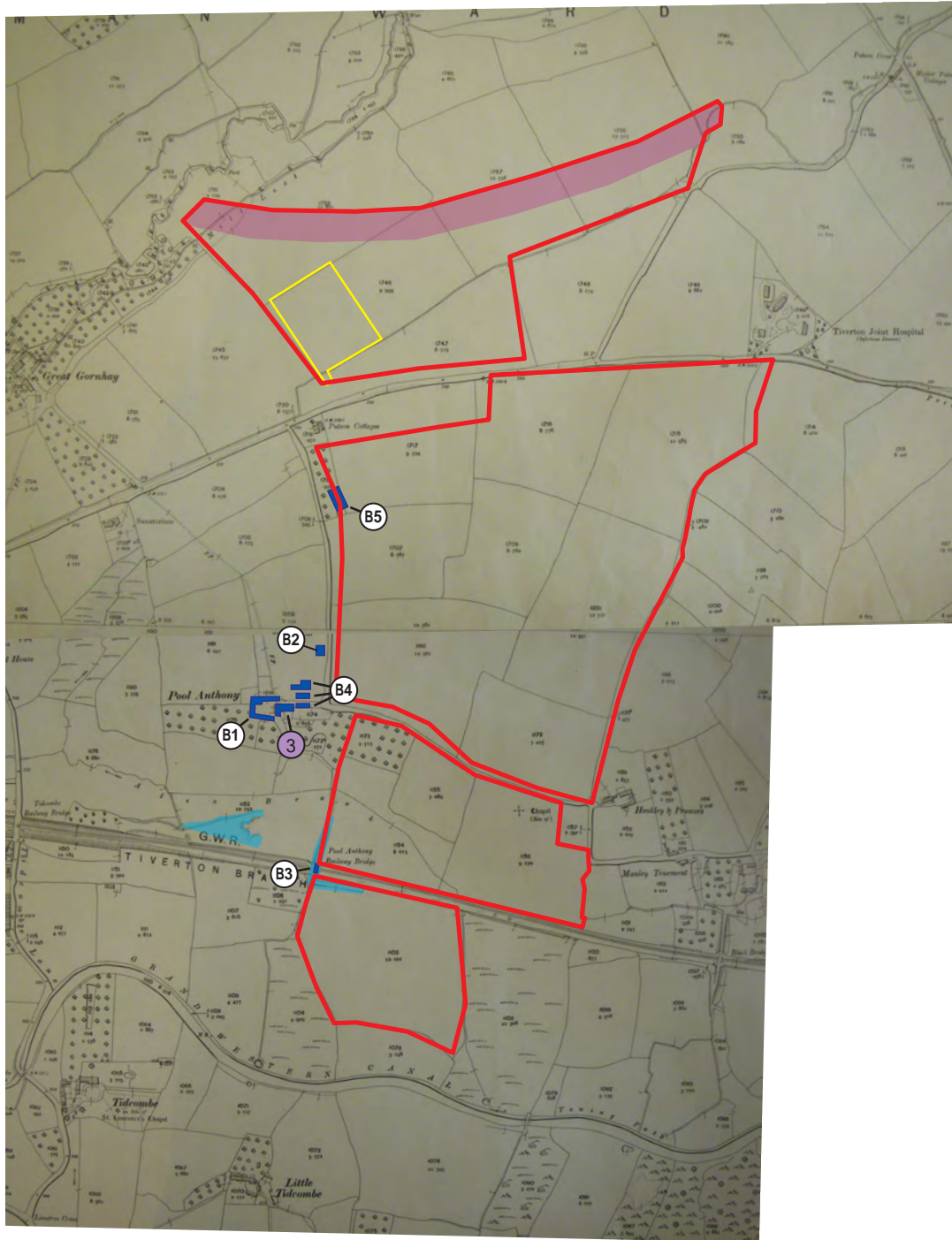


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PROJECT TITLE
**Amory Estate, Tiverton
 Devon**

FIGURE TITLE
**Extract from the 1842 Tiverton
 Tidcombe Tithe Map**

PROJECT NO. 4329	DATE 28-05-2013	FIGURE NO. 3
DRAWN BY LG	REVISION 00	
APPROVED BY PJM	SCALE@A4 1:10,000 (approx.)	



- earthworks associated with railway/bridge
- B3 extant building (see Appendix C)
- 3 Grade II Listed Pool Anthony Farmhouse
- extent of agricultural complex recorded on 1984 aerial photograph
- possible area of overburden associated with A361



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PROJECT TITLE

Amory Estate, Tiverton
Devon

FIGURE TITLE

Extract from the 1905 Ordnance
Survey map

PROJECT NO.	4329	DATE	28-05-2013	FIGURE NO.
DRAWN BY	LG	REVISION	00	4
APPROVED BY	PJM	SCALE@A4	1:10,000 (approx.)	