



ARCHAEOLOGICAL DESK BASED ASSESSMENT

**BATSON CROSS
SALCOMBE
DEVON**

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

MAY 2013

Planning Authority:
DEVON COUNTY COUNCIL

Site centred at:
NGR 273370, 39380

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Executive Summary

This assessment considers land at Batson Cross, Salcombe, Devon, comprising approximately 1.5ha in area, which is proposed for residential development.

This desk-based assessment has established that there are no designated heritage assets within or immediately adjacent to the study site. A number of designated assets are present within the wider study area. However, it is considered that proposed development would have no impact on the significance and setting of these designated assets due to their existing urban settings, distance from the study site and existing natural (topography and vegetation) and urban screening.

Current evidence suggests low potential for archaeological deposits of all periods for the study site. Should remains survive evidence does not suggest that these heritage assets would be of sufficient significance to preclude development. It is assumed that the hedgerows within the study site will be retained and therefore unaffected by the proposed development. Due to the lack of potential for as yet unknown archaeological deposits to be present within the study site, it is anticipated that the Local Authority Archaeological Advisor will not require additional archaeological investigation to inform an application.

This report forms the heritage statement required by the NPPF and has identified the known heritage assets, the potential for as yet unknown heritage assets and the effect of the proposed development on those assets. It also forms the initial archaeological assessment required by local development plan policies.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched and prepared by James Gidman of CgMs Consulting on behalf of Bloor Homes South West.
- 1.2 The assessment considers land at Batson Cross, Salcombe, Devon, hereafter referred to as the study site. The study site is 1.5ha in extent and comprises two agricultural fields centred at National Grid Reference 273370, 39380 (Figure 1).
- 1.3 In accordance with government policy on archaeology and planning (Section 12 of the National Planning Policy Framework), the Regional Spatial Strategy for the South West, the Devon Structure Plan and the South Hams Local Development Framework, this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.
- 1.4 Additionally, in accordance with the 'Standard and Guidance for Archaeological Desk-Based Assessments' (Institute for Archaeologists (IfA) 2012), it incorporates an examination of evidence in the Devon Historic Environment Record (HER), English Heritage's National Monuments Record (NMR) and National Heritage List (NHL), Devon Record Office, considers published and unpublished material and charts historic land-use through a map regression exercise. A site inspection was undertaken in May 2013.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of any designated and undesignated heritage assets within the study site, assess the potential for as yet to be discovered archaeological assets and enables potential impacts on assets to be identified, along with the need for design, civil engineering or archaeological solutions.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment).

2.1.1 Section 12 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition that heritage contributes to our knowledge and understanding of the past.

2.1.2 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that the planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.1.3 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority (including local listing).

2.1.4 Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the

primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.1.5 A Designated Heritage Asset comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.1.6 Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.1.7 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
- Protects the settings of such designations.
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions.
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.2 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.3 The Localism Act, which came into being 15 November 2011, contains provisions which will result in the abolition of regional strategies. However, their abolition will require secondary legislation and until such time as this is introduced they will remain part of the development plan. The policy contained within the RSS relating to the historic environment states:

ENV 1 – PROTECTING AND ENHANCING THE REGION'S NATURAL AND HISTORIC ENVIRONMENT

THE QUALITY, CHARACTER, DIVERSITY AND LOCAL DISTINCTIVENESS OF THE NATURAL AND HISTORIC ENVIRONMENT IN THE SOUTH WEST WILL BE

PROTECTED AND ENHANCED, AND DEVELOPMENTS WHICH SUPPORT THEIR POSITIVE MANAGEMENT WILL BE ENCOURAGED. WHERE DEVELOPMENT AND CHANGES IN LAND USE ARE PLANNED WHICH WOULD AFFECT THESE ASSETS, LOCAL AUTHORITIES WILL FIRST SEEK TO AVOID LOSS OF OR DAMAGE TO THE ASSETS, THEN MITIGATE ANY UNAVOIDABLE DAMAGE, AND COMPENSATE FOR LOSS OR DAMAGE THROUGH OFFSETTING ACTIONS. PRIORITY WILL BE GIVEN TO PRESERVING AND ENHANCING SITES OF INTERNATIONAL OR NATIONAL LANDSCAPE, NATURE CONSERVATION, GEOLOGICAL, ARCHAEOLOGICAL OR HISTORIC IMPORTANCE. TOOLS SUCH AS CHARACTERISATION AND SURVEYS WILL BE USED TO ENHANCE LOCAL SITES, FEATURES AND DISTINCTIVENESS THROUGH DEVELOPMENT, INCLUDING THE SETTING OF SETTLEMENTS AND BUILDINGS WITHIN THE LANDSCAPE AND CONTRIBUTING TO THE REGENERATION AND RESTORATION OF THE AREA.

ENV5 – HISTORIC ENVIRONMENT

THE HISTORIC ENVIRONMENT OF THE SOUTH WEST WILL BE PRESERVED AND ENHANCED. LOCAL AUTHORITIES AND OTHER PARTNERS WILL IDENTIFY AND ASSESS THE SIGNIFICANCE OF THE HISTORIC ENVIRONMENT AND ITS VULNERABILITY TO CHANGE, USING CHARACTERISATION TO UNDERSTAND ITS CONTRIBUTION TO THE REGIONAL AND LOCAL ENVIRONMENT AND TO IDENTIFY OPTIONS FOR ITS SENSITIVE MANAGEMENT.

- 2.5 Policy at a county level is provided by the Devon Structure Plan 2001 to 2016 – “Devon to 2016” (adopted 2004), which is the current structure plan for the whole of Devon. The relevant policies relating to heritage are:

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.

- 2.6 The South Hams Local Development Framework (LDF), adopted July 2010 provides the local planning policies relating to development and the historic environment. The following policy is relevant in relation to the study site:

POLICY DP6: HISTORIC ENVIRONMENT

1. DEVELOPMENT WILL PRESERVE OR ENHANCE THE QUALITY OF THE HISTORIC ENVIRONMENT. THE DESIGN, SITING, BULK, HEIGHT, MATERIALS, COLOURS AND VISUAL EMPHASIS OF PROPOSED NEW DEVELOPMENT SHOULD TAKE INTO ACCOUNT LOCAL CONTEXT AND IN PARTICULAR THE CHARACTER AND APPEARANCE OF THE HISTORIC BUILDING AND ITS ENVIRONMENT.

2. PROPOSALS WILL BE PERMITTED FOR ALTERATIONS TO, EXTENSIONS TO, OR PARTIAL DEMOLITION OF A LISTED BUILDING, PROVIDED THEY DO NOT ADVERSELY AFFECT:

A. ITS SPECIAL ARCHITECTURAL OR HISTORIC INTEREST, EITHER INTERNALLY OR EXTERNALLY, OF THE BUILDING; AND B. THE CHARACTER AND APPEARANCE OF ITS SETTING.

3. WHERE AN ALTERNATIVE USE IS SOUGHT FOR A LISTED BUILDING IT WILL ONLY BE PERMITTED WHERE IT CAN BE SHOWN THAT THE ALTERNATIVE USE IS COMPATIBLE WITH, AND WILL PRESERVE THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF, THE BUILDING AND ITS SETTING.

4. CONSENT FOR THE DEMOLITION OF ANY BUILDING WITHIN A CONSERVATION AREA WILL BE GRANTED, IF ITS LOSS DOES NOT DETRACT FROM THE SPECIAL CHARACTER OR APPEARANCE OF THE AREA, OR THAT IT IS WHOLLY BEYOND REPAIR AND RE-USE.

5. THE QUALITY OF ALL ARCHAEOLOGICAL SITES AND SCHEDULED ANCIENT MONUMENTS WILL BE CONSERVED AND ENHANCED. DEVELOPMENT THAT ADVERSELY AFFECTS THE SITE OR SETTING OF A SCHEDULED ANCIENT MONUMENT OR OTHER NATIONALLY IMPORTANT ARCHAEOLOGICAL SITE WILL NOT BE PERMITTED. DEVELOPMENT SHOULD NOT HARM ARCHAEOLOGICAL REMAINS OF LOCAL IMPORTANCE, EXCEPT WHERE THE BENEFITS OF THE DEVELOPMENT ARE CONSIDERED TO OUTWEIGH THE VALUE OF THE REMAINS.

- 2.7 This assessment therefore seeks to establish whether archaeological evidence from the site or its vicinity suggests that the study site contains heritage assets as defined by the NPPF and falls within the scope of policies contained within the Devon Structure Plan and the South Hams LDF.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the northern field of the study site is Start Mica Schists. The southern fields comprise a combination of Start Mica Schist in the north and Start Horneblende Schists in the south (British Geological Survey Sheet No. 355, 1999). No superficial geology is recorded for the study site.

3.1.2 No site-specific geotechnical reports were available at the time of writing (May 2013).

3.2 Topography

3.2.1 The study site lies approximately 0.5km north of the centre of Salcombe on high ground overlooking the Batson Valley. The topography of the western field comprises a northeast facing slope which falls from a height of approximately 81m Above Ordnance Datum (AOD) at its western boundary to 65m AOD at its northern boundary. The eastern field has a more gentle slope from approximately 75m in the west to 70m to the east.

3.2.2 Batson Creek is located less than 300m to the north which feeds into Salcombe Harbour approximately 800m to the east.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND INCLUDING ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1899
Modern	AD	1900	-	Present

4.1 Introduction

- 4.1.1 This assessment is based on a consideration of evidence in the Devon Historic Environment Record (HER), the National Heritage List (NHL) and the National Monuments Record (NMR) for the study site and a zone 500m in extent around its boundary (the wider study area). The Devon County Record Office was also visited in order to examine historic maps relating to the site.
- 4.1.2 There are no designated heritage assets within the study site. A number of designated and undesignated heritage assets are recorded in the wider study area. These are considered in the relevant sections below and are identified as either HER, NHL or NMR depending on the data source followed by the unique reference number. A map showing the location of data mentioned in the text can be found in Appendix 1.
- 4.1.3 This chapter reviews existing archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for as yet undiscovered archaeological evidence

on the site. Chapter 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive.

4.2 **Previous Archaeological Investigations**

4.2.1 No previous archaeological investigation has been undertaken within the study site. Three archaeological investigations have been undertaken in the wider study area. A building record was conducted c.200m north of the study site at The Cider Barn comprising a measured survey and photographic record in advance of conversion (HER EDV5194; Morris 2010). A watching brief was carried out during groundworks in 2000 approximately 200m northeast of the study site, no significant archaeological remains were recorded (NMR 138560). A desk-based assessment, field walking and a watching brief was carried out in advance of and during the construction of a water pipeline from Salcombe to Oldaway Tongue (NMR 1149611, 1306693; Turton 1991). The investigations found very little archaeological evidence all of which was located some distance from the study site.

4.2.2 These investigations are discussed in more detail in the relevant sections below.

4.3 **Prehistoric (Palaeolithic - Iron Age)**

4.3.1 No heritage assets are recorded from this period within the study site and no Prehistoric or potentially Prehistoric assets are recorded within the wider study area surrounding the study site.

4.3.2 A prehistoric bronze axe is recorded to have come from the Salcombe area (HER MDV 30136) but not from the vicinity of the study site. A possible barrow is noted c.200m to the west of the study site. The presumption of a prehistoric barrow appears based on the Tithe field name 'Wheaton Barrows'. However, the north of this field was archaeologically monitored during stripping for a pipeline and no archaeological features were observed (HER MDV36195). The HER record also noted an Ordnance Survey Archaeological Division Card that states no trace of mounds in the vicinity.

4.3.3 There is a low potential for currently unknown buried archaeological deposits and remains of this period for the study site.

4.4 **Roman**

- 4.4.1 There are no heritage assets dated to the Roman period recorded within the study site. The HER or NMR does not record any activity from this period within the wider study area.
- 4.4.2 It is therefore considered that the study site has a low potential for currently unknown Roman archaeological deposits.

4.5 **Saxon-Early Medieval**

- 4.5.1 Neither the HER or NMR record heritage assets dating to the Saxon - Early Medieval period within the study site.
- 4.5.2 During this period, the study site is likely to have remained an area of woodland or to have formed part of the surrounding agricultural hinterland of known settlement sites situated across the wider area.
- 4.5.3 Therefore, a low potential for settlement activity from this period is identified. Should currently unknown buried archaeological remains be present, they are likely to represent past agricultural activity of limited significance.

4.6 **Medieval**

- 4.6.1 There are no Medieval heritage assets recorded within or immediately adjacent to the study site. The former Manor at Baston is recorded in 1243 (Reichel 1913) and is thought to have been Badestane in 1086 (Williams 1992). The former manor house lies approximately 200m north of the study site and it is likely that the study site formed part of this manor. A number of assets from the Medieval period are recorded beyond the wider study area. Salcombe to the south of the study site and Ilton Castle Farm (HER MDV64862) both had medieval settlements.
- 4.6.2 The Devon Historic Landscape Characterisation (http://www.devon.gov.uk/index/environment/historic_environment/landscapes/landscape-characterisation.htm) identifies the study site as former post-Medieval enclosure, the current boundaries possibly following earlier divisions in pre-existing fields. It is therefore likely that the study site continued to form part of the agricultural landscape surrounding known settlement sites in the wider area.

- 4.6.3 The study site is therefore identified to have a low potential for Medieval settlement activity, with any currently unknown buried remains likely to be related to agricultural practices of low significance.

4.7 **Post-Medieval and Modern**

- 4.7.1 The majority of records within the HER for the search radius are of post-Medieval and Modern origin. None of these records are recorded within the study site. Batson Hall c.200m north of the study site has 17th century origins and is built on the site of the medieval manor house (HER MDV7048). Nineteen listed buildings are found within Batson, nine of which have origins in the 16th and 17th centuries.
- 4.7.2 Across the Salcombe Road from the study site, the NMR records, the site of a WWII ammunition store for US Naval Advanced Amphibious Base (NMR 1413149). Associated activity of the US Navy including barracks (HER MDV57218) and a slipway (HER MDV55643) are recorded in Salcombe.
- 4.7.3 In these periods understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources, which can give additional detail to data contained within the HER and NMR.
- 4.7.4 The earliest map showing the study site in any detail is the Marlborough Tithe Map of 1841 (Fig. 2). The study site is shown to comprise two fields, both arable. Batson Manor is illustrated to the north of the study site in Batson Valley surrounded by woodland defining the land use as different than that shown in the study site. Salcombe is shown as a distinct and separate settlement to the south.
- 4.7.5 By the 1885-1886 Ordnance Survey (Fig. 3), the study site and adjoining fields are largely unchanged. 'West Batson Hall Cross' is labelled at the crossroads to the west of the study site and a stone with a benchmark is also shown. The stone is possibly a boundary marker for Batson. No evidence of its survival was noted during the site visit. To the north of the study site Batson Hall is shown as the remains of a Manor House.
- 4.7.6 Minor alterations to adjoining field boundaries are noted on the 1906 Ordnance Survey (Fig. 4). However, the study site remains unchanged.

- 4.7.7 By 1955 the settlement of Salcombe has extended northward and is shown close to the southeast of the study site. A cemetery adjacent to the southern field of the study site is illustrated. Buildings have also been added to Batson Cross to the north of the study site (Fig. 5). A guide post on the western edge of the study site is also shown at the cross roads at Batson Cross. Recent development to the immediate south of the study site of a park and ride and housing to the north of Bonfire Hill are not illustrated on the most recent mapping (Figure 1).
- 4.7.8 On the basis of the above, a low potential for remains from the post-Medieval and modern periods is identified for the study site. The study site is likely to have remained in agricultural use during these periods.

4.8 **Designated Heritage Assets**

- 4.8.1 There are no designated heritage assets within the study site. A number of listed buildings are present within the wider study area. All of these are situated either (a) in the settlement of Batson and within Batson Valley, screened by natural topography and hedgerows sufficiently for their setting or significance not to be effected by development of the site, or (b) within the settlement of Salcombe, a sufficient distance away from the study site and screened by modern development. Therefore these are not considered further.

4.9 **Historic Landscape**

- 4.9.1 The study site is situated beyond any known early settlement and is likely to have been utilised for agricultural purposes from at least the Medieval period. The Devon Historic Landscape Characterisation identifies the study site as post-Medieval enclosure possibly following earlier divisions in the pre-existing fields. These relatively large, regular enclosures are sometimes called Barton fields, in Cornwall.

4.10 **Assessment of Significance**

- 4.10.1 This assessment has established that no designated heritage assets lie within or adjacent to the study site, such that development works would result in any adverse effect on their significance or associated settings.
- 4.10.2 The field boundaries of the study site are unchanged from potentially as early as the Medieval period. It is assumed that the hedgerows surrounding the study site will be retained and therefore unaffected by the proposed development.
- 4.10.4 Based on current evidence and results of nearby archaeological monitoring conducted c.200m west and c.200m north of the study site, a low potential for archaeological activity is identified for all periods within the study site. Given this lack of archaeological evidence in the vicinity of the study site, should remains be present these deposits would be of local significance and not be of sufficient importance to preclude development.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACTS ON HERITAGE ASSETS

5.1 Site Conditions

- 5.1.1 A site visit was carried out on the 2nd May 2013. The study site comprises two fields, at Batson Cross on the southern slope of Batson Valley (Plates 1 - 4).
- 5.1.2 The study site lies at 81m AOD at its highest point in the west and drops to 65m AOD in the north. The southern field of the study site also slopes gently from west to east.
- 5.1.3 Both fields of the study site currently comprise pasture fields (Plates 1-4).
- 5.1.4 The ground conditions during the visit were dry.
- 5.1.5 The map regression exercise has demonstrated that the study site has remained an area of agricultural land from as early as the Medieval period. Therefore any remains which may be present will not have suffered significant truncation, although former agricultural practices may have adversely impacted on their condition.

5.2 The Proposed Development

- 5.2.1 The development proposals are yet to be finalised but in outline are to comprise residential development with associated access and infrastructure.

5.3 **Potential Archaeological Impacts**

- 5.3.1 The listed buildings present within the search area are located at a distance and are further separated from the study site by the presence of multiple hedgerows and the hilly topography of the surrounding area. It is therefore considered that proposed development would have no impact on the significance and setting of these designated assets.
- 5.3.2 A low potential for archaeological deposits of all periods has been identified for the study site. Any areas of proposed new built development within the study site are likely to involve the stripping of top and sub-soils, to varying degrees, from those areas where development and related infrastructure is proposed. The stripping of sub-soils and the excavation of foundations and associated services would result in the truncation and destruction of any buried archaeological deposits that may survive.
- 5.3.3 It is assumed that the hedgerows within the study site will be retained and therefore unaffected by the proposed development.
- 5.3.4 It is anticipated that the Local Authority Archaeological Advisor will not require additional archaeological investigation to inform an application.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 This desk-based assessment has established that there are no designated heritage assets within or immediately adjacent to the study site.
- 6.2 A number of listed buildings are present within the wider study area. However, it is considered that proposed development would not adversely impact on the significance and setting of these designated assets due to their existing urban settings, distance from the study site and existing natural (topography and vegetation) and urban screening.
- 6.3 It is assumed that the hedgerows within the study site will be retained and therefore unaffected by the proposed development.
- 6.4 Any areas of proposed new built development within the study site are likely to involve the stripping of top and sub-soils, to varying degrees, from those areas where development and related infrastructure is proposed. However, current evidence suggests low potential for archaeological deposits of all periods for the study site and should remains survive evidence does not suggest that these heritage assets would be of sufficient significance to preclude development. Due to the lack of potential for as yet unknown archaeological deposits to be present within the study site, it is anticipated that the Local Authority Archaeological Advisor will not require additional archaeological investigation to inform an application.
- 6.5 This report forms the heritage statement required by the NPPF and has identified the known heritage assets, the potential for as yet unknown heritage assets and the effect of the proposed development on those assets. It also forms the initial archaeological assessment required by local development plan policies.

SOURCES CONSULTED

General

Devon Historic Environment Record (HER)
Devon Local Studies Library
Devon Structure Plan
National Planning Policy Framework
Draft Regional Spatial Strategy for the South West
National Monuments Record, Swindon (NMR)
National Heritage List (NHL)
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Cartographic

1841 Malborough Tithe Map
1885-1886 Ordnance Survey, 1:2,500
1906 Ordnance Survey, 1:2,500
1936 Ordnance Survey, 1:2,500
1955 Ordnance Survey, 1:2,500
1973 Ordnance Survey, 1:2,500
1984 Ordnance Survey, 1:2,500
1988 Ordnance Survey, 1:2,500
1994 Ordnance Survey, 1:2,500
1885 Ordnance Survey, 1:10,560

1907 Ordnance Survey, 1:10,560
1938 Ordnance Survey, 1:10,560
1963 Ordnance Survey, 1:10,000
1987-1989 Ordnance Survey 1:10,000
1991 Ordnance Survey, 1:10,000
2006 Ordnance Survey, 1:10,000
2012 Ordnance Survey, 1:10,000

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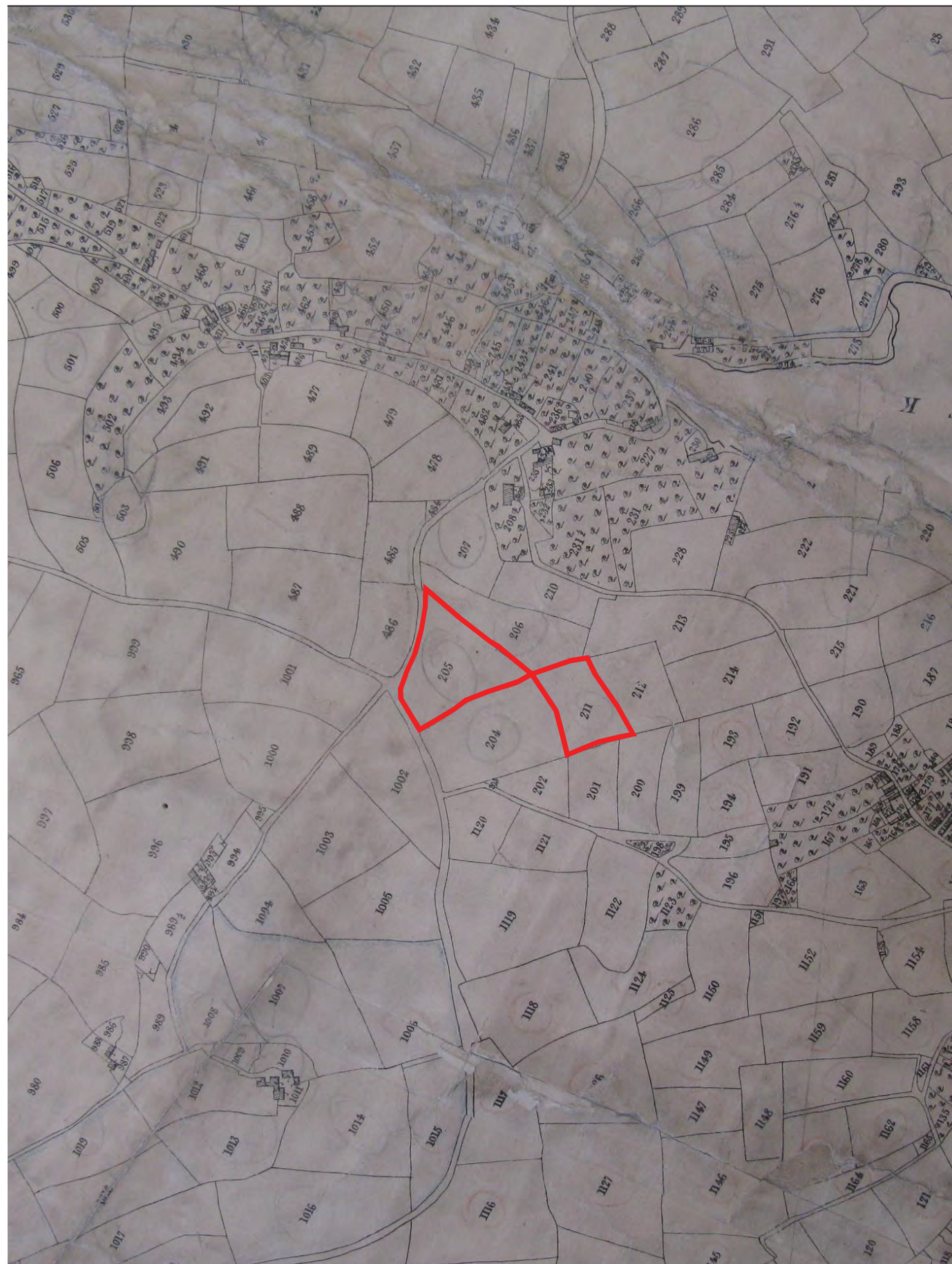
Archaeological Data Service – www.ads.ahds.ac.uk
Heritage Gateway - www.heritagegateway.org.uk
Devon County Historic Landscape Characterisation -
<http://www.devon.gov.uk/landscape-characterisation>



○ Site location

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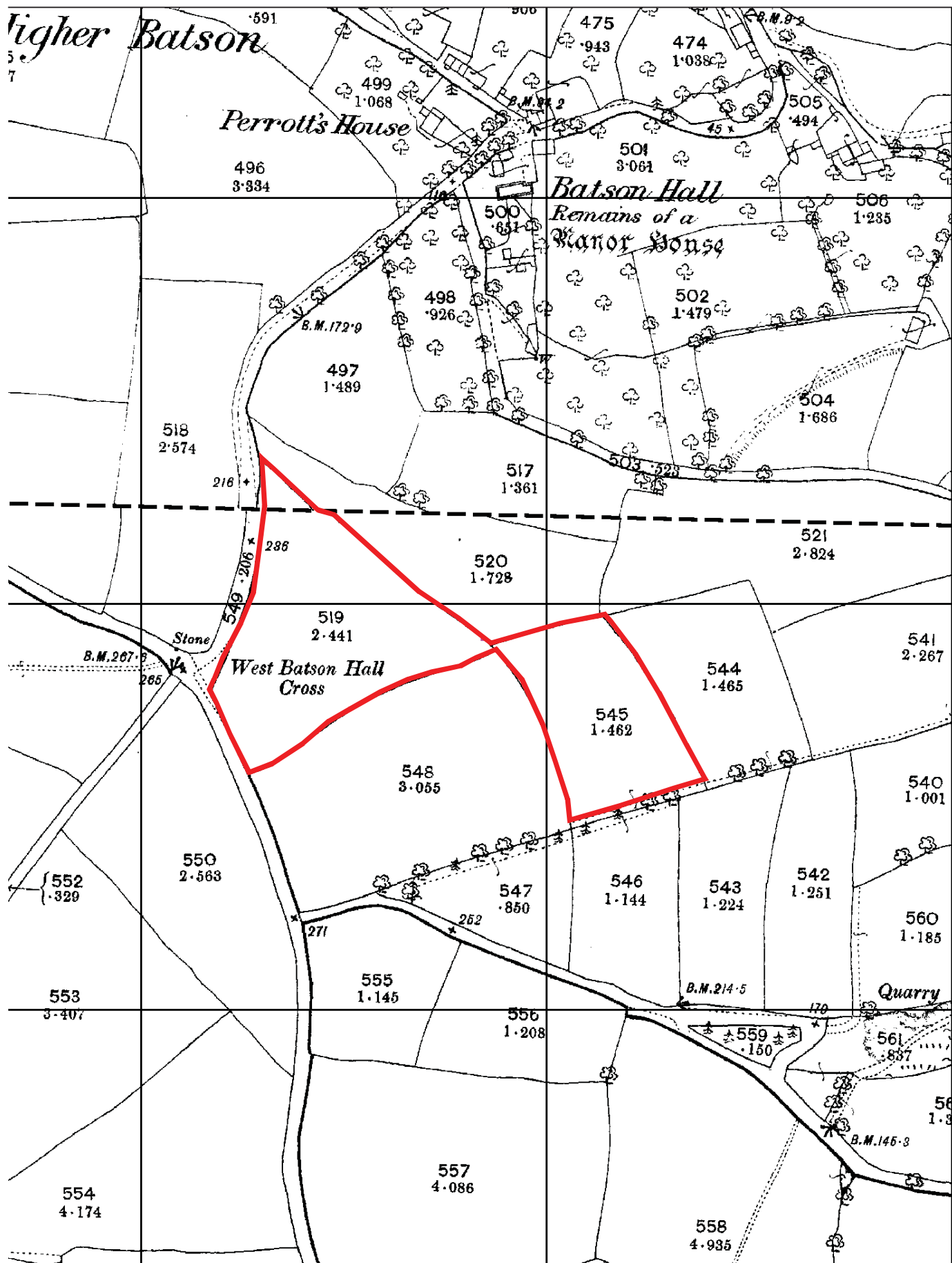


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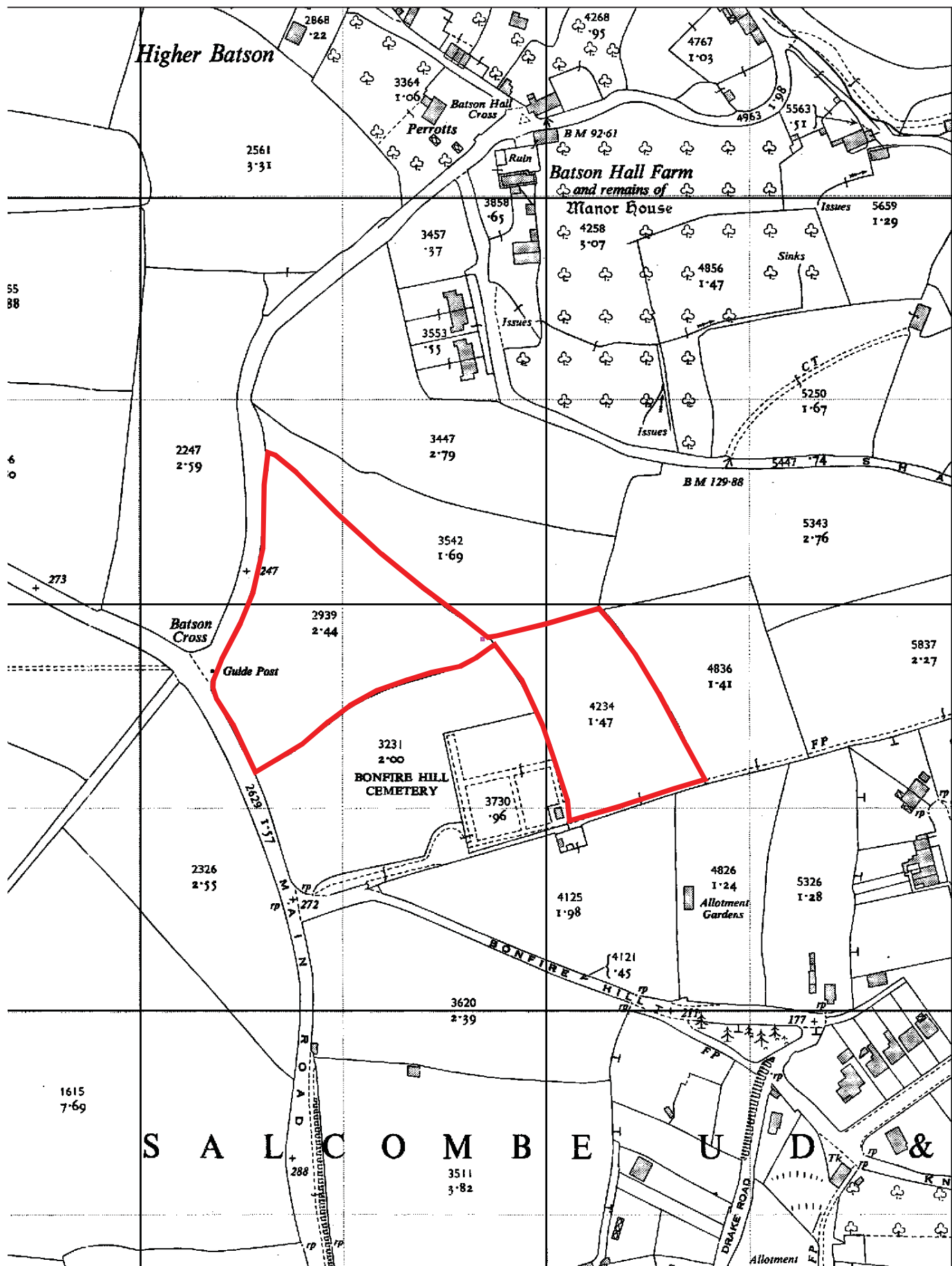
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Project title:
Batson Cross, Salcombe

Scale at A4: 1:2,500

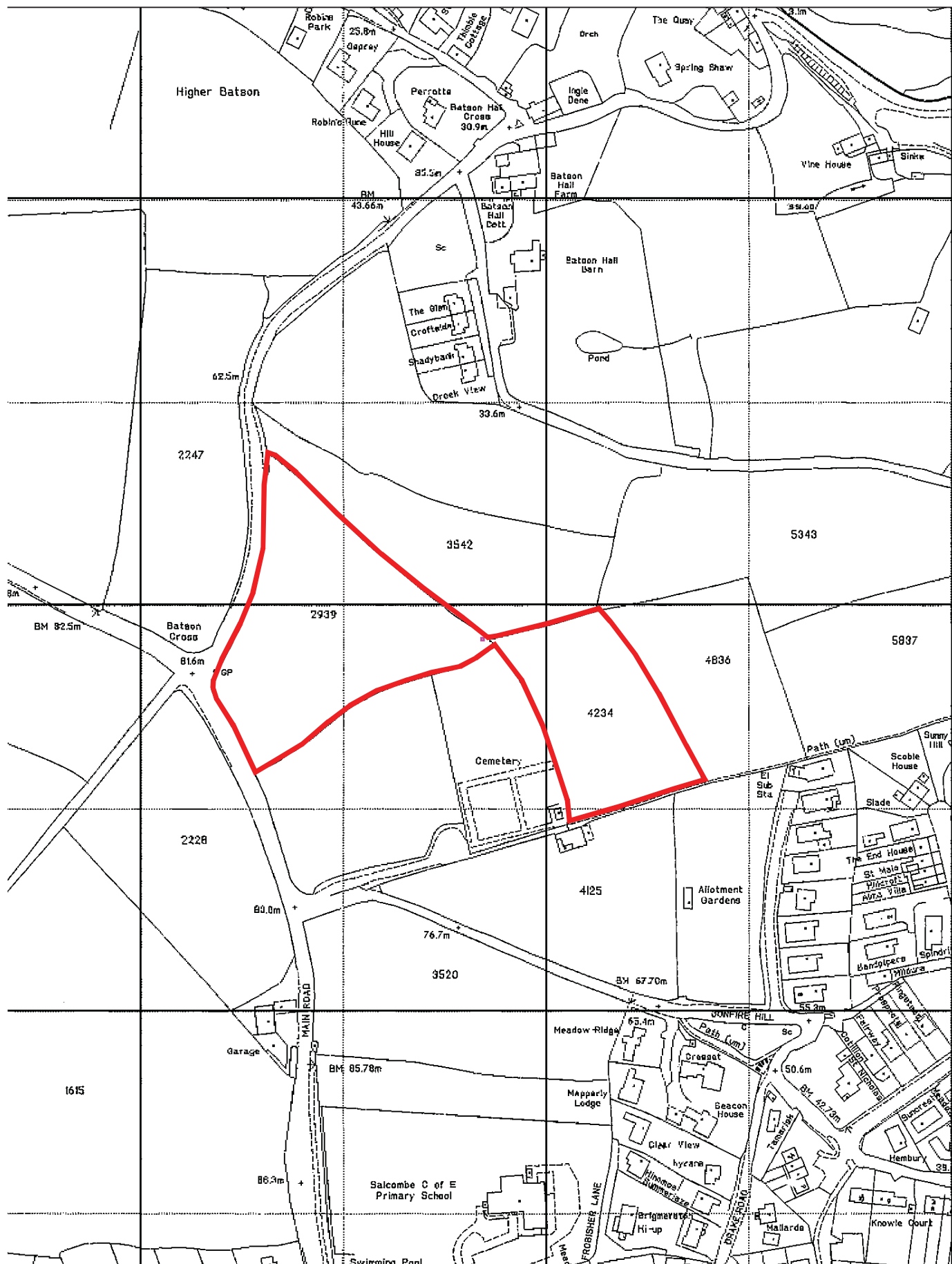
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Plate 1: From the northern field of the study site, looking northeast

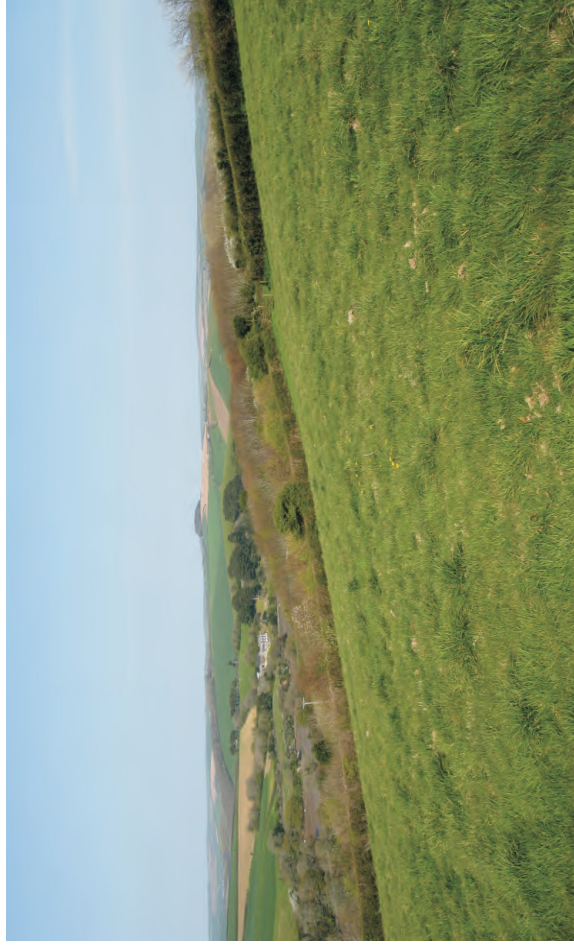


Plate 2: From the northern field of the study site, looking east

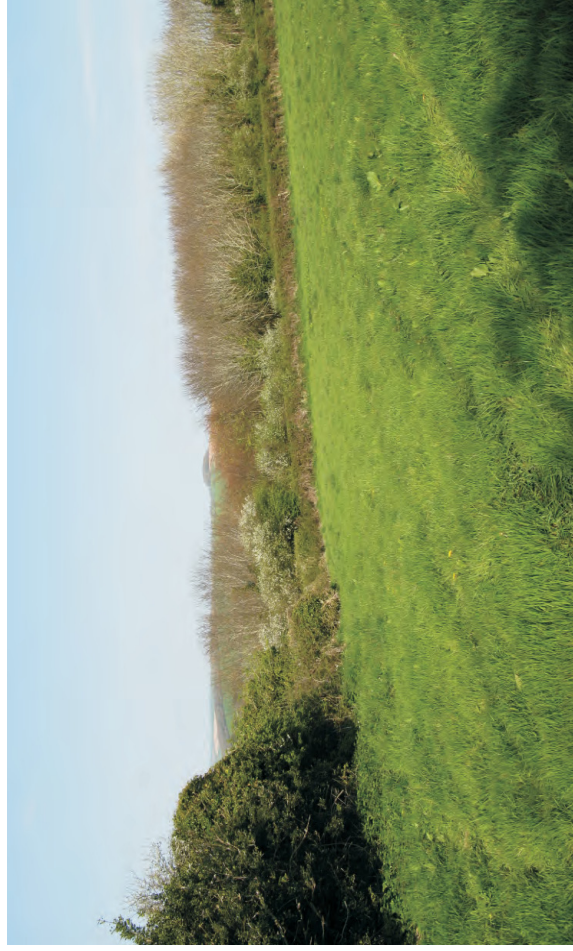


Plate 3: Looking east from the centre of the study site



Plate 4: South towards a new housing development south of the study site

Appendix 1: NMR and HER data

