



**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**LAND NEAR YEALMPTON,
PLYMOUTH, PL8 2ET**

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

AUGUST 2013

**Planning Authority:
South Hams District Council**

**Site centred at:
NGR 2600, 0522**

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**Report Status:
FINAL**

**Issue Date:
AUGUST 2013**

**CgMs Ref:
WB/15737**

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Executive Summary

This desk-based assessment considers land near Yealmpton, Devon, comprising a site approximately 7.08ha in area, which is proposed for a solar farm development.

The assessment has established that there are no designated or known significant undesignated heritage assets within the study site. There are four grade II listed buildings within 200m to 600m of the study site. There is a low potential for currently unknown buried archaeological remains to survive.

This assessment has also established that, due to the nature of the proposed development, impact is likely to be minimal, with no ground reduction or landscaping planned.

The proposed development would cause no physical harm to the listed buildings, with only negligible or no harm to their significance arising from changes to their setting.

The proposed development would cause minimal harm to any buried archaeological remains should they survive, and this could be mitigated by an appropriate programme of archaeological monitoring secured by a condition.

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 cultural heritage desk-based assessment has been researched and prepared by Nick Shepherd BA MIfA and William Bedford BA MIfA of CgMs Consulting for Lightsource Renewable Energy Ltd.
- 1.2 The assessment considers land near Yealmpton, Devon, hereafter referred to as the study site. The study site is 7.08ha in extent and comprises two fields, which are centred at grid reference SX 60012 52211 (Fig. 1).
- 1.3 In accordance with government policy on archaeology and planning (Section 12 of the National Planning Policy Framework), the Devon Structure Plan, the Adopted 2006 South Hams Core Strategy and Development Plan Document, 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 2012), the assessment includes the results of a site inspection, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and assesses the potential for hitherto undiscovered archaeological assets, thus enabling 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 replaced 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 policy 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 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.

2.5 The local Development Plan for South Hams is provided by a number of adopted documents, including the 2006 Core Strategy and the 2010 Development Policies Development Plan Document (DPD). The relevant policy in the Core Strategy is:

POLICY CS9: LANDSCAPE AND HISTORIC ENVIRONMENT

- 1. IN DESIGNATED AREAS OF OUTSTANDING NATURAL BEAUTY THEIR CONSERVATION AND ENHANCEMENT WILL BE GIVEN GREAT WEIGHT. ON SITES OUTSIDE AREAS OF OUTSTANDING NATURAL BEAUTY AND THE DARTMOOR NATIONAL PARK DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DAMAGE THEIR NATURAL BEAUTY,**

CHARACTER AND SPECIAL QUALITIES OR PREJUDICE ACHIEVEMENT OF THEIR DESIGNATED PURPOSES.

- 2. THE CHARACTER OF THE UNDEVELOPED PARTS OF THE COAST WILL BE PROTECTED AND DEVELOPMENT NOT REQUIRING A COASTAL LOCATION WILL NOT BE PROVIDED FOR.**

- 3. THE QUALITY, CHARACTER, DIVERSITY AND LOCAL DISTINCTIVENESS OF THE NATURAL AND HISTORIC ENVIRONMENT WILL BE CONSERVED AND ENHANCED. WITHIN IDENTIFIED LANDSCAPE CHARACTER AREAS DEVELOPMENT WILL CONSERVE, ENHANCE AND, WHERE APPROPRIATE, RESTORE LANDSCAPE CHARACTER. SPECIFIC LANDSCAPE, WILDLIFE AND HISTORIC FEATURES WHICH CONTRIBUTE TO LOCAL CHARACTER WILL BE CONSERVED AND ENHANCED.**

- 4. THE QUALITY OF THE HISTORIC ENVIRONMENT, INCLUDING ARCHAEOLOGICAL FEATURES WILL BE CONSERVED AND ENHANCED.**

2.6 The relevant policy in the 2010 Development Plan Document is:

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, the Adopted 2006 South Hams Core Strategy and Development Plan Document.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is slate of the Middle Devonian Slates Formation, overlain by localised areas of alluvium (British Geological Survey, online geology viewer).

3.1.2 No site-specific geotechnical reports are currently available.

3.2 Topography

3.2.1 The study site lies approximately 750m east of Yealmbridge and 2km east of Yealmpton. The study site occupies a south facing slope, on the northern side of a narrow stream valley. It is situated at a height of approximately 35m Above Ordnance Datum (AOD) at its northern boundary and 30m AOD at its southern boundary. A small watercourse forms the southern boundary of the study site.

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 Monuments Record (NMR) and the National Heritage List for England (NHL) for the study site and a zone 1km in extent around its boundary (the 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 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 or the wider study area. Only one archaeological investigation is recorded in the wider study area, an excavation of a cave, approximately 750m to the southwest of the study site, which had faunal remains dating to the Prehistoric period. It revealed no evidence of human activity however (HER MDV15285, NMR 63684).

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

4.3.1 No heritage assets are recorded from this period within the study site. The only Prehistoric assets recorded in the wider study area are the faunal remains found in a cave 750m to the southwest (HER MDV15285), which contained no evidence of human occupation.

4.3.2 On currently available evidence there is a low/nil potential for unknown buried archaeological remains of Prehistoric date.

4.4 **Roman**

4.4.1 There are no heritage assets dated to the Roman period recorded within the study site, or the wider study area.

4.4.2 On currently available evidence there is a low/nil potential for unknown buried archaeological remains of Roman date.

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. Within the wider study area two assets have a possible Saxon origin assigned to them; the stone road-bridge in Yealmbridge 850m to the west (MDV19885), and the historic settlement at Dunstone, 800m to the south-west and mentioned in the Domesday Book (HER MDV19410), although neither of these assets retains any extant Saxon elements. On the basis of place-name evidence other early medieval settlement

may survive within the parish at Lyneham (3km to the north-west), Worston (700m to the north) and Wilburton (700m to the north-east) although these settlements are not recorded on the HER.

4.5.2 Further to the west the village of Yealmpton is also mentioned in the Domesday Book as a pre-conquest estate held by the King (Williams and Martin 2003), and is probably the site of an important minster church.

4.5.3 It is likely that any settlement activity would have been focussed within Yealmpton and elsewhere within the parish. It is likely that the study site formed part of the general hinterland surrounding these settlements during this time. Therefore a low potential for settlement activity from this period is identified, although evidence of peripheral activity cannot be completely discounted.

4.6 **Medieval**

4.6.1 No assets from this period are recorded within the study site.

4.6.2 Medieval settlement is recorded within the wider study area, on the HER, at Dunston (HER MDV19410), although Yealmpton further to the west would have been the main focus at this time, as it was during the Saxon/Early Medieval period. A single building (now two cottages) at Butland 600m to the east of the study site is recorded in the HER as being medieval in origin and probably marks the site of an isolated farmstead. The road-bridge over the River Yealm at Yealmbridge probably existed during the Medieval period (it was recorded in 1809 as being 'very old').

4.6.3 It seems clear that, on the basis of the available evidence, the study site would have been part of the agricultural landscape surrounding known settlements. It is therefore considered that the study site has a low potential for significant settlement remains from this period, with any remains likely to comprise evidence of agricultural activity of limited significance.

4.7 **Post-Medieval and Modern**

4.7.1 No assets from this period are recorded within the study site.

4.7.2 The focus for settlement remained at Yealmpton to the west, at Dunstone, where the HER lists a Non-Conformist chapel (HER MDV46568), and additionally in the

area of the Yealm valley at Yealmbridge. Here there is evidence for industrial activity, principally quarrying (with a number of historic quarries recorded at HER MDV46572, MDV46571, and MDV46569) with associated lime kilns (HER MDV19833 and MDV99615). An early 19th century paper mill is also noted on the west bank of the river (HER MDV16924).

4.7.3 The A379 road which runs to the south of the study site originated as the Madbury Trust Turnpike (Turnpike Act 1759). Grade II listed buildings, the Toll Hut (HER MDV72065) and Toll House (HER MDV22096) survive on the eastern approach to the bridge (HER MDV100521). All of these structures date to the late 18th/early nineteenth century (and all are designated listed buildings grade II). A grade II listed milestone (HER MDV100519) lies next to the road 200m to the south of the study site.

4.7.4 Despite the industrial activity in the Yealm valley the area remained strongly rural in character and this is further indicated by a number of important surviving farm buildings, some designated as grade II listed buildings (e.g. Orchard Farmhouse HER MDV100517), on Orchard Hill 250m to the north west of the study site, and Way Farm (HER MDV99643) off the main A379 600m to the east of the study site).

4.7.5 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.

4.7.6 The first map to show the study site in any detail is the Yealmpton Tithe Map of 1843 (Fig. 2). The area of the study site is divided into five fields. This configuration of fields is largely the same as can be seen in the 1869-1886 Ordnance Survey (OS) map (Fig. 3), as well as in the 1906-1907 OS map (Fig. 4), save for a small field in the north east which has been amalgamated into a larger land parcel.

4.7.7 This four-field arrangement remained unchanged until 1991-1992 (Figure 7) when further amalgamation reduced the number to two, the current configuration of the study site.

4.7.8 On the basis of the above, a low potential for significant Post-Medieval remains is considered for the study site with any remains present likely to comprise evidence of agricultural practices of limited significance.

4.8 **Designated Heritage Assets**

4.8.1 No designated assets are located within the study site.

4.8.2 A number of grade II listed buildings are situated in the wider study area, either farm or village houses, and structures associated with the toll road or local industry. These comprise:

- Riverside Cottage, Yealmbridge (HER MDV99618)
- Yealm Bride (HER MDV100521, MDV100521)
- Yealm Bridge Toll House (HER MDV2296)
- Lime Kilns, Yealmbridge (HER MDV19833, MDV99615)
- The Cottage/Holly Cottage, Dunstone (HER MDV99617)
- Dunstone House (HER MDV100520)
- Dunstone Farmhose (HER MDV99616)

4.8.3 These are separated from the study site by significant topography as well as multiple mature field boundaries and existing built development, which prevents any intervisibility between these and the study site. It is therefore considered that there will be negligible effect on the setting of these and on that basis these are not considered further here.

4.8.4 There are four designated assets located in closer proximity to the study site, which warrant closer consideration and discussion. These are described below.

NHL 438463 (MDV100518) Toll Hut

4.8.5 The grade II listed Toll hut is located on the northern side of the A379 at its intersection with a minor road, Orchard Hill. It is described in the NHL as follows:

Toll-keeper's shelter. Circa later C18 or early C19. Small stone rubble hut, square on plan with very steeply pitched stone corbelled roof with gable to front. Arched entrance at front. Small square look-out opening on west side. Circular interior with small square niche (or blocked opening) on east side. Completely overgrown with ivy at time of survey 1983/4. Note: This toll-hut is on the Plympton to Modbury section of the Modbury Trust turnpike (Turnpike Act of 1759). It may have been built then or soon after 1759 and therefore the original toll-house before the Yealm Bridge Toll-house qv was built in the early C19 to combat the evasion of tolls.

4.8.6 Its immediate setting is the road with which it shares a historical relationship (although the road has been much altered). There are views west towards the associated Toll House and bridge, and east towards the milestone, although there is no direct intervisibility between any of these features. The wider setting of the Toll Hut includes the agricultural fields laid out along the narrow valley within which the hut is situated and provides the rural setting to the road and its associated features but the study site itself does not form a primary part of the setting of the Toll House. There are restricted views east towards the study site, although intervening field boundaries serve to provide some screening.

NHL 1324870 (MDV100517) Orchard Farmhouse

4.8.7 The grade II listed building Orchard Farmhouse is a 17th century structure located on the west side of Orchard Hill, 250m to the north-west of the study site. It set within a complex of formerly associated agricultural buildings since converted to domestic use. It is described in the NHL as follows:

Farmhouse. C17. Stone rubble with rendered front. Asbestos slate roof with gabled ends. Two storeys. Three window range. C19 three-light casements with glazing bars C20 glazed door to left of centre. Large rendered chimney stack at the higher right hand (east) end. Another large stone rubble chimney stack at the lower end on rear wall and now enclosed in outshut. Gabled stair tower at centre of rear. Interior: heavy stopped and chamfered ceiling beams and joists at higher end. Scratched on the soffit of one beam a date 1766.

4.8.8 The immediate setting of the building includes its gardens to the south and associated agricultural buildings/barns to the west, with views downslope across woodland and grassed fields to the River Yealm. To the east there are views towards the study site although these are partly screened by hedgerows.

NHL 1169494 (MDV99643) Way Farmhouse

4.8.9 The grade II listed building Way Farmhouse is a mid 19th century structure located on the north side of the A379, 650m to the east of the study site. It set within a complex of formerly associated agricultural buildings since converted to domestic use. It is described in the NHL as follows:

Farmhouse. Circa 1840. Stone rubble with freestone dressings. Slate roof with gabled ends and wide eaves. Two storeys and attic. Three bays. Small sashes with glazing bars in chamfered stone architraves with flat arches. Central round-arched doorway with semi-circular fanlight and C20 glazed door. Contemporary two storey wing at rear following L-shaped plan. Diagonal stone chimney stacks with moulded caps.

- 4.8.10 The house occupies the south eastern corner of the farm site and fronts at the north onto an access road. Views to the west towards the study site are entirely screened by courtyard buildings.

NHL 1306555 (MDV100519) – MILESTONE

- 4.8.11 This grade II listed milestone lies on the southern side of the A379 approximately 200m to the south west of the study site. It is described in the NHL as follows:

Milestone. Circa early C19. Granite. Small stone, triangular in section with "14 to Totnes" and "8 to Plym" inscribed on either face.

- 4.8.12 The setting of this asset comprises views to the east and west along the A379, which is bounded either side by high hedges. The study site is not a primary component of the setting of this asset.

4.9 Historic Landscape

- 4.9.1 The study site is situated outside of any known early settlement and is likely to have always been used for agricultural purposes. The Devon Historic Landscape Characterisation characterises the study site as 'Medieval enclosures based on strip fields', suggested by the curving form of the historic and surviving hedge boundaries.
- 4.9.2 The surviving hedgerow boundaries which bound and subdivide the study site can be seen in the 1843 Tithe Map, and these therefore could be considered important under the Hedgerows Regulations 1997.

4.10 **Assessment of Significance**

- 4.10.1 The listed buildings described above and their settings are all considered to be of national significance. This includes both the physical fabric of the assets and their settings.
- 4.10.2 The study site is assessed as being a potential component of the setting of the four listed buildings identified above – the Toll Hut, Orchard Farmhouse, Wey Farmhouse and the Milestone. However, the key elements of the setting for the Toll House and Milestone comprise the road and other roadside features, and while the wider setting of the rural landscape, through which the road passes, does make a contribution to setting, the study site itself, being at distance from and screened from the assets, is not of primary importance and cannot be said to make a significant contribution to the significance of these listed buildings.
- 4.10.3 The rural setting to the listed buildings at Orchard Farmhouse and Wey Farmhouse, makes a more significant contribution to setting, but given that the study site is between 250m and 600m from these features, with intervening screening and no direct intervisibility, this assessment concludes that again the study site does not make a significant contribution to the significance of these features.
- 4.10.4 On the basis of currently available evidence there is a low potential for unknown buried archaeological remains from all periods, other than remains associated with medieval/post-medieval agricultural activities. While this may also reflect the lack of archaeological investigation in the wider area, the absence of known assets, including cropmarks or earthworks, indicates that should buried remains survive these are unlikely to be of national importance such as to preclude development. They are likely to be of local or regional importance.

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

5.1 Site Conditions

5.1.1 A site visit was carried out in July 2013. The study site comprises two sub-rectangular fields of roughly equal size, separated by a dense hedgerow boundary (Plates 1 - 4). The site is bounded on its southern side by the Long Stream. The field was under arable cultivation and there was no indication of any heritage assets not already recorded within the HER.

5.1.2 The study site has been shown by this assessment to have undergone no known previous development. Therefore any remains which may be present will not have suffered significant truncation, although the agricultural regime for the field, which may have included recent ploughing, may have eroded any potential remains.

5.2 The Proposed Development

5.2.1 It is proposed to install a Solar Farm comprising arrays of photovoltaic panels across the study site. The study site is arranged in discontinuous rows set 10m apart with a maximum height of just over 3m. The foundations for the solar panels will be supported on driven "H"-shaped piles made of galvanised steel, which measure approximately 0.1m in width at the widest point. These will be driven up to 1.5m into the ground.

5.2.2 A number of small single storey cabins will be constructed within the study site to house the inverter and transformers and other electrical equipment, with a service trench linking the nearest end of each row of panels to the transformer housing. Foundations for these small structures are yet to be finalised, but are understood to be minimal.

5.2.3 No ground reduction or landscaping is planned for the development. The total combined physical impact of the scheme will amount to less than 1% of the total area of the study site.

5.3 **Potential Archaeological Impacts**

- 5.3.1 The construction impact of the proposed development on the study site is small and very localised, and will not involve large scale ground reduction or landscaping.
- 5.3.2 There is a theoretical low potential for buried archaeological remains from all periods including agricultural activity from the Medieval and Post-Medieval periods. While the development proposals have the potential to impact on any such remains which may survive within the study site, this impact is considered to be negligible, comprising a combined impact of less than 1% of the area of the study site.
- 5.3.3 In addition, the proposed development has potential to impact on the setting of nearby built heritage assets, most notably the four listed buildings noted above as being relatively close to the study site. The nature of the potential impact on these assets is outlined below.
- 5.3.4 The wider setting of the Toll Hut (NHL438463) and the milestone (NHL 100519) include their situation within a rural landscape of agricultural fields through which the road passes, and this has the potential to be affected by the proposed development. However, the primary significance of these assets is unaffected and lies in their physical fabric, historical association with the operation/development of Toll Roads, and their setting close to the road and association with other road features. Any impact will be restricted to changes to a small part of the wider setting comprising views from the assets towards the study site, already partly screened by hedge boundaries. These impacts could be further mitigated by careful new planting and any residual harm to the significance of the assets is assessed to be negligible.
- 5.3.5 The wider setting of Orchard Farmhouse (NHL 100517) and Way Farmhouse (NHL 1324870) also includes their location within agricultural fields. While this contributes to their significance, their primary importance again lies in their physical fabric and association to their immediate settings of associated agricultural building and immediately adjacent fields.
- 5.3.6 At Orchard farmhouse, there are views towards the study site but these are partly screened by existing planting along Orchard Hill Road and by intervening field boundaries and topography. Further mitigation could be provided by new

planting as part of the proposed scheme resulting in no harm to the significance of the asset.

- 5.3.7 At Way farmhouse, the house is entirely screened from the study site by an existing development of courtyard cottages on its western side, and by intervening hedges and field boundaries. It is therefore considered that there would be no harm to the significance of this asset.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 This desk-based assessment has established that there are no designated or known significant undesignated heritage assets within the study site. Four listed buildings are located at between 200m and 600m from the study site. A theoretical low potential for the presence of currently unknown buried archaeological remains within the study site has been identified, and it is likely that the study site has been under agricultural use since at least the Early Medieval period.
- 6.2 This assessment has also established that the impact from the proposed development is likely to be minimal, with no ground reduction or extensive landscaping planned. There would be minimal impact on any buried archaeological remains, should any be present. Given the low level of impact and the probable significance of any buried remains, it is considered that the loss of significance to any such remains resulting from the proposed development would be minimal. It is therefore considered that the archaeological interest of the study site could be preserved by a programme of archaeological monitoring which could be secured by a suitably worded planning condition
- 6.3 The impact of the proposed development on the setting of the listed buildings has been assessed and it is considered that the proposed development would not harm the significance of these due to the distance between them and the study site, the presence of screening and the lack of a strong contribution of the wider setting to their significance.
- 6.4 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 Southwest
National Monuments Record, Swindon (NMR)
South Hams Core Strategy
South Hams Development Policies Document
South Hams Local Development Framework

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Gover, J. E. B, Mawer, A 1931 The Place Names of Devon – Volume 1
and Stenton, F. M.
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S. Several Counties
Reichel, O. J. 1898 The Domesday Churches of Devon
Reichel, O. J. 1928-1938 The Hundreds of Devon
White, W 1878 History, Gazetteer and Directory of the County of Devon
Williams, A and Martin, G 1992 Domesday Book, A Complete Translation

Cartographic

1843 Yealmpton Tithe Map
1888 Ordnance Survey 1:2500
1906 Ordnance Survey 1:2500
1954 Ordnance Survey 1:2500
1963 Ordnance Survey 1:2500
1992 Ordnance Survey 1:2500
1994 Ordnance Survey 1:2500
1886 - 1887 Ordnance Survey 1:10560
1906 Ordnance Survey 1:10560
1963 Ordnance Survey 1:10000
1991 Ordnance Survey 1:10000
2006 Ordnance Survey 1:10000
2012 Ordnance Survey 1:10000

Websites

Archaeological Data Service - ads.ahds.ac.uk

Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Appendix 1: NMR, NHL and HER data

Additional information:

Key	Site Boundary
	1km Search Radius
	HER Monument
	HER Monument
	NMR Event
	NMR Monument

Project title:
Land Near Yealampton, Plymouth

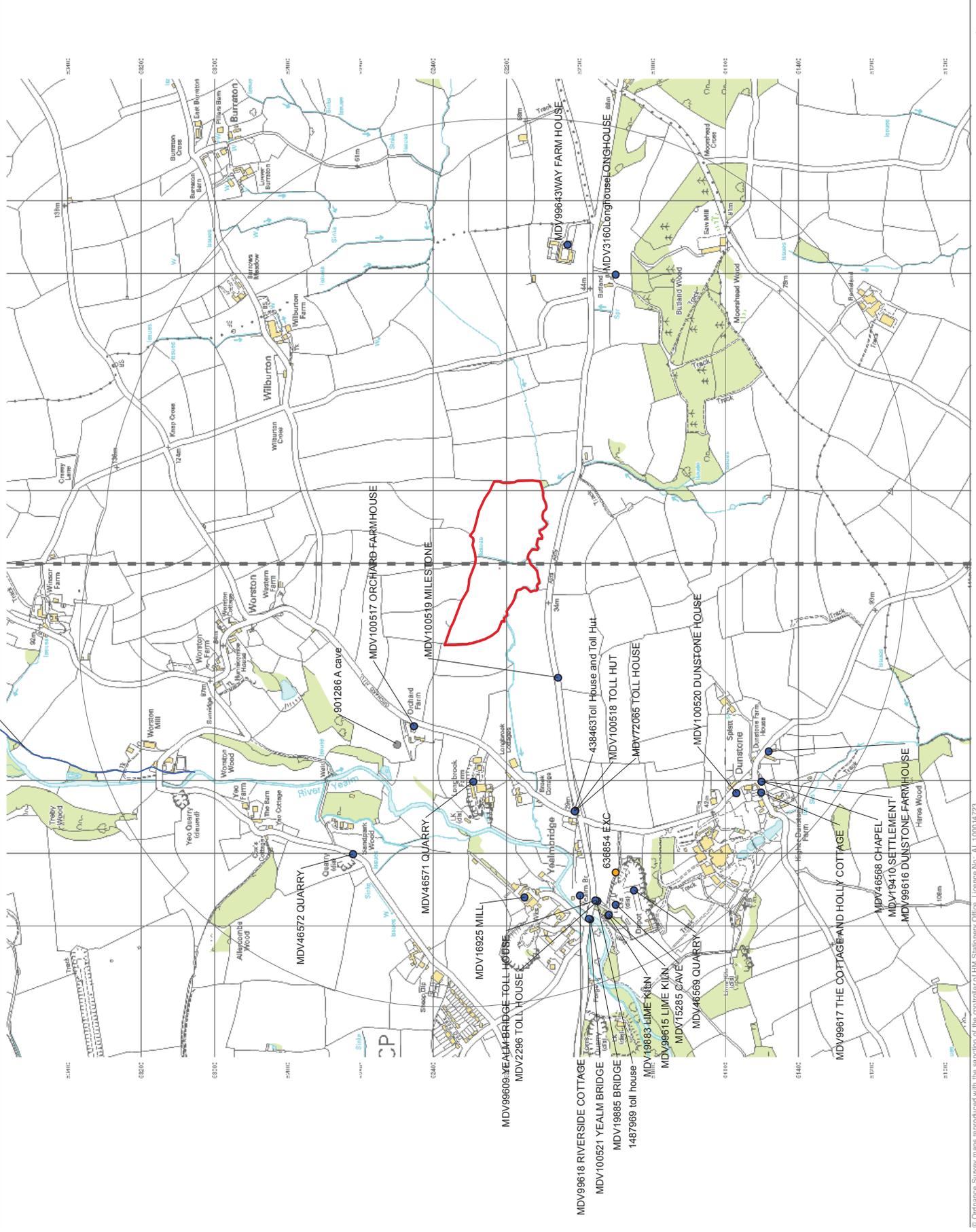
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Cheltenham
Kettering
Newark
Birmingham

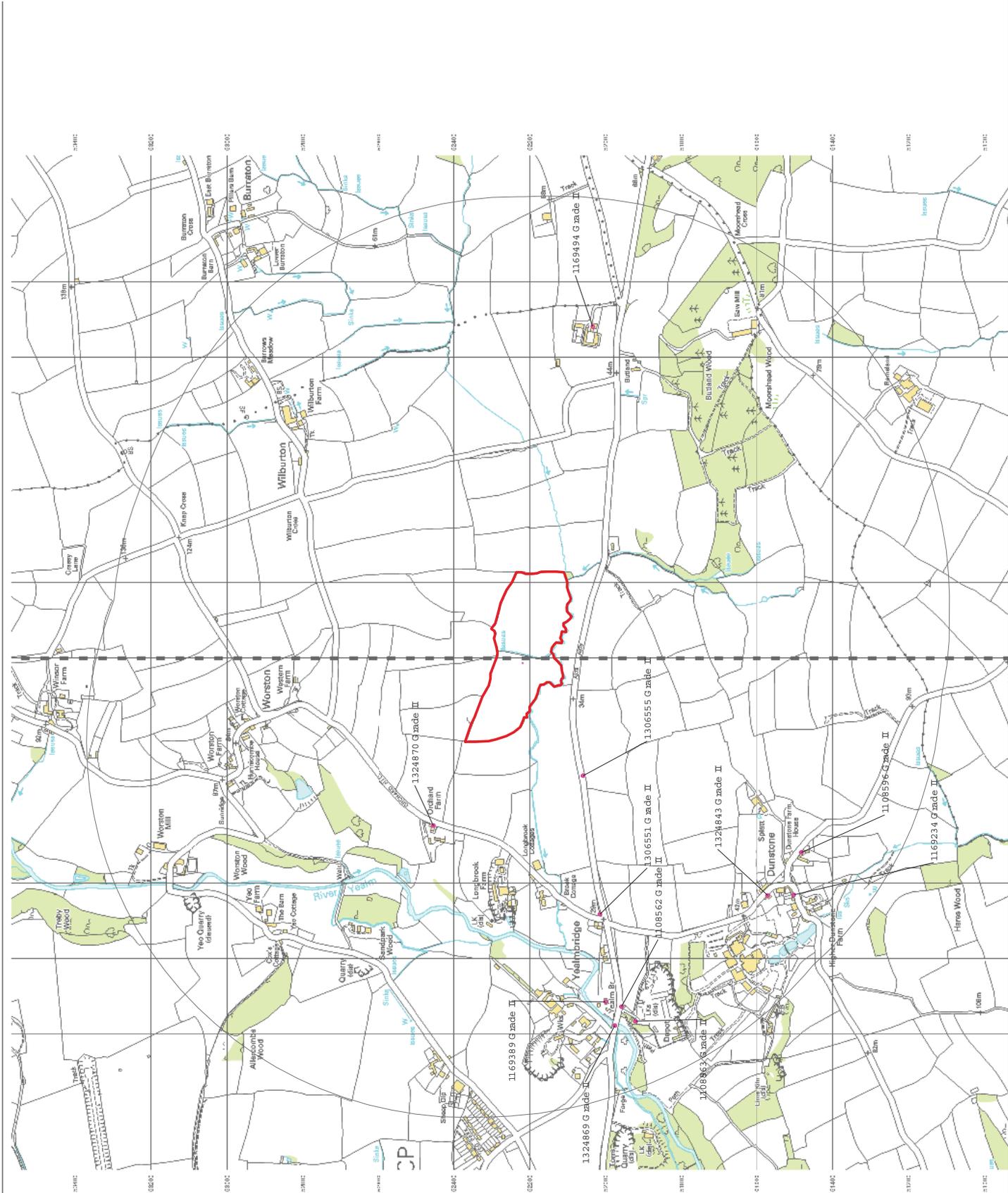
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Date printed: 10/07/13
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Additional information:

Key

- Site Boundary
- 1km Search Radius
- Listed Building

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Scale at A3: 1:10,000

Date printed: 10/07/13

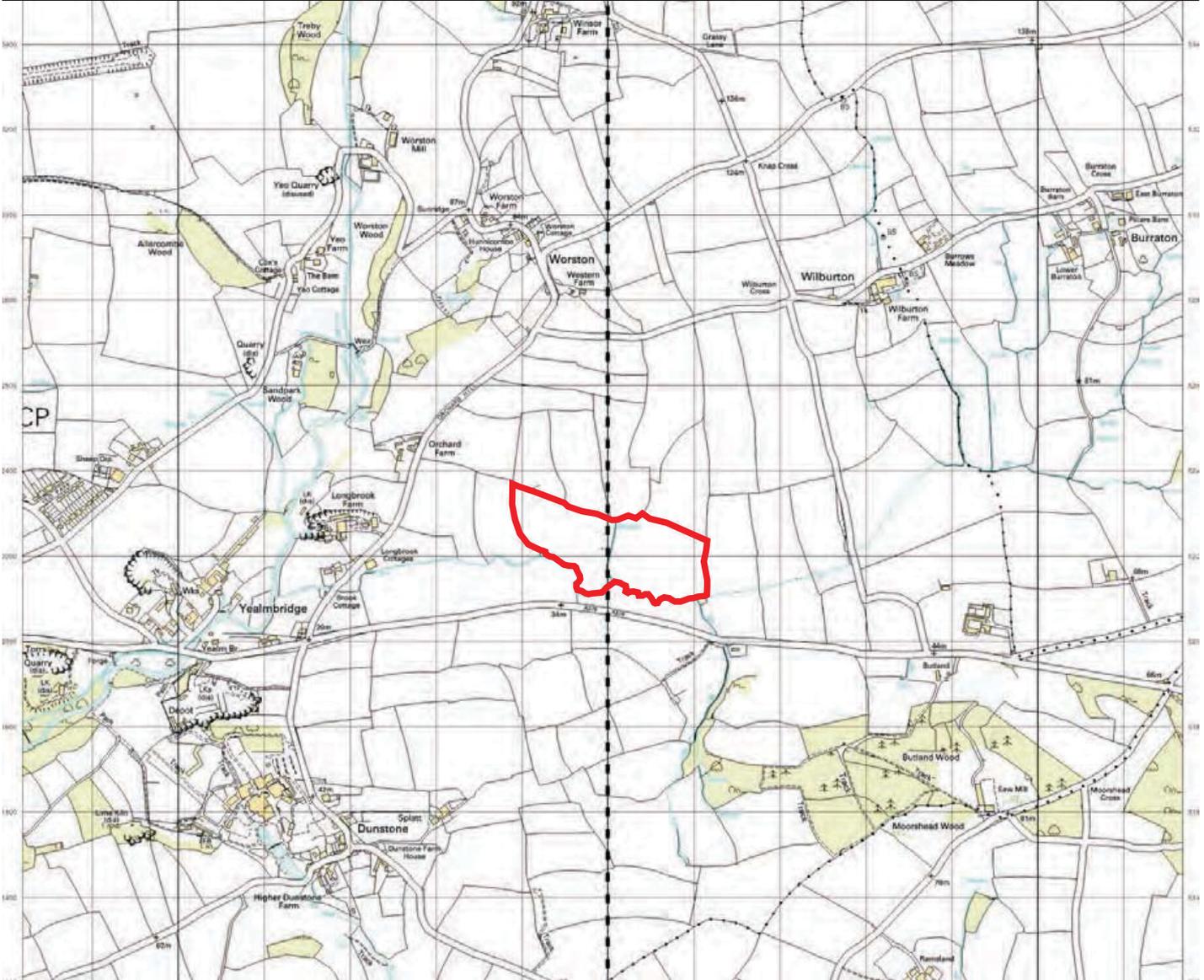
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0 400 m



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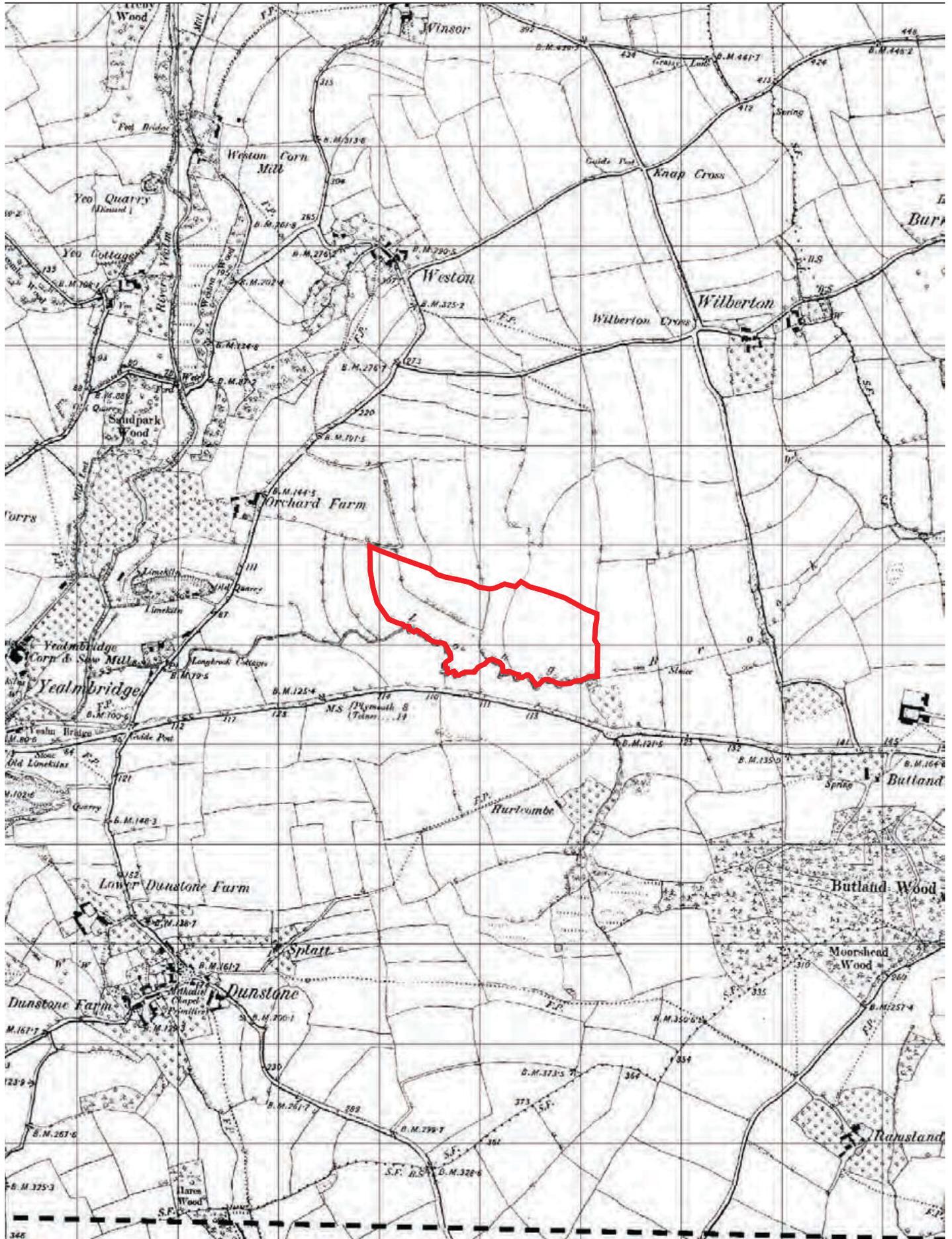
Figure 1: Site Location



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		Scale at A4: Not to Scale	
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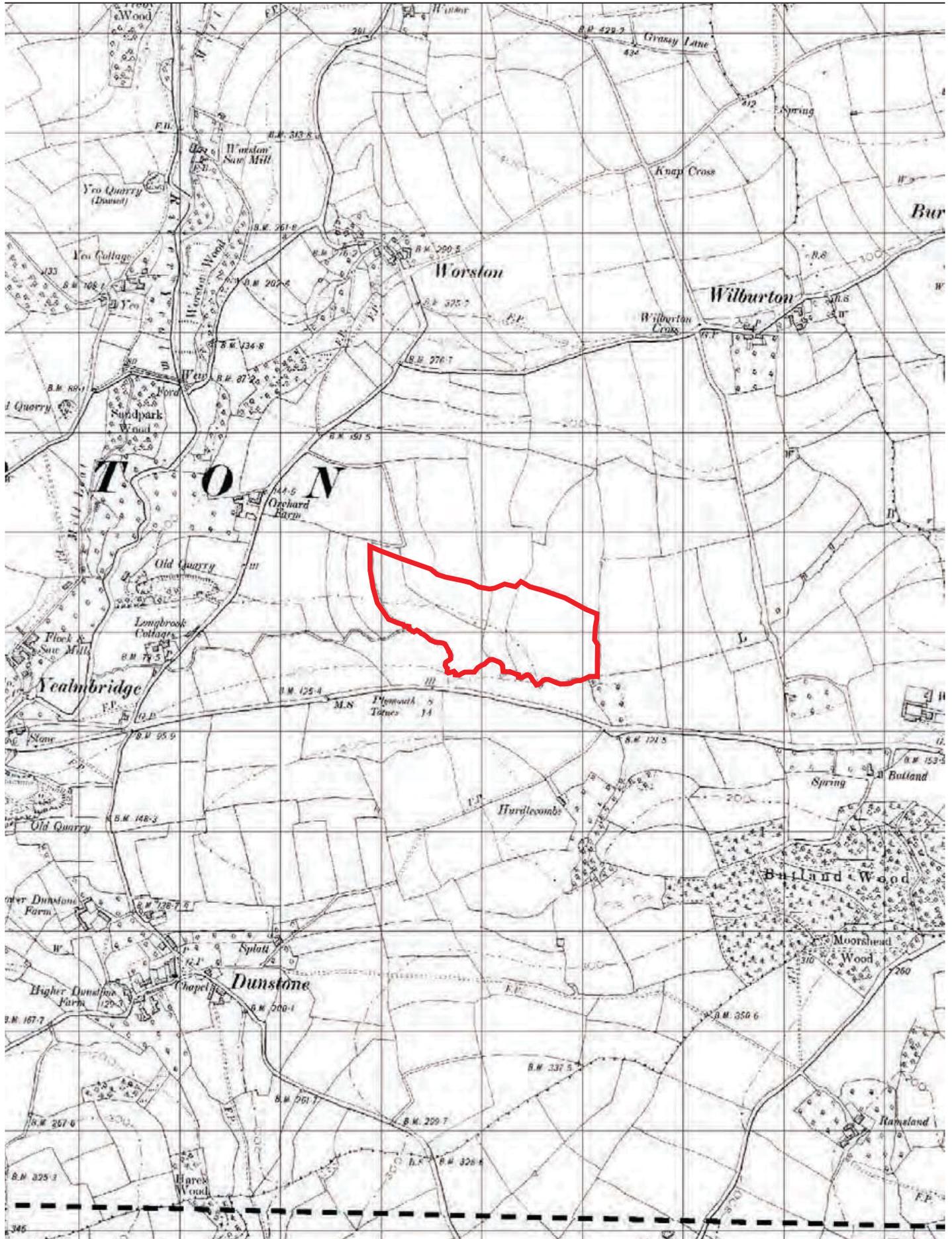
Figure 2: Yealmpton Tithe Map, 1843



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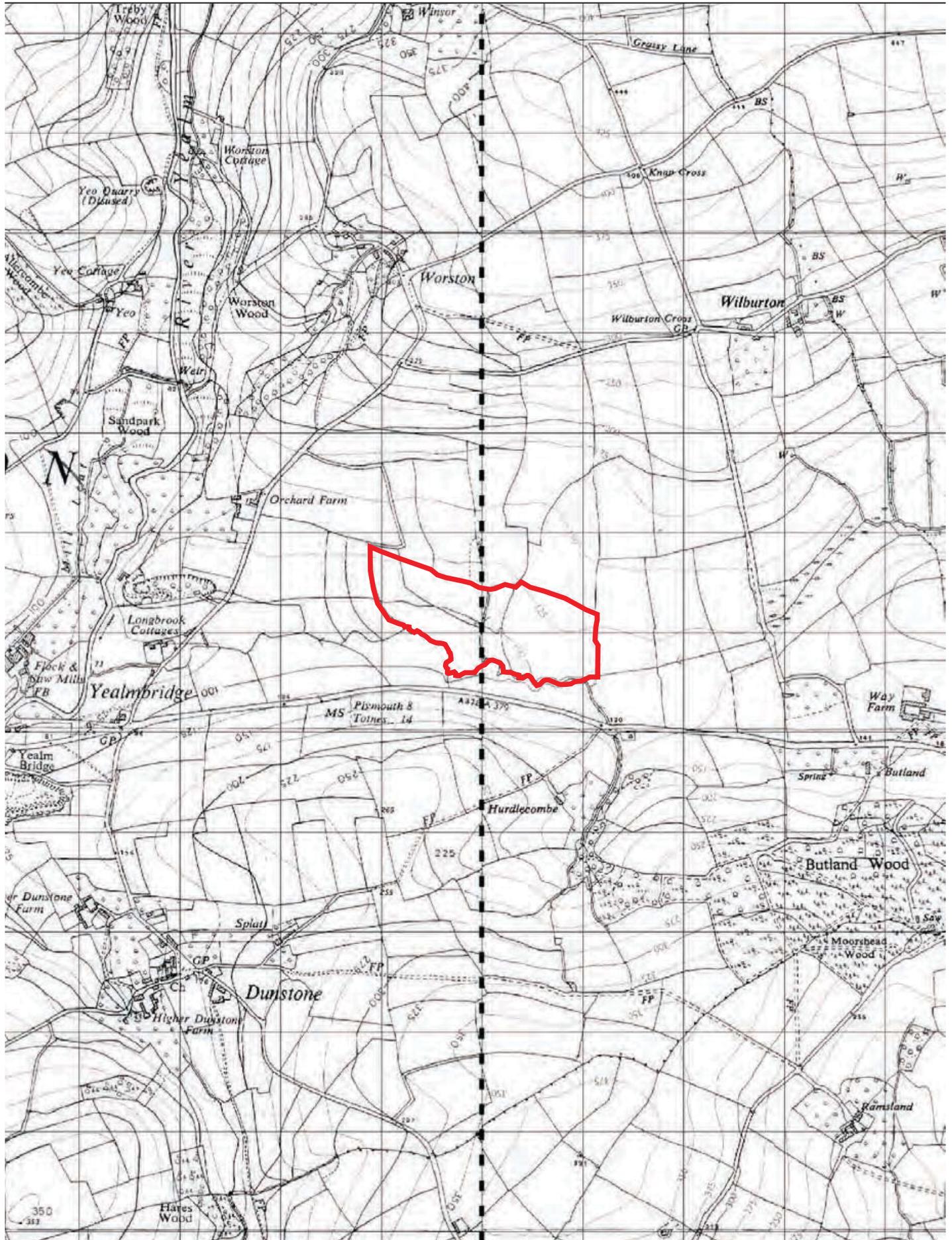
 Site Boundary  0 500 m 1:10000		Project title: Land Near Yealmpton, Plymouth	
		Scale at A4: 1:10000	
Date printed: August 2013		Drawn by: RAJS Checked by: WB	
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Figure 3: 1869-1886 Ordnance Survey 1:10560



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Figure 4: 1906-1907 Ordnance Survey 1:10560



Site Boundary



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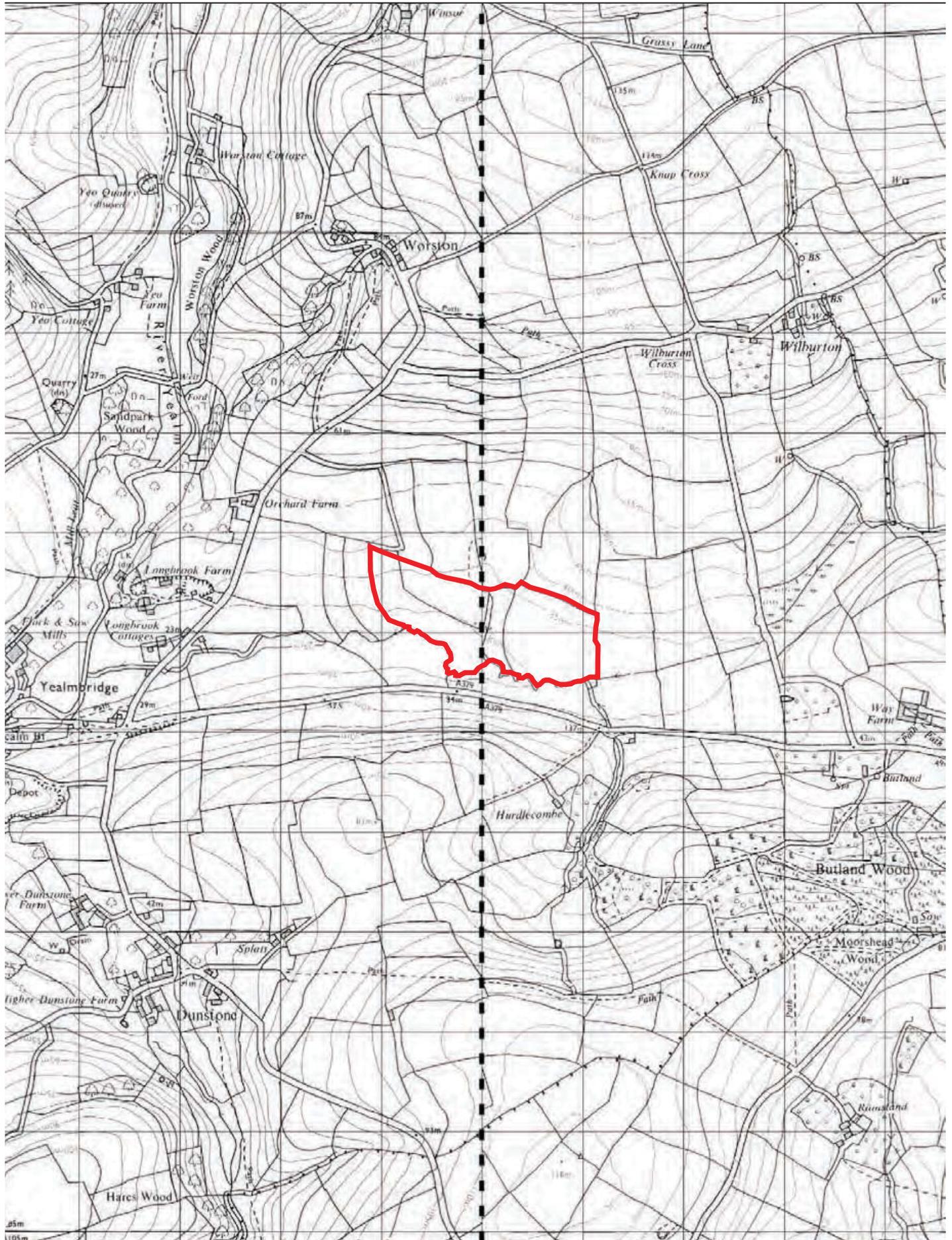
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Figure 5: 1954 Ordnance Survey 1:10000

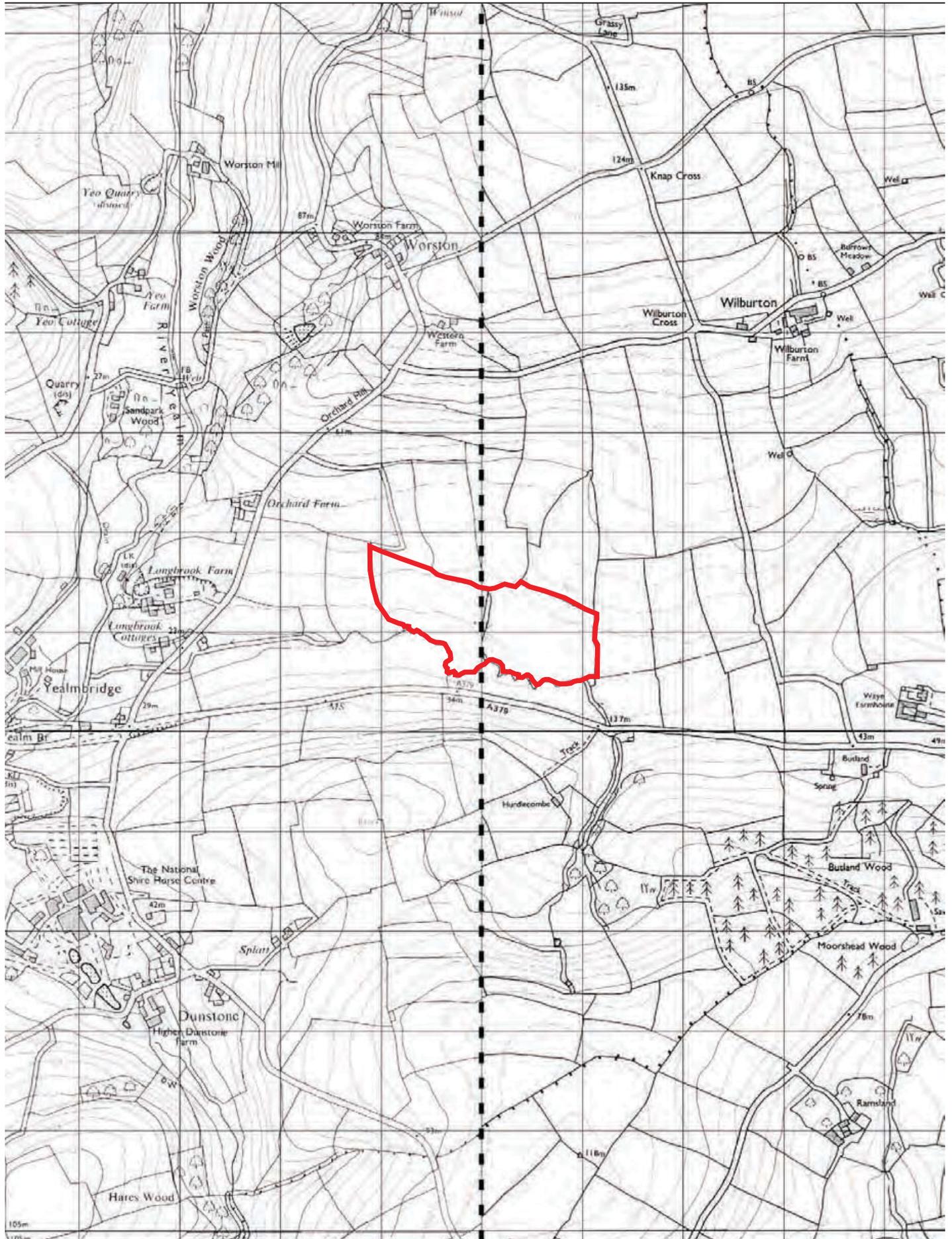


 Site Boundary		Project title: Land Near Yealmpton, Plymouth	
		Scale at A4: 1:10000	
		Date printed: August 2013	
1:10000		Drawn by: RAJS Checked by: WB	



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Figure 6: 1982-1987 Ordnance Survey 1:10000



□ Site Boundary



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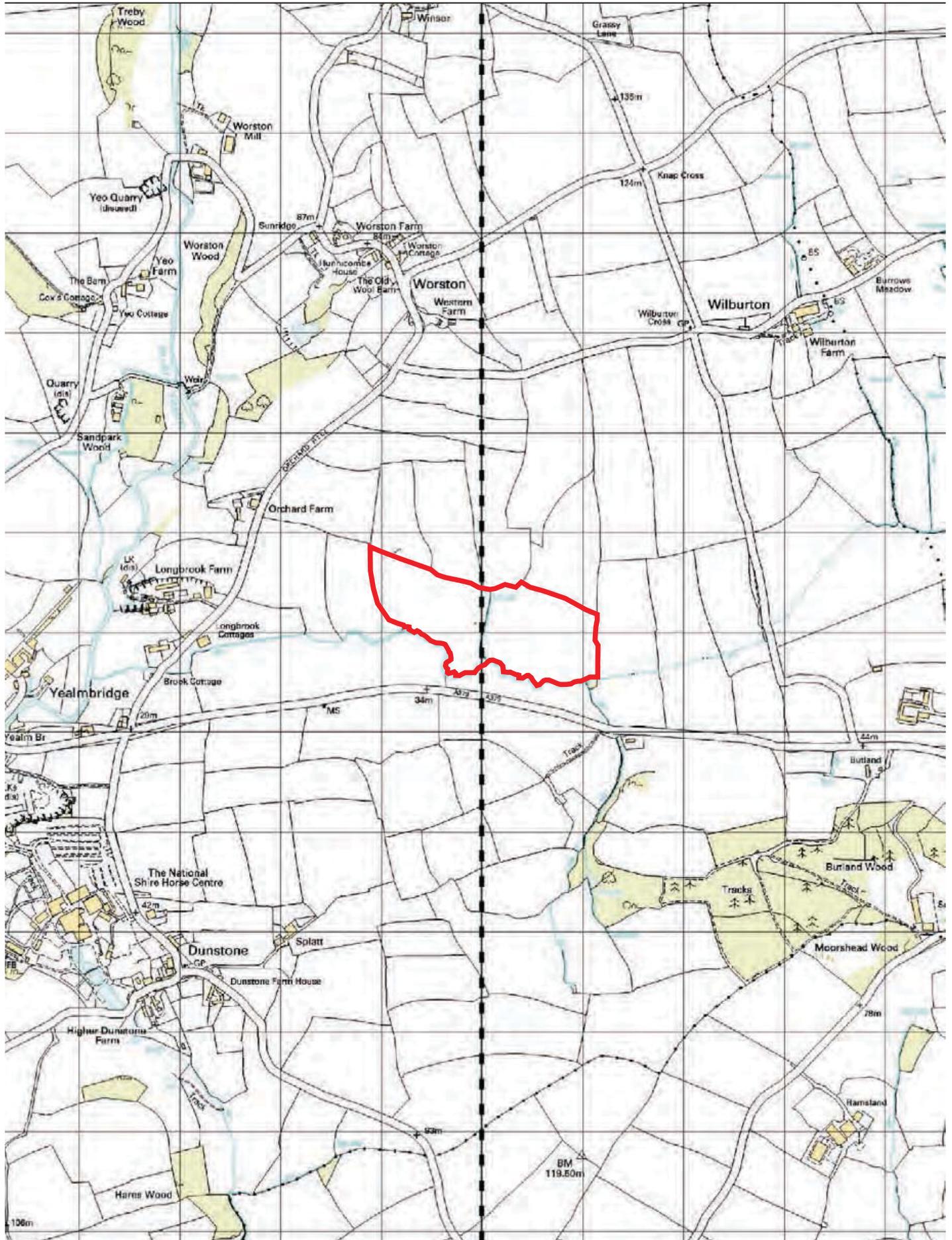
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Figure 7: 1991-1992 Ordnance Survey 1:10000



□ Site Boundary



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Figure 8: 2006 Ordnance Survey 1:10000



Plate 1 - Looking southeast



Plate 2 - Looking east



Plate 3 - Looking southwest



Plate 4 - Looking west

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