

REPORT ON
ARCHAEOLOGICAL
EVALUATION
ON LAND
SOUTH OF ORCHARD COTTAGE
DUNKESWELL ABBEY
DEVON
EX14 4RP

East Devon District Council planning application 09/1906/FUL

MARCH 2010



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Document Control for 'AA 120 Evaluation Report R1 Final'

Source document: AA 120 Evaluation Report R0

Distribution: As below

Amendments : Insertion of Oasis No. Fig. 1 replaced.

Date: 24 March 2010

Proposed final distribution:

Hard copies (6): Devon HER, RAMM with archive, East Devon District Council Planning, Applicants, Architect, Arrowhead Archaeology

Digital copies (2): HER, OASIS (id no. **arrowhea1-74400**)

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SUMMARY

Arrowhead Archaeology was instructed to undertake pre-determination evaluation on land south of Orchard Cottage, Dunkeswell Abbey (centred on NGR 314226.110595) prior to conversion of a redundant barn into a holiday cottage (EDDC planning application no. 09/1906/FUL). Four machine trenches were excavated in February 2010 and recording undertaken in accordance with a WSI addressing the requirements of a Brief produced by Devon County Council Historic Environment Service.

A map regression established that the land around the area of proposed development had been in use for orchard from at least the late 19th century. No archaeological features were found except a slate filled drain of 18th century or later date. The clay subsoil around the barn had been extensively overlaid with a rough surface of pebbles to form a hard surface on this low-lying land, which prone to water logging. The stone layer and drain included occasional fragments of medieval ridge tile, probably originating from the kilns at nearby Hemyock, and coarse medieval pottery in upper greensand derivative fabric; these are interpreted as coming from the nearby remains of the Cistercian Abbey, but not to indicate anything other than casual use of the evaluated area.

1 PROJECT BACKGROUND

The evaluation was undertaken in February 2010 in response to a requirement for pre-determination evaluation of archaeological potential in the area of proposed for development in East Devon Planning Application No. 09/1906/FUL. Archaeological evaluation was instituted after specialist advice to district council planning officers was given Mr Stephen Reed of Devon County Council Historic Environment Service.

The evaluation was undertaken in accordance with a Written Scheme of Investigation (Clarke, 2010), written to address the requirements of a Brief (Appendix 1) compiled by Mr Reed. The WSI was approved on 5 February 2010, and fieldwork was undertaken on 17 February. The site was visited by Mr Reed on the day of fieldwork.

The evaluation was recommended because the area of proposed development is close to the site of the Cistercian Dunkeswell Abbey (founded AD 1201).

This report details the results of evaluation trenching, and reproduces key parts of the WSI.

Arrowhead Archaeology was instructed by the architect, Mr Russ Palmer, to undertake necessary works on behalf of the applicants, Mr and Mrs Bowey.

The site code assigned is AA 120. The finds and archive are deposited in The Royal Albert Museum in Exeter under accession no. RAMM 29/2010. A digital version of this report is submitted to the Online Access to the Index of Archaeological Investigations under OASIS id. No. 'arrowhea1-74400'

2 ARCHAEOLOGICAL BACKGROUND

The area of proposed development (APD) lies to the south of Dunkeswell Abbey

(monument No. 188944, Fig. 1), a Cistercian Abbey founded by monks from Forde Abbey in 1201; it was dissolved in 1539. The abbey remains are some 100 m to the north of the area of proposed development, and there are currently no indications that buildings associated with the abbey lie in the area of the APD. Fishponds (monument ref. 12616, Fig. 1) to the west of the Abbey complex are shown on the OS maps; channels and hollows are present to the south and south-west of the village (centred on ST 1422 1058, off area of map), which may be contemporary with Abbey use, and further hollows and channels are present to the south of the Abbey Mill south of the APD (HER record for monument no. 188944). Two possible iron working sites are nearby, their relationship to the abbey undetermined (HER refs 1468460 and 1507682, off area of map).

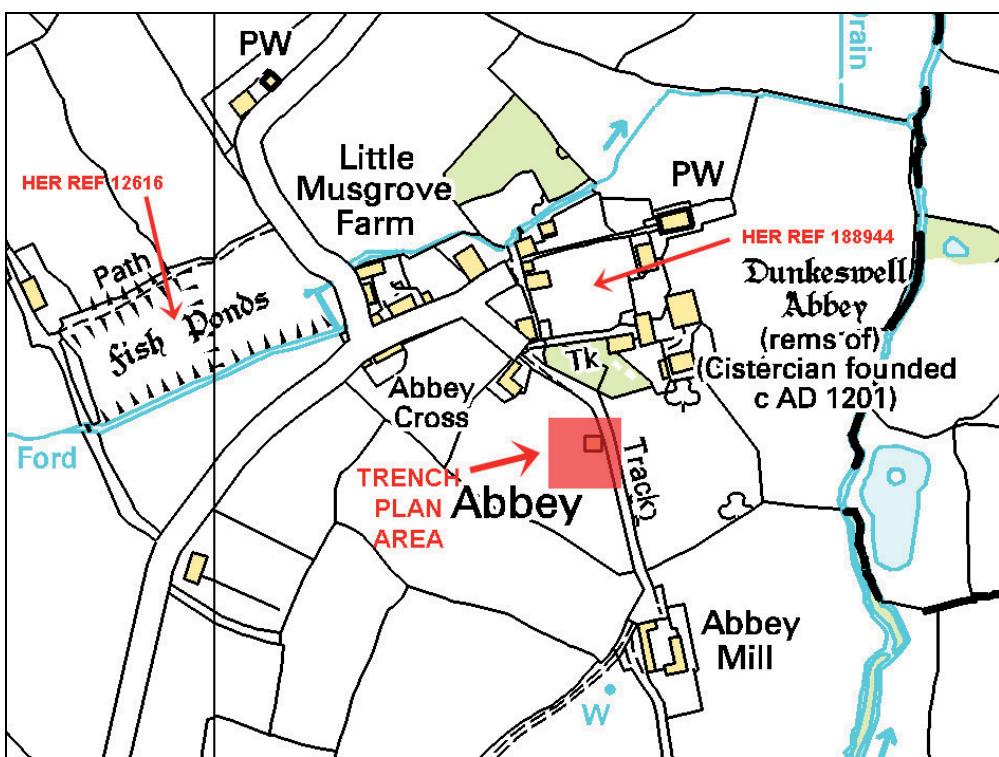


Fig. 1 Location plan showing relevant HER references and position of trench plan area (Fig. 5). Reproduced from Ordnance Survey digital map data © Crown copyright 2010. All rights reserved. Licence number 0100031673

3 MAP REGRESSION

A map regression was undertaken at the Devon Record Office. The Dunkeswell Tithe map did not include the Abbey area or the current APD, and nor did the Tithe map for the adjacent parish to the north, Hemyock, which was also examined. The 'Dunkeswell Inclosure Plan of Allotments Records and Exchanges' of 1813 was also examined; although Abbey Green is shown as an inset, the area of proposed development lies outside the mapped area (a photograph of the inset is present in the site archive).

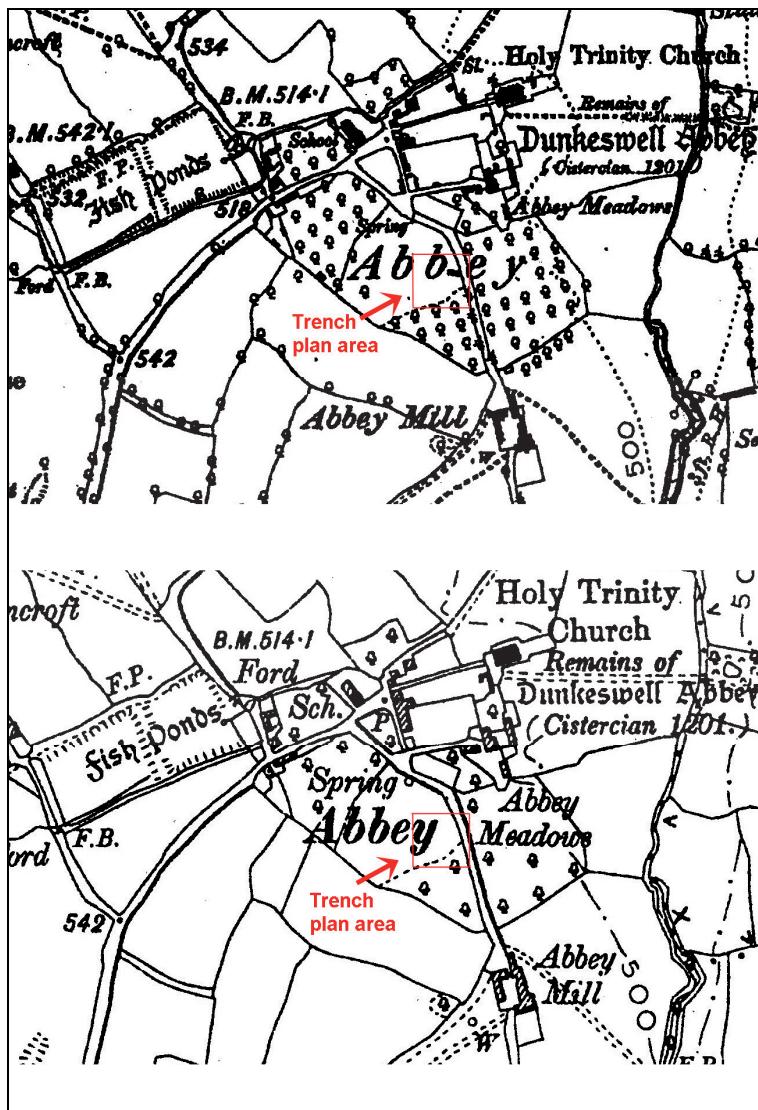


Fig. 2: OS 1st edition 6" map (1891, surveyed 1887) (above) and 2nd edition 6" map (1905)

The earliest available mapping was therefore the first and second edition OS 6 inch maps, reproduced in Fig. 2 above.

It appears from the above the area of the proposed development lies surrounded by orchard, however itself was not orchard. A use is not indicated on the maps, however in view of the water-logging at the time of the site visit this may not have been suitable for arable uses, and grazing is more likely. The barn is shown on the 1st edition map however is not shown on the 2nd edition map; this would seem unlikely to be an error, and suggests that the barn was omitted from the map because it had become disused between 1887 and 1905. A boundary, presumably a ditch, is shown on both maps, bounding the southern area of orchard; no trace of this was observed during the site visit, and it has presumably been infilled. Its line runs to the immediate south of the barn, however is not directly affected by any planned works.

4 LOCAL TOPOGRAPHY AND LAND-USE

The early OS mapping shows the eastern and western thirds of the field to have been wooded, this extending to the northern side of the lane leading to Abbey Mill; the area is not shown on the tithe map, and there is no apportionment

information, however it is likely that the trees are orchard on the basis of local names (e.g. Orchard Cottage).



Fig. 3 The barn, from the NNW. The scarp in the ground surface (Fig. 4) lies on the right hand side of the image, behind the barn. Photo CPC, 22 January 2010 (Ref. AA 120 pre EX 05).

The local topography features a shallow scarp running southeast to northwest (Fig. 3), most pronounced to the southeast of Trench 1. The southern side of the field is bounded by low bank, which lies on the southern side of a leat carrying water to Abby Mill. North of the bank, the higher ground is characterised by shallow linear depressions, spaced at 6-7 m, with low, wide ridges between them (Fig. 4). The land was used for an apple orchard , within living memory (pers. comm. G. Bowey); the furrow system probably represents recent drainage channels, with the apple trees placed on the slightly raised ridges. Minor variations in the land form within this system are likely to represent tree throws. This perpetuates the tradition of orchard for the land.

The subsoil is extremely stony in places, particularly on lower ground. Very stony layers were encountered in three of the evaluation trenches, especially Trench 2 (below), however on the basis of the applicant's reports on tree planting and fencing within the field to the immediate north of the evaluation area, it is clear that very stony subsoil is present over most or all of the lower ground in this field. Ploughing would have been impossible, and no fields within at least a mile of the application area are under arable cultivation.

Land use in the area therefore appears to be meadow and orchard, with pasture grazing. The OS mapping shows the field east of the APD as 'Abbey Meadows'.



Fig. 4 Position of the evaluation area and trenches detailed in Fig. 5 and other details, superimposed on aerial photograph from Google Earth. The scarp is shown in photograph Fig. 3. Note the linear earthworks in the south of the field. North at top of photograph.

Recent subsoil disturbance has arisen from at least two agencies. The surface of the field in which the evaluation took place contained abundant molehills (some of these examined during the site visit prior to preparation of the WSI (WSI, 3)). Three horses were kept in the field when the present owner bought the land; the softness and water logging would have caused hoof intrusion into the topsoil.

5 SAMPLE AREAS

Four trenches were excavated (Figs 4-5). Two of these were of amended position and size from those proposed in the WSI (Clarke, 2010, Fig. 3) because of the local topography, to allow evaluation of the area to which the treatment works might be repositioned to reduce the height to which waste matter might need to be pumped to the treatment plant. The first trench therefore, Trench 1, was extended to include the original site down to lower ground, north of a drop in ground level, and the second trench, Trench 2, was positioned midway between the barn and the possible final position of the treatment works.

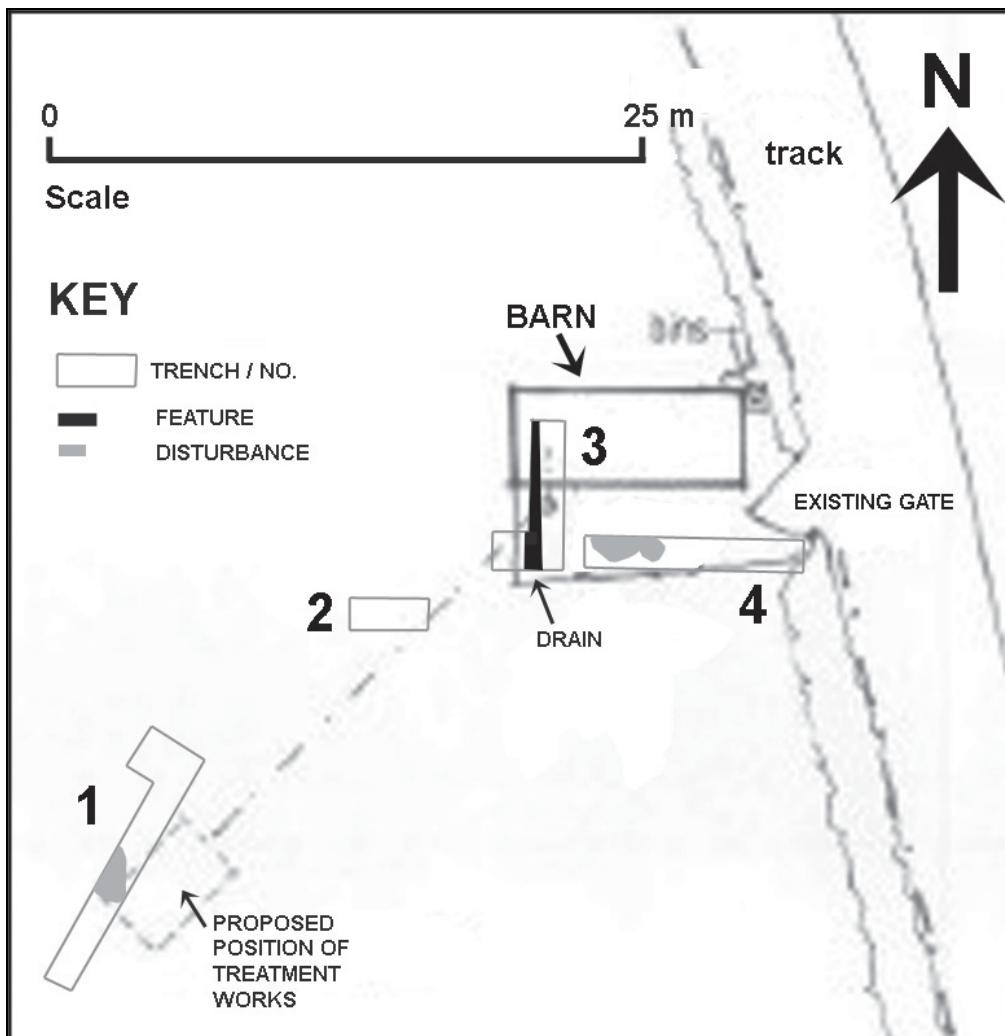


Fig. 5 Detail plan of trench positions and features. Photo Fig. 6.

Trench positions are shown in Figs 4-5. Trench dimensions and depths are as below. All trenches were machined by mini-excavator using a 1.25 m ditching bucket, under the supervision of the writer.

Trench	Length (m)	Max width (m)	Depth (cm)	Topsoil thickness (cm)
1	10.6	2.5	20-50	20-45
2	3.7	1.25	25-70	15-20
3	6.1	3.0	20-30	20
4	8.9	1.25	10-40	20

Trench 1

The length of Trench 1 was extended from the proposed 5 m to 10.6 m to enable evaluation of a larger area to facilitate moving the position of the treatment works. The width of the trench was increased to 2.5 m at its northern end, in the likely revised position of the treatment plant.

Topsoil was deeper in the southern half of the trench, south of the line of the scarp; this may have been due to positioning of the trench within the orchard ridges, although this was not visible in the pre-machining surface.

The trench was machined to subsoil, and the bottom hand-cleaned in its eastern side. Natural subsoil was a sandy clay, of buff to predominantly reddish-brown colour, becoming redder towards the lower (northern) end of the trench, with patches of bluish grey clay in places. The sandy clay subsoil was of consistent texture.

The bottom of the trench was marked in places by very irregular patches of mid grey, sometimes slightly charcoally, sandy clay loam. These were always very shallow (maximum depth 5cm), and always contained bands of fill in the otherwise natural cleaned bottoms, and these were clearly the result of burrowing activity, probably by moles; in one case, the band of fill collapsed into a void. Where sampled, these variations in clean natural contained rare fragments of slate and brick.



Fig. 6 Photograph from SSW, Trench 1 in foreground. Photo CPC, 17 February 2010 (based on Ref. AA 120 EX 04)

Trench 2

Turf and topsoil was machined off to a layer of flint and rare sandstone pieces to a maximum diameter of c. 20 cm, mainly smaller. A layer of pea grit overlay this rough surface, which also contained numerous embedded small fragments of slate and occasional fragments of tile and a single sherd of UGSD jug (T2 x, Section 6 below).

The western 1m of the trench was subsequently machined to a depth of 70 cm below the surface of topsoil; solidly packed stone to c. 40 cm diameter was present in a matrix of clean grey sandy clay loam, overlying brown slightly sandy clay natural. There were no finds.

According to the applicant, this solid stone layer is present over most or all of the lower part of the field, and is nearly always encountered in digging of holes for fence posts or posts for tree support.

Trench 3

The surface of the trench area outside the barn was turf and topsoil; inside the barn the surface was organic animal droppings with a patch of bright yellow sand in the northern end. Surface deposits overlay a layer of flint to c. 30 cm depth, overlying brown natural sandy clay. A drain was present on a north-south alignment, parallel to the western side of the barn and longitudinally bisected by the western side of the trench (Fig. 5); the trench was extended west to determine its width prior to sampling.

An 80 cm long slot was hand-excavated across the drain. It was a vertically sided, flat-bottomed cut 60 cm wide and 30 cm deep below the surface of natural; it was packed with very abundant slate fragments (c. 80% of fill), mainly large and sometimes with peg holes apparent, and rare pieces of flint, in a matrix of mid grey silty clay. The drain was still functional, and water seeped rapidly into the bottom. The drain fill included a large fragment of tile and two sherds pottery, one of these of 18th century date (T3 context 1, Section 6 below).

Trench 4

5-10 cm of turf and topsoil over a layer of randomly laid stone c. 15-40 cm thick, overlying natural clay. Inclusions of abundant slate fragments, and common brick.

This layer was removed in the western and central parts of the trench. The bottom of the trench has irregular areas of dark grey clay loam with occasional charcoal flecks, of maximum depth 5 cm, containing occasional pieces of slate.

6 FINDS

The following is written after examination of the pottery by John Allan of Exeter Archaeology in the presence of the writer on 25 February 2010. The text is compiled by the writer on the basis of JA's identifications and comments.

The very small assemblage comprises five pieces of medieval ridge tile, two medieval and one late post-medieval sherds. The medieval material in T3 context 1, at least, is residual.

T2 x (incorporated into stone surface)

Four adjoining fragments of ridge tile in UGSD (upper greensand derivative) fabric, potentially mid thirteenth century or later, probably medieval.

One sherd of UGSD jug fabric with combed decoration, later 13th – 14th century

T3 Context 1 (fill of drain)

One large piece of ridge tile with flint, fine mica and iron pellet inclusions, Hemyock kiln origin.

One body sherd of late medieval UGSD; one rim sherd of South Somerset ware, 18th century.

Archive

All finds are retained with the archive and will be lodged in the Royal Albert Museum Exeter under accession no. RAMM 29/2010. The site code is AA 120.

7 DISCUSSION

Subsoil across the sampled area is mid brown clay with common inclusions of very fine sand. Trenches over all of the lower part of the sampled area (Trenches 2-4), showed that the surface of the clay had been covered with a dense layer of randomly distributed large stones, in a layer usually 20-30 cm thick. Trench 1, on the slope, bottomed onto natural clay, without a stone layer being present. Where the stony layer is present, this overlies natural subsoil without any trace of underlying buried topsoil. Topsoil may have been removed prior to laying of the stone layer, or this may have sunk or been pressed through the shallow topsoil to rest on the surface of the underlying clay.

The ground in the sampled area tends to become waterlogged and soft, and the stone layer is evidently put down to make the ground firmer to avoid sinkage of hooves or wheels into the surface of the clay; the barn was presumably originally serviced by horse or oxen drawn carts.

The deep layer of stone in Trench 2 is enigmatic, as this was so much deeper than layers of stone elsewhere. Although the layer was sterile of finds, the fill is similar to the topsoil, and it may be that the layer is the fill of a large hollow of some description. It is not without the bounds of possibility that a large deep pit is present, which has been infilled with stone, or that a channel is present on the eastern side of the scarp separating the lower and higher parts of the field. However, this is far from certain, and seems unlikely in view of the reported presence of a deep layer of stone all over the lower art of the field.

The drain may have been integral to the barn, draining water seeping through the layer of stone; it might have been earlier.

Beyond the rough hard surface over most of the low-lying area, there are no features except the late post-medieval drain in Trench 3. The small amounts of medieval material incorporated into the stone surface are presumably derived from the medieval abbey complex. The infrequency of incidence of medieval pottery and tile suggest that it originates from outside the sampled area, presumably from the Abbey complex to the north, where it would be expected to be very much more abundant. While it is highly improbable that the sampled area was not in use during the medieval period, the evidence from lack of features and low quantity of finds suggests that there are no contemporary buildings or other major features in the immediate area. The hard standing is not closely dated, and might conceivably have been medieval in origin; if this low-lying area was in use in for orchards or other reasons, standing water or water logging would have generated a need for mitigation to prevent the bogging down of wheeled vehicles during the medieval period as much as in any later period. The hard standing might therefore be medieval in origin, with incorporated medieval material being brought onto site as part of the surfacing, however the abundant occurrence of roofing slate in all contexts, and the presence of pottery of late post-medieval date in the drain, suggests that the surfaces are more likely to be post-medieval.

8 RECOMMENDATIONS

The ground reduction for building outside the barn will be of topsoil only in the parking / turning area, as only a hard surface for a gravel covering is required.

In the view of the writer, there is little to be gained in further observation of groundwork in or close to the barn. Trench 1 sampled the entire slope from the originally planned position of the treatment works to its possibly amended final position, and this was archaeologically sterile. The enigmatic deep gravel in Trench 2 would not be resolved by watching the digging of the trench between the barn and the treatment works because the trench depth will be too shallow to provide useful data.

Works inside the barn will not be deeper than Trench 3, and no further useful data is expected.

In the light of the results of evaluation, it is the view of the writer that no further archaeological observation and recording is necessary.

9 ACKNOWLEDGMENTS

I am grateful to Mr and Mrs Bowey for their instruction to undertake this work, and for Mr Bowey's operating of the digger under my supervision. I am also grateful to the architect, Mr Russ Palmer for his co-operation, and comments on a draft of this report on the extent of ground disturbance in the proposed scheme.

Members of Devon County Council Historic Environment Service were most helpful. I am grateful to Marrina Neophytou for providing me with HER data including the map used as a base for Fig. 2, and Stephen Reed who kindly visited the site on 17 February is thanked for his time and observations.

I am indebted to John Allan for looking through the finds with me, and his comments on the tile and pottery.

10 REFERENCES

Clarke, C.P., 2010, 'Written scheme of investigation for archaeological evaluation at Land South of Orchard Cottage, Dunkeswell Abbey, Devon, EX14 4RP', unpublished

APPENDIX 1: ARCHAEOLOGICAL BRIEF

Devon County Council Historic Environment Service: Brief for Archaeological Evaluation Undertaken in Support of a Planning Application

BRIEF FOR ARCHAEOLOGICAL EVALUATION UNDERTAKEN IN SUPPORT OF A PLANNING APPLICATION

Location: Orchard Cottage (Land To The South Of) Dunkeswell Abbey Devon EX14 4RP

Parish: Dunkeswell

District: East Devon

County: Devon

NGR: 314226.110595

Proposal: Change of use of redundant barn to holiday cottage

Historic Environment Service ref: Arch/dc/ed/15566

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES), at the request of Mr Russ Palmer, with regard to the archaeological works to be undertaken in support of a planning application for the development of the above site. This brief has been produced specifically for the above scheme and may require alteration if revised or amended. This document is not transferable to any other scheme or planning application.

1.2 This work is being undertaken in accordance with PPG16 (1990) Archaeology and Planning Policy, Devon Structure Plan Policy CO8 and the Local Development Framework Policy on archaeology.

1.3 The principal objective of the programme shall be to evaluate the survival of below-ground archaeological deposits across the proposed development site. The results will allow the nature, extent and date of any surviving archaeological deposits within the application area to be understood. These investigations therefore may represent the first stage of a programme of archaeological work undertaken in mitigation for the impact of the proposed development upon the archaeological resource. The information gained will enable the requirement for any further investigations to be determined and -if required -the scope of any subsequent programme of archaeological work undertaken in mitigation for the archaeological impact of the proposed development, see section 6 below.

1.4 The proposed development lies in an area of archaeological potential and within 25m of the southern boundary of Dunkeswell Abbey a nationally important archaeological site that is subject to statutory protection as a Scheduled Monument (ref: 24841). The proposed development will involve ground disturbance, for the provision of drainage and other services, creation of hardstanding for car parking and turning etc. These groundworks may have an impact upon the below-ground archaeological resource.

1.5 This Brief covers the application area as defined on the attached plan.

2. PROJECT DESIGN

2.1 This document sets out the scope of the works required to enable the extent, character and significance of any surviving archaeological deposits within the application area to be understood and will form the basis of the Project Design to be prepared by the archaeological consultant. The Project Design will set out the detail and extent of the archaeological works to be undertaken. This will include pre-fieldwork elements (desk-based research), fieldwork, post-excavation specialist analysis and the production of an appropriately detailed and illustrated report.

2.2 The Project Design must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES prior to any archaeological works commencing.

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

The archaeological works will include the following elements. However, where it can be demonstrated that there are areas within the area under consideration that will be unaffected by the development of the site or where development will have no below-ground impact, these areas may be excluded from the evaluative archaeological excavations.

3.1 Desk-based assessment

The programme of work shall include a desk-based appraisal of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.

The results of the assessment should be discussed with the HES and based on this consultation may determine the positioning of the evaluative excavations.

If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

3.2 Evaluation of the site

A series of trenches will be excavated across the proposed development area. The location of these excavations will be determined in consideration of the results of the desk-based assessment, the below-ground impact of the proposed development and the site topography. These excavations should adequately investigate the areas that will be affected by the proposed development.

3.2.1 The Project Design must include a plan showing areas affected by the proposed development and the location of proposed evaluative trenches.

3.2.2 Details of the strategy for positioning trenches must be agreed with the HES. Trenches should be excavated by a 3600 tracked or JCB-type machine -fitted with a toothless grading bucket -to the surface of archaeological deposits or in situ natural ground -whichever is highest in the stratigraphic sequence. Exposed archaeological features and deposits will be cleaned and excavated by hand and fully recorded by context as per the Institute for Archaeologists' Standard and Guidance for Archaeological Field Evaluation (1994 -revised 2008). All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawing shall be drawn at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation.

3.2.3 All archaeological features will be investigated and as a minimum:
i) small discrete features will be fully excavated;

- ii) larger discrete features will be half-sectioned (50% excavated); and
- iii) long linear features will be sample excavated along their length -with investigative excavations distributed along the exposed length of any such feature and to investigate terminals, junctions and relationships with other features.
- iv) one long face of each trench will be cleaned by hand to allow the site stratigraphy to be understood and for the identification of archaeological features.

Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts

Any variation of the above will be undertaken in agreement with the HES.

3.2.4 The full depth of archaeological deposits must be assessed. This need not require excavation to natural deposits if it is clear that complex and deep stratigraphy will be encountered.

3.2.5 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits if required.

3.2.6 The photographic record should be made in B/W print supplemented by digital or colour transparency. However, if digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.2.7 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.2.8 Should any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996 Code of Practice (2nd Revision). Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report -see 5.4 below.

5. REPORTING

5.1 Upon completion of the fieldwork and required post-excavation analysis an illustrated report will be prepared. The report will collate the written, graphic, visible and recorded information outlined in section 3 above. The report shall include plans and reports of all documentary and other research, and of the trenches, features, deposits and artefacts together with their interpretation. The report will also include an overall plan showing the boundaries of the site, the location of the evaluative trenches and any other areas subject to archaeological investigation in relation to those boundaries and all exposed archaeological features and deposits.

5.2 The report shall demonstrate the archaeological potential of the site and the impact upon it of the proposed development and may make suggestions as to appropriate mitigation of the archaeological impact of the proposal, but these will be subject to review by the HES, who will make final recommendations to the Local Planning Authority.

5.3 The HES would normally expect to receive the report within three months of completion of fieldwork -dependant upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.

5.4 On completion of the report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format -in a format to be agreed in advance with the HES -on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.5 The archaeological consultant shall complete an online OASIS (Online AccesS to the Index of archaeological investigationS) form in respect of the archaeological work. This will include a digital version of the report. The report or short entry to the Historic Environment Record will also include the OASIS ID number.

5.6 Publication

Should particularly significant remains, finds and/or deposits be encountered and the evaluative investigations likely to represent the only level of archaeological work undertaken on this site, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES. If further archaeological works are undertaken, then the results of these pre-application evaluative investigations will be incorporated into the publication text resulting from further works.

6. FURTHER WORK

In the light of the results of the archaeological evaluation it will be possible allow the Local Planning Authority to make an informed and reasonable planning decision, which may include the recommendation for refusal of consent if the impact of the proposed development upon the archaeological resource was unacceptable. In all other cases, the results will allow the scope and requirement of any further work needed as mitigation for the impact of the proposed development on the archaeological resource to be determined. This further work may take the form of additional pre-application investigations to refine the initial results or a programme of archaeological work undertaken under a PPG16 archaeological condition imposed on any consent granted.

Should the site be demonstrated to be archaeologically sterile then there would be no requirement for further archaeological works.

7. PERSONNEL

7.1 The work shall be carried out by a recognised archaeological consultant, agreed with the DCNES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a specified Member of the Institute for Archaeologists (MIFA), or by a specified person of equivalent standing and expertise. The Project Design will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

7.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

7.3 The work shall be carried out in accordance with IFA Standard and Guidance for Archaeological Field Evaluation (1994), as amended (2008).

8. DEPOSITION OF ARCHIVE AND FINDS

8.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. The accession number will be quoted in the Project Design.

8.2 The artefact discard policy must be set out in the Project Design.

8.3 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum -in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

9. CONTACT NAME AND ADDRESS

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW

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18th December 2009