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## **ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

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## **LAND AT WILLAND DEVON**

**Planning • Heritage**

Specialist & Independent Advisors to the Property Industry

**January 2016**

**Planning Authority:  
Mid Devon District Council**

**Site centred at:  
NGR 303236, 110433**

**Author:  
Nathan Thomas BSc (Hons), MSc,  
ACIFA**

**Approved by:  
Paul Chadwick BA, FSA, MCIFA**

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## **Executive Summary**

This archaeological desk-based assessment considers land 12 hectares in extent at Willand, Devon.

The report forms the desk-based assessment required by paragraph 128 of the NPPF to identify the presence of heritage (archaeological) assets and, where present, to assess impact on their significance. Potential impacts on built heritage are assessed in a separate report.

There are no designated or non-designated archaeological assets recorded on the study site. Similarly, there are no designated archaeological assets (Scheduled Monuments) recorded in the wider study area, such that the proposed development would have any adverse impact on their physical remains, setting or associated significance.

This assessment has established that there is a low-moderate potential for as yet to be discovered archaeological evidence within the study site. This potential is considered to relate to Prehistoric and Roman evidence. A low/nil potential for Saxon/Early-Medieval and Medieval evidence; and a high potential for Post-Medieval agricultural evidence is identified.

Any Prehistoric and Roman evidence, if present, is likely to comprise cut features and unstratified artefacts within the topsoil. Due to the location of the study site away from the Medieval settlement focus, any later evidence is likely to be limited to former field boundaries, agricultural features (furrows) and a 20<sup>th</sup> century structure shown on historic mapping. Such evidence is unlikely to be of more than local significance.

Given the prospect for development impact on potential assets of local archaeological interest/significance, it is considered that any development impact could be mitigated and the potential archaeological interest of the study site could be addressed by an appropriate programme of archaeological investigation secured by a planning condition.

## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This archaeological desk-based assessment has been researched and prepared by CgMs Consulting for Gallagher Estates.
- 1.2 The assessment considers land, approximately 12 hectares (ha) in extent, situated at Willand, Devon (also referred to as the study site) which is being considered for residential development. The study site is centred at National Grid Reference (NGR) 303236, 110433 (Fig. 1).
- 1.3 In accordance with government policy on archaeology within the planning process (Section 12 of the National Planning Policy Framework) and policy in the Mid Devon Local Plan Part 3 (adopted October 2013), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the significance of any archaeological assets on the study site and to establish the archaeological potential of the study site.
- 1.4 Additionally, in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessments (Chartered Institute for Archaeologists (CIfA) 2014) and the specification provided by the Devon County Council (DCC) Historic Environment Team (DCC 2016 online), 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. A site inspection was undertaken during January 2016.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of archaeological assets on the study 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 mitigation.

## **2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), this being further supported by the publication in March 2014 of the Planning Practice Guidance (PPG) online resource.

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 the 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 during the process of decision-making or through the plan-making process.

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 local policy and by other material considerations.
- 2.3 The local development policy is currently provided by the Mid Devon Local Plan (Part 3) adopted in October 2013. Policy relevant to the current assessment is:

**POLICY DM27: DEVELOPMENT AFFECTING HERITAGE ASSETS**

**HERITAGE ASSETS AND THEIR SETTINGS ARE AN IRREPLACEABLE RESOURCE. ACCORDINGLY THE COUNCIL WILL:**

**A) APPLY A PRESUMPTION IN FAVOUR OF PRESERVATION IN SITU IN RESPECT OF THE MOST IMPORTANT HERITAGE ASSETS.**

**B) REQUIRE DEVELOPMENT PROPOSALS LIKELY TO AFFECT HERITAGE ASSETS AND THEIR SETTINGS, INCLUDING NEW BUILDINGS, ALTERATIONS, EXTENSIONS, CHANGES OF USE AND DEMOLITIONS, TO CONSIDER THEIR SIGNIFICANCE, CHARACTER, SETTING AND LOCAL DISTINCTIVENESS, AND THE OPPORTUNITIES TO ENHANCE THEM.**



**C) ONLY APPROVE PROPOSALS THAT WOULD BE LIKELY TO SUBSTANTIALLY HARM HERITAGE ASSETS AND THEIR SETTINGS IF SUBSTANTIAL PUBLIC BENEFIT OUTWEIGHS THAT HARM OR THE REQUIREMENTS OF REQUIREMENTS OF PARAGRAPH 133 OF THE NATIONAL PLANNING POLICY FRAMEWORK ARE MET.**

**D) WHERE A DEVELOPMENT PROPOSAL WOULD LEAD TO LESS THAN SUBSTANTIAL HARM, THAT HARM WILL BE WEIGHED AGAINST ANY PUBLIC BENEFIT, INCLUDING SECURING OPTIMUM VIABLE USE.**

**E) REQUIRE DEVELOPERS TO MAKE A PROPORTIONATE BUT SYSTEMATIC ASSESSMENT OF THE IMPACT ON SETTING AS SET DOWN IN THE GUIDANCE FROM ENGLISH HERITAGE: "THE SETTING OF HERITAGE ASSETS".**

- 2.4 This assessment aims to clarify the specific archaeological potential of the study site and, in accordance with the NPPF and local policy, to identify the significance of any archaeological assets which occur on the study site and which might be impacted by development, enabling appropriate mitigation measures to be formulated.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

- 3.1.1 The solid geology of the study site comprises Mudstone of the Aylesbeare Mudstone Group. Superficial deposits of gravel dating to the Quaternary Period are also recorded across the study site (British Geological Survey online 2016).
- 3.1.2 Soils within the study site are identified as 'loamey soils with naturally high groundwater' (Cranfield University Soilscales online 2016).
- 3.1.3 No site specific geotechnical investigations are currently available (January 2016).

#### **3.2 Topography**

- 3.2.1 Willand is located c.3km to the north-east of Cullompton on a ridge defined to the east by the River Culm and to the west by the Spratford Stream. This area falls within the National Character Area of the Devon Redlands (NE425) that forms the agricultural heartland of Devon. The landscape is characterised by gently rolling hills, with relatively large fields, used for both arable and pasture, connected by a network of deep and narrow lanes.
- 3.2.2 The study site consists of four fields that make up a roughly triangular parcel of land to the south of Willand and bordered by the M5 motorway to the west, a residential area to the north-east and the B3181 Silver Street to the east.
- 3.2.3 The north-eastern half of the study site, comprising three fields, is relatively level and lies at c.70m Above Ordnance Datum (AOD). The south-western field is more undulating and rises to the north-west from its border with Silver Street to c.80m AOD. This slight north-west to south-east oriented ridge, that comprises the central part of the field, then grades down gently to c.70m AOD towards the M5 and north-eastern part of the study site.
- 3.2.4 The nearest watercourses are the Spratford Stream, located c.750m to the west, and the River Culm, c.800m to the east. Both watercourses flow to the south to their confluence at Cullompton. The River Culm then continues to the south where it joins the River Exe to the north of Exeter.

#### **4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, INCLUDING ASSESSMENT OF SIGNIFICANCE**

The timescales used in this report are as follows:

##### **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	-	1800
Modern	AD	1800	-	Present

#### **4.1 Introduction**

- 4.1.1 This assessment is based on a consideration of evidence in the Devon Historic Environment Record (HER), the Historic England Archive (HEA) and the National Heritage List for England (NHLE) for the study site and a zone 1km around it. The Devon Heritage Centre was also visited in order to examine historic maps relating to the study site.
- 4.1.2 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 any as yet to be discovered archaeological evidence on the study site.
- 4.1.3 Archaeological data from a 1km radius area around the study site has been reviewed to produce a predictive model of the study site's potential for archaeological evidence. Archaeological assets are considered in the relevant sections below and are identified as either HER, HEA or NHLE depending on the data source, followed by the unique reference number. Plans showing the location of data mentioned in the text can be found in Appendix 1.

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

## 4.2 **Designated Heritage Assets**

4.2.1 There are no designated archaeological assets (Scheduled Monuments) within the study site or wider 1km radius study area.

4.2.2 Built heritage assets are considered in a separate accompanying assessment (CgMs 2016).

## 4.3 **Previous Archaeological Investigations**

4.3.1 A number of archaeological interventions are recorded in the wider study area:

- A watching brief at St Marys Church (HER EDV6394), c.230m to the east of the study site, did not identify any archaeological evidence (Fletcher 2013).
- A desk-based assessment (HEA 1581195) of land at Gerston Farm, c.350m to the south-west of the study site, identified a potential for Prehistoric evidence within the site (Wooler 2013). The subsequent geophysical survey (HER EDV6655) recorded a D-shaped enclosure and linear and ring anomalies likely to represent Prehistoric and Roman activity (GSB 2014).
- An assessment of land at Verbeer Manor (HEA 1350727), c.550m to the south of the study site, identified a potential for the presence of Prehistoric and Roman evidence within the site (Exeter Archaeology 1999).
- Archaeological trenching at Tiverton Junction (HER EDV4451), c.700m to the north of the study site, did not record any archaeological evidence (Pearce 2008).
- A watching brief during excavation work at Oakdale (HER EDV5126), c.800m to the north-east of the study site, did not identify any archaeological evidence (Sims 2011).
- Archaeological works at Four Way Cross (HER EDV4193, EDV4704) in relation to the Mid Devon Business Park, c.900m to the north of the study site, identified archaeological evidence from the Prehistoric, Roman, Medieval and Post-Medieval periods. Further undated features were also recorded within the areas investigated (Jones and Valentin 2006, Steinmetzer 2008).

- A further assessment of land north of the Mid Devon Business Park, c.900m to the north of the study site, identified a potential for Prehistoric evidence within the site (Enlander 2015). A subsequent geophysical survey (HER EDV6848) identified limited anomalies of archaeological interest (Stratascan 2015).

4.3.2 Where relevant, the results of these works will be discussed in the sections below.

#### 4.4 **Prehistoric (Palaeolithic – Iron Age)**

4.4.1 There is no Prehistoric evidence recorded in the study site.

4.4.2 In the wider study area, anomalies thought to reflect Prehistoric activity (HER MDV108527) have been recorded by a geophysical survey at Gerston Farm, c.350m to the south-west of the study site (GSB 2014). The detected anomalies include a D-shaped enclosure and ring and linear responses likely to represent Prehistoric or Roman settlement and funerary features (barrows); however, this is yet to be proven.

4.4.3 The majority of records held by the HER for this period relate to the results of evaluation and excavation work (HER EDV4193, EDV4704) undertaken at Four Ways Cross, c.900m to the north of the study site, in advance of development of the Mid Devon Business Park. The works recorded evidence of multi-period Prehistoric occupation and activity including an early Neolithic barrow or mortuary enclosure (HER MDV77253); two segmented enclosures and a pit dating to the Bronze Age (HER MDV77254, MDV77256, MDV73242); and an occupation layer, ring ditch and substantial boundary ditch dating to the Iron Age (HER MDV73283, MDV73276, MDV73279). Further undated features, including a post-pit alignment (HER MDV77273), a D-shaped enclosure (HER MDV77272) and gully (HER MDV77263), were also interpreted to be of likely Prehistoric or Roman date (Steinmetzer 2008).

4.4.4 Find spots of Prehistoric flint and chert artefacts are recorded from north of Skinner's Farm (HER MDV68191) and south of Kingsley House (HER MDV22274, MDV58840, MDV67970), c.800m to the east and 1km to the south-west of the study site respectively.

4.4.5 The only other records for this period relate to undated cropmarks identified by aerial photography and include a square enclosure (HER MDV16097) recorded c.500m to the south-east; and a sub-oval enclosure (HER MDV108863) to the north-west of Burn Rew Farm, c.1km to the west of the study site.

4.4.6 Given the evidence for Prehistoric occupation and activity at Four Ways Cross to the north, the potential Prehistoric features identified at Gerston Farm to the south-west and the more ephemeral evidence identified in the wider landscape (artefact scatters and possible cropmark enclosures), and taking into account the position of the study site on higher ground with access to two watercourses, a low-moderate potential is identified for the presence of Prehistoric evidence within the study site. Such evidence, if present, is likely to comprise archaeological features, such as ditches and pits, and unstratified artefacts within the topsoil.

#### 4.5 **Roman**

4.5.1 There is no Roman evidence recorded within the study site.

4.5.2 Anomalies thought to reflect Prehistoric or Roman activity (HER MDV108527) have been recorded by a geophysical survey at Gerston Farm, c.350m to the south-west of the study site (GSB 2014). The detected anomalies include a D-shaped enclosure likely to represent Prehistoric or Roman settlement; however, this is yet to be proven.

4.5.3 In the wider study area, a large pit of Roman date (HER MDV77257) was recorded during the archaeological works at Four Ways Cross, c.900m to the north of the study site. A number of undated features recorded by the investigation may also be of Roman date (Steinmetzer 2008).

4.5.4 The purported courses of two Roman roads have also been identified in the wider study area (Exeter Archaeology 1999, MDDC 2006, HER MDV44783, MDV68192, MDV81042). One of the roads is projected to run through the centre of Willand towards the Roman forts at St Andrew's Hill (HEA 1019543), located c.3km to the south-west of the study site. The projected course of this road follows the line of the Willand Old Village Road and passes the south-eastern boundary of the study site. There is no archaeological evidence for either road and their conjectured routes are based on documentary and place-name evidence alone. The name Spratford is thought to derive from the Saxon for 'straet', meaning paved road, and a land charter of c.958 AD refers to a road in the Willand area (HER MDV68192).

4.5.5 Finds of unstratified Roman pottery are recorded at Spratford Bridge, close to the Tiverton Junction, c.950m to the north of the study site (Exeter Archaeology 1999).

4.5.6 The only other evidence of potential Roman date are the two undated enclosures (HER MDV16097, MDV108863) noted above (paragraph 4.4.5) and located c.500m to the south-east and c.1km to the west of the study site respectively.

4.5.7 Given the evidence for Roman activity at Four Ways Cross to the north, the potential Roman features identified at Gerston Farm to the south-west and the more ephemeral evidence identified in the wider landscape (Roman roads and possible cropmark enclosures), and again taking into account the position of the study site on higher ground with access to two watercourses, a low-moderate potential is identified for the presence of Roman evidence within the study site. Such evidence is likely to comprise archaeological features, such as ditches and pits, and unstratified artefacts within the topsoil.

#### 4.6 **Saxon – Early-Medieval**

4.6.1 There is no Saxon or Early-Medieval archaeological evidence recorded within the study site or wider study area.

4.6.2 Willand (HER MDV19304) is recorded by the Domesday Book of 1086 as 'Willelande' meaning wasteland and lay within Halberton Hundred (Williams and Martin 1992). As the village is recorded by the Domesday Book, it is possible that some form of pre-conquest settlement existed; however, this remains unproven.

4.6.3 Given the limited evidence for this period and the considering location of the study site c.200m to the west of the area of high archaeological potential identified in the historic core of the village by the Willand Conservation Area Appraisal (MDDC 2006, Plan 6), a low/nil potential for the presence of Saxon or Early-Medieval evidence within the study site is identified.

#### 4.7 **Medieval**

4.7.1 There is no Medieval evidence recorded within the study site.

4.7.2 The Domesday Book records that 11<sup>th</sup> century Willand was a medium sized settlement of 12 households, with eight villagers, three smallholders and one slave. The village was furnished with sufficient land for six plough teams, although only two were present, and approximately 49ha were under cultivation. Areas of pasture, meadow and woodland are recorded in addition to a mill (Williams and Martin 1992).

- 4.7.3 The Manor of Willand was held by Taunton Priory until the Dissolution and a church is documented to have been established within the village by the late 13<sup>th</sup> century (Japes 1969). This was probably located on the site of the current church of St Mary the Virgin (HEA 1306617, HER MDV1484), c.200m to the east of the study site. The fabric of the extant church dates to the 15<sup>th</sup> century, with a later 16<sup>th</sup> century north aisle and contemporary churchyard (HER MDV10611).
- 4.7.4 The agricultural economy in Devon during this period is thought to have developed from a communally cultivated open-field system in the 12<sup>th</sup> to 13<sup>th</sup> centuries to an enclosed landscape of single holdings maintained by individual farmsteads during the 14<sup>th</sup> century (Hoskins 1955).
- 4.7.5 Archaeological evidence from the wider study area includes Medieval field boundaries (HER MDV77275, MDV77276) and a hollow-way (HER MDV113800) recorded during the excavation works at Four Ways Cross (Steinmetzer 2008, Bampton and Morris 2015), c.900m to the north of the study site; and the site of a Medieval farmstead at Woodcockshayes (HER MDV40293) with associated drove road (HER MDV 40294), c.1km to the north.
- 4.7.6 The only other record for this period relates to the discovery of a large quantity of river washed stones (HER MDV44782) that formed part of a road surface, c.750m to the north-east of the study site. The stones have been suggested to relate to Medieval settlement to the west of this area; however, there is no evidence to support this.
- 4.7.7 It is also noted that the farmsteads at Verbeer Manor (HER MDV1413), c.550m to the south, Burn Rew Farm (HER MDV18965), c.560m to the west and Park Farm (HER MDV18714), c.750m to the north of the study site, are also recorded by the HER and previous assessments (Japes 1969, Exeter Archaeology 1999) to have potential Medieval origins.
- 4.7.8 Given the above and the considering location of the study site, c.200m to the west of the area of high archaeological potential in the historic core of the village (MDDC 2006, Plan 6), a low/nil potential for the presence of Medieval settlement evidence within the study site is identified. It is likely that the study site was located in the agricultural hinterland of the village during this period and any archaeological evidence present is likely to relate to reflect this, for example furrows and former field boundaries.



#### 4.8 **Post-Medieval and Modern**

- 4.8.1 There is no Post-Medieval evidence recorded within the study site on the Devon HER or other sources consulted.
- 4.8.2 The HER records numerous extant buildings, orchard banks, water meadows and railway features within the wider study area. This evidence adds little to the understanding of the archaeological potential of the study site. The locations of the above features are shown in Appendix 1 and are discussed, if relevant, below.
- 4.8.3 In this period, understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources which can give additional detail to data contained within the HER.
- 4.8.4 The earliest map depicting the area of the study site in any detail is the 1839 Willand Tithe Map (Fig. 2). The study site is shown to comprise part of nine regular fields, all recorded as under pasture in the apportionment, and a section of private road. In the wider study area, the landscape is characterised by these relatively large, regular 'Barton Fields', and it is noted that the curving boundaries of some of these fields reflects their origin in the enclosure of earlier Medieval strip-fields (see below). Such features are noted to the south-east of Burn Rew Farm, c.560m to the west, and to the east of Dean Hill, c.500m to the south of the study site respectively.
- 4.8.5 The 1888 Ordnance Survey Map (Fig. 3) shows limited change within the study site beyond the removal of two field boundaries in the south-west. The courses of these former boundaries are, however, still evidenced in the mapping by lines of remnant trees. A pond is also depicted in the south-west of the study site, to the south of the east to west oriented field boundary. In the wider study area, the Bristol and Exeter Railway (HER MDV1363) is now depicted to the west of the study site, having been opened in 1848. Within Willand itself, the extent of settlement is recorded to be confined within the historic core of the village, c.200m to the east of the study site. Numerous orchards are also shown in the wider landscape (HER MDV108842 - MDV108847).
- 4.8.6 The 1962 Ordnance Survey Map (Fig. 4) shows Silver Street to have been constructed to the east of the study site. There is limited change to the area of the study site itself. In the wider study area, development to the north of Willand is recorded.

- 4.8.7 The 1971-1972 Ordnance Survey Map (Fig. 5) again depicts limited change within the area of the study site, although in the south-west of the study site a small square building is now depicted to the north of the east to west oriented field boundary and the above noted pond (paragraph 4.8.5) is no longer shown. Further development of Willand is noted, including along the line of Silver Street to the south-east of the study site.
- 4.8.8 The 1980-1988 Ordnance Survey Map (Fig. 6) depicts the line of the M5 motorway along the western boundary of the study site. Within the study site three further field boundaries have been removed and the small square building is also no longer shown.
- 4.8.9 The subsequent mapping does not show any further changes to the area of the study site. In the wider study area, the expansion of Willand, including a residential development to the immediate north of the study site, is noted.
- 4.8.10 The historic map regression has identified that the area of the study site has been used for agriculture/pasture from at least the mid-19<sup>th</sup> century and has undergone limited change beyond the removal of field boundaries, presumably as part of an increased arable regime. The rapid expansion of Willand is also noted during the latter 20<sup>th</sup> century.
- 4.8.11 Accordingly, any archaeological potential is limited to the alignments of field boundaries and the remains of a 20<sup>th</sup> century square structure (?barn) identified on historic mapping.

#### 4.9 **LIDAR**

- 4.9.1 The LiDAR data for the study site (Fig. 7) does not indicate the presence of any above-ground archaeological earthworks or features. A substantial north-east to south-west oriented linear feature, approximately 30m in width, is noted in the north of the study site; however, considering the size of this feature it is likely to be of geological origin.

#### 4.10 **Historic Landscape**

- 4.10.1 The study site is identified by the Devon Historic Landscape Characterisation (DHLC) as an area of modern enclosure, for those parts of the study site that have had field boundaries removed, and an area of 'Barton Fields' comprising the two rectilinear fields in the north-east.

- 4.10.2 Barton Fields are characterised as relatively large, regular enclosures that are likely to have been laid out between 15<sup>th</sup> to 18<sup>th</sup> centuries. Some curving boundaries may be following earlier divisions in the pre-existing medieval fields (DHLC 2016 online).

#### 4.11 **Assessment of Significance**

- 4.11.1 There are no designated archaeological assets (Scheduled Monuments) within the study site or wider study area.
- 4.11.2 There are no non-designated archaeological assets recorded within the study site.
- 4.11.3 Based on current evidence there is a low-moderate potential for as yet to be discovered archaeological evidence within the study site. This potential is considered to relate to Prehistoric and Roman evidence. A low/nil potential for Saxon/Early-Medieval and Medieval evidence; and high potential for Post-Medieval agricultural evidence is identified.
- 4.11.4 Any Prehistoric and Roman evidence, if present, is likely to comprise cut features and unstratified artefacts within the topsoil. Due to the location of the study site away from the Medieval settlement focus, any later evidence is likely to be limited to former field boundaries, agricultural features (furrows) and a 20<sup>th</sup> century structure shown on historic mapping.
- 4.11.5 In the context provided by the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) and the South West Regional Archaeological Research Framework (Webster 2008) such assets are considered to be of no more than local significance and would not preclude development.

## **5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON ARCHAEOLOGICAL ASSETS**

### **5.1 Site Conditions**

- 5.1.1 The study site was visited on the 11<sup>th</sup> January 2016 (Plates 1-12) and comprised three arable fields in the north-east and a large pasture field in the south-west.
- 5.1.2 The triangular arable field in the north of the study site is relatively level, with a gentle slope to the south (Plates 1-2). The southern and eastern boundaries of the field comprise banks topped with mature hedges and occasional trees. The field boundary to the west, adjacent to the M5, consists of a wooden fence. A slight depression was noted in the area of the above noted LiDAR anomaly (paragraph 4.9.1) in this field; however, little more can be said of this feature.
- 5.1.3 The two rectilinear arable fields in the north-east of the study are relatively level, with a very slight slope down to the south, and are surrounded and partitioned by boundaries that comprise banks topped with mature hedges, trees and scrub (Plates 4 and 6).
- 5.1.4 The disused path along the south-eastern edge of the study site is also defined by banks topped by trees and scrub (Plates 7 and 8). The path is mostly overgrown, with only limited access from Silver Street to the north-west. A small watercourse or drain runs parallel to the south-eastern boundary of this feature.
- 5.1.5 The south-western part of the study site comprises a large undulating pasture field (Plates 9-12). The south-western and north-eastern boundaries of this field are again formed by banks topped with hedges. A small section of wall was also noted in the south-western boundary (Plate 10), but does not correspond to any building shown on historic mapping. The western boundary of this field, adjacent to the M5, was also a wooden fence.
- 5.1.6 No further archaeological finds or features were noted during the site visit.

### **5.2 The Proposed Development**

- 5.2.1 The proposed development is for residential dwellings, with associated access, open spaces, infrastructure and landscaping.

### 5.3 **Impact on Archaeological Assets**

- 5.3.1 There are no designated or non-designated archaeological assets recorded on the study site. Similarly, there are no designated archaeological assets (Scheduled Monuments) recorded in the wider study area, such that the proposed development would have any impact on their physical remains, setting or associated significance.
- 5.3.2 This assessment has established that there is a potential for the study site to contain previously undiscovered archaeological assets. Any evidence, if present, is likely to comprise cut features, unstratified artefacts within the topsoil and features related to agriculture of no more than local significance.
- 5.3.3 The proposed development has the potential to impact on any archaeological evidence present within the study site. However, taking into account the arable use of the study site and the probable historic use of the study site for periodic arable agricultural purposes from the Medieval period onwards, it is likely that any archaeological evidence would have been truncated by ploughing.
- 5.3.4 Given the prospect for development impact on potential assets of local archaeological interest/significance, it is considered that any development impact could be mitigated and the potential archaeological interest of the study site could be addressed by an appropriate programme of archaeological investigation secured by a planning condition.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 This archaeological desk-based assessment considers land 12 hectares in extent at Willand, Devon.
- 6.2 The report forms the desk-based assessment required by paragraph 128 of the NPPF to identify the presence of heritage (archaeological) assets and, where present, to assess impact on their significance. Potential impacts on built heritage are assessed in a separate report.
- 6.3 There are no designated or non-designated archaeological assets recorded on the study site. Similarly, there are no designated archaeological assets (Scheduled Monuments) recorded in the wider study area, such that the proposed development would have any adverse impact on their physical remains, setting or associated significance.
- 6.4 This assessment has established that there is a low-moderate potential for as yet to be discovered archaeological evidence within the study site. This potential is considered to relate to Prehistoric and Roman evidence. A low/nil potential for Saxon/Early-Medieval and Medieval evidence; and high potential for Post-Medieval agricultural evidence is identified.
- 6.5 Any Prehistoric and Roman evidence, if present, is likely to comprise cut features and unstratified artefacts within the topsoil. Due to the location of the study site away from the Medieval settlement focus, any later evidence is likely to be limited to former field boundaries, agricultural features (furrows) and a 20<sup>th</sup> century structure shown on historic mapping. Such evidence is unlikely to be of more than local significance.
- 6.6 Given the prospect for development impact on potential assets of local archaeological interest/significance, it is considered that any development impact could be mitigated and the potential archaeological interest of the study site could be addressed by an appropriate programme of archaeological investigation secured by a planning condition.

## **SOURCES CONSULTED**

### **General**

British Geological Survey  
Cranfield University Soilscales  
Devon Historic Environment Record (HER)  
Devon Record Office  
National Heritage List England  
Historic England Archive  
Mid Devon Local Plan  
National Planning Policy Framework  
National Planning Policy Guidance  
The Hedgerows Regulations 1997

### **Bibliographic and Documentary**

Bampton, J. and Morris, B.	2015	Land off Muxbeare Lane, Willand, Devon
CgMs	2016	Land at Willand, Devon, Heritage Assessment
DCMS	2013	Scheduled Monuments & nationally important but non-scheduled monuments
Enlander, R.	2015	Land to the north of Mid Devon Business Park, Willand. Archaeological desk-based assessment
Exeter Archaeology	1999	An Archaeological Assessment of a Proposed Development at Verbeer Manor, Willand
Fletcher, M. J.	2013	Repair Work to the Churchyard Wall at St Mary the Virgin Church, Willand, Mid Devon
GSB	2014	Land at Stoneshill Farm, Willand Road, Cullompton
Historic England	2015	<a href="https://historicengland.org.uk/listing/the-list">https://historicengland.org.uk/listing/the-list</a>
Hoskins, W. G.	1955	The Making of the English Landscape
Japes, F. E.	1969	History of Willand Village and Church

Jones, P. and Valentin, J.	2006	Archaeological Evaluation at Four Ways Cross, Willand, Devon
MDDC	2006	Willand Conservation Area Appraisal (online)
Pearce, P.	2008	Archaeological Trench Evaluation at Tiverton Junction, Willand Road, Tiverton
Sims, R.	2011	Land at Oakdale, North Jaycroft, Willand, Devon. Results of an archaeological watching brief
Steinmetzer, M.	2008	Archaeological Excavation at Four Ways Cross, Willand, Devon, 2007 (Phase 1)
Stratascan	2015	Geophysical Survey, Willand near Cullompton, Devon
Webster, C.	2008	The Archaeology of South West England. South West Regional Research Framework
Williams, A. and Martin, G. H.	1992	Domesday Book, A Complete Translation
Wooler, F.	2013	Land to the south of Gerston Farm, Willand, Devon. Archaeological desk-based assessment

### **Websites**

Devon County Council HET - <https://new.devon.gov.uk/historicenvironment/>

Devon Historic Landscape Characterisation - <https://www.devon.gov.uk/landscape-characterisation>

Geology of Britain viewer - <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Heritage list for England - <https://historicengland.org.uk/listing/the-list/>

Mid Devon Local Plan - <https://new.middevon.gov.uk/planning-policy/mid-devon-local-plan/>

Soilscapes - <http://www.landis.org.uk/soilscapes/>

The Hedgerows Regulations - <http://www.legislation.gov.uk/ukxi/1997/1160/contents/made>

### **Oasis**

The OASIS (Online AccesS to the Index of archaeological investigationS) number for this assessment is 238515.

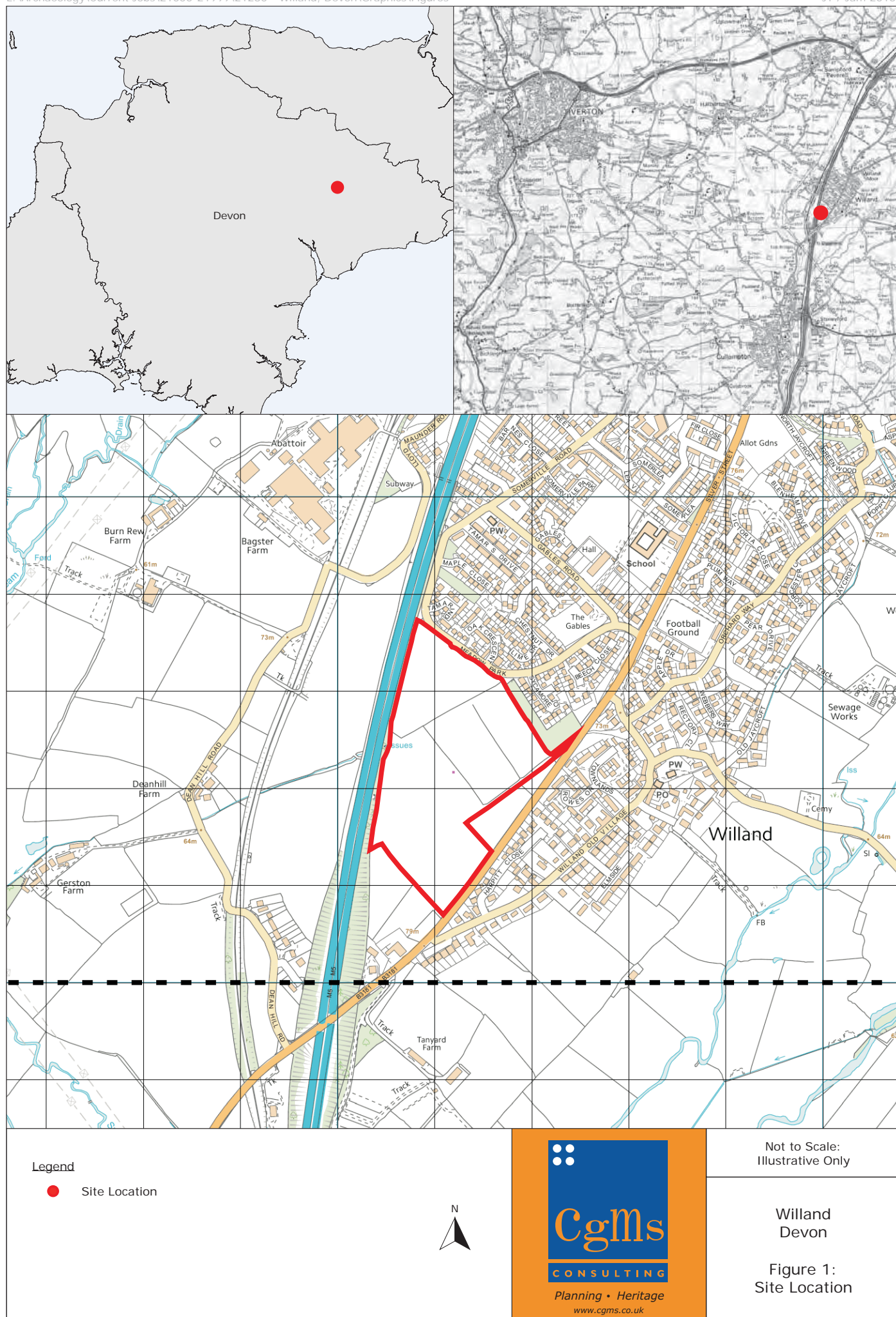


### **Cartographic Sources Consulted**

1765 Benjamin Donn's Map of Devon

1839 Willand Tithe Map

Ordnance Survey, 1889	1: 2500
Ordnance Survey, 1904	1: 2500
Ordnance Survey, 1969	1: 2500
Ordnance Survey, 1978	1: 2500
Ordnance Survey, 1985	1: 2500
Ordnance Survey, 1986	1: 2500
Ordnance Survey, 1987	1: 2500
Ordnance Survey, 1989	1: 2500
Ordnance Survey, 1990	1: 2500
Ordnance Survey, 1994	1: 2500
Ordnance Survey, 1996	1: 2500
Ordnance Survey, 1888	1: 10560
Ordnance Survey, 1906	1: 10560
Ordnance Survey, 1962	1: 10000
Ordnance Survey, 1971-1972	1: 10000
Ordnance Survey, 1980-1988	1: 10000
Ordnance Survey, 1993	1: 10000
Ordnance Survey, 2006	1: 10000
Ordnance Survey, 2015	1: 10000







Legend

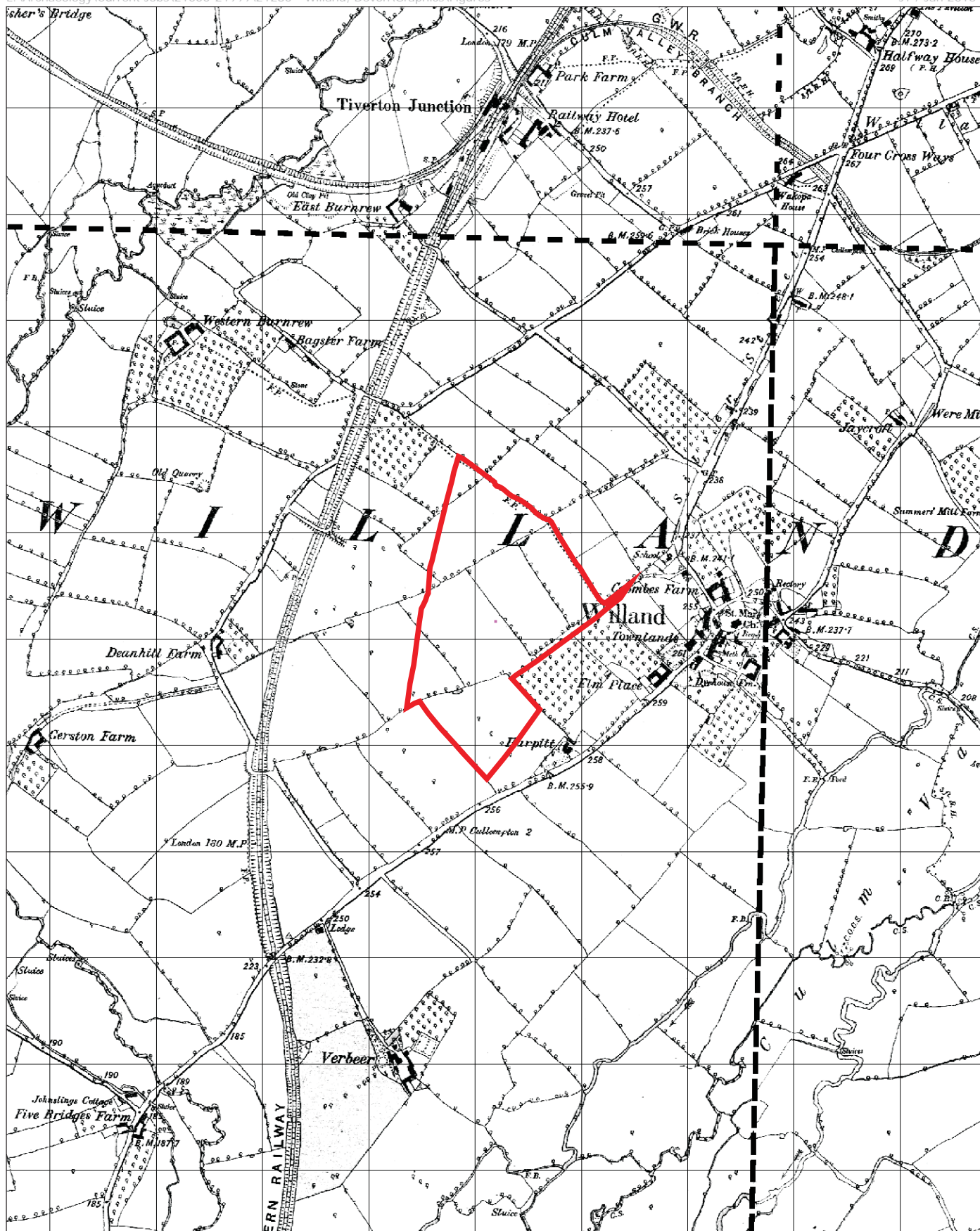
— Site Boundary



Not to Scale:  
Illustrative Only

Willand  
Devon

Figure 2:  
1839 Willand Tithe Map



## Legend

— Site Boundary



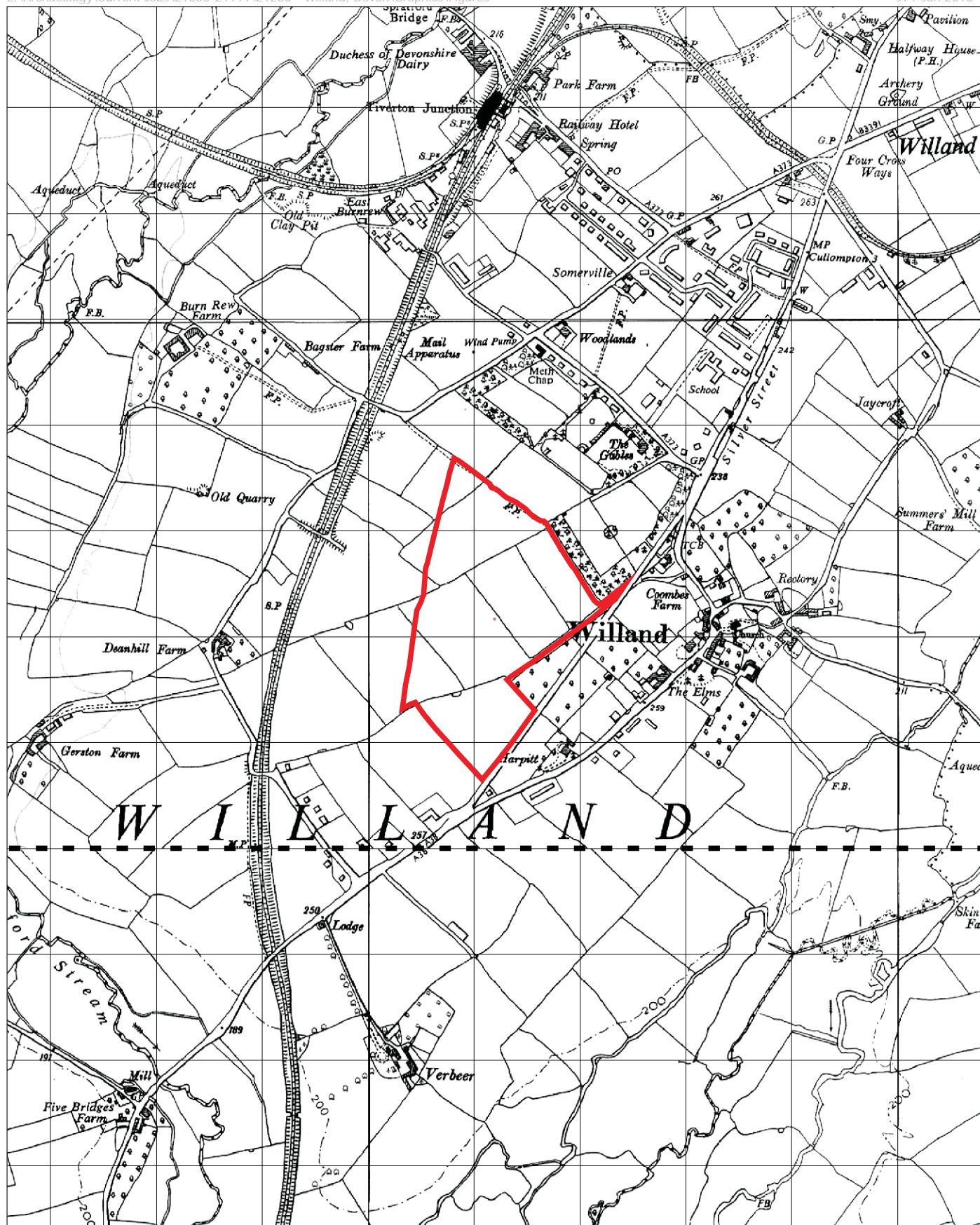
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Not to Scale:  
Illustrative Only

Willand  
Devon

Figure 3:  
1888 Ordnance Survey  
Map





## Legend

— Site Boundary



Not to Scale:  
Illustrative Only

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Devon

Figure 4:  
1962 Ordnance Survey  
Map

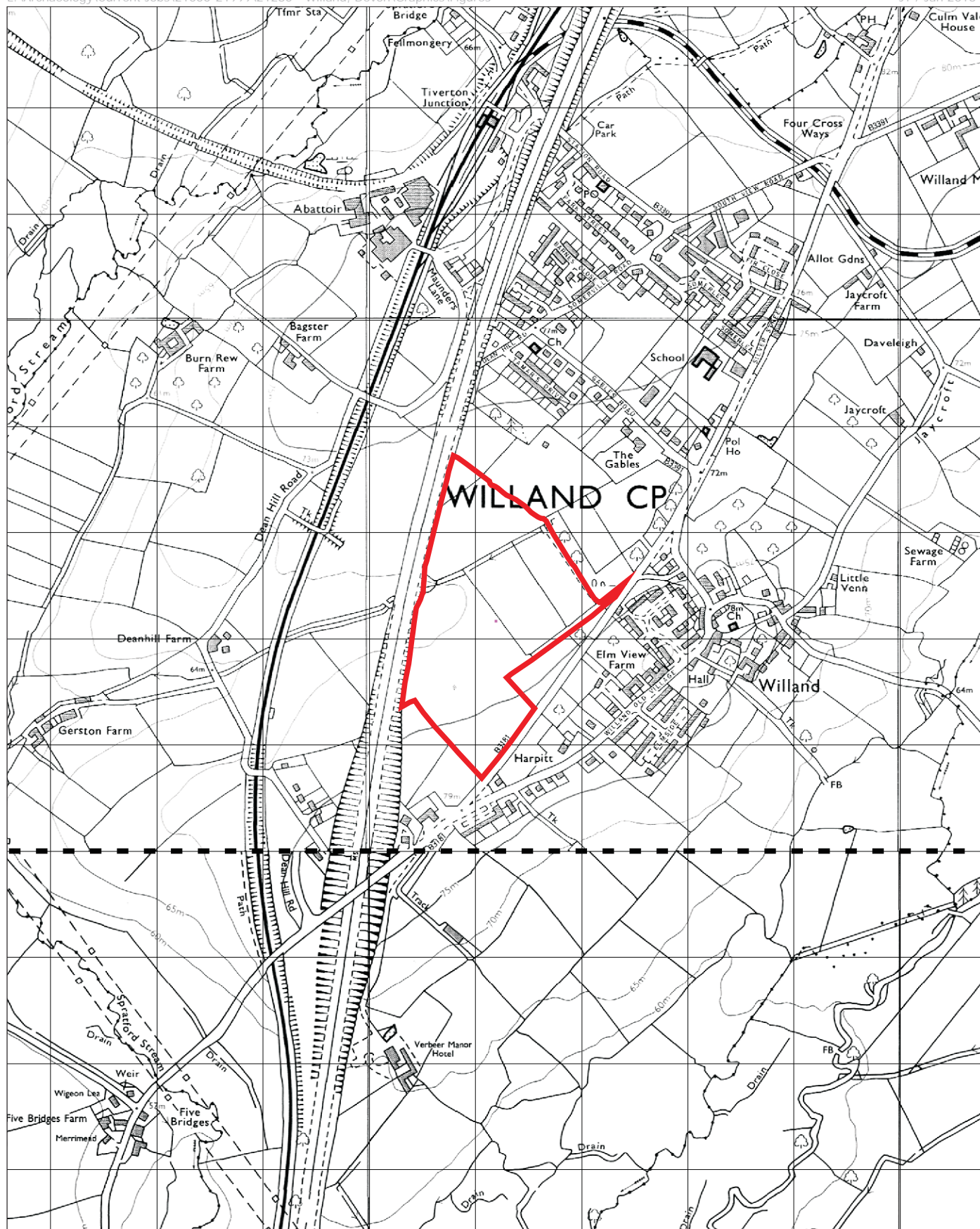


— Site Boundary



Figure 5:  
1971 - 1972 Ordnance  
Survey Map





## Legend

— Site Boundary



Not to Scale:  
Illustrative Only

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Devon

Figure 6:  
1980 - 1988 Ordnance  
Survey Map





Additional information:

Site Boundary

Vertical Exaggeration: 10x  
Light Direction: 357°  
Light Angle: 26°



Project title:  
Willand, Devon



Scale at A3: 1:2500  
0 50 m

Date printed:  
20/01/16

Drawn by: JT  
Checked by: NT

Figure 7: LiDAR data





Plate 1: Looking south-west across the northern part of the study site



Plate 2: Looking north-east across the northern part of the study site



Plate 3: Looking south-east across the eastern part of the study site



Plate 4: Looking south-east along the field bank in the east of the study site





Plate 5: Looking north-west across the eastern part of the study site (western most field)



Plate 6: Looking south-east along the field boundary in the centre of the study site



Plate 7: Looking north-east along the disused path in the south-east of the study site



Plate 8: Looking south-west along the path from Silver Street





Plate 9: Looking north-east from the southern corner of the study site



Plate 10: Looking south-west towards a small section of wall in the south-western boundary



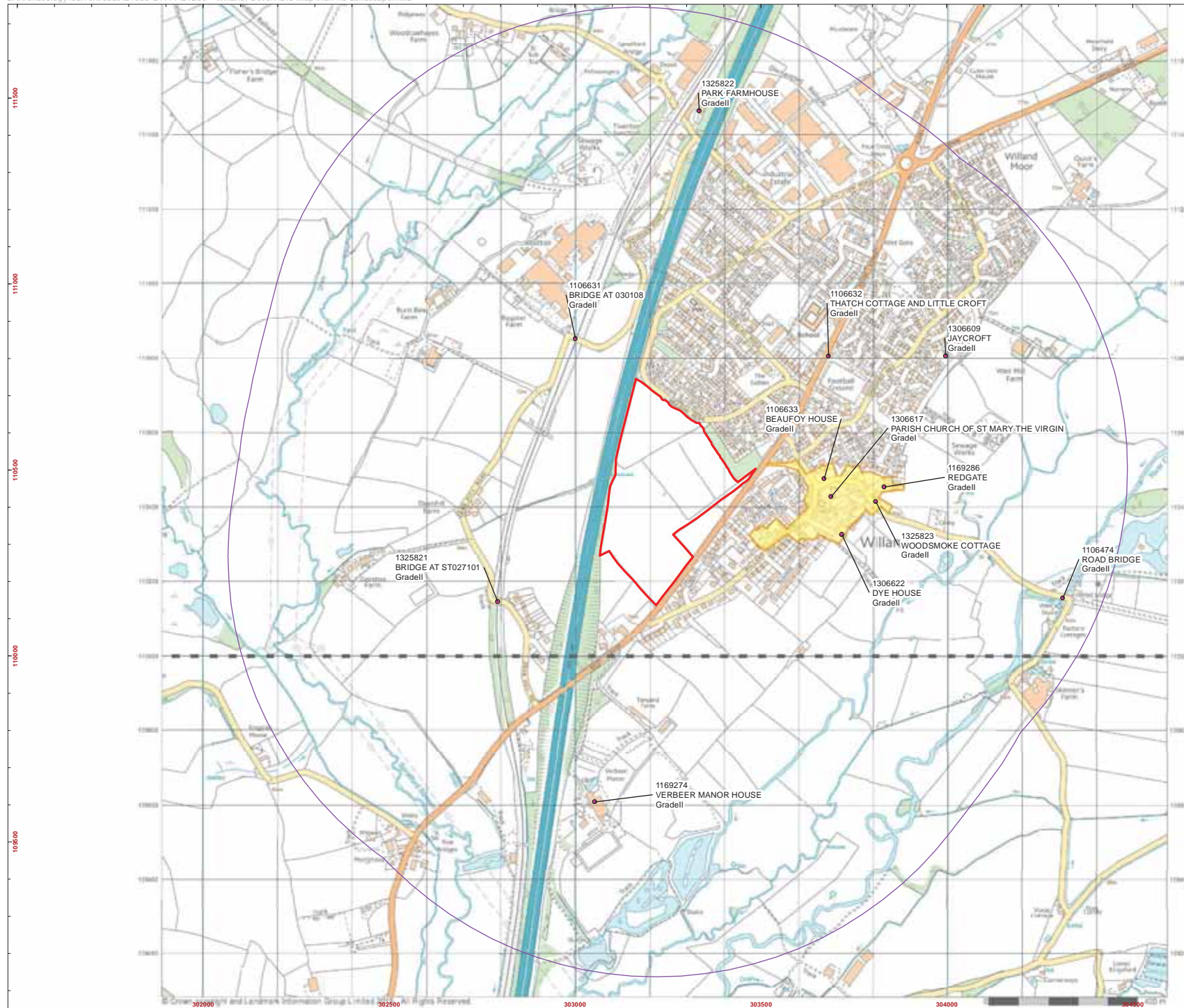
Plate 11: Looking north-east from the high ground across the western part of the study site



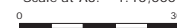
Plate 12: Looking north-east from the north-western corner of the study site

## **Appendix 1**

### Devon Historic Environment Record and Historic England Archive data plots



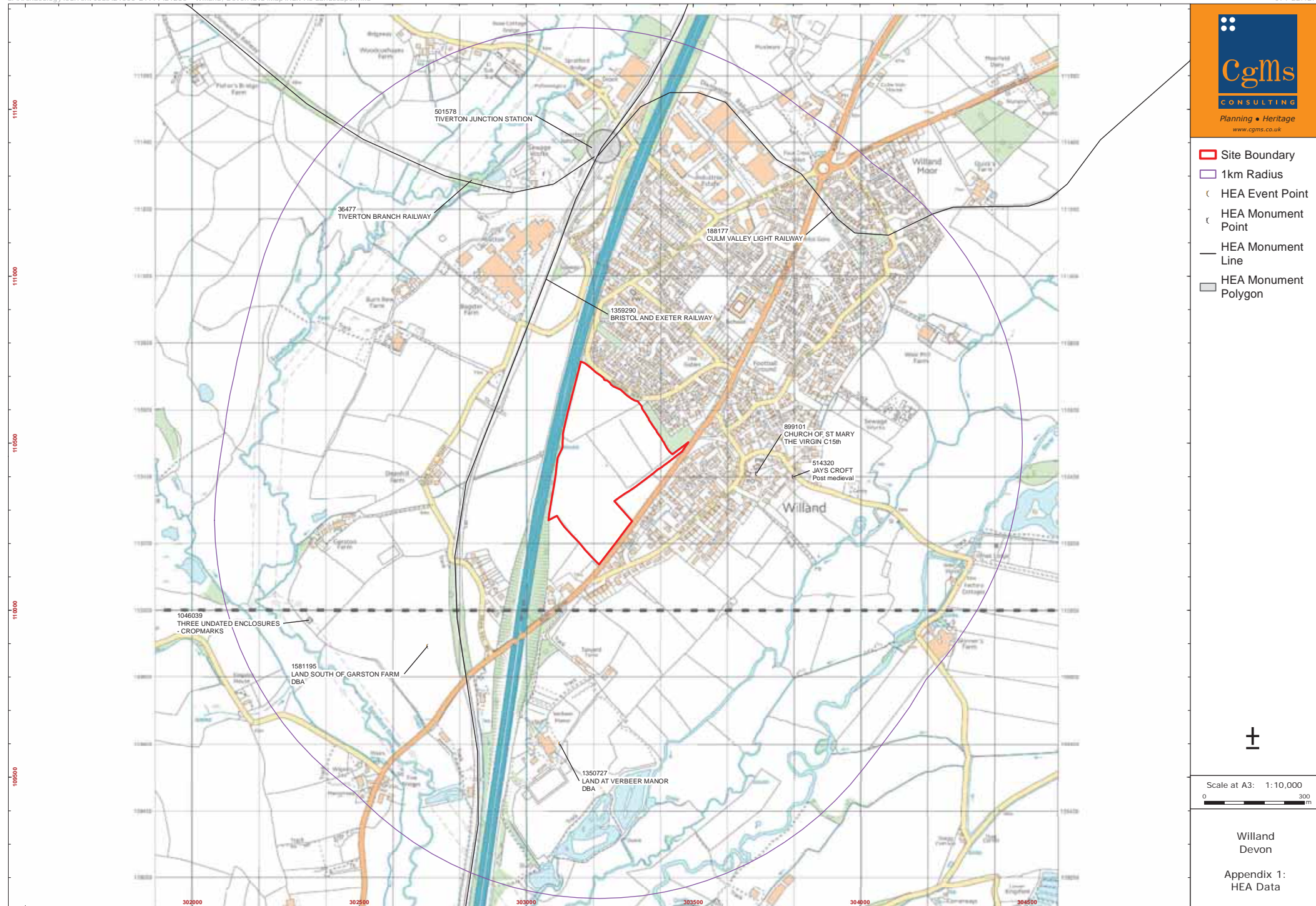
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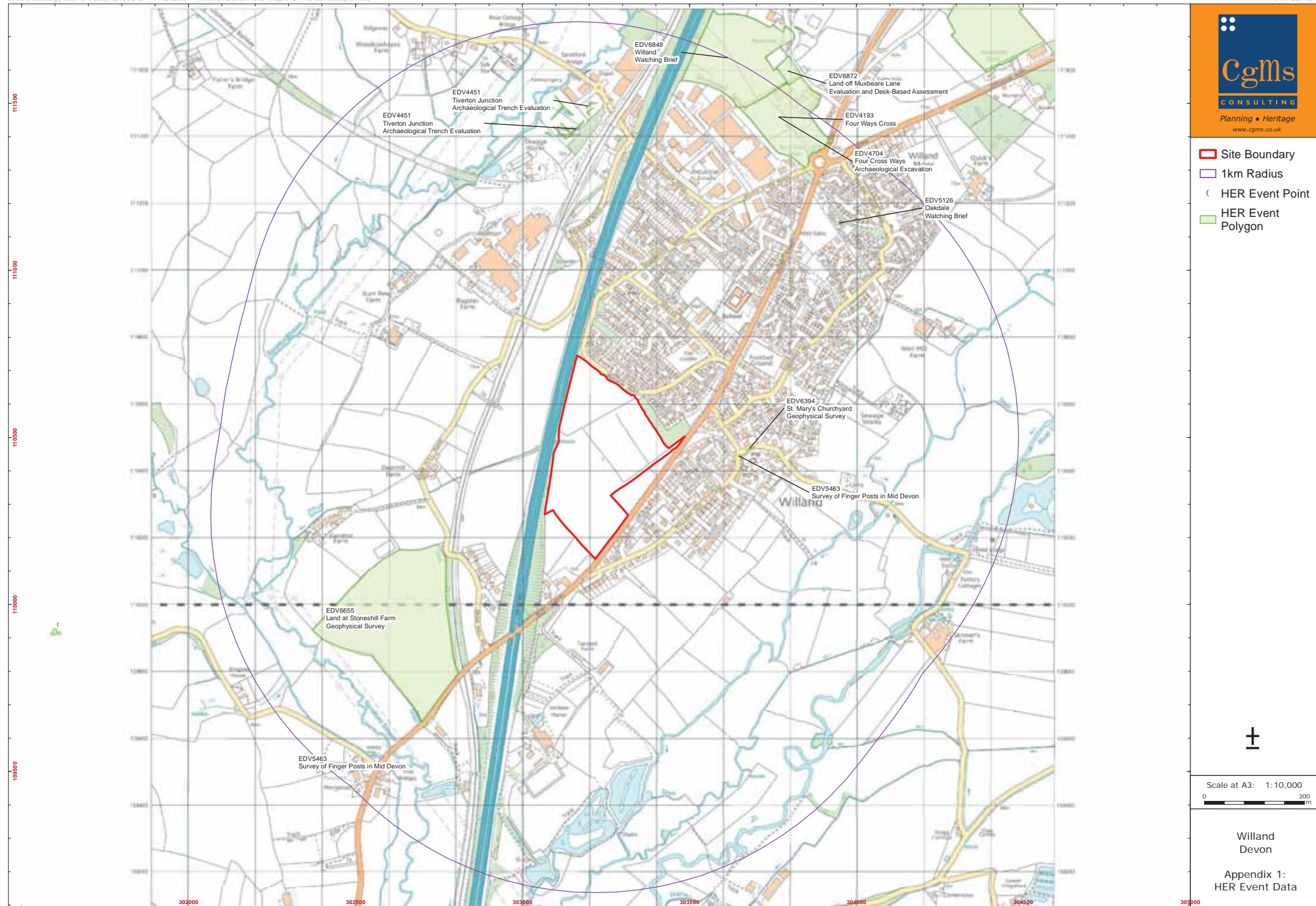
Willand  
Devon

Appendix 1:  
Designated  
Heritage Assets

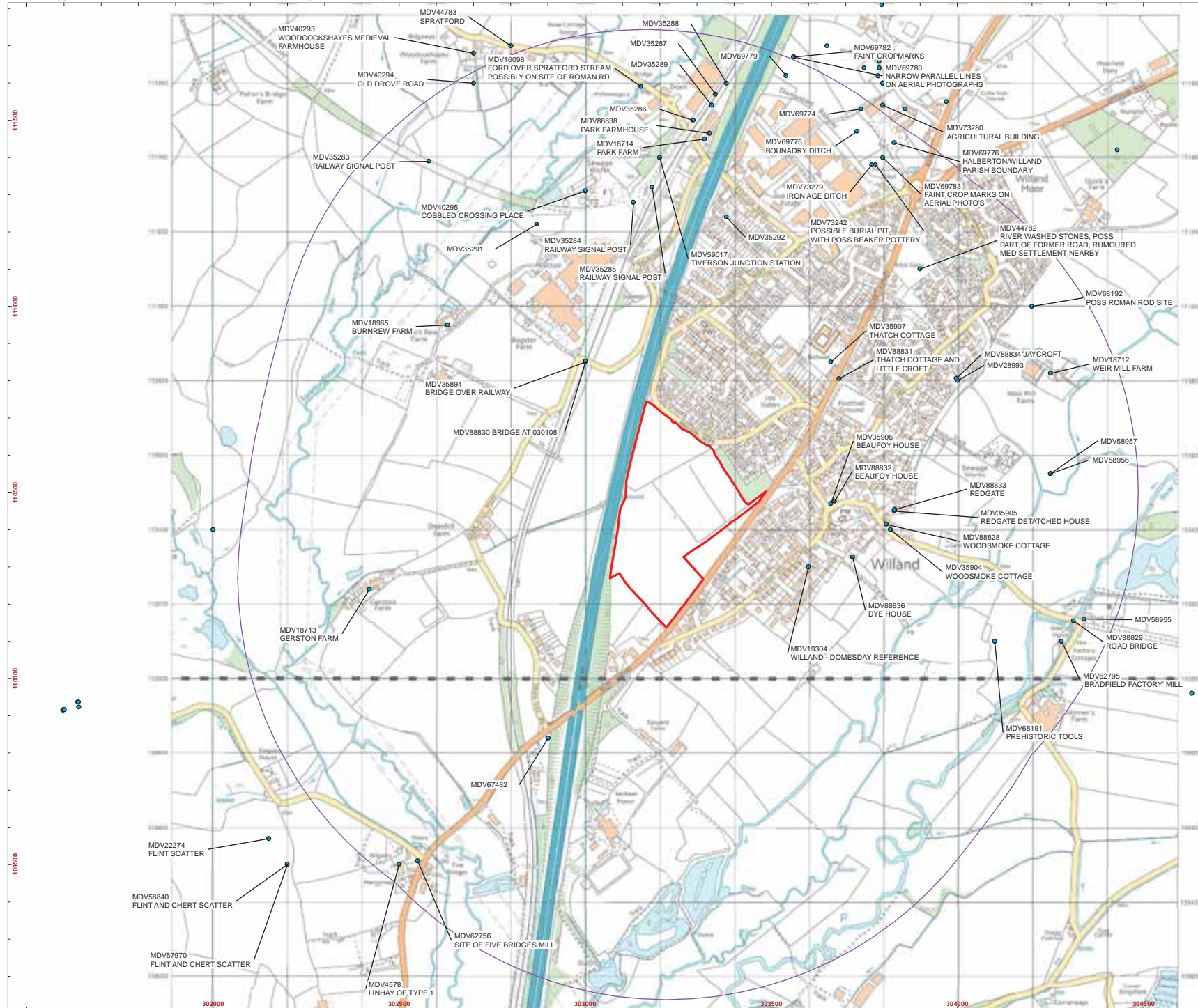












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- Site Boundary
- 1km Radius
- HER Monument Point



Scale at A3: 1:10,000



Willand  
Devon

Appendix 1:  
HER Monument  
Point Data





Cgms

[www.cgms.co.uk](http://www.cgms.co.uk)