



## **ARCHAEOLOGICAL DESK BASED ASSESSMENT**

**LAND AT ROWES FARM  
AISH ROAD  
STOKE GABRIEL  
DEVON TQ9 6RT**

**MATTHEW SMITH BSC MIFA**

**DECEMBER 2010**

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**LAND AT ROWES FARM  
AISH ROAD  
STOKE GABRIEL  
DEVON TQ9 6RT**

**LOCAL PLANNING AUTHORITY:  
SOUTH HAMS DISTRICT  
COUNCIL**

**SITE CENTRED AT:  
SX 84630 57840**

**MATTHEW SMITH BSC MIFA**

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**DECEMBER 2010**

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## **EXECUTIVE SUMMARY**

- Land at Rows Farm, Aish Road, Stoke Gabriel, Devon is proposed for redevelopment.
- A review of an archaeological assessment (CgMs 2009) has been undertaken, considering current development proposals, recent archaeological events and changes of national planning policy which are relevant to the site.
- The site has been found to have no known archaeological potential.
- The current proposed development is unlikely to have a significant archaeological impact.
- No further work is recommended at the site but should further mitigation measure be required by the Local Authority, it is suggested that any further work can follow planning consent secured by an appropriately worded condition.



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

- 1.1 This archaeological desk-based assessment has been researched and prepared by Duncan Hawkins and reviewed by Matthew Smith of CgMs Consulting on behalf of Midas Homes.
- 1.2 The assessment considers land at Rows Farm, Aish Road, Stoke Gabriel, Devon. The site is centred at National Grid Reference SX 84630 57840 (Fig 1).
- 1.3 The site has been the focus of a previous archaeological desk based assessment (CgMs 2009) in which the site was found to have a low/no archaeological potential. The report was submitted to the Devon Archaeological Officer advising the Local Authority who agreed that no further archaeological work at the site was necessary.
- 1.4 Midas Homes are preparing a revised planning application for residential housing at the site. Aware that the new development proposals have the potential for a wider archaeological impact than outlined in the previous assessment, and of the need to provide up to date archaeological information to enable an informed planning decision, as well as of a recent change in national planning policy regarding heritage, Midas Home have asked CgMs to revise the previous document.
- 1.5 Therefore, in accordance with Government national Planning Policy Statement PPS5, Planning for the Historic Environment, and local and regional planning policy, this desk based assessment has been undertaken in order to establish the below ground archaeological potential and interest of the site. This study will also assess the additional archaeological impact of the new proposed development and provide guidance on a programme of works to satisfy any future planning conditions.
- 1.6 The assessment comprises an examination of evidence in the Devon Historic Environment Record (HER), which considers the results of nearby archaeological investigations, incorporates published and unpublished material and charts historic land-use through a map regression exercise.
- 1.7 As a result, the assessment enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and/or archaeological solutions to the potential identified.

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

- 2.1 In March 2010 the Department for Communities and Local Government (DCLG) published Planning Policy Statement, PP5 Planning for the Historic Environment.
- 2.2 PPS5 sets out Government's national planning policies on the conservation of the historic environment. The policies in the PPS are a material consideration which must be taken into account in development management decisions.
- 2.3 Annex 2 of PPS5 defines as a "Heritage Asset", *'a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions'*; heritage assets are also defined as *'valued components of the historic environment'*.
- 2.4 In short, government policy provides a framework which:
- Has a presumption in favour of the conservation of designated Heritage Assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);
  - Protects the settings of designated heritage assets;
  - Takes into account the desirability of sustaining and enhancing the significance of heritage assets;
  - Requires applicants to provide proportionate information on heritage assets affected by their proposals and an assessment of the impact of the proposed development on the significance of those heritage assets;
  - Accepts that where the loss of whole or part of a heritage asset's significance is justified, provision must be made for the recording of assets and publication of the resulting evidence.
- 2.5 The relevant Development Plan framework is provided by the Written Statement Devon Structure Plan 2001 to 2016, 8 October 2004 Policies and Proposal Adopted by the Four Structure Plan Authorities. The Plan contains the following policy which provides a framework for the consideration of development proposals affecting archaeological and heritage features.

### **ARCHAEOLOGY**

#### **POLICY CO8 (POLICY C12 REVISED)**

#### **INTERNATIONALLY, NATIONALLY AND REGIONALLY IMPORTANT ARCHAEOLOGICAL SITES AND THEIR SETTINGS, WHETHER SCHEDULED MONUMENTS OR UNSCHEDULED,**

**WILL BE PRESERVED. OTHER IMPORTANT SITES AND THEIR SETTINGS SHOULD BE PRESERVED WHEREVER POSSIBLE, AND IN CONSIDERING PROPOSALS FOR DEVELOPMENT WHICH WOULD HAVE AN ADVERSE IMPACT ON THEM, THE IMPORTANCE AND VALUE OF THE REMAINS WILL BE A DETERMINING FACTOR. WHERE A LACK OF INFORMATION PRECLUDES THE PROPER ASSESSMENT OF A SITE OR AREA WITH ARCHAEOLOGICAL POTENTIAL, DEVELOPERS WILL BE REQUIRED TO ARRANGE APPROPRIATE PRIOR EVALUATION IN ADVANCE OF ANY DECISION TO AFFECT THE SITE OR AREA. WHERE THE LOSS OF AN ARCHAEOLOGICAL SITE OR AREA IS ACCEPTABLE, PROPER PROVISION FOR ARCHAEOLOGICAL EXCAVATION AND RECORDING WILL BE REQUIRED.**

- 2.6 The South Hams Local Plan (1989-2001) covers the area of the South Hams district that is outside of Dartmoor National Park and was adopted in April 1996. The policy relevant to archaeology on the site is Policy SHDC20, this states:

**SHDC 20: ARCHAEOLOGY AND ANCIENT MONUMENTS**

- 1. PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR DEVELOPMENT WHICH WOULD DAMAGE OR DESTROY A SCHEDULED ANCIENT MONUMENT OR OTHER IMPORTANT ARCHAEOLOGICAL SITE, OR DETRACT FROM ITS SETTING.**
- 2. WHERE APPROPRIATE THE COUNCIL WILL:-**
  - (a) REQUIRE PROSPECTIVE DEVELOPERS TO ARRANGE FOR AN ARCHAEOLOGICAL FIELD EVALUATION OF A SITE TO BE CARRIED OUT BEFORE ANY DECISION ON A PLANNING APPLICATION IS TAKEN, AND/OR**
  - (b) SEEK AN AGREEMENT WITH DEVELOPERS IN ORDER TO ENABLE ARCHAEOLOGICAL INVESTIGATION OF A SITE TO TAKE PLACE BEFORE DEVELOPMENT, AND/OR**
  - (c) IMPOSE A CONDITION ON A PLANNING APPROVAL REQUIRING REASONABLE ACCESS DURING DEVELOPMENT TO OBSERVE AND RECORD ITEMS OF INTEREST.**

**Notes**

***Sites appropriate for evaluation or investigation***

The Council will seek the advice of the County Council, which has specialist officers to deal with archaeology, to determine whether or not the prior evaluation or investigation of a site is appropriate. Those responsible for the County Sites and Monuments Register receive a weekly list of all planning applications. Any development affecting a Scheduled Ancient Monument, and any significant redevelopment within a Conservation Area, will be subject to specific consultation with the County Council over the need for archaeological investigation.

***Scheduled Ancient Monuments***

Sites of National Importance are scheduled by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979. Normally Scheduled Monument Consent is required for works affecting such monuments, application being made to the Secretary of State direct.

- 2.7 A brief for an archaeological desk based assessment was originally prepared by the Devon County Council Archaeological Development Control Officer for South Hams (Graham Tait) on 15th July 2009 (Ref: ARCH/dc/sh/14863). This revised assessment will adhere to the aims and methodology specified by that brief.

### **3.0 GEOLOGY AND TOPOGRAPHY**

- 3.1 Analysis of geological records suggests there are no superficial geological deposits present on the study site. The nearest such deposits lay to the north west of the site and are directly associated with the Hackney Creek, a tributary of the River Dart which flows from north-east to south-west to its confluence with the Dart. These superficial deposits comprise narrow deposits of Head and alluvium directly associated with fluvial deposition by the Creek.
- 3.2 The study site is principally underlain by the 'Brixham limestone formation' (limestone) with a narrow band of the 'St Mary's Bay member' deposit along the southern edge of the site (mudstone and limestone interbedded).
- 3.3 The study site is located on gently rising ground (from 46.19m AOD on the south to 51m AOD on the north) at the east edge of the sharp decline of the miniature valley of the Hackney Creek, which forms part of the wider valley of the River Dart.
- 3.4 There are no water courses or bodies of water within the study site.

#### 4.0 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND** **Including Map Regression Exercise.**

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 - | Present |

- 4.1 A review (12/11/10) of a 1km search area of the Devon Historic Environment Record (HER) centred on the site was undertaken to reveal any additional archaeological information generated since the production of the previous assessment. The search again revealed that there has been a complete absence of modern archaeological fieldwork in the immediate vicinity of the site. In this context it should be noted that almost the entire built area of Stoke Gabriel was developed prior to the publication of PPG16 in 1990 and the adoption of the Devon and South Hams archaeological policies.

#### 4.2 **Prehistoric and Roman**

- 4.2.1 There are no finds of Palaeolithic, Mesolithic, Neolithic or Bronze Age material recorded within a 1km radius of the study site.
- 4.2.2 A mixed assemblage of approximately 40 sherds of middle to late Iron Age and Roman pottery possibly associated with a bone implement (HER Ref: 58761) is recorded from Vicarage Close, Stoke Gabriel, just over a kilometre south west of the study site. The find was made on the top of a small circular 'hillock' above the 45m contour which is surrounded by lower (and falling) ground on all four sides and which overlooks the large natural inlet on the River Dart at Stoke Gabriel. This 'hillock' which would have formed a naturally defensive site is also the focus of two local place names 'Borough' and 'Berry Parks' which may indicate the presence of former defensive earthworks. The findspot of the Iron Age and Roman pottery at Stoke Gabriel is therefore

topographically quite dissimilar to the study site. No further finds of Iron Age or Roman material are recorded within a 1km radius of the study site.

- 4.2.3 During the later Prehistoric and Roman periods the study site is likely to have lain in agricultural land or woodland. Overall the archaeological potential of the study site for these periods can probably be defined as low, though evidence for agricultural activity might conceivably be represented.

#### 4.3 **Anglo Saxon and Medieval**

- 4.3.1 There are no archaeological finds of Anglo Saxon or medieval date recorded in the Devon HER within a 1km radius of the study site.
- 4.3.2 Stoke Gabriel Church (St Gabriel) is recorded in the Domesday Survey of 1073 and the first vicar to be recorded, Clement de Langford is recorded in 1283.
- 4.3.3 The village core lies well to the south of the study site and it appears unlikely that any Medieval village settlement extended as far north as the study site
- 4.3.4 Overall the archaeological potential of the study site for these periods must be defined as very limited, though evidence for land division and agricultural activity might conceivably be represented.

#### 4.4 **Post Medieval**

- 4.4.1 The Devon HER for a 1km research entry around the site is dominated by Post Medieval and Modern entries. However, analysis of these indicates that none has any relevance of any kind for the study sites archaeological potential (HER 15491, limekiln; HER 39221, House; HER 39276, House; HER 39277, House; HER 39278, House; HER 39279 House; HER 39280, Cottage; HER 39281, Cottage; HER 47053, Chapel; HER 47054, Vicarage; HER 60873, Quarry; HER 64074, Beebole; HER 641112, Beebole; HER 68840, Crownley Lane Mine Shaft; HER 72035, Stoke Gabriel).
- 4.4.2 The First Edition Ordnance Survey of 1888 (Fig. 2) shows the study site to comprise elements of three fields with a barn at the centre of the junction of three field boundaries and two small outbuildings on the Aish Road frontage toward Rows Farm itself.
- 4.4.3 In 1906 (Fig. 3) and 1933 (Fig. 4) the study site was unchanged from 1888.

- 4.4.4 Between 1933 and 1954 (Fig. 5) one of the field boundaries within the site was removed, together with the southernmost ancillary buildings on the Aish Road frontage. In 1959 (Fig. 6), 1962 (Fig. 7) and 1970 (Fig. 8) the study site was largely unchanged from 1954, though by 1959 the surviving small outbuilding on the Aish Road frontage is recorded as removed. In fact this building still survives as a ruin.
- 4.4.5 Between 1970 (Fig. 8) and 1989 (Fig. 9), the existing southern boundary of the site was formed. Subsequently the site has remained unchanged (Fig. 10).
- 4.4.6 Overall the archaeological potential of the study site for these periods can be defined as low residing entirely in the existing three field boundaries, barn, ruined outbuilding and former outbuilding location.



## **5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT**

### **5.1 Site Conditions**

- 5.1.1 The study site currently comprises of parts of two agricultural fields, (formally parts of three fields), which contain a local style limestone built barn of late Post Medieval/early modern origin, a ruined outbuilding on the Aish Road frontage opposite Rows Farm and the site of a former outbuilding also on the Aish Road frontage (Fig. 11, Plate 1).
- 5.1.2 Past archaeological impacts will in general relate to past agricultural activity. Ploughing and harrowing could potentially have had a moderate but widespread archaeological impact.
- 5.1.3 In the area of the existing barn and former outbuildings footings may have had an extremely localised archaeological impact.

### **5.2 The Proposed Development**

- 5.2.1 Current proposals are to redevelop the site for residential purposes with associated access roads, parking and gardens (Fig. 12).
- 5.2.2 The development of the site will entail the cutting of new foundations, services and access roads.
- 5.2.3 The available evidence suggests that the proposed development will have neither a significant or widespread archaeological impact.

## **6.0 CONCLUSIONS AND RECOMMENDATIONS**

- 6.1 A review of the archaeological information and national, regional and local planning policy has been undertaken for the site at Rows Farm, Aish Road, Stoke Gabriel, Totnes, Devon, TQ9 6RT, centered at SX 8463 5784.
- 6.2 The site is proposed for residential development and Midas Homes have accordingly asked to provide an up to date archaeological assessment to enable an informed planning decision.
- 6.3 A 1km radius search of the Devon HER centred on the site was again undertaken and similarly revealed a complete absence of modern archaeological fieldwork in the area of the study site.
- 6.3.1 Such archaeological evidence as is available which suggests that the study site has a low archaeological potential for all past periods of human activity with only evidence for agricultural activity and land division likely to be represented.
- 6.3.2 The study site is over 1km to the north east of known foci of Iron Age and Roman activity and in a completely different type of topographical location to that focus.
- 6.3.3 Development proposals are likely to impact sub surface horizons. However, on the basis of all the available evidence the proposed development is considered unlikely to have the potential to have either a significant or widespread archaeological impact.
- 6.3.4 It has been previously agreed with the Local Authorities archaeological advisor that no further archaeological work was required on the site. This review has uncovered no further archaeological evidence to suggest that the extended site area has any additional archaeological potential.
- 6.3.5 No further archaeological work is recommended but should any further archaeological mitigation measures be required, it is suggested that these could follow planning consent secured by archaeological planning condition.

## **SOURCES CONSULTED**

### **General**

British Library

[http://genuki.cs.nd.ac\\_uk/Dev/StokeGabriel/#Biography](http://genuki.cs.nd.ac_uk/Dev/StokeGabriel/#Biography)

### **Unpublished Reports**

CgMs 2009. Land at Rows Farm, Aish Road, Stoke Gabriel: Archaeological Desk Based Assessment.

### **Cartographic**

Ordnance Survey, 1888

Ordnance Survey, 1906

Ordnance Survey, 1933

Ordnance Survey, 1954

Ordnance Survey, 1959

Ordnance Survey, 1962

Ordnance Survey, 1970

Ordnance Survey, 1989

### **Acknowledgements**

The assistance of Graham Tait and Marrina Neophytou of Devon County Council in the production of this report is gratefully acknowledged.



 Site Location





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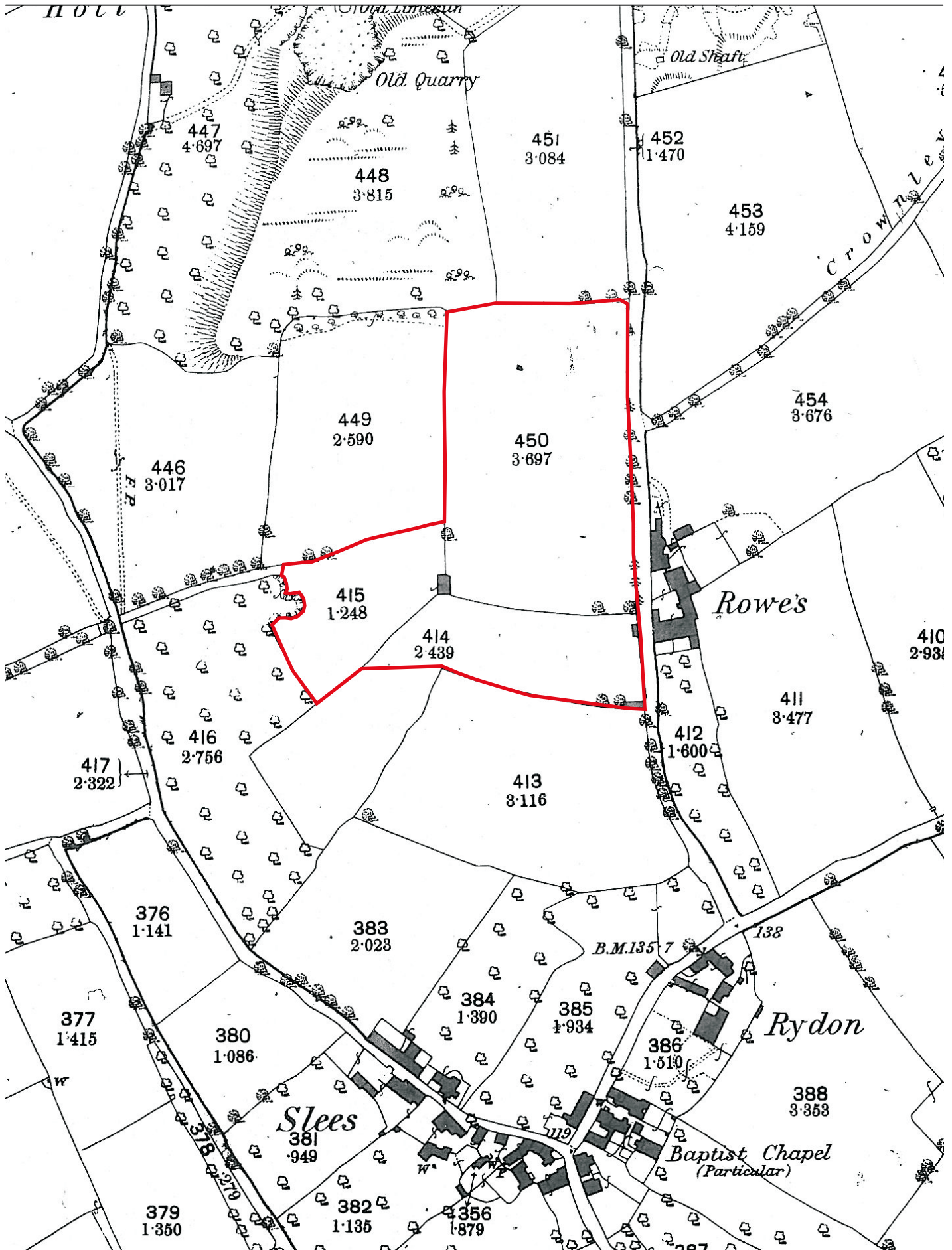
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Figure 1: Site Location





Site location



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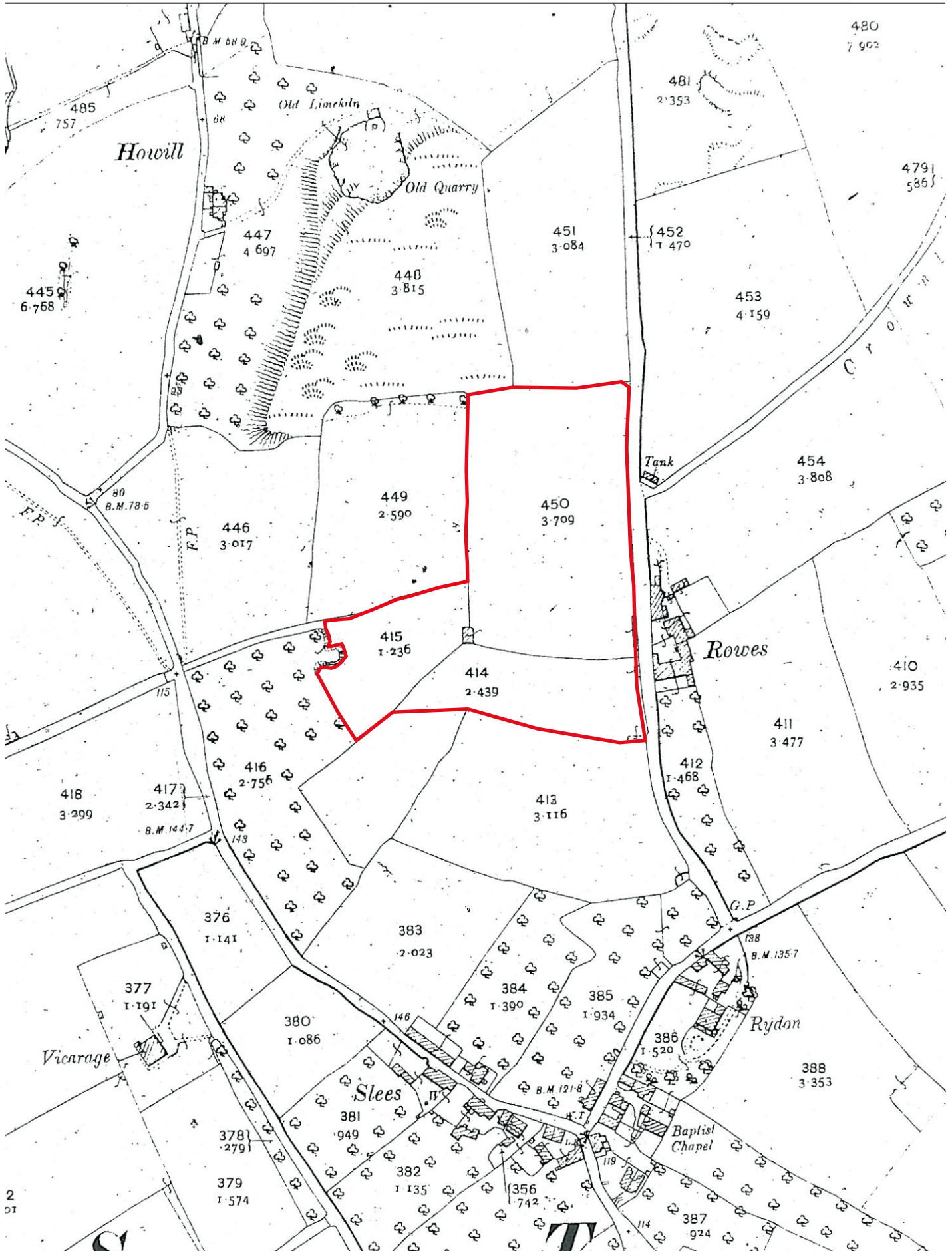
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Figure 2: Ordnance Survey, 1888






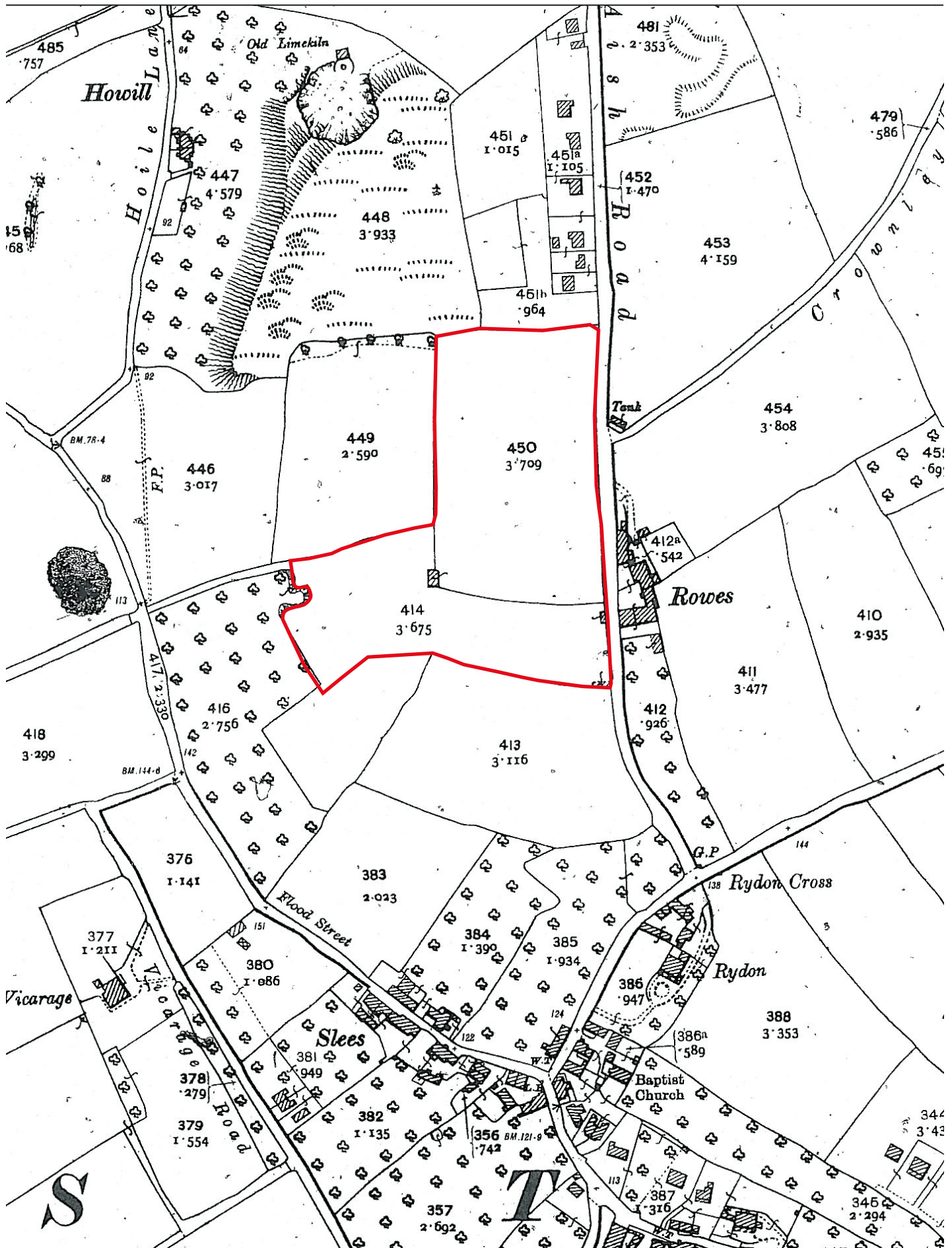
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Figure 3: Ordnance Survey, 1906





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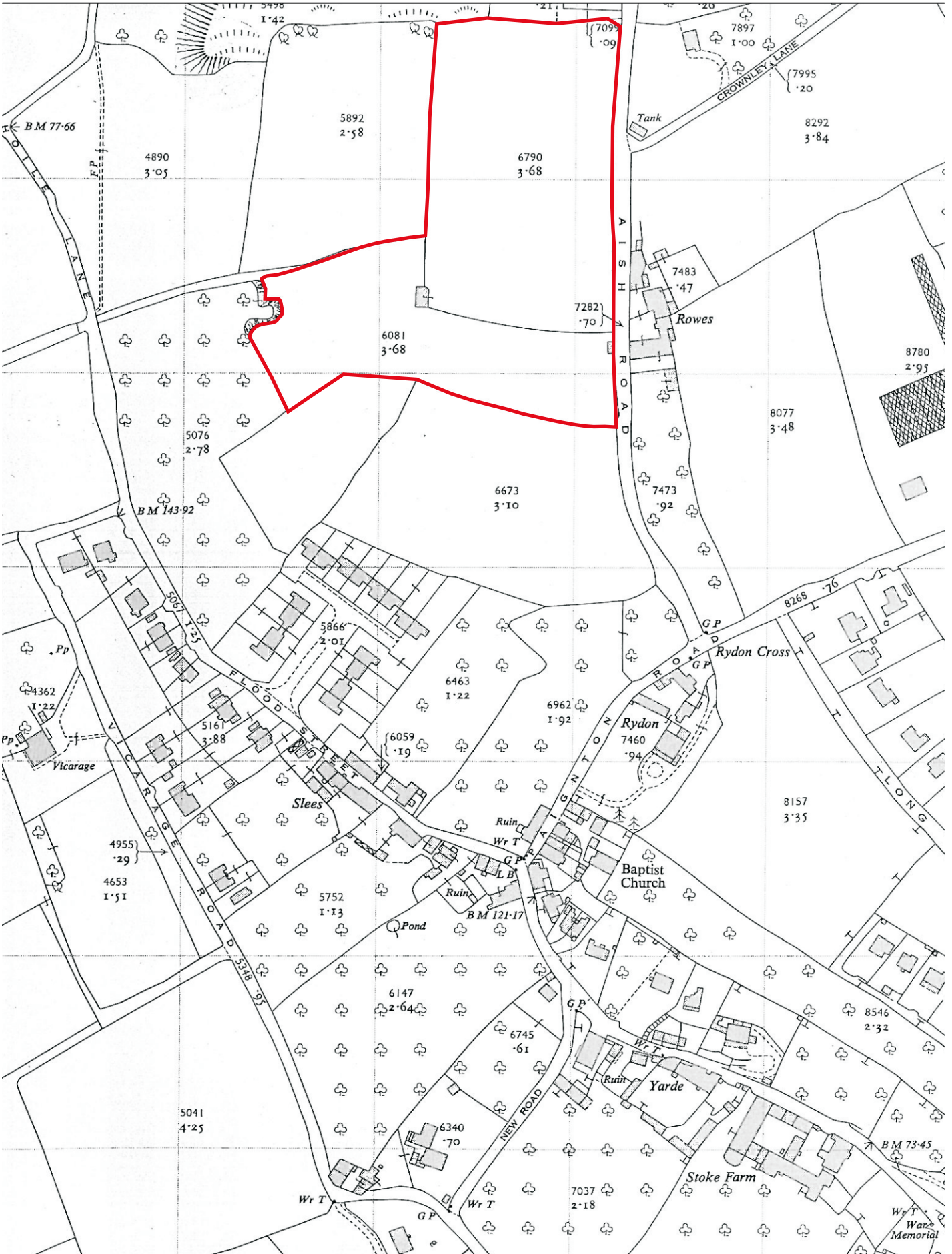
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Figure 4: Ordnance Survey, 1933





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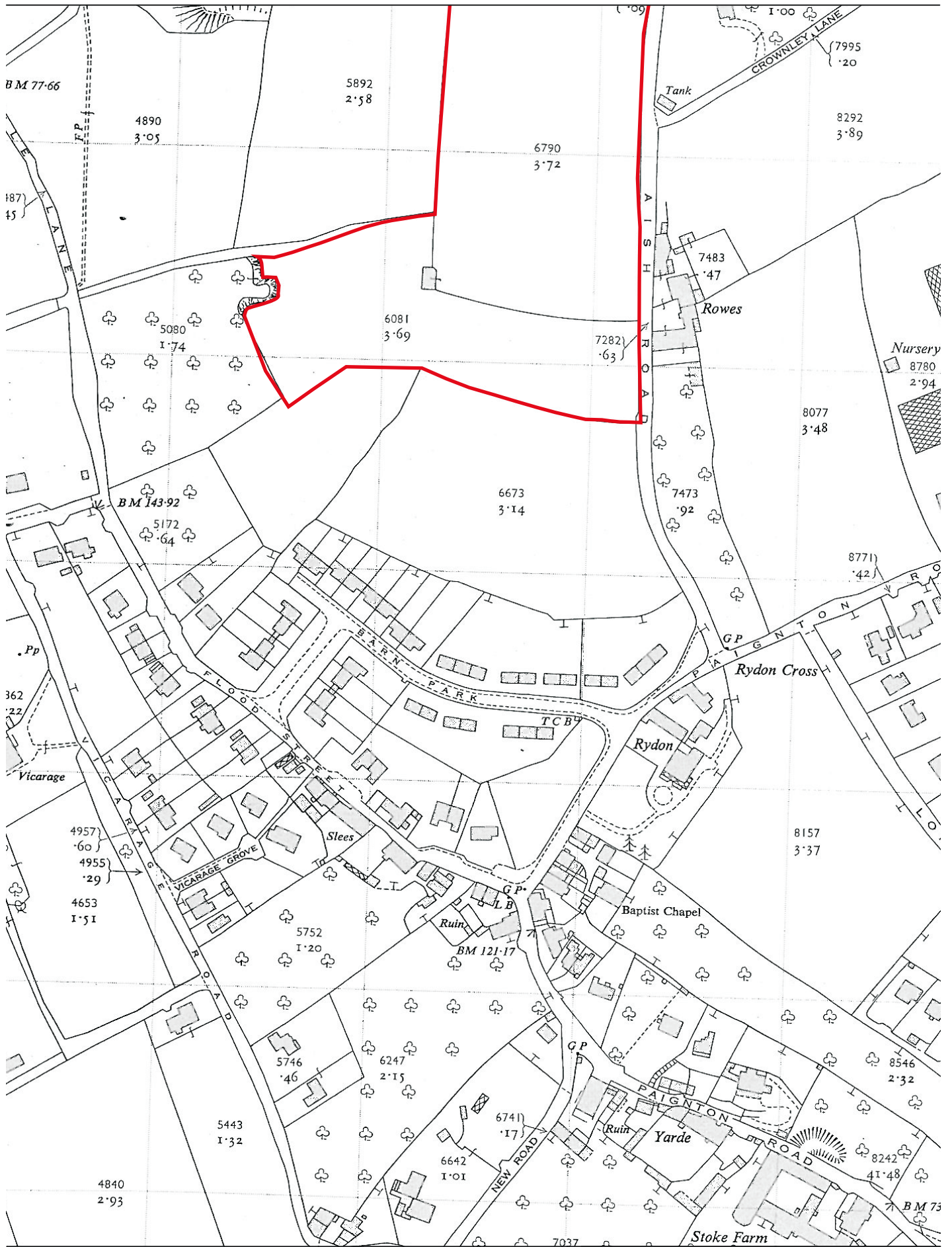
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Figure 5: Ordnance Survey, 1954





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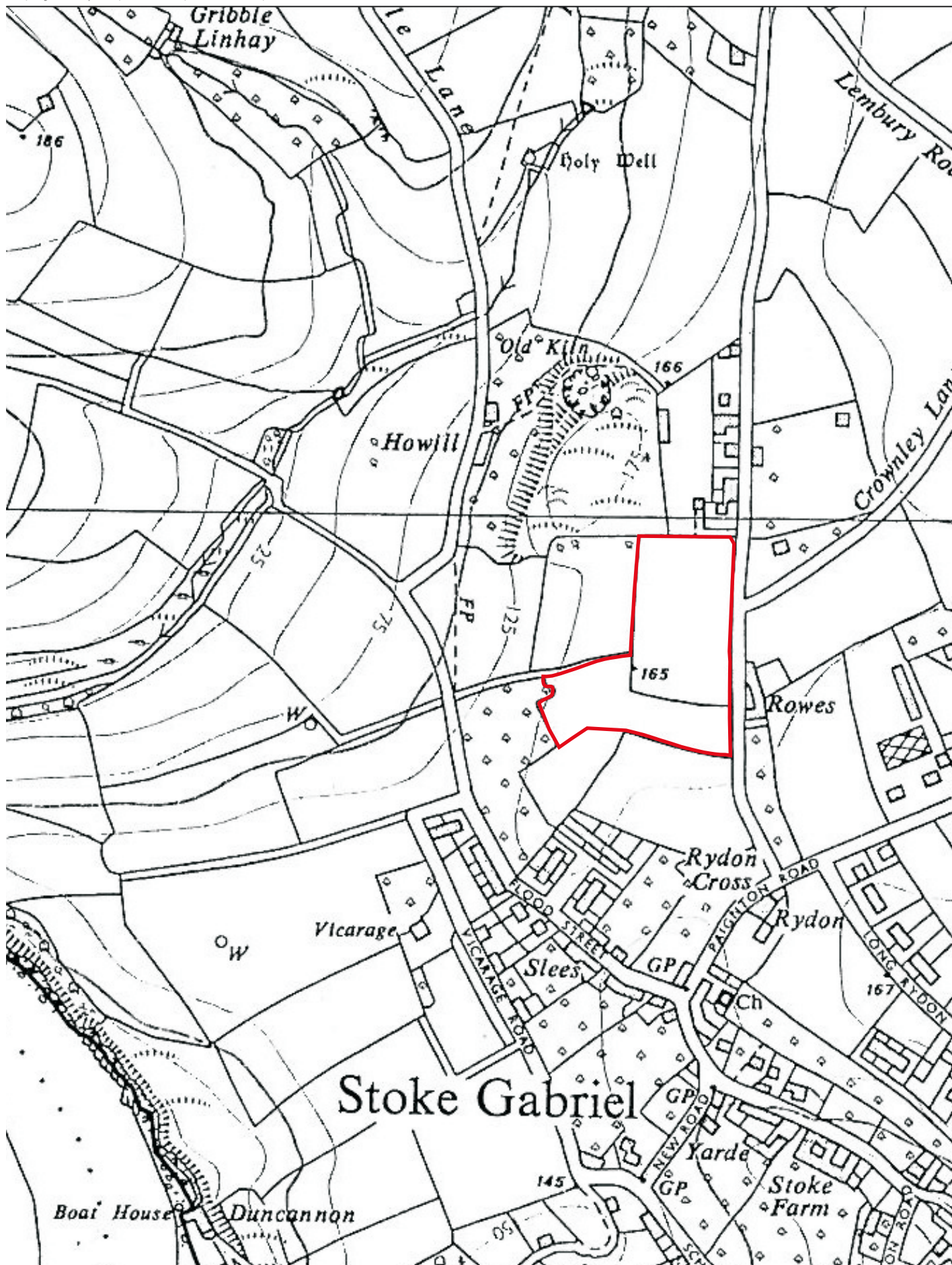
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Figure 6: Ordnance Survey, 1959





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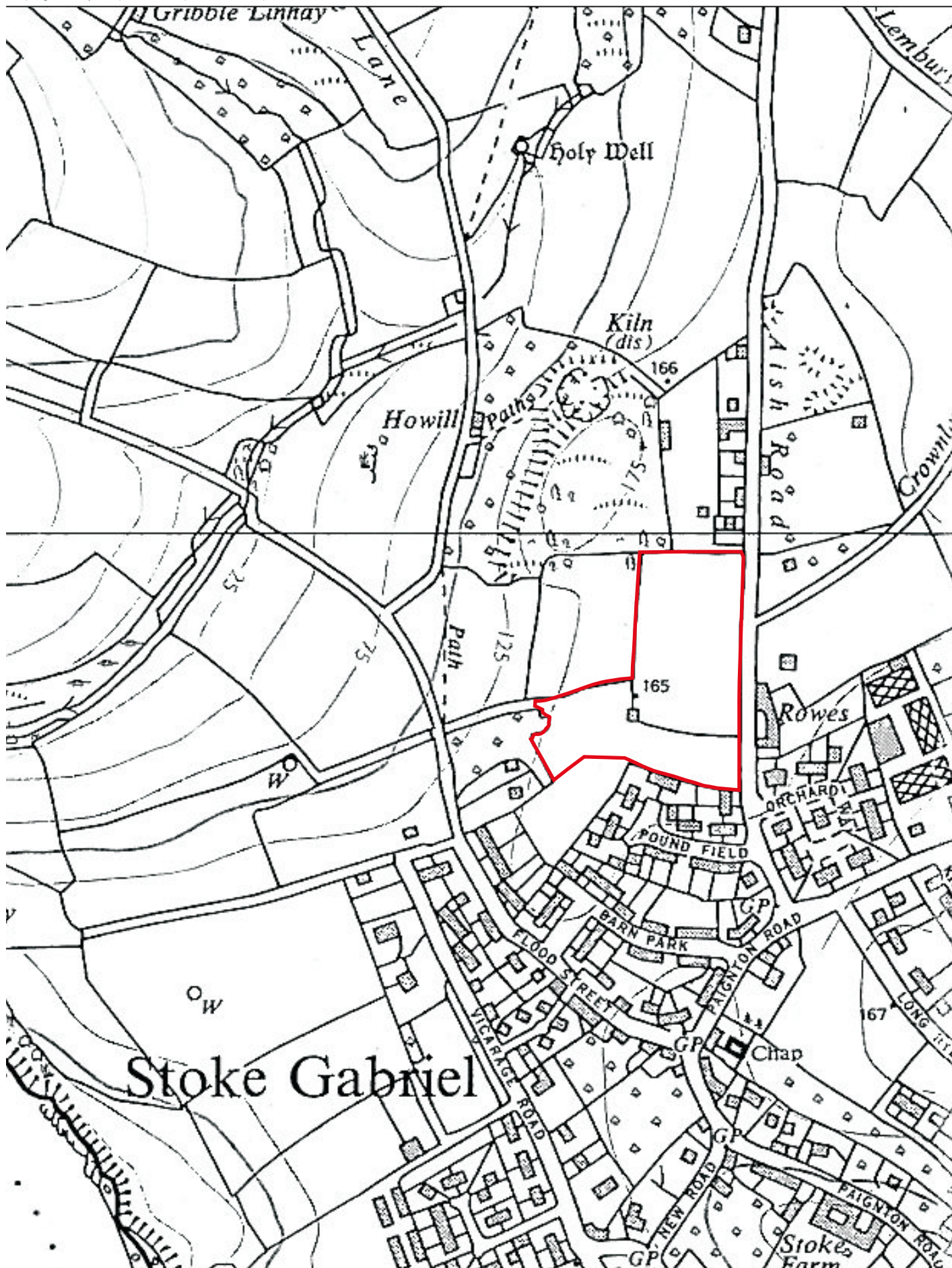
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Figure 7: Ordnance Survey, 1962





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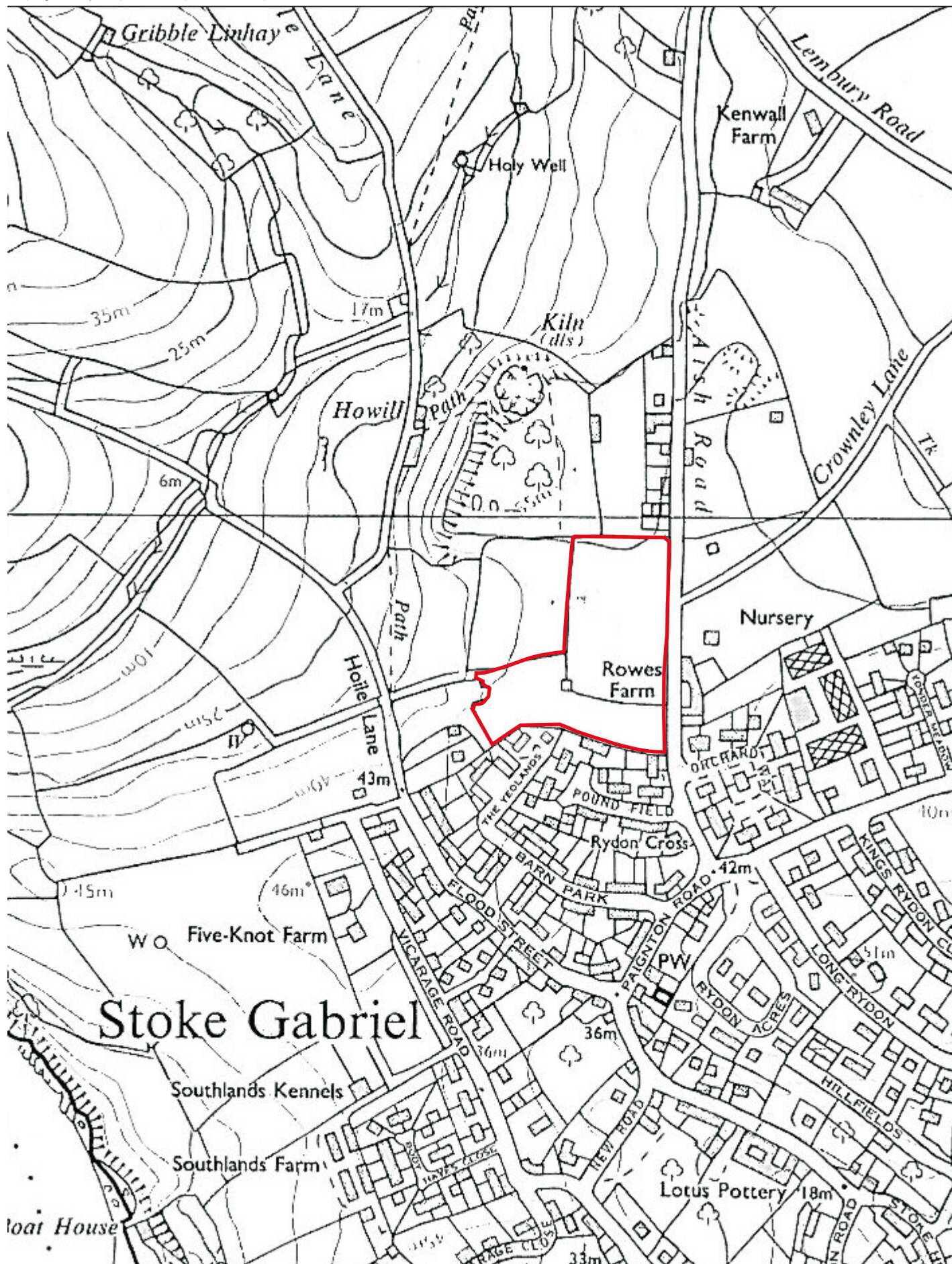
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Figure 8: Ordnance Survey, 1970





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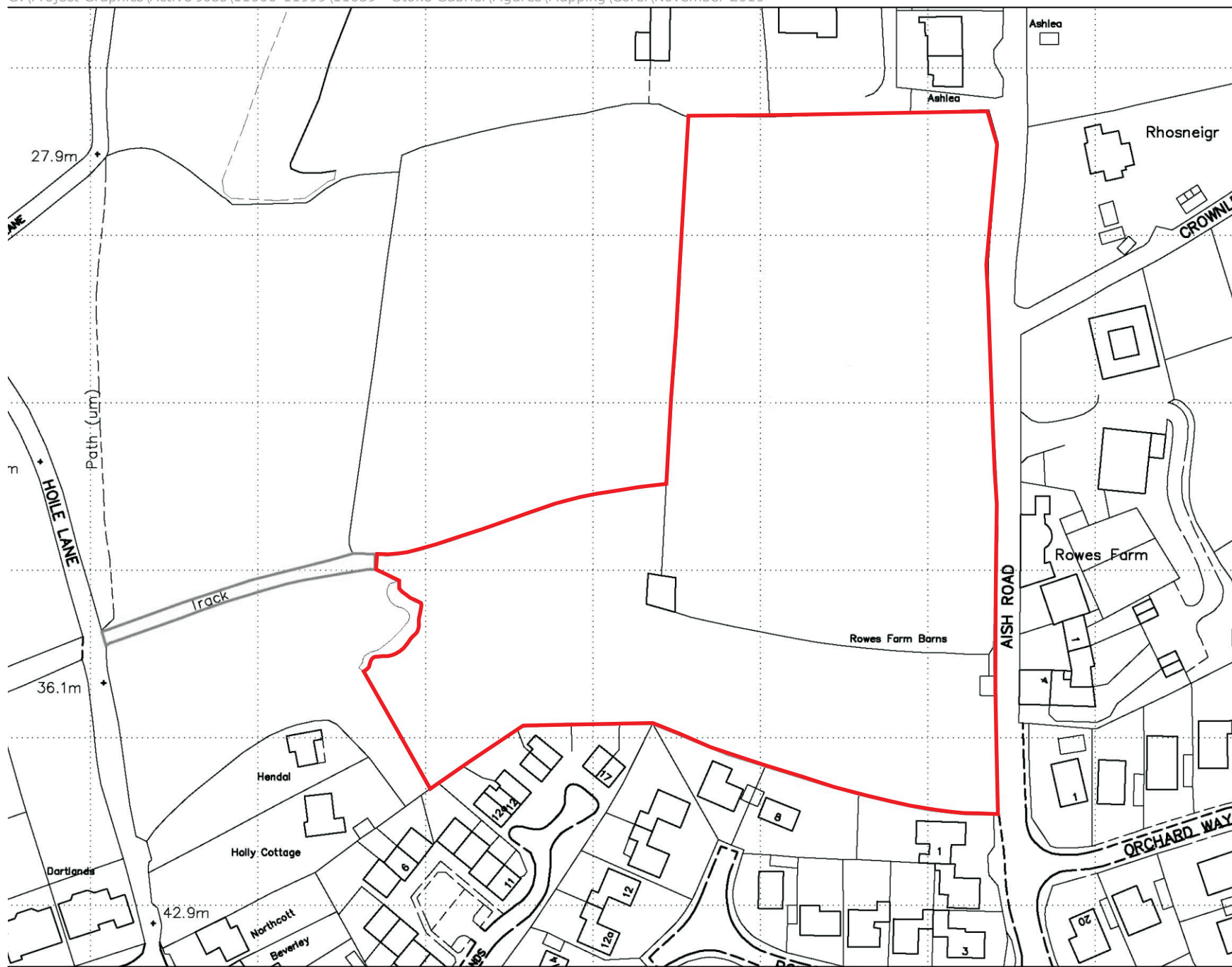
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Figure 9: Ordnance Survey, 1989





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Figure 10: Ordnance Survey, 2009



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Figure 11: Topographic Survey





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Site Boundary

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Figure 12: Proposed Development



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Plate 1: Google Earth, 2009



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