

Bradworthy, Devon
Archaeological Desk-
Based Assessment

Client: SAVILLS INCORPORATING SMITHS GORE

AB Heritage Project No:10727

Date: 29/01/2016

Bradowrthy, Devon Archaeological Desk-Based Assessment

Client Savills incorporating Smiths Gore
Project Number 10727
Prepared By Zoe Edwards
Illustrated By Zoe Edwards
Approved By Andy Buckley & Hannah Simpson

Rev Number	Description	Undertaken	Approved	Date
1.0	DRAFT	ZE	AB	23/12/2015
1.1	FINAL	ZE	HS	12/01/2016
1.2	MINOR AMENDMENTS	ZE	HS	12/01/2016
1.3	AMENDMENTS BASED ON NEW PROPOSED SITE LAYOUT PLAN	ZE	HS	29/01/16

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

Enquiries To:

AB Heritage Limited (Head Office)

Caerus Suite, 150 Priorswood Road,

Taunton, Somerset, TA2 8DU

Email: info@abheritage.co.uk

Tel: 03333 440 206



CONTENTS

1.	Introduction.....	2
1.1	Project Background	2
1.2	Site Location & Description.....	2
1.3	Geology & Topography.....	2
1.4	Proposed Development	2
2.	Aims & Methodology	3
2.1	Aims of Works	3
2.2	Methodology of Works	3
2.3	Consultation.....	4
2.4	Assessment of the Cultural Heritage Resource	4
2.5	Impact Assessment Criteria.....	5
2.6	Limitations	7
3.	Planning & Legislative Framework	8
3.1	Introduction.....	8
3.2	Statutory Protection for Heritage Assets.....	8
3.3	National Planning Policy.....	8
3.4	North Devon Local Plan, Chapter 5: The Environment	9
3.5	The Torridge District Local Plan	10
4.	Archaeological Resource Baseline.....	12
4.1	Statutory Designated Features	12
4.2	Non-Statutory Designated Features	12
4.3	Historic Environment Record Data.....	13
4.4	Previous Archaeological Works in the Study Area.....	13
4.5	Archaeology & History Background	13
4.6	Historic Map Sources.....	15
4.7	Site Visit.....	17
5.	Archaeological Potential & Mitigation	22
5.1	Known Heritage Resource.....	22
5.2	Past Impacts within the Site Boundary	22
5.3	Potential Archaeological Resource.....	23
5.4	Predicted Impact of Proposed Development	23
6.	References.....	25
6.1	Documentary, Cartographic & Photographic Sources	25

6.2 Online Sources 25

PLATES

Plate 1: The 1843 Tithe Map of Bradworthy (Part 1), showing the area of the proposed development site in red

Plate 2: The 1884 First Edition OS Map of Devonshire, Sheet XXXIX.NW, showing the area of the proposed development site in red (© Crown Copyright 2015. Ordnance Survey Licence Number 100050237)

Plate 3: 1963 OS Map, showing the area of the proposed development site in red (© Crown Copyright 2015. Ordnance Survey Licence Number 100050237)

PHOTOS

Photo 1: The view of the western field at the proposed development site, from its north-western corner

Photo 2: Bank and ditch along the northern boundary of the western field at the proposed development site

Photo 3: The spring in the north of the eastern field, looking east

Photo 4: Looking north-east from the north of the eastern field, showing the earthwork features in the foreground

Photo 5: The view of the north of the eastern field at the proposed development site, showing a narrow walkable route from the north to the east of the field

Photo 6: The view of the east of the eastern field from the north, showing a bank on the northern hedge and tree-lined boundary

Photo 7: Earthwork feature seen in the south-west of the eastern field, looking south-west from the north-east

FIGURES

Figure 1: Site Location

Figure 2: Map of Cultural Heritage Features

Figure 3: Site Visit Map

APPENDICES

Appendix 1 Gazetteer of Cultural Heritage Features 27

EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Savills incorporating Smiths Gore to produce an Archaeological Desk-Based Assessment ahead of a proposed housing development in Bradworthy, Torridge, Devon.

This assessment has reviewed all of the known cultural heritage features within a 500m study area around the proposed development site boundary in order to gain an understanding of the potential for the presence of archaeological features within the site boundary, and the potential impact of the proposed development upon these.

Based on the known and potential archaeological resource identified within and around the site, along with predicted past impacts within the limits of the site, it has been concluded that there is a potential for the presence of previously unrecorded cultural heritage features within the boundary of the proposed development site. These may relate to undated features which were identified within the site during the site visit [AB 11 – 13], some of which may relate to the agricultural history of the site.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Savills incorporating Smiths Gore to produce an Archaeological Desk-Based Assessment to cover proposed housing development at Bradworthy, Torridge, Devon.
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site consists of two adjacent fields on the north-eastern edge of Bradworthy village, north Devon, with an approximate centre point of SS 32636 14368.
- 1.2.2 The smaller of the two fields is the most westerly field, and the eastern field encloses it on the north, west, and south.
- 1.2.3 The north and west of the site is bound by Mill Road which leads north-east from the centre of Bradworthy, while the south and east of the site is bound by arable farmland and farm buildings (Figure 1).

1.3 Geology & Topography

- 1.3.1 The proposed development site is situated upon Bude Formation sandstone. This sedimentary bedrock was formed during the 309 to 313 million years ago in the Carboniferous Period, when the local environment was dominated by sub-aqueous slopes. No superficial deposits are recorded for this area (BGS 2015).
- 1.3.2 The gradient at the proposed development site increases from c.170m above OD at the south-western corner of the proposed development site, to c. 180m above OD at the north and eastern sides of the site. The lowest point is the south-eastern corner, which lies at 160m above OD.

1.4 Proposed Development

- 1.4.1 The proposed development consists of plans to construct 28 new houses, with associated access ways, an allotment to the north of the site, and a drainage swale in the east. The plans referred to in this document are dated 12th January 2016.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving cultural heritage resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Devon Historic Environment Records (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The Historic England website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 10th December 2015
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
 - Information on heritage assets recorded on the Devon HER
 - Readily accessible information on the site's history from readily available historic maps and photographs

- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation

- 2.3.1 On 1st December 2015, Bill Horner (County Archaeologist; Devon County Council) confirmed to Zoe Edwards (Assistant Heritage Consultant; AB Heritage) that a 500m study area would be suitable for this study.

2.4 Assessment of the Cultural Heritage Resource

- 2.4.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

- 2.4.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.4.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Savills incorporating Smiths Gore, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (December 2015) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 North Devon Local Plan, Chapter 5: The Environment

- 3.4.1 The North Devon Local Plan was adopted in 2006. It is expected that this Plan, along with the Torridge District Local Plan (below) will be replaced by the emerging North Devon and Torridge Local Plan 2011 – 2031 in Spring 2016.

Policy ENV13: Locally Important Archaeological Remains

‘1. Development that would harm the remains or setting of a locally important archaeological site, either recorded on the county site and monuments record or identified as a result of prior archaeological investigation, will only be permitted where:

- A) The economic or social benefits provided by the development outweigh the value of the site or feature;*
- B) Appropriate provision is made to an archaeological examination and recording of the site or features;*
- C) And any harm is minimised*

2. Where development is permitted, arrangements will be sought to secure the provision and management of public accessibility and interpretation of any archaeological remains or features relating to the development site’.

Policy ENV16: Development in Conservation Areas

‘Development within or affecting a Conservation Area will only be permitted where it preserves or enhances the character or appearance of the area’.

Policy ENV17: Listed Buildings

‘Development affecting a Listed Building will only be permitted where it preserves the architectural or historic interest of the building, its features and its setting’.

Policy ENV18: Locally Important Buildings

‘Development which harms the historical or architectural character or appearance of a building which is included on the list of locally important buildings will only be permitted where:

- A) The economic or social benefits provided by the development outweigh any harm to the historical or architectural value of the building;*

B) *There are no alternative and less harmful solutions.*

3.5 The Torridge District Local Plan

Policy ENV1: Conservation Interest

(1) *Development will be expected to effect the following:*

- a) *to protect or enhance the distinctive architectural, historical, archaeological, geophysical, landscape, geological, ecological, and hydrological attributes, characteristics, and features of the area; and*
- b) *to incorporate conservation and where possible enhancement measures within the overall scheme design, layout, and phasing where an appropriate assessment establishes conservation priorities; and*
- c) *to maintain or where possible enhance biodiversity, the richness of wildlife habitats, and the variety of natural interest.*

(2) *Where the benefits of development outweigh the conservation interest, built and /or natural environmental loss and disturbance shall be minimised and any mitigation measures required to offset such effects may be secured by a planning condition or by a planning obligation.*

Policy ENV2: Development affecting Historic Buildings and Structures

(1) *Development proposals, including works, that affect a Listed Building or its setting will be determined having regard to the desirability of preserving the building, its setting, or any features of special architectural or historic interest that it possesses.*

(2) *Development affecting a building of local importance will be permissible provided that the general architectural or historic character will not be harmed and the removal of features that contribute to the character, appearance, and architectural or historic interest will be avoided.*

Policy ENV3: Development affecting Conservation Areas

(1) *Development within a Conservation Area, or affecting its setting or views into or out of the area, will be permissible where:*

- a) *it preserves or enhances the special character or appearance of the Conservation Area; and*
- b) *important features are retained and enhancements are incorporated where agreed; and*
- c) *it does not involve demolition of important buildings or structures unless it is demonstrated clearly that they cannot be preserved intact and that there is no scope for beneficial use.*

(2) *Development involving demolition within a Conservation Area will be permitted only where appropriate redevelopment proposals have been agreed and implementation secured within an agreed timescale.*

Policy ENV4: Archaeological Preservation

(1) Development will be permissible provided that:

- a) nationally important archaeological remains and their settings are not affected adversely; and*
- b) archaeological remains of local importance are preserved in situ with appropriate restoration or enhancement; and /or*
- c) where physical preservation cannot be achieved and the case for the development outweighs the case for preservation, appropriate arrangements are made for the examination, recording, and reporting of the remains prior to and during development.*

(2) Where archaeological potential is suspected, a planning condition will be imposed to require that adequate provision shall be made for assessment, recording, and reporting of archaeological remains discovered during development, and for their physical preservation where appropriate.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There are no known statutory designated features within the boundary of the proposed development site.

Within the Study Area

- 4.1.2 There are three statutory designated features within the 500m study area, consisting of two Listed Buildings **[AB 3 & 6]**, and one Conservation Area **[AB 10]**. These are all located in the village of Bradworthy to the south-west of the proposed development site, and include:
- The Grade II* Listed Bradworthy Parish Church of St John the Baptist **[AB 3]**, with origins in the medieval period, which is located at c. 300m south-west of the proposed development site;
 - The Grade II Listed Bradworthy Inn and incorporated cottage **[AB 6]**, originating in the 18th century, and located immediately adjacent to the Church of St John the Baptist **[AB 3]**;
 - and The Bradworthy Conservation Area **[AB 10]**, which encompasses the core of the village of Bradworthy, and is centred on the crossroad of Mill Road and North Road (Torridge District Council 2015), and c. 100m south-west of the proposed development site at its closest point

4.2 Non-Statutory Designated Features

Within the Proposed Development Site

- 4.2.1 There is one non-statutory designated feature within the boundary of the proposed development site. This consists of a Historic Landscape Character (HLC) area **[AB 2]**, which identifies this part of the agricultural landscape as having been enclosed from likely open strip-fields by hedge-bank boundaries in the medieval period (gis.devon.gov.uk).

Within the Study Area

- 4.2.2 There are no additional non-statutory designated features within the study area, with the exception of the Historic Landscape Character Areas which surround the site. These have not been added to the gazetteer due to the volume of data but together represent historic and modern settlement at Bradworthy village, areas of post medieval field enclosure, tree plantations, rough ground, areas of modern enclosure from earlier rough ground (gis.devon.gov.uk).
- 4.2.3 The Torridge District list of locally listed buildings is not a readily available resource (Torridge District Council 2015a), and has therefore not been studied as part of this assessment.

4.3 Historic Environment Record Data

- 4.3.1 The primary source of data on the cultural heritage features within the study area has been sourced from the Devon Historic Environment Record (HER).

Within the Proposed Development Site

- 4.3.2 There are no cultural heritage features within the proposed development site which have been recorded by the Devon HER.

Within the Study Area

- 4.3.3 There are eight cultural heritage features within the study area which have been recorded by the Devon HER [AB 1 & 3 – 9]. These date from the medieval to the modern period, and include the three aforementioned statutory designated features [AB 3 & 6], and two undated features [AB 8 & 9].

4.4 Previous Archaeological Works in the Study Area

- 4.4.1 There are no previous archaeological works within the proposed development site boundary.
- 4.4.2 However, the Devon HER has a record for one previous event within the study area, consisting of a watching brief at the Bradworthy Parish Church of St John the Baptist [AB 3], in which a burial vault and several graves were recorded (Devon HER EDV5415). These have not been incorporated as individual churchyard features on the Devon HER.

4.5 Archaeology & History Background

Prehistoric (c. 500,000 BC – AD 43)

- 4.5.1 There are no known cultural heritage features of prehistoric date within the boundary of the proposed development site, nor are there any features of the date within the surrounding study area.
- 4.5.2 However, evidence of prehistoric activity is widespread across Devon, from Palaeolithic caves in south Devon, to ancient monuments such as Bronze Age round barrows and Iron Age hillforts which clustered on Dartmoor and Exmoor (Devon County Council 2015).

Roman (AD 43 – AD 410)

- 4.5.3 The administrative and commercial centre of Roman Devon was the walled town of *Isca Dumnoniorum*; modern day Exeter. This walled town was surrounded by camps and forts across Devon which were linked by a road system, along which a number of rural settlements grew. The rise in population and development was supported by an increase in industrial activity, particularly on the Blackdown Hills and the Exmoor fringe where roofing slate was quarried and iron production was increased (Devon County Council 2015).
- 4.5.4 However, there are no known cultural heritage features of Roman date within the boundary of the proposed development site, nor are there any features of the date within the surrounding study area.

Medieval (AD 410 – AD 1536)

- 4.5.5 There is one cultural heritage feature of medieval date within the boundary of the proposed development site [**AB 2**], and one additional feature of this date within the surrounding study area [**AB 3**].
- 4.5.6 The village of Bradworthy is thought to have been established in the eighth century by feuding farmers as the Saxon frontier was moving. The nucleated village existed as a typical cluster of houses around the village well, with a church, tofts, and crofts, and an open-field system which no longer exists. However, the layout of the village was still in place into the late 20th century (Burton 1979, p166-67).
- 4.5.7 The HLC [**AB 2**] of the area identifies that while here has been changes to the field system over time, the area of the proposed development site remains within an agricultural landscape, which was likely enclosed from earlier open strip-fields by hedge-bank boundaries in the medieval (gis.devon.gov.uk).
- 4.5.8 It was also during the medieval period that the Church of St John the Baptist [**AB 3**] originated in the village of Bradworthy, situated at c. 300m south-west of the proposed development site boundary. This Grade II* Listed Building was first referred to in 1198, although is assumed that the existing church is dated to the late 14th century when it was rebuilt after suffering lightning damage. The tower was added in c. 1500, and was followed by numerous alterations and restorations to the present day including the addition of stocks in the nave, and a sundial in the porch.

Post Medieval (AD 1537 – AD 1800)

- 4.5.9 There are no known cultural heritage features of post medieval date within the boundary of the proposed development site. There are, however, three features of this date within the surrounding study area [**AB 4 – 6**].
- 4.5.10 The post medieval period in Devon is characterised by extensive rebuilding across the county, including timber-framed houses typical of west-country style. There was also a rise in industrial activity in silver-lead mines of Combe Martin, and in the tin mines of Dartmoor (Devon County Council 2015).
- 4.5.11 Industrial activity is also evident within the study area, including small scale quarrying [**AB 4 & 5**] at c. 160m to the north-east and to the east of the proposed development site.

Modern (AD 1801 – Present)

- 4.5.12 There are no known cultural heritage features of modern date within the boundary of the proposed development site. However, there is one feature of modern date within the surrounding study area [**AB 7**].
- 4.5.13 The heritage of modern Devon is dominated by mineral exploitation, and this is highlighted in the designation Cornwall and West Devon Mining Landscape World Heritage Site. This landscape has been exploited for its range of ores, including tin, copper, arsenic, silver, and lead, while quarries of granite, and deposits of china clay and ball clay on Dartmoor supported the growth in development and population across the county (Devon County Council 2015).

4.5.14 However, there is little evidence of change in the immediate area of the proposed development site in recent centuries, and the HER supports this with just a single feature of this date recorded within the study area. This consists of a 19th century chapel [AB 7] at c. 240m south-west of the proposed development site, although this has since closed and become a store.

Undated

4.5.15 There are three known undated cultural heritage features within the boundary of the proposed development site [AB 11 – 13], and an additional three such features within the surrounding study area [AB 8 – 10].

4.5.16 These features consist of a rubblestone wellhead known as St Peter's Well [AB 8] at c. 300m south of the proposed development site, and a quarry [AB 9] (now disused) appearing on historic OS maps at c. 200m east of the proposed development site.

4.5.17 In addition, the Bradworthy Conservation Area [AB 10] is centred on the village of Bradworthy, with the boundary at c. 100m to the south of the proposed development site at its closest point. Conservation Areas are highlighted for their special architectural and historic interest; however, no documentation could be sourced as part of this assessment to determine the nature of the potential heritage resource identified in this area.

4.5.18 Additional undated features [AB 11 – 13] were identified within the boundary of the proposed development site during the site visit, and are discussed in the site visit section (4.7).

4.6 Historic Map Sources

4.6.1 The earliest available map of the area is the 1843 Tithe Map of Bradworthy. This map exists in four Parts, of which Part 1 shows the area of the proposed development. The map shows that during the mid-19th century, the proposed development site was divided into seven Plots (Plots 654 & 682 – 87), three of which extended beyond the boundary of the site. However, Plot 684 in the west of the site has an eastern boundary similar to that of the western field in the present day.

4.6.2 When cross-referenced with the Tithe Apportionment (Devon County Council ND), the Plot numbers show that the location of the proposed development site falls mostly within arable and coarse pasture, with a small plantation in the north of the site (Plot 686).



Plate 1: The 1843 Tithe Map of Bradworthy (Part 1), showing the area of the proposed development site in red

4.6.3 By the time of the 1884 First Edition OS Map of Devonshire, the land within the proposed development site appears to have undergone little change, with the exception of a new tree-lined field boundary in the east of the site. The area known to have been a plantation at the time of the Tithe Map appears to have retained its purpose in the First Edition OS map, and is symbolised as such (Plate 2).

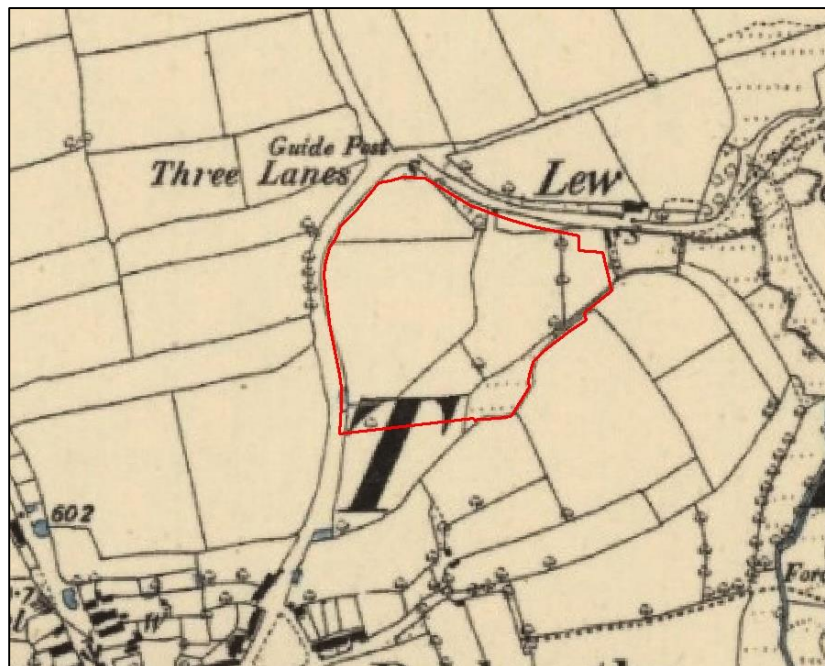


Plate 2: The 1884 First Edition OS Map of Devonshire, Sheet XXXIX.NW, showing the area of the proposed development site in red (© Crown Copyright 2015. Ordnance Survey Licence Number 100050237)

- 4.6.4 The new field boundary in the east of the site has been removed by the time of the 1963 OS Map, along with one of the southern field boundaries within the site (Plate 3). A small area in the south-east of the site has been divided into rectangular plots, presumably to enclose livestock.

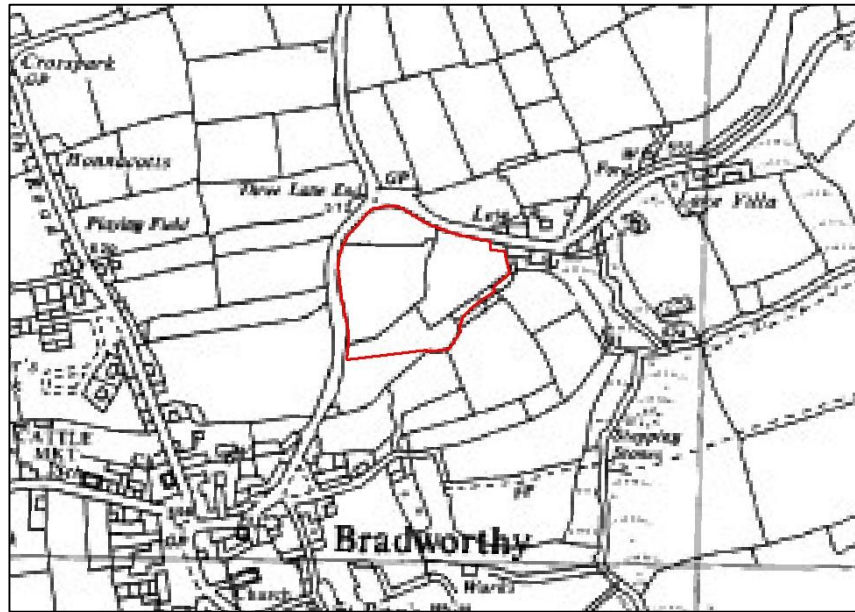


Plate 3: 1963 OS Map, showing the area of the proposed development site in red (© Crown Copyright 2015. Ordnance Survey Licence Number 100050237)

- 4.6.5 The current OS map of the area (Figure 1) shows that these small plots are no longer present, and that further field boundaries have been removed to form two individual fields at the site.
- 4.6.6 It is evident from the historic maps discussed that the western field at the proposed development site takes the form of a field which has been present since at least as early as the 1840s.

4.7 Site Visit

- 4.7.1 A site visit was undertaken at Bradworthy on 10th December 2015, by Zoe Edwards (Assistant Heritage Consultant; AB Heritage). The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits. Figure 3 accompanies this section.
- 4.7.2 The proposed development site was accessed via a gate on Mill Road, leading into the western field at the site. The western field was laid to grass, with boggy areas covered with reeds, and hedge and tree-lined boundaries on all sides (Photo 1). A bank and ditch were also noted along the northern boundary of the western field [AB 13] (Photo 2).



Photo 1: The view of the western field at the proposed development site, from its north-western corner



Photo 2: Bank and ditch along the northern boundary of the western field at the proposed development site

- 4.7.3 The larger, eastern field is overgrown with brambles in the north-east, and is divided by a spring in a slight ditch running west to east across the field. This appears to be further south in the field than depicted on the current OS Map. The land south of the spring is higher than that to the north (Photo 3).



Photo 3: The spring in the north of the eastern field, looking east

- 4.7.4 To the south of the spring is the location of a sub-circular mound, with a ditch [AB 11] leading from it towards the spring (Photo 4). The nature of this earthwork could not be determined with any certainty during the site visit, although it is possible that it is at least as late as medieval due to evidence of medieval – post medieval agriculture in this field [AB 12] (discussed alter) which may have ploughed out any earlier features. Based on current knowledge, the feature remains undated in the gazetteer (Appendix 1).
- 4.7.5 The top of the mound was scattered with ceramics of unknown date.



Photo 4: Looking north-east from the north of the eastern field, showing the earthwork features in the foreground

- 4.7.6 A few mature trees are present in the north of the eastern field which may exist from the previous use of this area as a plantation. A narrow route between the overgrown vegetation in this area appears to have been formed by livestock (Photo 5). Building materials were noted in this area, although it is likely that these have been placed here to limit the impact of livestock on the boggy ground.



Photo 5: The view of the north of the eastern field at the proposed development site, showing a narrow walkable route from the north to the east of the field

- 4.7.7 The remainder of the eastern side of this field is predominantly covered with reeds with a boggy area in the centre. The accessible field boundaries appeared to be hedge and tree-lined on the north and east, with intermittent banks [AB 13] (Photo 6).



Photo 6: The view of the east of the eastern field from the north, showing a bank on the northern hedge and tree-lined boundary

- 4.7.8 A further earthwork feature was noted at the south-western edge of the eastern field (Photo 7). This took the form of an apparent lynchet [AB 12]; a feature typical of medieval – post medieval field systems. When cross-referenced with the Tithe Map (Plate 1), the location of this feature appears to coincide with a former field boundary which is no longer present by the time of the 1884 First Edition OS Map (Plate 2). The earthwork continues south beyond the boundary of the proposed development site, into a neighbouring field, replicating the field boundary shown at this location on the Tithe Map. However, this remains undated in the gazetteer (Appendix 1), based on limited available dating information. Further work may allow for a better understanding of this feature and allow a more certain interpretation.



Photo 7: Earthwork feature seen in the south-west of the eastern field, looking south-west from the north-east

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

Within the Proposed Development site

- 5.1.1 There are three known cultural heritage features within the boundary of the proposed development site, consisting of earthwork features of unknown date [AB 11 – 13].
- 5.1.2 These features were identified within the site boundary during the site visit, and include:
- A sub-circular mound and adjacent linear ditch in the eastern field [AB 11], which may be of local importance (Table 1)
 - A possible lynchet at the location of a former Tithe Map field boundary in the south-west of the eastern field [AB 12], which may be of local importance (Table 1)
 - Field boundaries at various locations across the site which include banks and / or ditches [AB 13], which may be of local importance at most (Table 1)

Within the Study Area

- 5.1.3 There are an additional 10 known cultural heritage features within the study area [AB 1 – 10], consisting of three undated features [AB 8 – 10], and seven features of medieval to modern date [AB 1 – 7].
- 5.1.4 This includes three statutory designated features, including:
- The Grade II* Listed Bradworthy Parish Church of St John the Baptist [AB 3], with origins in the medieval period, which is located at c. 300m south-west of the proposed development site;
 - The Grade II Listed Bradworthy Inn and incorporated cottage [AB 6], originating in the 18th century, and located immediately adjacent to the Church of St John the Baptist [AB 3];
 - and The Bradworthy Conservation Area [AB 10], which encompasses the core of the village of Bradworthy, and is centred on the crossroad of Mill Road and North Road (Torrige District Council 2015), and c. 100m south-west of the proposed development site at its closest point
- 5.1.5 The remaining features characterise the historic development of the area as primarily agricultural, with pockets of quarrying in the east of the study area.

5.2 Past Impacts within the Site Boundary

- 5.2.1 The known impacts within the site boundary during the modern period are limited to livestock trampling, and the addition and removal of field boundaries shown in historic maps. It is also possible that the fields at the site have been ploughed during the modern period.

5.2.2 The site may have also been ploughed during the medieval and / or post medieval period, based on the presence of a possible field boundary lynchet [AB 12]; typical of agricultural activity of this date. The ploughing may have impacted on features of earlier date.

5.3 Potential Archaeological Resource

5.3.1 Based on the known heritage resource, and the past impacts within the boundary of the proposed development site, it is possible that additional heritage features are present at this site.

5.3.2 Such features may take the form of above ground, earthwork features which were not noted during the site visit due to overgrown vegetation or poor weather conditions, or below-surface, buried archaeological features.

5.3.3 Therefore, there is considered to be:

- a low potential of the presence of previously unknown cultural heritage features of prehistoric date, which may be of local importance;
- and a medium potential of the presence of previously unknown cultural heritage features of all other dates, which may relate to the agricultural history of the site, and could be of local importance

5.4 Predicted Impact of Proposed Development

5.4.1 The proposed development consists of plans to construct 28 new houses, with associated access ways, an allotment, and a drainage swale in the east.

5.4.2 Direct impacts of the proposed development are likely to involve truncation to provide foundations for the houses and services, and the levelling of the site prior to construction. This may cause high direct impacts (Table 2) upon the potential and unknown archaeological resource located within the site boundary.

5.4.3 The current proposed development plan shows that the houses are positioned to avoid the areas of known above ground heritage features [AB 11 & 12]. The exact location of these features [AB 11 & 12] has not yet been recorded, and the extent of any buried associated features is currently unknown. Therefore, it is suggested that the proposed development may also cause a High impact (Table 2) to these features [AB 11 & 12] which would result in a Moderate Significance of Effect (Table 3).

5.4.4 The proposed development plans appear to show that the historic hedgerow boundaries [AB 13] are to be retained, and therefore there is perceived to be no impact on these features as a result of the proposed development.

5.4.5 The proposed development is not expected to cause any significant impact upon the setting of the designated features within the study area [AB 3, 6 & 10] including the Conservation Area [AB 10].

5.4.6 The potential archaeological resource consists of features of likely local importance, which may be subject to high direct impacts subject to the location of such features and final

development plans. These impacts are likely to result in a Moderate Significance of Effect (Table 3), based on current knowledge.

6. REFERENCES

6.1 Documentary, Cartographic & Photographic Sources

Burton, S. H., 1973. *Devon Villages*. London: Robert Hale

Department of Communities and Local Government (DCLG). 2012. National Planning Policy Framework (NPPF)

Tithe Map of Bradworthy (Part 1), 1843

Tithe Apportionment of Bradworthy

First Edition OS Map of Devonshire, Sheet XXXIX.NW, 1884

OS Map of Devonshire, 1963

Chartered Institute for Archaeologists, December 2015. Standard and Guidance for Historic Environment Desk-Based Assessment

6.2 Online Sources

BGS (British Geological Society) 2015. Geology of Britain viewer
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Devon County Council, ND. *Tithe Maps and Apportionments*
<http://www.devon.gov.uk/tithemaps.htm>

Devon County Council 2015. *Devon's Historic Environment*.
<https://new.devon.gov.uk/historicenvironment/devons-historic-environment/prehistoric-devon/>

Devon County Council Interactive Map 2015. <http://gis.devon.gov.uk>

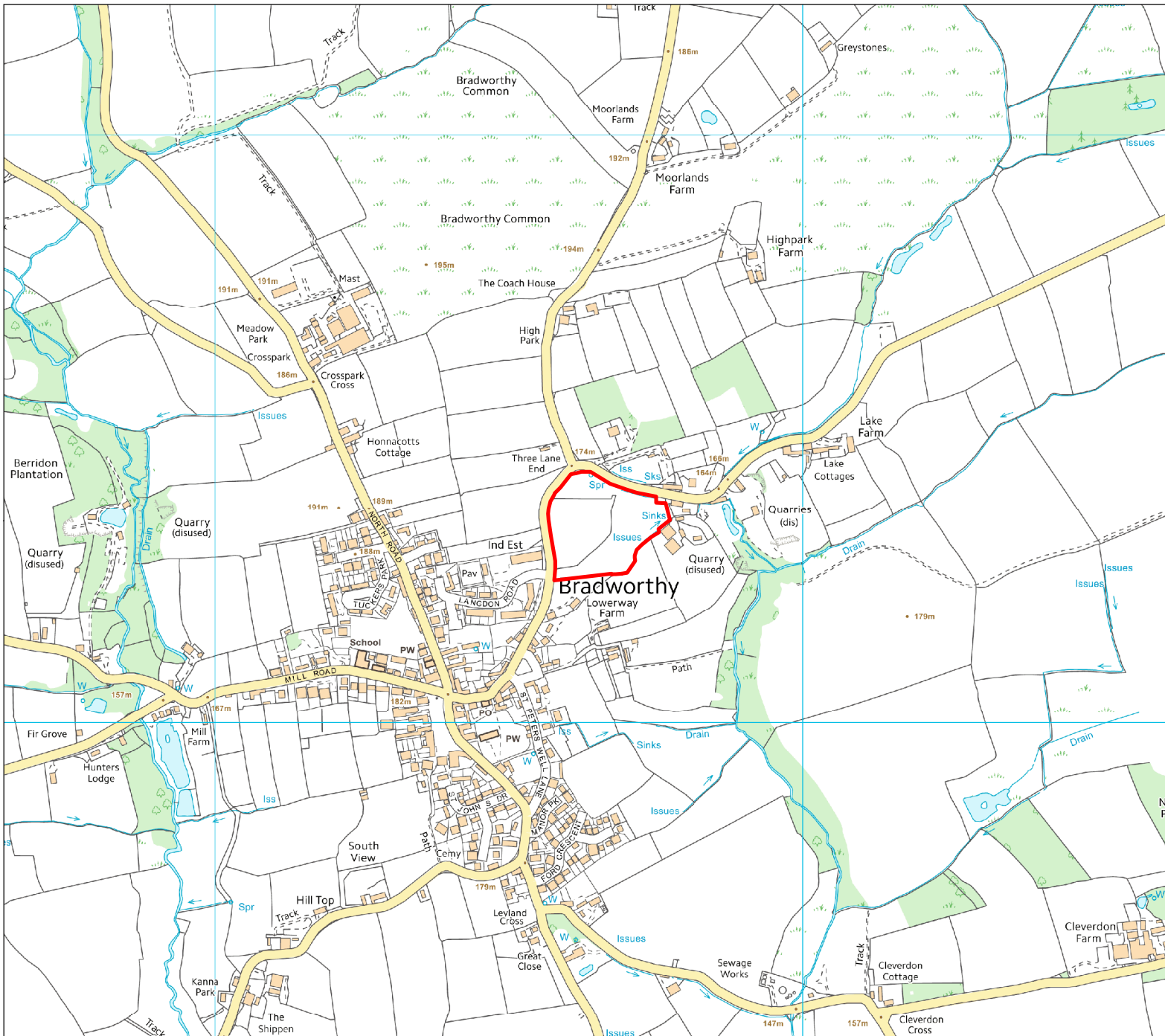
Historic England. The National Heritage List for England.
<http://list.historicengland.org.uk/advancedsearch.aspx>

Torridge District Council 2015a. *FAQ Listed Buildings*.
<http://www.torridge.gov.uk/article/11096/FAQ-Listed-Buildings?faqdetailid=11101&inplace=true>


Torridge District Council Conservation Areas 2015.
<http://www.torridge.gov.uk/article/11092/Conservation-Areas>

Appendices

AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
7	Modern	Monument	Chapel opened in 1837 and closed in 1933. Now a store.		SS 3248 1402	MDV2611
8	Undated	Monument	A rubblestone wellhead, known locally as St. Peter's Well.		SS 3254 1395	MDV148
9	Undated	Monument	Quarry shown on 19th- and 20th century OS Maps.		SS 3297 1431	MDV35133
10	Undated	CA	Bradworthy Conservation Area		AREA	
11	Undated	Monument	Earthwork remains of a sub-circular mound and a linear ditch leading towards a spring, within the proposed development site		SS 3268 1437	
12	Undated	Monument	A possible lynchet at the approximate location of a field boundary seen on the 1843 Tithe Map of Bradworthy (Part 1)		SS 3260 1425	
13	Undated	Monument	Various banks and / or ditches along field boundaries within the proposed development site		SS 3263 1436	



Legend

 Site Boundary

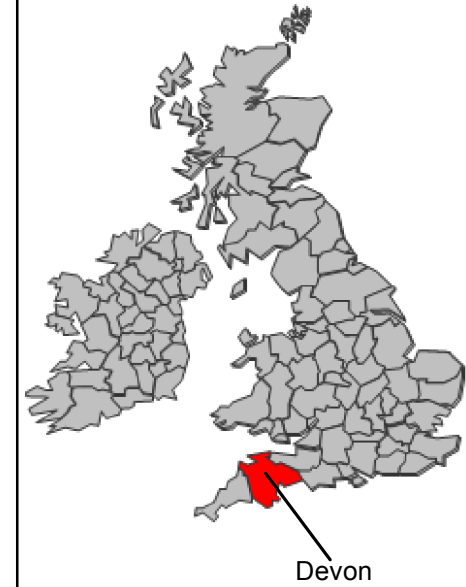


Figure 1: Site Location

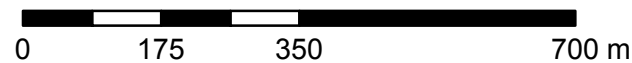
Project: Bradworthy, Devon

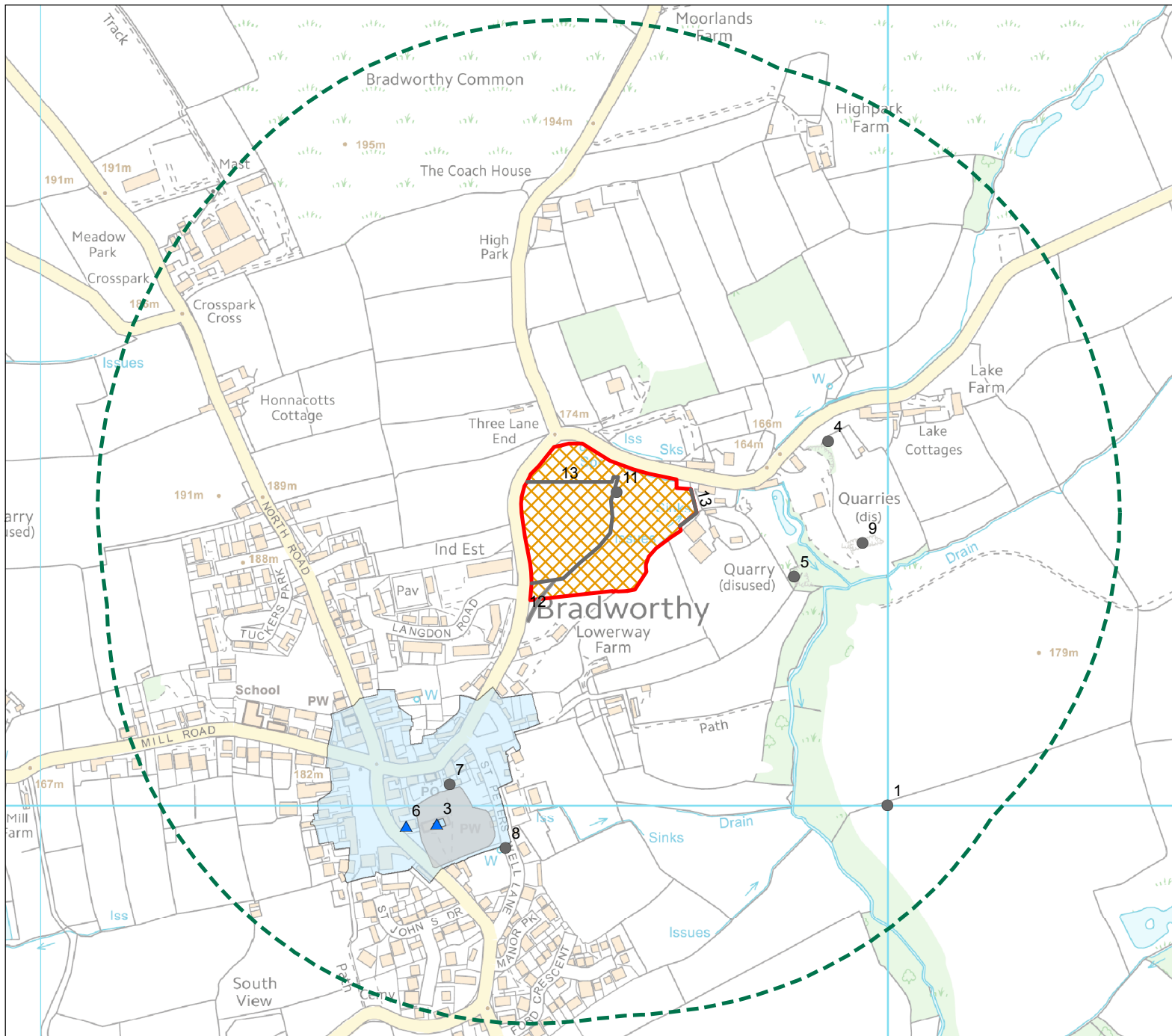
Date: 04/12/15

Job Number: 10727

Drawn by: ZE

Approved by: AB





Legend

- Monument Point
- ▲ Listed Building
- Monument Area
- ▨ HLC [AB2]
- Conservation Area [AB10]
- Site Boundary
- 500m Study Area

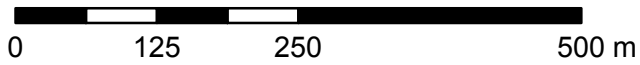
HLC: Historic Landscape Character Area

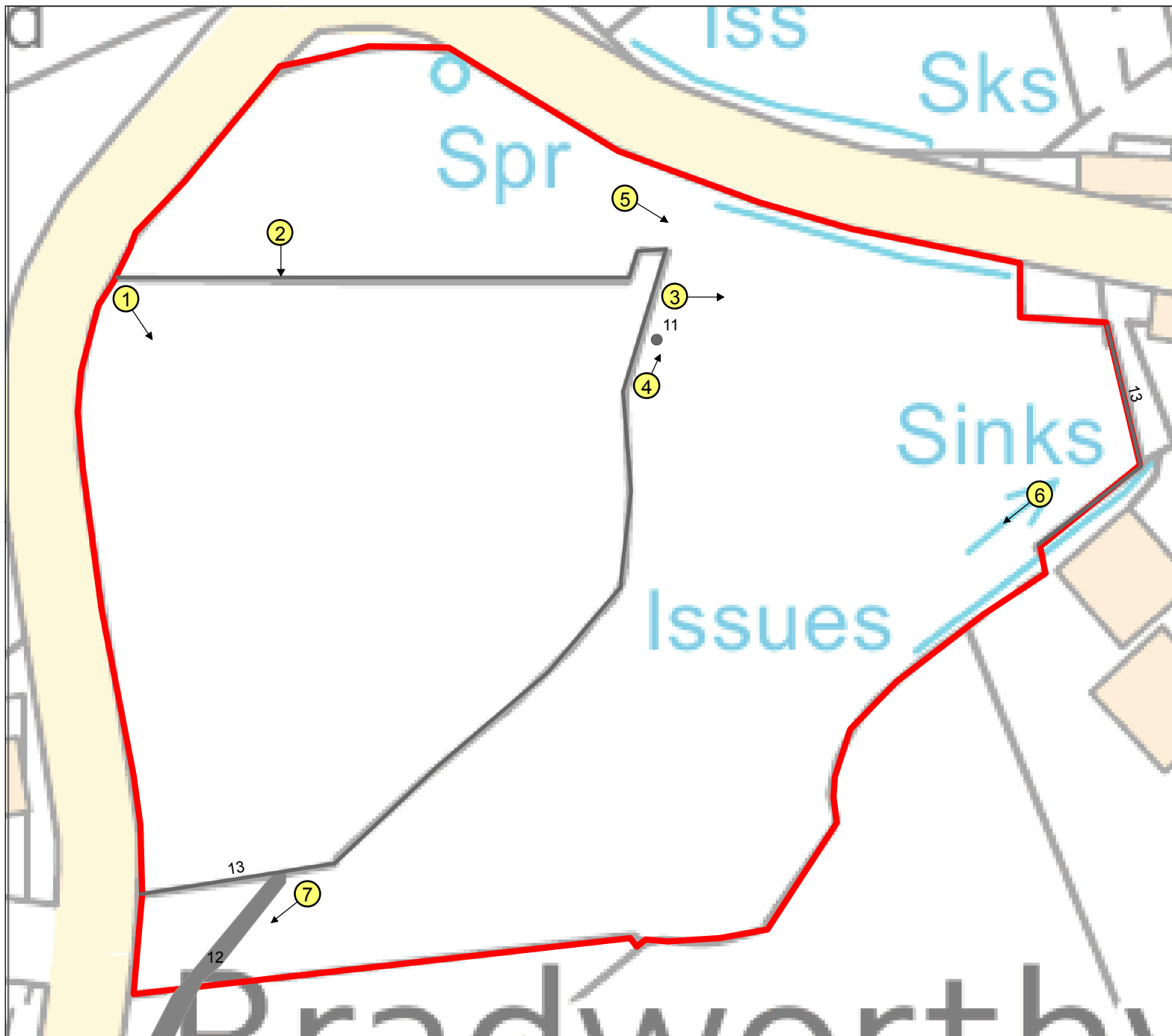
Figure 2: Map of Cultural Heritage Features

Project: Bradworthy, Devon

Date: 23/12/15 Job Number: 10727

Drawn by: ZE Approved by: AB





Legend

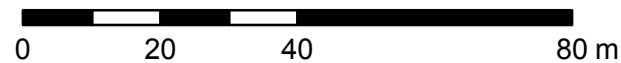
- Monument Point
- Monument Area
- Site Boundary
- Ⓜ # Photograph Orientation & Location

Figure 3: Site Visit Map

Project: Bradworthy, Devon

Date: 23/12/15 | Job Number: 10727

Drawn by: ZE | Approved by: AB





AB Heritage Limited
Caerus Suite, 150 Priorswood Road
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk