



**Buckland Brewer, Devon**  
**Archaeological Desk-**  
**Based Assessment**

Client: SAVILLS INCORPORATING SMITHS GORE

AB Heritage Project No:10728

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## Buckland Brewer, Devon Archaeological Desk-Based Assessment

**Client** Savills incorporating Smiths Gore  
**Project Number** 10728  
**Prepared By** Zoe Edwards & Hannah Simpson  
**Illustrated By** Zoe Edwards  
**Approved By** Andy Buckley & Hannah Simpson

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### Enquiries To:

AB Heritage Limited (Head Office)  
Caerus Suite, 150 Priorswood Road,  
Taunton, Somerset, TA2 8DU  
Email: [info@abheritage.co.uk](mailto:info@abheritage.co.uk)  
Tel: 03333 440 206



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## 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 Buckland Brewer, 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 potential for the presence of cultural heritage features within the boundary of the proposed development site, which may consist of remains related to undated cropmarks within the site [**AB 12 & 13**], which are visible on Google Earth aerial photography.

## **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 Buckland Brewer, 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 a single field on the north-eastern edge of the village of Buckland Brewer, in northern Devon, with an approximate centre point at SS 42068 20904.
- 1.2.2 The field is bound on all sides by hedgerow boundaries, and lies between farm buildings to the north-east of the site, and modern residential development to the east.
- 1.2.3 A dirt-track provides access to the proposed development site through the northern site boundary, which also provides access to a footpath through the yard of the Parish Church of St Mary and St Benedict [AB 2] c. 60m from the western edge of the site (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.140m above OD at the south-eastern boundary of the proposed development site, to c. 150m above OD at the north-western edge of the proposed development site.

### **1.4 Proposed Development**

- 1.4.1 The proposed development consists of plans to construct 18 new houses, with associated access ways and landscaping.

## **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](http://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 10<sup>th</sup> 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 1<sup>st</sup> 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. During this consultation, Mr Horner also provided details of known heritage features within and close to the proposed development site, and recommended ways in which this could be mitigated against, as follows:

*'Buckland Brewer is ... likely to require further discussion and pre-app work because of*

*a. the proximity of the church/churchyard.*

*b. the settlement being in Domesday.*

*c. there being crop/soil marks of a possible enclosure within the development area (not yet on the HER but see Google Earth and LiDAR). This may relate to the farmstead now under Southwood Meadows.*

*Geophysics and/or evaluation may address this.'*

- 2.3.2 The features mentioned in 'c' above have since been incorporated into the HER.

## 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	
<b>NATIONAL</b>	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).
<b>REGIONAL</b>	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.
<b>LOCAL</b>	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.
<b>NEGLIGIBLE</b>	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.
<b>UNKNOWN</b>	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
<b>HIGH</b>	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.
<b>MEDIUM</b>	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.
<b>LOW</b>	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.
<b>NEGLIGIBLE</b>	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.
<b>UNCERTAIN</b>	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 statutory designated features within the area of proposed development.

#### Within the Study Area

4.1.2 The study area contains five statutory designated features, which consist of Listed Buildings of Medieval to Modern date [AB 2, 5, 6 & 8], and the Buckland Brewer Conservation Area [AB 14], as follows:

- The Grade II\* Listed medieval Parish Church of St. Mary and St. Benedict [AB 2] c. 60m to the west of the proposed development.
- The Grade II Listed 17th Century Coach and Horses Inn [AB 5] c. 150m to the south of the proposed development.
- A Grade II Listed 17th century house named Change in Time [AB 6] c. 125m to the west of the proposed development.
- A Grade II Listed War memorial [AB 8] c. 100m west south west of the proposed development site.
- The Buckland Brewer Conservation Area [AB 14] adjacent to the site at the north western tip of the proposed development site (Torridge District Council 2015).

### 4.2 Non-Statutory Designated Features

#### Within the Proposed Development Site

4.2.1 Modern enclosures and modern settlement [AB 10] have been identified on the Devon County Council's Historic Landscape Survey. These modern enclosures have been created by adapting earlier fields of probable post-medieval date. The modern settlement area is defined as having been developed during the 20th Century (gis.devon.gov.uk).

#### Within the Study Area

4.2.2 There are no additional known non-statutory designated features within the study area, with the exception of the Historic Landscape Character Areas (HLCs) that surround the site. Together these HLCs represent medieval, post medieval and modern settlement and agricultural fields related to the occupation of Buckland Brewer (gis.devon.gov.uk). The HLCs surrounding the site have not been added to the gazetteer as they do not add any additional significance knowledge to the historic development of the land within the proposed development site.

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 The Devon HER records one feature within the boundary of the proposed development site. This relates to a sub-rectangular feature [AB 12], located in the north-west corner of site. This feature has been revealed as cropmarks in Google Earth aerial photography. The photographs viewed date to 2002, 2005 and 2010.
- 4.3.3 The existence of a possible road or track [AB 13] is also observed on the 2002 and 2010 Google Earth aerial photos, although the exact location has not been confirmed by the HER. For the purposes of this assessment this has been defined by the linear shown in Figure 2 [AB 13] seen on the 2002 Google Earth photo.

#### Within the Study Area

- 4.3.4 The Devon HER records six additional features [AB 1, 3 - 4, 7, 9 & 11] not already discussed in the above sections from within the study area. These features range from between medieval to modern date, the majority of which consist of buildings and monuments.

### 4.4 Previous Archaeological Works in the Study Area

- 4.4.1 No previous archaeological works have been undertaken within the boundary of the proposed development site.
- 4.4.2 However, one archaeological event has been completed within the study area (see Figure 2). This comprises the progression of a watching brief [Devon HER EDV6597] which involved the recording of two hedge banks, to test the possibility that an earlier road into the village had run along the side of these hedges. The absence of any archaeological deposits indicated that the line of the road entering the village from the south-east is likely to be of early (i.e. medieval) date, and has not deviated from its present course.

### 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 or the study area identified on the gazetteer of cultural heritage features (Appendix 1).
- 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 or the study area identified on the gazetteer of cultural heritage features (Appendix 1).

Medieval (AD 410 – AD 1536)

- 4.5.5 There are no known cultural heritage features of medieval date within the boundary of the proposed development site. There are, however, two such features within the study area [**AB 1 & 2**].
- 4.5.6 The parish of Buckland Brewer has a documented history dating back to Domesday [**AB 1**]. The Domesday survey names the land as Bochland, and was held by Ansgar from the Count Mortain (Gover et al 1932). A fairly large population of 30 households were present at this time, along with ploughland, meadow, pasture, and woodland (Powell-Smith & Palmer ND). William Brewer acquired the manor in 1202 and it is likely that this is the origin of the 'Brewer' part of the name. The place name means 'Charter land'; an estate with certain rights and privileges created by an Anglo-Saxon royal diploma (Gover et al 1932).
- 4.5.7 The Anglican Parish church of St Mary and St Benedict [**AB 2**], is a Grade II\* Listed Building which dates to the 15th Century and is located c. 60m to the west of the proposed development site. The nave, south aisle and chancel were heavily restored by S. Hooper of Hatherleigh in 1878-80 following a storm, but the site retains within the porch a medieval stoup and image niche above a Norman doorway of c.1200, which appears to be the earliest phase of the building.
- 4.5.8 The surrounding study area around Buckland Brewer was probably first enclosed with hedge-banks during the later middle ages according to the Devon Historic Landscape Characterisation. The curving form of the hedge-banks suggests that earlier it may have been farmed as open strip-fields. It is likely that a settlement grew up around the church of St Mary and St Benedict [**AB 2**] c. 60m to the west of the proposed development site.

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. However, there are four features of this date within the surrounding study area [**AB 3-6**].
- 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.

- 4.5.11 All four features which have been recorded by the HER within the study area relate to buildings which demonstrate the historic development of the area, half of which extend beyond general occupation, and include two public houses. The Coach and Horses Inn [AB 5] is located c. 150m to the south of the proposed development and a Change in Time [AB 6] c. 125m to the west of the proposed development.

*Modern (AD 1801 – Present)*

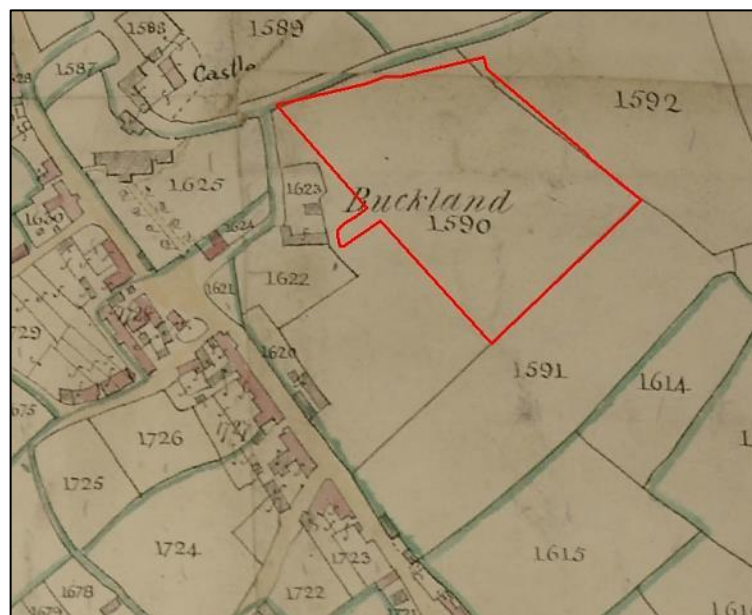
- 4.5.12 There is one, cultural heritage feature [AB 10] of modern date within the boundary of the proposed development site, and three in the surrounding study area [AB 7-9].
- 4.5.13 Within the proposed development boundary, the Devon County Council's Historic Landscape Survey identifies modern enclosures and modern settlement (on the access road) [AB 10]. These enclosures are defined as having adapted post-medieval fields into modern enclosures. The modern settlement area is defined as having been developed during the 20th Century.
- 4.5.14 The remaining features of modern date attest to public development in the village, with the addition of two war memorials located in the village, and within Buckland Brewer Church respectively [AB 8 & 9], and a Christian Chapel [AB 7] at c. 125m west of the proposed development site. The war Memorial located in the Village [AB 8] is Grade II Listed at c. 100m west south west of the proposed development site.

*Undated*

- 4.5.15 There are two known undated cultural heritage features within the boundary of the proposed development site [AB 12 & 13], and two within the surrounding study area [AB 11 & 14].
- 4.5.16 The proposed development site includes two features of unknown date. The HER records one feature within the boundary of the proposed development site. This relates to a sub-rectangular feature [AB 12] located in the north-west corner of site. This feature has been revealed as crop marks through imagery supplied by Google Earth. The aerial photos viewed date to 2002, 2005 and 2010.
- 4.5.17 The existence of a possible road or track [AB 13] has been observed on the 2002 and 2010 Google map aerial photo although the exact location has not been confirmed by the HER. For the purposes of this assessment this has been defined by the linear shown in Figure 2 [AB 13] seen on the 2002 Google photo.
- 4.5.18 In addition, the Buckland Brewer Conservation Area (CA) [AB 14] is located (at its nearest point) adjacent to the proposed development site at the north-west tip. 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.
- 4.5.19 Within the Conservation Area are two forges [AB 11] are present on historic OS mapping. These are located to the south west of the proposed development site at c. 125m and c. 250m respectively.

## 4.6 Historic Map Sources

- 4.6.1 The earliest available map of the area is the 1842 Tithe Map of Buckland Brewer (Plate 1). When cross-referenced with the Tithe Apportionment ([devon.gov.uk/tithemaps](http://devon.gov.uk/tithemaps)), the plot numbers show that the location of the proposed development site falls mostly within meadowland (Plot 1590) and a small section in the north-eastern corner which was under arable in the mid-19<sup>th</sup> century (Plot 1592) (Plate 1).
- 4.6.2 The field boundaries at the edge of the proposed development site do not reflect those which are now present at the site. Only the southern boundary, and a short section of the northern boundary and the eastern boundary, is present in the Tithe Map as they are in the present day.



**Plate 1: 1842 Tithe Map of Buckland Brewer, showing the area of the proposed development site outlined in red**

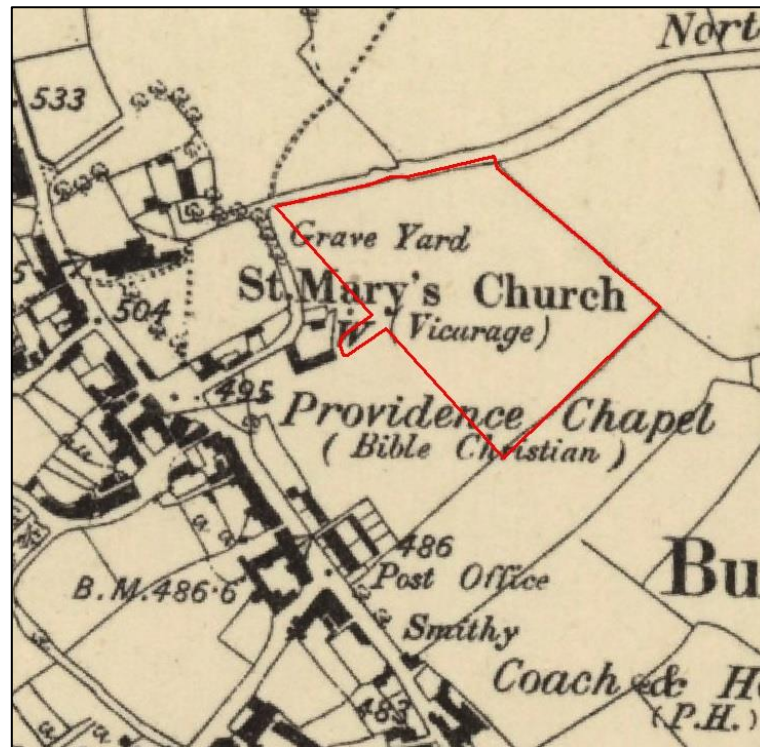


Plate 2: 1886 OS Map of Devonshire, Sheet XXIX.NW, showing the area of the proposed development site in red (© Crown Copyright 2015. Ordnance Survey Licence Number 100050237)

- 4.6.3 The 1886 First Edition OS Map of Devonshire (Plate 2) shows the area of the proposed development site much as it was in the 1840s. However, the field boundaries at the edge of the proposed development site now better resemble the boundaries existing in the present day, although the field boundary on the eastern edge of the site is still not present.
- 4.6.4 It is assumed that the label referring to the grave yard is associated with the adjacent parish church and church yard [AB 2], beyond the boundary of the proposed development site.
- 4.6.5 The site remains unchanged until the survey for the 1995 OS Map, which shows that the eastern field boundary has been put in place as a likely result of residential development which is shown immediately adjacent to the site to the east (Plate 3).

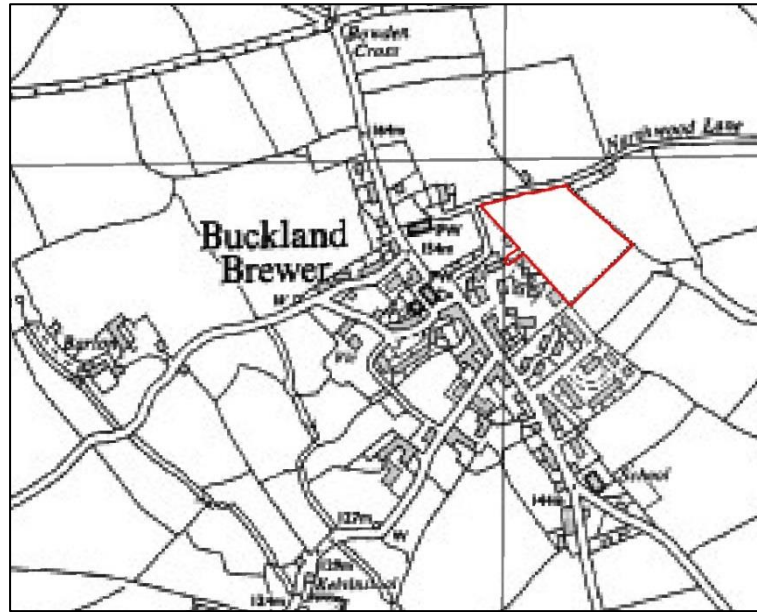


Plate 3: The 1995 OS Map, showing the area of the proposed development site in red (© Crown Copyright 2015. Ordnance Survey Licence Number 100050237)

#### 4.7 Site Visit

- 4.7.1 A site visit was undertaken at Buckland Brewer on 10<sup>th</sup> 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 Current access to the proposed development site is along a dirt-track along the northern boundary and through a gated entrance at the north-eastern edge of the site, adjacent to farm buildings. The northern boundary of the site consisted of a maintained hedgerow boundary.
- 4.7.3 The view to the north from the site entrance included of the tower of the Grade II\* Listed Church of St Mary and St Benedict [AB 2]. This statutorily designated feature was visible from all areas within the proposed development site.





**Photo 1: The view along the northern site boundary from the site entrance in the north-east of the proposed development site, showing the tower of the parish church [AB 2]**

- 4.7.4 Google Earth aerial photographs show cropmarks [AB 12] of possible archaeological features protruding from the eastern boundary of the site (see paragraphs 4.3.2 & 4.3.3), where traces of possible earthwork banks were noted during the site visit. Weather conditions on the day of the site visit and the slight nature of these possible features have resulted in limited visibility of the banks in the site photographs. No earthwork evidence was noted on site relating to the possible cropmark trackway [AB 13] identified by the HER.
- 4.7.5 The western boundary was formed of hedgerows and wooden fences associated with the adjacent late 20<sup>th</sup> century houses.



**Photo 2: The view from the north-east of the site along the eastern site boundary, showing visible traces of possible archaeological earthwork banks protruding from the eastern boundary**

- 4.7.6 The southern site boundary which is shown to be present in the 1842 Tithe Map of Buckland Brewer consists of a low hedgerow boundary (Photo 3), over which the neighbouring field can be seen.



**Photo 3: The view along the southern field boundary from the south-eastern corner of the proposed development site**

- 4.7.7 Also from the south-eastern corner of the site, the tower of the parish church remains [AB 2] visible (Photo 4).



**Photo 4: The view towards the north-west corner of the proposed development site, from the south-eastern corner of the site, showing the tower of the parish church [AB 2] in the background**



## 5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

### 5.1 Known Heritage Resource

#### *Within the Proposed Development site*

- 5.1.1 There are no statutory designated features within the boundary of the proposed development site.
- 5.1.2 There is however one non-statutory designated feature within the boundary of the proposed development site. This comprises a Landscape Character Area characterised by modern enclosures and settlement [AB 10].
- 5.1.3 In addition, the Devon HER and other work as part of this assessment has identified two additional non-designated cultural heritage features present within the proposed development site. These consist of cropmarks of possible archaeological features, including a sub-rectangular enclosure [AB 12] in the north-east of the site, and a trackway [AB 13] of uncertain location (although possibly through the centre of the site). Both of these features currently remain undated.
- 5.1.4 Should further work determine that these features are indeed of archaeological origin, they may be of at least local importance, in line with Table 1.

#### *Within the Study Area*

- 5.1.5 There are five statutorily designated features within the study area, primarily consisting of post medieval and modern Grade II Listed Buildings [AB 5, 6 & 8]. There is also the Grade II\* Listed Parish Church of St Mary and St Benedict [AB 2], c. 60m to the west of the site boundary. In addition, the Buckland Brewer Conservation Area [AB 14] extends to the north western tip of the proposed development site (Torrige District Council 2015).
- 5.1.6 There are no non-statutory designated features within the study area, however, there are six cultural heritage features identified by the Devon HER located within the study area, predominantly including buildings and monuments of medieval to modern date [AB 1, 3, 4, 7, 9 & 11].

### 5.2 Past Impacts within the Site Boundary

- 5.2.1 The known historic development of the proposed development site provides little evidence of past significant impact. Perhaps the only potential impact in the past few centuries would be the slight change in field boundary position at the northern end of the site in the 19<sup>th</sup> to 20<sup>th</sup> century (see Section 4. 6), and potentially ploughing and / or erosion from livestock trampling.

### 5.3 Potential Archaeological Resource

- 5.3.1 While the Devon HER hold records for two possible archaeological features shown as cropmarks [AB 12 & 13] within the boundary of the proposed development site, these have not been subject to further study to determine their origin and significance. It is therefore possible that, should these features indeed represent buried archaeology, there may be additional buried archaeological features which have not presented as cropmarks.

- 5.3.2 It is therefore concluded that there is a high potential for archaeological features within the proposed development site, which may be of at least local importance (Table 1), although the extent and actual significance of such archaeological potential remains unknown.

#### **5.4 Predicted Impact of Proposed Development**

##### Direct Impacts

- 5.4.1 While plans of the proposed development were not available to AB Heritage at the time of writing, it is known that the proposed development consists of plans to construct 18 new houses, with associated access ways and landscaping.
- 5.4.2 Should archaeological features be present within the boundary of the proposed development site, it is possible that these will be subject to High direct impacts as a result of the proposed development (Table 2), resulting in at least a Moderate Significance of Effect, in line with Table 3. However, further work will be required in order to determine the extent and nature of the heritage resource (see Section 5.5), which may result in a change to the likely Significance of Effect.

##### Indirect / Settings Impacts

- 5.4.3 Given the local modern residential developments already adjacent to the church [**AB 2**] and the Conservation Area [**AB 14**], it is perceived to be unlikely that the proposed development will cause more than a Low magnitude of impact (Table 2) upon the settings of these heritage features [**AB 2 & 14**]. This would result in a Moderate Significance of Effect upon the setting church [**AB 2**], and a Minor Significance of Effect upon the Conservation Area [**AB 14**] (Table 3).

## 6. REFERENCES

### 6.1 Documentary, Cartographic & Photographic Sources

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Gover, J.E.B., Mawer, A. & Stenton, F.M. 1931: *The Place-Names of Devon* (2 vols.). Cambridge: Cambridge University Press.

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

Google Earth V7.1.5.1557. (20/05/2015). Buckland Brewer. 5° 57' 56.91"N, 4° 14' 01.48"W, Eye alt 480m. Available from: <http://www.earth.google.com> [Accessed: 07/12/2015].

### 6.2 Online Sources

BGS (British Geological Society) 2015. *Geology of Britain viewer*  
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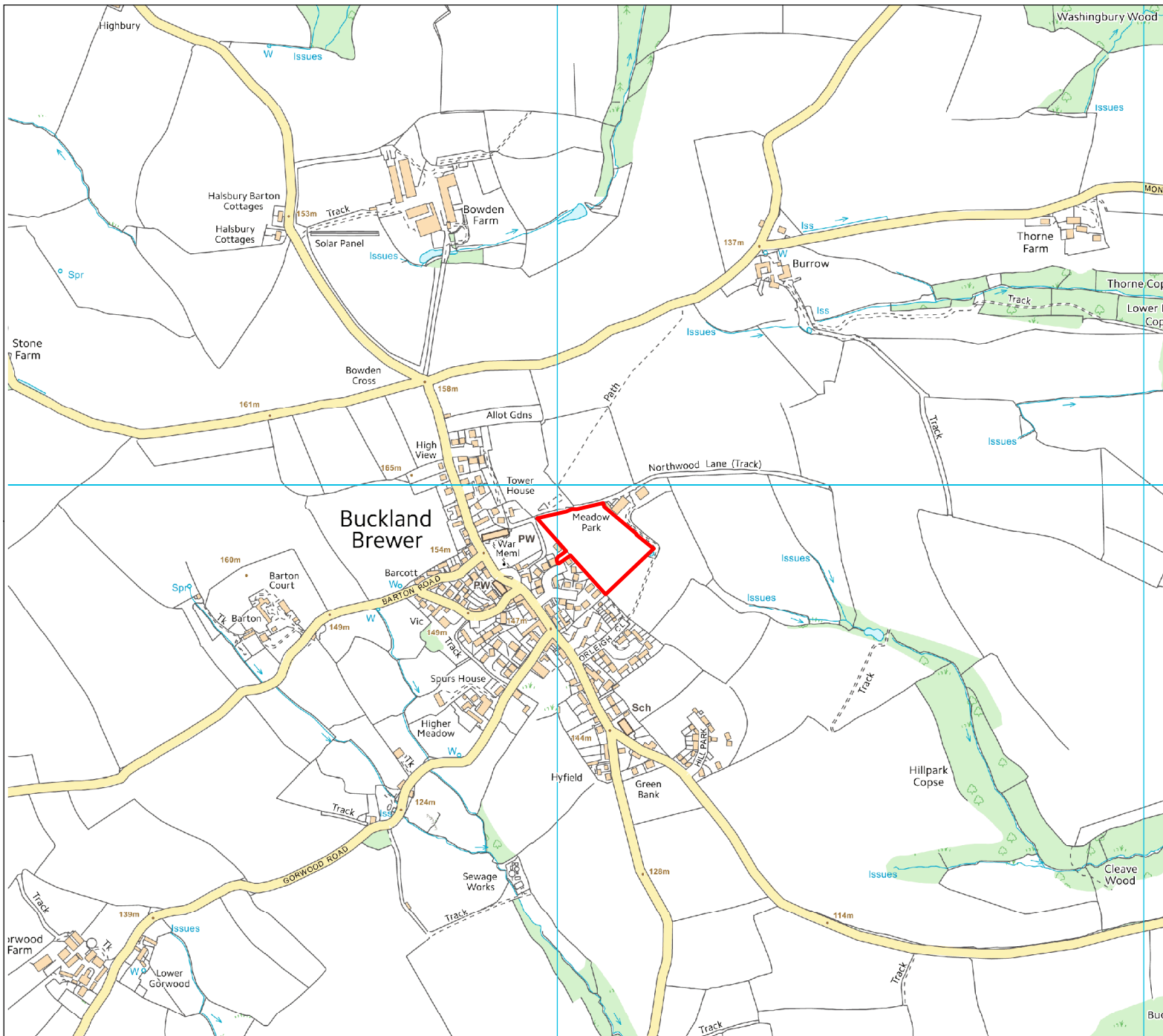
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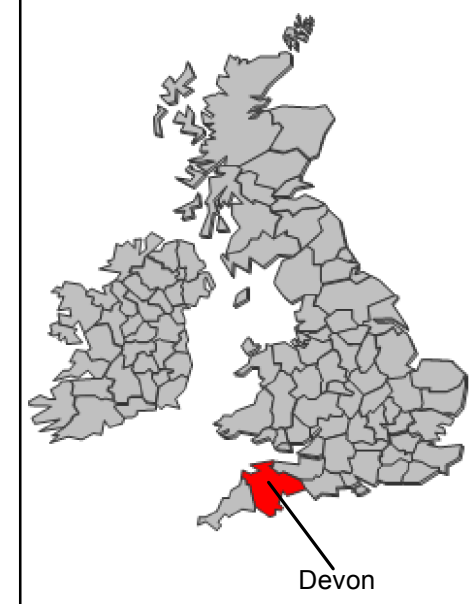
## **Appendices**



AB No.	Period	Monument Type	Name/Description	Status	NGR	Reference No.
8	Modern	Building	Granite war memorial comprising stepped plinth with tapered shaft and Celtic Cross. Unveiled in 1949.	Grade II LB	SS 4191 2085	MDV99375 & NHLE 1392413
9	Modern	Monument	Photo of framed roll of honour and photographs of those who died in both world wars, hung on a wall in Buckland Brewer parish church.		SS 4189 2091	MDV101818
10	Modern	Landscape	Modern enclosures adapting post-medieval fields Modern enclosures that have been created by adapting earlier fields of probable post-medieval date	HLC	SS 42068 20904	
11	Undated	Monument	A forge shown on OS Maps of 1905 and 1963 at Buckland Brewer		SS 4190 2065 & SS 4198 2077	MDV34940 - 41
12	Undated	Monument	Sub-rectangular enclosure, south-east of St Mary and St Benedict's Church		SS 4203 2090	MDV113884
13	Undated	Monument	Possible trackway cropmark, south-east of St Mary and St Benedict's		SS 4203 2090	
14	Undated	Area	Buckland Brewer Conservation Area	CA	SS 42068 20904	



**Legend**  
 Site Boundary



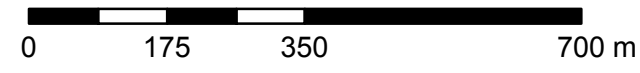
Devon

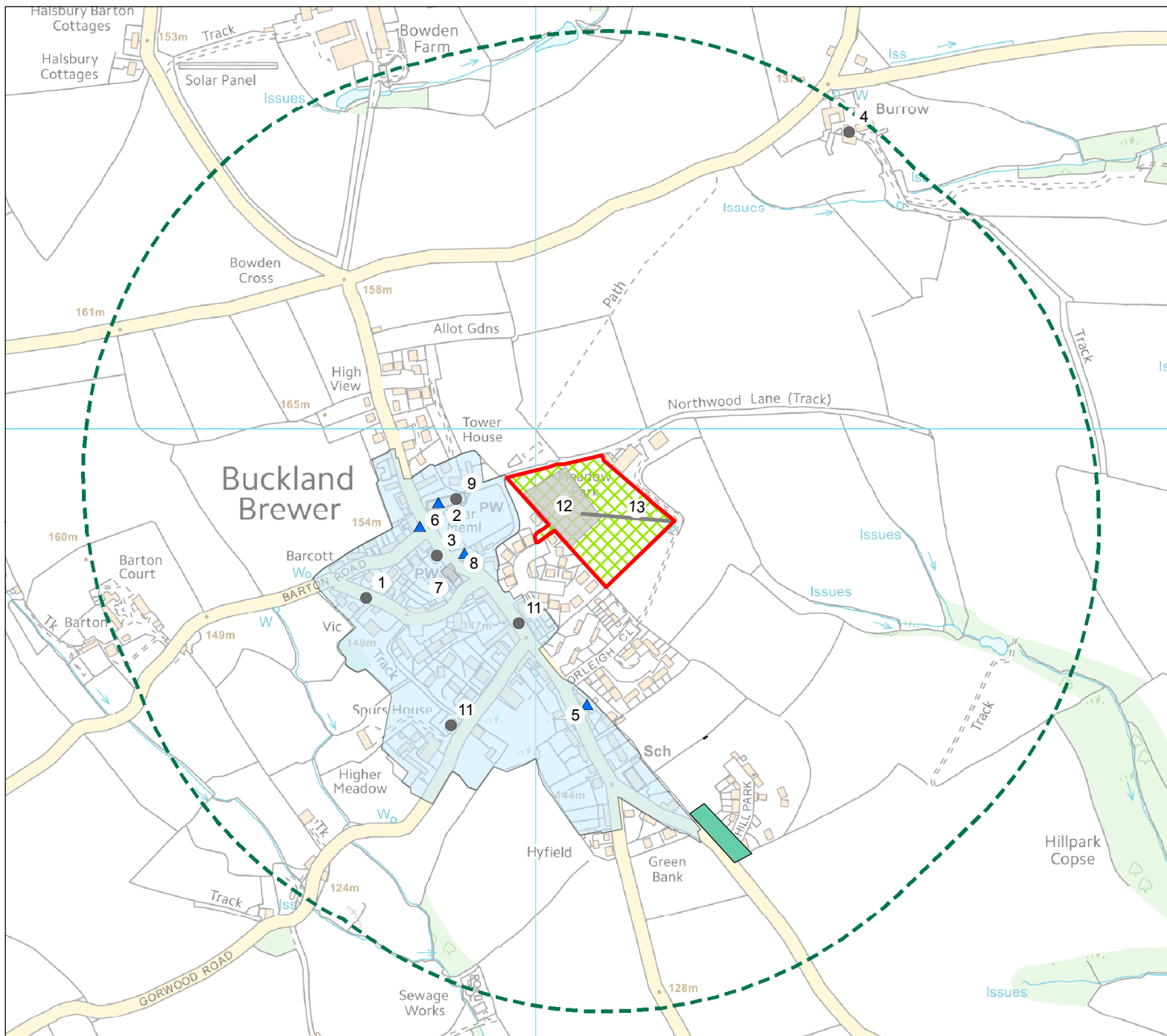
Figure 1: Site Location

Project: Buckland Brewer, Devon

Date: 02/12/15      Job Number: 10728

Drawn by: ZE      Approved by: AB





**Legend**

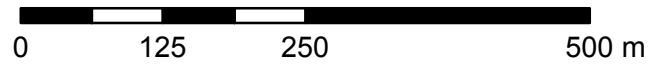
- Watching Brief [EDV6597]
  - Monument Point
  - Listed Building
  - Monument Area
  - HLC [AB10]
  - Conservation Area [AB14]
  - 500m Study Area
- HLC: Historic Landscape Character Area

Figure 2: Map of Cultural Heritage Features

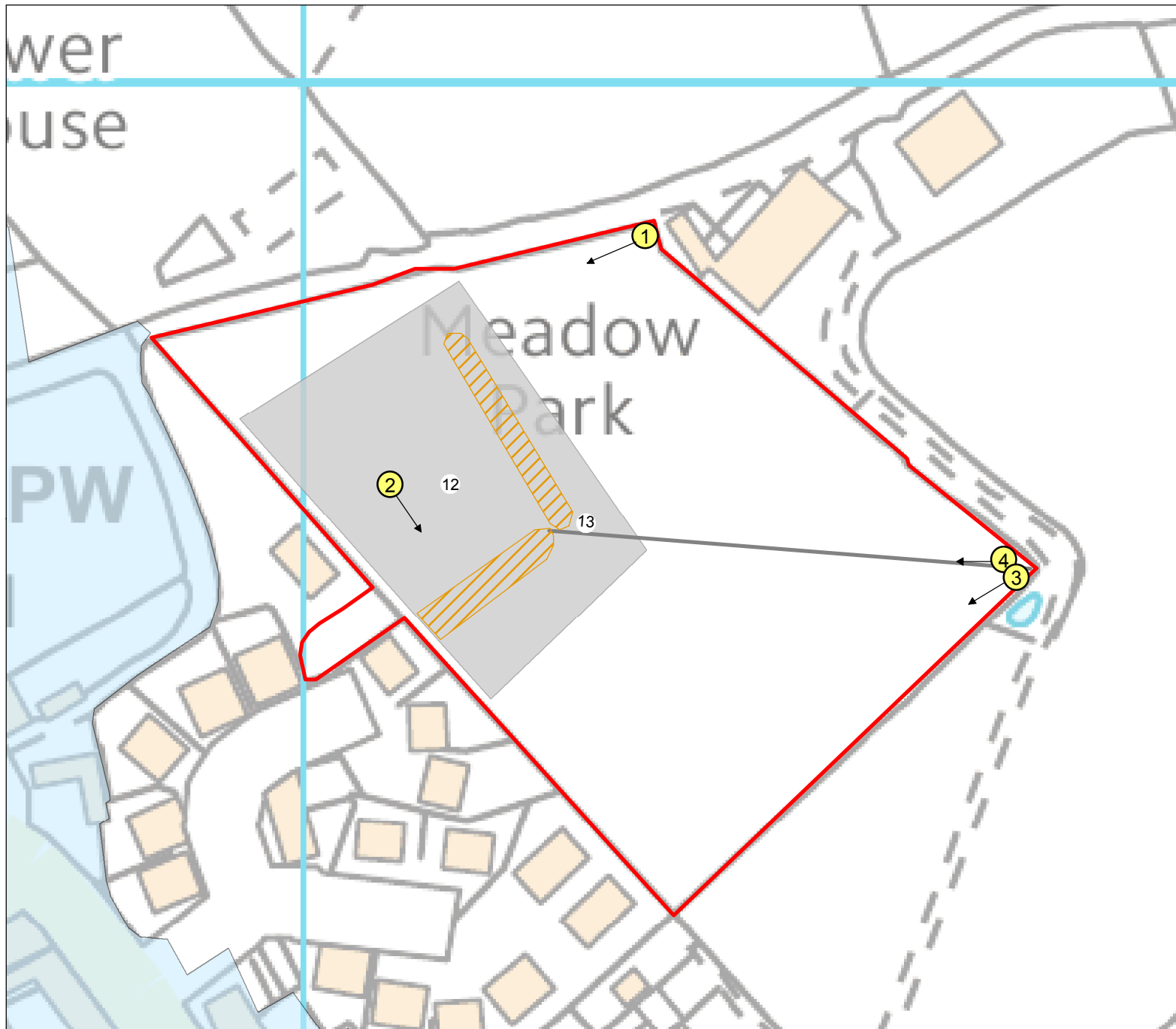
Project: Buckland Brewer, Devon

Date: 22/12/15 | Job Number: 10728






Drawn by: ZE | Approved by: AB







**Legend**

-  Possible Earthwork Banks Associated With [AB 12]
-  Monument Area
-  Conservation Area [AB14]
-  500m Study Area
-  Photograph Orientation & Location

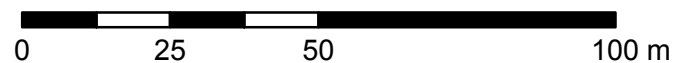
Location and scale of possible earthwork features is estimated

Figure 3: Site Visit Map

Project: Buckland Brewer, Devon

Date: 21/12/15 | Job Number: 10728

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](mailto:info@abheritage.co.uk)