

# Land at Chudleigh, Teignmouth, Devon

## Archaeological Desk-Based Assessment



on behalf of

**URS Limited**

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**Avon Archaeology Limited**

Bristol: October 2013



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## **ABSTRACT**

*Avon Archaeology Limited were commissioned by URS Limited to undertake an archaeological desk-based assessment of land at the north-eastern edge of the town of Chudleigh, Devon, and extending slightly to the north-east, in the direction of Waddon. The site is centred on NGR SX 87506 79563, and encompasses an area of 17.12ha (42 acres) of land, a part of the Clifford estate. The majority of the study area is at present under pasture, but also includes within its boundary the town cricket pitch. Three fields on the northern side of the site have already been the subject of planning applications by Clifford Estates, and have current planning consent for change of use from agricultural land to football/cricket pitches with associated access and parking (Teignbridge District Council Planning Ref. 07/00660/COND1).*

*The study area is situated on the north-eastern fringe of the town of Chudleigh, just outside the bounds of the Chudleigh Conservation Area. The Devon HER records 73 monument records and a further two event records within a 500m radius of the study area, only three of which fall within the study area itself. These comprise the stray find of a Neolithic flint axe (MDV 14450) from the area of the sports ground, the stone-built, Grade II listed bridge over the Kate Brook (MDV 8988), presumed to be of early 19<sup>th</sup> century date, and supposedly at the location of two earlier bridges; and a small agricultural building south-east of the above bridge, shown on late 19<sup>th</sup>/early 20<sup>th</sup> century maps (MDV 102647), but now demolished. The majority of the monument records within Chudleigh itself refer to buildings of post medieval date, most of which are Grade II listed.*

*Only one scheduled ancient monument falls within a 500m radius of the study area and none within it. This is Castle Dyke Camp (SAM 1003846), an exceptionally well-preserved Iron Age hillfort, situated within Ugbrooke Park, to the south-west of the study area. At the southern edge of Chudleigh, there are a further four scheduled monuments, all of national importance: the Bishop's palace (below), of medieval date (SAM 1008679), and three Palaeolithic cave occupation sites (SAMs 1010740, 1010726, 1017681). Chudleigh itself lies to the west of the Roman road running south-west/north-east, through a gap in the Haldon Ridge, towards the Roman town of Exeter (Isca), situated at the lowest crossing point of the River Exe.*

*Chudleigh and the surrounding lands are most likely to have been part of a very large pre-Conquest estate centred on Teignton, the Taintona of Domesday Book, which in 1086 was in the hands of the Bishop of Exeter. The origins of this holding are unknown but it seems most likely that it was carved out of a pre-existing royal estate and given to the See of Exeter as part of its core foundation endowment in or shortly after 1050. The Bishop's palace was established there from around the year 1080, and Chudleigh remained in church hands up until the mid-16<sup>th</sup> century. It was described as a new borough in 1308 and was granted the right to a weekly market and an annual fair in 1309, with its prosperity based on the woollen trade.*

*The study area is composed of no fewer than eight small parcels of land, the largest of which measures 3 hectares (7.8 acres). A cricket ground, first noted on an OS map of 1905, is included within the study area. The remainder are under pasture, and documentary and aerial photographic evidence suggests that the study area has remained as agricultural land since at least the mid-19<sup>th</sup> century and probably earlier. Aerial photographs revealed a possible linear feature running north-west/south-east across the cricket ground, together with a parallel feature to the south (now lost beneath modern housing). Photographs also showed evidence of ridge and furrow cultivation in*

*fields to the east and north of the study area. It is likely that the study area would have lain outside the bounds of the medieval town, whose main focus would have been the area around the parish church and the market place, to the south-west of the present site.*

*On the basis of the information gathered during this assessment, it is concluded that the study area has a low to moderate potential for the survival of archaeological remains.*

## ACKNOWLEDGEMENTS

Avon Archaeology Limited wishes to acknowledge the assistance given by the following in the production of this report: the staff of the Devon Record Office at Exeter; Chris Baines and Stephen Reed, of the Historic Environment Team for Devon County Council and Andy Mayes, of URS Ltd.

## NOTES

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## ABBREVIATIONS

AAL	Avon Archaeology Limited
aOD	Above Ordnance Datum
DRO	Devon Record Office (Exeter)
EH	English Heritage
HER	Historic Environment Record
MDV	Monument DeVon
NA	National Archives
NGR	National Grid Reference
NMR	National Monuments Record, Swindon
OS	Ordnance Survey
SAM	Scheduled Ancient Monument

## 1 INTRODUCTION

Avon Archaeology Limited were commissioned by URS Ltd to undertake an archaeological desk-based assessment of a site on the north-east edge of the town of Chudleigh, Devon, centred on SX 87506 79563 (**Figures 1** and **2**). The site occupies an area of approximately 17.12ha (42 acres), and is bounded to the east and north by agricultural fields, to the west by the Kate Brook and by residential development, and to the south by further development, by the town cemetery and by allotment gardens.

The site is now largely under pasture, and is made up of a number of small fields, bordered by hedgerows, and also includes the town cricket pitch. The road to Waddon, a typical sunken lane (**Plate 1**) runs in a north-easterly direction, separating the cricket pitch from the remainder of the study area. A further trackway, leading to the quarry at Burrows, runs approximately north-west/south-east across the site. The Kate Brook, which rises on the Haldon Ridge, to the north-east, runs parallel to the Waddon Road, which crosses the brook at the Old Kate Bridge (**Plate 2**; MDV 8988). A tributary of the Kate Brook runs from Burrows Wood, parallel to the above trackway, and a further minor watercourse joins the Kate Brook at the north-east corner of the cricket ground.

The site is situated at a height of between 70m and 80m aOD and consists, topographically, of two parallel low spurs of land, running roughly north-west south-east, separated by the trackway and stream from Burrows Wood.

A trawl of the Devon HER (see **Figures 6** and **7**) revealed only three records of archaeological significance within the study area, of widely differing periods, comprising the stray find of a prehistoric flint axe (MDV 14450), the stone-built bridge over the Kate Brook known as “Old Kate Bridge” (recorded twice, MDV 8988 and 85597; Grade II listed) and a possible agricultural building south-east of the above bridge, no longer extant (MDV 102647). Although now situated on the fringe of the present-day town of Chudleigh, which has medieval or earlier origins, the site is also almost equidistant between the two probable small Domesday, or pre-Domesday, manors of Waddon and Hams Barton. The surrounding landscape is one of small, curvilinear enclosed fields, bounded by hedges, a probable relic of open field cultivation. Some possible ridge and furrow cultivation was noted in the adjacent fields on aerial photographs. The landscape is further characterised by the presence of quarrying activity, for the local limestone, which was utilised not only in building, but also in the production of quick-lime, hence the number of lime-kilns in the vicinity. Within 500m of the southern edge of the study area lies the major Iron Age hillfort of Castle Dyke, a scheduled ancient monument, which testifies to the presence of later prehistoric activity in the area. Slightly further afield lie the nationally important Palaeolithic cave occupation sites at Chudleigh Rocks, and the substantial remains of the medieval Bishop’s Palace, to the south of Chudleigh, both scheduled monuments. Castle Dyke hillfort lies within the grounds of Ugbrooke Park, an 18<sup>th</sup> century country house, with grounds landscaped by Capability Brown.



Figure 1

### Location of the Study Area

Study area outlined in red, approximate boundary *only*, this map is purely for indicative purposes.

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Grid lines at 1km intervals

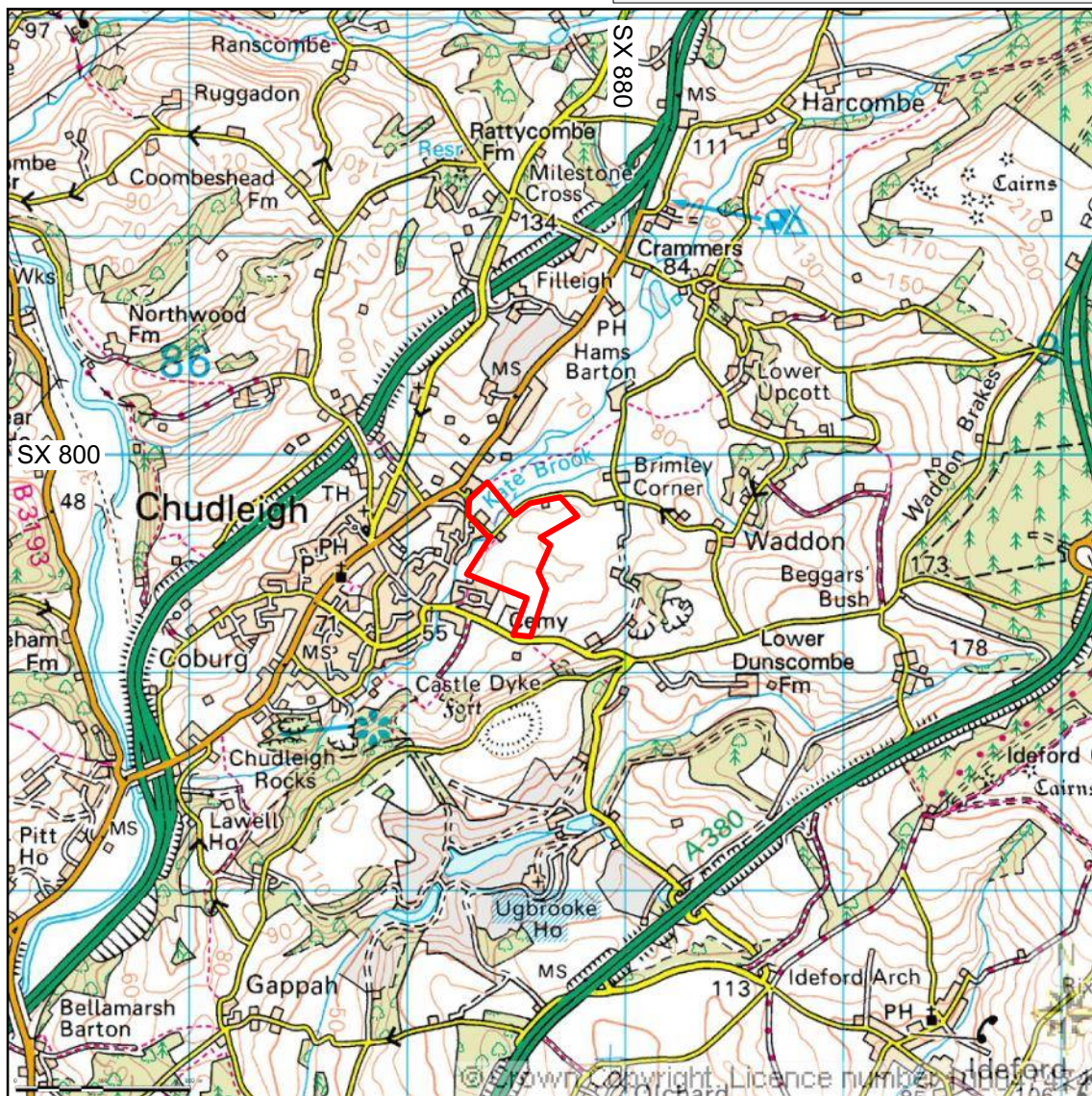
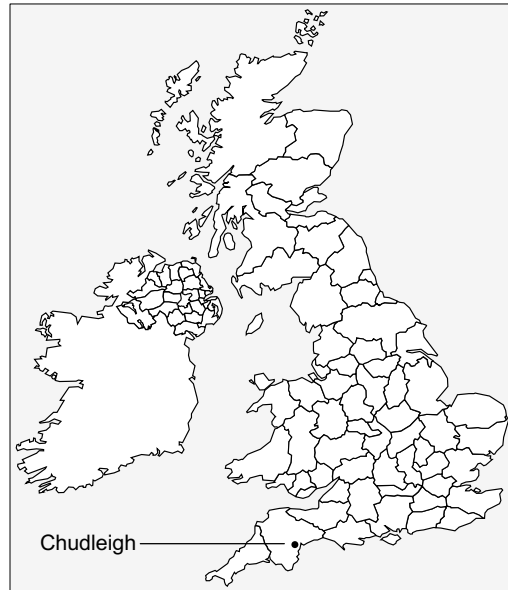
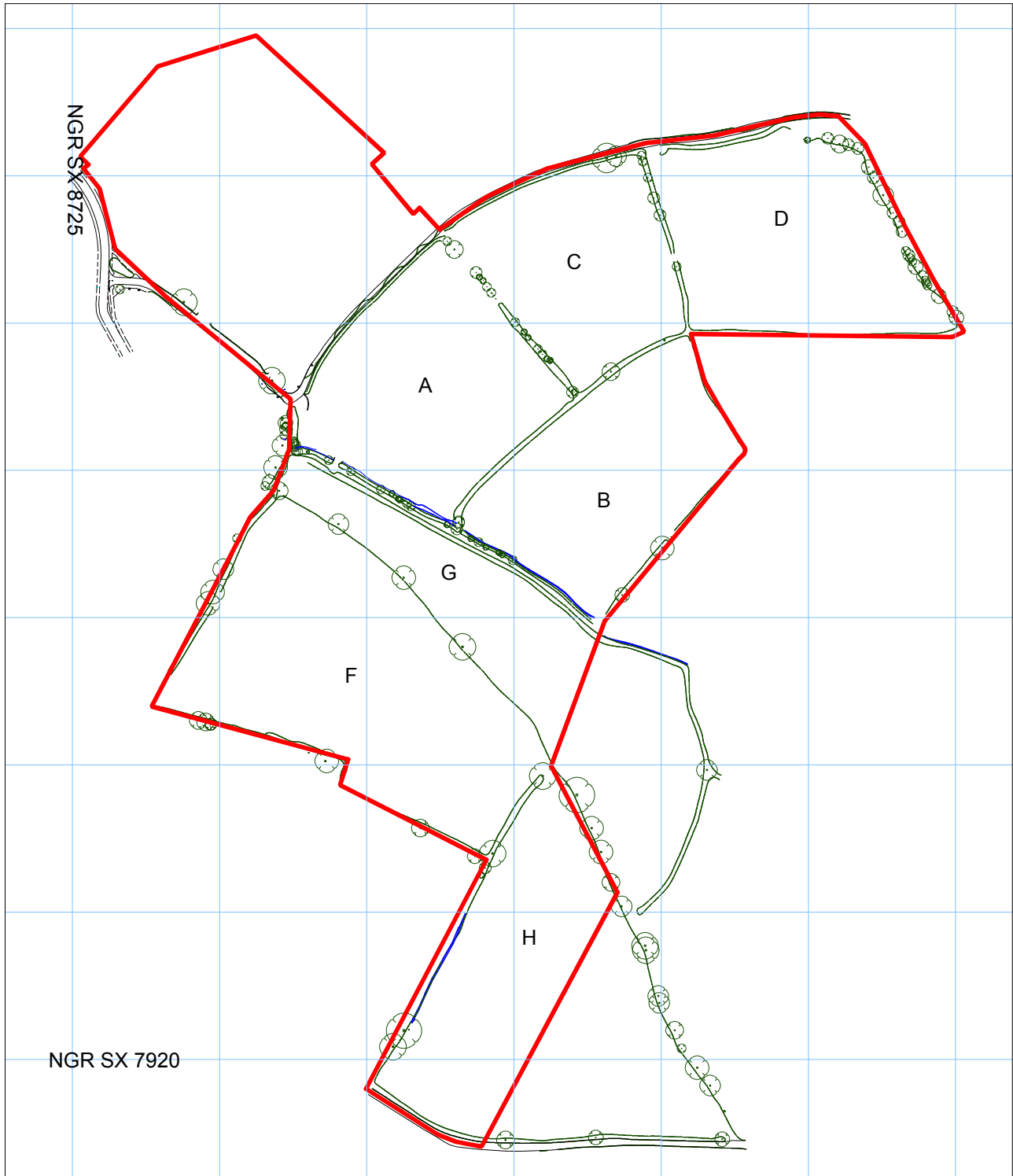




Figure 2



Site Location Plan and Boundary of the Study Area



0 200m

As the site consists, for the most part, of undeveloped agricultural land, it lies outside the boundary of the Chudleigh Conservation Area (Teignbridge, 2012). The development does, however, come under the remit of the Teignbridge District Council Local Plan (see **Relevant Planning Policies**, below).

The purpose of this study is objectively to assess the potential for the preservation of significant archaeological deposits and structures within the proposed development area, and explicitly to outline the nature of the heritage assets and resources, and the potential impact of the development proposals on them. These aims will be framed against the specific context of the conditions and requirements set out in the National Planning Policy Framework (Dept of Communities and Local Government, 2012).

## 2 METHODOLOGY

Searches were made of the indices of the collections of the Devon Record Office. A variety of online bibliographic resources, most notably COPAC, BIAB, The Archaeology Data Service, and Google Scholar, were used to identify potentially useful sources of information, whether published or otherwise<sup>1</sup>. In addition, information was utilised from a trawl of the Devon County Council Historic Environment Record, conducted on behalf of AA Limited by Christine Baines, HER Officer for that local authority. A visit to the site was made by Rachel Heaton, for AAL, on Thursday, 19<sup>th</sup> September, 2013, and a digital photographic record was made (**Plates 1 to 8**). At the time of writing there was no local authority planning reference, as this report is part of pre-application data-gathering relating to the site.

## 3 TOPOGRAPHY AND GEOLOGY

The geological context of the study site can basically be divided into two halves, with the dividing line being marked by the course of the Kate Brook, here flowing north-east to south-west, and running through the northernmost part of the site. The line of the brook itself is, not surprisingly, marked by a narrow band, straddling either bank, of riverine alluvial deposits, consisting of mixed clays, sands, silts and gravels. To the north-west, the underlying hard rock deposits consist of strata of the so-called Crackington Formation, a complex series of interbedded sandstones and limestones of the upper part of the Carboniferous period. To the south-east of the Kate Brook, however, the rocks are of the Tavy formation, a series of far older, late (upper) Devonian slates. A variant of this lithology is actually known as the Kate Brook Formation (BGS). In any event, the relationship between the two formations on either side of the brook is, therefore, uncomformable, and it seems likely that in this area at least, the brook is marking the line of a fault.

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<sup>1</sup> [www.copac.ac.uk](http://www.copac.ac.uk); [www.biab.ac.uk](http://www.biab.ac.uk); <http://archaeologydataservice.ac.uk/>; [www.scholar.google.com](http://www.scholar.google.com)

A detailed topographical survey of the study site has been carried out by the developers; and it is no surprise that the presence of the Kate Brook means that the land on either side of it forms its valley, and consequently the ground on both sides slopes towards the stream. On the immediate south-eastern side of the brook and then of the minor road to Brimley Corner, which of course comprises the bulk of the study area, the three main enclosures to the north-east of Kate Bridge display a marked downward slope towards the north-west and south-west, the latter being bounded by the trackway running north-west/south-east which effectively divides this part of the site into two. North-east of the trackway, a height of just over 73m aOD marks the highest elevation, descending north-westwards towards Kate Brook and the minor road, at heights centring locally on around 61m aOD, over a distance of about 240m from the eastern extremity of the site on this side of the trackway. It should also be said, though, that a large tract of the *central* part of this area is relatively level, at around 70m aOD, with a north-west/south-east hedgeline bisecting it. The steepest slope in this area is immediately to the north-west, much closer to the Brimley Corner road. In the site's northernmost enclosure the gradient is rather gentler but still apparent, descending from something over 70m from the southern hedgeline to about 65m aOD at the southern edge of the road, a distance of about 150m. South-west of the trackway, the ground slopes down both towards it (ie to the north-east), and to the north-west and west, from a high point of around 73m aOD which is found in the narrow, rectangular section of the study area immediately to the east of the present cemetery. Outside the strict bound of the site, however, further to the east, and north of the minor road eastwards to Beggar's Bush, the ground continues to rise, and a height of nearly 90m aOD is attained at the extreme eastern corner of the triangular field part of which forms the southern limit of the site.

#### 4 HISTORICAL BACKGROUND

Reliable, *modern* sources for even an overview account of the history of Chudleigh, such as that presented here, are regrettably rather scanty. Only a single volume of the county's *VCH* was published, in 1906, before the series went into abeyance, where it still languishes. There is a general county survey available in the form of Richard Polwhele's *History of Devonshire*, originally published in three volumes between 1793 and 1806; but this is an antiquarian work and its witness cannot always be assumed to be reliable. The far more recent, iconic work by W G Hoskins, *Devon*, originally published in 1954 but the subject of several later revisions, the second and final one by the author himself in 1972, remains probably the most authoritative general work covering the entire county. The most recent, posthumous, revision of this work appeared as late as 2011. There are, in addition, a couple of surveys by local individuals and groups, most notably Crockett 1985 and CHG 2009; these are useful enough as far as they go, but neither carries a full referencing apparatus, and it is therefore impossible to trace source material at a detailed level; they must both, consequently, be approached with a suitable level of caution. A useful survey of Chudleigh material can be found in the bibliography attached to Parker *et al* 2006. Other, more standard works of reference used will be cited at appropriate

places in the text.

There is no record of Chudleigh in any historical (ie written) source before the Norman Conquest, but its existence as a discrete, bounded estate by that date can be confidently presumed. Historically, it seems always to have lain in the Devon hundred of Exminster (Gover *et al* 1932). Quite apart from anything else, the place-name is purely Old English in origin, even though surviving in written form for the first time, as *Ceddelegam*, only from about the mid 12<sup>th</sup> century, in a manuscript copy dating to the 14<sup>th</sup> century. The meaning of the first element is unknown although it is likely to be a personal name (Gover *et al* 1932, 489). The second element is the extremely common word *-lēah*, which modern authorities now translate as ‘wood pasture’ (see for example Lennon 2009; Hooke 2011). Chudleigh is *not* identified by name in the pages of Domesday Book, but modern editors of that document indicate, from post-Conquest sources, that in 1086 it was almost certainly part of a very large estate centred on Teignton (*Taintona*), held from before 1066 by the Bishop of Exeter (Thorn and Thorn 1985, Part 2, Notes, Paras. 2,4-6; Gover *et al*, 487). In Domesday, the Bishop’s manor of Teignton was assessed at 18 hides, but there is also an entry for a far smaller, royal estate there which was assessed at only a hide and a quarter (Thorn and Thorn 1985); this latter holding emerges in the post-Conquest period as the manor of Kingsteignton<sup>2</sup>. Teignton does not appear in any surviving historical record before Domesday Book, and the means of its transmission to the hands of the See of Exeter is problematic. However, it is at least possible that it was carved out of an existing royal estate, of which the small Domesday manor may represent a remnant, and handed over to the church as part of a foundation endowment when the See was first established in or about 1050; its first bishop, Leofric, having amalgamated the formerly separate episcopates of Devon and Cornwall, previously based at Crediton and St Germans respectively (Hill 1981). A further very small holding of only half a hide was called *Chenistetone* in 1086, and later emerged as the manor of Chudleigh Knighton. It is, however, in the parish of Hennock, adjacent to Chudleigh, and indeed historically was in a different Hundred (Teignbridge). At Domesday it was held by a lay tenant of the Bishop, and appears to have been a small fragment carved out of the Bishop’s part of the old Teignton estate at some unknown point before 1066 (Thorn and Thorn 1985).

In the post-Conquest period, the Bishops of Exeter established a large manorial complex at Chudleigh for their own private residential use, usually, albeit misleadingly, called a ‘palace’, on a site to the south-west of the main settlement. When exactly this residence was established is not entirely clear, although Bishop Branscombe is recorded as staying at Chudleigh on various occasions in the second half of the 13<sup>th</sup> century, and these are the earliest known references. Modern archaeological field and building survey suggest that at least the standing remains may be of late 13<sup>th</sup> or early 14<sup>th</sup> century date (Parker *et al*,

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<sup>2</sup> Although the fact that this ‘smaller’ Teignton fragment was recorded in Domesday as containing 16 ploughlands, seems strongly to suggest that its assessment was massively underrated, and that it may have been a considerably larger estate than the hide figure alone might imply.

2006).

As very often was the case in the medieval period, so also at Chudleigh did the presence of a residence of a major and powerful landowner very close to the settlement have a direct impact on its economic development; the more so since the Bishops of Exeter were also, of course, the manorial lords. Formal grants for markets and a fair at Chudleigh were obtained by the See in the first decade of the 14<sup>th</sup> century (CMH), and elsewhere it is said to have been a new town at about the same time, again, by the direct involvement of the bishop of the time (Parker *et al* 2006). It is quite possible that the provision of both markets and a fair, and its possible re-foundation as a new town at this time, may have had direct implications for the plan layout of Chudleigh in terms of the establishment of regular burgage plots, and of planned open space(s) for the market (Taylor 1982)<sup>3</sup>. The First Edition of the OS 25" map (1888-89) certainly gives some impression of elongated plots, especially running back from the northern side of Fore Street; and it seems possible that an early (ie pre-Conquest) occupation core around the church of St Martin and St Mary was supplanted in the late 13<sup>th</sup>/early 14<sup>th</sup> century by a new, planned extension, with a large triangular market place, a little further to the north, along Old Exeter Street and Culver Street, and with burgage plots perhaps laid out over a pre-existing open-field system.

Towns are defined as such by historians not by virtue of simply being *called* a town, but by the range of *non-agricultural* activities and trades that were/are carried on there. In Chudleigh's case this is still rather problematic, although it is most likely that its main economic base was founded squarely on its lying at the centre of an agricultural hinterland, and it is therefore probable that in terms of its trading, commercial and craft functions it was indeed a town in all but name; Chudleigh's very first mayor was not put in place until this year (2013), and the office of mayor is usually regarded as an indicator of formal urban status<sup>4</sup>. Devon, as a great grazing county, became in general very prominent in the wool trade and it is therefore hardly surprising that this activity should have become established at Chudleigh probably in the early post-Conquest period, although Hoskins explicitly links its growth in the medieval period to its fortunate position on the main road between Exeter and Plymouth. Hoskins notes that

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<sup>3</sup> Although it is important to note the too-oft forgotten point that the formal grant of a *written* charter for a market and/or fair at a given place should by no means be taken to indicate that these activities were invariably being newly established at that date. On the contrary, it is well known that many of these grants, especially in the 13<sup>th</sup> and 14<sup>th</sup> centuries, amounted merely to confirmation and codification of long-existing practice; some markets were clearly of ancient (ie pre-Conquest) foundation, and had operated by virtue of nothing more than long, but unrecorded tradition, until *some* were 'captured' by the issue of formal written charters in the post-Conquest period. These were the so-called 'prescriptive' markets, and they are usually invisible to us. See, for example, Everitt 1985.

<sup>4</sup> We might note in this context that in the year 1325, the then Bishop of Exeter, Walter Stapledon, petitioned the crown for formal, written confirmation of grants of land and burgess-rights made by him *and his predecessors* in Bishop's Tawton and Chudleigh (our emphasis). The mention of burgess rights here is significant because these were privileges applied specifically in an *urban* context, and Stapledon's wording implies strongly that he believed that they predated his own tenure of the Exeter episcopate. NA C143/180/7, Chancery *Inquisitions Ad Quod Damnum*.

Almost certainly its rise from a purely agricultural village to the rank of market-town and borough, was due to the rise of Plymouth, 30 miles away, which brought greatly increased traffic along the road from Exeter (Hoskins 1954, 366).

It is very likely, in fact, that the two factors, the presence of the main road and the growth of the wool trade, were in Chudleigh's case, mutually dependent and reinforcing. CHG 2009 remarks that

The 13<sup>th</sup> century saw the beginning of the wool trade, which was to form the basis of the local economy for many years to come. The initial stages of cloth production were very much a cottage industry, namely combing, carding, spinning and weaving. The latter stages were carried out on a larger scale and included washing, dyeing and fulling. The first mention of a fulling mill is in 1308, probably on the site of the town mills. Nearby fields were known as the washing fields and the tucking fields, which is further evidence of an activity which continued to flourish until the later years of the eighteenth century. Chudleigh had its own particular brand of cloth, a hard-wearing serge, which acquired the trade-name, 'Chudleighs'. Much of it would have been exported to the Continent via the port of Exeter (CHG 2009, 14)<sup>5</sup>.

The Bishops of Exeter remained in possession of Chudleigh until the middle of the 16<sup>th</sup> century. They had in fact already begun to dispose of lands there before that time, but in the middle of the century the See was forced to dispose of its residential site by pressure from the crown. Thereafter in the later 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries, various parts of Chudleigh passed through the hands of a succession of secular lords, and by this means, by 1800, over a third of the total area of the parish was in the hands of the Clifford family, who seem to have had an association with it from at least the early 17<sup>th</sup> century. The Cliffords also, eventually, acquired the site of the former episcopal palace. Earlier antiquarian writers appeared to believe that this took place at the very end of the 17<sup>th</sup> century, but more recent, and more authoritative research places it a century later, in 1794 (Parker *et al* 2006, 196).

In 1807, Chudleigh was devastated by a large fire which resulted in the complete destruction of extensive parts of the town's built fabric; although it is important to see this event in the wider context of the recurrent fires which occurred in many English towns, of all sizes, from the Early Modern period, and of which the Great Fire of London was merely the most spectacular (Clark and Slack 1972, 7). The damaged area was, though, quickly rebuilt, and while the opportunity was taken for a degree of road-widening, it seems as though the overall town plan essentially retained its pre-fire integrity.

Throughout the medieval and early modern periods, it seems very likely that agriculture and wool formed the twin pillars of Chudleigh's economy, and indeed as the wool trade declined from the latter part of the 17<sup>th</sup> century, agriculture again became predominant. Hoskins notes that the town seems to have reached its economic zenith, measured purely in terms of the size of its population, in the mid 19<sup>th</sup> century, "and thereafter declined, but not as badly as most old market towns" (Hoskins 1954, 366). Chudleigh seems never to have been subjected to

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<sup>5</sup> The existence of the fulling mill noted here, is actually recorded in the published register of Bishop Stapledon; Hingeston-Randolph 1892.



the process of formal enclosure by Act of Parliament, and it is likely that whatever open arable fields it had in the medieval period, had been subjected to an extended process of piecemeal enclosure by private agreement, perhaps over the course of several centuries; so that the mainly enclosed aspect of the parish lands by the mid 19<sup>th</sup> century was arrived at by means which historically, are largely invisible to us. This idea may receive some limited support from the results of an ecological study of hedgerows carried out in Chudleigh parish in the mid 1990s, and relating to Farley Farm, about 2km NW of the most northerly part of the study site; there at least, researchers found that some of the hedgerows, although impossible to date with pinpoint accuracy, were nonetheless likely to have been many centuries old (Michelmores and Proctor 1994).

The tithe records of this time, now kept at the Devon Record Office, show that in the agricultural economy, arable was predominant, but not by much, and indeed an unusually large proportion of the total parish area, amounting to about 32%, was recorded as 'common land' (see **Table 1** for the detailed figures). This might suggest that even at that relatively late date, Chudleigh was home to a far higher than usual proportion of smallholders and commoners, who may have had only a handful of animals, and who made a living by combining their agrarian occupation with rural and/or urban by-employments of various kinds.

## 5 ARCHAEOLOGICAL BACKGROUND

The strict remit of this study is to consider the evidence for archaeological survival on and in the vicinity of the study site, based on current knowledge as expressed in the Devon County Council Sites and Monuments Record; and as already noted, a trawl of the HER around the study site was carried out on behalf of Avon Archaeology Limited by Chris Baines and Stephen Reed, archaeologists working on the Historic Environment Record for the county authority.

The trawl of the HER revealed no fewer than 73 monument records and two event records within a 500m radius of the study site. For maps showing the location of records relating to undesignated heritage assets (archaeological features and structures), see **Figure 6**, while for designated assets (listed buildings and scheduled ancient monuments), see **Figure 7**. The trawl revealed that no archaeological interventions (evaluations or excavations) had taken place within the study area, although the area did fall within the remit of a previous cartographic and field survey, the Haldon Ridge Survey, undertaken in 1997 (Manning and Walmsley, 1997, see **Bibliography**). The documents relating to this survey are held at the Devon HER and were not themselves consulted for this present study, but the relevant information has been transferred to the HER, and a number of records, commencing with the figures "57", revealed during the present trawl, owe their existence to the above survey.

Only four records fall within the boundary of the study area, and these comprise the stray find of a prehistoric flint axe, from the area of the present cricket pitch (MDV 14450), two (duplicate) records relating to the present bridge over the Kate Brook (**Plate 2**; MDV 8988 and 85597) and a record of a possible agricultural

building, no longer extant, first shown on First and Second Edition Ordnance Survey maps (MDV 102647). Old Kate Bridge is a Grade II listed monument, of probable early 19<sup>th</sup> century date (SAM 1097134), recorded on the HER as being located in the vicinity of two earlier bridges (see **Historic Map Evidence**, below). The agricultural building is not shown on the tithe map of 1840, and therefore was probably constructed at some point between 1840 and the time of the survey for the First Edition 6" OS map, c.1885-6. It must be borne in mind, however, that the tithe map may not necessarily show all minor buildings. Reference to Google Earth shows that the building, or what by then remained of it, was demolished at some point between 2006 and 2010.

Four records fall just outside the boundary of the study area (within 100m of the boundary) and these comprise a further prehistoric stray find (a Bronze Age axe head (MDV 14722, recovered from the bank of the Kate Brook, just 100m north-east of the cricket ground); a second Grade II listed bridge (MDV 86261, 200m north-west of Old Kate Bridge); and two buildings, a Baptist chapel, not listed by English Heritage, of probable 19<sup>th</sup> century date, just north-west of the cricket ground (MDV 42045) and a ruined single storey stone building, recorded as "Hillside Barn" on the HER base map and shown on the OS First Edition 6" map of 1886 (MDV 57648). A further record related to the above building is MDV 57647, a length of possible hollow way approximately 130m long, 75m south-west of the above building, routed along a field boundary, recorded as 2m wide at the base, with banks of 1.5m and 0.5m high (see **Aerial Photographic Evidence**, below).

Whilst none of these records can be said to be of major archaeological significance, they suggest that there has been human activity (not necessarily continuous) in the immediate vicinity of the study area, and which may extend into the study area itself, from the prehistoric period onwards. In addition to the two prehistoric find-spots recorded above, there is evidence for further prehistoric activity, in the form of both stray finds and early occupation sites of national significance, in the vicinity of the study area.

At the southern edge of the town, at a distance of approximately 1.4km from the study site, the HER records the caves of Tramp's Shelter (SAM 1017681; MDV 14725), Pixies' Hole (SAM 1010740; MDV 9018) and Cow Cave (SAM 1010726; MDV 14724), which were inhabited during the Palaeolithic period. The caves themselves are naturally occurring topographic features, within the limestone outcrops of Chudleigh Gorge, within an area which contains no less than five areas of Special Scientific Interest (as recorded on the MAGIC website, [www.magic.defra.gov.uk](http://www.magic.defra.gov.uk)). For a recent overview of geological, environmental and archaeological data recovered from the caves, see Simons 2010 (**Bibliography**). All three caves have been partially excavated, but retain highly significant archaeological deposits, ranging in date from the Palaeolithic to the Neolithic periods, and palaeontological deposits from the Upper Middle Pleistocene to the Holocene periods (*ibid.*)

Further evidence of prehistoric occupation, in the form of flint artefact scatters, was recorded during topsoil stripping for the Chudleigh by-pass (MDV 28422)

and during surveillance of road-works on the A38 trunk road (MDV 14471). Bronze Age activity is attested in the form of a stray find of a second bronze axe-head (MDV 30148) and the site of a possible barrow, whose location is uncertain, between 150m and 200m north-west of the cricket pitch, at Littlehill (see MDV 9009, 9025, 13813 and **Aerial Photographic Evidence**, below). Excavation for tree-planting at the end of the 19<sup>th</sup> century revealed cremated remains of probable Romano-British date within the possible barrow. The HER records further possible Bronze Age barrows, or quarrying activity (MDV 65371), noted in 2002, just west of Waddon, at a location centred on NGR SX 882 798, but see **Aerial Photographic Evidence**, below.

A major Iron Age hillfort, Castle Dyke (MDV 9008; SAM 1003846), is located only 350m south of the site's southern boundary. The fort is situated on a ridge between the valleys of the Kate Brook and the Ugbrooke. The schedule document of 1958 describes the monument as "a fine Iron Age hillfort of south-west type", consisting of an inner enclosure, formed by a single rampart and ditch, with entrances on the north-east and south sides, and an outer enclosure to the south. The interior of the fort was described as cultivated in 1979. In 1984, cropmarks of further enclosures were noted between the main enclosure and the southern outwork.

Activity during the Romano-British period in the immediate vicinity of the study area is represented by the cremation burial, only 150-200m north-west of the site (MDV 9025). The exact date of these remains is uncertain, but they may represent the later re-use of a Bronze Age barrow. For the tentative suggestion of a possible Romano-British cemetery at the site of the Bishop's Palace, see Parker, Allen et al., below). Although no further evidence for Roman activity is recorded on the HER, the OS record two stretches of Roman road, to the south and the north-east of the present site (at SX 87 76 and SX 90 81; OS 1:50,000, 1992). Potentially, the posited route of the original main road linking the Roman Exeter (Isca) with the south-west may have lain only slightly over 1km to the south-east of the study area.

For information on the Chudleigh area in the early medieval and medieval periods, one has to rely largely on the documentary evidence provided in the **Historical Background**. There are no records of activity of this date within the study area itself, and it is possible that any initial settlement may have been focussed to the south of the present parish church. Nonetheless, the existence on historic maps of a markedly curvilinear feature a little to the south-west of Chudleigh, apparently truncated by Fore Street, might give us pause that there *may* have been an extremely early, and perhaps high-status settlement focus of some kind in this area, which may pre-date the surviving church (**Figure 5**)<sup>6</sup>. This area has, unfortunately, long been lost under post-war development.

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<sup>6</sup> The whole question of the antiquity or otherwise of curvilinear church enclosures, especially in western Britain, is fraught with difficulty, and the picture has if anything actually become *more* problematic as research in this field has progressed. The most recent and authoritative review in this regard can be found in Pearce 2012, esp. at 95-104.

The Bishop's Palace, further to the south-west, founded at some time before the early 14<sup>th</sup> century, would have been at the centre of an agricultural estate, serviced by subsidiary small farms, and it is almost certain that the study area would have consisted of farmland from at least this date onwards. The Bishop's Palace (MDV 8979) has been the subject of detailed earthwork and standing building surveys and the upstanding remains are a Grade II\* listed building (EH 1008679). For a comprehensive review of all archaeological work undertaken at the site, see Parker, Allen *et al.*, 2006. The perimeter wall survives, together with the remains of at least three substantial buildings, partly encompassed within modern farm structures. The main building is described as

one of the most remarkable pieces of domestic architecture surviving in the county (*op.cit.* 222).

The schedule also suggests that there are significant surviving below ground remains. Associated buildings recorded on the HER include a slaughterhouse and mill (MDV19779, 60671, 60674, 60675 and 73463). Further features, suggested from documentary sources, include the Bishop's deer-park, two wells (MDV 28419), a fish-pond (MDV 60675) and a possible cemetery (the latter of possible Romano-British or earlier medieval date; *op. cit.* 220). Contemporary archaeological remains within Chudleigh itself are restricted to unstratified pottery sherds of medieval (1250 or later) date, recorded during a watching brief at 6, The Square, (EDV 5014; MDV 79969).

As noted in the **Historical Background**, the town of Chudleigh, or, more specifically, the lord of the manor of Chudleigh, in this case the Bishop of Exeter, was granted the right to hold a market and fair in 1309, and, in 1308, Chudleigh is referred to as a new borough (Hingeston-Randolph, 1892). It is likely, although, again, not known for certain, that settlement would have extended out from the characteristic V-shaped market place (Platt 1976, 30), presumably sited at the junction of Fore Street, Old Exeter Road and New Exeter Road, along the arms of the "Y" formed by the above roads. As we have already seen, the Bishop was certainly defending burgess rights in Chudleigh by 1325, and the burgage plots would have extended lengthways perpendicularly to the road, so as to maximise the number of plots along a given length of street frontage. This would give the best opportunity for a large number of householders to access passing street trade, at the same time increasing the revenues from rents and market tolls for the manorial lord (*ibid.*). It is likely (see **Historic Map Evidence**, below) that the First Edition 6" OS map of 1885-6 retains the outlines of the original burgage plots in the property boundaries on the north side of Fore Street.

It is even possible that these same boundaries are remnants of the original open field system, and that the study area, also, would have been encompassed within one of the open fields surrounding the original settlement. (See **Aerial Photographic Evidence**, below, for evidence of possible ridge and furrow cultivation). MDV 66768 records two burgage plot boundaries, identified during excavation adjacent to Vicarage Lane. The same excavation also exposed the curvilinear boundary external to the present church-yard, which may represent the original enclosure associated with the original church building. The outer ditch

of the enclosure was found to pre-date the burgage plot boundaries. The relationship of this enclosure to the second, very marked curvilinear enclosure, to the south-west, recorded above, remains uncertain (**Figure 5**). In addition to the Bishop's Palace, several other buildings within the Chudleigh area retain original medieval elements. Those nearest to the study area include the parish church of St Mary and St Martin (MDV 8992; Grade I listed, EH 1164590), which dates to at least 1225, but may have earlier origins. The Highwayman's Haunt Inn, New Exeter Road, a Grade II listed building (MDV 44119, EH 1164761) is recorded on the HER as a late medieval house, originally with a cross-passage. English Heritage date the present building to late 16<sup>th</sup>/early 17<sup>th</sup> century and record the existence of a building in the same location, subject to the hearth tax of 1333.

As noted in the introduction, the study area is situated almost equidistant between the sites of two small probable manors, of Domesday or earlier date. At Hams Barton, to the north-east, just within 500m of the site, lies a Grade II\* listed 16<sup>th</sup> century mansion (MDV 9275; EH 1097128), which may well be on the site of a small manor (see also Waddon, below; Webster, 2008, 171-3; 195-8). An agricultural building on the south side of the courtyard at Hams Barton is a Grade II listed building of 18<sup>th</sup> century or earlier date (EH 1097129). The HER records a section of bank, (MDV 57063), measuring 60m long, 1 to 1.5m wide and 3 to 4.5m high, just south-west of the present hamlet, at NGR SX 8790 8026.

Just over 500m east of the study area, the small Domesday manor of Waddon (Thorn and Thorn, 1985, 2,4-6) now exists only as small hamlet, which includes the listed building of Waddon Thatch (EH 1334287), of 17<sup>th</sup> century date, and a now derelict mill of unknown date (MDV 19777). Much of the village was in ruins by the 19<sup>th</sup> century and many of the remaining buildings were demolished by the Sixth Lord Clifford, the then lord of the manor, who described Waddon as "a haunt of vagrants and smugglers" (Crockett, 1985, 11).

Elements of the agricultural/industrial landscape which may have their origins in the medieval period include limestone quarries, and, a related feature, kilns for lime-burning. Due to the local geology (see geology section, above) both are relatively common in the area of Chudleigh and several occur within 500m of the study area. The HER records a number of limestone quarries in the vicinity, MDV 57650, 57651, 57693 and 65371. The majority of these are undated, but Palace Quarry (MDV 17605), adjacent to the Bishop's Palace, was undoubtedly used for building stone for the episcopal residence as well as for lime for burning. Those lying within a 500m radius of the study area include Grealy Quarry, MDV 57650, and the quarry to the north-east, in Burrows Wood, MDV 57651. Both are shown on the OS First Edition 6" map of 1886, together with another quarry to the east, MDV 102652, but it is not clear how long the individual quarries remained in use. The HER record for Grealy Quarry records it as a large commercial quarry, some 14m deep, but presumably disused by the time of the Survey, as some soil dumping was also recorded. The quarry in Burrows Wood, MDV 57651, may, however, still have been in use at the time of the 1997 survey, as the HER records "quarrying also continues further to sw on s face of hillside." Grealy Quarry was also the site of a lime kiln (MDV 14964; OS 6", 1886) and it is likely that, of the four kilns listed by the HER in the vicinity of Chudleigh (MDV

14962, 14963, 14964, 14965 and 57627) some, at least, will have been in use since the medieval period. One further possible kiln site is recorded south-west of Grealy Quarry (MDV 57653), and a modern shed at the quarry itself, for the storage of lime (MDV 57652), shows that lime-burning must have continued in the area until the recent past.

An important feature of the study area, which is apparent from the First Edition 6" OS maps, on which the watercourses are coloured blue, is the prevalence of streams and leats, together with water management features such as sluices and weirs. No less than four streams/rivers pass through the study area, the Kate Brook, the mill leat, and two lesser streams, one from Brimley and one from Burrows. With the exception of the Kate Brook, the remainder appear to be deliberately channelled watercourses. The mill leat was obviously deliberately constructed in order to provide power for the various mills which have existed in Chudleigh from the medieval period onwards, both as a vital part of the woollen industry and for grinding corn. The leat (MDV 42043), is shown on Ordnance Survey maps from the First Edition onwards (1880s), when it supplied all three mills at that time in operation in the town (all three for grinding corn): Chudleigh Town Mill (MDV 9017), Parkway Mill (MDV 19776; 57070) and the Palace Mill (MDV 19779; OS 6" 1885-6). In addition, a further man-made watercourse, whose course may be partially followed by the above leat, is referred to by Crockett as bringing water a distance of three miles from the Haldon Ridge to the Bishop's Palace since the 1500s (Crockett, 1985, 111).

The majority of the records of post medieval date in the vicinity of the study area refer to buildings within the town of Chudleigh. Most of these are situated at some distance from the study area, but one (MDV 42045), lies just across the leat which forms the western boundary to the cricket pitch. The chapel is recorded on the OS First Edition 6" map as "Brookfield Baptist Chapel" and "Sunday School". The small enclosed area to the west of the building is shown as a burial ground from the First Edition OS onwards, but does not appear ever to have extended across the leat, which forms a natural boundary, into the study area. The chapel has relatively recently been converted into a house (see further below, **Historic Map Evidence**).

Probably the most significant feature of post medieval date in the vicinity of the study site is Ugbrooke Park, a Grade I listed country house (EH 1097135), owned by the Clifford family, constructed in 1760, within an area of parkland of 292 ha, also registered, Grade II\* (MDV 32489, EH 1000705). The park contains within its boundaries Castle Dyke hillfort, recorded above, and a SSSI of 13.5 ha. Other listed buildings within the park itself include an orangery and three lodges. The English Heritage listing gives a detailed description of the house and grounds. The present house was built to designs by Robert Adam, replacing an earlier house of "E"-shaped ground plan, illustrated on an estate map of 1740. The surrounding parkland consists of mainly pasture, with scattered trees and boundary plantations, following a late 18th century design by Lancelot ("Capability") Brown. Features of the park include an ice-house, a former quarry and two irregular lakes, formed by the damming of the Ugbrooke, which flows from north-east to south-west, parallel with the Kate Brook.



There are no fewer than twenty listed buildings, or architectural features, of post medieval date, within the town of Chudleigh, which fall within a 500m radius of the study area. The HER records a further seven features, either demolished buildings or structures such as culverts or cobbled surfaces, observed during excavation. None of the above have any direct relevance to the study area. A further three listed buildings, including Old Kate Bridge and Hams Barton, lie outside the town, but still within 500m of the study site. With the exception of the quarries, limekilns and water features recorded above, the remaining landscape features of post medieval date worthy of mention include an area of allotment gardens, (MDV 102658) and a rifle range and associated buildings (MDV 57068, 57069 and 57649), both just south of the study area, and shown on the OS First Edition maps, both 25" and 6".

## 6 HISTORIC MAP EVIDENCE

It should be said at the outset here that the parish and manor of Chudleigh enjoys a survival of historic manuscript maps that is better than for many other rural places, and along with other such documents covering the entire county of Devon, they are fully catalogued in the excellent published volumes edited by Ravenhill and Rowe (2002). However, that said, in the specific context of the present study site, there are two major problems. The first is that, as the catalogue clearly reveals, many, if not the majority of the surviving maps relating to Chudleigh remain in private hands and are therefore not available for study. Secondly, those that *are* accessible to the private researcher, which are overwhelmingly in the Devon Record Office at Exeter, generally only show small *parts* of the parish because they deal only with individual farms or even small parts thereof. It ultimately transpired that, with the sole exception of the tithe survey, of those manuscript maps relating to Chudleigh available for study in the Devon Record Office, not a single one depicted any part of the study site. The first historic mapping covering the study site is therefore the tithe survey of the mid 19<sup>th</sup> century. The tithe map of 1840, with the outline of the study site superimposed, is here reproduced as **Figure 3**. This is coupled with selective information from the tithe award of 1838 which is presented as **Table 1**, and which relates to the fields of which the study site was composed at that date, and a few of the adjacent enclosures<sup>7</sup>.

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<sup>7</sup> The DRO does not allocate specific references to its tithe material; it is catalogued simply as tithe maps and awards under given parish names. It should be noted here that the Chudleigh tithe map is both in a poor state of preservation, and is also an unusually poorly drawn survey as originally carried out.

**Table 1: Extract from Chudleigh tithe Award, 1838**

**A – Acres; R – Roods; P - Perches<sup>8</sup>**

Total parish area 5,188 acres (2,100ha; all notionally subject to tithe)

Arable 1,935 acres (784ha)

Meadow and pasture 1,124 acres (455ha)

Orchard and gardens 216 acres (87ha)

Woodland 58 acres (23ha)

Common land 1,660 acres (672ha)

Timber, and therefore not tithable in the survey year, 194 acres (79ha)

Landowner	Occupier	No.	Name & Description	Cultivation	A	R	P
Lord Clifford	himself	942	Yelliver Mead	pasture	2	1	26
George Mallett Scot	Susan Tuckett	945	Middle Sherwell	pasture	4	1	6
Ditto <b>(Study Site)</b>	ditto	946	ditto	arable	4	3	17
Eliz. Petherick <b>(Study Site)</b>	Wm. Shave	951	Moor Field	pasture	3	2	21
Lord Clifford	William Wright	953	Bridges	pasture	2	3	12
Lord Clifford <b>(Study Site)</b>	William Wright	954	Two Bridges	pasture	4	0	3
Lord Clifford <b>(Study Site)</b>	William Wright	955	Cate Brook	pasture	5	2	26
Saml. Whiteway	Jn. Whiteway	1073a	Meadow	pasture	1	2	29
Saml. Whiteway	Jn. Whiteway	1073	Mill Meadow	pasture	1	3	25
John Harry	himself	1076	Lower Flood Gates	pasture	0	2	20
John Harry	himself	1077	Higher Flood Gates	pasture	1	3	19
ditto	ditto	1079	Part of Lower Flood Gates	pasture	3	0	13
Lord Clifford	John Whiteway	1082	Brook Park	pasture	2	3	30
Lord Clifford	himself	1087	Bridgeland Field	pasture	4	3	32
Ditto <b>(Study Site)</b>	ditto	1088	Peas Park	pasture	4	2	16
Ditto <b>(Study Site)</b>	ditto	1089	Higher Field	pasture	2	3	33
ditto	John Whiteway	1090	Green Close	pasture	4	1	30
Lord Clifford <b>(Study Site)</b>	John Whiteway	1091	Clay Balls	arable	7	3	14
John Matthews <b>(Study Site)</b>	John Cleave	1092	Long Close	arable	5	3	21
Elizabeth Gawler <b>(Study Site)</b>	Richard Richards	1093	Lower Sherwell	pasture	1	3	23
Eliz. Gawler <b>(Study Site)</b>	Richard Richards	1094	Higher Sherwell	pasture	2	3	11
Lord Clifford	William Wright	1095	Nursery	nursery	0	1	11
Eliz. Petherick <b>(Study Site)</b>	Wm. Shave	1096	Nursery	nursery	0	0	14
Elizabeth Gawler	Thomas Wright	1097	Sherwells	arable	4	3	2
ditto	ditto	1098	ditto	arable	3	2	24
John Harry <b>(Study Site)</b>	himself	1099	Lower Sherwell	arable	4	1	24

In the original tithe schedule, the information is arranged in order of landowner, with the most prominent first, but for the purposes of **Table 1** it has been rearranged in numerical order of tithe field number. Lord Clifford is of course prominent here. There are no field names which could be immediately identified as obvious archaeological indicators (Corcos u.d.), and in this particular selection of enclosures the overwhelming land use is pasture, although, as already noted

<sup>8</sup> In statute terms, there were traditionally 4 roods to the acre, and 40 perches to the rood. An acre is the equivalent of 0.405ha (or just over 4,000m<sup>2</sup>), and this therefore makes a rood about 1012m<sup>2</sup>, and a perch just over 25m<sup>2</sup>.

at this time, a slightly greater proportion of the usable agricultural land was under the plough. For present purposes, the most important point to note is that no *major* buildings, of any kind, are shown within the bounds of the study site. However, on the northern side, hard against the southern side of the road to Waddon, a small rectangular structure is shown in the field numbered 951. This may be either a small field barn or animal pen. It does not appear on any of the subsequent printed (ie OS) mapping. In the field adjacent to the north-east (no. 946), a small rectangular shape is shown close to the northern end of the south-western field boundary, but its nature is problematic and it is probably not a building. Overall, field boundaries have remained pretty stable throughout the study site since 1840. The only really notable change has been in the extreme northern part of the site on the NW side of the Kate Brook, in the area of what is now the cricket pitch. Here, an angular field boundary, now removed, separated two enclosures, 954 and 955 – most of the area of the modern sports pitch actually occupies what was field 955.

By the time of the First Edition OS maps of the late 19<sup>th</sup> century, there does not appear to have been any notable change in the historic field boundaries – **Figure 4** shows an extract from the relevant 6” sheets of 1885-86<sup>9</sup>. For the first time here, though, the map indicates the small structure at the SW corner of what was tithe field 1093, immediately on the SE side of the bridge over Kate Brook. By contrast, the structure hard against the NW boundary of the former tithe field 951, appears to have gone. The very small nursery plot, tithe no. 1096, which formerly occupied the southern corner of tithe field 951, in the northern part of the study area, has been removed. Outside the strict boundary of the study site, although butting against its southern side, the western half of the former tithe field 1090 had by this time been taken out of agricultural use and turned into the town’s cemetery. Just outside the very northern extremity of the site, close to the boundary of the sole field to lie NW of the Kate Brook, the Brookfield Baptist Chapel and Sunday School had been constructed in 1849-50. It survived intact until the early 1970s, when it was severely damaged by fire, and was subsequently converted into a private residence. It remains occupied as such to the present day (CHG2). Again though, most importantly, the entire area of the study site site remained open and undeveloped agricultural land.

Lack of availability of printed sheets of the OS at the DRO meant that subsequent editions had to be examined online (at [www.old-maps.co.uk](http://www.old-maps.co.uk)). The early 20<sup>th</sup> century Second Edition of the relevant OS 6” sheets, published 1905-06 (same sheet numbers), shows little change since the time of the First Edition some twenty years previously. However, an important change was the appearance of the cricket pitch, carved out of the former tithe field number 955 on the NW side of the Kate Brook, and the creation of which necessitated the removal of the former angular boundary which had previously marked the NE side of that enclosure. By this date the pitch had been provided with a pavilion, close to its

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<sup>9</sup> It should be noted that the Devon Record Office has extremely limited coverage of historic OS maps in the form of *original* paper sheets; in fact only the 6” First Edition covered the study area. The First Edition 25” sheets were available only on microfiche, which could not be effectively reproduced as figures, and even then the study site occupied several different sheets. Other sources have, therefore, of necessity, been pressed into service here.

southern corner, and although it is not possible to be completely certain, it is very likely that this building was an original provision, and dated from the time that the pitch was first established. There do not appear to have been any other substantive changes within the study area.

In the twenty years between 1936 and 1956, the pattern of enclosures to the north of the Kate Brook, within the study site, underwent a further slight modification with the insertion of a dead straight, NW/SE boundary marking the NE side of the cricket pitch area. The SE end of the new enclosure thus created, adjacent to the north bank of the Kate Brook, had been made into tennis courts and a bowling green.

By the early 1960s, Chudleigh still, perhaps surprisingly, appears to have been relatively unaffected by post-war development. The field immediately to the west of the cemetery, and abutting the south side of the study area, had by this time been built upon, and there had been some expansion on the south-western side of the town, the latter, incidentally, resulting in the loss of the large curvilinear feature already noted to exist in that area (above). By the mid 1970s, the tennis courts at the SE end of the cricket ground had gone and the boundary which had formerly separated the two different sports had been removed. The bowling green, however, remained. A further short stretch of boundary had been removed at the SE corner of the site, resulting in one part of the rectangular 'bite' that now forms a characteristic feature in this part of the study site boundary. By the early 1990s, development was spreading around the southern and eastern flanks of Chudleigh, the central part of the town itself having to some extent been protected by the establishment of the Conservation Area in 1975, with a small extension designated in 2010; and prior to 1992, a new pavilion was provided on the cricket pitch (renamed simply 'sports ground' on the later maps). The study site did not take on its very final, present shape, until after this time, although in fact that involved only slight modifications to the NE boundary of the cricket pitch/sports ground. The outline of the overwhelming bulk of the study site, in terms of the surviving field shapes on the SE side of the Kate Brook and the minor road to Brimley, was still perfectly recognisable as identical to that of the tithe map some 150 years earlier.

## 7 SITE VISIT

A visit to the study site was made by a staff member of AAL on Thursday 19<sup>th</sup> September, 2013. A photographic record was made during the visit, and a selection from those images is reproduced here to illustrate this section. Individual fields are referred to in the captions by code letters as shown on **Figure 2**. The captions accompanying the photographs will, it is hoped, be pretty self explanatory, but a few additional points may be considered worthy of note. All the agricultural enclosures within the study site bounds are currently under pasture, and of course by definition this also applies to the sports field to the NW of the Kate Brook. No features of archaeological significance or interest were noted during the visit, on any part of the site, and no remains were seen of the possible 19th century building identified from the historic map evidence, and

demolished between 2006 and 2010. The road to Brimley and Waddon, a stretch of which bounds part of the northern part of the site, runs between extremely high hedgebanks, which are highly characteristic of Devon sunken lanes or hollow ways; and some of these are potentially very ancient, possibly prehistoric in origin (Hoskins 1954). The existence of this feature is not noted on the Devon County Council HER. It was also notable that part of the boundary of Field A close to its entrance was of stone construction, becoming a 'standard' hedgerow further away from the entrance. The three fields which border the road to Waddon, to the south, as already noted, all slope markedly northwards. If these fields are to be subjected to cut and fill for the establishment of playing fields, then any surviving archaeology in their upper (southern) portions will be lost (see further below, **Impact on Setting**). With the exception of a short stretch of stone wall adjacent to the Kate Bridge, the majority of the field boundaries are made up of traditional hedgerows.

## 8 AERIAL PHOTOGRAPHIC EVIDENCE (Appendix 1)

Of the twenty-five aerial photographs which were highlighted in the trawl of the study area undertaken by the NMR, Swindon, six of the most recent verticals, dating to 1997, and one of the obliques (dating to 1951) were unavailable for viewing. The remaining oblique (from 1955) was taken from too far away to give a useful view of the study area. The remaining photographs give a useful overview of the site and the surrounding area between 1946 and 1988. From these it appears that the town retained its largely linear form until at least the 1970s, when development at the north end of the town spread to the east in the direction of the study area, and also extended to the south-east and the south-west. The supposed original burgage plot boundaries, west of the main street, are, however, still clearly visible in photographs of the 1980s.

In 1946, the fields comprising the study area appeared to be predominantly under pasture, with the possible exception of Field 946 (tithe numbering; **Figure 3**), which appeared to be arable. All the field boundaries appeared to preserve those shown on the OS First Edition 6" map (**Figure 4**), which themselves preserve those shown on the tithe, with the exception of the northern boundary of Field 955 (tithe numbering), which has been altered to create the cricket pitch. To the south-east of the cricket pitch, photographs show a small square enclosure, possibly allotments, and a possible pavilion (on a different orientation from the present pavilion). A very distinct linear feature (a possible hollow way), continuing the line of the track towards Burrows, in a north-west direction, is visible, together with a possible parallel linear feature, crossing the cricket pitch, in a north-west/south-easterly direction (RAF/CPE/UK/1824 4061). Neither of these features shown on the tithe, or any subsequent maps, and therefore are likely to be of pre-mid-19<sup>th</sup> century date. The building within the study area, just east of Old Kate Bridge (MDV 102647) is also clearly visible. There is a small area of scrubland, immediately west of the Kate Brook, described as "Nursery" on the tithe map, which appears to remain as scrub until the present day.

In the immediate vicinity of the study area, the cemetery retains its original size and location, as shown on Ordnance Survey maps of 1888 onwards (see **Historic Map Evidence**). Field 1087 (tithe numbering) has, however, been converted to allotment gardens (possibly a result of war-time exhortations to increase Britain's home-grown food production). Further allotments (still in use) are shown north-west of New Exeter Road and also at Hillside Barn (encompassing the site of the ruined building, MDV 57646). MDV 65371, north-west of Waddon, appears as an amorphous, irregular sub-oval feature, probably more likely to represent the scars of an area of former quarrying activity than the possible barrow or barrows suggested by the HER. The town of Chudleigh itself appears much as shown on the OS First Edition 6" map of 1885-6, with development focussed largely along the main roads, and little development to the east. MDV 13831, the possible barrow, containing the possible Romano-British cremation burial, is visible on one of the 1946 aerial photographs (RAF/CPE/UK/1824 4061). Three of the 1946 aerial photographs (RAF/CPE/UK/1824 4062, 4091 and 4092) show three parallel linear cropmarks, perhaps evidence of ridge and furrow cultivation, in the field immediately south of Field 946 (tithe numbering). The possible hollow way (MDV 57647) appears as a wooded field boundary on photograph RAF/CPE/UK/1842 4062.

There is now a jump in photographic coverage of some twenty years, as the next most recent photos were taken in August, 1974. Perhaps the most obvious change in the vicinity of the study area from the previous photographs is the construction of the dual carriageway of the A38, to the west of the town. Development has spread towards the east, in the direction of the study area, with an off-shoot of houses, Haldon View and Lears Lane, encompassing the area of the former allotments, adjacent to the cemetery. There is also a significant amount of development on the south-west edge of the town. Most of the study area appears to be under pasture. The present cricket pavilion appears to have been constructed by this date. The linear feature in the field to the south of the pitch is still visible, but that crossing the pitch itself does not appear (OS/74216 117, 118, 119). The hollow way (MDV 57647) is still visible at this date.

Five years later, in 1979 (OS/79083 165-6), there is little change in the study area or its immediate vicinity, as might be expected. Three of the fields within the study area appear to be under cultivation. Further evidence of possible ridge and furrow cultivation is visible in a field just east of the study area, at Brimley Corner (SX 8092 7984). By 1984, further development is taking place between Lears Lane and the Kate Brook (OS/84170 54-5). The cemetery to the south of the study site has reached its present extent, with allotment gardens to the east, as at present. The linear feature noted on previous photographs just south of the cricket pitch is still visible, but no features are visible on the pitch itself.

By the time of the most recent photographs, taken in 1988 (OS/8057 210-11), new development has extended west of Lears Lane, as at present, but has not yet impinged on the areas west of the Kate Brook and west of the mill leat.



These are thus the most recent photographs to show the linear feature south of the cricket pitch, as that area is now under modern housing development. The study area appears to be largely cultivated, with only two fields under pasture (Fields 1088-9; tithe numbering). The building east of Old Kate Bridge (MDV 102647) is still visible, as is the possible hollow way to the south-east of the study area (MDV 57647).

## 9 RELEVANT PLANNING POLICIES

Planning policies both national and local, which have direct implications for the site under consideration here, cascade down in the following order of importance:

a) National Planning Policy Framework, March 2012, Dept of Communities and Local Government. See especially Section 12, Conserving and Enhancing the Historic Environment, 30-32.

b) Teignbridge District Council Local Plan: Section CH 2 “Land North East of Chudleigh”; Teignbridge, 2012. Paragraph 14.10 concludes:

*The site may contain archaeological interest. Proposals for development should be accompanied and informed by suitable archaeological assessments.*

The Local Plan also includes an overarching policy (EN 5, Teignbridge, 2012(a)) designed to protect and manage “heritage assets”, encompassing Scheduled Ancient Monuments, Conservation Areas, Listed Buildings, Historic Parks and Gardens and other archaeological sites. Paragraphs 5.16 to 5.19 of the Local Plan relate specifically to heritage assets, with archaeology being covered in paragraphs 5.17 and 5.18 (ibid. 61-2).

## 10 IMPACT ON SETTING: BRIEF REVIEW

Any assessment of this kind will need to take into account the nature and extent of the proposal, the nature of the site itself, and the nature of existing housing. It can be stated straight away that there will be no impact relating to the setting of any *known* heritage assets *within* the bounds of the study site itself, as these are entirely absent. The proposed development site does not share a boundary with any part of the Chudleigh Conservation Area, and indeed there is a buffer zone of existing post-war housing between the Chudleigh Conservation Area and the study site, which also means that there may be little impact on any vernacular building tradition. Many of the historic buildings in the town also only date from after the great fire of 1807. The sloping nature of the site, towards the west and north-west, does mean that there may be some visual impact as viewed from the eastern part of the town, but that may be considered to be at least partly ameliorated by the fact that the entire northern part of the site will remain open, as a public amenity, but mainly for sports pitches.

In terms of the broader remit, the construction phase will obviously involve a level

of heavy vehicle movement on local roads, and access to and from the site for heavy construction traffic may be a major, if only temporary consideration in relation to impact on site setting. As part of this there will of course be an indirect, and at present indeterminable impact on the Conservation Area. More directly, the Grade II listed, early 19<sup>th</sup> century stone bridge over the Kate Brook may present major issues in this respect, both in terms of its location at the western side of, and immediately adjacent to, the study site, and because structurally it was never, of course, designed to carry modern, heavy construction traffic. It is to be particularly noted that construction of the proposed sports pitch extension, in the northernmost enclosures to the SE of the minor road to Brimley and Waddon, would require perhaps extensive levelling operations, due to the NW slope of the ground towards the road, and at present a cut and fill solution seems the most likely outcome, so that levels towards the upper (south-eastern) part of this area would be reduced. Such operations would, by definition, destroy any remaining archaeological deposits or structures in this area. Again though, the impact of a slightly raised pitch on visibility and setting, both towards and away from it, even though the new pitches would be separated from existing (modern) housing on the NE side of Chudleigh by a large public amenity open space. During the operational phase of the site, the current proposal is that the use of the route over the Kate Brook, and the therefore of the bridge, will be strictly limited to pedestrian and emergency vehicular access only.

In the longer term, in the post-construction phase, there may be negative impacts in terms of increased traffic flow through the historic core of Chudleigh itself, but this may be balanced by an increase of commercial activity in the town as a result of the establishment a new, small community relatively close to the town centre. Other considerations relate to possible impact on the pattern of local footpaths, and also impact on any Open Access Land.

## **11 CONCLUSION**

This study has found that there are a variety of documentary and other sources available to establish the history of the study area. However, many of the maps and plans relating to the Clifford Estate in the 18th century are in private hands and were unfortunately unavailable for use in the present study. The earliest large-scale map available was the Chudleigh tithe map of 1840, which was in a somewhat badly preserved state. After the tithe, large-scale OS maps became available in the later 19<sup>th</sup> century, and from then on they provide the basic map evidence for the development of the site. For the archaeological background, the study has largely relied on a trawl of the study area undertaken by the Devon HER, which itself owes much to an archaeological field and cartographic survey (the Haldon Ridge Survey) undertaken in 1997.

The study has shown that the study area has remained as undeveloped farmland since at least the mid-19<sup>th</sup> century. It is composed of a number of small, irregular fields, probable relics of the medieval open-field system of cultivation. A small agricultural building in the corner of one of the fields, no longer extant, was of

probable 19<sup>th</sup> century date. The cricket pitch, included within the study area, was laid out in the early 20<sup>th</sup> century.

Significant archaeology within the study area was restricted to the stray find of a prehistoric flint axe-head, but the site is situated within a wider landscape which contains significant evidence of occupation from the prehistoric period onwards. Scheduled Monuments less than 1.5km from the study area include the Palaeolithic cave occupation sites at Chudleigh Rocks, the Iron Age hillfort of Castle Dyke Camp, the Bishop's Palace, the medieval residence of the Bishops of Exeter, and the 18<sup>th</sup> century house and grounds of Ugbrooke Park.

The study has found that Chudleigh itself was not identified by name at the time of the Domesday survey, but that it is likely to have been a separate, bounded estate by the late Anglo-Saxon period. Historic map evidence has also revealed a curvilinear feature, a little to the south-west of Chudleigh, which *may* suggest the existence of an early (possibly post-Roman) high status settlement. The manor of Waddon, to the north-east of the study area, was recorded in Domesday, and a further small settlement, at Hams Barton, may also have been a small Domesday period manor. Chudleigh was granted the right to a market and a fair in the early 14<sup>th</sup> century, at which period it was also claimed to be a new borough. It is thought that settlement would have been centred around the V-shaped market-place, retained in the present street-layout, with burgage plots extending outwards from the main roads. The study area would have lain outside the area of the medieval town, on land used for agricultural purposes, with probably a significant element of pasture land for the grazing of sheep flocks, as the town's economy depended heavily upon the woollen trade.

Significant features of the medieval and later landscape of the study area and its surroundings include water management features, such as the mill leat, and the channelled brooks which traverse the study area, the numerous limestone quarries, and a related feature, the lime-kilns, some in use until relatively recently. Aerial photographic evidence revealed no further archaeological features within the study area itself, apart from a possible linear feature within the cricket ground. A further linear feature, a possible hollow way, was observed south of the cricket ground, now destroyed by modern housing development, and possible evidence for ridge and furrow cultivation was observed in the surrounding fields.

Since the 1970s, the town has extended outwards from its original linear pattern, infilling the gap between the 19<sup>th</sup> century cemetery beyond the north-east edge of the town and the main road(s). It is thought that further development on this north-eastern edge of the town would not have a particularly significant visually adverse effect, as the area to the south-west has already been encroached upon by post-war housing.

As the study area is likely to have remained as agricultural land for most of its history, but within an area relatively rich in occupation sites from the Palaeolithic period onwards, it is thought that the site as a whole presents a low to moderate potential for the survival of archaeological remains.

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Figure 3

Extract from Chudleigh Tithe Map of 1840, DRO. Study site outlined in red, field numbers indicated. Not to scale.

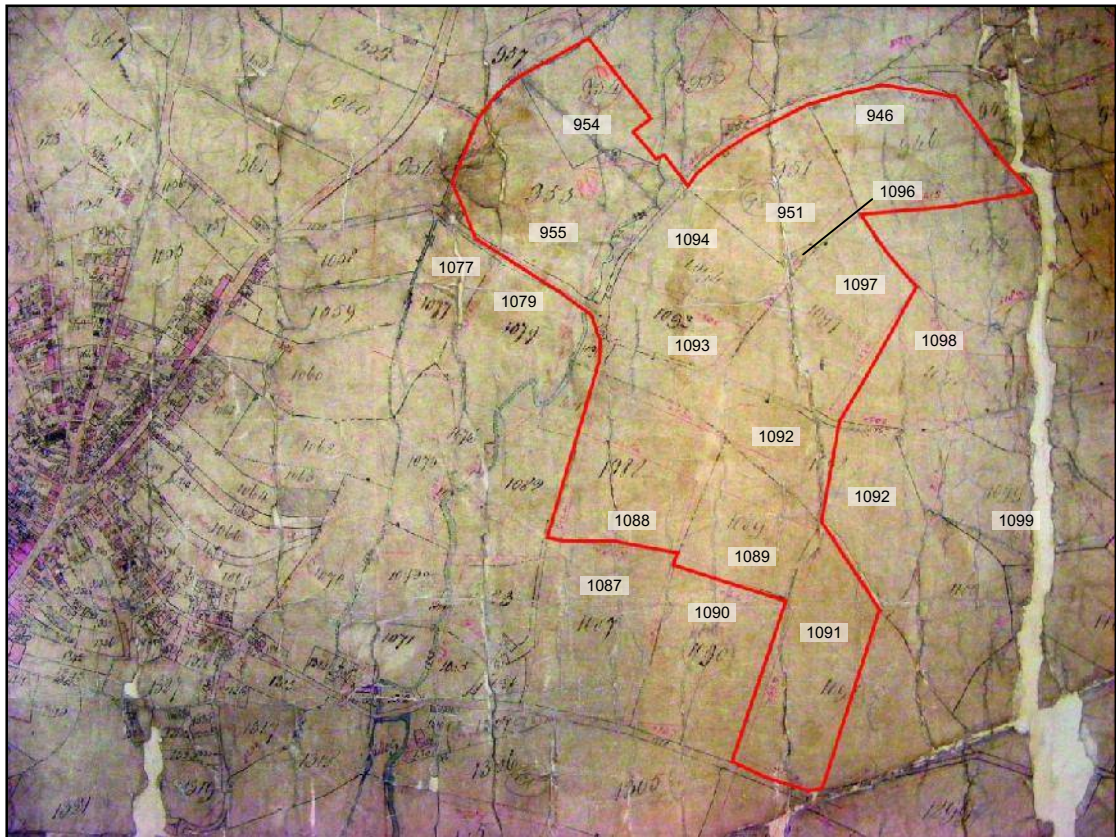


Figure 4

Extract from OS First Edition 6" map, Devon Sheets 101 NE (north) and 101 SE (south), surveyed 1885-86. Not to scale, study site outlined in red.

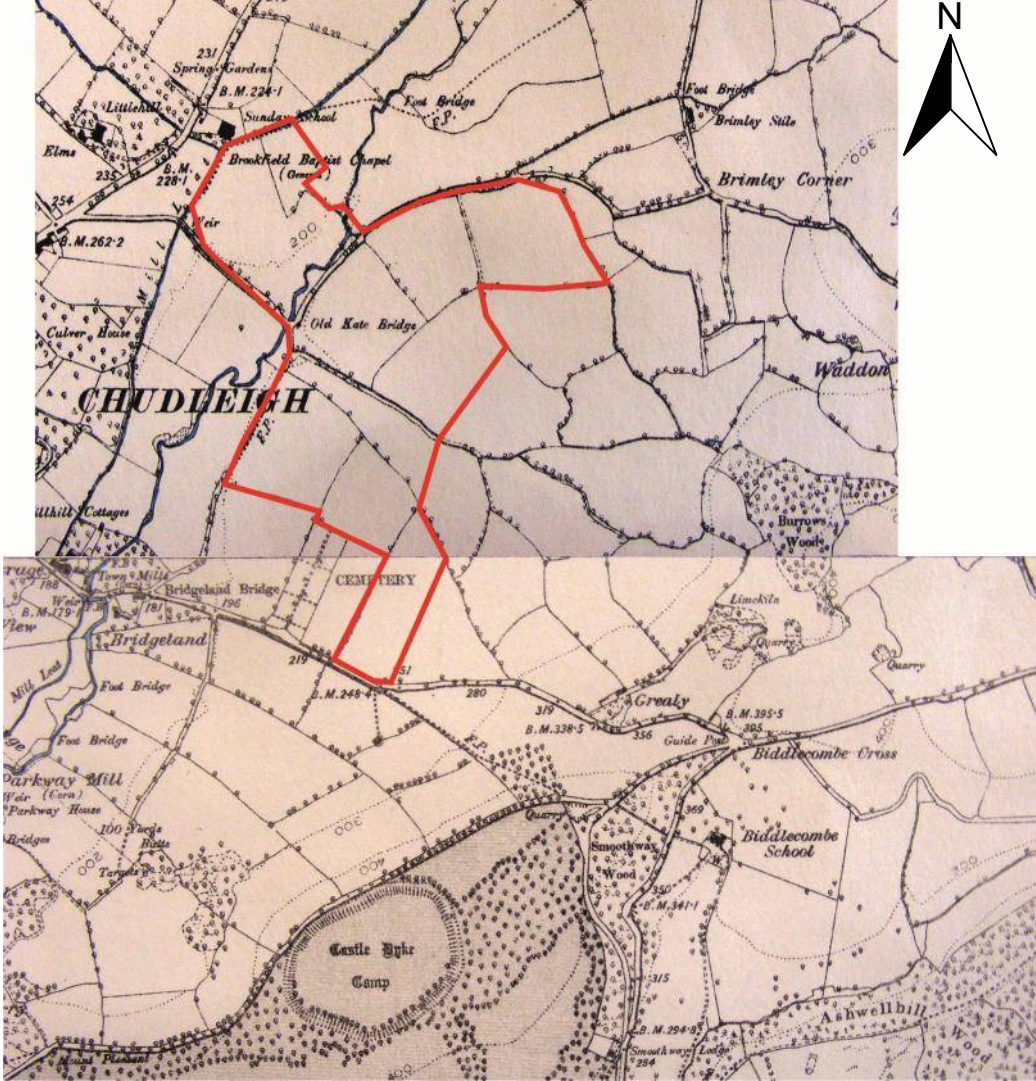
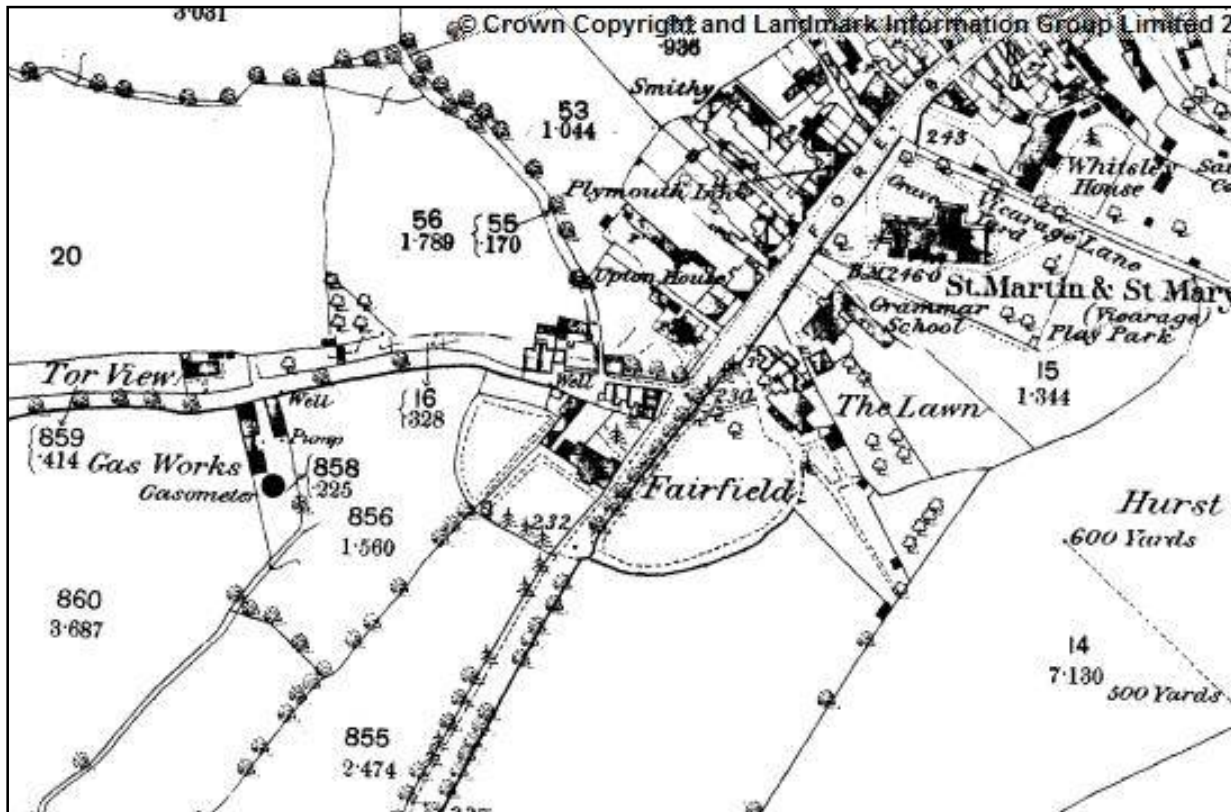




Figure 5

Extract from OS First Edition 25" map, 1888-89. Not to scale. This figure illustrates the very large, curvilinear feature at the south-western end of Fore Street, which appears to cut through it and would therefore be stratigraphically later. Source: [www.old-maps.co.uk](http://www.old-maps.co.uk)



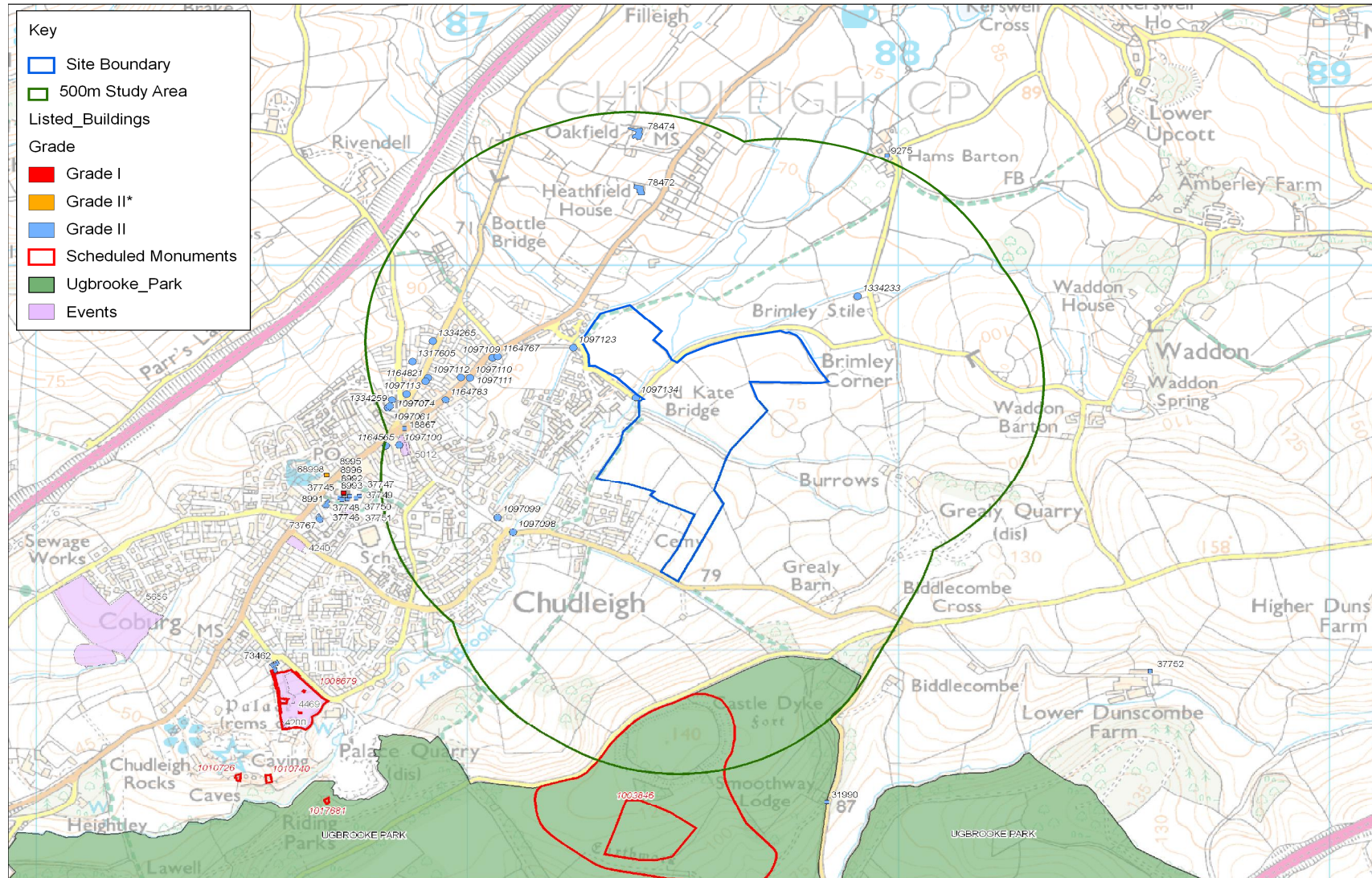




# Designated Heritage Assets from Devon HER

Source: URS 2012

Figure 7



## APPENDIX 1

### ENGLISH HERITAGE Air Photographs

Full single listing - Verticals, Standard order  
Customer enquiry reference: 81503

Sortie number	Library number	Camera position	Frame number	Held	Centre point	Run	Date	Sortie quality	Scale 1:	Focal length (in inches)	Film details (in inches)	Film held by
RAF/106G/UK/1412	250	RS	4051	P	SX 879 802	11	13 APR 1946	A	9800	20	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1412	250	RS	4052	P	SX 872 802	11	13 APR 1946	A	9800	20	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1412	250	RS	4062	P	SX 872 787	12	13 APR 1946	A	9800	20	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1412	250	RS	4063	P	SX 879 787	12	13 APR 1946	A	9800	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/1824	502	RS	4061	P	SX 869 800	13	04 NOV 1946	AB	9840	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/1824	502	RS	4062	P	SX 877 800	13	04 NOV 1946	AB	9840	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/1824	502	RS	4091	P	SX 880 794	14	04 NOV 1946	AB	9840	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/1824	502	RS	4092	P	SX 873 796	14	04 NOV 1946	AB	9840	20	Black and White 8.25 x 7.5	NMR
OS/79083	9592	V	165	P	SX 873 803	5	28 AUG 1979	A	7500	12	Black and White 9 x 9	NMR
OS/79083	9592	V	166	P	SX 879 803	5	28 AUG 1979	A	7500	12	Black and White 9 x 9	NMR
OS/74216	9755	V	117	P	SX 866 796	1	20 AUG 1974	A	7600	12	Black and White 9 x 9	NMR
OS/74216	9755	V	118	P	SX 870 801	1	20 AUG 1974	A	7600	12	Black and White 9 x 9	NMR
OS/74216	9755	V	119	P	SX 874 806	1	20 AUG 1974	A	7600	12	Black and White 9 x 9	NMR
OS/84170	12637	V	54	P	SX 867 796	3	04 JUL 1984	A	8400	12	Black and White 9 x 9	NMR
OS/84170	12637	V	55	P	SX 870 789	3	04 JUL 1984	A	8400	12	Black and White 9 x 9	NMR
OS/88057	13238	V	210	P	SX 877 793	8	25 APR 1988	A	8200	12	Black and White 9 x 9	NMR
OS/88057	13238	V	211	P	SX 871 793	8	25 APR 1988	A	8200	12	Black and White 9 x 9	NMR
OS/97903	15512	V	7477	N	SX 865 787	1	06 MAR 1997	A	10400	6	Black and White 9 x 9	NMR

Sortie number	Library number	Camera position	Frame number	Held	Centre point	Run	Date	Sortie quality	Scale 1:	Focal length (in inches)	Film details (in inches)	Film held by
OS/97903	15512	V	7478	N	SX 865 795	1	06 MAR 1997	A	10400	6	Black and White 9 x 9	NMR
OS/97903	15512	V	7479	N	SX 865 803	1	06 MAR 1997	A	10400	6	Black and White 9 x 9	NMR
OS/97904	15513	V	7446	N	SX 880 804	9	06 MAR 1997	A	10400	6	Black and White 9 x 9	NMR
OS/97904	15513	V	7447	N	SX 880 797	9	06 MAR 1997	A	10400	6	Black and White 9 x 9	NMR
OS/97904	15513	V	7448	N	SX 879 788	9	06 MAR 1997	A	10400	6	Black and White 9 x 9	NMR

Total Sorties 8

Total Frames 23

Customer oblique listing - Obliques, Standard Order  
Customer enquiry reference number: 81503

Photo reference (NGR and Index number)	Film and frame number	Original number	Date	Film type		Map Reference (6 figure grid ref)	What can you order?			
							Photocopy	Laser copy	Photographic copy	Digital copy
SX 8779 / 1	OSV 11283 / 038-055	SEE PRINTS	11 MAY 1961	Black& white	Unknown	SX 875795	Y	Y	Y	U
SX 8779 / 2	CAP 8274 / 98	SEE PRINTS	25 JUN 1955	Black& white	Unknown	SX 872794	N	N	N	U

Total 2 records



## PLATES



1 View to north-east at south-west end of the road to Brimley and Waddon, from Kate Bridge.



2 Kate Bridge, view approximately to north.



3 View to south from northern side of the sports field, towards pavilion.

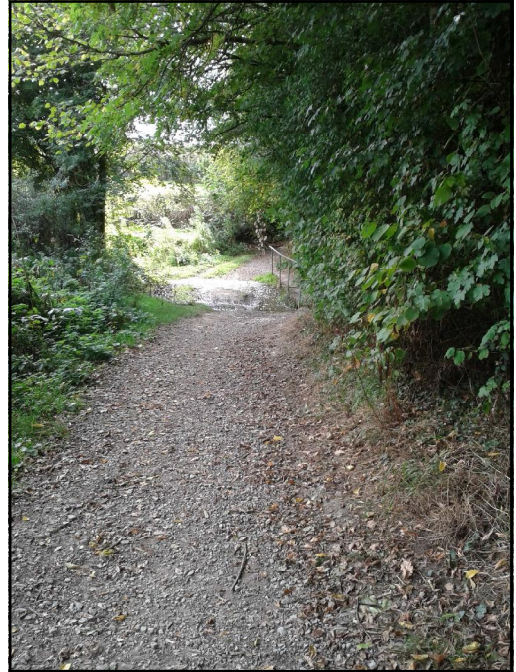


4 View of Field B looking south.





5 Stream crossing at eastern edge of the sports pitch.



6 Public footpath along north-western side of Field F.



7 View from Field C looking towards Field D, view approximately to east.



8 View from Field D, looking east.