

on behalf of  
J R Power Ltd

Land at Bradford Manor Farm  
Devon

archaeological desk-based assessment

report 2518  
November 2010

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## **1. Summary**

### **The project**

- 1.1 This report presents the results of an archaeological desk-based assessment, which was conducted in advance of a proposed development on land at Bradford Manor Farm, Devon. The assessment comprised a search of pertinent documentary and cartographic records, records of archaeological interventions, the Historic Environment Record, and a site walk-over survey.
- 1.2 The works were commissioned by J R Power Ltd, and conducted by Archaeological Services Durham University.

### **The archaeological resource**

- 1.3 No archaeological resource has been identified which requires preservation *in situ*. There are no historic or statutorily protected buildings in the vicinity of the site. There are no Scheduled Ancient Monuments on or in the near vicinity of the site.
- 1.4 There is no direct evidence for human activity within the proposed development area before the post-medieval period, although some activity in the surrounding area indicates that an as yet unidentified resource has the potential to exist.
- 1.5 Archaeological deposits relating to the post-medieval field boundaries that can be identified on the Tithe and Ordnance Survey maps may survive. Evidence for a 19th-century trackway may also survive in the eastern part of the site.

### **Impact assessment**

- 1.6 The proposed development has the potential to impact upon any archaeological resource that may be present through the construction of foundations, cable trenches and associated groundworks.

### **Recommendations**

- 1.7 No further works are recommended in relation to this development.

## **2. Project background**

### **Location (Figure 1)**

- 2.1 The site is located at Bradford Manor Farm, in the parish of Pyworthy, Devon (NGR centre: SS 2797 0085). It is irregular in shape, following existing field boundaries, and covers an area of approximately 18.3 ha.

### **Development proposal (Figure 1)**

- 2.2 The development proposal is for a solar farm. The details of the proposed construction techniques, including any associated works that will have a below-ground impact, are detailed in the environmental statement.

### **Objective**

- 2.3 The objective of the scheme of works was to assess the nature, extent and potential significance of any surviving archaeological resource within the proposed development area, so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development.

### **Methods statement**

- 2.4 The works have been conducted in accordance with standard Archaeological Services' procedures for desk-based assessments. The works comprised the study of pertinent cartographic and other historical sources, records of previous archaeological interventions, sites listed in the Historic Environment Record (HER) within 1km of the proposed development area, and a site walk-over survey. HER references are referred to in brackets throughout the text of this report, and are listed in Appendix 1.

### **Planning guidance**

- 2.5 This assessment and its recommendations are a considered response to the proposed development in relation to Government policy, as it is set out in *Planning Policy Statement 5: Planning for the Historic Environment*, and the *Historic Environment Planning Practice Guide*.

### **Dates**

- 2.6 The field visit took place on 3rd November 2010. This report was prepared for December 2010.

### **Personnel**

- 2.7 Research was conducted and this report prepared by Andy Platell and Jamie Armstrong, with illustrations by David Graham and Janine Watson. The Project Manager was Daniel Still.

### **OASIS**

- 2.8 Archaeological Services Durham University is registered with the Online Access to the Index of archaeological investigationS project (OASIS). The OASIS ID number for this project is **archaeol3-85652**.

### **Acknowledgements**

- 2.9 Archaeological Services Durham University is grateful for the assistance of Marrina Neophytou of Devon County Council Historic Environment Service, Jane Powning of



Cornwall Historic Environment Service, and personnel of Devon County Record Office and the Devonshire Studies Library, Exeter in facilitating this scheme of works.

### **3. Landuse, topography and geology**

#### **Landuse**

- 3.1 At the time of this assessment, the proposed development area comprised 2 large enclosed fields of pasture with sheep grazing them.

#### **Topography**

- 3.2 The proposed development area lies on a southwest-facing slope with a minimum elevation of approximately 95m OD and a maximum elevation of approximately 126m OD. This slope forms part of the valley of the River Tamar, which lies within approximately 100m of the western side of the proposed development area.

#### **Geology and soils**

- 3.3 The underlying solid geology of the area comprises Bude Formation sandstone, mudstone and siltstone across majority of the site, with Crackington Formation mudstone and siltstone of the Carboniferous in the southwest.

### **4. Site walk-over survey**

- 4.1 A walk-over survey was conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was completed.
- 4.2 The southern field had tyre ruts crossing it from the gate in the northeast corner to gates on the southern and western sides of the field (Figure 10). Two isolated trees were standing within the field towards its northwest corner (Figure 11); there were no indications that they had once formed part of a field boundary, such as a slight bank or ditch. A small area to the northwest of these trees was fenced off from the remainder of the field and contained young saplings (Figure 12).
- 4.3 A slight bank was present in the southwest corner of the northern field (Figure 13). This is likely to mark a former field boundary. It runs parallel to the current southern boundary of the field, and just a few metres north of it. Since the current field boundary is a modern fence, it is likely that this bank marks the earlier hedge line before the boundaries were straightened and rationalised. A small area in the northeast corner had been fenced off from the remainder of the field and contained young saplings (Figure 14). No features of archaeological importance were observed in the remainder of the field (Figure 15).

### **5. Historical and archaeological development**

#### **Previous archaeological works**

- 5.1 No previous archaeological works have been identified within the proposed development area. Three reports have been produced on the Bude Canal (ECO1765, ECO1766 and ECO2097), which pass within 200m of the western side of the

proposed development area. The Stratton Hundred Rapid Identification Survey (ECO2788) was conducted in 1993 to assess and identify further archaeological sites: the survey covered part of the area to the west of the proposed development area and found nothing new in that area. The Morasses, Marshes and Moors survey (ECO1698) was conducted in 2002: the survey covered part of the area to the southwest of the site and also found nothing new in that area.

#### **The prehistoric period (up to AD 43)**

- 5.2 There is no direct evidence of prehistoric activity in the proposed development area. However, there is evidence that the surrounding area was exploited in prehistory. There is no indication of prehistoric activity in the study area prior to the Neolithic, but the potential remains for an as yet unidentified resource to exist.
- 5.3 The earliest evidence of activity in the study area dates to the later prehistoric. A disc barrow lies within 750m to the east of the proposed development area (HER 7124). No date has been established for this monument apart from it being of the general prehistoric period, and similar sites could exist. The remains of a possible ditched enclosure (HER MCO40795) have been identified 500m to the east using aerial photography. This monument is presently undated, and may be prehistoric or later. However, it's location on the west bank of the River Tamar makes it less likely that any activity associated with it extended into the site. However, it is probable that the wider landscape was exploited in the later prehistoric period from a series of settlements and farmsteads such as this enclosure, and further such sites may be present.

#### **The Roman period (AD 43 to 5th century)**

- 5.4 There is no evidence of Romano-British activity in the proposed development area. However there is evidence that the surrounding area was exploited at this time. A Romano-British Round or enclosure (HER MCO8917) has been suggested as being located 600m to the south of the site. However, this is based only on place-name evidence, as the field is named 'Round Ham' on the 1840 Tithe Map. The topographical position of the field, at the bottom of a valley, makes it an unlikely setting for this type of settlement. However, it is likely that the pattern of settlement and landscape exploitation of the later prehistoric period continued.

#### **The medieval period (5th century to 1540)**

- 5.5 A number of settlements in the study area have medieval origins. Bradford (HER 16759) was a farmstead located 150m to the northeast and is recorded in the Domesday book. Before the Conquest it was held by Aluered, but in 1086 it was held by William of Juhel of Totnes. It later became part of the estate of the prior and canons of St Stephens next to Launceston. Tankins Farm (HER MCO16951) is located 950m to the west and was first recorded in 1284. Langaton (HER MCO15255) is located 650m to the southwest of the proposed development area and is first recorded in 1304. These sites demonstrate that the study area was characterised by small rural settlements during the medieval period, but there is no indication that there was any settlement on the proposed development area at this time.
- 5.6 The presence of field systems, field boundaries and ridge and furrow associated with some of these medieval settlements is evidence that the wider landscape was used for farming. Field systems and field boundaries survive at Bevills Hill (HER MCO40796) 550m to the west and around Langaton (HER MCO40797, MCO40798,

MCO47999, and MCO47800) 450-950m to the west. The Historic Landscape Characterisation map for the area shows land around Langton as being medieval farmland; other areas close to the proposed development area are shown as post-medieval or modern enclosed land (Figure 2). This evidence for medieval agricultural practices and field systems has the potential to be encountered elsewhere in the study area, especially given the close proximity of Bradford Manor Farm.

### **The post-medieval period (1541 to 1899)**

- 5.7 Early maps of the area by Saxton (1576; Figure 3) and Bill (1626; Figure 4) do not depict the proposed development area in any detail and it is not possible to establish what sort of activity may have been taking place on the site at that time. Donne's map of 1765 (Figure 5) and Cary's map of 1814 (Figure 6) are more accurate and detailed maps of the county but still lack enough detail to show how the proposed development area was being exploited in the early 19th century.
- 5.8 Post-medieval activity in the study area mainly reflects agriculture, with the settlements and field systems established in the medieval period continuing to develop. During the mid-18th century Sharpenhole Cottage (HER MCO46434) stood 750m to the west of the site. The cottage has since been demolished and is only visible as a sub-rectangular mound. A further 50m to the west was a garden wall (HER MCO40801), also only visible as an earthwork. A variety of other sites indicate different forms of industrial exploitation of the landscape during this period. Quarries (HER MCO21942 and MCO40794) were established 500m-600m to the west. Langaton Mill (HER MCO21943) was located 400m to the south of the proposed development area. This processed corn, and is first recorded in 1880.
- 5.9 The first detailed map of the proposed development area is the 1840 Tithe Map (Figure 7). This shows that the site was a patchwork of smaller fields, mainly arable, which at the time belonged to Susan Routley at Marsh Farm, which stood to the east of the proposed development area. None of the fields included in the proposed development area are listed under Bradford Manor Farm, which is just named as 'Bradford Farm' on this map. Most of the boundaries forming the existing proposed development area were already defined at this time, and it is possible that remnants of the old field boundaries which subdivided the area could survive.
- 5.10 The importance of transportation links to the area is reflected by the construction during the 19th century of two major features. The Bude Canal (HER MCO21938), which was established in the early 1820s to transport sand from the south coast, passed within 200m of the proposed development area. The canal continued in use until 1891, its demise being attributable to the rise of the railway. The Holsworthy branch line of the London and South Western Railway (HER 22543) passed within 450m of the site. It was first constructed as far as Holsworthy, and was opened in 1879. It was later extended to Bude in 1898, during which work two bridges (HER 64306 and 64307) were constructed to allow the railway to cross the River Tamar. Work was begun 500m to the west on an embankment for an extension of this line to Launceston (HER MCO46435), but this was abandoned after a short distance.
- 5.11 The 1st edition Ordnance Survey map of 1885 (Figure 8) shows no alteration to the layout of the proposed development area, but it does give more detail to the landscape. The southern half of the site is depicted as a mixture of rough pasture and furze. An east-west track is shown entering the eastern side of the site from

Marsh Farm, but does not extend beyond the first field: there is the potential for this track to survive within the proposed development area. The map also shows that the northern and southern boundaries are defined by streams.

#### **The modern period (1900 to present)**

- 5.12 The 2nd edition Ordnance Survey map (Figure 9) shows no significant alterations to the layout of the fields. The track from Marsh Farm is no longer depicted, suggesting that it had gone out of use. Later editions of the Ordnance Survey maps (not included) show that by the 1950s Marsh Farm was no longer in existence, and internal field boundaries had begun to be removed, leading to the current situation of just two large fields forming the proposed development area.

#### **The buildings**

- 5.13 There are no statutorily protected buildings within the site. The only Listed Building in the study area is Bevills Hill farmhouse, just over 1km west of the site.

#### **Scheduled Ancient Monuments and other Designated Heritage Assets**

- 5.14 There are no Scheduled Ancient Monuments within the proposed development area, or the near vicinity.

### **6. The potential archaeological resource**

- 6.1 There is no direct evidence for human activity within the proposed development area before the post-medieval period, although there is potential for an as yet unidentified resource to exist.
- 6.2 Archaeological deposits relating to the post-medieval field boundaries that can be identified on the Tithe and Ordnance Survey maps may survive. Evidence for a 19th-century trackway may also survive in the eastern part of the site.

### **7. Impact assessment**

#### **Visual impact**

- 7.1 The visual impact of the development is considered within the environmental statement.

#### **Direct impact**

- 7.2 The proposed development has the potential to impact upon any archaeological resource that may be present through the construction of foundations, cable trenches and associated groundworks.

### **8. Recommendations**

- 8.1 No further works are recommended in relation to this development.

### **9. Sources**

#### **Cartographic sources**

Saxton's map of 1576

Bill's map of 1626



Donne's map of 1765

Carey's map of 1814

Tithe Apportionment for the parish of Pyworthy, 1840 (Devon Record Office)

Ordnance Survey 1st Edition, 25"

Ordnance Survey 2nd Edition, 6"

### **Geotechnical works**

No records of geotechnical works within the proposed development area were identified for this assessment.

## Appendix 1: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 1km from the site).

### Historic Environment Record: Cornwall

(PRN = Public Record Number)

PRN	Description	Date
MCO8917	Round	Iron Age/Romano-British
MCO15255	Langaton: settlement	medieval
MCO16951	Tankins Farm: settlement	medieval
MCO21938	Canal	post-medieval
MCO21942	Quarry	post-medieval
MCO21943	Langaton Mill: corn mill	post-medieval
MCO40794	Quarry	post-medieval
MCO40795	Enclosure	undated
MCO40796	Field system	medieval
MCO40797	Field boundary	medieval
MCO40798	Field boundary	medieval
MCO40799	Field boundary	medieval
MCO40800	Field boundary enclosure? Field boundary?	medieval
MCO40801	Wall	post-medieval
MCO46434	Sharpenhole: house	post-medieval
MCO46435	Railway	post-medieval

### Historic Environment Record: Devon

(PRN = Public Record Number)

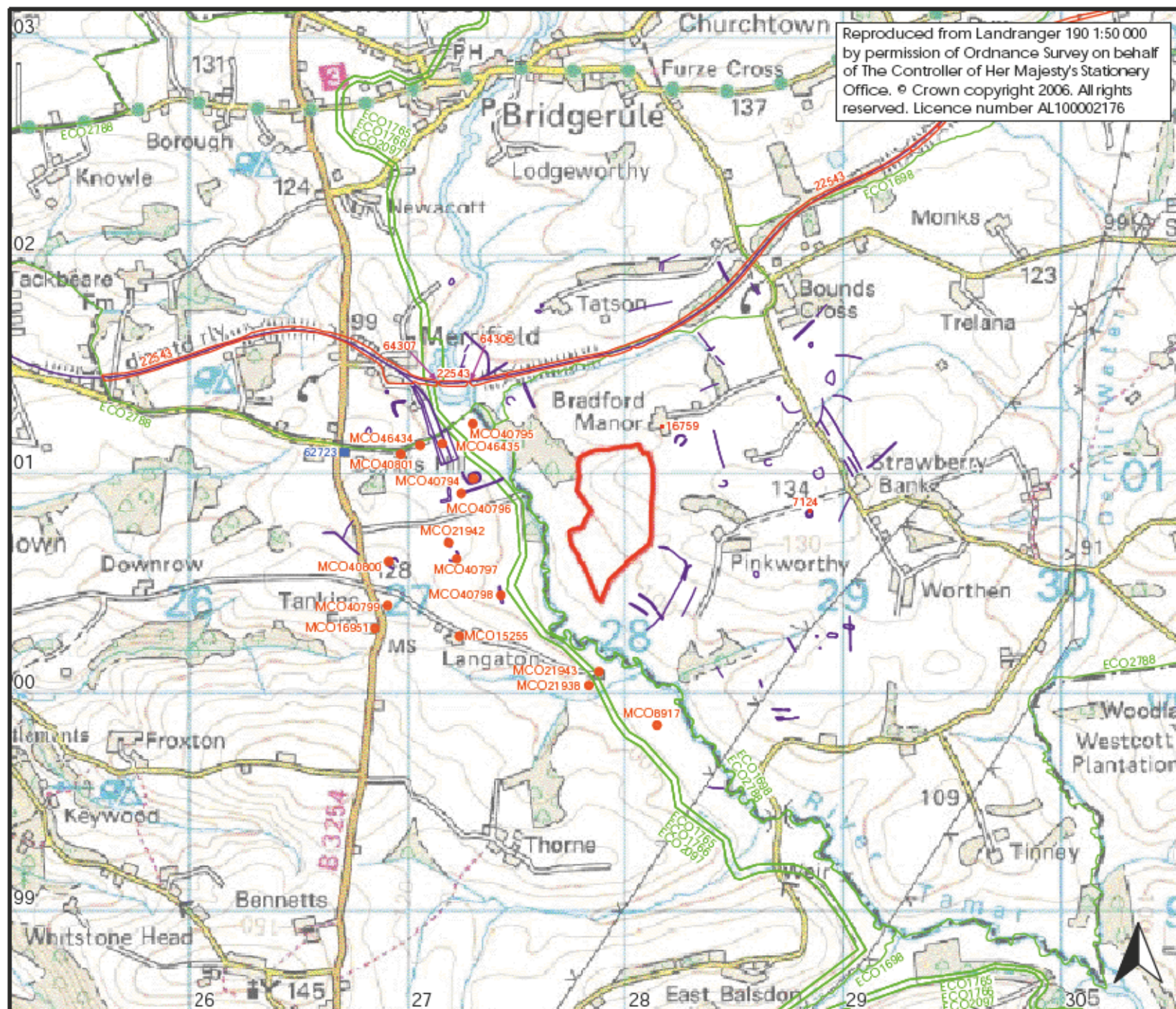
PRN	Description	Date
7124	Barrow	prehistoric
16759	Bradford Manor: farmstead	medieval
22543	London and South Western Railway, Holsworthy Branch line	modern
64306	Bridge	modern
64307	Bridge	modern

### Listed buildings: Cornwall

PRN	Description	Grade
67273	Bevills Hill: farmhouse	II

### Previous archaeological interventions: Cornwall

PRN	Description
ECO1698	Morasses, Moors and Marshes: interpretation
ECO1765	Bude Canal: curatorial advice
ECO1766	Bude Canal
ECO2097	Bude Canal: curatorial advice
ECO2788	Stratton Rapid Identification Survey (RIS): interpretation



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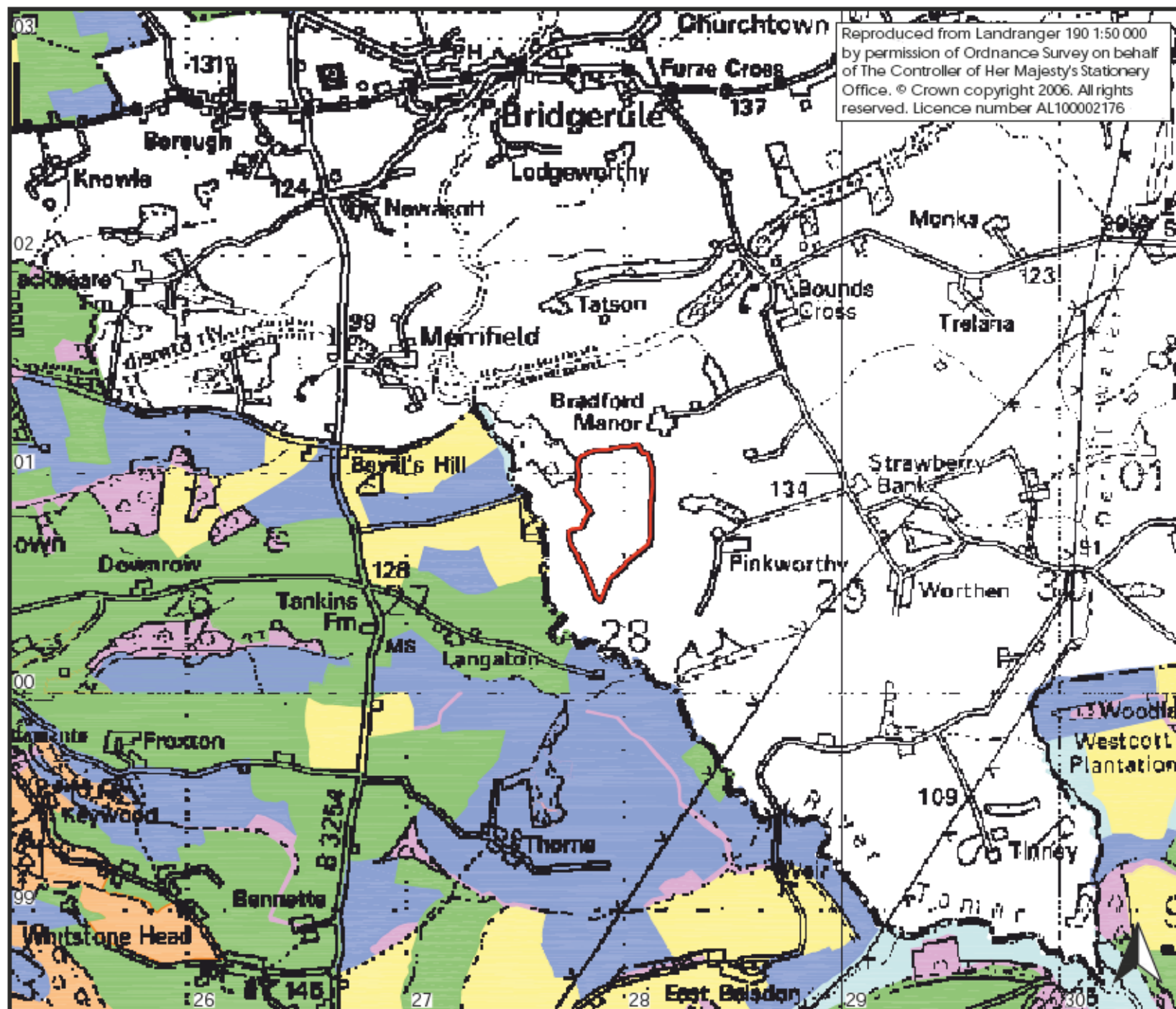
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Figure 1: Site location and  
Historic Environment Record

0 1km  
scale 1:25 000 for A4 plot

-  site location
-  HER site
-  Listed Building
-  archaeological events
-  English Heritage National Mapping Programme





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Figure 2: Historic Landscape  
Characterisation within the study  
area

0 1km  
scale 1:25 000 for A4 plot

-  site location
-  modern enclosed land
-  farmland: medieval
-  upland rough ground
-  plantations and scrub
-  post-medieval enclosed ground
-  woodland deciduous





approximate site location

not to scale





approximate site location

not to scale





approximate site location

not to scale





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Figure 6: Extract from Carey's map of 1814



approximate site location

not to scale





site location

0 250m  
scale 1:5000 for A4 plot

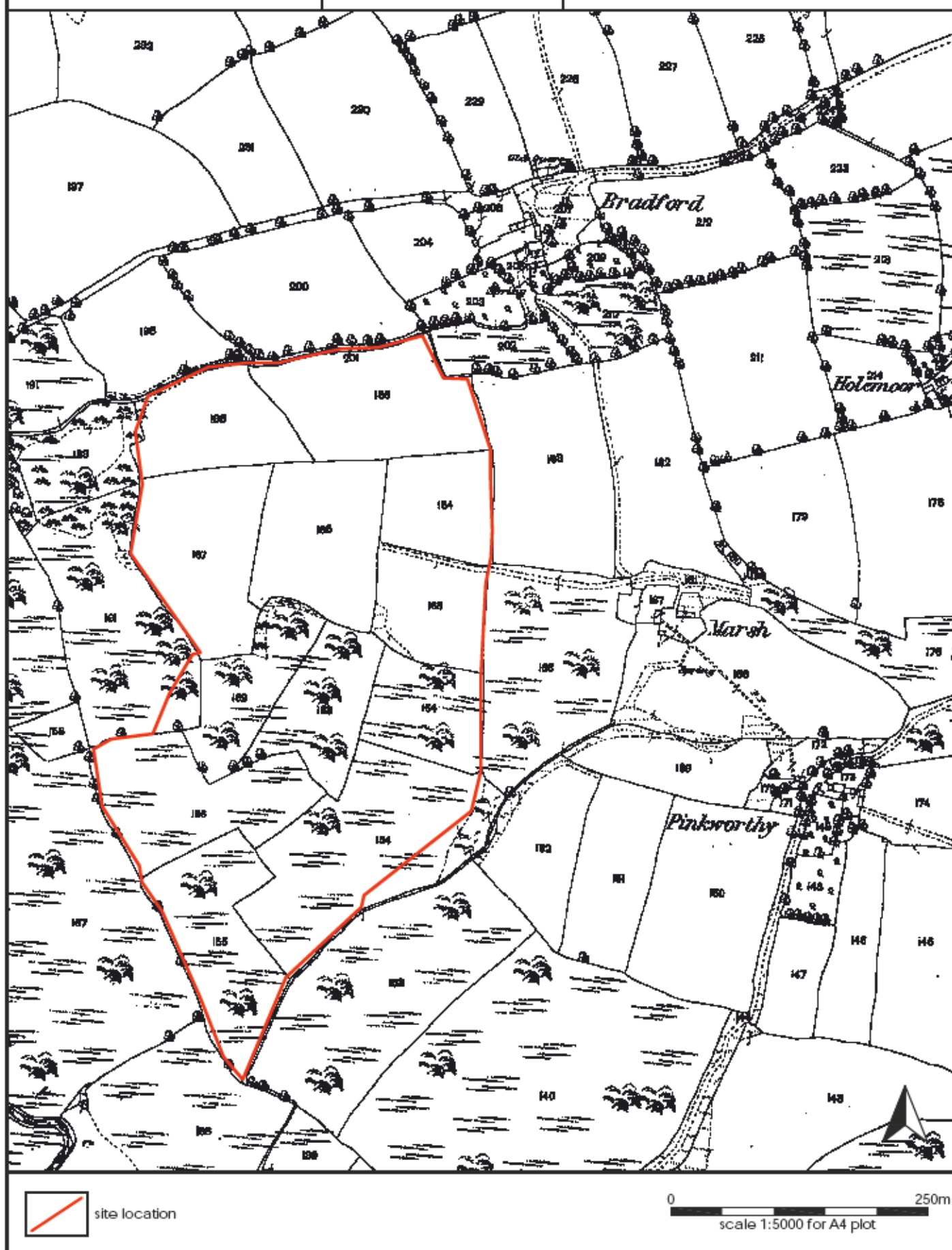










Figure 10: Northeast corner of southern field, showing tyre ruts



Figure 11: Northwest corner of southern field showing isolated trees



Figure 12: Northwest corner of southern field showing young saplings



Figure 13: Bank in southeast corner of northern field



Figure 14: Saplings in northeast corner of northern field



Figure 15: General view of northern field