

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
J R Power Ltd

Land at Upcott Barton
Devon

archaeological desk-based assessment

report 2520
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 Upcott Barton, 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 There is no direct evidence for prehistoric or Roman activity within the proposed development area, but an as yet unidentified resource has the potential to exist.
- 1.4 The proposed development area is situated in an area of medieval manors and farmsteads, the nearest being 300m to the west at Upcott Barton. While there is no direct evidence that the site was exploited during this period it is likely that it was used for farming practices at this time.
- 1.5 During the post-medieval period the site was used for farming, and this has remained the case through to the present day. Field boundaries removed during these periods of activity have the potential to survive as buried features.

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 There are no recommendations for further work in relation to this development.

2. Project background

Location (Figure 1)

- 2.1 The site is located at Upcott Barton, in the parish of Beaford, Devon (NGR centre: SS 5713 1564). It is irregular in plan, following the existing field boundaries, and covers an area of approximately 24.25 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 2nd November 2010. This report was prepared for November 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 **archaeol3-85672**.

Acknowledgements

- 2.9 Archaeological Services Durham University is grateful for the assistance of Marina Neophytou of Devon County Council 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 5 enclosed fields, three of pasture, one of stubble, and one of a mixture of arable and grassland.

Topography

- 3.2 The proposed development area was situated on top of and along the northwest-facing slope of the western spur of a small hill, with a minimum elevation of approximately 140m OD and a maximum elevation of approximately 166m OD.

Geology and soils

- 3.3 The underlying solid geology of the area comprises Crackington Formation Sandstone of the Carboniferous, which are overlain in the northern part of the site by river terrace deposits.

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 two fields at the western end of the site were of pasture, as was the north-central one (Figures 9 and 10). There were some small patches of boggy ground at the northern end of these fields (Figure 11). The eastern field was of stubble (Figure 12). The south-central field was largely of grass, but with a long, thin rectangular area containing sunflowers along its western side (Figure 13) and a similarly long, thin rectangle of freshly ploughed soil along its southern side (Figure 14).
- 4.3 No features of archaeological significance were observed during the walk-over survey.

5. Historical and archaeological development

Previous archaeological works

- 5.1 No previous archaeological works have been identified within the proposed development area.

The prehistoric period (up to AD 70)

- 5.2 There is no direct evidence of activity prior to the Iron Age in the proposed development area or in the wider study area.

- 5.3 Evidence for Iron Age settlement has been found in the study area. Aerial photographs have been used to identify two enclosures 900m-1km southeast of the site. The northern enclosure (HER 293) is recorded as being a single round ditch 100m in diameter, but examination of the aerial photograph suggests it is a multivallate enclosure: a potential sub-square feature can possibly be made out in the centre of the monument. The southwestern enclosure (HER 309) is a small subrectangular ditch with a potential opening in the southeast side. There is no evidence that the proposed development area was exploited during the Iron Age, but the potential remains for an as yet unidentified resource to be present.

The Roman period (AD 70 to 5th century)

- 5.4 There is no evidence of activity in the study area during the Roman period. 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 There is a variety of evidence for activity during the medieval period within the study area. The landscape is characterised by a dispersed pattern of farmsteads and manors. The manor of Owlacombe features in the Domesday survey where it is named as '*Ulaomba*'. The manor was later held with the manor Blinsham in Beaford. The existing farmhouse (HER 11952) is located 600m north of the proposed development area. It incorporates elements of the medieval manor house dating from the late 15th or early 16th century, with alterations in the 17th century and further additions in the 19th and 20th centuries. The medieval manor of Fadevan (HER 17123) is believed to have been located southeast of Robourgh, over 550m east of the proposed development area, although the precise location is unknown. The manor predates the Conquest, when according to the Domesday Book it was held by Edloueif and Eddeva. By 1086 the manor was in the hands of Goscelm. It may be that the manor was located at Villavin. A farmstead (HER 11951) was located 650m to the northwest at Great Barlington. At the time of the Domesday survey Barlington was held by Drogo, son of Malgar. It is listed in a register of property belonging to the Abbot of Tavistock dating to 1375. There is no evidence of the medieval structure still extant on the site. Upcott Barton farmhouse (HER 11953) is believed to be located on the site of the medieval manor of Higher Upcott, although the house itself is a post-medieval creation. A chapel (HER 11944) is believed to have stood close to the farmhouse: this is referred to in an 18th-century account.

- 5.6 There is no direct evidence of activity in the proposed development area during the medieval period, but it is likely that the land was farmed by Higher Upcott manor given its close proximity. There is therefore potential for a resource relating to medieval agricultural activity to survive.

The post-medieval period (1541 to 1899)

- 5.7 Early maps of Devon by Saxton (1576; Figure 2) and Bill (1626; Figure 3) 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 4) and Cary's map of 1814 (Figure 5) 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. A cottage was constructed 850m to the northeast at Middle Villavin (HER 37681), probably in the 17th century: this is a Grade II listed building.

- 5.8 Early 18th-century activity is known to have taken place 600m to the north of the proposed development area, at Great Barlington. A barn (HER 37683) and attached shippens (HER 37684) were located here, along with an 18th- or 19th- century farmhouse (HER 37685). Late 18th- and early 19th-century activity is known at Upcott Barton farm itself, 400m to the west of the proposed development area. A barn with associated horse engine house and linhay (HER 58736), a coach house with stables (HER 58737) and a kitchen garden wall (HER 58738) associated with the farm were built at this time. The farmhouse itself (HER 11953) dates to the 19th century. Another garden wall (HER 58739) was constructed here in the mid-19th century.
- 5.9 The first detailed map of the proposed development area is the 1839 Tithe Map (Figure 6), which shows the area as a series of enclosed fields, with small farm settlements present across the wider landscape. The Apportionment indicates that the proposed development area formed part of Upcott Barton farm, and that it was owned by Thomas Snell. The fields were a mixture of arable and pasture and are a series of medium and large enclosed fields, with a road or track providing access in the southwest part of the site. Two areas in the northern part of the site are marked as areas of trees and what appears to be rough pasture. The northeast boundary of the site also marks the parish boundary between Beaford and Roborough.
- 5.10 The 1st edition Ordnance Survey map of 1887 (Figure 7) shows that the overall characteristic of the study area remained unchanged from the Tithe Map. A quarry is marked 700m to the north at Owlacombe, and a gravel pit (HER 34969) is marked 850m to the east. Two ponds fed by a spring and connected by a leat controlled by sluice gates (HER 69737) are shown 500m to the north, also at Owlacombe. This water eventually feeds into the leat for Owlacombe corn mill to the north.
- 5.11 The map shows few alterations to the proposed development area except for some alterations to the field boundaries. Many of the fields are marked as areas of furze and rough pasture. The road or track that was present in the southwest corner of the site is no longer shown. A footpath to Owlacombe is marked crossing the centre of the site on a southwest-northeast orientation.

The modern period (1900 to present)

- 5.12 The 2nd edition Ordnance Survey map of 1905 (Figure 8) shows no significant alterations to the proposed development area or the wider study area. Later editions of the Ordnance Survey map also show no significant changes.

The buildings

- 5.13 There are no statutorily protected buildings within the site. There are several Grade II listed buildings 300m to the west at Upcott Barton, and further Grade II listed buildings in the wider study area (Appendix 1): these will not be directly affected by the proposed development.

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 prehistoric or Roman activity within the proposed development area, but an as yet unidentified resource has the potential to exist.
- 6.2 The proposed development area is situated in an area of medieval manors and farmsteads, the nearest being 300m to the west at Upcott Barton. While there is no direct evidence that the site was exploited during this period it is likely that it was used for farming practices at this time.
- 6.3 During the post-medieval period the site was used for farming, and this has remained the case through to the present day. Field boundaries removed during these periods of activity have the potential to survive as buried features.

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 There are no recommendations for further work.

9. Sources

Cartographic sources

Saxton's map of 1576

Bill's map of 1626

Donne's map of 1765

Carey's map of 1814

Devon Record Office (Exeter), 1839 Tithe apportionment for the parish of Beaford

Ordnance Survey 1st Edition, 25"

Ordnance Survey 2nd Edition, 25"

Geotechnical works

No records of geotechnical works within the proposed development area were available 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).

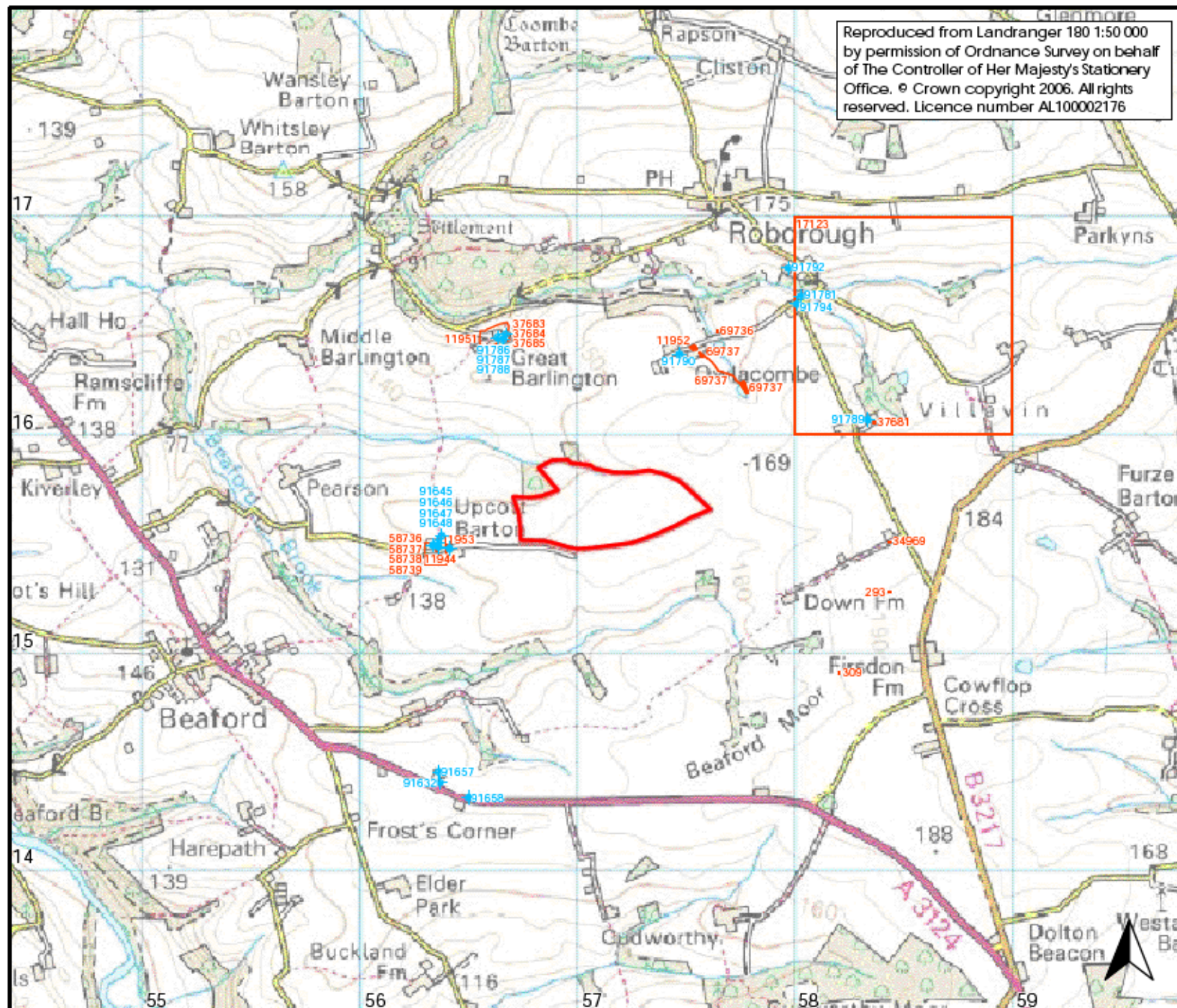
Historic Environment Record

(PRN = Public Record Number, SAM = Scheduled Ancient Monument)

PRN	Description	Date
293	Enclosure	Iron Age
309	Enclosure	Iron Age
11944	Chapel	medieval?
11951	Farmstead	medieval
11952	Manor house	medieval
11953	Farmhouse	post-medieval
17123	Manor	medieval
34969	Gravel pit	post-medieval
37681	Cottage	post-medieval
37683	Barn	post-medieval
37684	Shippon	post-medieval
37685	Farmhouse	post-medieval
58736	Barn	post-medieval
58737	Stable	post-medieval
58738	Garden wall	post-medieval
58739	Garden wall	post-medieval
69736	Quarry	post-medieval
69737	Pond	post-medieval

Listed buildings

PRN	Description	Grade
91645	Upcott Barton and outbuildings adjoining to rear	II
91646	Kitchen garden walls adjoining Upcott Barton to north east	II
91647	Front garden walls approximately 4 metres to south of Upcott Barton	II
91648	Coach house and stables approximately 10 metres to west of Upcott Barton	II
91649	Barn and adjoining horse engine house and linhay approximately 20 metres to south east of Upcott Barton	II
91781	Day Cottage	II
91786	Great Barlington farmhouse and adjoining front garden walls	II*
91787	Range of shippons approximately 10 metres to south west of Great Barlington farmhouse	II
91788	Barn and horse engine house, covered entrance and former stables approximately 20 metres to west of Great Barlington farmhouse	II
91789	Middle Villavin and adjoining front garden walls and railings	II
91790	Owlacombe farmhouse and short section of adjoining front garden wall	II
91792	Roborough Grange	II
91794	Tracey Hill Cottage	II
91645	Upcott Barton and outbuildings adjoining to rear	II
91646	Kitchen garden walls adjoining Upcott Barton to north east	II



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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

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Figure 2: Extract from Saxton's
map of 1576

not to scale



approximate site location





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Figure 3: Extract from Bill's map of
1626

not to scale



approximate site location



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Figure 4: Extract from Donne's
map of 1765

not to scale



approximate site location



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Figure 5: Extract from Carey's
map of 1814

not to scale



approximate site location

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Figure 6: Extract from the Tithe
Map of 1839

0 250m
scale 1:5000 for A4 plot

 site location



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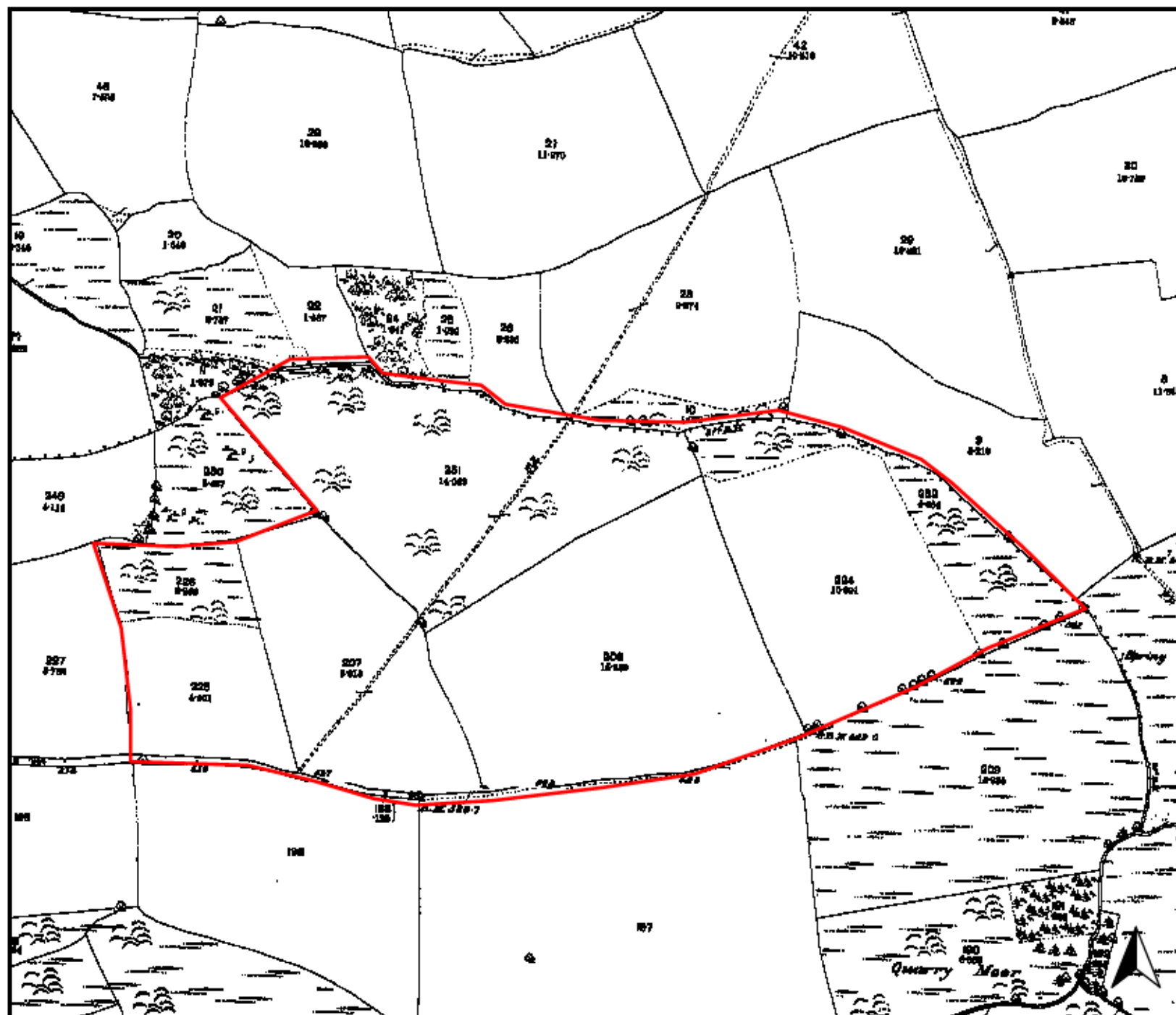
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Figure 7: Extract from the 1st
edition Ordnance Survey map of
1887

0 250m
scale 1:5000 for A4 plot

 site location



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Figure 8: Extract from the 2nd
edition Ordnance Survey map of
1905

0 250m
scale 1:5000 for A4 plot

 site location

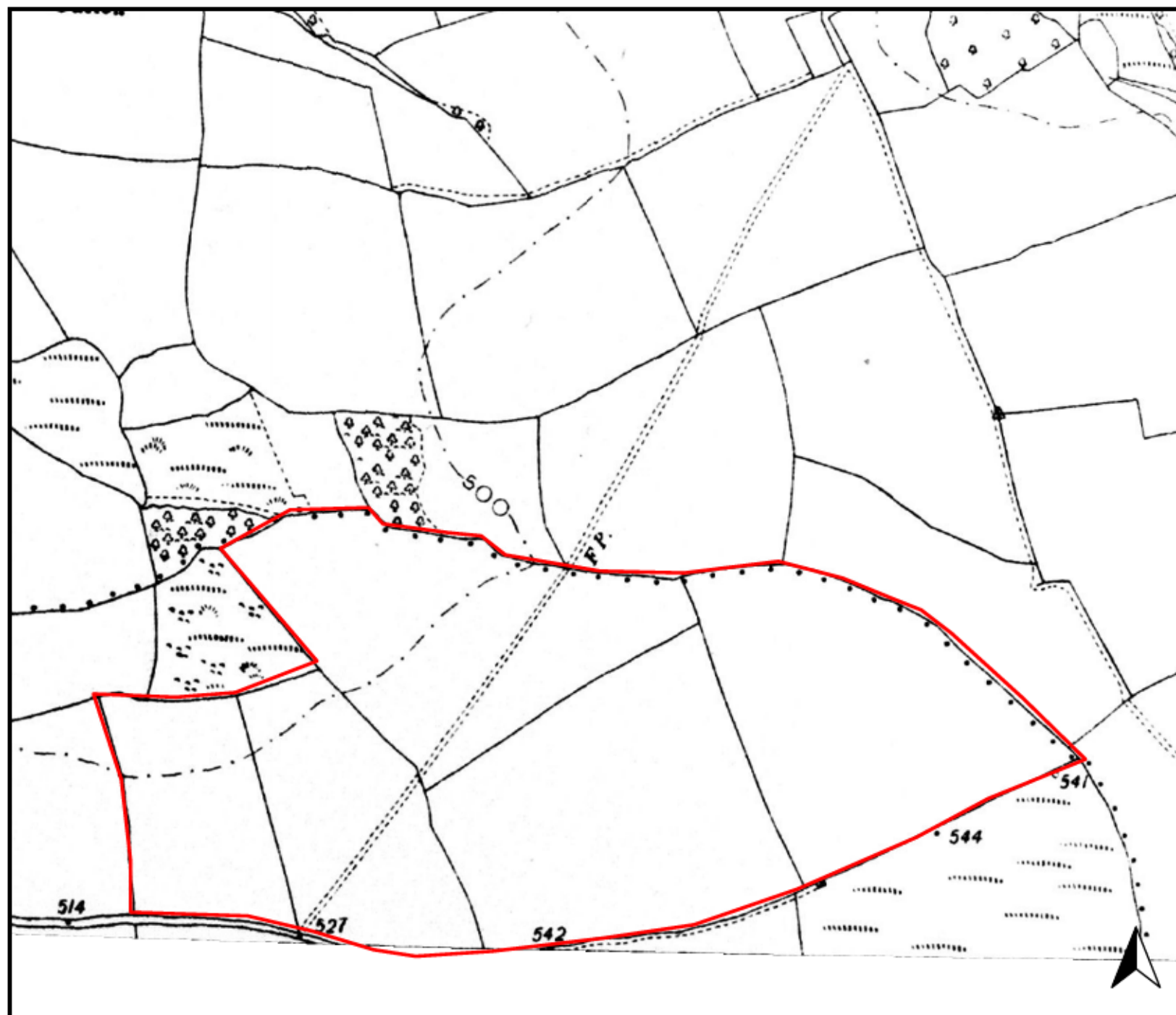




Figure 9: Western field,
looking south



Figure 10: North-central
field, looking east



Figure 11: Marshy area,
northwest corner of
western field



Figure 12: Eastern field,
looking east



Figure 13: Sunflowers at
western side of south-
central field



Figure 14: Ploughed area,
south-central field