

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
J R Power Ltd

Land at Loyton Lodge
Bampton
Devon

archaeological desk-based assessment

report 2531
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 Loyton Lodge, Bampton, 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. The structures on site are of 19th- and 20th-century date. There are no Scheduled Ancient Monuments on or in the near vicinity of the site.
- 1.4 There is no direct evidence for prehistoric or Roman activity within the study area, excepting an HER record for a possible long barrow which cannot be identified in the field.
- 1.5 There is no evidence for medieval or post-medieval settlement activity in the proposed development area, although evidence for agricultural activity may survive.

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 archaeological works in relation to the proposed development.

2. Project background

Location (Figure 1)

- 2.1 The site is located at Loyton Lodge, Bampton, in the parish of Morebath, Devon (NGR centre: SS 9709 2468). It is divided into three separate areas all of which are angular in plan and mainly follow the existing field boundaries. It covers an area of approximately 16.9 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 1st 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 **archaeol3-85678**.

Acknowledgements

- 2.9 Archaeological Services Durham University is grateful for the assistance of Marrina 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 of pasture.

Topography

- 3.2 The proposed development area was on a south-facing slope with a minimum elevation of approximately 130m OD and a maximum elevation of approximately 148m OD.

Geology and soils

- 3.3 The underlying solid geology of the area comprises Pilton Mudstone Formation of the Devonian and Carboniferous.

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 proposed development area consists of three separate parcels of land. The southeastern one is a single field of pasture with sheep grazing in it. The northwest corner of the field contained a number of rows of young trees (Figure 9); elsewhere the field was free from trees (Figure 10).
- 4.3 The southwestern parcel of land consisted of two fields. The eastern one was of grass and had a line of wooden hen coops running down it, with peahens in the coops (Figure 11). The aerial image on Google Earth, taken a few years earlier, shows a more extensive distribution of these coops across this field. To the west, the other field in this land parcel was of grass and had no features in it apart from a track along its northern and western edges (Figure 12). However, the aerial image on Google Earth shows hen coops (or soil marks where they had been recently moved) across this field as well.
- 4.4 To the west of the current field boundary, the ground drops quite steeply towards a mill leat and stream. This area is wooded and contains semi-mature trees.
- 4.5 The northern land parcel consisted of two fields of rough grazing with scattered young trees across them (Figures 13 and 14). The ground surface in this area was more uneven, perhaps due to deep ploughing for tree planting.

- 4.6 No features of archaeological significance were identified 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 and Roman period (up to 5th century AD)

- 5.2 Two undated potential sites have been identified that may be prehistoric. A long mound with ditches (HER 12379) was recorded in the southeast area: this brief description could indicate the presence of a long barrow. However, the precise location of this feature is not known, and a later survey and the walk-over survey for this report failed to find any evidence of this monument. A circular feature (HER 60761) was identified from an aerial photograph around 600m to the east of the site. This has the potential to be a prehistoric barrow. It is probable that the wider landscape was exploited in the later prehistoric and Roman periods from a series of settlements and farmsteads. There is the potential for an as yet unidentified resource relating to this exploitation to survive.

The medieval period (5th century to 1540)

- 5.3 Evidence of activity in the medieval period is limited to the presence of East Wood farmhouse (HER 20976), 550m to the east of the proposed development area. This is a cruck-built structure constructed in the early 16th century, with alterations in the later 16th or early 17th century and again in the 19th century. Another building, possibly a manor house, stood 550m to the north on the site of the present Court Farm (HER 12372) and is documented as existing in 1526: there is now no upstanding evidence for this building. There is no evidence for medieval settlement in the proposed development area, although the area may have been exploited for agricultural purposes and evidence for this may survive.

The post-medieval period (1541 to 1899)

- 5.4 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 1817 (Figure 5) are slightly 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.
- 5.5 Early evidence of post-medieval activity in the study area is at Court Farm, where the medieval building was replaced with a stone mansion in around 1700 (HER 12372). Loyton farmhouse (HER 39596) stands 200m northwest of the proposed development area, and dates to the 17th century, or possibly earlier, with 19th and 20th century alterations.
- 5.6 A very faded copy of the 1840 Tithe Map was available at the county records office. It is the first map to show the site in detail (Figure 6). The site boundaries had mostly been established by this time, the exceptions being part of the northern boundary of the southwest area, and the western boundary of the northern one, which has only recently been formalised. The western side of the southwest area was defined by

the mill leat (HER 70029) with associated sluices for William's Mill (HER 62735); the south side of this area was defined by the road to the mill. This area was divided from the others by the Loyton to Woodford Bridge road. The northern boundary of the southeast area was defined by a stream and all the remaining boundaries were formed by hedgerows. The Tithe Apportionment indicates the fields forming the proposed development area were mainly pasture with some fields of arable. They were owned by Baronet Montague Baker, and occupied by James Henson.

- 5.7 The first edition Ordnance Survey map of 1891 shows some significant alterations to the landscape of the study area, although the main characteristic remains large enclosed fields. The Devon and Somerset branch line of the Great Western Railway (HER 1401 and 22411) had been constructed less than 100m to the south of the proposed development area. This line had been completed by 1873, and was originally broad gauge, being converted to standard gauge between 14th and 18th May 1881. A number of signal posts (HER 34554-8) and mile posts (HER 34670) were placed at intervals along the line, and were controlled by a signal box (HER 34670). Morebath Station (HER 5900) was located 400m to the east of the proposed development area. The map also shows that the landscape was exploited for quarrying, with two quarries located 100m to the northwest (HER 70034, named as Loyton Slate Quarry on the 2nd edition map) and 750m to the south (HER 70035). A group of buildings marked as Claypit Cottages (HER 56332) and presumably an associated claypit, are marked 600m to the northwest. Two houses and some cottages are also present on the map: Pulland Cottages are marked 100m to the west (HER 70033), and 850m to the northwest were 1 and 2 Rill Cottages (HER 34644) and Morebath Manor House (HER 41511): these latter buildings are listed. The map shows no alterations to the area of the proposed development, the only difference from the Tithe Map being a footpath crossing the centre of the northern area.

The modern period (1900 to present)

- 5.8 The 2nd edition (1905; Figure 8) and later editions (not illustrated) of Ordnance Survey maps show no significant alterations to the proposed development area, aside from some alterations in the internal field boundaries. The railway was closed in the 1960s.

The buildings

- 5.9 There are no statutorily protected buildings within the site. There are several Grade II listed buildings within the study area (Appendix 1), with the closest being Loyton farmhouse (96762) and Eastwood Farmhouse (96757). None of these will be directly affected by the proposed development.

Scheduled Ancient Monuments and other Designated Heritage Assets

- 5.10 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 study area, excepting an HER record for a long barrow which cannot be identified in the field.

- 6.2 There is no evidence for medieval or post-medieval settlement activity in the proposed development area, although evidence for agricultural activity may survive.

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 archaeological works in relation to the proposed 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

Devon Record Office (Exeter), 1840 Tithe apportionment for the parish of Moorbath

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).

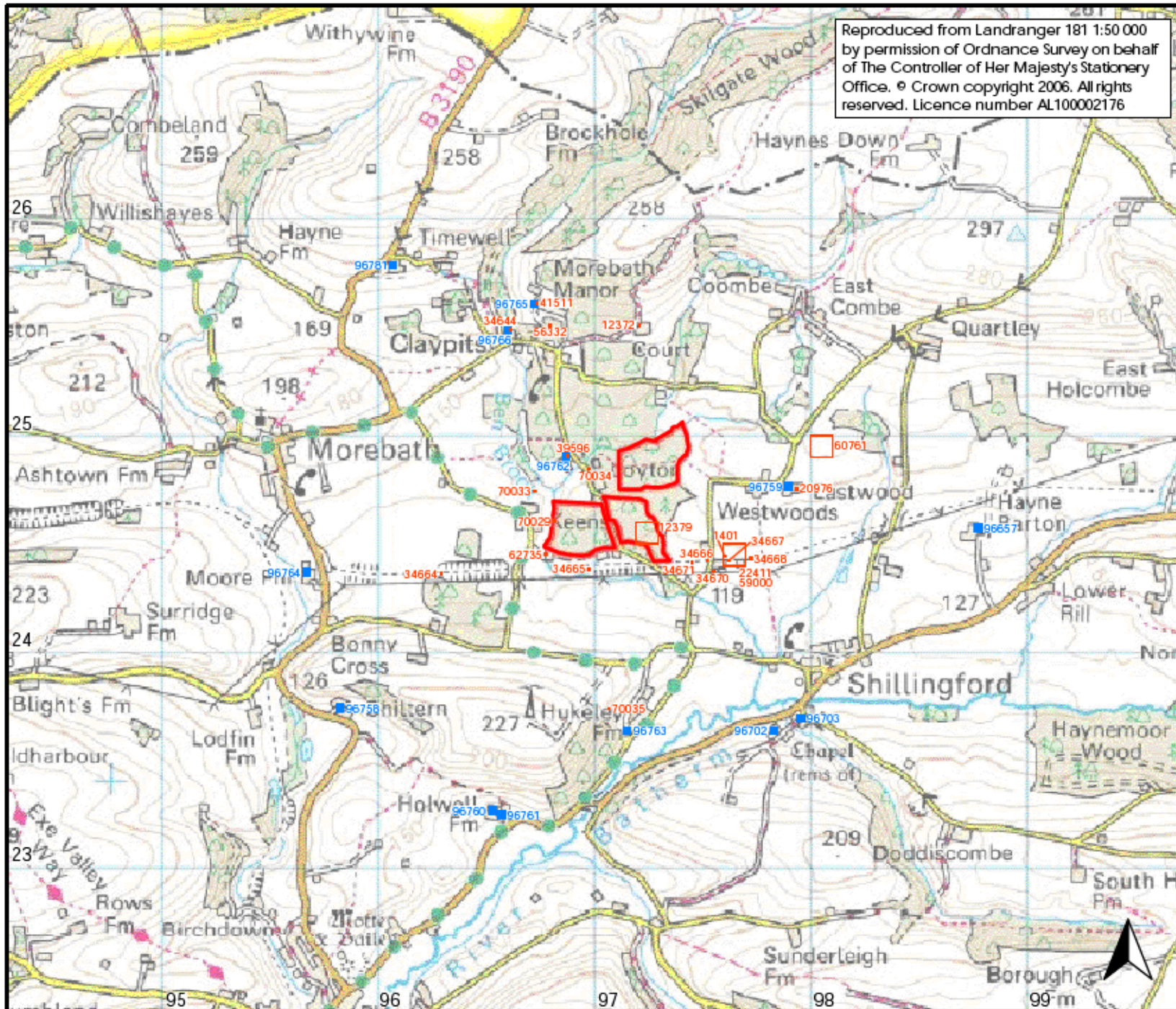
Historic Environment Record

(PRN = Public Record Number)

PRN	Description	Date
1401	Railway	post-medieval
12372	Mansion	unknown
12379	Mound	unknown
20976	Farmhouse	medieval
22411	Railway	post-medieval
34644	House	post-medieval
34664	Signal post	post-medieval
34665	Signal post	post-medieval
34666	Signal post	post-medieval
34667	Signal post	post-medieval
34668	Signal post	post-medieval
34670	Signal box	post-medieval
34671	Milepost	post-medieval
39596	Farmhouse	medieval
41511	Manor house	post-medieval
56332	Clay pit	unknown
59000	Railway station	post-medieval
60761	Circular feature	unknown
62735	Mill	post-medieval
70029	Leat	post-medieval
70033	Cottage	post-medieval
70034	Quarry	post-medieval
70035	Quarry	post-medieval

Listed buildings

PRN	Description	Grade
96657	Hayne Barton	II
96702	Dipford Chapel	II
96703	The Thatched Cottage	II
96758	Chiltern	II
96759	Eastwood Farmhouse	II
96760	Holwell Farmhouse	II
96761	Linhay to south-west of Holwell farmhouse	II
96762	Loyton Farmhouse	II
96763	Hukely Farmhouse	II
96764	Moore Farmhouse	II
96765	Morebath Manor	II
96766	1 and 2 Rill Cottages	II
96781	Timewell House, Timewell Hill	II



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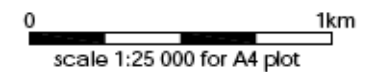
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Figure 1: Site location and
Historic Environment Record



-  site location
-  HER site
-  Listed Building

Figure 2: Extract from Saxton's map of 1576



approximate site location

not to scale



approximate site location

not to scale



approximate site location

not to scale



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Figure 5: Extract Carey's map of 1814




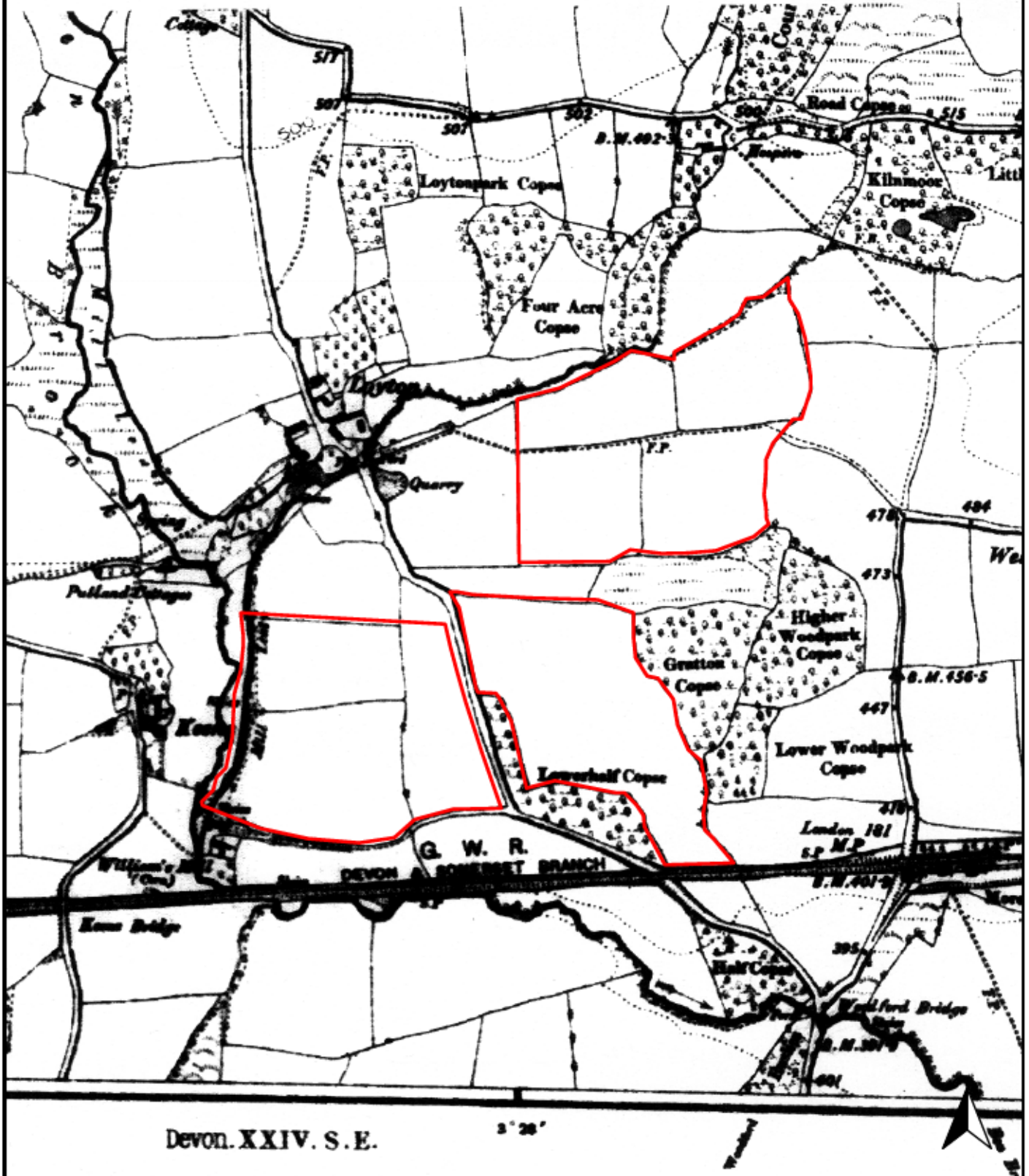
approximate site location

not to scale



 site location

0  250m
scale 1:5000 for A4 plot

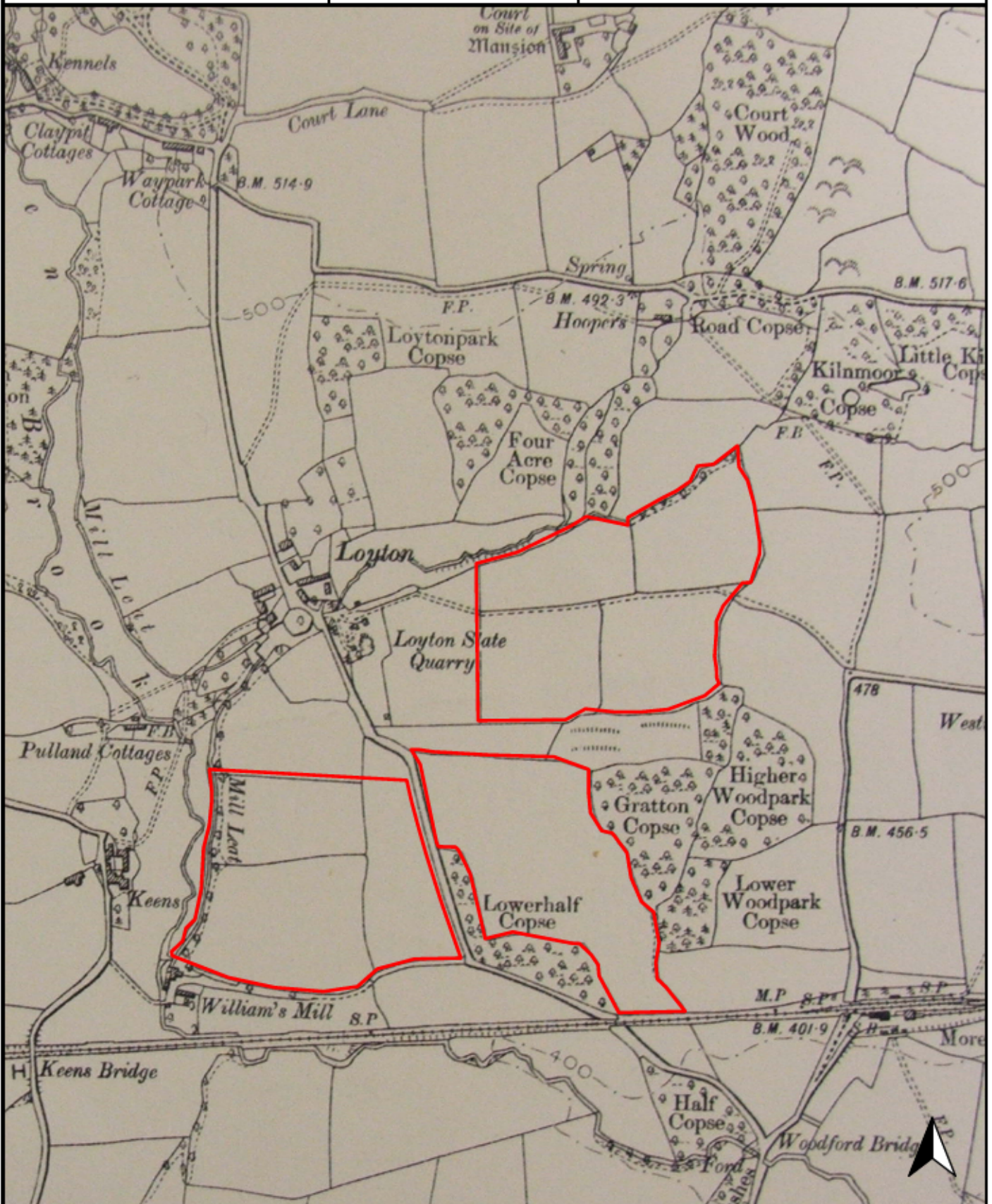


Devon. XXIV. S. E.

3° 28'



0 300m
scale 1:6000 for A4 plot



 site location

0 300m
scale 1:6000 for A4 plot



Figure 9: Young trees in northwest corner of southeast area



Figure 10: Eastern side of southeast area



Figure 11: Hen coops, east field of southwest area



Figure 12: Grass field,
west side of southwest
area



Figure 13: Northern area,
looking northeast



Figure 14: Northern area,
looking southeast