

Land off Langaton Lane, Broadclyst

LAND OFF LANGATON LANE BROADCLYST DEVON

An Archaeological Evaluation



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Report No.: 12.07.31
Date: 31.07.12
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Acknowledgements

Thanks for assistance are due to:

Steve Reed (Devon County Historic Environment Service)
Terry Short (Exeter & Honiton Gospel Halls Trust)

1.0 Introduction

1.1 Background

On the 19th July 2012 South West Archaeology Ltd. (SWARCH) undertook an archaeological evaluation on land off Langaton Lane, Broadclyst, Devon (Figure 1). This consisted of the excavation of six trenches totalling 80m by 1.5m. This evaluation was undertaken in accordance with a Project Design which was produced by SWARCH at the request of Terry Short of the Exeter & Honiton Gospel Halls Trust (the Client), prior to application for the construction of a gospel hall and the associated groundworks. The Project Design and the schedule of work it proposed conformed to a brief as supplied by the Devon County Historic Environment Service (DCHES) (Stephen Reed 09.07. 2012). The work was undertaken in accordance with paragraph 128 of the *National Planning Policy Framework* (2012), Devon Structure Plan Policy CO8 and the Local Development Framework Policy EN8 on archaeology.

1.2 Historical and Archaeological setting

The proposed development lies in an area of high archaeological potential. Less than 100m to the east lies a substantial enclosure, identified as a cropmark, and interpreted as being Neolithic in date (4000 - 2200BC). Other archaeological features have been identified to the east through geophysical survey that indicates other prehistoric activity in the area. Within the application area the alignment of a ditch has been identified, again through geophysical survey. The function and date of this feature is unknown but is highly likely to be associated with the known prehistoric activity in the vicinity (see Appendix 5).

1.3 Topographical and Geological Background

The proposed development lies on the outskirts of the Pinhoe area just east of Exeter City. The site lies in a field abutted by Langaton Lane on its west, the main east-west railway line into Exeter on its north and the buildings of Ash Piggery to its south. The M5 motorway is 75m north-west of the site and A30 900m to the south. Other than Pinhoe to the north-west and developments west of the M5 the surrounding landscape is currently made up of open fields.

The site is relatively flat although tends to slope very gently to the south. The railway line embankment can be seen to its north, while Langaton Lane on its western boundary is sunken below the site with the land on the opposite side of Langaton Lane sitting slightly lower than that of the site. The natural geology of the site is a Dawlish Sandstone Formation (BGS 2012).

1.4 Methodology

A series of six evaluation trenches were positioned in accordance with the Project Design. The evaluation trenching was undertaken by a wheeled JCB-type mechanical excavator, fitted with a toothless grading bucket, under the supervision and control of the site archaeologist to what was originally interpreted as Natural with features cut into it. On investigation of these features it was determined that the area had been raised with made ground of sand and redeposited natural material. After on site consultation with the Stephen Reed (DCHES) sondages were dug in three of the trenches to determine the true depths of potential archaeological layers and natural formation layers. In consultation with the client the depth of construction of the proposed development could allow for *in situ* preservation of any yet undiscovered

archaeological remains based upon the deposit model. The archaeological work will be carried out in accordance with the Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation 1994 (revised 2001 & 2008) and Standard and Guidance for an Archaeological Watching Brief 1994 (revised 2001 & 2008).

Land off Langaton Lane, Broadclyst

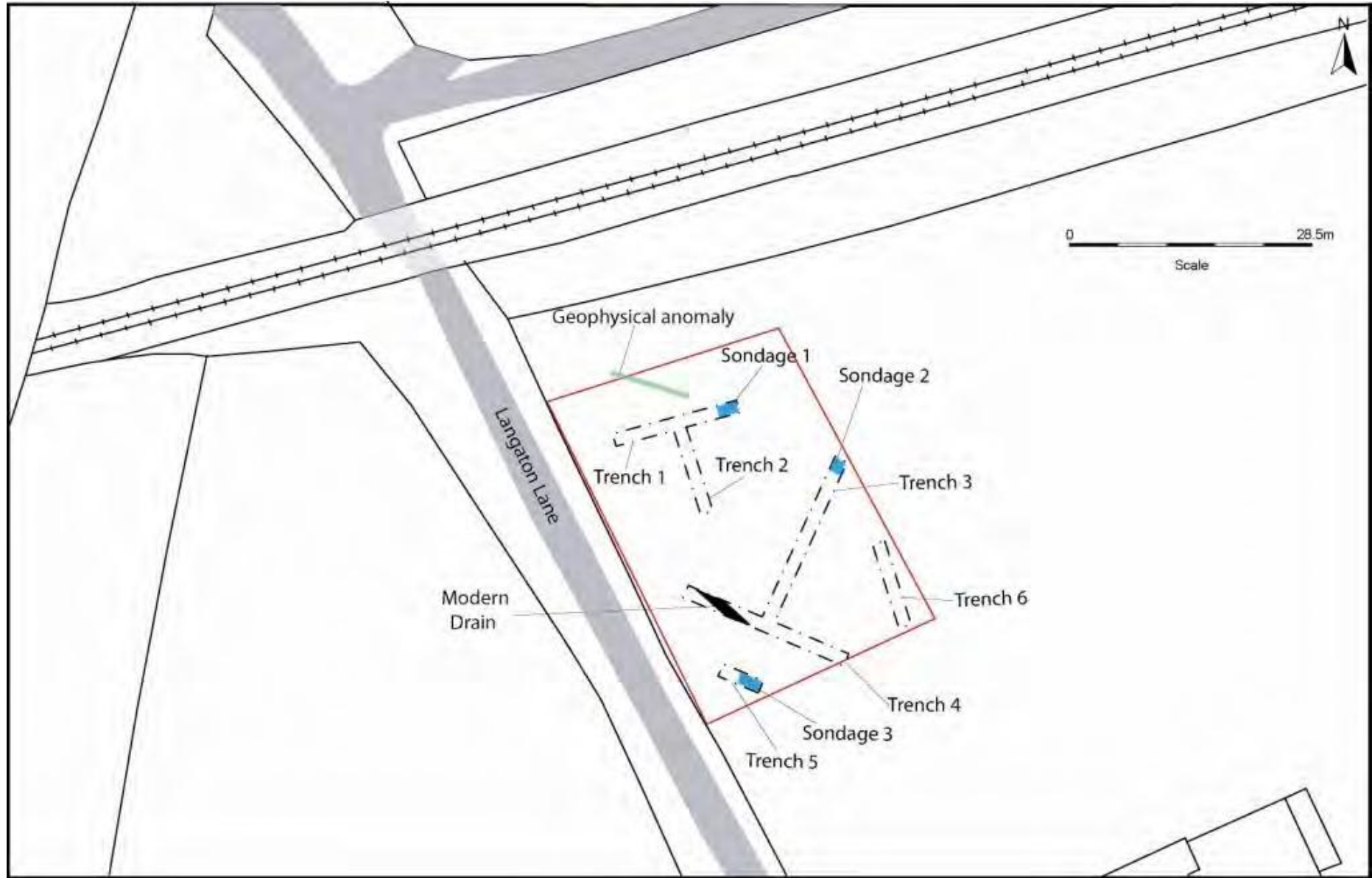


Figure 1: Location of trenches and sondages; including relevant geophysics result.

2.0 Results of the Evaluation Trenches

2.1 Summary

The six proposed trenches were excavated to their designated lengths totalling 80m by 1.5m in the locations shown on the plan above (Figure 1). All trenches were initially machined to reveal layer (1001), which was originally interpreted as Natural with irregular, sub-ovoid and linear features cut into it. On excavation of these features (see Figure 3: photo 6) it became apparent that the entire site had been overlain with a thick deposit of re-deposited natural (1001). Subsequently three sondages were excavated, the ends of Trenches 1, 3 and 5 (see Figure 3: photo's 4-6) to determine the true depth of potential archaeological deposits or features and that of the Natural subsoil. Therefore, other than modern disturbance and drainage and the modern landscaping of the site (1001), no archaeological features were encountered.

2.2 Trench 1

Context	Depth	Description
(1000)	0 – 0.23m	Topsoil. Dark brown grey, friable sandy silt with very few inclusions.
(1001)	0.23 – 0.54m	Made Ground. Mid orange red, friable silty sand with occasional large angular stones and patches of a pink clay-gravel conglomerate (Heavitree Trap).
(1002)	0.54 – 0.75m	Buried Soil. Dark yellow grey, friable sandy silt with occasional charcoal flecks and small sub-angular and sub-rounded stones.
(1003)	0.75 – 0.93m	Subsoil. Mid yellow grey, friable silty sand with occasional charcoal flecks and very occasional small gravel stones.
(1004)	0.93 – 1.10m+	Second Subsoil. Light yellow grey, friable silty sand with moderate small angular stones (iron stone/podulization?)

No archaeological features were present.

2.3 Trench 2

Context	Depth	Description
(1000)	0 – 0.25m	Topsoil. As above.
(1001)	0.25m+	Made Ground. As above.

No archaeological features were present.

2.4 Trench 3

Context	Depth	Description
(1000)	0 – 0.30m	Topsoil. As above.
(1001)	0.30 – 0.66m	Made Ground. As above.
(1002)	0.66 – 0.91m	Buried Soil. As above.
(1003)	0.91m+	Subsoil. As above.

No archaeological features were present.

A single sherd of porcelain with a blue hand painted pattern was recovered from (1002).

2.5 Trench 4

Context	Depth	Description
(1000)	0 – 0.20m	Topsoil. As above.
(1001)	0.20m+	Made Ground. As above.

No archaeological features were present.

2.6 Trench 5

Context	Depth	Description
(1000)	0 – 0.22m	Topsoil. As above.
(1001)	0.22 – 0.49m	Made Ground. As above.
(1005)	0.49 – 0.73m	Second Buried Soil. Dark red-grey brown, friable sandy silt with occasional small pebbles. Moderate Root disturbance.
(1006)	0.73 – 0.90m	Third Subsoil. Mid red-grey brown, friable sandy silt with occasional small rounded pebbles. Moderate Root disturbance.
(1007)	0.90m+	Natural. Mid red-grey, compact clay gravel with sand.

No archaeological features were present.

2.7 Trench 6

Context	Depth	Description
(1000)	0 – 0.28m	Topsoil. As above.
(1001)	0.28m+	Made Ground. As above.

No archaeological features were present.

A single sherd of white refined ware and handle fragment of tin glazed earthen ware was recovered from (1000).

2.8 Finds Synopsis

The porcelain sherd from Buried Soil (1002) provides a *terminus post quem* for its burial by Made Ground (1001) of sometime after the mid-18th century (it is however, probably the mid 20th century, see discussion and conclusions).

The 19th-20th century wares from the topsoil (1000) are most likely residual fragments moved during the landscaping of the site after this major landscaping event (1001).



Photo 1: Sondage 1; north facing section. Trench 1.



Photo 2: Sondage 2; southeast facing section. Trench 3.



Photo 3: Sondage 3; northeast facing sample section. Trench 5.



Photo 4: Post-Ex Trench 5. Looking northwest.



Photo 5: Post-Ex Trench 1. Looking west.



Photo 6: Post-Ex Trench 3. Looking southwest.

Figure 2: Photos of the excavation.

3.0 Deposit Model

Topsoil (1000) occurred across the site at a depth of between 0.19 -0.30m below current ground level. This overlaid the made ground deposit (1001), which also occurred across the whole site. It was between 0.20 – 0.43m thick. It appears that this layer becomes less thick toward the south of the site and occurs at its thickest in the north-east of the site. Given only three sondages across the site revealed this and subsequent layers the average depths of these layers may vary across the site.

In the north half of the site (see Figure 3: photo’s 1-2) and presumably across the majority of the site the made ground deposit (1001) overlaid a buried soil (1002). This buried topsoil (1002) occurred at a thickness of 0.19 – 0.33m. It is likely to have been a buried occupation layer. It overlaid subsoil (1003), which was between 0.11 and 0.27m thick which in-turn overlaid a second deposit of subsoil (1004), which occurred at a thickness of 0.13 – 0.25m. Subsoil deposits (1003) and (1004) are most likely a variation in the same deposit, as its characteristics were very similar and differences occurred very gradually through the horizon.

In the southern extent of the excavation area (see Figure 3: photo 3) a second deposit of buried soil or made ground (1005) was observed beneath (1001) with a thickness of 0.23 – 0.28m. This overlaid a subsoil deposit (1006), which was 0.18 – 0.20m thick, which had characteristics more akin to a plough soil. This subsoil (1006) overlay the natural (1007), which occurred at a depth of 0.90m+.

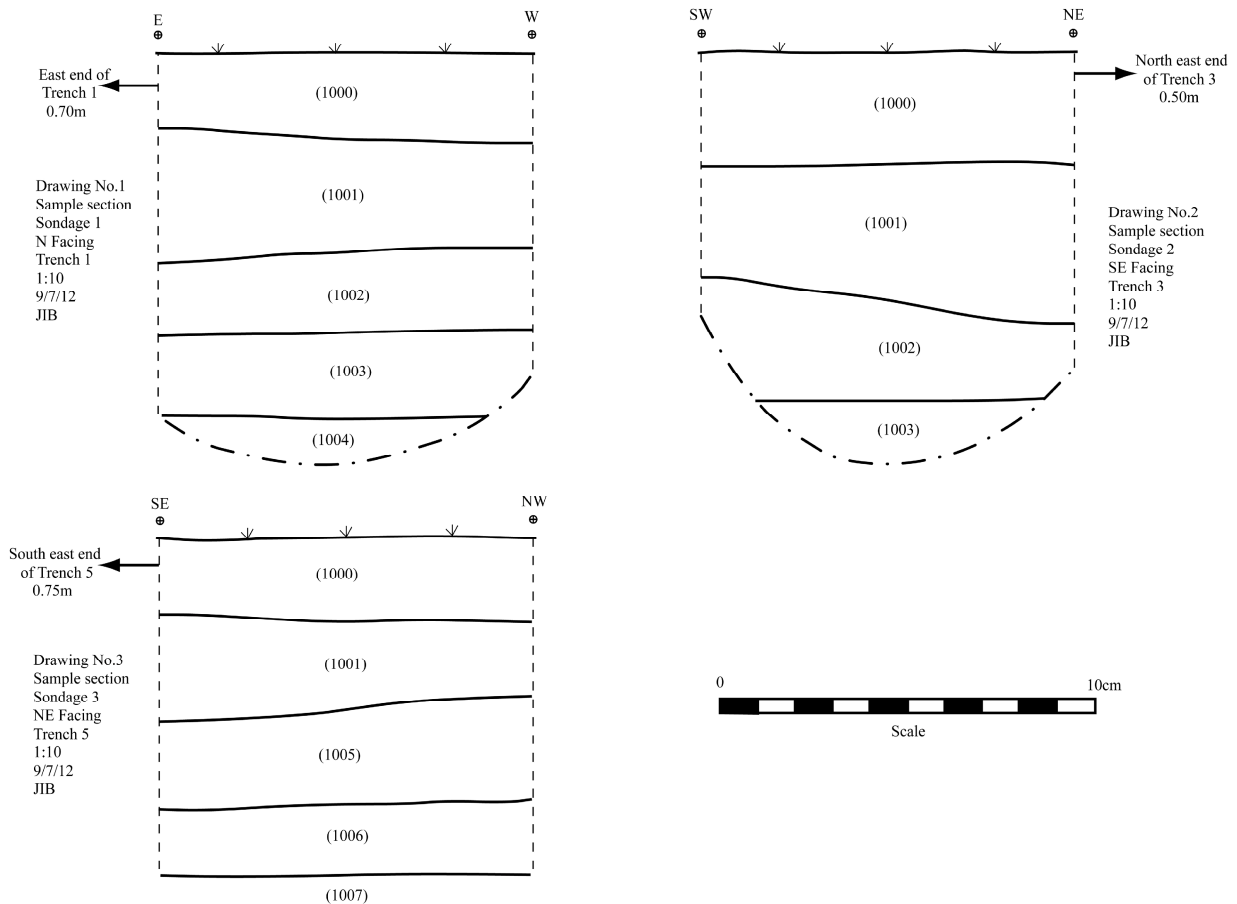


Figure 3: Sample sections drawn from Sondages across the site.

4.0 Discussion and Conclusions

The made ground that covers and raises the site is most likely resultant of the construction and maintenance of the railway line in the 19th and 20th centuries that abuts the field containing the site; and or the adjacent M5 motorway in the 1960's and 1970's. This provides a more accurate period in which to date the deposit (1002) as an occupation layer (buried topsoil) sealed immediately below it across the majority of the site. It is fair to assert that the porcelain sherd from (1002) suggests that the soil layer was active in and after the mid 18th century, thus earlier archaeological periods, relevant to the surrounding landscape would be sealed beneath this layer.

The difference in buried soil and subsoil's between the southern extent of the site and middle to north areas of the site may represent variation in the original topography of the site prior to landscaping and subsequent depths of survival. The generally dirty condition and inclusion of some tarmac-like waste suggests that the layer of buried soil (1005) identified in Trench 5 may possibly represent an initial levelling deposit prior to the extensive deposition of made ground (1001). If so, layer (1006) is a buried topsoil deposit or must have at least suffered modern disturbance during the landscaping process, thereby making it less likely to contain preserved archaeological features in this area.

Pre-modern archaeological deposits are most likely to be visible in or below subsoil deposit (1003), which occurs between 0.75-0.91m to the north of the site and below subsoil (1006), at a depth of 0.90m to the south of the proposed development area. This would mean archaeological layers would not be present or undisturbed until a depth of 0.75-0.90m below the current ground level. If the level of formation was above this depth any archaeology present on site would be preserved in situ.

In conclusion the depth of layers that potentially contain archaeology relevant to the surrounding historic and pre-historic landscape is at least 0.75m and typically 0.90m below the current ground level, particularly in the northern half of the site. Therefore depending on the construction techniques of the proposed development the archaeology might be undisturbed and preserved in situ. If a footing trench of the outline of the building is used then further archaeological works may be required.

5.0 Bibliography

Published Sources:

BGS 2012: *British Geological Society: Geology of Britain viewer*. Accessed 21.02.12

Institute of Field Archaeologists 1994 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Watching Brief*.

Appendix 1

BRIEF FOR ARCHAEOLOGICAL EVALUATION UNDERTAKEN IN SUPPORT OF A PLANNING APPLICATION

Location: Land at Langaton Lane Exeter

Parish: Broadclyst

District: East Devon

County: Devon

NGR: SX 9712 9420

Proposal: Construction of gospel hall, formation of new vehicular access and provision of 14 no. vehicle parking spaces and associated landscaping

Historic Environment Service ref: ARCH/DM/ED/19104

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES) with regard to the archaeological works to be undertaken in support of a planning application for the development of the above site. This brief has been produced specifically for the above scheme and may require alteration if this scheme is revised or amended in any material way. This document is not transferable to any other scheme or planning application.

1.2 This work is being undertaken in accordance with paragraph 128 of the *National Planning Policy Framework* (2012), Devon Structure Plan Policy CO8 and the Local Development Framework Policy EN8 on archaeology.

1.3 The principal objective of the programme shall be to evaluate the survival of below-ground archaeological deposits across the proposed development site. The results will allow the nature, extent, and date of any surviving archaeological deposits within the application area to be understood and an appropriate planning decision made by the Local Planning Authority (LPA).

1.4 The proposed development lies in an area of high archaeological potential. Less than 100m to the east lies a substantial enclosure, identified as a cropmark, and interpreted as being Neolithic in date (4000 - 2200BC). Other archaeological features have been identified to the east through geophysical survey that indicate other prehistoric activity in the area. Within the application area the alignment of a ditch has been identified, again through geophysical survey. The function and date of this feature is unknown but is highly likely to be associated with the known prehistoric activity in the vicinity.

1.5 This Brief covers the application area as defined on the attached plan.

2. PROJECT DESIGN

2.1 This document sets out the scope of the works required to enable the extent, character and significance of any surviving archaeological deposits within the application area to be understood and will form the basis of the Project Design to be prepared by the archaeological consultant. The Project Design will set out the detail and extent of the archaeological works to be undertaken. This will include pre-fieldwork elements (desk-based research), fieldwork, post-excavation specialist analysis and the production of an appropriately detailed and illustrated report.

2.2 The Project Design must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES *prior* to any archaeological works commencing.

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

The archaeological works will include the following elements.

3.1 Desk-based assessment

The programme of work shall include an element of desk-based research to place the development site into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. In addition, it will involve the examination of other *known* relevant cartographic, documentary and photographic sources held by the Devon Record Office, West Country Studies Library and the County Historic Environment Service. This work will also consider the results of the previously undertaken archaeological work in this vicinity, details of which can be obtained from the HER.

This desk-based work will be undertaken in advance of any fieldwork commencing.

The results of the assessment should be discussed with the HES and based on this consultation may determine the positioning of the evaluative excavations.

If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

3.2 Evaluation of the site

A series of trenches will be excavated across the proposed development area. The location of these excavations is shown on the attached plan, but may be altered in the light of the results of the deskbased assessment.

3.2.1 The Project Design must include a plan showing areas affected by the proposed development and the location of proposed evaluative trenches.

3.2.2 Details of the strategy for any re-positioning trenches must be agreed with the HES.

Trenches should be excavated by a 360o tracked or JCB-type machine - fitted with a toothless grading bucket - to the surface of archaeological deposits or *in situ* natural ground - whichever is highest in the stratigraphic sequence. Exposed archaeological features and deposits will be cleaned and excavated by hand and fully recorded by context as per the Institute for Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (1994 - revised 2008).

All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawings shall be undertaken at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation.

3.2.3 All archaeological features will be investigated and as a minimum:

- i) small discrete features will be fully excavated;
- ii) larger discrete features will be half-sectioned (50% excavated); and
- iii) long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature and to investigate terminals, junctions and relationships with other features.
- iv) one long face of each trench will be cleaned by hand to allow the site stratigraphy to be understood and for the identification of archaeological features.

Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts

Any variation of the above will be undertaken in agreement with the HES.

3.2.4 The full depth of archaeological deposits must be assessed. This need not require excavation to natural deposits if it is clear that complex and deep stratigraphy will be encountered.

3.2.5 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.

3.2.6 An adequate photographic record of the excavation will be prepared. This will include photographs illustrating the principal features and finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The photographic record should be made in B/W print supplemented by digital or colour transparency. However, if digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.2.7 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.2.8 Should any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996 Code of Practice (2nd Revision). Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

3.2.9 The results of the desk-based work and a copy of the agreed Project Design must be made available to the site director/supervisor to enable the adequate interpretation of exposed features/deposits during fieldwork and that the agreed programme of works is understood and undertaken.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

4.3 The archaeological contractor undertaking the fieldwork will notify the HES upon completion of the fieldwork stage of these works.

5. REPORTING

5.1 Upon completion of the fieldwork and required post-excavation analysis an illustrated report will be prepared. The report will collate the written, graphic, visible and recorded information outlined in section 3 above.

The report will include:

- (i) a summary of the project's background;
- (ii) description and illustration of the site location;
- (iii) a methodology of the works undertaken;
- (iv) include plans and reports of all documentary and other research undertaken;
- (v) a description of the project's results;
- (vi) an interpretation of the results in the appropriate context;
- (vii) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- (viii) a site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- (ix) a plan showing the location of the trenches and exposed archaeological features and deposits in relation to the site boundaries;
- (x) plans of each trench, or part of trench, in which archaeological features are recognised along with adequate OD spot height information. These should be at an appropriate scale to allow the nature of the features exposed to be shown and understood. Plans must show the orientation of trenches in relation to north. Section drawing locations will be shown on these plans. Archaeologically sterile areas need not be illustrated unless this can provide information on

the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;

(xi) section drawings of trenches and features, with OD heights, at scales appropriate to the stratigraphic detail to be shown and must show the orientation of the drawing in relation to north/south/east/west. Archaeologically sterile trenches need not be illustrated unless they can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;

(xii) site matrices where appropriate;

(xiii) photographs showing the general site layout and exposed significant features and deposits that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption;

(xiv) a consideration of evidence within its wider context;

(xv) a summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;

(xvi) specialist assessment or analysis reports were undertaken;

(xvii) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating). It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

5.2 The timetable for the production of the report must be set out in the Project Design. The HES would normally expect to receive the report within three months of completion of fieldwork - dependent upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then the HES must be informed of this and a revised date for the production of the full report agreed between the HES and the archaeological contractor. If a substantial delay is anticipated then an interim report will be produced within three months of the completion of the fieldwork.

5.3 On completion of the final report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.54 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the report. The report or short entry to the Historic Environment Record will also include the OASIS ID number.

6 PUBLICATION

Where the exposure of archaeological, artefactual or palaeoenvironmental remains is limited or of little significance reporting will follow on directly from the field work - see section 5 above. Should particularly significant archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements - including any further analysis that may be necessary - will be confirmed with the HES.

6.1 Post Excavation Assessment, Analysis and Project Designs for further work

Where excavations reveal archaeological, artefactual or palaeoenvironmental deposits that have potential for yielding important information about the site or its environs, through specialist assessment and analysis, this assessment work will be undertaken and reported on in a separate formal Post-Excavation Assessment and Project Design. This document may also fulfil the role of an interim report if a substantial publication delay is expected.

This document will be produced by the archaeological contractor within three months of completion of the fieldwork - specialist input allowing - and agreed with the HES. It will include:

- A summary of the project and its background
- A plan showing the location of the site and plans of the site showing the location of archaeological features, artefactual or palaeoenvironmental deposits exposed
- Research aims and objectives
- Method statements setting out how these aims and objectives are to be achieved
- Details of the tasks to be undertaken
- The results of any specialist assessment work undertaken as part of the production of the formal Assessment and Project Design
- Proposed project team
- Overall timetable for undertaking the tasks as well as setting out monitoring points with the HES
- Details of the journal in which the material is to be published

7. FURTHER WORK

In the light of the results of the archaeological evaluation it will be possible allow the Local Planning Authority to make an informed and reasonable planning decision, which may include the recommendation for refusal of consent if the impact of the proposed development upon the archaeological resource was unacceptable. In all other cases, the results will allow the scope and requirement of any further work needed as mitigation for the impact of the proposed development on the archaeological resource to be determined. This further work may take the form of additional preapplication investigations to refine the initial results or a programme of archaeological work undertaken through an archaeological condition applied on any consent granted. Should the site be demonstrated to be archaeologically sterile then there would be no requirement for further archaeological works.

8. PERSONNEL

8.1 The work shall be carried out by a recognised archaeological consultant, agreed with the DCHES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a specified Member of the Institute for Archaeologists (MIFA), or by a specified person of equivalent standing and expertise. The

Project Design will contain details of key project staff and specialists who may contribute during the course of the works - excavation and postexcavation.

8.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

8.3 The work shall be carried out in accordance with IfA *Standard and Guidance for Archaeological Field Evaluation (1994)*, as amended (2008).

9. CONFLICT WITH STATUTORILY PROTECTED SITES

It is the archaeological contractor's responsibility - in consultation with the applicant or agent - to ensure that the undertaking of the required archaeological works does not conflict with any statutorily protected sites and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

10. DEPOSITION OF ARCHIVE AND FINDS

10.1 The archaeological consultant shall contact the Royal Albert Memorial Museum, Exeter, to obtain a reference number in order to agree future conditions for deposition of the site archive. The reference number must be quoted in the Project Design and within the final report or the short entry to the Historic Environment Record.

10.2 The artefact discard policy must be set out in the Project Design.

10.3 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

11. CONTACT NAME AND ADDRESS

Stephen Reed, Archaeological Officer, Devon County Historic Environment Service, Planning, Transportation and Environment, AB3 Lucombe House, County Hall, Topsham Road, Exeter, Devon, EX2 4QD

Tel: 01392-383303 Email: stephen.reed@devon.gov.uk

9th July 2012

Appendix 2

PROJECT DESIGN FOR AN ARCHAEOLOGICAL EVALUATION UNDERTAKEN IN SUPPORT OF A PLANNING APPLICATION AT LANGATON LANE, BROADCLYST, EXETER, DEVON.

Location: Land at Langaton Lane Exeter
Parish: Broadclyst
District: East Devon
County: Devon
NGR: SX 9712 9420
Proposal: Construction of gospel hall, formation of new vehicular access and provision of 14 no. vehicle parking spaces and associated landscaping
HES ref: ARCH/DM/ED/19104
Date: 18.07.2012

1.0 INTRODUCTION

- 1.1 This document forms a Project Design which has been produced by South West Archaeology Limited (SWARCH) at the request of Terry Short of the Exeter & Honiton Gospel Halls Trust (the Client), and sets out the methodology for an archaeological evaluation, prior to application for the construction of a gospel hall and the associated groundworks, and for related off site analysis and reporting. The Project Design and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES) (Stephen Reed 09.07. 2012).
- 1.2 This work is being undertaken in accordance with paragraph 128 of the *National Planning Policy Framework* (2012), Devon Structure Plan Policy CO8 and the Local Development Framework Policy EN8 on archaeology.

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The proposed development lies in an area of high archaeological potential. Less than 100m to the east lies a substantial enclosure, identified as a cropmark, and interpreted as being Neolithic in date (4000 - 2200BC). Other archaeological features have been identified to the east through geophysical survey that indicates other prehistoric activity in the area. Within the application area the alignment of a ditch has been identified, again through geophysical survey. The function and date of this feature is unknown but is highly likely to be associated with the known prehistoric activity in the vicinity.

3.0 AIMS

- 3.1 The principal objectives of this first stage of archaeological work will be:
- 3.1.1 To evaluate the survival of below-ground archaeological deposits across the proposed development site;
- 3.1.2 To analyse and report on the results of the project as appropriate.

4.0 METHOD

- 4.1 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.
- 4.2 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
- 4.2.1 Appropriate PPE will be employed at all times.
- 4.2.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 4.3 Desk-based assessment:
The programme of work shall include an element of desk-based research to place the development site into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. In addition, it will involve the examination of other *known* relevant cartographic, documentary and photographic sources held by the Devon Record Office, West Country Studies Library and the County Historic Environment Service. This work will also consider the results of the previously undertaken archaeological work in this vicinity, details of which can be obtained from the HER. This desk-based work will be undertaken in advance of any fieldwork commencing. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.
If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.
- 4.4 A series of evaluation trenches will be positioned in accordance with the attached plan. Details of the strategy for any re-positioning trenches will be agreed with the HES. The evaluation trenching will be undertaken by a 360° tracked or wheeled JCB-type mechanical excavator, fitted with a toothless grading bucket, under the supervision and control of the site archaeologist to the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence. Should archaeological deposits be exposed machining will cease in that area to allow the site archaeologist to investigate the exposed deposits.

- 4.4.1 The archaeological work will be carried out in accordance with the *Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation 1994 (revised 2001 & 2008)* and *Standard and Guidance for an Archaeological Watching Brief 1994 (revised 2001 & 2008)*.
- 4.4.2 Spoil will be examined for the recovery of artefacts.
- 4.4.3 All excavation of exposed archaeological features will be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines. All features will be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawings will be undertaken at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation. An adequate photographic record of the excavation will be prepared. Where digital imagery is the sole photographic record, archivable prints will be prepared by a photographic laboratory.
- 4.4.4 If archaeological features are exposed, then as a *minimum*:
- i) small discrete features will be fully excavated;
 - ii) larger discrete features will be half-sectioned (50% excavated);
 - iii) long linear features will be sample excavated along their length, with investigative excavations distributed along the exposed length of any such feature, and to investigate terminals, junctions and relationships with other features.
 - iv) One long face of each trench will be cleaned by hand to allow site stratigraphy to be understood and for the identification of archaeological features.
- Should the above % excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts. Any variation of the above will be undertaken in consultation with the HES.
- 4.4.5 Artefacts will be bagged and labelled on site. Unstratified post-1800 pottery may be discarded on site after a representative sample has been retained. Following post-excavation analysis and recording, further material may be discarded, subject to consultation with the appropriate specialists and Barnstaple Museum;
- 4.4.6 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.4.7 The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (2002).
- 4.4.8 Human remains will be left *in-situ*, covered and protected. Removal will only take place under appropriate Ministry of Justice and environmental health regulations. Such removal will be in compliance with the relevant primary legislation.
- 4.4.9 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, will be dealt with according to the Treasure Act 1996 Code of Practice (2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.
- 4.4.10 In the event of particularly significant discoveries, the HES will be informed and a site meeting between the consultant, the HES and the client/applicant will be held to determine the appropriate mitigation.
- 4.5 SWARCH will agree monitoring arrangements with DCHES and give two weeks' notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
SWARCH will notify the HES upon completion of the fieldwork stage of these works.
Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report.
- 5.0 REPORT**
- 5.1 An illustrated summary interim report will be produced within three months of completion of this stage of work and submitted to the DCHES and the Client.
The report will include the following elements:
- 5.1.1 A report number and the OASIS record number;
 - 5.1.2 A copy of the DCHES brief and this Project Design;
 - 5.1.3 A summary of the project's background;
 - 5.1.4 A description and illustration of the site location;
 - 5.1.5 A methodology of the works undertaken;
 - 5.1.6 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base- map;
 - 5.1.7 Plans and reports of all documentary and other research undertaken;
 - 5.1.8 A description of the project's results;
 - 5.1.9 An interpretation of the results in the appropriate context;
 - 5.1.10 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
 - 5.1.11 A plan showing the location of the trenches in relation to the site boundaries;

- 5.1.12 Plans of each trench, or part of trench, in which archaeological features are recognised along with adequate OD spot height information. These will be at an appropriate scale to allow the nature of the features exposed to be shown and understood. Plans will show the orientation of trenches in relation to north. Section drawing locations will be shown on these plans. Archaeologically sterile areas will not be illustrated unless this can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- 5.1.13 Section drawings of trenches and features, with OD heights, at scales appropriate to the stratigraphic detail to be shown and showing the orientation of the drawing in relation to north/south/east/west. Archaeologically sterile trenches will not be illustrated unless they can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- 5.1.14 Site matrices where appropriate;
- 5.1.15 Photographs showing the general site layout and exposed significant features and deposits that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
- 5.1.16 Consideration of evidence within its wider context;
- 5.1.17 A summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
- 5.1.18 Any specialist assessment or analysis reports undertaken;
- 5.2 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological Investigations*) database under reference number southwes1-130513.
- 5.3 On completion of the final report, in addition to copies required by the Client, a hard copy of the report shall be supplied to the HES on the understanding that it will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

6.0 PUBLICATION

- 6.1 Where the exposure of archaeological, artefactual or palaeoenvironmental remains is limited or of little significance reporting will follow on directly from the field work - see section 5 above. Should particularly significant archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.
- 6.2 *Post Excavation Assessment, Analysis and Project Designs for further work*
Where excavations reveal archaeological, artefactual or palaeoenvironmental deposits that have potential for yielding important information about the site or its environs, through specialist assessment and analysis, this assessment work will be undertaken and reported on in a separate formal Post-Excavation Assessment and Project Design. This document may also fulfil the role of an interim report if a substantial publication delay is expected.
This document will be produced by the archaeological contractor within three months of completion of the fieldwork - specialist input allowing - and agreed with the HES. It will include:
 - 6.2.1 A summary of the project and its background;
 - 6.2.2 A plan showing the location of the site and plans of the site showing the location of archaeological features, artefactual or palaeoenvironmental deposits exposed;
 - 6.2.3 Research aims and objectives;
 - 6.2.4 Method statements setting out how these aims and objectives are to be achieved;
 - 6.2.5 Details of the tasks to be undertaken;
 - 6.2.6 The results of any specialist assessment work undertaken as part of the production of the formal Assessment and Project Design;
 - 6.2.7 Proposed project team;
 - 6.2.8 Overall timetable for undertaking the tasks as well as setting out monitoring points with the HES;
 - 6.2.9 Details of the journal in which the material is to be published.
- 6.3 Should particularly significant remains, finds and/or deposits be encountered and the evaluative investigations likely to represent the only level of archaeological work undertaken on this site, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES. If further archaeological works are undertaken, then the results of these *pre-application* evaluative investigations will be incorporated into the publication text resulting from further works.

7.0 ARCHIVE

- 7.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of this stage of the project, in a format to be agreed with the museum and within a timetable to be agreed with the DCHES. This will include relevant correspondence together with field drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Royal Albert Memorial Museum under reference number RAMM: 12/52 in lieu of an accession number, when the museum re-opens for the deposition of

archives. Until then it will be stored at South West Archaeology, The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon.

8.0 FURTHER WORK

8.1 In the light of the results of the archaeological evaluation it will be possible allow the Local Planning Authority to make an informed and reasonable planning decision, which may include the recommendation for refusal of consent if the impact of the proposed development upon the archaeological resource was unacceptable. In all other cases, the results will allow the scope and requirement of any further work needed as mitigation for the impact of the proposed development on the archaeological resource to be determined. This further work may take the form of additional preapplication investigations to refine the initial results or a programme of archaeological work undertaken through an archaeological condition applied on any consent granted. Should the site be demonstrated to be archaeologically sterile then there would be no requirement for further archaeological works.

9.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES

9.1 It is SWARCH's responsibility - in consultation with the applicant - to ensure that the undertaking of the required archaeological works does not conflict with any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

10.0 PERSONNEL

10.1 The project will be managed by Colin Humphreys; the evaluation will be undertaken by suitably qualified SWARCH personnel. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove
South West Archaeology
The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH
Telephone: 01769 573555 email: deblt@swarch.net

Appendix 1 – List of specialists

Building recording

Richard Parker 11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

Conservation

Alison Hopper Bishop the Royal Albert Memorial Museum Conservation service a.hopperbishop@exeter.gov.uk

Richard and Helena Jaeschke

2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD mrshjaeschke@email.msn.com Tel: 01271 830891

Curatorial

Thomas Cadbury Curator of Antiquities Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS Tel: 01392 665356

Alison Mills

The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8L Tel: 01271 346747

Bone

Human Professor Chris Knusel
University of Exeter Tel: 01392 722491 c.j.knusel@ex.ac.uk

Animal Wendy Howard
Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE
w.j.howard@exeter.ac.uk Tel: 01392 269330

Lithics

Martin Tingle Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ martin@mtingle.freemove.co.uk

Palaeoenvironmental/Organic

Wood identification Dana Challinor
Tel: 01869 810150 dana.challinor@tiscali.co.uk

Plant macro-fossils Julie Jones juliedjones@blueyonder.co.uk

Pollen analysis Ralph Fyfe Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

Pottery

Prehistoric Henrietta Quinnell
39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214

Roman Alex Croom, Keeper of Archaeology
Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields, Tyne and Wear NE332BB
Tel: (0191) 454 4093 alex.croom@twmuseums.org.uk

Medieval John Allen,
22, Rivermead Road Exeter EX2 4RL Tel: 01392 256154 john.p.allan@btinternet.com

Post Medieval Graham Langman
Exeter, EX1 2UF Tel: 01392 215900 email: su1429@eclipse.co.uk

Appendix 3

Finds Concordance

Context	Find	Weight (g)	Date	Discussion
(1000)	Pottery (1 sherd)	1	19 th century +	White refined earthenware
	Pottery (broken jug handle)	77	19 th century +	Tin glazed earthenware
	Coal (1 lump)	9	-	-
(1005)	Pottery (1 sherd)	3	18 th century	Chinese porcelain

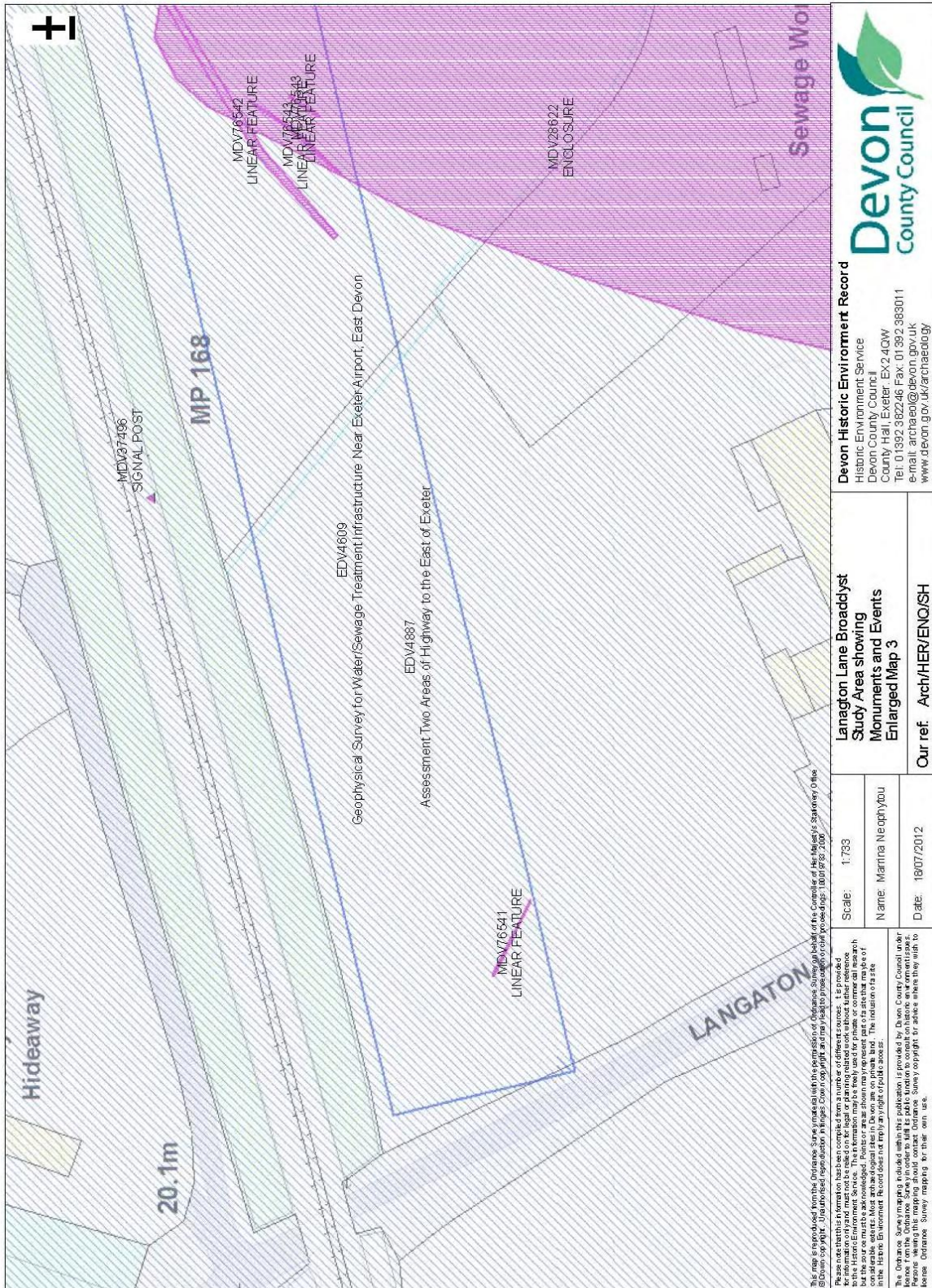
Appendix 4

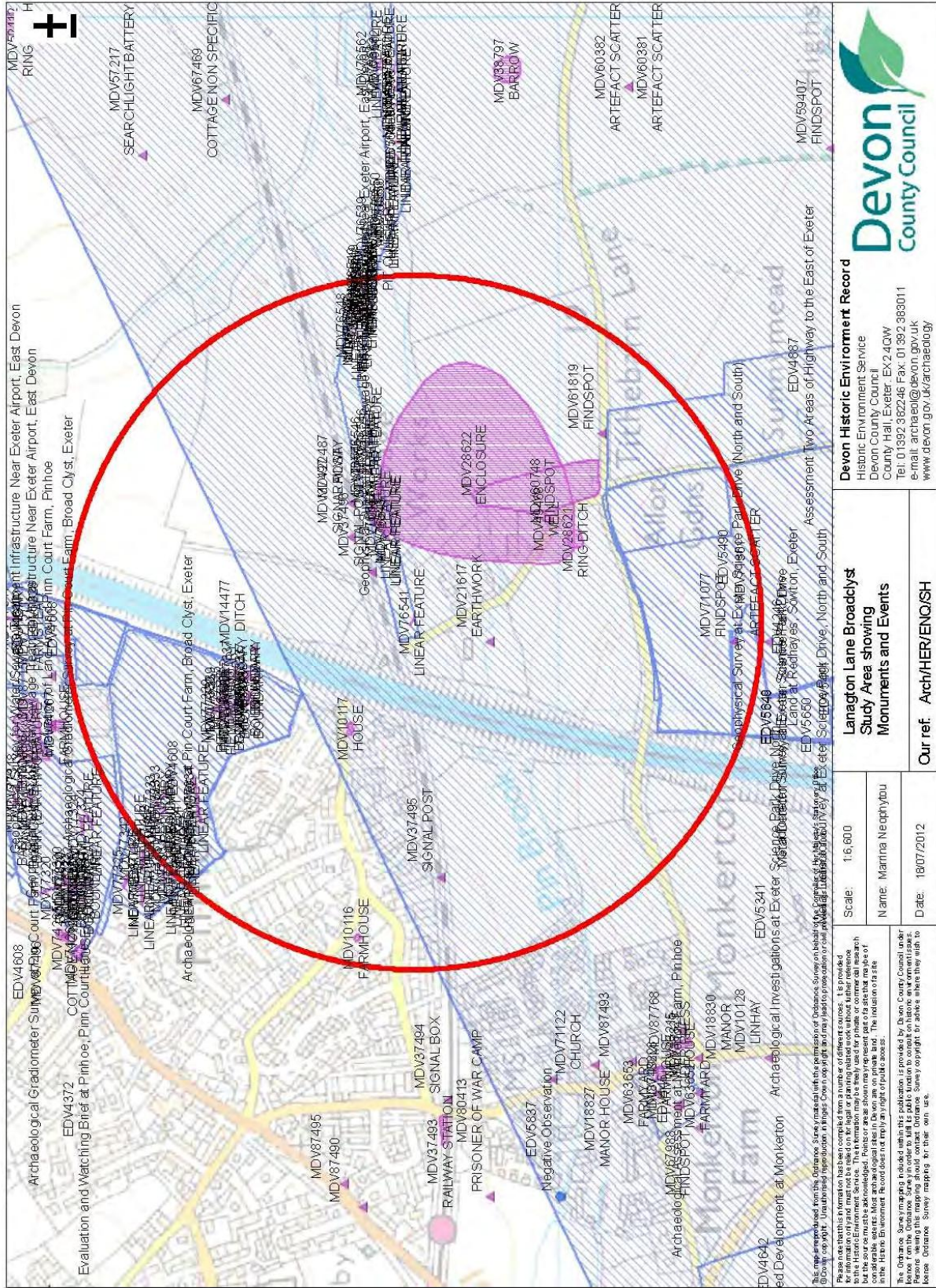
List of Jpegs contained on CD-Rom to the rear of the report

<i>Photo Number</i>	<i>Description</i>	<i>From</i>	<i>Scale</i>
BLL12.1	General Site Shot	N	-
BLL12.2	VOID	N	1m & 1m
BLL12.3	VOID	W	1m
BLL12.4	Post Ex Trench 4	N	1m & 1m
BLL12.5	Modern drain trench 4	N	1m
BLL12.6	VOID	W	1m
BLL12.7	VOID	NE	1m & 1m
BLL12.8	VOID	NW	1m
BLL12.9	Modern Feature trench 3	NE	1m
BLL12.10	Depression trench 3	NE	1m
BLL12.11	Sample section, sondage 1 trench 1	NW	1m
BLL12.12	Post Ex trench 1	NE	1m & 1m
BLL12.13	Post Ex trench 2	NW	1m
BLL12.14	Sample section, sondage 2 trench 3	NW	1m
BLL12.15	Post Ex trench 3	NE	1m & 1m
BLL12.16	Sample section, sondage 3 trench 5	NE	1m
BLL12.17	Post Ex trench 5	SW	1m & 1m
BLL12.18	Post Ex trench 6	S	1m & 1m
BLL12.19	Modern feature trench 4	N	1m

Appendix 5

Extracts from the Devon HER





Devon Historic Environment Record
 Historic Environment Service
 Devon County Council
 County Hall, Exeter, EX2 4CWX
 Tel: 01392 362246 Fax: 01392 388011
 e-mail: archaen@devon.gov.uk
 www.devon.gov.uk/archaeology

Langaton Lane Broadclyst Study Area showing Monuments and Events

Our ref: Arch/HER/ENQ/SH
 Scale: 1:6,800
 Name: Marina Neophytou
 Date: 18/07/2012

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Land off Langaton Lane, Broadclyst



The Old Dairy
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Tel: 01769 573555
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