

# LAND at BISHOPS FARM COOKBURY DEVON

Results of a Desk-Based Assessment,  
Geophysical Survey,  
Archaeological Evaluation Trenching,  
Walkover Survey & Visual Impact Assessment



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# Land at Bishops Farm Cookbury, Devon

## Results of a Desk-Based Assessment, Geophysical Survey, Archaeological Evaluation Trenching, Walkover Survey & Visual Impact Assessment

*For*

Will Doble

*of*

Cleanearth Energy (The Agent)

*By*



**SWARCH project reference:** CBF13  
**OS Map copying Licence No:** 100044808  
**National Grid Reference:** SS38200 04385  
**DC Planning Application Ref:** 1/0056/2012/SCR  
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September 2013

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## Summary

*This report presents the results of a desk-based assessment, geophysical survey, archaeological evaluation and visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Bishops Farm, Cookbury, Devon, in advance of the construction of a single small wind turbine.*

*The site lies to the west of Stapledon Farm within an area of enclosed land on the edge of the former Walland Moor. This formed part of a medieval or early post-medieval tenement of Walland. The 1<sup>st</sup> and 2<sup>nd</sup> edition Ordnance Survey maps show this as the site of a manor house, but as the field is recorded on a 1799 estate map as 'town place', it is more likely it represents the site of the 'decayed tenement' mentioned in a lease of 1654. The geophysical survey identified traces of an earlier fieldsystem, and an enclosure that corresponds with the 'town place'. It seems likely the enclosure represents an earlier monument – perhaps a Prehistoric or Romano-British enclosure– re-occupied in the medieval period. In addition, the remains of two probable Bronze Age barrows were also identified.*

*The evaluation trenching validated the accuracy of the geophysics results and identified two linear features and an irregular sub-ovoid pit/posthole. One ditch produced Romano-British pottery that would coincide with the interpretation of the geophysics results, while the others morphology was indicative of a Romano-British ditch, with uniformly straight sides and a flat base. The sub-ovoid pit was likely a natural disturbance or an extremely damaged posthole. Modern- and plough disturbance was also evident but no other features occurred in the area subject to evaluation.*

*In terms of the wider landscape, there are relatively few Listed structures or Scheduled Monuments in the immediate vicinity. The turbine would have a pronounced impact on the Grade II buildings in the hamlet of Upcott, and the Grade II Church of St Petrock in Hollacombe. Its overall impact on the historic landscape is assessed as **negative/minor** to **negative/moderate**.*

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## Acknowledgements

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Thanks for assistance are due to:

Mr Nigel Isaac (the Client) for access  
 Will Doble of Cleanearth Energy (The Agent)  
 The Staff of the Devon Historic Environment Team  
 The Staff of the Devon Heritage Centre, Exeter

## 1.0 Introduction

---

<b>Location:</b>	Bishops Farm
<b>Parish:</b>	Cookbury
<b>County:</b>	Devon
<b>NGR:</b>	SS38200 04385

### 1.1 Project Background

This report presents the results of a desk-based assessment, geophysical survey, archaeological evaluation trenching and visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Bishops Farm, Cookbury, a small parish east of Holsworthy, Devon (Figure 1). The work was commissioned by Will Doble of Cleanearth Energy (the Agent) on behalf of Mr Nigel Isaac (the Client) in order to identify any archaeological features or sites that might be affected by the installation of a 50kw wind turbine and associated access and cable run.

### 1.2 Topographical and Geological Background

The location of the proposed turbine is in a field north of the A3072 and approximately 600m west of Stapledon Farm (see Figure 1). It sits on gently-sloping ground situated just below the top of a hill at about 190m AOD.

The soils of this area are the well-drained fine loamy soils of the Neath Association, bordering on the slowly permeable seasonally waterlogged clayey, fine loamy and fine silty soils of the Hallsworth 2 Association (SSEW 1983). These overlie the interbedded sandstones and siltstones/mudstones of the Bude Formation (BGS 2013).

### 1.3 Historical Background

The site lies on the southern edge of the parish of Cookbury, c.600m to the west of the medieval settlement of Stapledon. Cookbury lies in the Deanery of Holsworthy and Hundred of Black Torrington. The manor of Stapledon was held by a family of the same name during the 13<sup>th</sup> and 14<sup>th</sup> centuries, and possesses a complex manorial descent.

A settlement at *Stapledun* is first recorded in 1228, and the area in which the site is situated is classified as *Medieval enclosures based on strip fields* on the Devon Historic Landscape Characterisation. This is defined as land enclosed in the later Middle Ages from strip-cultivated open fields (Devon Council 2013).

### 1.4 Archaeological Background

Only one archaeological investigation has taken place in the surrounding area, when a medieval ditch and possible Prehistoric enclosure were evaluated adjacent to South Arscott (AC Archaeology 2011). Most of the other listed heritage assets in this area are standing structures, or associated with standing structures. The field in which the turbine is to be located is marked on early OS maps as *site of Manor House*, and building stone was reportedly ploughed up here in the 19<sup>th</sup> century (HER 7329).

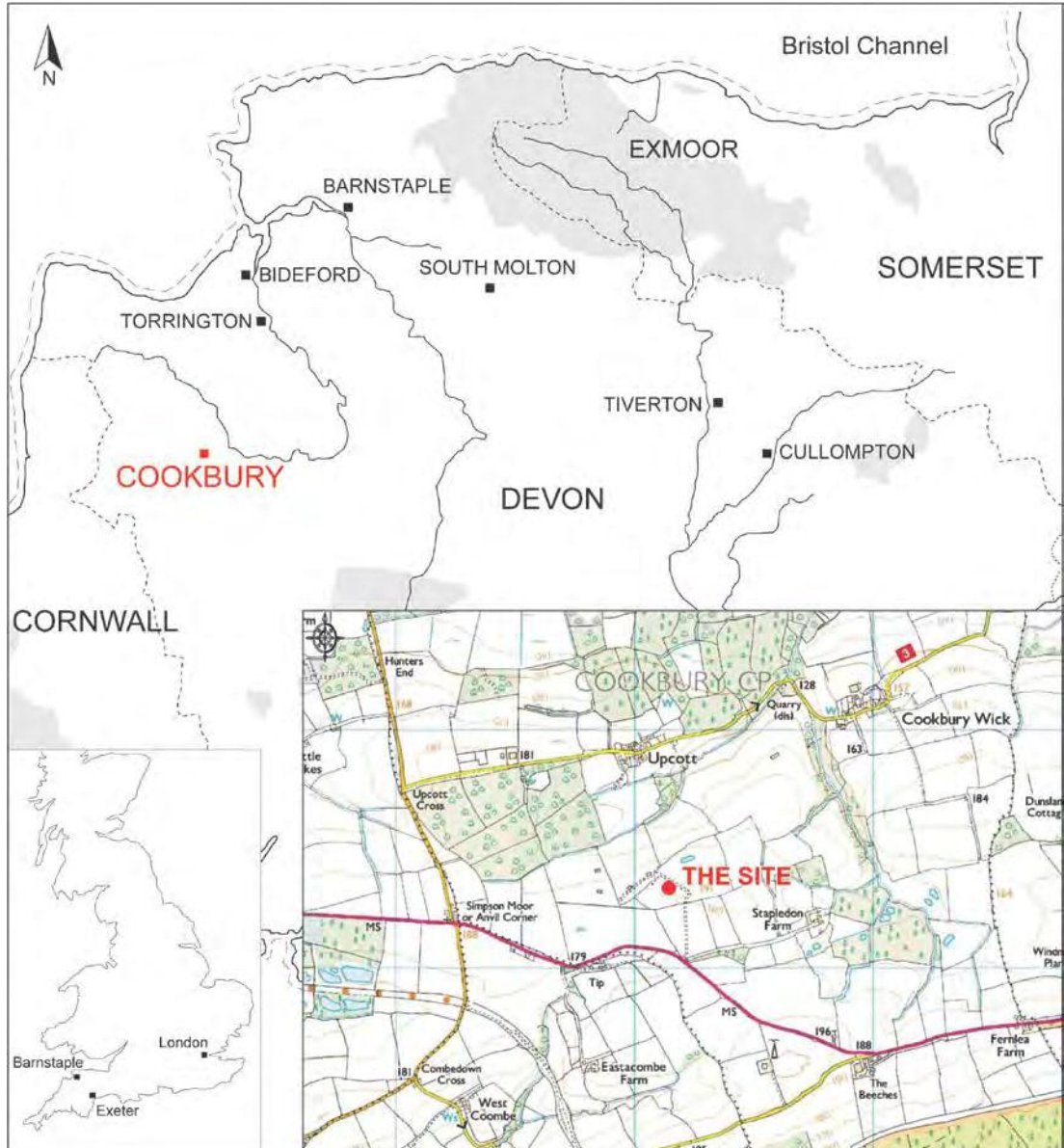


Figure 1: Site location (the field containing the proposed turbine is indicated).



## 2.0 Results of the Desk-Based Assessment

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### 2.1 Documentary History

The proposed turbine is located on land that belonged to the Manor of Stapledon, first recorded in 1228 as *Stapledun*, the ‘hill marked by a post/boundary marker’ (Gover *et al.* 1931, 140). Stapledon was the home of a family of the same name during the 13<sup>th</sup> and 14<sup>th</sup> centuries, and Walter de Stapledon (1261-1326) was a notable and important member of that family. He was a professor of canon law at Oxford, where he founded Stapledon Hall (later Exeter College), was a chaplain to Pope Clement V, Bishop of Exeter 1307-26, and Lord High Treasurer to Edward II (Hoskins 1954, 275).

The manor of Stapledon is one of several within the parish of Cookbury, most of which do not enter the documentary record until the 13<sup>th</sup> century. Cookbury Wick (*Wiche* 1086), however, appears in the Domesday Book, when it was held by Robert of Aumale (Thorn & Thorn 1985). It paid tax on 1½ virgates but there was land for 10 ploughs, which would imply it covered a relatively large area. On that basis, it is probable the other major settlements in the parish (Stapledon, Upcott, Halsdon Barton and Cookbury) were in existence at that time, but were counted as part of *Wiche*.

Stapledon Manor has a relatively complex manorial descent. Richard Stapledon held the manor during the reign of Edward II, and it passed via his great-great-granddaughter Thomaszin to Sir Richard Hankford. It passed by marriage to Sir Thomas Boteler, Earl of Ormond, and from thence to John St. Leger. It was then sold to Humphrey Speccot Esq. and passed by marriage to Thomas Hele Esq., and thereafter by marriage to Sir Jonathon Trelawney, baronet and bishop of Exeter. The widow of Sir Edward Trelawney bequeathed it in 1777 to her sister Mary Stott, and she passed it in 1783 to her daughter Mary May, the wife of Hon. Rose Herring May. In the mid 19<sup>th</sup> century, the surviving six daughters of Mary May held the title – hence the entry in the tithe apportionment *The Misses May* (see below). This account of the manorial descent is derived from Pole (1791), Risdon (1811) and Lysons (1822).

The proposed turbine is to be located among the fields listed in the 1842 tithe apportionment as the *Walland Agistment*. There are a series of 17<sup>th</sup> century leases held by the Devon Heritage Centre that refer to the Walland tenement, without reference to Stapledon Manor, although most of them do have John or Peter Speccot as the owner. However, the owners listed in the earliest leases (dated 1604 and 1616) are *Humffrey* and *John Cortier*, of Cookbury and *Holdysworthie* (DHC Z12/8/1a-b and Z12/8/6). One of the leases specifically mentions a ‘decayed house and garden’ on the north-western edge of *Waldon Moore*, with the new tenant required to erect a new dwelling house as part of his leasehold agreement (DHC Z12/8/30). This evidence would strongly suggest Walland was not originally farmed from Stapledon Manor itself, but possessed its own farmstead. If that farmstead was indeed on the north-western edge of Walland, then that would probably suggest it originated as a squatter settlement on unenclosed land, and only later came to acquire land (indeed, the leases refer to quite small areas of land – 4 and 8 acres, respectively). This farmstead may have survived to form the settlement now known as Anvil Corner, although this was a separate property in 1842 (although see below). These leases also give a better clue to meaning of the term Walland, as they refer to *Waldon Moor*; *wald*, meaning ‘forest’ and later ‘open high ground’ is entirely appropriate in this context (Gelling & Cole 2000, 253-7). It is not, however, impossible the meaning is derived from OE *Weala+dūn* ‘hill of the Welshmen’ (as in Waldon Farm in Milton Damerel) or even OE *Weall+dūn* ‘wall hill’ (as in Walland Farms in Milton Damerel) (Watts 2011, 645). This latter interpretation might fit the presence of an embanked enclosure rather well.

## 2.2 Ordnance Survey Surveyor's Draft 1803

The earliest large-scale mapping of any value is the 1803 Ordnance Survey surveyor's draft map of the area (Figure 3); the Greenwood (1827) and Donn (1765) maps do not give any additional details. The only details of note are the unenclosed lands to the south (Eastcombe Moor), and the farm of Stapledon to the west. The Draft is not usually reliable in regard to the field boundaries, but the immediate landscape does not seem to be drastically different to that of 1843.

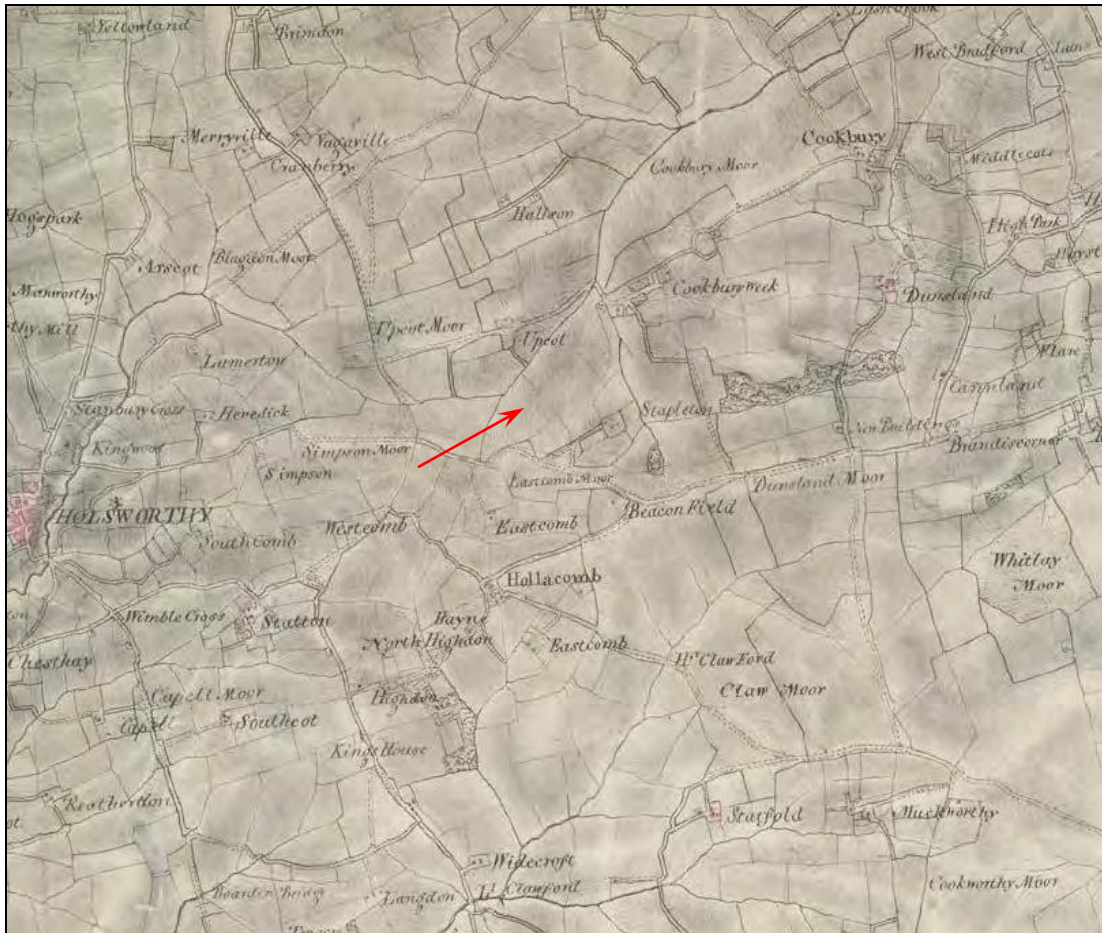


Figure 2: Ordnance Survey Surveyors Draft 1803 (DHC) (the location of the site is indicated).

## 2.3 The 1799 Map of Stapledon Manor

This map, prepared for the Misses May, shows the Manor of Stapledon as it was in 1799. The site in question lies on the western edge of the tenement of Walland, with fields laid out within definable blocks in such a way to suggest successive intakes from open ground. The accompanying schedule lists the field names, most of which are entirely prosaic and uninteresting: (2) Walland Moor, (36) Walland Meadow, (37) Great Walland, (39) Cann Park, (46) Rushy Walland, (47) Middle Walland, and (48) Lower Walland. The exception is (38) Town Place. This enclosure has been thrown into the larger Cann Park by 1843, and its relict hedgebanks show up on the geophysical survey (see below). The fact that it is called Town Place, and stands on the north-western side of the Walland Agistment, strongly indicates this was the site of the 'decayed tenement' mentioned in the 1654 lease (DHC Z12/8/30).

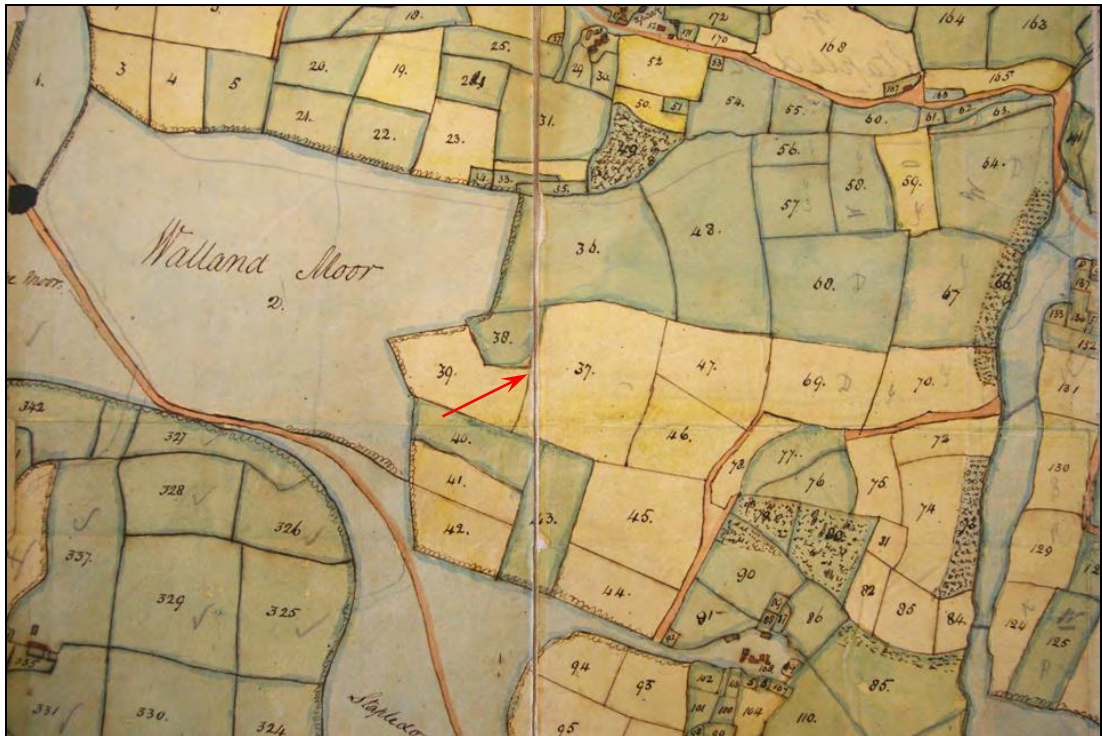


Figure 3: Extract from the 1799 Stapledon estate map (DHC 4448Z/Z1) (the approximate location of the site is indicated).

#### 2.4 The 1843 Cookbury Tithe Map

The proposed turbine is to be located close to the edge of field no.616 *Canna Park*, and adjacent to field no.628 *Great Walland*; the other field names are entirely straightforward and prosaic. The fields around the site belonged to one of three tenements, all owned by The Misses May and all leased by William Ward. These were the tenements of *Hockadays*, *Mays tenement in Stapledon*, and the *Walland Agistment*, with *Canna Park* and *Great Walland* being part of the *Walland Agistment*. *Agistment* originally referred to the proceeds of pasturage in Royal Forests, but came to mean a contract for pasturage. In this context this could imply the whole area had been enclosed in the medieval period from open grazing land, rather than cultivated strip fields. However, the documentary history (above) indicates there was a farmstead here in the 17<sup>th</sup> century, and that would suggest tenants could not be found for the property and the land was attached to, or divided between, the remaining occupied tenements and used for grazing (hence *agistment*).

The settlement at Stapledon contained four tenements (*Hockadays*, *Mays*, *Walland* and *Robins*), but only two farmers (*William Ward* and *John Hodge*). This would appear to represent a process of amalgamation and consolidation, whereby a medieval hamlet shrank down to a single farmstead. However, the documentary evidence would indicate the *Walland Agistment* had a separate medieval outfarm located amongst its fields, and this was ploughed up in the 19<sup>th</sup> century (see HER 7329).



Figure 4: Extract from the 1843 tithe map (DHC) (the location of the site is indicated).

## 2.5 The Ordnance Survey 1<sup>st</sup> and 2<sup>nd</sup> Edition Maps

The Ordnance Survey 1<sup>st</sup> edition map of 1884 (published 1885) shows that a number of the hedgerows depicted on the 1843 tithe map had been removed to create fewer and larger fields. This rationalisation may be a reflection of the consolidation of landholding at Stapledon apparent from the tithe apportionment data. It also shows more clearly the extent (and reversion since 1843) of rough ground. Most interesting of all is the *Manor House (Site of)* in the field to the west of the proposed turbine; however, the earlier cartographic sources give no indication of the existence of a manorial site, and this may in fact refer to Stapledon itself.

There is no change between 1885 and 1906; subsequent Ordnance Survey maps continue to show the *Manor House (Site of)* until the 1960s.



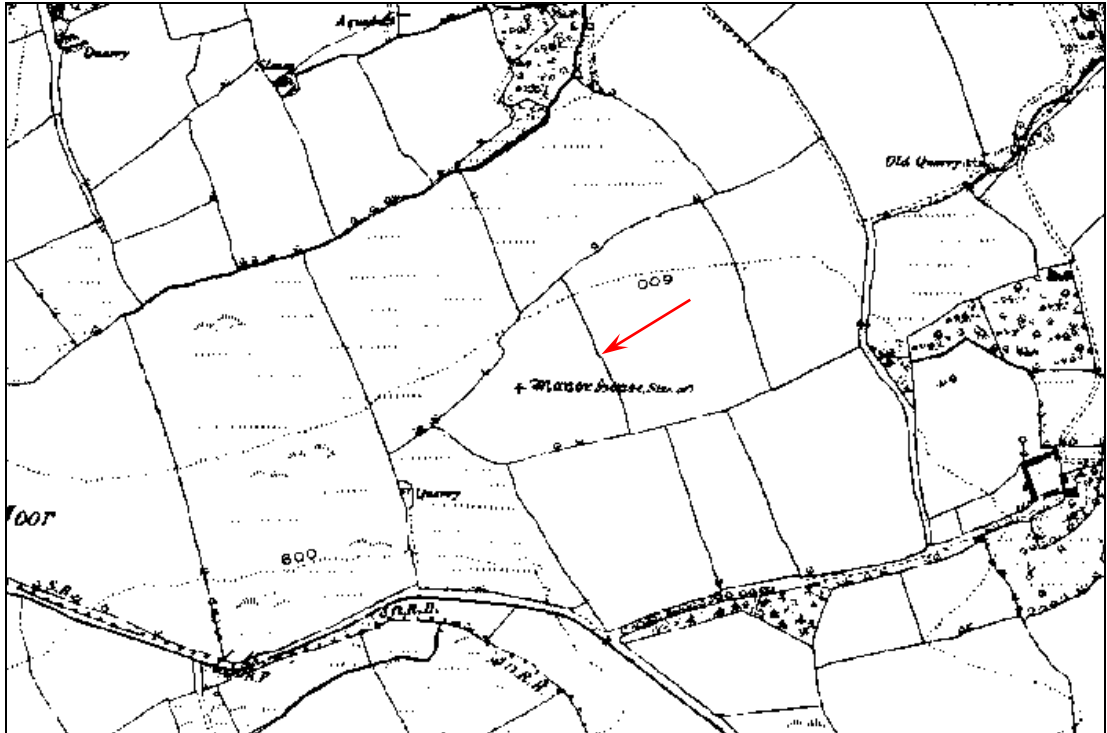


Figure 5: Extract from the Ordnance Survey 1<sup>st</sup> Edition Map of 1891 1:10,560 (DHC) (the site is indicated).

## 3.0 Summary of the Geophysical Survey

### 3.1 Introduction

A magnetic survey (gradiometry) was carried out on approximately 1ha of land around the location of the proposed turbine. This work was undertaken by Substrata on behalf of SWARCH on Wednesday 3<sup>rd</sup> April 2013. What follows is a summary of the full report (see elsewhere – Substrata 2013). The survey area was subsequently extended to the north and east, in a survey undertaken by SWARCH personnel and processed by Stratascan (*forthcoming*). This survey took place on the 4<sup>th</sup> June 2013.

DCHET had required a geophysical survey on the grounds that on a successive series of Ordnance Survey maps, this area was marked with *manor house, site of*. While this seemed improbable, the geophysical survey has yielded unexpectedly significant results. There is an obvious large magnetic anomaly and traces of a probably wall or building in the north-western corner of the survey area, and these are likely to be very recent in origin. There are also several clear remnant field boundaries crossing the site, none of which are recorded on the historic maps and – most importantly – a triple-ditched feature along the upper edge of the survey area.

### 3.2 Substrata Survey



Figure 6: Shade plot of gradiometer data (Substrata 2013 Figure 3).



Figure 7: Interpretation of the geophysical anomalies (from Substrata 2013, Figure 2).

### 3.2.1 Interpretation

- 1, 2 & 3. Represent three curved linear features, possibly ditches, demarking an enclosure or similar monument;
4. & 10. Anomaly groups typical of former Devon hedge banks;
- 5, 7 & 8. Represent archaeological linear features, possibly field boundaries or other enclosures, possibly representing more than one phase of past land management;
6. A negative multi-linear anomaly that may represent a building or wall footings;
9. An unusual set of anomalies that may represent a linear sequence such as a bank and ditch subsequently disturbed by demolition and robbing and/or deep ploughing; it is also possible they represent a set of discrete features laid out in a linear form.

### 3.3 SWARCH and Stratascan Survey

Following the work undertaken by Substrata, and on the basis of the clear importance of the initial results, it became clear the survey area needed to be extended to the north and east, to fully encompass the area around the turbine base and cable trench.

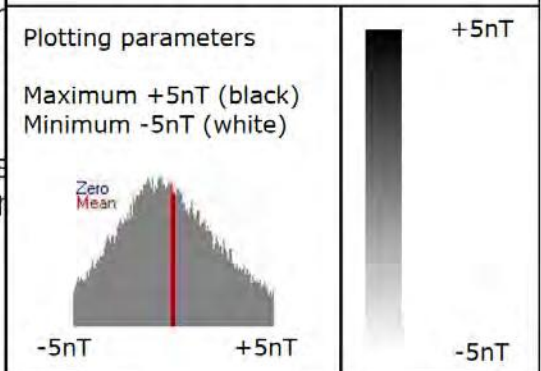




Amendments		
Issue No.	Date	Description
-	-	-
-	-	-

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**PRELIMINARY**



Client  
**SOUTH WEST ARCHAEOLOGY**

Project Title Job No. 3374  
**GEOPHYSICAL SURVEY - LAND AT BISHOP'S FARM, COOKBURY, DEVON**

Subject  
**PLOT OF RAW GRADIOMETER DATA**

**STRATASCAN**™  
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Scale 1:750 0m 5 15 30m

Plot <b>A3</b>	Checked by <b>DE</b>	Issue No. <b>P1</b>
Survey date <b>JUNE 13</b>	Drawn by <b>AC</b>	Figure No. <b>02</b>

Figure 8: Shade plot of gradiometer data (Stratascan forthcoming).



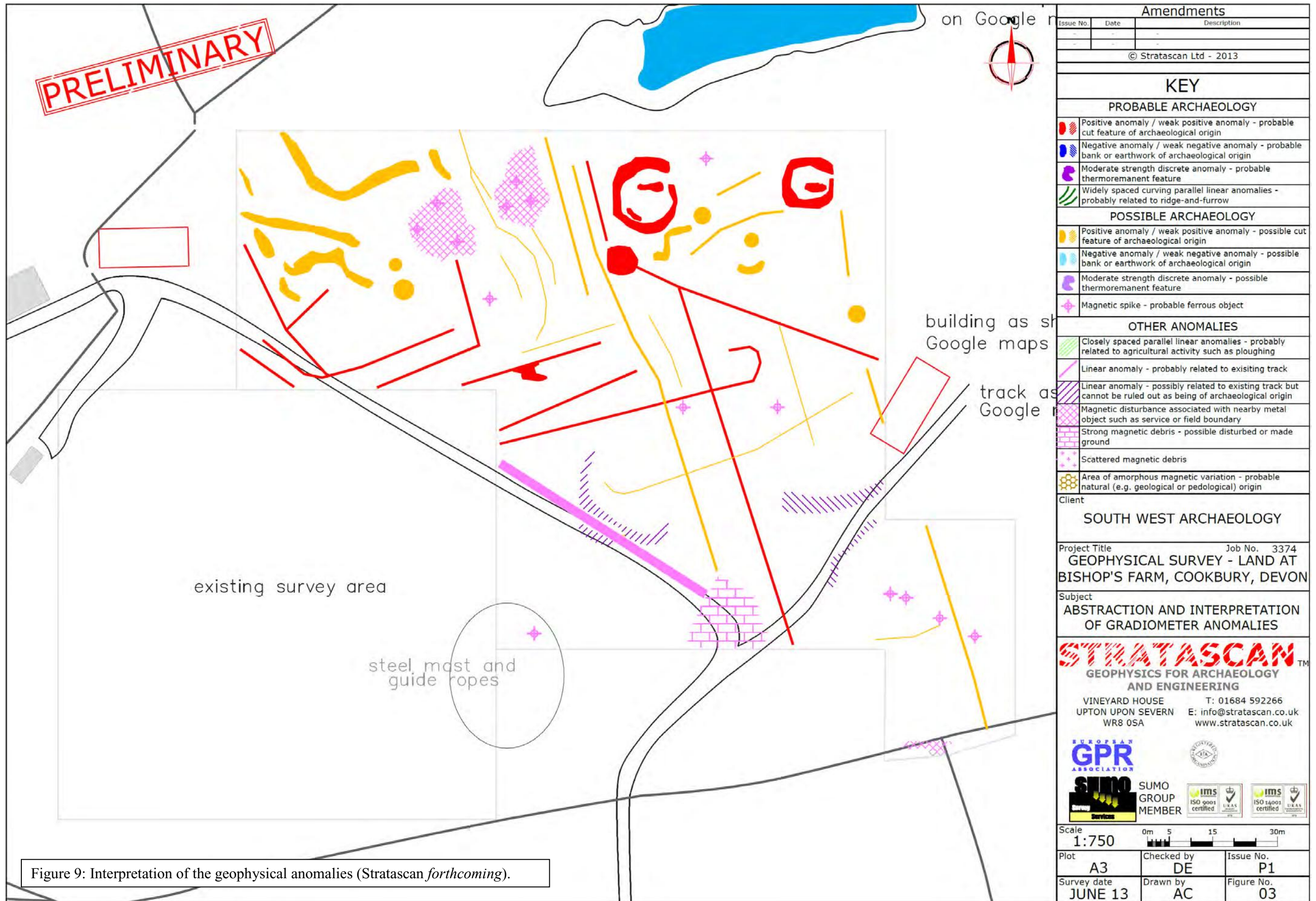
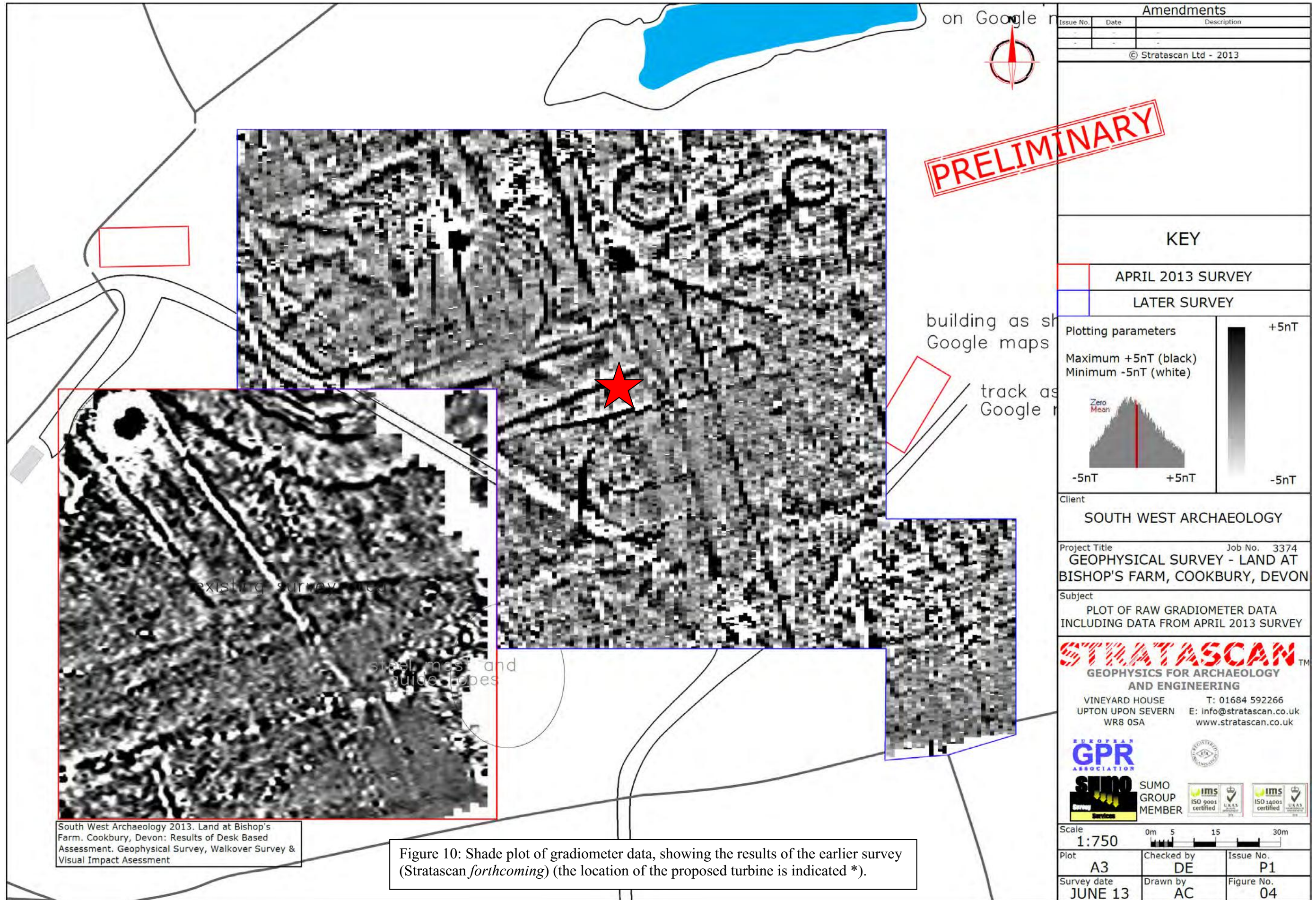


Figure 9: Interpretation of the geophysical anomalies (Stratascan forthcoming).







### 3.3.1 Interpretation

The extension of the survey area revealed a landscape containing unexpectedly complex buried archaeological remains. Detailed discussion awaits the full report from Stratascan (*forthcoming*) but some comment can be made, based on the preliminary results.

The remains of a historic field boundary, removed in the later 20<sup>th</sup> century, can just be seen crossing the site from north-north-west to south-south-east. However, it is not as apparent as one might expect. The ditches of the posited 'triple-ditched enclosure' appear to terminate at this ditch, although it is possible one of the ditches turns to the north-north-west. Within the posited enclosure there are a series of cut features, and two areas of magnetic disturbance that probably correspond with modern metallic debris, but equally could be earlier. It is likely these features correspond with the medieval or post-medieval tenement identified in the desk-based assessment (above).

To the east of the removed field boundary there are a series of three slight parallel linear features orientated south-south-east to north-north-west. They terminate at a similar feature orientated south-east to north-west. The layout and apparent regularity of these features is reminiscent of land drains, although the magnetic signature appears to indicate they do *not* contain ceramic pipes.

Lastly, and most importantly, there are two clear and distinct ring ditches within the north-eastern corner of the survey area, each apparently containing internal features or pits. It seems highly likely these represent the remains of either Bronze Age barrows – and given the topographical location this seems likely – or possibly Prehistoric or Romano-British roundhouses.

## 3.4 Conclusion

Given initial impressions of the site as being likely to be archaeologically sterile, the geophysical surveys have uncovered evidence for a series of significant buried archaeological features.

Firstly, there are traces of an earlier fieldsystem, with one boundary (8) appearing to be more like a string of pits rather than a single linear feature. These probably represent medieval or later field boundaries removed before 1799, but could be earlier.

Secondly, there is the 'triple-ditched enclosure' and its associated internal features. The documentary evidence makes clear this was the 'town place' or farmstead for the Walland tenement, but that does not clearly explain the name (potentially *Wall Hill*) and the multiple ditches. Taken together, it may well be the case that this was originally an enclosure of Prehistoric or Romano-British date re-used in the medieval or early post-medieval period for the location of a farmstead. This would make it akin to more famous examples like Clovelly Dykes, Milber Down and also Welcombe Farm, Charles.

Thirdly, there is the pair of ring ditches; these may represent the remains of former barrows of probable Bronze Age date, or perhaps contained roundhouses of Prehistoric or Romano-British date.

These surveys have uncovered the remains of a complex and important multi-period buried archaeological landscape. This is a significant new discovery in an area where little archaeological fieldwork has taken place, and where our understanding of settlement in the Prehistoric and Roman periods is correspondingly poor.

## 4.0 Archaeological Evaluation Trenching

### 4.1 Introduction

Subject to the results of the geophysical survey summarized above, archaeological evaluation trenching was proposed to ascertain the validity of the results and characterize the anomalies subject to groundworks during the installation of the proposed wind turbine. Also, perhaps extrapolate any findings to better understand and interpret the anomalies identified across the wider area of the survey. The evaluation was conducted by South West Archaeology Ltd. personnel in September 2013 in accordance with a project design (see Appendix 4) drawn up in consultation with Ann Marie Dick of the Devon County Historic Environment Team (DCHET).

Two Evaluation trenches were excavated to investigate the areas of the turbine base, temporary access track and turning area/compound. Trench 1 was aligned North-West by South-East and measured 50m long by 1.9m wide. Trench 2 was aligned South-West by North-East and excavated 13m from the North end of Trench 1; perpendicular to- and extending out from Trench 1. Trench 2 measured 15m long by 1.9m wide (see Figure 11). The stratigraphy of the site (see Figures 15, 16) was comprised of three layers. Topsoil (100) overlying a plough horizon (101). This in turn overlaid the Natural (102), a compact mid yellowish-orange clay with shillet, there were frequent variations, with patches of clay and shillet and occasional banding of the shillet bedrock. Trench 1 revealed two linear features, [105] and [107], both of which corresponded with anomalies present on the geophys results (see Figure 11). Trench 2 however, revealed a previously unknown sub-ovoid feature, Post-hole [103]. The only dateable find came from the fill (106) of Ditch [105].

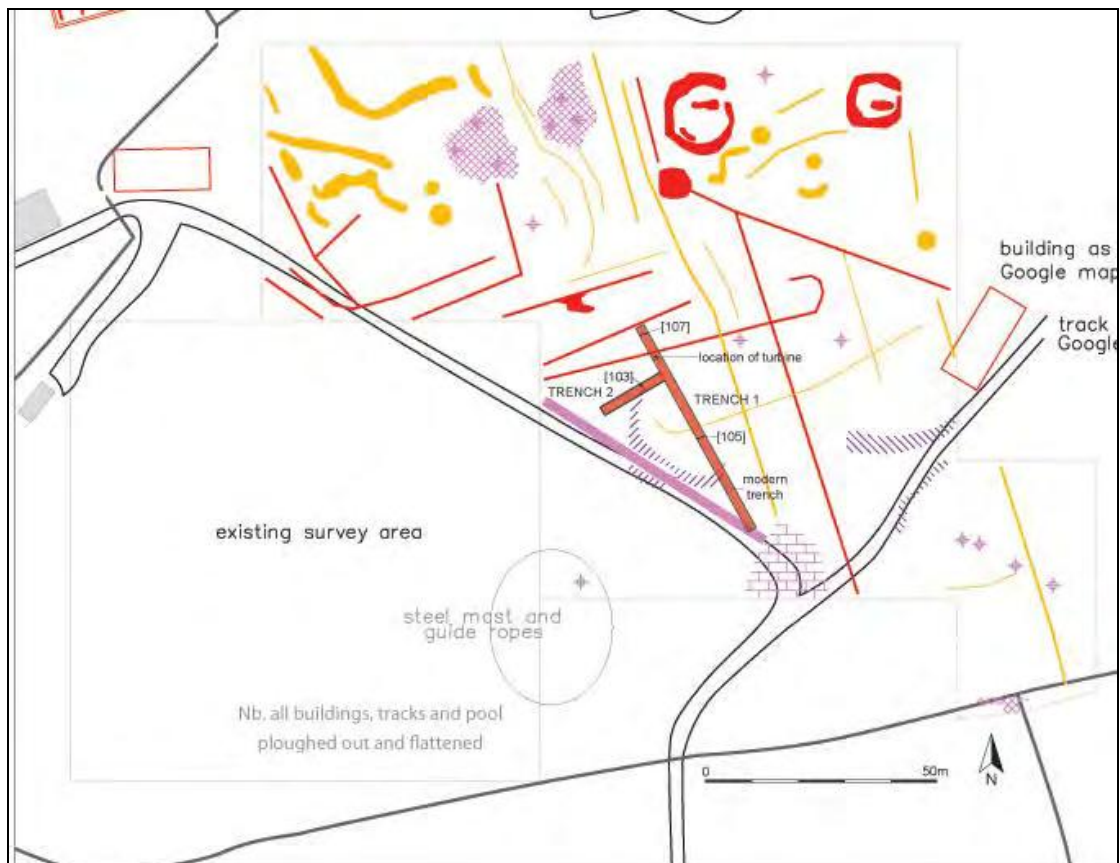


Figure 11: Location of trenches and features encountered in relation to the geophysical survey results.

## 4.2 Results

The irregular form of feature [103] (See Figures 12, 16.1-16.3) was that of a disturbed post-hole. Post-hole [103] measured 0.32m in diameter and 0.26m in depth at the south end of the feature and 0.75m in diameter at its north end (see Figure 12). The north part of the feature had gentle irregular slopes and a concave base. The southern part of the feature (the post-hole proper) had vertical sides with a concave break of slope and a flat base. The fill (104) was a friable mid orange-brown clay-silt, which contained frequent medium sized sub-angular stones and frequent small sub-angular to angular stones. However, it is possible that this feature may be a natural disturbance.



Figure 12: Left: Posthole [103], viewed from the south-east (1m scale); Right: Posthole [103], viewed from the east (1m scale).

Ditch [105] (see Figures 13, 16.4-16.5) was 0.63m wide and was aligned north-east by south-west. The feature probably correlates with the thin yellow anomaly present on the geophysics results (see Figure 11). The feature itself ran near parallel with feature [107], but was much shallower. The south side of the ditch possessed moderate to steep sided slope, whereas the northern side was steep with a sharp break of slope running towards the base, the latter possessing a flat profile with occasional irregular patches likely to have been caused by the stoniness of the natural. The single fill of the feature (106) was a soft dark grey-brown silt-clay with inclusions of frequent small to medium sub-angular stones and very occasional charcoal flecks. Fill (106) produced two sherds (29g) of a Romano-British gabbroic ware.



Figure 13: Left: Trench 1, post excavation, viewed from southeast; Right: Trench 2, post excavation, viewed from the southwest (2m scale).





Figure 14: Romano-British Gabbroic Ware from Ditch [105].



Figure 15: Ditch [105], viewed from the west (1m scale).

Ditch [107] (see Figures 14, 16.6-16.7) was aligned WSW to ENE. It was 1m wide and 0.52m deep. The south face ran very steep to near vertical, whereas the corresponding north slope was steep in profile. The straight sloping sides of the ditch, which were occasionally undulated as a result of the heavily stony natural, had a sharp break of slope near to the base of the ditch. The base was completely flat, bar a few slightly concave irregularities. Ditch [107] contained a single fill (108); a friable mid grey-brown clay-silt with inclusions of frequent large angular stones, occasional medium angular stones, common sub-angular small stones and very rare charcoal flecks. Ditch [107] produced no finds, but is probably of similar date to Ditch [105].



Figure 16: Ditch [107], viewed from the east (1m scale).

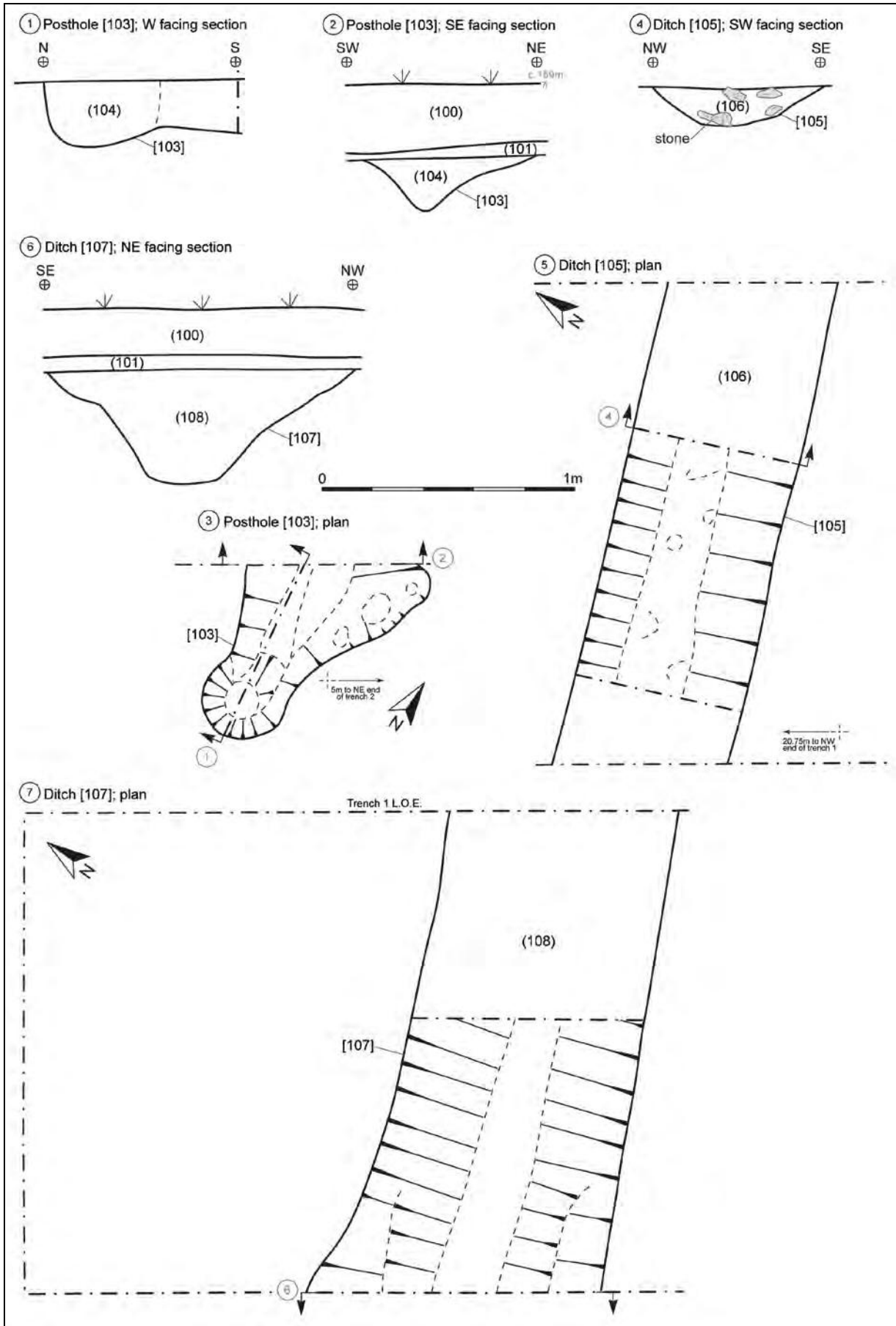


Figure 17: Site drawings, sections identified on the plans using corresponding numbers in grey circles.



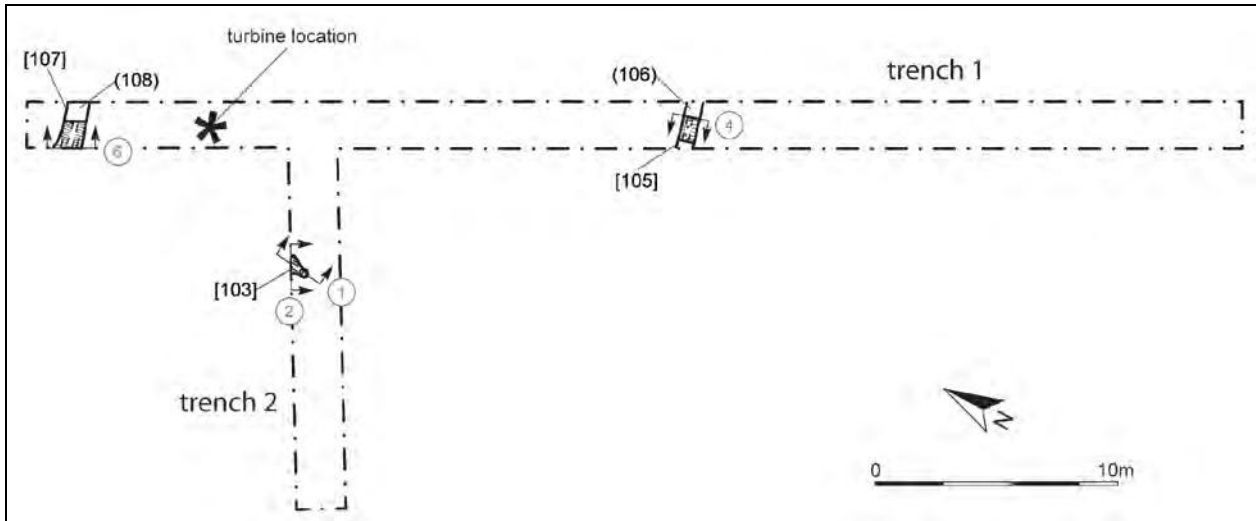


Figure 18: Trench plan, sections identified on the plans using corresponding numbers in grey circles.

### 4.3 Discussion and Conclusion

The geophysics survey revealed an anomaly whose layout resembled a possible sub-rectangular triple ditched enclosure, characteristic of the Romano-British period, in the North-West of the site. The linear features in the excavation corroborate the accuracy of the geophysical survey results. The straight sided, flat based morphology of Ditch [107] and the small amount of pottery from Ditch [105] further supports the interpretation of the aforementioned anomalies (outside the area of construction) as being Romano-British in date, if they are related. However, more investigation would be needed to confirm the chronological relationship between these anomalies and the excavated features.

Ditch [105] can be phased to the Romano-British period. Although in Devon, Cookbury is within 15km of the Cornwall border. The majority of Roman pottery in Cornwall is gabbroic, a felspar rich granitic source from the Lizard peninsula. It is not surprising therefore that the pottery from Ditch [105] is there, if the site is Romano-British. However, the fabric has travelled a fair distance of over 100km. As Ditches [105] and [107] run parallel, there is a chance that they were contemporaries. However, Ditch [107] may represent an earlier or later phase making it more difficult to speculate on the date of the non-investigated geophysical anomalies across the rest of the site (but outside the area subject to groundworks). An earlier phase may be represented by two possible Bronze Age round barrows in the North-East of the site, identified in the geophysics survey. A modern land drain was also encountered at the South-East end of Trench 1 and it is likely any archaeological deposits across the site have been damaged and truncated by agricultural activity such as ploughing and drainage. The proven validity of the geophysical results also means that with confidence we can state that a proportionate amount of those features subject to damage during any ground works have been sufficiently investigated and barring the existence of small discrete features it is unlikely that further archaeological features will be encountered within the area which is to be subject to further groundworks during the proposed development. These further groundworks include the removal of topsoil across the area of the turbine base, which would then be reduced further, into the natural, fully truncating any archaeological deposits. Also, removal of topsoil across the entirety of the temporary access track and turning area to the top of the natural at its deepest; leaving archaeological deposits in situ, although with some slight truncation comparable to the ploughing already practiced across the site. A 300mm wide cable trench will also be excavated along the length of the cable track.

## Site Inspection and Visual Impact Assessment

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### 4.4 Site Inspection

The site of the proposed turbine was visited on Monday 8<sup>th</sup> April 2013 by E. Wapshott; photographs were taken, the condition and topography of the field was recorded, any visible features or archaeology noted and a series of panoramic photographs taken. The weather was overcast, with mist and drizzle, but long-range views to the north-west and west and partly to the south-west were confirmed. Mr Isaacs (the landowner) visited the site briefly and met with the archaeologist.

Bishops Farm is accessed directly off the busy A3072 road which links the important urban settlements of Holsworthy and Hatherleigh. The farm comprises a modern farmhouse and associated barn accessed via a concrete track, with the fields accessed via an unmade track heading north-west. The field in which the turbine is to be situated lies one field over from the farmhouse and is accessed via this track. The fields lie along a ridge of land orientated roughly north-east to south-west. There is a shallow slope to the east and south, with the land running level to the north, with wide open views to the west and north-west where the land falls away sharply.

The field in which the turbine is to be situated is large and irregular, wedge shaped, with a tapering end to the south; the proposed turbine would be located in the upper part of the field. The field is crossed by the unmade track and is under rough pasture, with patches of reeds on the upper slope associated with water-logged areas. There are slight linear cropmarks suggestive of modern field divisions, possibly former fence lines (evidence of more intensive farming?). The land to north appears to be open, with few boundaries and is of poor rough grazing; the various roughly rectilinear field enclosures are suggestive of later enclosure from waste on this exposed ridge of land. The field has sustained significant surface damage from tractor ruts and a number of temporary trackways cross the field. There is a small rectangular pond/water reservoir down the slope to the north-west.

The field is bounded to the east by a long low bank, with mature overgrown hedgerow trees and shrubs; this bank is in poor condition with multiple gaps and does not provide effective local blocking to the modern farmhouse. To the north the hedgebank and associated vegetation is in better condition; to the south-west there is a section of relict bank topped with tall mature trees. To the south-east the bank has been removed and replaced with a length of wire fencing. To the west the hedgebank is in good condition, but is positioned on the lower slope and provides no blocking for the settlement of Upcott opposite.

Some ridging is visible in the grassland areas of the field. In the immediate area of the proposed turbine base and within an area of reeds on the break of the slope there is a distinct hollow surrounding a shallow raised area with possible but very slight bank. However, heavy tractor rutting and other damage from intensive farming has scarred the surface of the field to such an extent as to make it very hard to identify if any of these features are genuine.

Rectangular cropmarks and some spreads of debris within the churned parts of the field indicate the presence of modern structures that had been demolished within this field. These structures (chicken sheds) are shown as standing on recent historic aerial photographs.

Direct intervisibility was confirmed for the Grade II Listed buildings at Lower Upcott, Wickhays Farm and the Church of St Petroc. Views were also confirmed for the chapel and surrounding cottages at Anvil Corner, but direct views to the Listed chapel could not be determined due to the local blocking that partly shields this building. Views to the town of

Holsworthy were also confirmed. This will be discussed in further detail in the impact survey. A functioning wind turbine was observed to the north-west at some distance, and another turbine lies between the site and Holsworthy.

#### 4.5 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this relatively open landscape will be extensive, particularly to the north and north-west. The ZTV was mapped to a total distance of 10km from the turbine site by Cleanearth Energy (Figure 10). The visibility of the proposed turbine will diminish with distance, and may be locally blocked by intervening buildings within settlements, by individual trees, hedgebanks, woodlands and natural topography to the south-west and west. Theoretical visibility has been assessed as the visibility to the blade tip (34.6m). Concentric rings with radii of 3km and 5km were overlain on the ZTV by SWARCH to distinguish the differing areas which were considered during the Visual Impact Assessment (VIA). Up to 3km all HER records and Listed Buildings (of all grades) were considered; at 3-5km only Grade II\* and Grade I Listed Buildings and Scheduled Monuments were considered; at 5-15km only Registered Parks and Gardens and Registered Battlefields were considered.

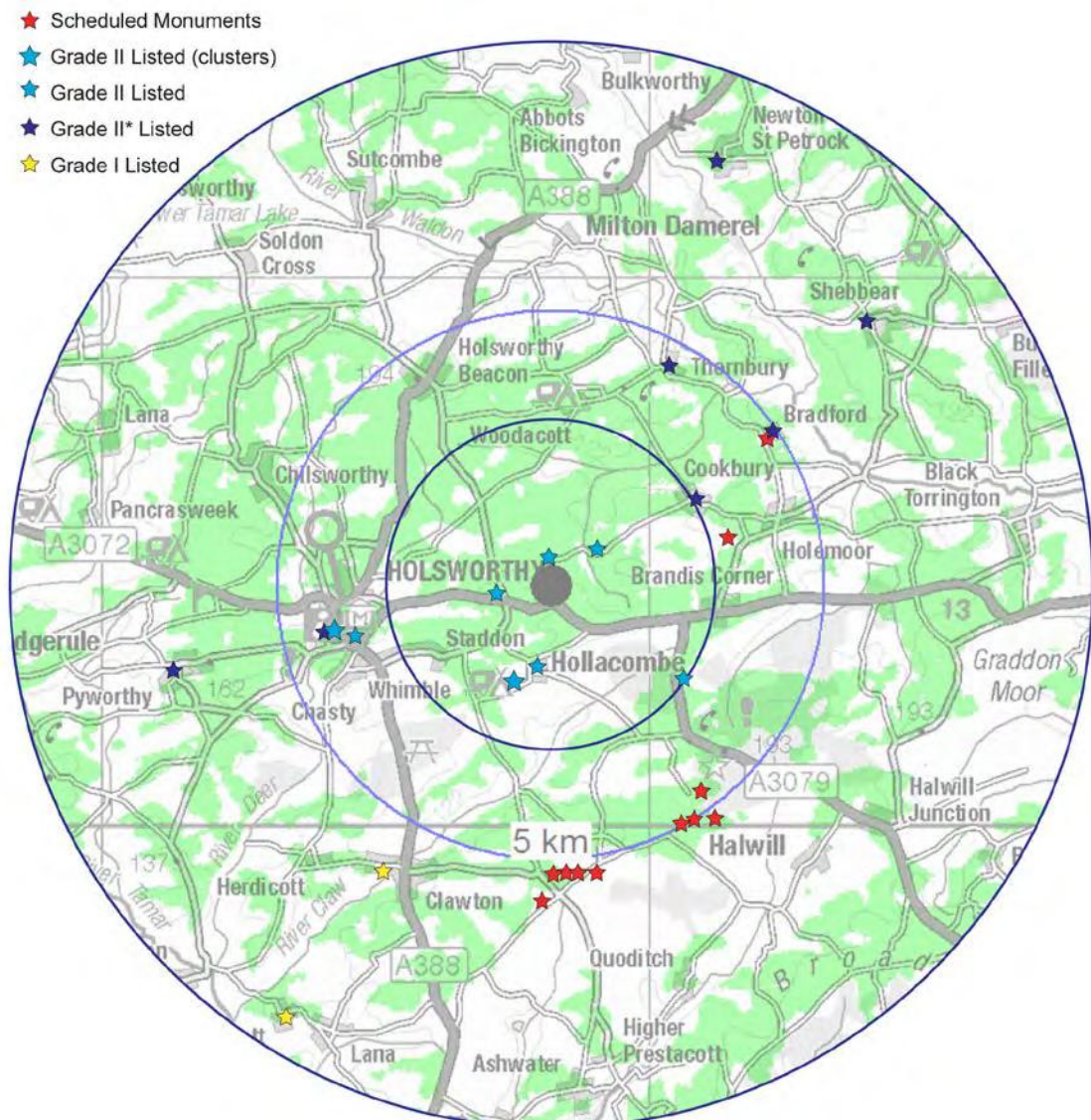


Figure 19: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine (based on a ZTV supplied by Cleanearth Energy).

## 4.6 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely intervisibility between the proposed wind turbine and the surrounding landscape out to 3km, 5km and 10km, together with the heritage assets that landscape encompasses. The turbine is to be situated on a high ridge on land orientated roughly north-east to south-west, that has wide views to the north and west, with more limited views to the south because of the high ridges of land at Clawton and beyond Halwill. Some elements of local blocking are present within 3km and especially within 1km of the proposed location of the wind turbine, such as the trees, shrubs and mature hedgerows between the turbine location and the adjacent Stapleton Farm that will conceal much of the turbine from this courtyard of farm buildings. The small roadside settlement of Brandis Corner, which contains some Listed buildings, lies at a distance of 3km but will have no views due to the intervening Forestry Commission conifer plantation at Cookbury Forest. Similarly, the small settlement of Hollacombe and surrounding farms will be shielded by a high ridge of ground to the south of the proposed turbine site; however the Grade II Listed church, built on the top of the ridge, will most definitely have direct views of the turbine. Buildings provide local blocking within the larger settlements, restricting views and therefore the impact of the turbine, at Holsworthy, Cookbury, Chilsworthy and others. There are no Scheduled Monuments within 3km, and intervisibility could not be confirmed for any of the Scheduled Monuments within 5km; all benefit from significant levels of local blocking from trees, hedgerows and/or buildings. The most significant impact will be on the various Grade II Listed structures and buildings in the immediate vicinity of the turbine, and in particular the hamlet of Upcott.

## 4.7 Likely Impacts of the Proposed Development

### 4.7.1 Types and Scale of Impact

Two general types of archaeological impact associated with wind turbine developments have been identified as follows:

- Construction phase – The construction of the wind turbine will have direct, physical impacts on the buried archaeology of the site through the excavation of the turbine foundations, the undergrounding of cables, and the provision of any permanent or temporary vehicle access ways into and within the site. Such impacts would be permanent and irreversible.
- Operational phase – A wind turbine might be expected to have a visual impact on the settings of some key heritage assets within its viewshed during the operational phase, given the height of its mast (34.4m to tip). Such factors also make it likely that the development would have an impact on Historic Landscape Character, although given the frequency of single wind turbines within the surrounding landscape it is arguable that wind turbines themselves form a key element of the areas landscape character. The operational phase impacts are temporary and reversible.

### 4.7.2 Scale and Duration of Impact

The impacts of a wind turbine on the historic environment may include positive as well as adverse effects. However, turbines of any scale are large, usually white, and inescapably modern intrusive visual actors in the historic landscape. Therefore the impact of a wind turbine will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and the vast majority of protected historic buildings.

For the purposes of this assessment, these impacts are evaluated on a five-point scale:

### **Impact Assessment**

<i>Neutral</i>	No impact on the heritage asset.
<i>Negative/unknown</i>	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
<i>Negative/minor</i>	Where the turbine would impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.
<i>Negative/moderate</i>	Where the turbine would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity of the turbine; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the turbine would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact of the turbine in these instances.
<i>Group Value</i>	Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts. This can influence the overall assessment.
<i>Permanent/irreversible</i>	Where the impact of the turbine is direct and irreversible e.g. on potential buried archaeology beneath the turbine base.
<i>Temporary/reversible</i>	Where the impact is indirect, and for the working life of the turbine i.e. c.25 years.

In addition, the significance of a monument or structure is often predicated on the condition of its upstanding remains, so a rapid subjective appraisal was also undertaken.

### **Condition Assessment**

<i>Excellent</i>	The monument or structure survives intact with minimal modern damage or interference.
<i>Good</i>	The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.
<i>Fair</i>	The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement
<i>Poor</i>	The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features
<i>Trace</i>	The monument survives only where it has influenced other surviving elements within the landscape e.g. curving hedgebanks around a cropmark enclosure.
<i>Not applicable</i>	There is no visible surface trace of the monument.

Note: this assessment covers the survival of upstanding remains; it is not a risk assessment and does not factor in potential threats posed by vegetation – e.g. bracken or scrub – or current farming practices.

#### 4.7.3 Statements of Significance of Heritage Assets

The majority of the heritage assets considered as part of the Visual Impact Assessment have already had their significance assessed by their statutory designations; which are outlined below:

### *Scheduled Monuments*

In the United Kingdom, a Scheduled Monument, is considered, a historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation etc. are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation.

Important sites have been recognised as requiring protection since the late 19<sup>th</sup> century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20<sup>th</sup> century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

### *Listed Buildings*

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations have their own permissions and regulatory procedures (such as the Church of England). Some structures, such as bridges, monuments, military structures and some ancient structures may have Scheduled Monument status as well as Listed Building status. War memorials, milestones and other structures are included in the list and buildings from the first and middle half of the 20<sup>th</sup> century are also now included as the 21<sup>st</sup> century progresses and the need to protect these buildings or structures becomes clear. Buildings are split into various levels of significance; Grade I, being most important; Grade II\* the next; with Grade II status being the most widespread. English Heritage Classifies the Grades as:

*Grade I* buildings of exceptional interest, sometimes considered to be **internationally important** (forming only 2.5% of Listed buildings).

*Grade II\** buildings of particular importance, **nationally important**, possibly with some particular architectural element or features of increased historical importance; more than mere special interest (forming only 5.5% of Listed buildings).

*Grade II* buildings that are also **nationally important**, of special interest (92% of all Listed buildings).

Other buildings can be Listed as part of a group, if the group is said to have ‘group value’ or if they provide a historic context to a Listed building, such as a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. Larger areas and groups of buildings which may contain individually Listed buildings and other historic homes which are not Listed may be protected under the designation of ‘conservation area’, which imposes further regulations and restrictions to development and alterations, focusing on the general character and appearance of the group.

#### *Parks and Gardens*

Culturally and historically important ‘man-made’ or ‘designed’ landscapes, such as parks and gardens are currently “listed” on a non-statutory basis, included on the ‘Register of Historic Parks and Gardens of special historic interest in England’ which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by English Heritage. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II\* or Grade I status. Emphasis is laid on ‘designed’ landscapes, not the value of botanical planting; sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

## 4.8 Assessment of Impact

### 4.8.1 Impacts on Potential Archaeological Sites within the Development Area

Ground disturbance associated with the installation of supports for the wind turbine, the concrete base pad and posts to carry the cabling or ancillary works during the construction phase could result in permanent, irreversible loss of below-ground remains of archaeological features within the development area, or of elements of these. The works, expected to be deeper than current topsoil levels, will affect any buried cut features.

The impact of the construction phase of the turbine would be **permanent and irreversible** on the buried archaeology immediately beneath the turbine site, and along the underground cable run and the access tracks. The limited 25 year cycle of the turbines operational phase will limit all negative positive impacts to **temporary/reversible**.

## 4.9 Impact by Class of Monument/Structure

### 4.9.1 Listed Structures: Farm Buildings

*Listed farmhouses with Listed agricultural buildings and/or curtilage; some may have elements of formal planning/model farm layout*

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the linhay in which the carts were stored, the lofts used for hay,



the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often Listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this.

Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting. Wind turbines will usually have a restricted impact on the meaning or historical relevance of these sites.

- Lower Upcott and Wickmayes Farm both stand within the small hamlet of Upcott, which lies north-west of Cookbury. Lower Upcott is a 17<sup>th</sup>/18<sup>th</sup> century cottage, now surrounded by the 19<sup>th</sup> century barns and buildings of Upcott Barton Farm. Wickmayes Farm is also 17<sup>th</sup> century in origin; both are Grade II Listed buildings and represent an earlier pattern of enclosure and settlement, being good examples of the local vernacular. There would be some element of local blocking from trees and buildings, but the proposed turbine will rise above the skyline to the south and will therefore overshadow these properties and dominate their wider landscape setting. The turbine will not, however, affect the relationships between Lower Upcott, its later barns and their neighbours, such as Wickmayes with its outbuildings. The close proximity of the turbine will however necessitate an assessment of **negative/moderate**. Even when standing north of the properties it may still be possible to see the turbine over the buildings and this large moving structure will undoubtedly carry the eye when experiencing these buildings.
- Molly's Cottage stands just outside Cookbury, on the eastern side of the settlement, just outside the 3km radius. This little cottage has no intervisibility or interaction with the turbine as it lies down a steep slope that provides comprehensive local blocking; impact assessed as **neutral**.
- Hayne Farmhouse, Garden walls, Railings, Granary and outbuildings are a Grade II Listed group which lie south-west of the small village of Hollacombe about 2km from the proposed turbine. Several of the buildings are individually Listed for their architectural merit, as well as recorded as a valuable complete group. This site, an important outlying holding to Hollacombe, has already been altered as the visual connection between the two is interrupted by a new photovoltaic site that has been built upslope from the settlement. The turbine will appear on the skyline behind the village, so there is an element of intervisibility and the outlook from the farm will be altered. There is an established bank planted with mature trees that surrounds the gardens of the house to the north and provides some local blocking. The context of the Listed buildings within a complete farmyard remains unchanged, and the various relationships between the buildings connected to their historic functions will not be affected. The impact from the turbine is therefore considered as **negative/moderate**, mitigated by the blocking factors of the trees and buildings in the village, as well as the influence of the photovoltaic site.



- The 19<sup>th</sup> century railway cottages off the road to Halwill are also Grade II Listed buildings, comprising a row of slate-hung attached cottages that face west on a shallow southerly slope. The railway was closed in the 1960s, as were many other branch lines in Devon and these cottages were sold off. Having lost the original rail connection, these cottages are now completely surrounded by a substantial and established Forestry Commission conifer plantation called Cookbury Forest. The significance of these cottages lies in their survival, as many were demolished, and their role in the expansion of the railways and railway/industrial history and for their housing/architectural value and social history. This significance of heritage assets of architectural merit will not be affected by the construction of the turbine. The large trees of the plantation stand higher than the small historic dwellings and block any intervisibility; impact currently assessed as **neutral**, although should the plantation be felled this might be subject to change.

#### 4.9.2 Listed Structures: Churches and pre-Reformation Chapels

##### *Church of England parish churches and chapels; current and former places of worship*

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II\* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, most churches are still surrounded by their *churchtowns*. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of a wind turbine unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

As the parishes in Devon and Cornwall can be relatively small (certainly in comparison with the multi-township parishes of northern Britain) the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed turbine is located within the landscape in such a way to interrupt line-of-sight between towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern it will be affected by a new and intrusive vertical element in this landscape. However, if the turbine is located at some distance from the church tower, it will only compete for attention on the skyline from certain angles and locations.

- The Church of St Petrock in Hollacombe is, unusually, only of Grade II Listed status. The structure has 13<sup>th</sup> century origins but was substantially rebuilt in 1880s; it may be a pre-Conquest foundation dating back to the 6<sup>th</sup> century. It has an unusual small tower with a pitched roof. The church is set within its churchyard, with a tall bank surrounding the enclosure; small cottages lie to the north and several farms to the south and west, with stone and modern agricultural buildings. Hollacombe sits astride a tall ridge of land, with very wide views to the south. The land rises to the north, where the turbine is to be situated. The turbine will overshadow this small church and replace it as the key man-made feature in the landscape and on the skyline. There will also be direct intervisibility between the churchyard and body of the church as well as the tower. Despite the Grade II designation, the early dedication and prominent location in the landscape makes this an unusually sensitive heritage asset: impact assessed as **negative/substantial**.
- The paramount church for the area stands in Holsworthy: the Church of St Peter and St Paul, Listed Grade II\*. The church stands at the highest point within the settlement at the top of the High Street and enjoys open views to the east over the rooftops of surrounding houses. The views between Holsworthy and villages such as Cookbury and Thornbury will be interrupted by the turbine on a high ridge to the north-east-east. Holsworthy is the urban focus and commercial centre for this area and has been since the medieval period. The church in Holsworthy is an expression of this focus as the heart of the wider parish. Many areas in and around Holsworthy have views back to the town and the church tower is highest man-made point on that skyline. The turbine will distract from the tower and therefore the focus on the town on the eastern side. However, the context and setting of the church in its immediate surroundings is unaffected and any impact is largely limited to the eastern side of the town and outlying settlements to the east. The assessment is therefore **neutral** for the body of the church, **negative/moderate** for the tower, which has clearer views due to its height; an overall assessment of **negative/minor** is applied.
- The Grade I Listed churches of Bridgerule, Tetcott, Clawton and Ashwater (attached Bell Tower is Grade II\*) lie at distances of 7-10km. These churches are set within historic farming settlements scattered across the landscape. All are surrounded by other historic buildings, stand within their walled churchyards and were formerly the heart of these settlements, representing their individual wealth and piety. The visual connections across the landscape between the church towers are unaffected by a wind turbine at such a distance, and although it may be visible from certain points, these assets are unaffected; impact assessed as **neutral**.
- The Grade II\* Listed churches of Sutcombe, Pyworthy, Pancrasweek, Halwill, Abbots Bickington, Milton Damerel and Bulkworthy are the same; they lie at 7-10km from the turbine and their setting within historic hamlets or villages is unaffected by the turbine. Other wind turbines, as well as pylons and telegraph poles, have a greater local impact. Many of these also enjoy considerable local blocking from trees, churchyard walls and surrounding buildings. Impact assessed as **neutral**.

- The churches of Newton St Petrock, Shebbear and Black Torrington are all Grade II\* Listed buildings and are all located on high ridges of land looking south and south-west. These churches have tall towers – higher than those of Bradford and Cookbury, which have squat square towers – and thus these churches will be intervisible with the turbine. The paramount diocesan church is Holsworthy, and the turbine will interrupt views between these churches, albeit at some distance. The settings of these churches within their historic settlements would be unaffected; impact assessed as **negative/minor**.
- Cookbury (3km) and Thornbury (4.75km) churches enjoy some element of local blocking that limits intervisibility. However, these churches are far closer and the turbine would intrude on their wider landscape setting. Both churches stand within their associated historic settlements, and they are to be understood in the context of their parish and the wider agricultural community with its dispersed settlement pattern. This would not be affected by the turbine; however, an assessment of **negative/moderate** should be applied given the impact of a turbine in an area where they constitute the key man-made features.
- The Grade II\* Listed church at Bradford has no intervisibility with the turbine due to local blocking; it is also set within a tight group of historic buildings, with a Manor House to the north, a row of converted alms houses and another cottage to the south, and looking out to open fields to the west. Therefore there is no foreseeable impact on this church, assessment **neutral**.

#### 4.9.3 Chapels

##### *Non-Conformist places of worship, current and former*

Non-Conformist chapels are relatively common across the whole of Devon and Cornwall. They tend to be fairly modest structures in all but the largest settlements, lacking towers and many of the ostentatious adornments of older Church of England buildings. They are usually Grade II Listed structures, most dating from the 19<sup>th</sup> century, and adjudged significant more for their religious and social associations than necessarily any individual architectural merit. They can be found in isolated locations, but are more often encountered in settlements, where they may be associated with other Listed structures. In these instances, the setting of these structures is very local in character and references the relationship between this structure and other buildings within the settlement. The impact of a wind turbine is unlikely to be particularly severe, unless it is built in close proximity.

- Methodists Chapel 1854, Anvil Corner. This is a Grade II Listed building on the side of the main Holsworthy to Hatherleigh road. It stands approximately 1km from the turbine site, and the land rises up to the ridge, where the turbine is to be situated. However, the chapel does enjoy a significant level of local blocking from the cottage opposite and is surrounded by mature trees; an overgrown hedgebank runs north along the adjacent road which also limits views to the turbine. Anvil Corner is a small group of 19<sup>th</sup> century cottages on a dog-leg crossroads; many of these non-conformist places of worship were located outside the main settlements on busy routeways, easily placed for a scattered congregation to gather conveniently. Within 1-2km the landscape around the turbine will be affected during the construction phase and during its lifetime due to its size and proximity; local blocking and the reduced sensitivity of the heritage asset will reduce the impact on the chapel to **negative/minor**, as the blades of the turbine may still be visible over the trees and adjacent cottage.

#### 4.9.4 Listed Structures: Crosses, Gravestones, Milestones, Boundary Stones

*Often ex-situ, sometimes in churchyards*

Most medieval ‘wayside’ crosses are *ex-situ*. Many examples have been moved and curated in local churchyards, often in the 18<sup>th</sup> or 19<sup>th</sup> century, and the original symbolism of their setting has been lost. Therefore, context and setting is now the confines of the church and churchyard, where they are understood as architectural fragments associated with earlier forms of religious devotion. Therefore wind turbines, when visible at a distance, do not affect their relationships with their new surroundings or public understanding of their meaning and significance.

This is not the case for those few wayside crosses that survive at or near their original location. This class of monument was meant to be seen and experienced in key spiritual locations or alongside main routeways, so the significance of the remaining few *in situ* examples is enhanced.

Listed (or Scheduled) gravestones/box tombs almost always lie within the graveyard of churches or chapels, and their setting is extremely local in character. Local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, will always play an important role. As such, the construction of a wind turbine is unlikely to have a negative impact.

- Wayside Cross in Bradford, located 120m south-west of the church, is a Scheduled Monument. It is now built into the garden wall of a small 19<sup>th</sup> century cottage, Stone Cross Cottage. The cross is in surprisingly good condition, with the shaft, base and cross head all in one piece. The setting of the cross has changed over time as the settlement has developed; the Manor House and its outbuildings, the Almshouse Cottages and Stone Cross cottage itself have all been built in and around the earlier churchyard and church. It retains its roadside position, but this setting would be unaffected by the turbine. The wider area around Bradford will have views to the turbine at a distance of 5km, but the village and church has a deep bank of mature trees on its western side which comprehensively blocks any views of the turbine. Impact assessed as **neutral**.

#### 4.9.5 Listed structures within Historic Settlements

*Clusters of Listed Buildings within villages or hamlets; occasionally Conservation Areas*

The context of the (usually) Grade II Listed buildings within settlement is defined by their setting within the village settlement. Their significance is determined by their architectural features, historical interiors or role/function in relation to the other buildings. The significance of their setting to the experience of these heritage assets is of key importance and for this reason the curtilage of a property and any small associated buildings or features are often included in the Listing and any changes must be scrutinised under relevant planning law.

Most village settlements have expanded significantly during the 20<sup>th</sup> century, with rows of cottages and modern houses and bungalows being built around and between the older ‘core’ Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village are rarely influenced the erection of wind turbines, unless they are located in close proximity to the settlement. The relationships between the houses, church and other Listed structures

will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant turbine unlikely to prove particularly intrusive.

- There are quite a number of listed buildings in Holsworthy, along the main street and in the historic heart of the market town. The majority of these buildings are arranged along the main street on a south-facing slope. These buildings are individual examples of architectural merit, but their value as a group for the town and its own unique social history is what gives these buildings their significance. Many also provide complete local blocking for one another, shielding any views to the turbine. The town, its buildings and its function as a market centre all continue unaffected; **neutral** impact.

#### 4.9.6 Industrial Buildings

*A range of industrial and extractive structures, often exhibiting elements of formal planning, rarely with a view to aesthetics*

A whole range structures relating to a whole range of industries falls under this broad category, and include ruined, standing and functioning buildings. This might include: bridges, canals, capstans, clay-drying facilities, engine houses, fish cellars, gunpowder mills, railways, warehouses and so forth. However, in most instances industrial buildings were not built with aesthetics in mind, despite the elements of formal planning that would often be present. The sensitivity of these structures to the visual intrusion of a wind turbine depends on type, age and location.

It is usually the abandoned and ruined structures, now overgrown and ‘wild’, that are most sensitive to intrusive new visual elements; in particular, wind turbines would compete for attention with the taller ruined structures (engine houses with chimneys, pit heads). The impact on these buildings could be significant. Where they occur in clusters – as they often do – the impact of an isolated wind turbine is lessened, but the group value of the heritage asset is enhanced.

- Holsworthy viaduct crosses the southern end of the main street. Below the viaduct small 19<sup>th</sup> century workers cottages line the road; above the viaduct the mixed character of the main street begins, with early 19<sup>th</sup> century non-conformist chapels, medieval buildings, 17<sup>th</sup> century buildings and 18<sup>th</sup> and 19<sup>th</sup> century shops. The viaduct is an important local symbol of the railways and industry which once thrived in the area until the closure in the 1960s. Its style and form is universal for 19<sup>th</sup> century Britain, but its construction in the local stone gives it a particularly Devonian industrial vernacular character. The building is understood in that context and through its location on the edge of the historic part of the settlement, near the old railway station and the river port section of the town. It is blocked from any intervisibility with the turbine by the surrounding buildings and the topography of the hill on which Holsworthy is built. Assessment of **neutral**.

#### 4.9.7 Scheduled Monuments: Prehistoric Ritual/Funerary Monuments

*Stone circles, stone rows, barrows/barrow cemeteries, cists, cromlech*

These monuments undoubtedly played an important role in the social and religious life of past societies, and it is clear they were constructed in locations invested with considerable religious/ritual significance. In most instances, these locations were also visually prominent, or else referred to prominent visual actors, e.g. hilltops, tors, sea stacks, rivers, or other visually prominent monuments. The importance of inter-visibility between barrows, for instance, is a noted phenomena. As such, these classes of monument are unusually sensitive to intrusive and/or disruptive modern elements within the landscape. This is based on the presumption these monuments were built in a largely open landscape with clear lines of sight; in many cases these monuments are now to be found within enclosed farmland, and in varying condition. Sensitivity to turbines is lessened where tall hedge-banks restrict line-of-sight.

- Cadiho Well is a Scheduled Monument, but its location/description is based largely on documentary evidence. The general area in which the well is said to be located was briefly visited and assessed. There appears to be no surface presence for the well and therefore any impact from the turbine would be irrelevant: assessment **neutral**.
- There is one other Scheduled barrow within the 5km radius. This is now surrounded by Cookbury Forest on three sides. The Scheduled Monument is a large upstanding barrow with a significant landscape presence within its immediate setting – when viewed from the south. The forest now all views to the north where the turbine is to be built; there will be no intervisibility between the monument and the turbine. 1km to the south there are three smaller barrows, on a slightly lower slope. These have no view to the turbine either. The barrows are now divided by hedgebanks and subsumed within enclosed farmland; however, they clearly form part of a wider group. 3km to the west there is a group of five barrows, most surviving as shallow mounds within enclosed pasture, divided by small parish lanes or hedgebanks lining the different fields. These eight barrows south and west of the Scheduled Monument lie just outside the 5km radius. None of these monuments will be affected by the turbine, their visibility within the landscape having been so indelibly altered by the plantations of the tall conifer trees which dominate the landscape in this area; assessment of **neutral**. However, should the plantation be felled within the use-life of the turbine, the impact would need to be reassessed.

#### 4.9.8 Historic Landscape

*General Landscape Character*

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided Devon and Cornwall into roughly 15 ‘character areas’ based on topography, biodiversity, geodiversity and cultural and economic activity. Both councils, AONBs and National Parks have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of turbines than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of turbines than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements,

e.g. electricity pylons, factories, quarries and other turbines, but the question of cumulative impact must be considered. The aesthetics of individual wind turbines is open to question, but as intrusive new moving visual elements within the landscape, it can only be **negative**, if **temporary/reversible**.

As wind turbines proliferate, it may not be long before the cumulative impact on the historic landscape character of certain areas becomes **substantial/irreversible**.

- The West Devon area in and around Holsworthy is a typical farming landscape, characterised by scattered hamlets and villages, with occasional larger market towns, such as Holsworthy, Hatherleigh and Okehampton. The topography of the landscape is one of rolling hills and undulating high plateaus of ground, with hidden steep valleys that increase in number towards the Cornish border. The turbine will stand on a high ridge of land and it will have wide views to the north and west, possibly as far as 20km, although beyond 5km its visual impact will diminish rapidly. It will dominate the landscape in the immediate area – where a small number of turbines have already been erected – and is one of a number of proposed turbines in this area. Given its size, its impact on the historic character of this landscape will be **negative/minor** to **negative/moderate**. It will, however, only have a working life of twenty-five years and thus its impact will therefore be **temporary/reversible** on the landscape. The impact on the below-ground archaeological resource will be **permanent/irreversible**.

#### 4.10 Summary of the Evidence

Identifier	Site	NGR	Impact
91588	Lower Upcott	SS3803304967	Negative/moderate
91590	Wickmayes Farm	SS3900005117	Negative/moderate
465520	Molly's Cottage	SS4097105950	Neutral
90784	Hayne Barton and associated structures	SS3751502737	Negative/moderate
90711	Ashwater railway cottages	SS4051402713	Neutral
90787	Church of St Petrock, Hollacombe	SS3775003044	Negative/substantial
91942	Church of St Peter & St Paul, Holsworthy	SS3437703907	Negative/minor to negative/moderate
91923	Church of St Bridget, Bridgerule	SS2812003168	Neutral
435118	Church of the Holy Cross, Tetcott	SX3321296509	Neutral
90671	Church of St Leonard, Clawton	SX3485599263	Neutral
90719	Church of St Peter, Ashwater	SX3868895233	Neutral
91609	Church of St Andrew, Sutcombe	SS3469711666	Neutral
91967	Church of St Swithin, Pyworthy	SS3129202881	Neutral
91956	Church of St Pancras, Pancrasweek	SS2968305821	Neutral
90774	Church of St Peter & St James, Halwill	SX4272499431	Neutral
91555	Church of St James, Abbots Bickington	SS3847613261	Neutral
91596	Church of the Holy Trinity, Milton Damerel	SS3845010717	Neutral
91925	Church of St Michael, Bulkworthy	SS3947414186	Neutral
91601	Church of St Petrock, Newton St Petrock	SS4113012236	Negative/minor
91055	Church of St Michael, Shebbear	SS4384509228	Negative/minor
91568	Church of St Mary, Black Torrington	SS4649305709	Negative/minor
91589	Church of St John Baptist & 7 MacCabees, Cookbury	SS4070806044	Negative/moderate
91615	Church of St Peter, Thornbury	SS4006208455	Negative/moderate
91583	Church of All Saints, Bradford	SS4212707220	Neutral
91948	Methodists Church, Anvil Corner	SS3722104209	Negative/minor
27301	Bradford wayside cross	SS4200407159	Neutral
Various	Holsworthy historic settlement	SS343038	Neutral
91929	Holsworthy viaduct	SS3452503613	Neutral

28646	Cadiho Well	SS4113905299	Neutral
28645	Cookbury Forest barrow	SS4367800651	Neutral
28643	Halwill Junction barrows	SS4437300244	Neutral
28647	Langaford Moor bowl barrows	SS4085600002	Neutral
-	Historic Landscape Character	-	Negative/minor to negative/moderate



## 5.0 Conclusions

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### 5.1 Discussion and Conclusion

The land at Bishops Farm originally formed part of a medieval or very early post-medieval tenement known as *Walland*. This tenement was recorded in 1654 as being decayed, and by 1799 the land was farmed from the adjacent hamlet of Stapledon. Its 1843 status as *Walland Agistment* underlines the fact that the farmstead had reverted to extensive grazing divided between the remaining tenants at Stapledon. Stapledon itself subsequently shrank to a single farm by the 20<sup>th</sup> century. The historic fieldscape – most visibly represented in the 1799 map – is comprised of blocks of enclosed land surrounded by large open areas of rough grazing. Those areas of rough grazing were enclosed or afforested during the course of the 19<sup>th</sup> and 20<sup>th</sup> centuries. The earlier intakes were subdivided into a series of smaller fields, and represent either enclosed common arable fields or individual tenements.

The geophysical surveys identified a series of geophysical anomalies. The most significant of these belonged to an enclosure; this is listed on a 1799 estate map as ‘town place’, making it highly likely to represent the ‘decayed’ farmstead mentioned in 1654. However, the name *Walland* – which may mean *Wall Hill* – and the multiple ditches involved would suggest the medieval tenement occupied an earlier site, perhaps a Prehistoric or Romano-British enclosure. In addition, two clear ring-ditches were identified that probable represent the remnants of Bronze Age barrows. This is a significant discovery in an area where little active fieldwork – academic or commercial – takes place.

The evaluation trenching validated the accuracy of the geophysics results and identified two linear features and an irregular sub-ovoid pit. One ditch produced Romano-British pottery that would coincide with the interpretation of the geophysics results, while the others morphology was indicative of a Romano-British ditch, with uniformly straight sides and a flat base. The sub-rectangular pit was likely a natural disturbance or an extremely damaged posthole. Modern- and plough disturbance was also evident but no other unexpected features occurred in the area subject to the proposed groundworks.

In terms of the wider landscape, the site is located close to the summit of a high ridge of land orientated roughly east-west. In general terms, this part of Devon contains surprisingly few Listed buildings or Scheduled Monuments, and most of these are located at such a distance to minimise the impact of the proposed turbine. The Grade II structures at Upcott, and the upland Church of St Petrock at Hollacombe, are the most seriously affected; the rest of the buildings are insulated from its effects by a combination of local blocking and the topography.

With this in mind, the overall impact of the proposed turbine can be assessed as **negative/minor** to **negative/moderate**, largely on the basis that the impact of a small turbine decreases markedly beyond 5km.

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Devon Heritage Centre

Cookbury tithe map

Cookbury tithe apportionment

Ordnance Survey 1<sup>st</sup> Edition Map

Ordnance Survey 2<sup>nd</sup> Edition Map

## Appendix 1

# PROJECT DESIGN FOR DESK-BASED APPRAISAL, VISUAL IMPACT ASSESSMENT AND GEOPHYSICAL SURVEY ON LAND AT BISHOPS FARM, COOKBURY, DEVON

**Location:** Bishops Farm  
**Parish:** Cookbury  
**County:** Devon  
**NGR:** SS38200  
**Planning Application ref:** Pre-application  
**Proposal:** Wind turbine  
**Date:** 18.04.13

### 1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Mr Will Doble (the Client). It sets out the methodology for desk-based research and a visual impact assessment and for related off site analysis and reporting at land at Bishops Farm, Cookbury, Devon. The PD and the schedule of work it proposes has been drawn up in consultation with Bill Horner of Devon County Historic Environment Team (DCHET).

### 2.0 ARCHAEOLOGICAL BACKGROUND

Bishops Farm is set within a landscape which is classified as *Medieval enclosures based on strip fields* by Devon Historic Landscape Characterisation *This area was probably first enclosed with hedge-banks during the later middle ages. The curving form of the hedge-banks suggests that earlier it may have been farmed as open strip-fields.* There are a number of Grade II Listed buildings in the area such as Broadgate Farm and the Methodist Chapel at Anvil Corner.

### 3.0 AIMS

3.1 The principal objectives of the work will be to:

3.1.1 Undertake a desk-based assessment of the site;

3.1.2 Identify and assess the significance of the likely landscape and visual impacts of the proposed development through the use of view-shed-analysis;

3.1.3 Assess the direct visual effects of the proposed development upon specific landscape elements and historic assets through the use of photo-montages, including views from key features looking toward the development site, and showing scale images of the proposed turbine superimposed thereon;

3.1.4 Produce a report containing the results of the desk-based research, the geophysical survey and the visual impact assessment;

3.1.5 Provide a statement of the impact of the proposed development on the potential archaeological resource, with recommendations for those areas where further evaluation and/or mitigation strategies may be required.

### 4.0 METHOD

4.1 Desk-based Appraisal:

The programme of work shall include desk-based research to place the development site into its historic and archaeological context. This will include examination of material currently held in the Devon County Council Historic Environment Record and examination of available cartographic sources.

4.2 Visual Impact Assessment (VIA):

4.2.1 A viewshed analysis resulting in a Zone of Theoretical Visibility (ZTV) will be supplied by the Client and this will be used during the archaeological VIA.

4.2.2 Historic assets that fall within the VIA will be assessed on the basis of their intrinsic importance and the potential impact of the development. This will include: all relevant undesignated heritage assets & Grade II Listed within 3km of the site; all Grade I & II\* scheduled ancient monuments within 5km of the site; Grade I (exceptional) and all registered parks/gardens, sites with structured views and significant un/designated archaeological landscapes within 10km of the site. An abbreviated list of these heritage assets will be included as an appendix within the report.

4.2.3 Significant historic assets and monument groups will be identified and visited to assess the impact on their setting and photomontages produced in accordance with the Landscape Institute and Institute of Environmental Assessment "Guidelines for Landscape and Visual Impact Assessment" 2nd Edition 2002. This will be used to produce a statement of significance for those heritage assets potentially impacted upon by the development.

4.2.4 The likely impact will be assessed using the methods outlined in Cornwall Historic Environment Projects visual assessment reports.

4.3 Geophysical Survey:

A geophysical (magnetometry) survey of the area around the turbine base (1.2ha) and a corridor along the length of the cable trench will be undertaken.

4.3.1 The geophysical survey will cover an area of approximately 1.5ha.

4.3.2 The work will be undertaken according to the following standards and codes of practice:

**Institute for Archaeologists** (undated) *IfA house style*, [Online], Available:

[http://www.archaeologists.net/sites/default/files/node-files/ifa\\_house\\_style.pdf](http://www.archaeologists.net/sites/default/files/node-files/ifa_house_style.pdf)

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[http://www.archaeologists.net/sites/default/files/node-files/code\\_conduct.pdf](http://www.archaeologists.net/sites/default/files/node-files/code_conduct.pdf)

**Institute for Archaeologists** (2008) *Code of approved practice for the regulation of contractual arrangements in archaeology*. Reading: Author [Online], Available:

[http://www.archaeologists.net/sites/default/files/node-files/ifa\\_code\\_practice.pdf](http://www.archaeologists.net/sites/default/files/node-files/ifa_code_practice.pdf)

**Schmidt, A.** (2002) *Geophysical Data in Archaeology: A Guide to Good Practice*, ADS series of Guides to Good Practice. Oxford: Oxbow Books [Online], Available: <http://guides.archaeologydataservice.ac.uk/>

## 5.0 REPORT

A report will be produced and will include the following elements:

- A report number and the OASIS ID number;
- A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;
- A concise non-technical summary of the project results;
- The aims and methods adopted in the course of the investigation;
- Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;
- A statement of the impact of the proposed development on the potential archaeological resource, and shall indicate any areas where further evaluation (e.g. geophysical survey, intrusive trenching) and/or recording is recommended;
- A copy of the DCHET brief and this PD will be included as an appendix.

The full report will be submitted within three months of completion of fieldwork. The report will be supplied to the HET on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HES in digital 'Adobe Acrobat' PDF format.

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 record number southwes1-146652.

## 6.0 FURTHER WORK

- 6.1 Should the results of this Assessment indicate a need for further archaeological works to be undertaken this would need to be completed before validation of the Planning Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within paragraph 141 of paragraph 128 of the *National Planning Policy Framework* (2012).

## 7.0 PERSONNEL

The project will be managed by Colin Humphreys; the desk-based research and the visual impact assessment will be carried out by SWARCH personnel with suitable expertise and experience. Relevant staff of DCHET will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

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Post Medieval

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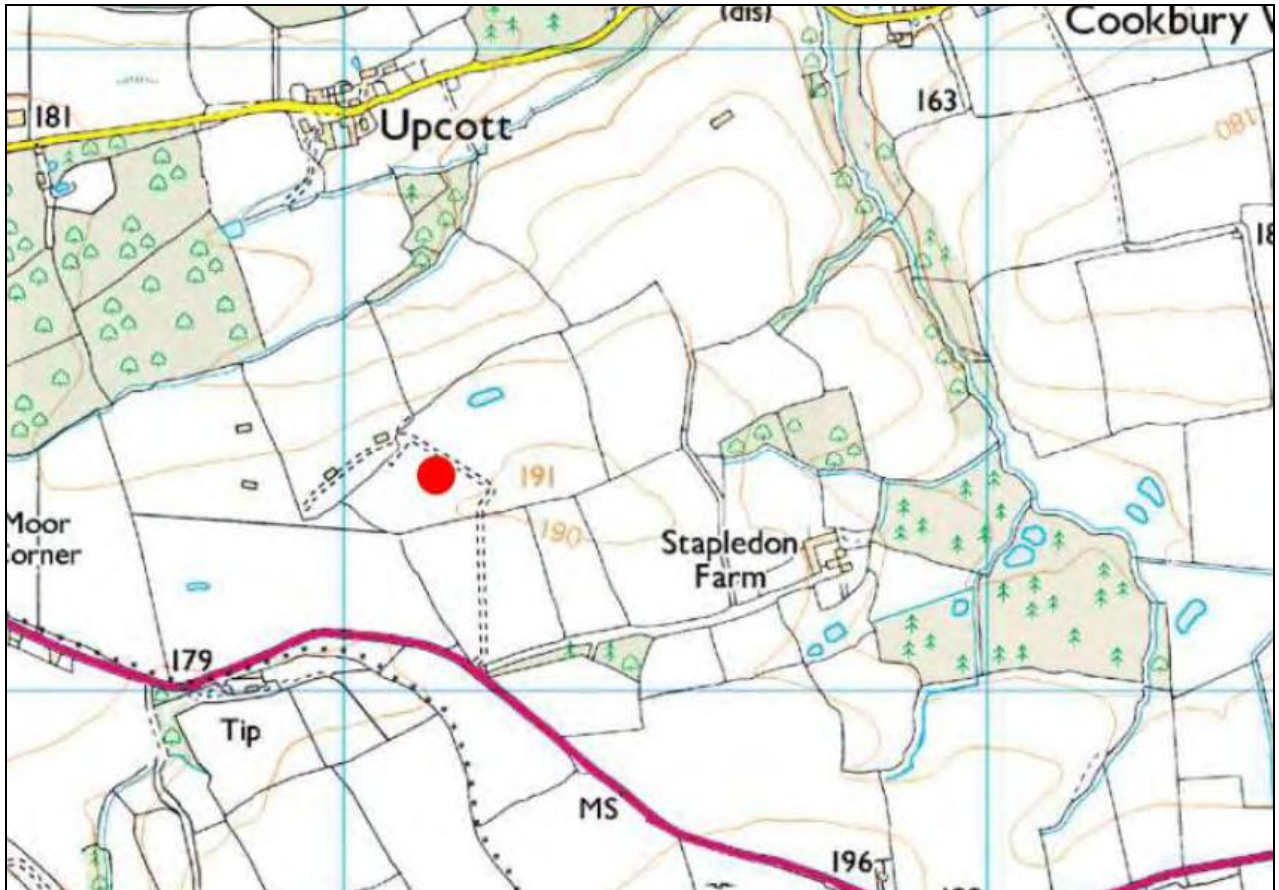


Figure 1: Showing location of proposed turbine.

## Appendix 2

### Key Heritage Assets

#### Listed Buildings

**Name:** METHODIST CHAPEL

**List entry Number:** 1326659

**Grade:** II

**UID:** 91948

#### Details

Bible Christian chapel with schoolroom attached. 1854, probably altered late C19 when schoolroom ceiled. Roughcast over rubble, slate roofs, roof over schoolroom slightly higher than that of chapel, decorative barge board to chapel. Plan: 2 bay chapel entered from east gable end, shorter two bay schoolroom entered by external stair west gable end with vestry below. East gable end unlit, semicircular headed porch carried on shaped brackets, fanlight above plank door with decorative hinges. Left return (south) fronting road, 2 semicircular headed 12-pane windows with pivoted lower sections to chapel, 2 similar but taller windows to west end of 18-panes, door cutting into central window has destroyed the lower 6 panes. West gable end external stair of squared and coursed rubble, stone steps with nosing, wrought iron handrail, plank door. Interior of chapel: simple, original fittings, semicircular arch carried on brackets west gable end, typical of Bible Christian chapels. Baptisms were recorded here in 1857. (Leeson Day, Holsworthy, The Devonshire Association Parochial Histories, 1934)  
Listing NGR: SS3722104209

**Name:** LOWER UPCOTT

**List entry Number:** 1105090

**Grade:** II

**UID:** 91588

#### Details

Cottage. Circa late C17 or early C18. Rendered cob and stone rubble walls. Corrugated iron roof over thatch, gabled to left end half hipped to right. Rendered rubble axial stack. Plan: original plan unclear as the house probably extended into the adjoining building to the left. It now consists of 2 main rooms both heated by an axial stack which divides them although the right-hand fireplace may be inserted. Beyond this room is a C19 staircase and a further small room which has probably been partitioned off. C18 or early C19 outshut added at rear. Exterior: 2 storeys. Asymmetrical 2-window front of circa early C19 horizontal sliding sashes on 1st floor of 12 and 8-panes. C19 fixed 18-pane window below at centre. Late inserted glazed door and side-light to left. Late C19 part-glazed porch to right. In right-hand end wall is early C19 12-pane (1st floor) horizontal sliding sash and similar 8-pane window below. Outshut along rear wall with C20 lean-to against its end. Interior: left-hand room has fireplace with roughly chamfered wooden lintel, right-hand room has brick jambs to fireplace and plain wooden lintel. No substantial roof timbers visible on 1st floor.  
Listing NGR: SS3803304967

**Name:** WICKMAYES FARM

**List entry Number:** 1105091

**Grade:** II

**UID:** 91590

#### Details

House formerly farmhouse. Early - mid C17 extended and altered in later C19. Rendered cob and stone rubble walls. Gable-ended slate roof. Brick axial stack and one at right gable on projecting rendered rubble base. Plan: originally 3-room-and-through-passage plan but lower end has apparently been rebuilt as an outbuilding. Hall stack backs onto passage. In later C19 either hall or inner room was reduced in size to make room for a new stairhall between the two. A 2-storey extension was added at the rear. Exterior: 2 storeys. Asymmetrical 4-window front of circa late C19 3-light small-paned casements. Lean-to open fronted C19 porch to left with C19 plank door behind in probably contemporary Tudor-arched doorframe. Circa early C20 porch to right of centre with part-glazed door. Left-hand end of building is a barn and considerably lower. Interior: passage rear doorway has C17 chamfered wooden doorframe with mason's mitres. Hall has large open fireplace with chamfered and straight-cut stopped wooden lintel and 2 ovens. Inner room fireplace also has chamfered wooden lintel with ogee stops. On the 1st floor some wide oak floorboards survive which may be C17. Late C19 joinery at higher end of house including stairs and 4-panel doors. Roof structure replaced in C19.  
Listing NGR: SS3900005117

**Name:** CHURCH OF ST PETROCK

**List entry Number:** 1165233

**Grade:** II

**UID:** 90787

#### Details

HOLLACOMBE HOLLACOMBE SS 30 SE 1/86 Church of St Petrock 14.2.58 GV II Parish church. Nave probably C13 in origin, chancel and west tower C14, substantial restoration of the 1880s. Stone rubble with freestone and granite dressings, slate roofs, C19 crested ridge tiles. Beatrix Cresswell describes the church as "one of the most venerable in the Diocese" for its pre-Conquest foundation that may date back to the C6. The lintel of the inner doorway is probably C12 and a lancet window suggests that parts of the nave may date from the C13 although the masonry has been thoroughly renewed in the 1880s. The chancel of what was probably a small nave and chancel church of the C13 was rebuilt in the C14 when the west tower was probably added. In the C15 the west window was inserted and the north side may have been refenestrated. The 1880s restoration renewed most of the nave and chancel masonry and refenestrated the north and south sides but probably in the style of the windows then extant. Small aisleless church with a saddleback west tower, a south porch and a nave and chancel of equal width. The east wall has timber verges to the gable and a 2-light C14 Decorated Polyphant window with a replaced mullion: 2 trefoil-headed lights below a plate tracery roundel slightly recessed with a C19 hoodmould and label stops below a relieving arch. The south chancel window is a trefoil-headed lancet of the 1880s which may be a copy of a late C13 or early C14 lancet. The nave chancel division externally is marked by C19 buttresses with set-offs to the north and south sides, a gabled stone ventilation pot on the ridge and a change in the design of the crested ridge tiles. A 2-light C19 Decorated window with plate tracery and hoodmould below a relieving arch to the east of the porch; the chamfered lancet with relieving arch and deep internal splay to the west of the porch may be a C19 copy of a previous Early English lancet. Angle buttresses with set-offs to the west end of the nave are C19. The north side has two 2-light square-headed C19 Perpendicular cusped windows with hoodmoulds and label stops. The 2 stage largely rebuilt saddleback west tower has a plinth, string course and coped gables with kneelers to the north and south. The tower has no west doorway and a late



C15/early C16 uncusped granite 3-light west window with hoodmould and label stops. The west, north and south faces have round-headed chamfered belfry openings with slate louvres, renewed in the C19. The small south porch has a coped gable with kneelers and an un-moulded 2-centred outer doorway. The interior of the porch has a C19 collar rafter roof and an unusual inner doorway. The chamfered stopped jambs are probably recut or replacements of the 1880s, moulded impost supports a straight lintel which may be C13 or earlier in origin: short sections of cable moulding flank 3 recut stylized flowers in roundels with recut fleur de lis between. A plain tympanum above contains a small rectangular block of volcanic stone carved with the crucifixion below a trefoil-headed arch; figure carving below similar arches is visible on the left and right returns. The carving does not appear to be in situ and is probably C13 or C14. Pevsner suggests that it is part of a lantern cross. Interior Rendered walls to nave and chancel with the remains of limewash on the interior of the tower. 1880s double chamfered chancel arch springing from moulded corbels, 1880s double chamfered tower arch, the outer order dying into the walls. 4-bay arch braced nave roof of the 1880s springing from moulded timber corbels with a moulded wallplate. Canted boarded 1880s waggon roof to the chancel with moulded wallplates, ribs and carved bosses. 1880s tiling of unusual design to the nave and surprisingly elaborate on the chancel step for the size of the church. Altar step tiling probably exists but is concealed by a carpet. Modest fittings: no reredos lectern, or pulpit. Timber altar rail with moulded standards and spandrels of pierced carving. A reading desk of the C19 contains barley sugar balusters which are probably reused, C19 tower screen with barley sugar balusters. Set of modest square-headed bench ends, probably of the 1880s, with moulded rails. Plain octagonal medieval font bowl, probably C14, on a later octagonal stem with a C19 font cover of 4 crocketed pierced brackets with a crocketed finial. 2 stained glass chancel windows of 1888. Lying against the north boundary bank of the churchyard are three C18 slate headstones; one to William Dunn, the other two to the daughters of Charles --rown, and Thomas --rowne. The saddleback tower and C14 east window are unusual survivals in the county, although the tower has been thoroughly rebuilt and the saddleback design may not be of medieval origin. Pevsner, North Devon (1952).  
Listing NGR: SS3775003044

**Name:** HAYNE FARMHOUSE AND GARDEN WALLS AND RAILINGS TO THE SOUTH

**List entry Number:** 1333057

**Grade:** II

**UID:** 90784

**Details**

HOLLACOMBE SS 30 SE 1/83 Hayne Farmhouse and garden walls 14.2.58 and railings to the south GV II Farmhouse including stone garden walls with iron railings. 1837 (datestone) incorporating parts of a circa late C17 building. The 1837 range stone rubble brought to course with ashlar dressings; slate roof with deep eaves, gabled at ends; end stacks with brick chimney shafts. The earlier building, adjoining at the left is whitewashed rendered cob with a lower slate roof hipped at the left end with an axial stack. Later alterations have obscured the original plan of the late C17 house, part of which was probably adapted as service rooms when the 1837 range was erected incorporating a fireplace and some walling of the right-hand end of the earlier house. The early C19 plan is 2 rooms wide, 1« rooms deep with a wide central passage leading into a full height rear stair hall. A rear right turret with a hipped slate roof is not tied into the main block and was probably a circa mid C19 addition for a washroom or flushing lavatory. 2 storeys. 3-bay symmetrical front to the main range with a central flat roofed stone porch with ashlar stone piers of square section tied into stone rubble porch walls below a timber cornice. The 6-panel front door has a panelled soffit and rectangular fanlight with hexagonal glazing bars. Fenestration of contemporary 16-pane sashes except ground floor window left which is a tripartite sash with small panes; 18 over 24 to the central light and 3 over 4 to the flanking lights. Interior The main range has a grand central stair hall with a fine open well rear stair with a landing, stick balusters and a ramped handrail wreathed round a barley sugar iron post with a finial. Good contemporary joinery throughout including doors with panelled soffits. Decorated plaster wall frieze to ground floor room rear right. Ground floor room front left has a stone floor, renovations in progress at time of survey (1985) have exposed a circa late C17 fireplace, the 1837 timber chimney piece is in the possession of the owners. Access to the washroom turret is from the stair landing only, a drain from the ground floor of the turret leads out to the rear of the house. C19 king post and strut roof trusses to the main range, the earlier range has circa late C19/early C20 roof trusses. The low stone wall with iron railings and a gate to the garden in front of the house ramps up to the house on the right return. The 1837 range is of a high quality for its type in the region and the design is unusual in that the window of the principal room in an otherwise symmetrical front appears to retain the earlier distinction between the hall and the rest of the house.  
Listing NGR: SS3751502737

**Name:** RANGE OF FARMBUILDINGS ABOUT 30M SOUTH WEST OF HAYNE FARMHOUSE

**List entry Number:** 1104643

**Grade:** II

**UID:** 90786

**Details**

HOLLACOMBE SS 30 SE 1/85 Range of farmbuildings about 30m - south west of Hayne Farmhouse GV II Range of farmbuildings running parallel to the road in front of Hayne Farmhouse (qv), consisting of a threshing barn over an open fronted cartshed and an adjoining stable block. Stable block circa early C19, late C19 threshing barn and open-fronted cartshed. Stone with bitumen-painted rag slate roofs, red brick dressings to the late C19 range. 2 storeys with entrances at first floor level from the farmyard. 6-bay asymmetrical late C19 range to the left with regular openings: the elevation facing the road has 5 cart entrances to the left with red brick piers and cambered arches, a further entrance to a store-room the right is flanked by windows. The first floor has 2 loft loading doors and 4 windows. The smaller circa early C19 range adjoining at the right has 2 entrances on either side of a window and 2 first floor windows above. Included for group value with Hayne Farmhouse.  
Listing NGR: SS3754202702

**Name:** GRANARY ABOUT 20M SOUTH OF HAYNE FARMHOUSE

**List entry Number:** 1317433

**Grade:** II

**UID:** 90785

**Details**

HOLLACOMBE SS 30 SE 1/84 Granary about 20m south of Hayne - Farmhouse GV II Granary. Circa late 018/early C19. Flemish bond brick with bitumen-painted hipped slate roof. The granary stands to the left of the gateway to Hayne Farmhouse (qv) and is square on plan with cambered arches between brick staddles. Crown post roof.  
Listing NGR: SS3756102717

**Name:** RAILWAY COTTAGES

**List entry Number:** 1104656

**Grade:** II

**UID:** 90711

**Details**

ASHWATER SX 39 NE 2/9 Railway Cottages Nos 1-6 (consec) - II Row of 6 cottages. Late C19. Probably brick, slate-hung to the front with a slate roof gabled at ends with deep eaves and chamfered timber eaves brackets. 6 chimneys on ridge with slate-hung shafts, each with a single-room on either side of entrance in a single-depth ranges. 2 storeys. Long symmetrical 16-window front with chamfered timber eaves brackets. Narrow front doors with integral rectangular fanlights and slate-hung reveals under slated porch canopies carried on timber brackets. 1-, 2- and 3-light casements, 2 panes per light, with slate-hung reveals and bullnose brick sills. Nos 3-6 inclusive retain their original fenestration and front doors, no. 2 has original glazing to the first floor only and a replaced front door, no. 1 has C20 glazing and a C20 front door. Interior not inspected. The cottages were probably associated with Dunsland Cross railway station on the Halwill to Bude line, opened 1879.  
Listing NGR: SS4051402713

**Name:** HOLSWORTHY VIADUCT

**List entry Number:** 1104978

**Grade:** II

**UID:** 91929

**Details**

Railway viaduct carrying the Halwell to Holsworthy branch of the L.S.W.R., built for the Devon and Cornwall Railway Co. 1879. Masonry construction. Eight semicircular arches, parapet said to have been destroyed and replaced by concrete coping. Not accessible at time of survey (December 1987.) Said to be 420 ft long and 80ft high. This branch line opened 20.1.1879 and closed 3.10.1966. (Kelly's Directory, 1910; D.Thomas, A Regional History of the Railways of Great Britain, 1981)  
Listing NGR: SS3452503613

**Name:** CHURCH OF ST PETER AND ST PAUL

**List entry Number:** 1104945

**Grade:** II\*

**UID:** 91942

**Details**

Anglican parish church. Mid C15 tower, clock dated 1867, carillon added 1875, restored 1890 when one pinnacle replaced, chancel rebuilt 1880-2, nave, south aisle capitals raised and porch rebuilt 1883 when north aisle added. Architect Otho B. Peter of Launceston, roof carvings by John Northcott of Ashwater. Early English style. Tower local stone with granite buttresses squared and coursed, church local stone squared and coursed, Hatherleigh stone dressings, 2 tone slate roof, decorative ridge tiles, coped verges to south aisle and porch. Plan: chancel, nave, north aisle, south aisle with organ loft, west tower, 3-stage crenellated tower with 4 crocketed pinnacles, setback buttresses terminating in crockets, 3-light louvred bell-openings, lancet on south front below clock face, 4-light west window with cill and lower section cut off, rere arch moulded, 4-centred arch west door with hoodmould and labels. Buttressed south aisle windows all 3-light, lit gable ends, 3 on south front with gabled porch end bay left, pointed arch opening with rosettes to reveals, decorative ogee surround with blind niches, wrought iron double gate, ribbed barrel vaulted roof, Norman style round headed opening with zig-zag decoration incorporating Norman colonnette on west side from earlier church, C19 door, east wall has blocked arched recess for holy water stoup, west wall has Norman capital of colonnette with carved panel above depicting the Agnus Dei - thought to be the centre of a typanum; buttressed chancel with lancet on south side, 5- light east window, two 2-light windows on north front, 3-light windows to north aisle, lit gable ends, 3 on north front. Interior rendered. C19 painted and ceiled wagon roof to with angels on corbels, archbraced roofs to nave and aisles. Perpendicular tower arch with decorative capitals, opening glazed in C20. Chamfered depressed arch-head to tower stair. C19 chancel arch carried on marble colonnettes with foliage capitals, corbelled out. C19 arcades with octagonal piers and double chamfered pointed arches. C19 fittings, encaustic tiles in chancel by Maw & C0., font purchased 1888. Pulpit in memory of John Aspinall died 1904. Reredos 1926. Organ said to be by Renatus Harris and to have come from Chelsea Old Church, removed to Bideford 1723 and bought to Holsworthy in 1865 when it was restored and enlarged with decorative panels; in 1926 it was overhauled and reduced in size. Fine tomb slab to Theophilus Dennis, died 1696, with an unusual Celtic knot design. Convex slate roundel to Humphrey Saunders, rector, died 1670 in square moulded surround with putti. Tablet to Richard Kingdom died 1816, signed J.Kendall, Exeter. Stained glass: west window of north aisle by Bell 1876, the East window and north chancel window by Lavers and Westlake c1882. The Norman church was rebuilt in the C13 reflecting Holsworthy's affluence as a market centre; the medieval church was restored from a ruinous condition in 1808 when round headed wooden sash windows were inserted. Further restorations of 1858 and 1865 were swept away in the 1880s. (The Western Morning News 20.12.1883; Cherry and Pevsner, The Buildings of England, Devon, forthcoming; photographs in NMR.)  
Listing NGR: SS3437703907

**Name:** DERRITON VIADUCT

**List entry Number:** 1317898

**Grade:** II\*

**UID:** 91928

**Details**

Railway viaduct carrying the Holsworthy to Bude railway. Dated 1898. Shuttered concrete construction cast to resemble 'V' jointed masonry. 9 semicircular arches, granite projections from arches' springers to carry the timber scaffolding during construction, the 4 central piers slightly splayed out, resting on chamfered plinths. Corbelled panels above the second, fourth, sixth and eighth spandrels on south front, and the first, third, fifth and seventh panels on the north front; the eastern panels on both sides nearest the town bear the date 1898. Parapet with chamfered coping stones. The viaduct carried the railway over the mill leat. The branch line opened 10.9.1898 and closed 3.10.1966. An early use of shuttered concrete construction for bridges, simulating masonry in a most convincing manner.  
Listing NGR: SS3387303531

**Name:** 15, BODMIN STREET

**List entry Number:** 1104937

**Grade:** II

**UID:** 91931

**Details**

Dwelling now offices. Circa 1870. Rendered, shallow pitch slate roof with wallplate, rendered stack left. Plan: one room on either side of central corridor, carriageway opening to yard at rear, end bay right. 2 storeys, 4 bays, window openings irregular spaced. Segmental headed window openings with continuous hoodmould, sash windows with one vertical glazing bar, similar windows with hoodmould flanking segmental headed doorway second bay left, shallow pilasters carrying brackets cut flat string course, rectangular light above door with four glazed panels, upper lights and rectangular light have late C19 glass painted with birds and



fruits, original door knob. Segmental headed carriageway entrance end bay right linked by continuous hoodmould, double doors.  
Listing NGR: SS3419903690

**Name:** UNITED METHODIST CHURCH AND CHURCH HALL ADJOINING TO EAST

**List entry Number:** 1104938

**Grade:** II

**UID:** 91933

**Details**

Methodist Church and Church Hall. Stated to be 1909-10 an site of earlier chapel but the same appearance as the 1876 chapel with added tower. Architect Samuel Parsons, builders Messrs Parsons and Glover of Holsworthy. Early English style. Bath stone with Plymouth limestone dressings to facade, roughcast returns, slate roofs, decorative ridge tiles, crocketed finials flanking gable ends on facade. Plan: 4-bay apsidal basilica with gallery over entrance (south), vestry in south-west corner, stairs to gallery via south-east tower and church hall abutting to east. Gabled facade with 5- light window over gabled porch inscribed 'United Methodist Church 1910', double doors, flanked by 2-light windows under continuous hoodmoulds, shallow raking buttresses, 2- light window at base of 2-stage octagonal crenellated tower with spire, louvred bell openings and clock. Depressed pointed arch opening to alley between church and hall. Gable fronted hall, 2-light window over gabled porch flanked by 2-light windows. Interior of church rendered. Fine serpentine-curve gallery with pierced decorative wooden panels carried on cast iron columns with decorative capitals. 5-bay hammer-beam roof with pierced braces, corbels of green marble, metal ties, 4 trusses converging at apsidal end, ceiled and boarded roof. Good collection of fittings, pitch pine pulpit, communion table and benches. Organ with stencilled pipes, built 1887 and subsequently enlarged. Stained glass: 2 windows said to have been removed from the Wesleyan chapel in chapel Street, Holsworthy, (not included in this list) others filled pastel-coloured glass of Art Nouveau inspiration, internal doors part-glazed with coloured glass. Hall: king-post roof, otherwise featureless. A good example of an early C20 Methodist church with a large and enthusiastic community. (Anon, 1910-1960 The Methodist Church Holsworthy Golden Jubilee Souvenir Brochure, 1960.)  
Listing NGR: SS3421703696

**Name:** PENROSES

**List entry Number:** 1104939

**Grade:** II

**UID:** 91935

**Details**

Dwelling, now doctors' surgery. Mid C19. Parallel range with service wing at rear. 2 storeys, 3 bays; render grooved as ashlar, roughcast right return, shallow pitch slate roof, roughcast stacks gable ends with moulded caps. Tripartite 16-pane sashes with horns, central square headed door opening, console brackets carrying moulded entablature, door of 2 x 3 panels, upper ones glazed, chamfered arrises to lower panels. Interior not seen. A plaque end bay right dated 1976 states that this was the house in which the Rev. S.S. Wesley, died 1876, was staying when he composed 'An Air on the Holsworthy Bells'. This popular piece was composed specially for the carillon of the Church of St Peter and St Paul. (Western Morning News, 24.08.1894.)  
Listing NGR: S3429303700

**Name:** 1, CHAPEL STREET

**List entry Number:** 1104940

**Grade:** II

**UID:** 91936

**Details**

Two dwellings, now shops with accommodation above. Mid C19 possibly incorporating part of an earlier building. Rendered, shallow pitch slate roof with sprockets to eaves. brick stacks gable ends. Plan: rectangular block with lean-to addition at rear. 2 storeys, 3:2 bays; first floor left three 12-pane sash windows with flat surrounds, right two 4-pane sash windows with similar surrounds set just below the eaves, another similar window below above early C20 double shop front, left late C20 plate glass window and end bay right flanking entrance sash window with single vertical glazing bar in upper light, similar surrounds. Square-headed door opening, moulded entablature carried on brackets, rectangular light divided by central glazing bar, C20 4-panel door. Left return rear half of gable end wall splayed out; right half with 12-pane sashes with flat surrounds; left half with 16-pane sash window on first floor and C20 shop window below. The unusual angle of the right gable end may be related to the fact that the Great Tree of Holsworthy stood against this wall until the early C20. (Illustrated in Leeson Day, Holsworthy, The Devonshire Association Parochial Histories, 1934.)

Listing NGR: SS3434703721

**Name:** THE CROWN AND SCEPTRE

**List entry Number:** 1104941

**Grade:** II

**UID:** 91937

**Details**

Inn. c.1910-20 on site of earlier building, main entrance blocked and resited mid C20. Rough cast probably over brick, pilaster quoin strips and quoins to window openings with flat lintels, crenellated parapet conceals roof. Plan: one room with carriageway opening to right, building extended at rear. 3 storeys, 3 bays; first and second floors sash windows with only one vertical glazing bar to lower frame, central window originally the entrance, square-headed carriageway entrance with double wooden gates swept down to centre and latticework upper panels. Entrance to bar now in re-entrant angle via C20 Georgian-style door incorporating fanlight. Interior mid-late C20. Photographs in the bar show the public house on this site decorated for the coronation of Edward VII in 1901 when it was a 2 storey, 3 bay building with a steeply pitched roof, sash windows, and a central entrance said to be a through passage to the stables at rear. Included primarily for group value.

Listing NGR: SS3435903842

**Name:** THE WHITE HART HOTEL

**List entry Number:** 1104942

**Grade:** II

**UID:** 91938

**Details**

Hotel. Early-mid C19 on site of earlier inn, ground floor altered late C19 when bays added. Rendered over brick, incised pilaster quoins, slate roof concealed behind parapet with three finials. Plan: double fronted with ballroom and service wing at rear. 3 storeys, 3 bays; deeply moulded cornice, very narrow blind semicircular-headed niches in outer bays of upper storeys, segmental headed recesses containing sash windows divided into 4 panes on upper storey, casements below, balcony with cast iron ornamental balustrade forming roof of Doric porch and projecting bay windows with 4-pane sashes. The model of a recumbent white hart sits on

plinth above porch, console brackets flanking doorway, panelled reveals, half-glazed C20 door. Interior: ballroom with plaster frieze and ceiling rose, staircases and doors late C19. (Photograph in NMR).  
Listing NGR: SS3436303848

**Name:** 1, HIGH STREET  
**List entry Number:** 1104943  
**Grade:** II

**UID:** 91939

**Details**

Dwelling, now flats. Mid C19. Random rubble local stone roughly squared, ashlar stone dressings, vermiculated quoins, shallow pitch slate roof with sprockets to eaves. 2 storeys, 5 bays; segmental headed window openings, keystones and ashlar surrounds projecting slightly below cills, 12-pane sash windows, semicircular-headed door surround with keystone and residual capitals, boot-scrappers set into dado, moulded plinth, panelled reveals, late C20 6-panel door surmounted by original semicircular fanlight with radiating bars and marginal glazing. Interior not seen.  
Listing NGR: SS3432203858

**Name:** 2 AND 3, HIGH STREET  
**List entry Number:** 1104944  
**Grade:** II

**UID:** 91940

**Details**

Shops with offices. Late C19. Brick or rendered brickwork, some stone dressings, slate roofs. A group of three (now 2) Italianate shops with offices or accommodation above, set to the curve of the street, with back wings containing very narrow light well. In 3 storeys plus attic; at ground floor are 3 shop fronts in simple detail with plate glass, that to No 3 (House of Hair) far right retaining 4 vertical panes and set-back door with large transom light. Divided by stone pilaster strips with horizontal grooving and decorative foliated caps carrying pair of brackets in continuous fascia below moulded continuous cornice topped by good decorative cast-iron balustrade. Each of 3 fronts has two pairs of windows at first and second floor with moulded architrave and decorative bay to arched heads carried on bracket capitals at responds and central detached colonnette. Pilaster bands carry through to cornice blocking and parapet with moulded cill band to second floor. Central to middle, curved unit a raised section supported by scrolls and containing pair of small arched lights to each side unit and 2 round-headed dormers. No 2 (Pretty Maid) is rendered at the front. Plain gable returns plate glass sashes in set-backs to light wells. Broad brick stack at north end of No. 3. A vigorous and little altered late Victorian composition holding an important position at a street junction and near the church, opposite No 3 North Road (qv) in similar style.  
Listing NGR: SS3433103864

**Name:** MARKET CROSS  
**List entry Number:** 1104946  
**Grade:** II

**UID:** 91944

**Details**

Market cross. Mid C19. Sandstone ashlar. A square monument with recessed panels to each face to 5-cusped heads, diagonal hollow mould cornices, set to moulded plinth on 2 octagonal steps. Above a moulded cornice a truncated pinnacle with crocketed corners, and small diagonal pinnacles at corners, 2 of these complete, one without cresting and one a stump only. There are no inscriptions or date to this monument, and it is assumed to be a C19 replacement of a mediaeval original. The Square is still used for weekly markets.  
Listing NGR: SS3430503806

**Name:** STANHOPE CHAMBERS  
**List entry Number:** 1164332  
**Grade:** II

**UID:** 91945

**Details**

Shops with accommodation above. Circa 1900. Italianate style. Red brick, ashlar dressings, quoins, moulded brick entablature and modillion cornice, slate roof, decorative ridge tiles. Rectangular block of 3 single-fronted shops, entrances on right sides, separate staircases to upper floors. 3 storeys, 2:4 bays; upper storeys paired semicircular-headed window openings with keystones divided by colonnette with floral capital, outer capitals continued as decorative frieze linking the paired windows, quoins to window openings, sashes without glazing bars, plain moulded string course between first and second floors, decorative cast iron balcony to first floor, rusticated pillars with decorative capitals, now painted, adjoining doorways right with brackets above. Late C20 fascia obscuring modillion cornice. Two original shop fronts right with moulded plinths, panelled soffits, glazed doors, the lefthand shop front (No. 12) rebuilt late C20. Although the facade appears symmetrical the end 2 bays right are set closer together. The detailing is very similar to that of No 3 North Road (qv), and to other buildings in Holsworthy Road that have been altered. (Photograph in NMR)  
Listing NGR: SS3432903776

**Name:** K6 TELEPHONE KIOSK TO SOUTH EAST OF LIBRARY  
**List entry Number:** 1237273  
**Grade:** II

**UID:** 428501

**Details**

Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof Unperforated crowns to top panels and margin glazing to windows and doors.  
Listing NGR: SS3434203884

**Name:** MANOR OFFICES  
**List entry Number:** 1317848  
**Grade:** II

**UID:** 91943

**Details**

Council offices and museum, formerly rectory. Late C18 altered mid C20. Render grooved as ashlar, random rubble service wing, shallow pitch asbestos slate roof to main elevation, boxed eaves on facade, external stacks gable ends cut off below apex of roof, hipped stair case block to rear. T-plan, double fronted block with central corridor leading to stairhall with long service wing behind. 2 storeys, 3 bays; first floor 12-pane sash windows, ground floor French windows with marginal glazing bars, left hand window partly

blocked, central Doric porch with reproduction door of 6 raised and fielded panels, rectangular light above with diamond pane. Right return fronting carpark: gable end with French windows flanking chimney projection, no marginal glazing bars but original internal shutters. Stair block: first floor 16-pane sash window, French window with marginal glazing bars below, two 12-pane sashes above in cross gable of service wing 4-light casement below, long range with two 2-light casements. Interior: remains of C18 raised and fielded panelling, door and dentil moulded cornice now in corridor adjoining stairwell, turned balusters, moulded handrail swept up to newels, late C19 coloured glass to stairlight window, and short flight of stairs on first floor flanked by balusters swept back around newels; this room not seen. The rectory garden formerly contained The Labyrinth, a maze covering half an acre with a tree and seat in the centre. Laid out by Viscount Mahon in 1821, it was generally considered to be the only feature of interest for the visitor to Holsworthy until its destruction in the early C20. The site is now a carpark. The rectory was sold by the Church Commissioners to the District Council in 1947. (Leeson Day, Holsworthy, Devonshire Association Parochial Histories, 1934.)  
Listing NGR: SS3430003872

**Name:** 1, NORTH ROAD  
**List entry Number:** 1317868

**UID:** 91941

**Grade:** II

**Details**

Shops with accommodation above. c1900, probably refronting earlier C19 range, internal alterations early-mid and late C20. Italianate style. Red brick, ashlar dressings, quoin red and yellow glazed tiles set in modillion cornice, decorative keystones, moulded stringcourses, half-hipped slate roof, gabled wing with decorative ridge tiles, brick stack right, roughcast left on facade, wing with tall brick stack centre right. Plan: shopping arcade behind double fronted shop front 2 bays right, loggia left with entrance to upper storey and wing at rear formerly containing bakery with accommodation above; the wing fronts the churchyard of St. Peter's Church (qv). Three storeys, 3 bays, paired roundheaded sash windows without glazing bars, decorative capitals continued as frieze, first floor late C20 wrought iron balcony flanked by seated lions, modillion cornice below partly concealed by shop fascias, decorative capitals to quoin pilasters dividing 3-bay loggia left from shop-front right. Loggia with 3 arched openings, similar detail in window surrounds, 2 square-headed late C20 boarded doors; double-fronted shopfront with panelled soffit above late C20 glazed door. The capitals at ground floor level have a nice variety of motifs including flowers, foliage with birds and a man's face. Wing fronting churchyard: 2 storeys plus attic, 4:2 bays with chimney stack rising over gap between 2 gabled dormers undergoing restoration at time of survey (December 1987). 2 full-height narrow stairlight windows with marginal glazing bars and coloured lights, end bay right and penultimate bay left, sash windows with single vertical glazing bars, ground floor windows right undergoing restoration. Interior partially sighted: ground floor gutted to form mid C20 shopping arcade with applied half-timbering in the Tudor style; ground floor wing formerly a bakery, now a health centre and said to contain the ovens still in situ. First floor main block plasterwork friezes and ornamental ceiling rose in room occupying 2 bays right, both with contemporary chimneypieces. This is the best example of a group of buildings erected in this style in Holsworthy c1900, the majority of which have unfortunately been altered.  
Listing NGR: SS3436203874

**Name:** 1 AND 2, BODMIN STREET  
**List entry Number:** 1326637

**UID:** 91930

**Grade:** II

**Details**

Two houses, now one commercial property. Late C18 or early C19, possibly incorporating detail from mid C18. Brick in flemish bond, part rendered rubble plinth, slate roofs. These are frontages of a manngrist form, but the interiors, and the windows are all late C19. No 1 is in 2 storeys with 3 windows, all 4-pane sashes to brick splayed arches with a central fluted keystone; centre is wide 6-panel door plus a side panel, under a transom light, and on 2 steps. Mid string course. No 3 is in 2 storeys with 3 + 1 windows, all 4-pane sashes, to brick splayed arches with a fluted keystone; 3 doors, respectively 6 panel and transom light, glazed and transom light, 6 panel and transom light. At left end and between windows 3 and 4 are brick pilasters to moulded brick bases and stone caps with triglyph; the caps an triglyphs do not correspond with any architrave, but simply support an eaves band. A puzzling frontage, suggesting an interpretation of a grand notion for the street, not continued beyond these 2 buildings.  
Listing NGR: SS3430203721

**Name:** 19, BODMIN STREET  
**List entry Number:** 1326657

**UID:** 91932

**Grade:** II

**Details**

Manse to the United Methodist Church (qv). Circa 1850, two bays demolished early C20 when the adjoining United Methodist Church enlarged. Rendered over rubble, shallow pitch slate roof, boxed eaves, rendered stack left gable end. Plan: originally double fronted house with passage to yard at rear, now one room to left of entrance with extensions at rear and passageway fronted by wall linking attenuated dwelling to church. 2 storeys, 2 bays, full-height pilasters flanking entrance with window above, all 12-pane sash windows, semicircular-headed opening with part glazed door. Semi-circular-headed opening leading to rear, with right impost dying into wall of church adjoining. Asbestos slates on rear elevation. Illustrated in original state in Anon, 1910-1960 The Methodist Church Holsworthy Golden Jubilee Souvenir Brochure, 1960.  
Listing NGR: SS3420803690

**No.10 Name:** CHURCH OF ST JOHN THE BAPTIST AND THE SEVEN MACCABEES  
**List entry Number:** 1162728

**UID:** 91589

**Grade:** II\*

**Details**

Parish church. Norman origins remodelled in C14, probably circa 1315 when dedicated by Bishop Stapledon, with C16 addition. Stone rubble walls. Gable-ended asbestos slate roof. Plan: the church undoubtedly preserves Norman fabric but the dedication date of 1315 suggests it was extensively remodelled then. It was originally cruciform - consecrated with 3 altars - and the only alteration to this plan was the addition of a north aisle probably in the early C16. The west tower is of an early form and, with the south porch may also date from the early C14. A puzzling feature at the west end however is the way the narrow tower has a small addition to north and south both of which are closed towards the nave - almost resembling a dwarfed west transept. The church has escaped extensive C19 restoration. Exterior: very low narrow unbuttressed west tower with pyramidal roof. It is almost enveloped to north and south by extensions to the nave. No west doorway. C15 2-light west window with 4-centred heads and hoodmould. Tall 4-centred lancet of circa 1300 on north side of nave towards west end. The north aisle does not extend as far as the west end. It has a 3-light

straight-headed granite mullion window in its west wall and 2 on its north face. Granite north doorway with a very depressed 4-centred head and roll and fillet moldings, recessed spandrels and hoodmould. 2-light mullion window at east end of aisle. Very small C19 lean-to vestry against end of aisle with single chamfered light and shallow arched doorway. Chancel has tall lancet with 4-centred head on north wall. East window is circa 1300, 3-light with trefoiled heads; 2 more lancet lights on south wall of chancel - that to the east has a square head and has probably been altered. South transept has C15 2-light trefoiled-head window on its east side. Probably restored C15 style 2-light window to south. South wall of nave has 2 4-centred head lancets to either side of C14 gabled porch with coping stones and pointed arch chamfered doorway. Interior: porch roof has been restored. C14 south doorway, chamfered with 2-centred arch. Internal walls have C20 plaster apart from transept and west wall where the stonework is exposed. 3 bay north arcade of which the two westward arches are Perpendicular with Pevsner A-type piers, moulded capitals and 4-centred arches. The easternmost arch is C14 and was the former north transept arch - it is very pointed with different moulding and a semi-hexagonal respond to the east against the wall. No chancel arch. South transept has pointed rubble arch with hagioscope. Tall 4-centred dressed stone tower arch. Windows to nave and chancel have pointed chamfered rear arches. Over the nave, chancel and transept the roofs has been renewed in late C19 or early C20 with arch-braced form. Over the north aisle is an older arch-braced roof probably C16. The altar and lectern probably incorporate parts of the carved rood screen which has been replaced by a late C19 or early C20 one. The pulpit incorporates C17 carving to panels which appear to have been reused. The old benches survive which in the nave and aisle are plain apart from one at the rear which has a carved end. In the transept one bench has worn carved ends with a panelled and richly carved front with arcading and Renaissance designs - apparently this was known as the Dursland pew. Square C13 font with moulding around the bottom standing on renewed central stem with 4 outer pillars on original square moulded base. The chancel floor consists of medieval Barnstaple tiles. Although this is a fairly simple church its importance lies in its early date and relatively unaltered state.

Listing NGR: SS4070806044

**Name:** Cadiho Well, 370m north west of Higher Kenneland

**List entry Number:** 1016546

**Date first scheduled:** 27-Oct-1997

**UID:** 28646

**Details**

Cadiho holy well survives comparatively well and there are architectural, archaeological and documentary records about the development and use of the site.

The monument includes a holy well situated on the eastern side of the valley of a tributary to the River Torridge, in the grounds of the former Dunsland House, south east of Cookbury. The well lies directly south of the main drive to the house and to the east of a bridge across the stream. The monument survives as a square-shaped earth well, which is water filled, around which a stone and brick-built roofed structure has been constructed. The building measures 1.5m square. The walls are 0.4m thick and the doorway to the well is west-facing and measures 0.7m wide and 1.7m high. The well itself measures 0.7m square and is defined at the base of the door by a slab of slate placed on its edge and thus acting as a small dam. The well structure is built into the valley slope and has an internal corbelled roof, although from the outside this appears as a pitched slated roof which measures 2.3m high at its apex. The well reputedly marks the site where the first Cadiho owner of Dunsland killed the previous Saxon occupant.

National Grid Reference: SS4113905299

**Name:** Wayside cross 120m south west of All Saints' Church

**List entry Number:** 1013729

**Date first scheduled:** 20-Dec-1995

**UID:** 27301

**Details**

The shaft of the wayside cross at Bradford is of ancient date and, although not in its original position, it is unlikely to have been moved far. The restoration of the head and arms is in keeping with the expected original type, preserving the overall octagonal cross section. Although the shape of the pedestal is likely to have originally been octagonal or square, its present circular form does not detract from the monument and continues to symbolise the original imposing stature of the cross, whilst also serving as a protection from damage by passing traffic. This monument includes a medieval wayside cross shaft with a restored head and arms, embedded in a 20th century pedestal, situated at the roadside beside a junction leading to the church in the village of Bradford. Although the cross is not precisely in its original position, it is likely to be close to it. The stone pedestal of the cross is circular with an overall diameter of 2m and height of 0.8m. This pedestal is partly built into the garden wall of a neighbouring cottage. Above the pedestal are two circular steps. Within the upper step an ancient cross shaft is embedded. The shaft measures 1.04m high and has a basal width of 0.3m which tapers upwards to a width of 0.23m. It is of octagonal section in common with many of Devon's wayside crosses, with a likely date of 14th to 15th century. Above is a restored head and arms with a height of 0.94m and a thickness of 0.23m. This is also of octagonal section. Excluded from the scheduling are the garden wall of Stone Cross Cottage, and the metalled road surface where this falls within the cross's protective margin, although the ground beneath the metalled road surface is included. The cross is Listed Grade II.

National Grid Reference: SS 42004 07159

**Name:** CHURCH OF ALL SAINTS

**List entry Number:** 1105088

**Grade:** II\*

**UID:** 91583

**Details**

Parish church. Norman origins with some C14 fabric extended in C15, restored in 1869 and during 1875 - 89. Stone rubble walls. Gable-ended slate roof. Plan: nave, north aisle and chapel, west tower and south porch and vestry to north of chancel. The earliest feature of the church is Norman south doorway. The next recognizable building phase is C14 from which time the chancel dates or was rebuilt. A major remodelling took place in the C15 when the north aisle was added and the porch probably built. The tower was struck by lightning in 1550 and rebuilt. The date of the vestry is uncertain since it incorporates C17 features but these may have been re-used in the C19. Kelly's Directory records that the church was restored in 1869 from a ruinous state and again during 1875 - 89 when the chancel was rebuilt. The tower was restored and new pinnacles made in 1891. Exterior: 2 stage unbuttressed west tower, crenellated with renewed obelisk pinnacles terminating in crosses. West doorway has 2-centred arch and recessed chamfer, arched hoodmould above. Probably restored 2-light west window with cinquefoiled heads and quatrefoil over. Belfry openings are of 2 lights with 4-centred heads and hoodmoulds. West window of north aisle renewed in C20 in Decorated style. Granite moulded north doorway with 4-centred head and hoodmould. To its east is early C16 3-light granite mullion with segmental heads and a hoodmould. Beyond that is a C15 3-light mullion with ogee-headed lights and a hoodmould. At the east end of the north wall is a

C17 straight-headed 3-light mullion. East end wall of aisle has 3-light granite Perpendicular window. The vestry projects as a small wing from the north wall of the chancel with a cambered head doorway on its east side and a C17 mullion window on its north wall. East window is a C19 3-light restoration in the Decorated style. South wall of chancel has 2 apparently early C14 unrestored windows. The nave has C19 2 and 3-light Decorated style windows. Gabled C15 or C16 porch with stone coping and 4-centred chamfered rubble arch. Interior: porch has renewed open timber roof. Narrow Norman doorway with round arc to tympanum, dressed stone jambs and colonnette either side with carved capitals. Internal walls are rendered. 5-bay granite arcade to north aisle of Pevsner A-type piers with carved capitals and the moulding continuing on the 4-centred arches. Tall pointed rubble tower arch. The roofs have all been replaced during restoration. Late C19 carved pulpit, choir stalls and benches. Medieval Barnstaple floor tiles cover part of the nave and north chapel. Small Norman font with fluted edge to bowl. In north chapel are 3 C16 floor memorial, one of 1599 to Elizabeth Pomeroy, the others considerably worn. On north wall is a marble obelisk shaped memorial to Arscott Bickford of Dunsland who died 1771. Adjoining it is a large slate wall memorial to members of the Bickford family who died at various times in the C18. Next to this is a good memorial dated 1659, 1686, and 1662 to William Bickford, his wife Grace and Arthur Ascott of Dunsford. It is slate with a Corinthian column either side surmounted by a broken pediment with armorial shield at centre and winged angel's head below. Beyond are 2 C19 marble memorials to the Heysetts of Baracott. Source: Beatrix Cresswell: Notes on Devon Churches in the Deanery of Holsworthy; Kelly's Directory 1906  
Listing NGR: SS4212707220

**Name:** CHURCH OF ST PETER

**List entry Number:** 1162910

**Grade:** II\*

**Date first listed:** 14-Feb-1958

**UID:** 91615

**Details**

Parish church. Norman origins, rebuilt in C14 (dedicated in 1338) and again in C15. Restored in 1876. Stone rubble walls. Gable-ended slate roof. Plan: nave, north aisle and chapel, south transept, west tower and south porch. The earliest feature - as in several churches in the vicinity - is a Norman south doorway. A substantial rebuilding must have taken place in the C14 judging from the eastern end of the north arcade and probably the transept and tower. The rest of the church dates from the C15 and early C16 when it reached its present form. Vestry to north of chancel probably added during restoration of 1876 when the chancel was also rebuilt. Exterior: unbuttressed battlemented west tower with obelisk pinnacles. No west doorway. Restored 2-light belfry openings and Decorated style west window. North aisle has 3-light Perpendicular windows - probably with the tracery and mullions renewed. Granite 2-centred north doorway with double roll mouldings. Small gabled vestry projecting from east end of aisle. South wall of nave has 2 early C16 3-light segmental headed mullion windows with square hoodmoulds, 2-light one towards east end. 3-lint Decorated style east window is a restoration. South transept has a restored Perpendicular style window on its end wall and a C15 style 2-light mullion with 4-centred heads on the east wall. Interior: porch roof is a restoration. Very good Norman south doorway of 2 orders with semi-circular head which has several different mouldings including chevrons around its outer ring. 2 orders of colonnettes with different carved capitals. Interior walls have C20 plaster. North arcade is in 2 distinct parts. The 2 western arches are C15 with Pevsner A-type piers, and moulded wide segmental arches. The 2 arches to the east are C14; lower and heavier, chamfered and rebated with pointed heads. Octagonal central column and chamfered responds. Tall modern tower and chancel arches. 4-centred transept arch also probably rebuilt. Piscina with pointed head in north chapel. Roofs are all completely restored probably in 1876, in arch-braced and simple A-frame form. Pews are modern but those in the channel re-use some old carved panels likely to have come from earlier benches. Octagonal C15 or C16 font with plain granite bowl and sandstone base and stem. Good C17 alabaster memorial in north chapel with effigies of male and female figures believed to be Sir John and Lady Speccott. 2 sons kneel at their feet and at their heads are 2 daughters. Accompanying alabaster relief on wall at the foot of the memorial depicts Sir Humphrey Specott and his wife Elizabeth. Simple memorial on south wall of chapel of John Johns died 1715 with winged angel's head below plaque and hourglass above it. Memorial on north wall to John 14aynard and his sister Margaret who died 1694 and 1766 with decorative carving around edges, armorial shield above and relief figure of child below. Slate floor memorial in chapel dated 1681 to William Hamond rector of the parish. Source: Beatrix Cresswell - Notes on Devon Churches in the Deanery of Holsworthy  
Listing NGR: SS4006208455

*Scheduled Monuments*

**Name:** Bowl barrow in Cookworthy Plantation, 290m east of the Baptist chapel

**List entry Number:** 1017677

**UID:** 28648

**Details**

The bowl barrow in Cookworthy Plantation survives comparatively well and contains archaeological and environmental information relating to the mound and its surrounding landscape. This barrow forms part of a wider distribution which includes several barrows situated in this part of Devon. The monument includes a Bronze Age bowl barrow situated on a hilltop location which originally overlooked the valley of a tributary to the River Carey. The barrow forms an outlier to a group situated to the south, which is the subject of a separate scheduling. The monument survives as a circular mound which has a more prominent profile on its southern and eastern sides. It measures 17.5m in diameter and is 0.7m high. The surrounding ditch, from which material was derived to construct the mound, is preserved as a 2m wide buried feature.  
National Grid Reference: SS 40923 00546

**4 barrows on Langaford Moor**

**Name:** Four bowl barrows on Langaford Moor

**List entry Number:** 1016223

**UID:** 28647

**Details**

Despite limited damage as a result of modern activities, these four barrows on Langaford Moor survive comparatively well and contain archaeological and environmental information relating to the monument and its surrounding landscape. These barrows form part of a wider distribution which includes several barrows situated within this part of Devon. The monument, which falls into three areas of protection, includes four Bronze Age bowl barrows situated on Langaford Moor. The barrows occupy a high upland ridge which enjoys commanding views across to Dartmoor in the south, and over valleys of tributaries of the River Carey. They form part of a concentration of similar monuments in the area. The four bowl barrows are aligned east-west along the line of the natural ridge.

An outlier situated to the north, which occupies a different hilltop beyond a small river valley, is the subject of a separate scheduling. The westernmost barrow of the group survives as a 35m diameter circular, flat-topped mound standing up to 1.2m high. The central barrow survives as a 29m diameter circular flat-topped mound standing up to 0.5m high. To the east a land drain or trackway runs from north to south and has cut the quarry ditch on the eastern side of the mound. The easternmost barrows which lie within a single area of protection, survive as two conjoined mounds. The larger of the two is oval in shape and measures 22m long from east to west and 19m wide from north to south and is 0.8m high. To the SSE is the second, smaller circular mound which has a diameter of 9m and stands up to 0.3m high. All four barrows are surrounded by 2m wide buried ditches from which material was quarried during their construction.

National Grid Reference: SS 40856 00002, SS 41033 00019, SS 41312 00088

## Appendix 3

### Supporting Jpegs



View from proposed turbine location towards the hamlet of Upcott; from the south-east.



View showing the extensive surface disturbance and rough grass pasture. The slight hollow surrounding a shallow raised area within the reed dominated area is visible directly in the foreground; from the south.





View long the eastern boundary of the site, showing the hedgebank, as well as one of the disturbed areas of ground; from the south.



View to the short section of relict hedgebank that forms part of the south-west boundary of the site; it is replaced by a wire fence that runs behind it. Mature trees occupy this bank, providing some seasonal blocking to the south-west; from the north-east.





View from the edge of Cookbury, over the adjacent field to the high ridge of land to the north, on which the turbine will be constructed; from the north-east.



View from the garden of Hayne Farm, outside Hollacombe, up to the cottage on the west side of the village. A photovoltaic unit is just out of sight within the valley between the farm and village. The turbine will appear behind the village on the skyline. Seasonal local blocking will be provided by the trees which surround the garden; from the south-west.



View from Cookbury churchyard up to the turbine location, showing the local blocking factors of cottages, trees, hedge-banks and topography; from the north-east.



The Scheduled Monument in Bradford, the stone cross, with views towards the turbine, seasonally blocked by the trees that frame the village to the south and west; from the north-north-east.





View up across Holsworthy from the viaduct to the southern end of the town, showing the local blocking provided by the buildings; from the south-west.



View up to the turbine site, from Clawton parish church, showing open views to the north-east; from the south-west.



Views from Ashwater parish church; showing open views to the north-east; from the south-west.

## Appendix 4

### PROJECT DESIGN FOR ARCHAEOLOGICAL EVALUATION TRENCHING ON LAND AT BISHOPS FARM, COOKBURY, DEVON

**Location:** Bishops Farm  
**Parish:** Cookbury  
**County:** Devon  
**NGR:** SS381043  
**Planning Application ref:** Pre-application  
**Proposal:** Wind turbine  
**Date:** 13<sup>th</sup> September 2013

#### 1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Mr Will Doble (the Client). It sets out the methodology for archaeological evaluation trenching and reporting at land at Bishops Farm, Cookbury, Devon. The PD and the schedule of work it proposes has been drawn up in consultation with Ann Marie Dick of Devon County Historic Environment Team (DCHET).

#### 2.0 ARCHAEOLOGICAL BACKGROUND

Bishops Farm is set within a landscape which is classified as *Medieval enclosures based on strip fields* by Devon Historic Landscape Characterisation *This area was probably first enclosed with hedge-banks during the later middle ages. The curving form of the hedge-banks suggests that earlier it may have been farmed as open strip-fields.* There are a number of Grade II Listed buildings in the area such as Broadgate Farm and the Methodist Chapel at Anvil Corner.

The results of a geophysical survey showed a large number of anomalies of probable archaeological origin suggesting a site of multi-period occupation. Two prehistoric ring ditches were identified, as well as a number of linear features. It is likely that most of the linear anomalies are related to field systems; however three are related to a triple ditch feature. The angle at which the triple ditch feature extends suggests it is more likely to be related to a prehistoric enclosure than a Roman military site.

#### 3.0 AIMS

3.1 The principal objectives of this first stage of archaeological work will be:

- 3.1.1 To assess the potential for the survival of below-ground archaeological deposits associated with the medieval and earlier settlement here.
- 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 Evaluation trenches will be positioned in accordance with the attached plan (Figure 1). 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 depth of formation, 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.

4.3.1 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)*.

4.3.2 Spoil will be examined for the recovery of artefacts.

4.3.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines. 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. 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.

4.3.4 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.

- 4.3.5 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;
- 4.3.6 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.3.7 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).
- 4.3.8 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.
- 4.3.9 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.
- 4.3.10 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 response.
- 4.4 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.
- 5.3 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, then the archaeological contractor will prepare an interim illustrated summary report at the end of each stage. The report will set out the results of that phase of archaeological works, including the results of any specialist assessment or analysis undertaken. The report will be produced within three months of completion of each phase of fieldwork. At the completion of the final stage of the fieldwork



an overarching report setting out the results of all stages of work will be prepared. 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, an interim report will be produced within three months of the completion of the final stage of fieldwork, and a revised date for the production of the full report agreed between the DCHES and the archaeological contractor.

5.4 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.

#### 5.5 *Publication*

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.

### 6.0 ARCHIVE

6.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with the requirements of Devon Historic Environment Team and the collecting museum and guidance stated in the Management of Research Projects in the Historic Environment (MoRPHE) (<http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/>). The digital element of the archive will be transferred to the Archaeology Data Service (ADS) for long-term curation. A reference number will be obtained from the Museum of North Devon and Barnstaple (MNDB), with regard to the deposition of the material (finds) element of any archive created by these works.

6.2 The archive will consist of two elements, the digital archive and the material archive.

6.2.1 The digital archive, including digital copies of all relevant written and drawn records and photographs, will be deposited with the Archaeology Data Service (ADS) and in compliance with their standards and requirements.

6.2.2 The material archive, comprising the retained artefacts/samples and the hardcopy paper record (if requested) will be cleaned (or otherwise treated), ordered, recorded, packed and boxed in accordance with the deposition standards of the MNDB, and in a timely fashion.

6.2.3 If the MNDB wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under the same accession number. Should the MNDB decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or the Devon Heritage Centre. If a suitable third party cannot be found, the hardcopy paper archive will be retained by SWARCH for 3 years and then destroyed.

6.3 SWARCH will, on behalf of the MNDB, obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.

6.4 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.

6.5 SWARCH will notify the HET upon the completion of:

- i) deposition of the digital archive with the ADS, and
- ii) deposition of the material (finds) archive with the museum.

6.6 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HET and the LPA, the site archive deposited and the OASIS form completed.

6.7 There will not be a requirement to prepare an archive for fieldwork projects that do not expose deposits of archaeological interest and yield little or no artefactual material. The results of these projects will be held by the HER in the form of the report submitted by SWARCH and the creation of an OASIS entry and uploading of the report. This process would be agreed with the HET and completed prior to the condition being discharged.

6.8 The archive will be completed within 3 months of the completion of the final report.

### 7.0 FURTHER WORK

7.1 The results of this initial archaeological evaluation of the site will enlighten the need for further historic archaeological works to be undertaken to 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 under a NPPF archaeological condition imposed on any consent granted.

### 8.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)

8.1 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 other conditions that have been imposed upon the consent granted 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. 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.

### 9.0 PERSONNEL

9.1 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).

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 South West Archaeology  
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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](mailto:a.hopperbishop@exeter.gov.uk)  
*Richard and Helena Jaeschke*  
 2 Bydown Cottages, Swimbridge, Barnstaple, EX32 0QD, Tel: 01271 830891, [mrshjaeschke@email.msn.com](mailto:mrshjaeschke@email.msn.com)

**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 8LN, Tel: 01271 346747

**Bone**

Human *Professor Chris Knusel*, University of Exeter, Tel: 01392 722491, [c.j.knusel@ex.ac.uk](mailto:c.j.knusel@ex.ac.uk)  
 Animal *Wendy Howard*, Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE  
 Tel: 01392 269330, [w.j.howard@exeter.ac.uk](mailto:w.j.howard@exeter.ac.uk)

**Lithics**

*Dr Martin Tingle*  
 Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ [martin@mtingle.freeseve.co.uk](mailto:martin@mtingle.freeseve.co.uk)

**Palaeoenvironmental/Organic**

Wood identification *Dana Challinor* Tel: 01869 810150 [dana.challinor@tiscali.co.uk](mailto:dana.challinor@tiscali.co.uk)  
 Plant macro-fossils *Julie Jones* [juliedjones@blueyonder.co.uk](mailto:juliedjones@blueyonder.co.uk)  
 Pollen analysis *Ralph Fyfe* Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

**Pottery**

Prehistoric *Henrietta Quinell*, 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](mailto:alex.croom@twmuseums.org.uk)  
 Medieval *John Allen*, Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN, Tel: 01392 665918  
 Post Medieval *Graham Langman*, Exeter, EX1 2UF, Tel: 01392 215900, [su1429@eclipse.co.uk](mailto:su1429@eclipse.co.uk)

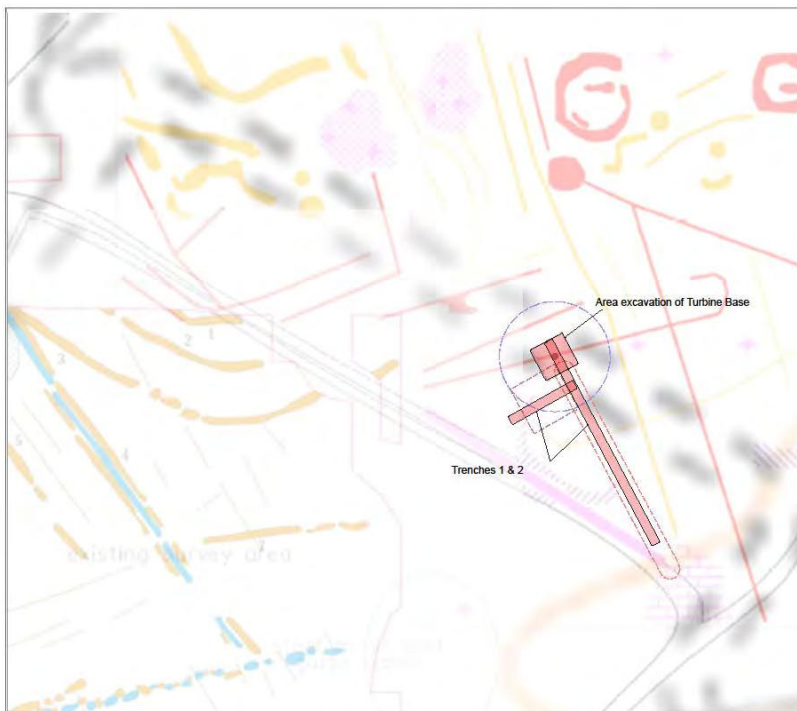


Figure 1: Proposed trench location

## Appendix 5

### Context List

Context	Description	Relationships	Depth/Thickness	Spot Date	
(100)	Topsoil	Dark Orangey brown, friable, clayey silt (very claggy), very clean with the exception of occasional small sub-angular to sub rounded stones	Overlies: (101)	0.25-0.3m	-
(101)	Plough Soil	Mid orangey-brown, friable, clayey silt, frequent small-medium stones- likely to be ploughed soil	Overlies: (102) Overlain by: (100)	0.05-0.1m	-
(102)	Natural Layer	Mid yellowish-orange, compact, clay and shillet. Natural variation, clay and rock patches, rock banding	Overlain by: (101)	Occurred below: 0.3m	-
[103]	Cut of Posthole	Likely post-hole, c.0.32m in diameter, yet the entire irregular feature measured c.0.75m in diameter. The majority of the sides sloped gently to the base, yet the south slopes declined steeply to the features' flattish base	Filled by: (104) Cuts: (102)	0.26m	-
(104)	Fill of Posthole	Mid-orangey brown, friable, clayey silt, and contained frequent medium sub angular stones and frequent small sub angular to angular stones	Fills: [103] Overlain by: (100) (101)	0.26m	-
[105]	Cut of Ditch	Linear, 1.9x0.63m, aligned NE-SW (very shallow), moderate to steep S slope, Steep N slope with sharp break of slope, flattish base (irregular patches due to stoney inclusions in natural)	Filled by: (106) Cuts: (102)	0.15m	Romano-British
(106)	Fill of Ditch	Dark grey-brown, soft silty clay, frequent small-medium sub-angular stones (as in natural), very occasional charcoal flecks, one pottery shard	Fills: [105] Overlain by: (100) (101)	0.15m	Romano-British
[107]	Cut of Ditch	Linear, 1.9m x 1m wide, aligned WSW-ESE, S side very steep nr vertical, N side steep, straight sided (occasionally undulated due to stoney natural), sharp break of slope, near flat base (slightly concave)	Filled by: (108) Cuts: (102)	0.5m	-
(108)	Fill of Ditch	Mid greyish-brown, friable, clayey silt, frequent large angular stones, occasional angular medium stones, common sub angular small stones (c.20-30mm dia.), very rare charcoal flecks (<2mm), no finds	Fills: [107] Overlain by: (100) (101)	0.5m	-



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