

Pulhayes Farm, East Budleigh, Devon: Heritage Statement

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Introduction

South West Archaeology Ltd. was commissioned by Michael Goff, Agricultural Planning, Design & Project Management (The Agent) to undertake an appraisal of the archaeological potential and heritage constraints of a site at Pulhayes Farm, East Budleigh, Devon [NGR: SY 07127 84071], in advance of an application to erect a new silage clamp. The proposal replaces an existing silage store on a similar footprint.

Topographical and Geological Background

Pulhayes is located approximately 0.68km south east from the centre of East Budleigh, c.1.76km south west of Otterton and c.2km west of the coast (Figure 1). The site lies on gently sloping ground at a height of c.15m AOD. The soils of this area are the well drained reddish coarse loamy soils of the Bromsgrove Association (SSEW 1983), which overlies sandstones on the Helsby Sandstone Formation (BGS 2020).

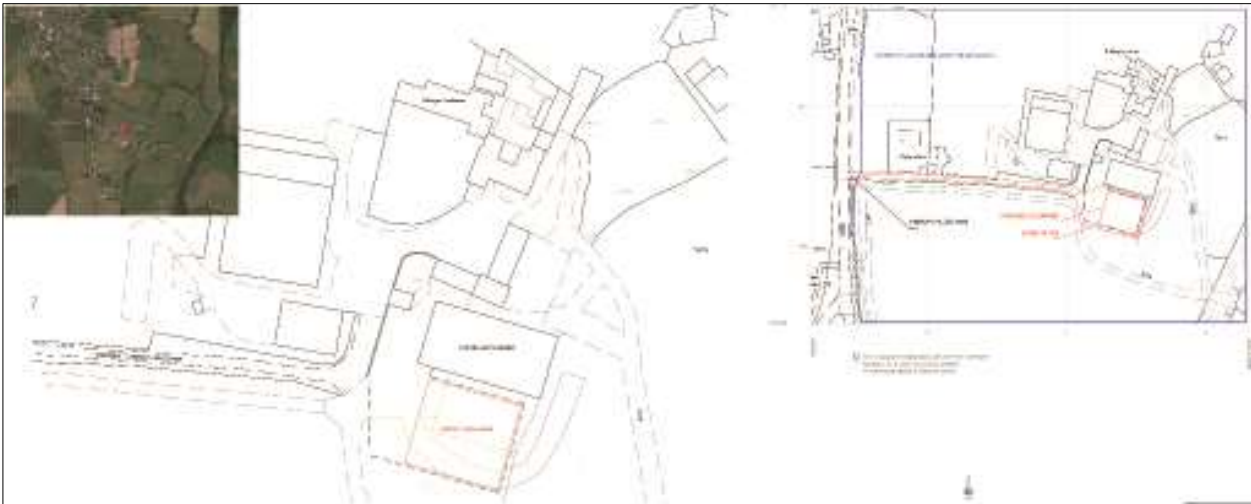


FIGURE 1: LOCATION MAP (BASED ON CLIENTS PLAN).

Historic Background

East Budleigh was recorded as Bodelie in 1086 in the Domesday book and was also known as the Royal Manor of Bodeleia, considered the most important part of the Budley Hundred; going through a number of spelling variations until becoming Estbudleigh in 1671 and finally East Budleigh. The place name Budleigh possibly derives from the old English words 'wood/clearing' or 'dwelling wood/clearing' (Key to English Placenames 2020).

Pulhayes Farmhouse is a Grade II Listed farmhouse, and is a Mid-17th century building, extended in the early 18th century and refurbished in the late 19th century (c.1870). The 18th century extensions included a cider house to the north-west which contains a complete set of 19th century cider making machinery. The farmhouse itself retains a number of original features which fit with the date of 1644 inscribed onto a roof truss over the kitchen (MDV29719). The Farm is surrounded by a group of largely 19th century farm buildings, built mostly in one phase as a 'model farm' by the Rolle estate in 1870 (MDV: 107241). A further range of farm buildings with a yard to the north were added in the later 19th century to the south of the farmhouse. During the 20th century several large modern cow sheds were added behind (to the south) of this later yard, these have been remodelled/replaced in the early 21st century. These large agricultural steel frame buildings block any views between the existing silage area (The site) and the Listed farmhouse and historic core of buildings.

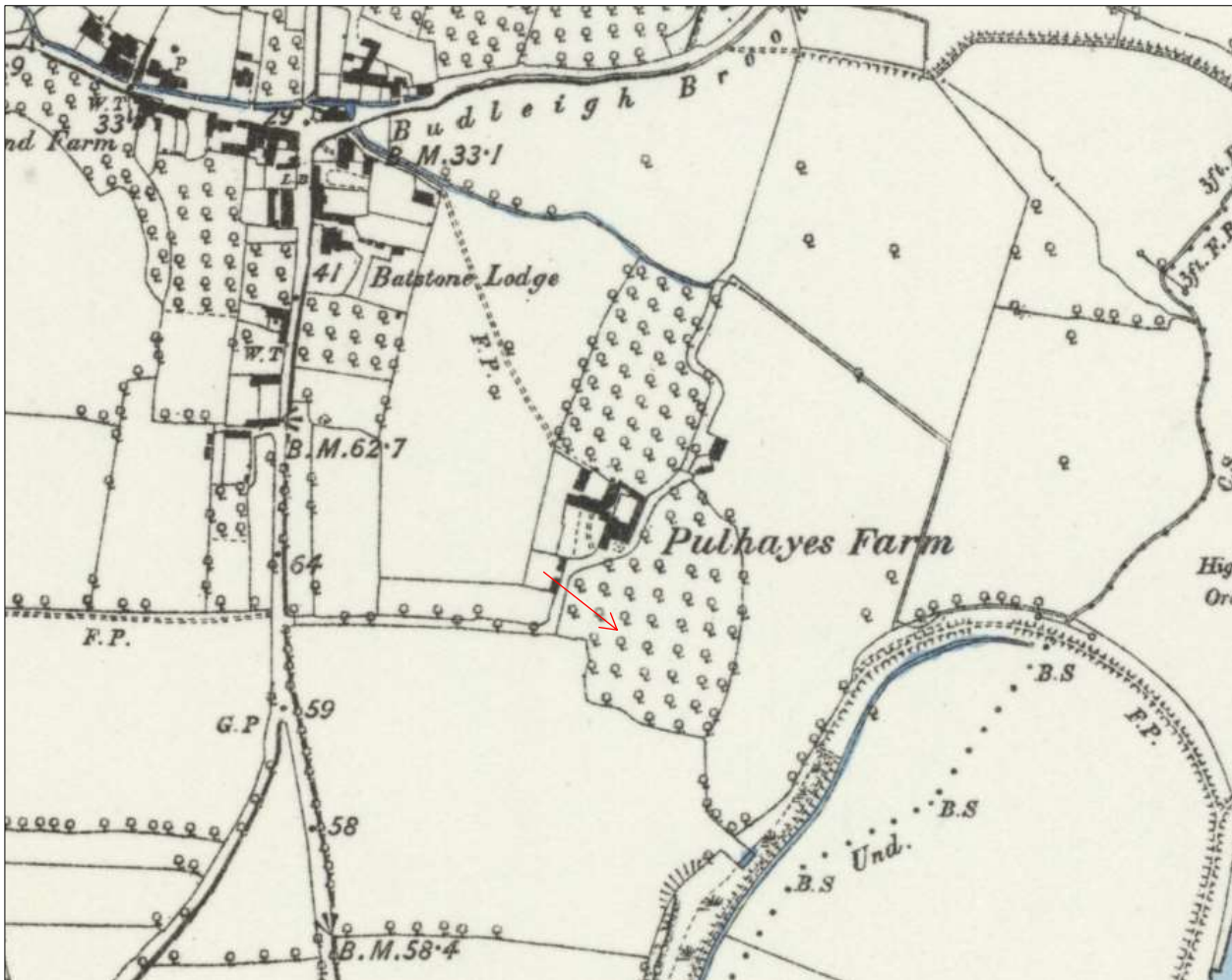


FIGURE 2: OS 1ST EDITION 1888 6INCH TO THE MILE. THE APPROXIMATE SITE LOCATION IS INDICATED.

Proximity of Designated Heritage Assets

The proposed works to this site – will have highly effective screening by existing buildings to the west and north – and they are unlikely to have an appreciable effect on any designated heritage assets in the wider area. However, this assessment is based on readily-available internet sources and has not been ground-truthed.

Conclusion

The site is located close to the historic settlement of East Budleigh, to the south of a farm with 17th century or earlier origins. The site is located within land defined as post-medieval enclosure on the Devon County Historic Landscape Characterisation (HLC) and was part of an orchard in the 19th century. The site has developed into part of the working farmyard of Pulhayes during the 20th and 21st century. Overall, the archaeological potential of the area can be determined to be moderate but it is likely the site itself has been badly truncated, and the below-ground impact of the proposed development itself may be deemed to be limited.

The farm retains a working agricultural character, and the proposals will not alter this. The site is also almost entirely screened from the existing farmyard and any impact upon its setting will be negligible. There are no other designated heritage assets in close enough proximity to be impacted upon by the proposed development, with the nearest Listed building grouped within East Budleigh to the north-west of the site, and likely fully screened by other modern agricultural buildings.

References

British Geological Survey 2020: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

CIFA 2020: *Standard and guidance for historic environment desk-based assessment.*

SSEW 1983: *Legend for the 1:250,000 Soil Map of the England and Wales.*

University of Nottingham 2020: *Key to English Placenames*

<http://kepn.nottingham.ac.uk/map/place/Devon/East%20Budleigh>