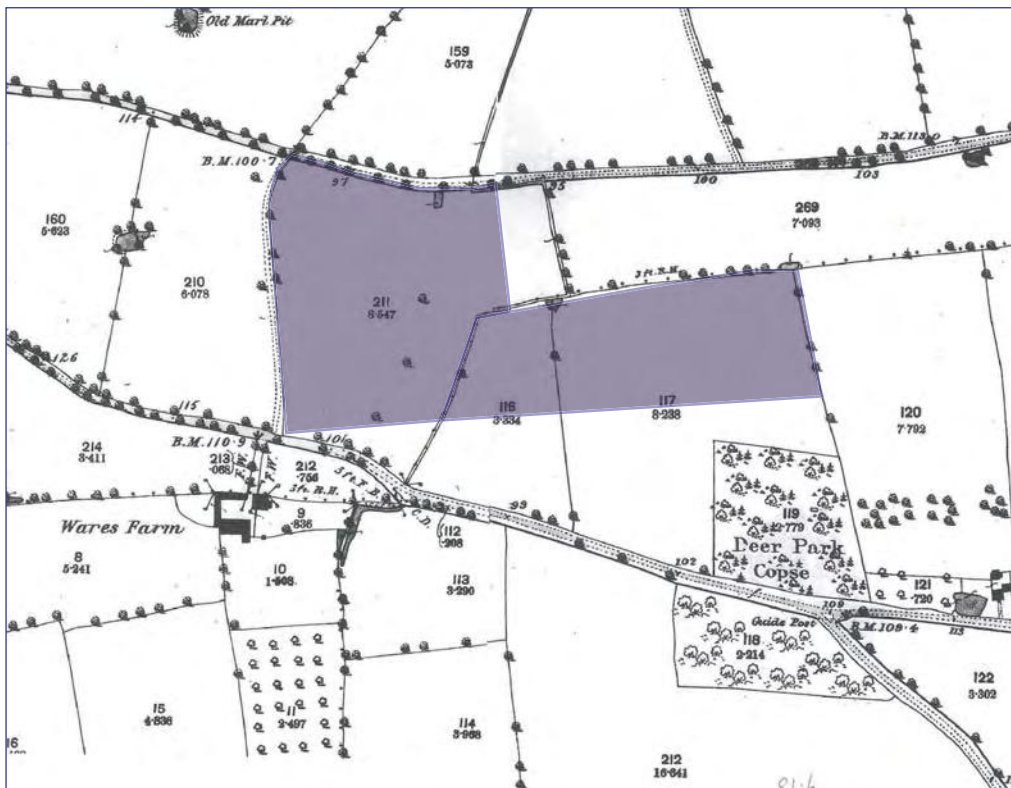


# LAND AT EXETER AIRPORT BUSINESS PARK Clyst Honiton & Aylesbeare East Devon

Results of a Desk-Based Assessment  
Archaeological Fieldwalking and Monitoring



The Old Dairy  
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Report No.: 081014

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Martin Tingle

Ordnance Survey Licence number 100044808

## 1.0 Introduction

**Location:** Land at Exeter Airport Business Park  
**Parish:** Clyst Honiton & Aylesbeare  
**District:** East Devon  
**County:** Devon  
**NGR:** SY0096093134  
**OASIS No:** southwes1-49899

### 1.1 Background

Southwest Archaeology was asked by Andrew Penna of King Sturge LLP (the Client) to prepare an outline desk-based archaeological assessment, undertake archaeological field-walking and monitoring of geotechnical test pits at land to the east of Exeter Airport - two fields on the north side of the A30 trunk road - prior to seeking planning permission for development of the site. A geophysical survey was also undertaken on the site (South West Archaeology Report No. 081013). The assessment and survey were commissioned in accordance with paragraphs 19 and 20 of Central Government's *PPG16 - Archaeology and Planning* (1990) and local Planning Policy. The work conformed to a brief provided by the Devon County Council Historic Environment Service (DCCHEs) Deputy County Archaeologist, Bill Horner (Appendix 1).

The land earmarked for development lies at around 30m OD to the east of the junction of the B3184 with the A30 trunk road. The soil is a clay silt with river derived gravels with an underlying solid geology of Permian sandstones (British Geological Survey 1995). The fields, which are currently in agricultural use, lie at the point where the parishes of Clyst Honiton, Aylesbeare and Farringdon meet.

This general area has, in the later years of the 20<sup>th</sup> century, been subject to a number of archaeological investigations largely prompted by the upgrading of the A30 and the expansion of Exeter Airport and adjacent business park. Land to the west, formerly the land of Fair Oak Farm, has seen considerable development during the 20<sup>th</sup> and 21<sup>st</sup> century, before and during the Second World War and most recently with the development of the Skyways Business Park. The area for development is separated from the developed area by a lane, and it straddles the boundary between the parishes of Clyst Honiton and Aylesbeare. Of the two fields in question, the one to the west lies in Clyst Honiton and was historically part of Wares Farm (which is itself in Farringdon parish); the one to the east lies in Aylesbeare parish.

### 1.2 Summary

The HER records for the surrounding area indicate that prehistoric activity may well be encountered within the area of the site. Prehistoric flint and chert artifacts collected during the fieldwalking exercise demonstrated the presence of prehistoric material on the site, although no further evidence was observed during the archaeological monitoring undertaken.

### 1.3 Methodology

The desk-based assessment was carried out by Terry Green MA of South West Archaeology and was undertaken with reference to IFA guidelines on the preparation of archaeological assessments. The necessary research was conducted at the Devon Records Office, the Westcountry Studies Library and involved a search of the Devon Historic Environment Service Records (HER).

The archaeological monitoring was undertaken by Dr Martin Gillard and Dr Brynmor Morris with reference to IFA guidelines.

The fields had been ploughed and harrowed before the field-walking survey was undertaken. The area covered by the geophysical survey was divided into a grid of 30m squares (Fig. 7). The first field to be walked was Field 2 (east), which was subject to a preliminary inspection along the grid lines. Based on the results of this preliminary inspection no further systematic walking of this field was undertaken as the finds were mostly modern; but any further material found whilst undertaking the geophysical survey was collected and bagged by relevant grid square. Based on the preliminary inspection of Field 1 (west) the surface was then traversed systematically and finds collected and bagged by relevant grid square. The southernmost line of grid squares was not walked because of vehicle activity in this area. The field-walking was carried out by Deb Laing-Trengove, Dr Martin Gillard, Dr Brynmor Morris and Ross Dean.

## 2.0 Results of the Desk-Based Assessment

The following outline study relates the area for development to the historic cartographic record and places it in the context of archaeological and historical features recorded in the Devon County Historic Environment Record.

### 2.1 Indications of Prehistoric and Romano-British Activity

During the 1990s the upgrading of the A30 trunk road was preceded by archaeological investigations along the route, leading, *inter alia*, to the extensive excavation of an Iron Age settlement at Black Horse to the west of Clyst Honiton (Fitzpatrick, Butterworth and Grove 1999, 160-192). In addition, proposals for mineral extraction at Hayes Farm some 1.5km to the northwest of the area under consideration occasioned excavation by Cotswold Archaeology which revealed evidence of Neolithic and Bronze Age settlement (Barber, 1999). Two kilometres to the north of the present site, land at or near South Whimble Farm and adjacent to the line of the Roman road running east from Exeter has produced evidence of Romano-British settlement (Fitzpatrick, Butterworth and Grove 1999, 224: map). Together with the findspots of prehistoric materials which are listed below (HER entries) and mapped in Fig.6a, these recent findings indicate that this general area has been the scene of human activity, settlement and land-use over several millennia.

### 2.2 Medieval and Post-Medieval

Fair Oak Farm to the east and Wares Farm (which is in Farringdon parish) immediately to the southwest of the site can both be traced to the medieval period. The name of Fair Oak is recorded in 1292 (Gover, Mawer and Stenton 1932, 584), and it is suggested (Gover Mawer and Stenton 1932, 588) that Wares Farm is to be associated with the name of John Ware, recorded in 1452.

Historically, two routeways diverging to the north of the buildings of Fair Oak (see Fig 3a) run parallel and contain between them fields with slightly curving, parallel north-south boundaries. These might suggest a history as medieval plough strips engrossed and enclosed probably in the late medieval or early post-medieval period. However, the field names given in the Clyst Honiton and Aylesbeare tithe apportionments of c.1840, many of them a variation on *Moor*, suggest a relatively recent (late medieval/early post-medieval) intake from moorland or common grazing land. Up until the 19<sup>th</sup> century this land was the property of the Lord Bishop of Exeter, and an intake from moorland may represent organisation and exploitation of resources by ecclesiastical authorities.

### 2.3 Modern

During the 1930s land to the northwest was identified as a suitable site for a new municipal aerodrome and was compulsorily purchased in 1937. During the Second World War the new aerodrome was given over to military use. During the war the area immediately to the west of the current site came to house numerous ancillary buildings. The area of the site itself remained in agricultural use. The number of military sites (pillboxes, etc) recorded round about the area attest to the scale of wartime activity.

### 2.4 Cartographic History

#### 2.4.1 Ordnance Survey Surveyor's Draft map of 1801 (Fig. 2)

This is the earliest map to provide any detail of the site. The extract reproduced here has superimposed upon it the approximate area of the site currently being considered for

development. On these early maps the fields are represented more or less schematically. “Dairy House” on the map represents Wares Farm.

#### 2.4.2 The tithe maps of c.1840

These maps provide the earliest accurate depiction of the landscape. Reproduced here are extracts from the Clyst Honiton tithe map of 1839 (Fig. 3a and 3b) and the Aylesbeare tithe map of 1842 (Fig. 3c). Superimposed on Figs. 3b and 3c is the approximate area of the site earmarked for development. In Fig. 3b the fields numbered 302 and 303 were named in the tithe apportionment *Moor Meadow* and *Lower Five Acres* respectively. The Aylesbeare tithe map (1842) is in poor condition at the edges, hence the field numbers have here been printed over the faded originals. The field numbered 1 was named in the Aylesbeare tithe apportionment (1841) *Butchers Mead*, number 11 was *Little Brake*, and number 12 was *The Great Brake*. The boundary between 11 and 12 is obscured by damage to the map.

#### 2.4.3 Extract from the Ordnance Survey First Edition map at 1:2500 published in 1889 (Fig. 4)

The map presented here is a composite formed from Devon sheets 81.5 and 81.6. The outline of the development area is superimposed. Comparison with the Clyst Honiton tithe map of 1840 (Fig. 3b) indicates the removal, sometime mid century, of the curving boundary between the fields that in 1840 were numbered 302 and 303. It also shows a small building on the northern boundary of the area adjacent to the road. Comparison with the Aylesbeare tithe map (Fig. 3c) indicates no changes in the boundaries, but the area numbered 13 in 1842 and named in the tithe apportionment *Plantation*, is now called Deer Park Copse. Exeter Museums Archaeological Field Unit (EMAFU) report 89.19 (1989) suggested that this name *may* recall a deer park created by a member of the Courtenay family around 1200, although nothing is known historically of any deer park here.

#### 2.4.4 The Ordnance Survey Second Edition map of 1905 (Fig. 5)

This map shows no further change.

#### 2.4.5 Aerial photograph taken in 1946 with the area for development superimposed (Plate 1)

Within the area the only evidence of change since 1945 is the removal of the small building on the northern boundary. The area to the west has clearly seen considerable development. On the enlargement, Plate 1a, traces of the lost field boundary can be clearly seen. Other marks may have to do with wartime activity.

Apart from the upgraded and rerouted A30, later 20<sup>th</sup> century mapping shows no further change.

### 2.5. Devon County Historic Environment Record (HER)

The following HER sites are mapped in Fig. 6a,b & c. Omitted from the mapping are finds of single sherds of post-medieval pottery, brick and clay pipes as well as airfield buildings.

#### 2.5.1 Prehistoric

It will be clear from the map that the majority of the following sites lie along the line of the rerouted A30. The finds were the result of a watching brief conducted by Wessex Archaeology in 1991 along the proposed line of the road.

60978: Flint flakes                      SY 00149321

60980: Burnt Flint                        SY 00149321

60983: Flint	SY 00249309
60985: Flint	SY 00249309
60989: Flint tool	SY 00449304
60990: Flint	SY 00529304
60992: Flint	SY 00699304
60994: Flint	SY 00949305
65337: Bronze Age axe	SY 00959338

### 2.5.2 Medieval/Post-medieval

10307: Linhay	SY 008-930
38398: Settlement (Fair Oak Farm)	SY 00129308
38400: Deer Park	SY 011-930
38403: Settlement (Wares Farm)	SY 00729300
38948: Marl Pit	SY 00529312
44049: Settlement (Smeaths)	SY 001-930
44050: Settlement (Wilson's)	SY 001-930
65384: Cropmark	SY 01259275
66611: Cottage (Jeans)	SY 01299272
66612: Cottage (Pottlehays)	SY 01899286

### 2.5.3 Second World War

48846: Military building	SY 013-933
48847: Military building	SY 014-933
48848: Military building	SY 010-929
52063: Pillbox	SY 00919325
55674: Pillbox	SY 00739349
55675: Pillbox	SY 00989351
71797: Anti-aircraft battery	SY 009-936
71806: Anti-aircraft battery	SY 008-936



### 3.0 Results of the Fieldwalking Survey

In Fields 1 and 2 (F1 & F2) there were visible differences in the topsoils. In F1 the topsoil is reddish-brown to the west but downslope to the east grades to a mid brown. The soil in F2 is a mid to dark brown and may have been re-deposited, as it overlies the same red silt-clay natural as in F1.

The comments upon the lithic finds below are based upon an examination by Martin Tingle.

#### 3.1 Field 1

This field contained some modern material although less than F2 (see below); stone inclusions were more plentiful within the topsoil. There was also a much higher concentration of flint, including nodules of up to 0.2m across. As well as the unworked local flint found across this field, the number of chert and flint core fragments, including the (small) number of scrapers collected, was higher than in F2. As in F2, most of the flint collected was generally unpatinated, unsystematically worked debitage, including broken and undatable core fragments and small flakes.

Notable finds:

Patinated chert biface (handaxe), probably dating to the middle to upper Palaeolithic - grid (1-16)

Possible retouched point - grid (1-29)

Very worked down core - grid (1-7)

Concentration of post-medieval pottery centring on grid (1-29)

#### 3.2 Field 2

The majority of the material seen in F2 during the field walk was modern and included 19<sup>th</sup>- and 20<sup>th</sup>-century ceramics, modern brick, drainage pipe and plastic materials. There was a fairly uniform spread of chalk/lime over this field indicating soil improvement. A small number of flints were collected; these were generally unpatinated, unsystematically worked debitage, including core fragments and small flakes which were generally broken and undatable. A single worked scraper was collected in grid (2-4).

### 4.0 Results of the Archaeological Monitoring of Geotechnical Pits

Eight pits were excavated by machine (Fig. 8); these were all 0.6m wide, 3-3.5m long and aligned east to west. Conditions allowed for a clear view of both sections of each trench. Apart from the modern ceramic field drains found in Pits 4 and 5, no features were revealed; neither did the topsoil from any of the trenches contain any archaeological material.

The pits did show topsoil from 0.2-0.4m deep in the various trenches. Also, in trenches 3, 4, 10, 11 and 14 the topsoil overlay a pale yellow clay silt with abundant sand and/or rounded stones; this was generally 0.3-0.35m thick but in Pit 11 was 0.9m in thickness. These layers are suggestive of possible waterborne gravels that in this area will presumably be of considerable antiquity (there being currently no substantial watercourses in the vicinity). The natural beneath the topsoil or the gravels was a firm, red, silt clay.

The observation of the pits revealed no archaeological material but they covered only a tiny proportion of the site (approximately 0.03%). The presence of possible river gravels is not unexpected as the British Geological Survey (1995, sheet 325) describes this area as Head and Older Head deposits.

## 5.0 Conclusions

The desk-based research can demonstrate that although there are no Historic Environment records for the two fields designated for development, the presence of a small, persistent assemblage of flint flakes and artefacts along the line of the upgraded A30, together with evidence of Neolithic, Bronze Age and Romano-British settlement at no great distance from the site, suggests that prehistoric activity may well be encountered within the area of the proposed development. This conclusion is supported by the prehistoric material collected during the fieldwalking. While little archeological evidence for this was observed during the monitoring of the geotechnical test pits, this is not surprising given the small proportion of the site subject to observation. The results of the geophysical survey (SWARCH report no. 081013 pg.4) - particularly the anomalies identified in Field 1 - does indeed suggest prehistoric activity within the area of the site.

In the medieval period the area may have been at first marginal to agricultural activity, being taken into cultivation only in the late medieval period. The adjacent land to the west has been subject to quite intensive exploitation for aeronautic, military and commercial purposes during the last 70 years. Activity during the Second World War was particularly intense and may have left its mark.

## 6.0 Bibliography and References

### Published Sources:

- Fitzpatrick, A.P., Butterworth, C.A. & Grove, J.** 1999: *Prehistoric and Roman Sites in East Devon: the A30 Honiton to Exeter Improvement DBFO Scheme, 1996-9*, Vols 1 & 2, Wessex archaeology.
- Gover, J., Mawer, A. & Stenton, F.** 1931: *The Place-Names of Devon*, The English Place-Name Society Vol. 8, Cambridge.
- IFA.** 1994 (Revised 2001): *Standard & Guidance for Archaeological Desk-Based Assessment.*
- IFA.** 1994 (Revised 2001): *Standard & Guidance for an Archaeological Watching Brief*

### Unpublished Sources and Cartographic:

- Barber, A.** 1999: *Hayes Farm, Clyst Honiton Near Exeter, Devon: Archaeological Excavation Phase 1*, Cotswold Archaeology.  
Exeter Museums Archaeological Field Unit Report 89.19, 1989.
- British Geological Survey 1995, Exeter, England and Wales sheet 325, Solid and Drift Geology 1:50,000.
- South West Archaeology** 2008: *Land at Exeter Airport Business Park, Clyst Honiton & Aylesbeare, East Devon NGR SY00799312, Results of an Archaeological Magnetometer Survey.* Report No. 081013

### Devon Record Office:

- Clyst Honiton Tithe Map, 1839  
Clyst Honiton Tithe Apportionment, 1839  
Aylesbeare Tithe Map, 1842  
Aylesbeare Tithe Apportionment, 1841  
Ordnance Survey Second Edition maps at 1:2500, Devon sheets 81.5, 81.6

### West Country Studies Library:

- Ordnance Survey First Edition maps at 1:2500, Devon sheets 81.5, 81.6  
Ordnance Survey Surveyor's Draft, 1801 (Three Inch Drawing No.40, Part 1)

### Devon County Historic Environment Service:

- Historic Environment Records (HER) listed above.  
Aerial photograph CPE/UK/1974/ 11.APR 47 F20//MULTI(4) 16,400 58 SQDN: 2461.

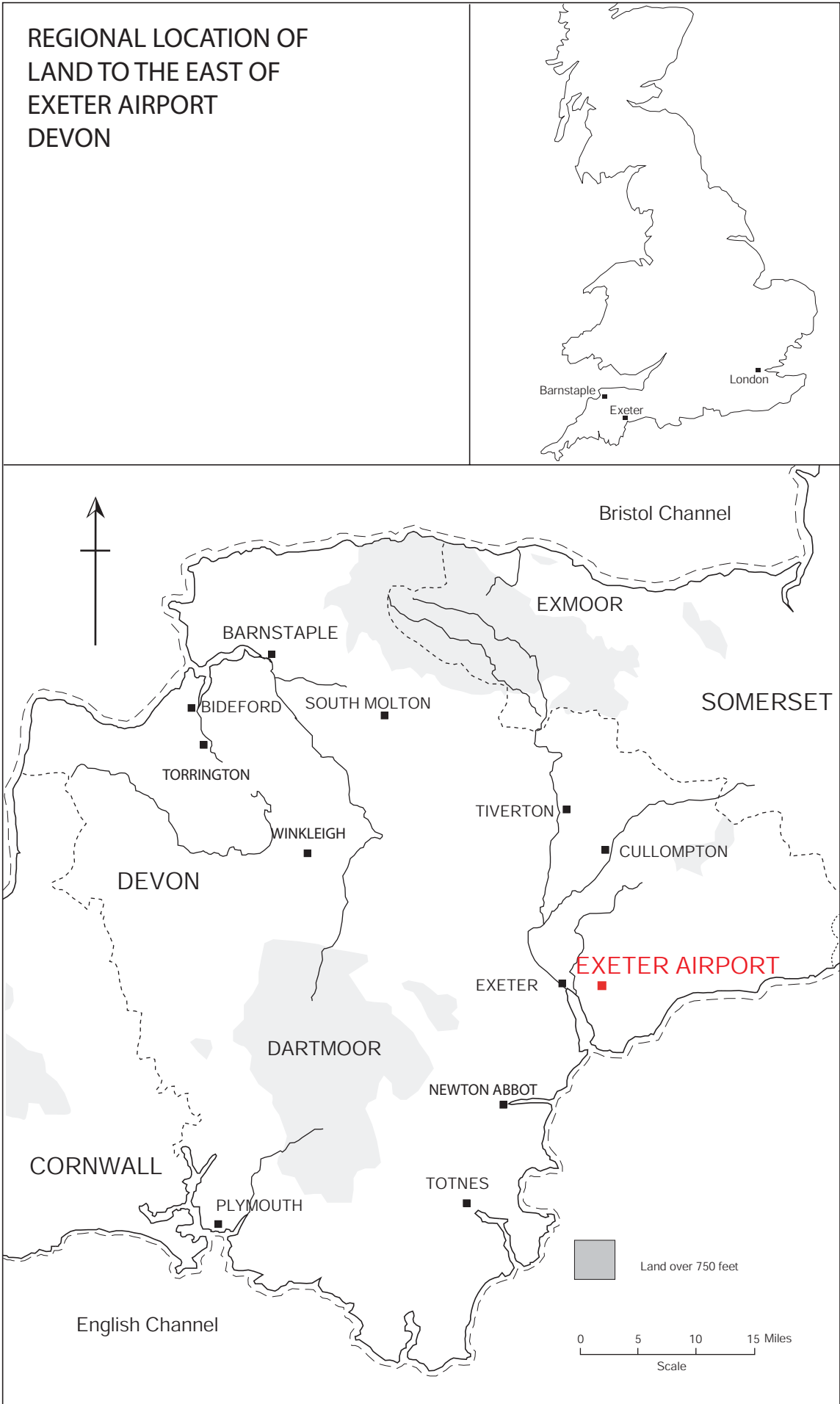


Fig. 1a: Regional location



Fig. 1b: Site Location.



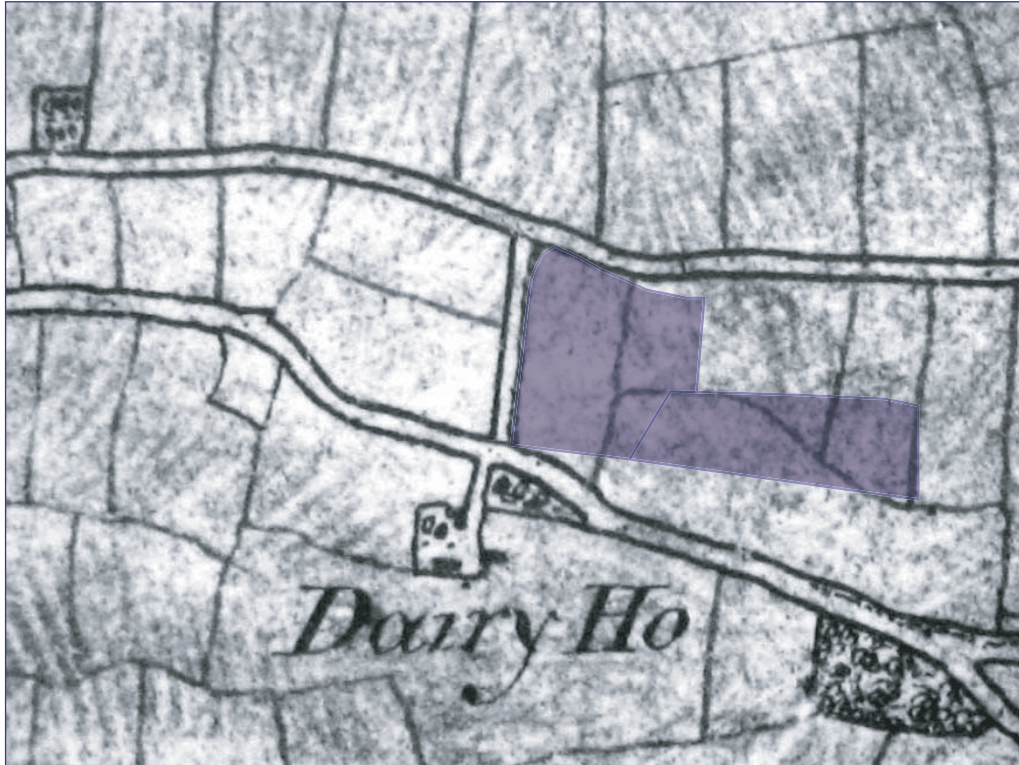


Fig. 2: Extract from the Ordnance Survey Surveyor's Draft, 1801. (WCSL)



Fig. 3a: Extract from the Clyst Honiton tithe map, 1839. (DRO)



Fig. 3b: Extract from the Clyst Honiton tithe map with the area for development superimposed in blue.

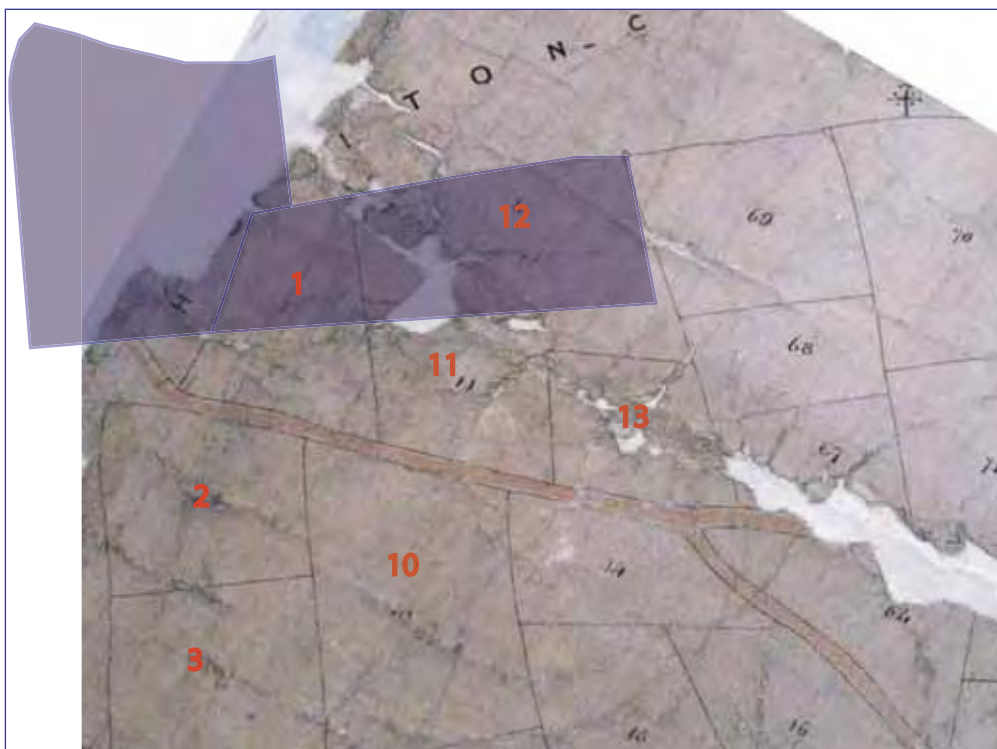


Fig. 3c: Extract from the Aylesbeare tithe map, 1842 with the area for development superimposed in blue. (DRO)



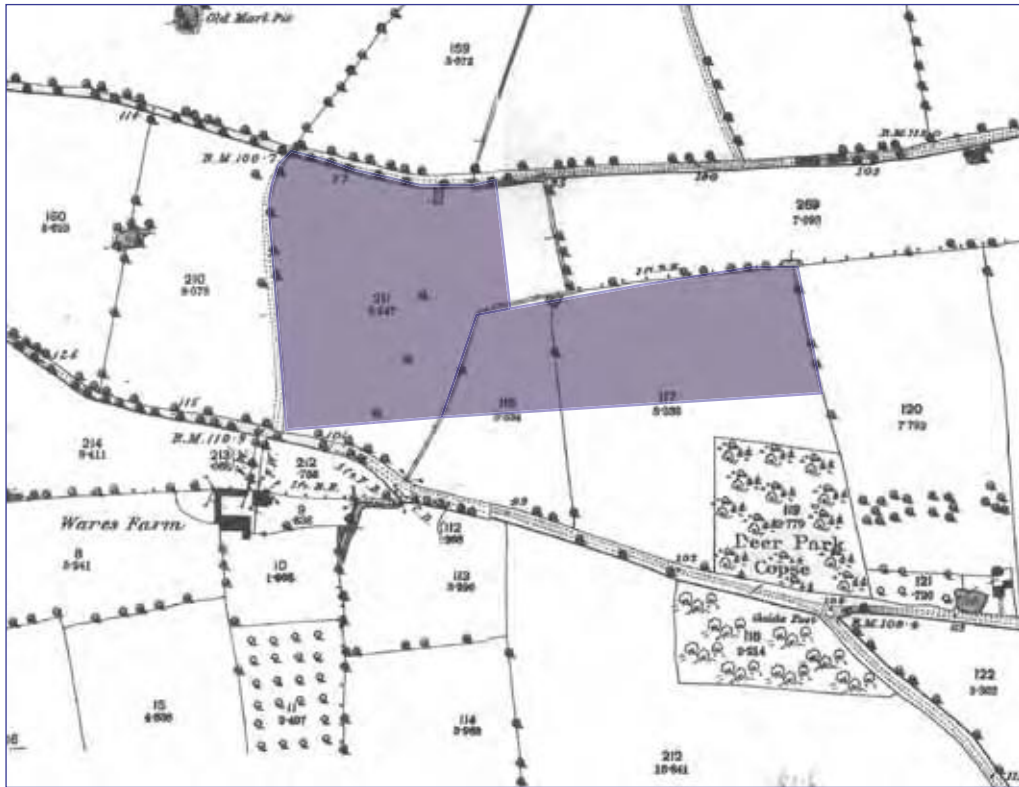


Fig. 4: Extract from the Ordnance Survey First Edition map at 1:2500, 1889, Devon sheets 81.5 and 81.6, with the area for development superimposed in blue. (WCSL)

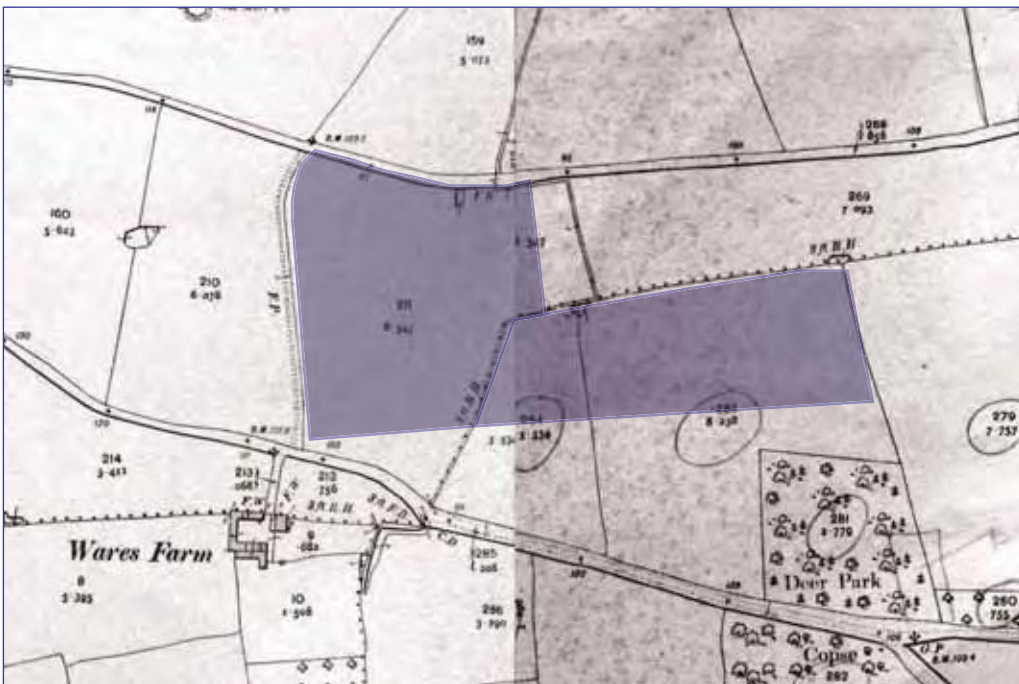


Fig. 5: Extract from the Ordnance Survey Second Edition map at 1:2500, 1905, Devon sheets 81.5 and 81.6, with the area for development superimposed in blue. (DRO)



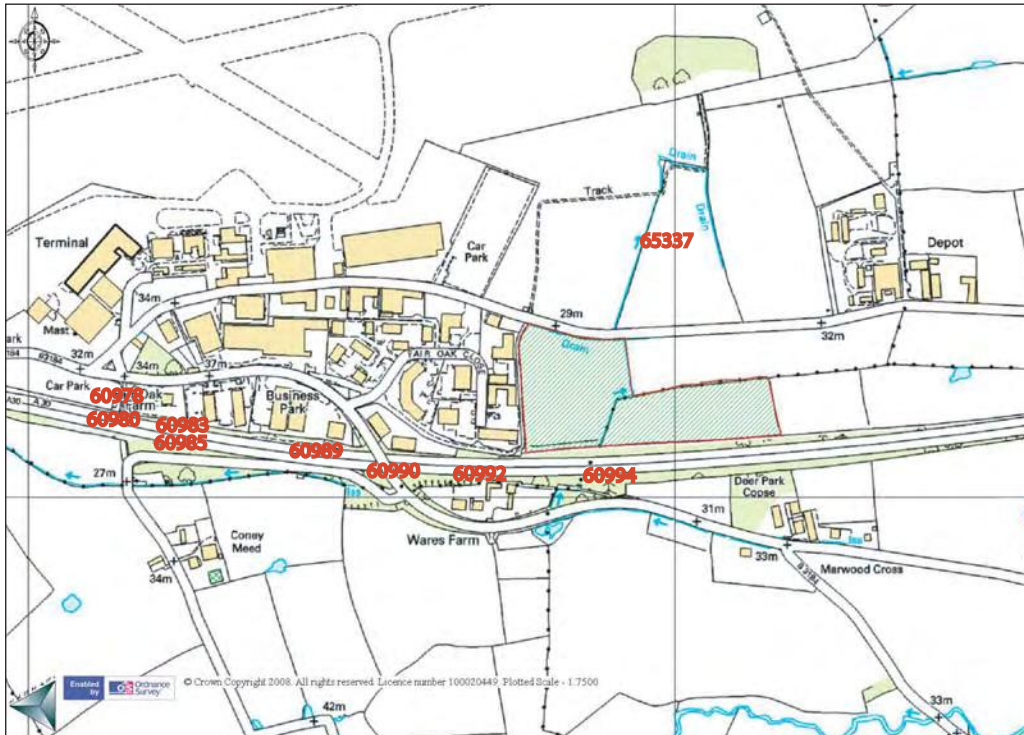


Fig. 6a: Modern map showing location of prehistoric sites recorded in the Devon County HER.

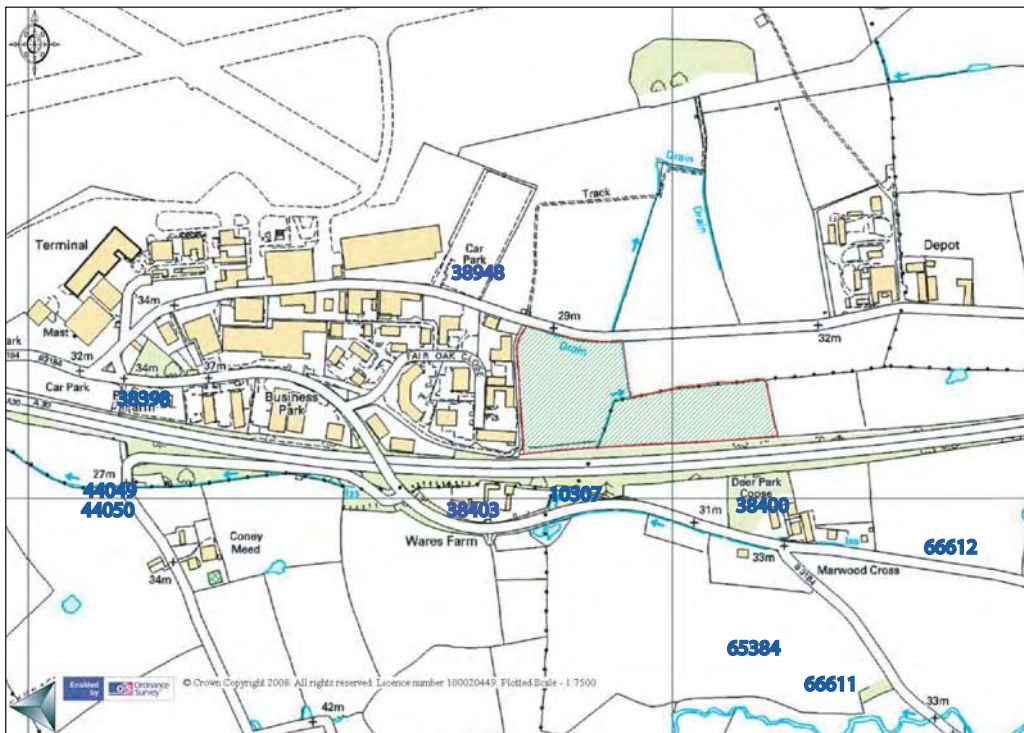


Fig. 6b: Modern map showing location of medieval and post-medieval sites recorded in the Devon County HER.

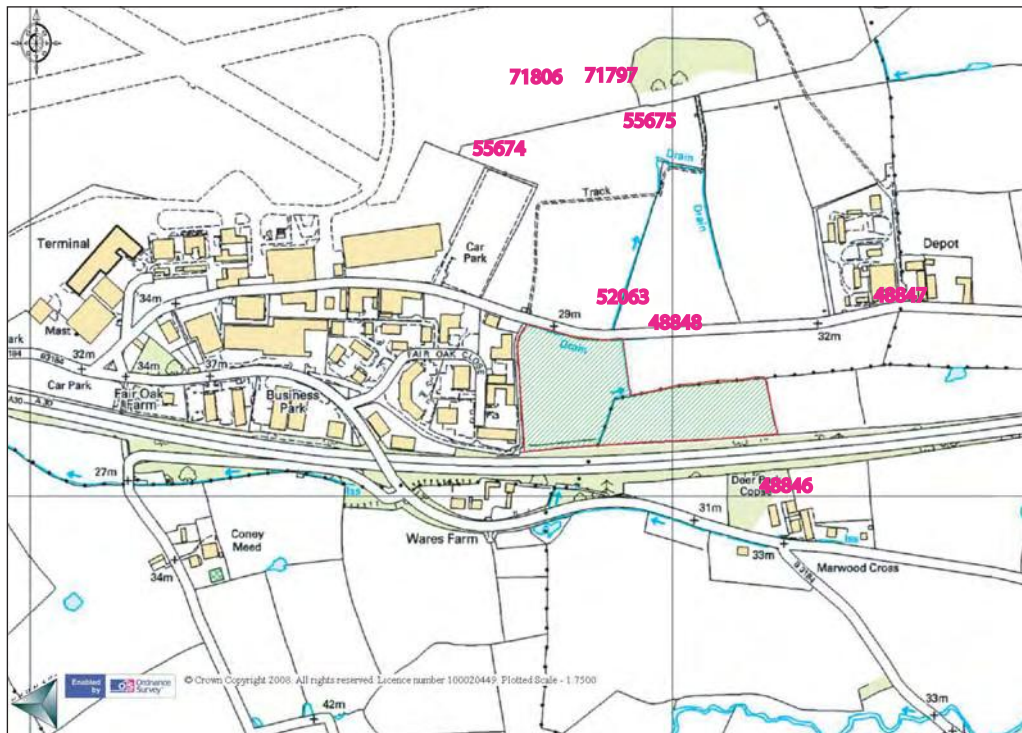


Fig. 6c: Modern map showing location of WW2 sites recorded in the Devon County HER.

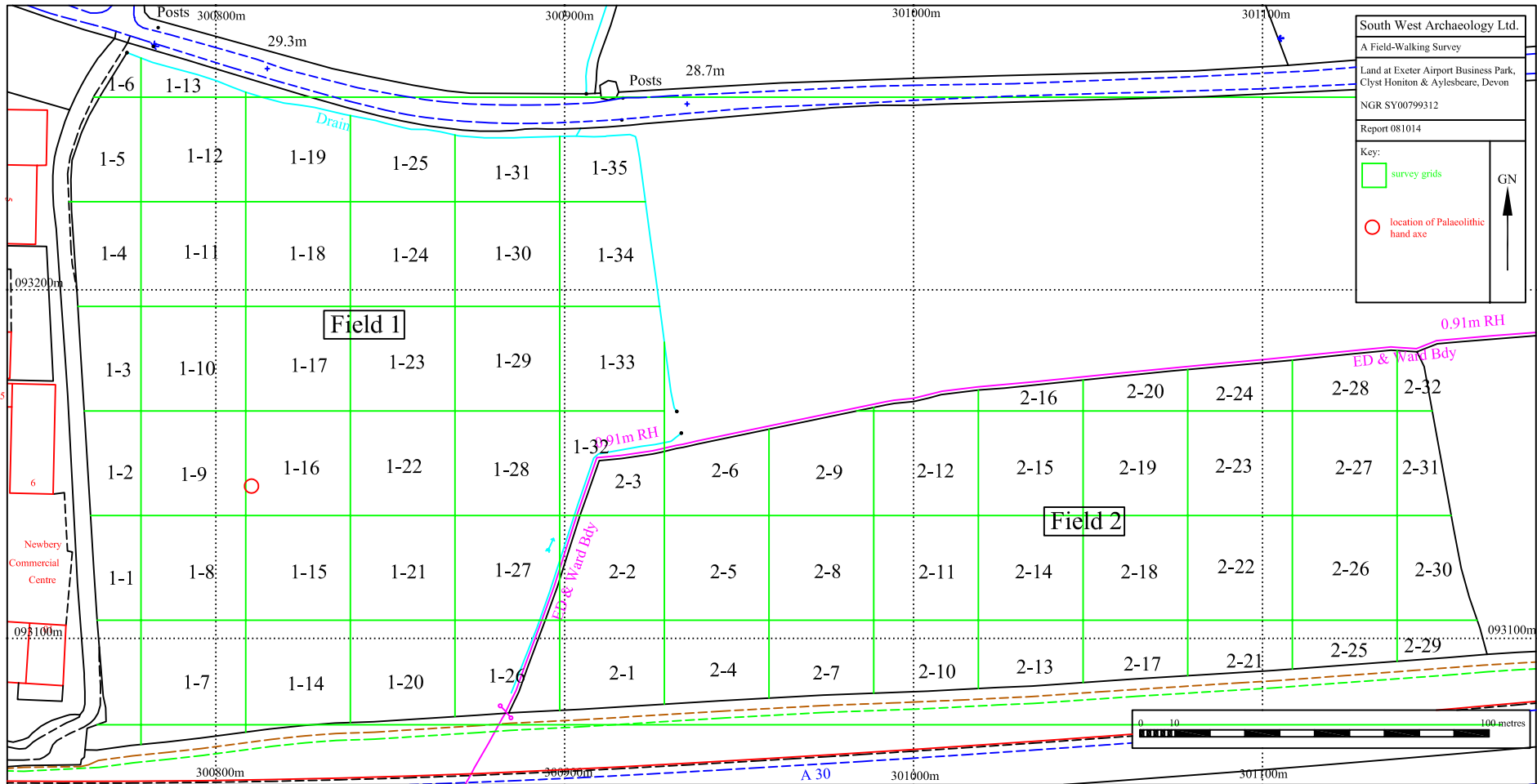


Figure 7: Field-Walking Grids

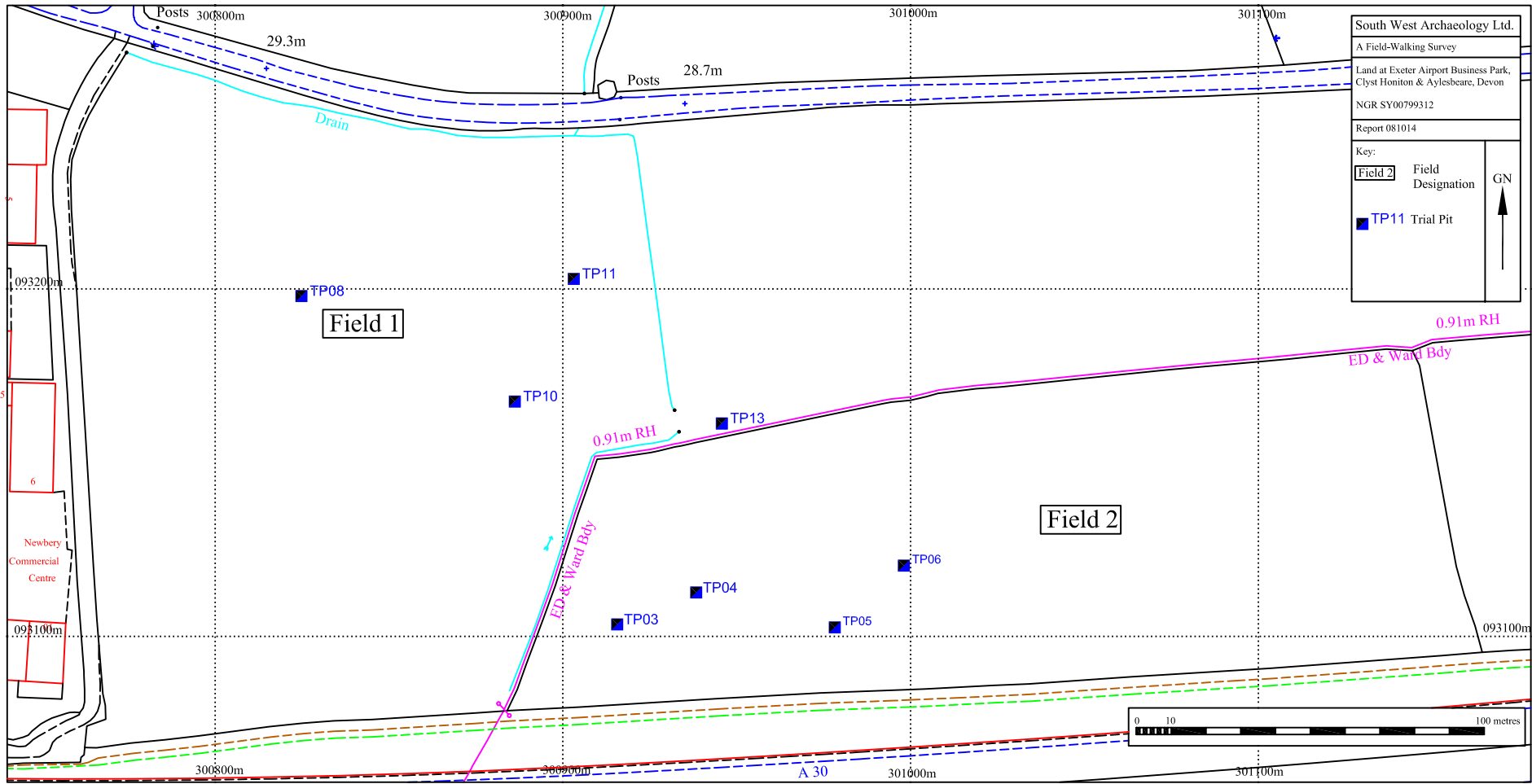


Figure 8: Trial Pit Locations





Plate 1: Aerial photograph of 1947 with the area for development superimposed in blue.(DCHES)

## **BRIEF FOR ARCHAEOLOGICAL DESK BASED ASSESSMENT**

**Location:** Land at Exeter Airport Business Park  
**Parish:** Clyst Honiton & Aylesbeare  
**District:** East Devon  
**County:** Devon  
**NGR:** SY00799312

**Planning Application no:** (Pre-Application)  
**Proposal:** Flybe Academy/Hotel  
**Historic Environment Service ref:** ARCH/DC/ED 13824

### **1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND**

1.1 This brief, prepared by the Devon County Council Historic Environment Service (HES), relates to an Archaeological Assessment which is being commissioned by King Sturge LLP, on behalf of Flybe, in order to identify the archaeological impact prior to the submission of a planning application for the above development proposal. The Archaeological Assessment is being commissioned in accordance with paragraphs 19 and 20 of Central Government's *PPG16 - Archaeology and Planning* (1990) and local Planning Policy.

1.2 The principal objectives of the Assessment shall be to identify the location, nature and condition of any features of historic interest and to determine the potential for the survival of archaeological deposits within the application site in order to provide recommendations for archaeological preservation and/or recording (as appropriate).

1.3 In the light of the results of the Assessment it may be possible to determine the nature and scope of the archaeological mitigation required by the impact of the development. However, if the results of the Assessment are insufficient to determine the mitigation further archaeological works may be required. If any further archaeological work is found to be necessary, a proposed Specification may be prepared by the Archaeological Consultant, for approval by the HES in its role as the Local Planning Authority's Archaeological Advisor. Any such work would need to be carried out prior to determination of the planning application, in accordance with paragraph 21 of PPG16.

1.4 The proposed development is located at NGR SY00799312.

1.5 The County Historic Environment Record (HER) records a number of features of historic and archaeological interest adjacent to the proposal area. These include the historic civil and wartime airfield (RAF Exeter) and ancillary sites including perimeter defences; prehistoric flints found during the construction of the A30; a possible deer park. The historic parish boundary between Clyst Honiton and Aylesbeare also runs through the proposal area. The proposal area has general archaeological potential. A number of late prehistoric or Romano-British settlement sites and prehistoric ritual monuments in the vicinity of Exeter Airport have been recorded as archaeological cropmarks.

1.6 This Brief covers the application area as defined in plans submitted to the HES by Southwest Archaeology. No alteration shall be made to this brief without prior consultation with the HES.

### **2. ASSESSMENT AREA**

This Brief covers the application area as defined in the submitted plan.

### **3. PROGRAMME OF ARCHAEOLOGICAL WORKS**

The assessment shall include the study of the following:

3.1 The programme of work shall include detailed desk-based research to allow the historic and archaeological context of the site to be fully understood. This work will, as a minimum, consist of:

- 3.2 Examination of material currently held in the Devon County Council Historic Environment Record, County Hall, Exeter - to also include examination of the HER and any other relevant sources of information.
- 3.3 Examination of cartographic, printed and documentary sources available in the Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ.
- 3.4 Examination of cartographic, printed and documentary sources available in the Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter.
- 3.5 Site inspection of the development.
- 3.6 Inspection of any available test pits or geotechnical logs. Monitoring of geotechnical investigations if these coincide with the assessment timetable.
- 3.7 Geophysical (Magnetometer) investigation of the site (see *Flybe Academy/Hotel Site, Exeter Airport, Clyst Honiton and Aylesbeare, Devon: Results of a Pre-Survey Site Inspection for an Archaeological Geophysical Survey*. Southwest Archaeology, October 2008).
- 3.8 Field walking. This may take the form of an initial walkover survey, followed, if appropriate, by measured transects or gridded survey in consultation with the HES.
- 3.9 Any other assessment technique as agreed to be appropriate in consultation with the HES.

#### **4. ASSESSMENT REPORT**

4.1 The report shall collate the written, graphic and visible information outlined above. It shall be illustrated, and shall show the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context. A copy of this brief and a statement of the assessment method used shall be included in the report.

4.2 The report shall include a statement of the impact of the proposed development on the potential archaeological resource, and shall indicate any areas where further Evaluation (e.g. intrusive trenching) and/or recording is recommended (but these will be subject to review by the HES, who will make final recommendations to the Local Planning Authority).

4.3 On completion of the 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.

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

#### **5. PERSONNEL**

The Assessment shall be carried out by a professional archaeological consultant to be agreed with the HES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a Member of the Institute of Field Archaeologists (MIFA), or by a person of similar standing. The work shall be carried out in accordance with the IFA Standard and Guidance for Archaeological Assessment (1999).

#### **6. FURTHER WORK**

Should the results of this Assessment indicate a need for further archaeological works to be undertaken, this would need to be completed before determination 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 21 of Central Government's PPG16.

## **7. CONTACT NAME**

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## **8. USEFUL ADDRESSES**

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