

**Land at Vicarage Hill  
Kingsteignton  
Devon**

*Archaeological Evaluation*

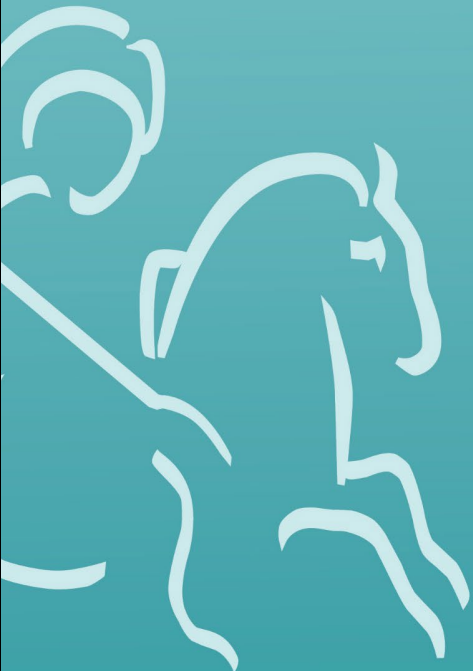


*for:*  
Townsend Developments Devon Ltd

CA Project: CR1283  
CA Report: CR1283\_1

OASIS ID: Cotswold2-515736

September 2023



# Land at Vicarage Hill Kingsteignton Devon

## *Archaeological Evaluation*

CA Project: CR1283  
CA Report: CR1283\_1  
OASIS ID: Cotswold2-515736

Document Control Grid						
Revision	Date	Author	Checked by	Status	Reasons for revision	Approved by
A	29 September 2023	Josh Nowlan	Derek Evans	Interim Report	–	Derek Evans

*This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.*

<b>Cirencester</b> Building 11 Kemble Enterprise Park Cirencester Gloucestershire GL7 6BQ  t. 01285 771 022	<b>Milton Keynes</b> Unit 8, The IO Centre Fingle Drive, Stonebridge Milton Keynes Buckinghamshire MK13 0AT  t. 01908 564 660	<b>Andover</b> Stanley House Walworth Road Andover Hampshire SP10 5LH  t. 01264 347 630	<b>Suffolk</b> Unit 5, Plot 11 Maitland Road Lion Barn Industrial Estate Needham Market Suffolk IP6 8NZ  t. 01449 900 120
e. <a href="mailto:enquiries@cotswoldarchaeology.co.uk">enquiries@cotswoldarchaeology.co.uk</a>			

---

## CONTENTS

SUMMARY .....	2
1. INTRODUCTION.....	3
2. ARCHAEOLOGICAL BACKGROUND.....	4
3. AIMS AND OBJECTIVES.....	4
4. METHODOLOGY.....	5
5. RESULTS.....	6
6. DISCUSSION.....	6
7. CA PROJECT TEAM.....	6
8. REFERENCES.....	7
APPENDIX A: CONTEXT DESCRIPTIONS .....	8
APPENDIX B: OASIS FORM .....	9

## LIST OF ILLUSTRATIONS

- Fig. 1 Site location plan (1:25,000)
- Fig. 2 Trench location plan (1:500)
- Fig. 3 Trench 2: photograph
- Fig. 4 Site overview: photograph

---

## SUMMARY

<b>Project name:</b>	Vicarage Hill
<b>Location:</b>	Kingsteignton, Devon
<b>NGR:</b>	287505 072915
<b>Type:</b>	Evaluation
<b>Date:</b>	23–24 May 2023
<b>Planning reference:</b>	Teignbridge District Council 16/02574/OUT
<b>OASIS ID:</b>	Cotswold2-515736
<b>Location of archive:</b>	N/A
<b>Site Code:</b>	VHK23

In May 2023, Cotswold Archaeology carried out an archaeological evaluation of land at Vicarage Hill, Kingsteignton, Devon. A total of three trenches were excavated.

No features or deposits of archaeological interest were observed, and no artefactual material was recovered. The evaluation recorded deep modern made ground deposits throughout the site. Where the natural substrate was exposed, it was directly overlain by the made ground layers. This is indicative of extensive modern disturbance, which will have had a negative impact on any archaeological remains which may once have been present at the site.

---

## 1. INTRODUCTION

- 1.1. In May 2023, Cotswold Archaeology (CA) carried out an archaeological evaluation of land at Vicarage Hill, Kingsteignton, Devon (centred at NGR: 287505 072915; Fig. 1). This evaluation was undertaken for Townsend Developments Devon Ltd.
- 1.2. Teignbridge District Council has granted outline planning permission for residential development of the site (planning ref: 16/02574/OUT). Condition 8 of this planning permission requires the implementation of a programme of archaeological work.
- 1.3. The scope of this evaluation was defined by Stephen Reed, Senior Historic Environment Officer, Devon County Council Historic Environment Team (DCCHET). The evaluation was carried out in accordance with a Written Scheme of Investigation (WSI) prepared by CA (2023) and approved by Stephen Reed.
- 1.4. The evaluation was also in line with the following documents:
  - *Specification for Archaeological Field Evaluation* (Devon County Council 2022);
  - *Standard and guidance for archaeological field evaluation* (ClfA 2014; updated October 2020);
  - *Management of Research Projects in the Historic Environment (MoRPHE) PPN 3: Archaeological Excavation* (Historic England 2015); and
  - *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England 2015).

### The site

- 1.5. The application site is situated at the south-eastern extent of Kingsteignton, with the A380/A383 junction c. 390m to the east and the Teign estuary c. 630m to the south. The site measures c. 0.32ha in extent and comprises an area of ground recently used as storage for nearby construction. The eastern part of the site features a sharp downward slope; the western part is more level. The site is bounded by residential properties to the north, east and west, and by arable fields to the south. Hackney Lane runs along the western site boundary.
- 1.6. The bedrock geology in the northern part of the application site is mapped as Whiteway Mudstone Formation slate, which formed in the Carboniferous and Devonian Periods. The bedrock geology in the southern part of the site is mapped as

---

Upper Greensand Formation sandstone, which formed in the Cretaceous Period. There are no superficial deposits recorded at the site (BGS 2023).

## 2. ARCHAEOLOGICAL BACKGROUND

### Prehistoric (pre-AD 43) and Roman (AD 43–AD 410)

- 2.1. A single prehistoric worked flint flake was recovered during an archaeological watching brief c. 40m north of the application site (AC 2015). This artefact was not associated with any feature.
- 2.2. A potentially prehistoric or Roman ditch has been recorded to the west of the application site, off Greenhill Road (AC 2017).
- 2.3. A rectangular double-ditched enclosure was identified during archaeological works c. 80m east of the application site (AC 2016a; CA pending). This enclosure originated in the late Iron Age and continued in use into the Roman period.
- 2.4. A Roman ditch was identified during archaeological works c. 240m west of the application site, at Berry Meadow (Weddell 1987).

### Early medieval (AD 410–1066) and medieval (1066–1539)

- 2.5. Part of an Anglo-Saxon defensive enclosure (burh) has been recorded c. 240m west of the application site, at Berry Meadow. This enclosure is believed to have been occupied from the early 10th century AD and throughout the medieval period (Weddell 1987).
- 2.6. Field systems recorded on historic mapping to the immediate east and south of the application site are of probable medieval date (CgMs 2012).
- 2.7. A geophysical survey (Dean 2015) and archaeological evaluations (AC 2016b, 2016c) to the south-east of the application site recorded a series of potentially medieval lynchets. The tithe map for the area (1842) indicates that these lynchets continued into the southern boundary of the application site.

## 3. AIMS AND OBJECTIVES

- 3.1. The overall objective of the programme of archaeological work was to avoid or minimise conflict between heritage asset conservation and the proposed development, in line with the *National Planning Policy Framework* (MHCLG 2021). The works aimed to:

- 
- record and analyse any evidence of past settlement or other land use prior to destruction by the new development;
  - recover and analyse any artefactual evidence to date any archaeological remains that may be identified;
  - sample and analyse environmental remains to create a better understanding of past land use and economy; and
  - archive, analyse, report on and publish the archaeological results at a level appropriate to their significance.

3.2. A further objective of the project was to compile a stable, ordered, accessible project archive (see Section 7).

3.3. The specific objective of the archaeological works was to determine if any remains associated with the known Iron Age/Roman enclosure to the east and the Anglo-Saxon defensive enclosure (burh) to the west survive within the application site (see *Archaeological background*, above), and to investigate and record any such remains if present.

## 4. METHODOLOGY

4.1. The evaluation fieldwork comprised the excavation of three trenches (Fig. 2):

- 2no 25m x 1.8m trenches; and
- 1no 20m x 1.8m trench.

4.2. The trenches were located to provide a representative sample of the application site. It was necessary to relocate the trenches from the positions specified in the WSI (CA 2023), in order to avoid the sharply sloping ground in the eastern part of the site.

4.3. Trenches were set out on OS National Grid co-ordinates using Leica GPS. Overburden was stripped from the trenches by a mechanical excavator fitted with a toothless grading bucket. All machining was conducted under archaeological supervision.

4.4. Records were maintained in accordance with *CA Technical Manual 1: Fieldwork Recording Manual*.

4.5. Deposits were assessed for their palaeoenvironmental potential in accordance with *CA Technical Manual 2: The Taking and Processing of Environmental and Other*



---

*Samples from Archaeological Sites.* No deposits were identified that required sampling.

- 4.6. As no archaeological features were identified during the evaluation, no archive will be prepared. The results of the fieldwork will be held by DCCHEM in the form of the final evaluation report and the creation of an OASIS entry (Appendix B), including an uploaded copy of this report.

## 5. RESULTS

- 5.1. This section provides an overview of the evaluation results. Detailed summaries of the recorded contexts are given in Appendix A.
- 5.2. The natural geological substrate was exposed in Tr3 only. It lay at a depth of 1m below present ground level (bpgl) and comprised red-brown silty clay. It was sealed by modern made ground (301 and 300).
- 5.3. The natural substrate was not exposed in Tr1 and Tr2, both of which contained modern made ground to depth. A 1.6m-deep sondage excavated in the northern end of Tr1 did not expose the base of the made ground. The remainder of Tr1, and all of Tr2, were excavated to 1m bpgl without exposing the base of the made ground.
- 5.4. No archaeological features or deposits were identified, and no artefactual material was recovered.

## 6. DISCUSSION

- 6.1. No features or deposits of archaeological interest were observed, and no artefactual material was recovered. The evaluation recorded deep modern made ground deposits throughout the site. Where the natural substrate was exposed, it was directly overlain by the made ground layers. This is indicative of extensive modern disturbance, which will have had a negative impact on any archaeological remains which may once have been present at the site.

## 7. CA PROJECT TEAM

- 7.1. Fieldwork was undertaken by Josh Nowlan, assisted by Ryan Briggs. This report was written by Josh Nowlan. The report illustrations were prepared by Krissy Moore. The project was managed for CA by Derek Evans.



---

## 8. REFERENCES

- AC Archaeology 2015 *Land at Vicarage Hill, Kingsteignton: Watching Brief Report*
- AC Archaeology 2016a *Land East of Penns Mount, Kingsteignton: Evaluation Report*
- AC Archaeology 2016b *Land East of Penns Mount, Vicarage Hill, Kingsteignton: Evaluation Report*
- AC Archaeology 2016c *Land East of Penns Mount, Vicarage Hill, Kingsteignton: Evaluation Report*
- AC Archaeology 2017 *Land at Greenhill Road, Kingsteignton: Evaluation Report*
- British Geological Survey 2023 *BGS Geology Viewer* <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> Accessed 25 May 2023
- CgMs 2012 *Penns Mount, Kingsteignton, Devon: Archaeological Desk Based Assessment*
- Cotswold Archaeology 2023 *Land at Vicarage Hill, Kingsteignton, Devon: Written Scheme of Investigation for a Programme of Archaeological Works*
- Dean, R. 2015 *Land at Penns Mount, Kingsteignton, Teignbridge: Geophysical Survey Report*
- Ministry of Housing, Communities & Local Government 2021 *National Planning Policy Framework*
- Weddell, P.J. 1987 'Excavations within the Anglo Saxon Enclosure at Berry Meadow, Kingsteignton, in 1985' *Proceedings of the Devon Archaeological Society* **45**, pp. 75–96

## APPENDIX A: CONTEXT DESCRIPTIONS

Trench	Context No.	Type	Fill of	Interpretation	Description	Depth/ thickness (m)
1	100	Layer		Made ground and over burden	Mid reddish grey clay with a mixture of hardcore, modern ceramic building material and modern waste	0.9
1	101	Layer		Made ground	Mid brownish grey clayey silt with deposited sub-angular stones, contained modern ceramic building material and large concrete blocks	0.7
1	102	Layer		Made ground	Changeable in colour, mid reddish brown, compacted crushed stone with modern ceramic building material and modern waste	>0.2
2	200	Layer		Made ground and overburden	Light greyish brown clayey silt with a mixture of hardcore, modern ceramic building material and modern waste	0.4
2	201	Layer		Made ground	Mid greyish brown clayey silt with deposited sub-angular stones, contained modern ceramic building material and large concrete blocks	0.6
2	202	Layer		Made ground	Changeable in colour, mid reddish brown, compacted crushed stone with modern ceramic building material and modern waste	>0.4
3	300	Layer		Made ground and over burden	Same as 200	0.56
3	301	Layer		Made ground	Same as 201	0.45
3	302	Layer		Natural substrate	Mid reddish brown silt clay, with occasional dark reddish brown patches	–

## APPENDIX B: OASIS FORM

<b>PROJECT DETAILS</b>		
Project name	Vicarage Hill, Kingsteignton, Devon	
Short description	<p>In May 2023, Cotswold Archaeology carried out an archaeological evaluation of land at Vicarage Hill, Kingsteignton, Devon. A total of three trenches were excavated.</p> <p>No features or deposits of archaeological interest were observed, and no artefactual material was recovered. The evaluation recorded deep modern made ground deposits throughout the site. Where the natural substrate was exposed, it was directly overlain by the made ground layers. This is indicative of extensive modern disturbance, which will have had a negative impact on any archaeological remains which may once have been present at the site.</p>	
Project dates	23–24 May 2023	
Project type	Field evaluation	
Previous work	None	
Future work	Unknown	
<b>PROJECT LOCATION</b>		
Site location	Vicarage Hill, Kingsteignton, Devon	
Study area (m <sup>2</sup> /ha)	0.32ha	
Site co-ordinates	287505 072915	
<b>PROJECT CREATORS</b>		
Name of organisation	Cotswold Archaeology	
Project brief originator	N/A	
Project design (WSI) originator	Cotswold Archaeology	
Project Manager	Derek Evans	
Project Supervisor	Josh Nowlan	
<b>MONUMENT TYPE</b>	None	
<b>SIGNIFICANT FINDS</b>	None	
<b>PROJECT ARCHIVES</b>		
	Intended final location of archive	Content
Physical	N/A	N/A
Paper	N/A	N/A
Digital	N/A	N/A
<b>BIBLIOGRAPHY</b>		
Cotswold Archaeology 2023 <i>Land at Vicarage Hill, Kingsteignton, Devon: Archaeological Evaluation</i> CA typescript report <b>OCR1283_1</b>		





 Site boundary



Andover 01264 347630  
 Cirencester 01285 771022  
 Milton Keynes 01908 564660  
 Suffolk 01449 900120  
[www.cotswoldarchaeology.co.uk](http://www.cotswoldarchaeology.co.uk)  
[enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

**PROJECT TITLE**  
 Land At Vicarage Hill, Kingsteignton,  
 Devon

**FIGURE TITLE**  
 Site location plan

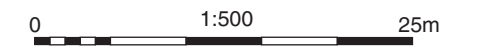
DRAWN BY	KM	PROJECT NO.	CR1283	FIGURE NO.
CHECKED BY	DJB	DATE	01/06/2023	1
APPROVED BY	DE	SCALE@A4	1:25,000	

© Crown copyright and database rights 2023  
Ordnance Survey 0100031673





- Site boundary
- Evaluation trench
- Sondage
- Break of slope for made ground



© Crown copyright and database rights 2023 Ordnance Survey 0100031673


**Cotswold Archaeology**  
 Andover 01264 347630  
 Cirencester 01285 771022  
 Milton Keynes 01908 564660  
 Suffolk 01449 900120  
[www.cotswoldarchaeology.co.uk](http://www.cotswoldarchaeology.co.uk)  
[enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

**PROJECT TITLE**  
 Land At Vicarage Hill, Kingsteignton,  
 Devon

**FIGURE TITLE**  
 Trench location plan

<b>DRAWN BY</b> KM	<b>PROJECT NO.</b> CR1283	<b>FIGURE NO.</b>
<b>CHECKED BY</b> DJB	<b>DATE</b> 27/09/2023	<b>2</b>
<b>APPROVED BY</b> DE	<b>SCALE@A3</b> 1:500	



*Trench 2, looking north-west (1m scales)*



Andover 01264 347630  
Cirencester 01285 771022  
Milton Keynes 01908 564660  
Suffolk 01449 900120  
www.cotswoldarchaeology.co.uk  
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Land At Vicarage Hill, Kingsteignton,  
Devon

FIGURE TITLE

**Trench 2: photograph**

DRAWN BY KM PROJECT NO. CR1283  
CHECKED BY DJB DATE 01/06/2023  
APPROVED BY DE SCALE@A4 NA

FIGURE NO.

**3**



Site overview, looking west



Andover 01264 347630  
Cirencester 01285 771022  
Milton Keynes 01908 564660  
Suffolk 01449 900120  
www.cotswoldarchaeology.co.uk  
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Land At Vicarage Hill, Kingsteignton,  
Devon

FIGURE TITLE

Site overview: photograph

DRAWN BY KM PROJECT NO. CR1283  
CHECKED BY DJB DATE 01/06/2023  
APPROVED BY DE SCALE@A4 NA

FIGURE NO.

4



**Andover Office**

Stanley House  
Walworth Road  
Andover  
Hampshire  
SP10 5LH

t: 01264 347630

**Cirencester Office**

Building 11  
Cotswold Business Park  
Cirencester  
Gloucestershire  
GL7 6BQ

t: 01285 771022

**Milton Keynes Office**

Unit 8 - The IO Centre  
Fingle Drive, Stonebridge  
Milton Keynes  
Buckinghamshire  
MK13 0AT

t: 01908 564660

**Suffolk Office**

Unit 5, Plot 11, Maitland Road  
Lion Barn Industrial Estate  
Needham Market  
Suffolk  
IP6 8NZ

t: 01449 900120

e: [enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

