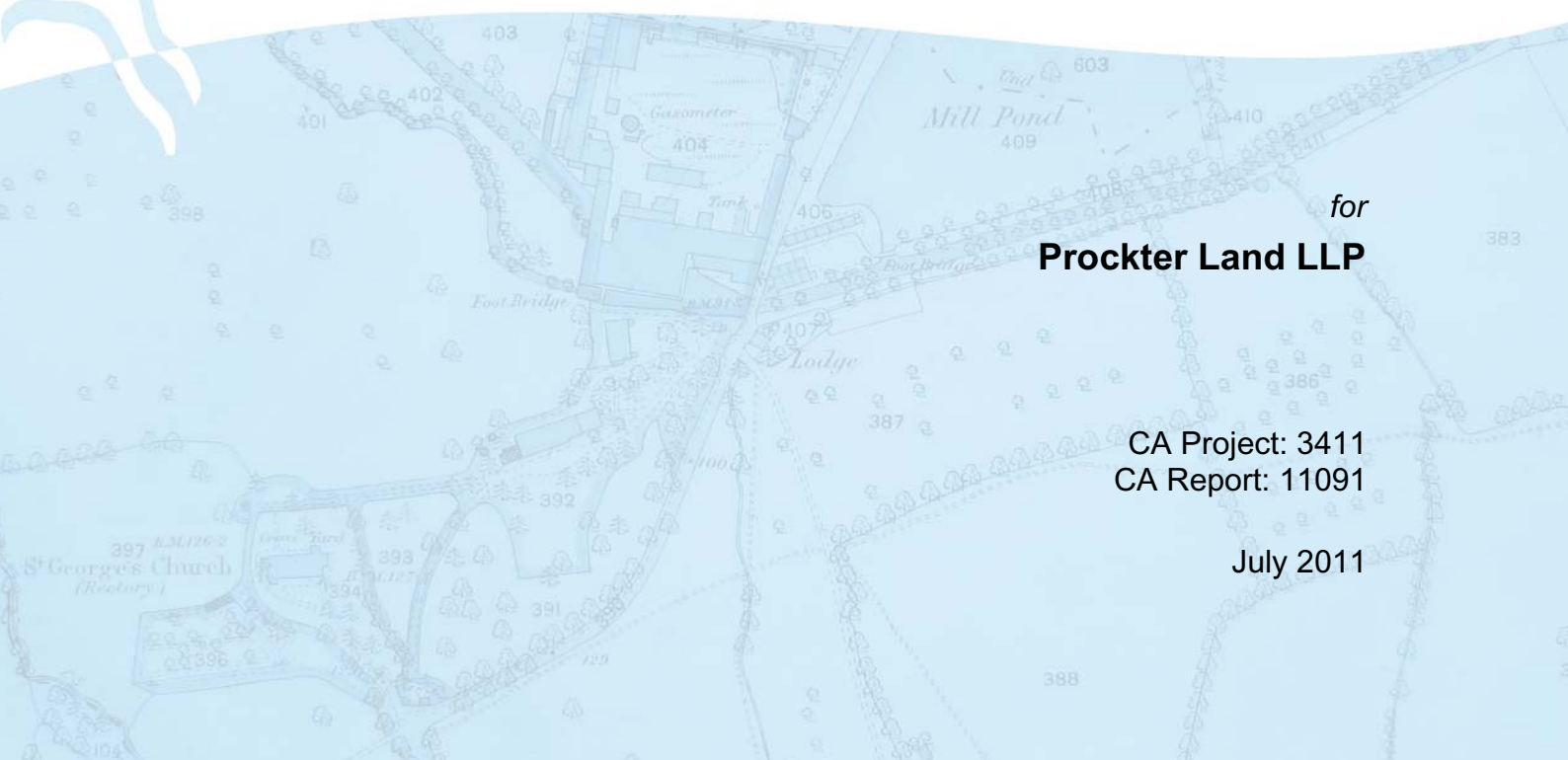


**Land at Island Farm
Ottery St Mary
Devon**

Archaeological Desk-Based Assessment



for
Prockter Land LLP

CA Project: 3411
CA Report: 11091

July 2011

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prepared by	Nathan Blick, Assistant Research Officer
date	June 2011
checked by	Richard Morton, Consultancy Project Manager
date	June 2011
approved by	Richard Morton, Consultancy Project Manager
signed	
date	July 2011
issue	01

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SUMMARY

Project Name: Land at Island Farm
Location: Ottery St Mary, Devon
NGR: SY 0902 9503

In March 2011 Cotswold Archaeology was commissioned by Prockter Land LLP to carry out an Archaeological Desk-Based Assessment of land at Island Farm, Ottery St Mary, Devon. The objective of the assessment was to identify the nature and extent of the recorded archaeological resource within both the site and its immediate environs.

The hedgerows within the site do not fall under the criteria for Archaeology and History under the Hedgerows Regulations 1997 (Appendix C), and thus are not considered to have statutory protection under the 1997 Act. Earthworks recorded in the eastern field of the site seem to relate to former watercourses which meandered across the wide, shallow river valley. If so, there is a potential for palaeoenvironmental deposits of environmental interest of unknown significance to survive within the former channels. However, these earthworks remain undated and are of uncertain form or origin. As such they are considered potential heritage assets of uncertain significance.

A possible trackway, associated with the ford 150m east of the site, may have followed a hedgerow that runs towards the site, but there is no evidence for a former trackway or 'hollow way' within the site. A small late 20th-century building formerly lay within the site, and has since been demolished, leaving only concrete foundations. Remains associated with this structure are not considered to comprise a heritage asset.

The tentative site of a Napoleonic barracks is recorded 100m to the west of the site. The exact location, form, extent and survival of this feature are not known; therefore the significance of this feature cannot be accurately assessed. It could be suggested that the extant Barrack's Farm, 220m west of the site, occupies the same site as the former Napoleonic barracks. Current evidence suggests that the barracks was located outside the site.

The course of a late 1980s pipeline extends across the site from the south-west to the north-east (Fig. 5). There are no recorded archaeological works associated with this pipeline, although any potential archaeological remains on the course of this pipeline would have been removed during the pipeline groundworks.

1 INTRODUCTION

Outline

- 1.1 In March 2011 Cotswold Archaeology was commissioned by Prokter Land LLP to carry out an Archaeological Desk-Based Assessment of land at Island Farm, Ottery St Mary, Devon. (centered on NGR: SY 0902 9503; Fig. 1). The desk-based assessment will inform and support the promotion of the site for development. It is anticipated that an outline application for development will be made at some point in the future. It should also be noted that part of the site lies within the floodplain (comprising the easternmost part of the site: see Appendix D) and as such is unlikely to be subject to future development.

Location and landscape context

- 1.2 The site is approximately 8.6ha in size and comprises six pasture fields, on the western outskirts of Ottery St Mary (Fig. 1). The site straddles the flood plain of the River Otter and the First River Terrace to the west of the river. The ground rises within the site to the west, towards two hillocks overlooking the river valley. Two sinuous hedgerows cross the site running north-south and east-west, dividing the site into four quarters. The two eastern quarters are then divided into two smaller fields by additional hedgerows. All the boundaries of the site are formed by large hedgerows. The site is bordered to the north by Barrack Road, to the east by further agricultural land surrounding Island Farm, to the south by Strawberry Lane and to the west by a minor lane. The eastern part of the site lies within the floodplain of the river (Appendix D).

Scope

- 1.3 The assessment focuses upon the cultural heritage resource of the site itself, although the heritage resource of a minimum 500m 'buffer' around the site has also been assessed in detail, referred to as the 'study area' (Fig. 2).
- 1.4 The main objectives of the desk-based assessment are:
- to identify designated heritage assets within the site and study area;
 - to gather information on non-designated recorded heritage assets;
 - to assess the above baseline information and offer an analysis of the potential for currently unrecorded heritage assets within the site;

- to assess the significance of the heritage assets and, where possible, the impact of the proposed development upon the significance of these assets

2 METHODOLOGY

- 2.1 The methodology is based on the guidance provided in the Institute for Archaeologists standards and guidance for archaeological desk-based assessment (IfA 2008).
- 2.2 This desk-based assessment has considered a 500m radius study area centred on the site (Fig. 2). The size of study area ensured that historic mapping and data sources provide sufficient information about the proposed development site and its surrounding landscape from which to assess known and potential impacts on the heritage resource. This in turn provided a clearer indication of the proposed development site's history, context and archaeological potential.
- 2.3 Known heritage assets within the study area are reported in Section 4. A gazetteer of known and potential heritage assets in the study area has been compiled (Appendix A). All assets are referred to in the text by a unique reference number **01**, etc. The locations of these assets can be seen on Fig. 2.
- 2.4 Historic environment data was requested in March 2011 from English Heritage's NMR and Devon County Council's HER. This comprised data on designated heritage assets such as Scheduled Monuments and Listed buildings, non-designated assets comprising archaeological find-spots, sites, investigations, historic buildings, cartographic and other documentary records and information on historic landscape character.
- 2.5 In addition the following resources were consulted and documents studied:
- Devon Record Office, Exeter (visited 13 April 2011)
 - The National Monuments Record, Swindon, aerial photography collections (visited 8 April 2011)
 - Online sources, including DEFRA MAGIC website, Archaeological Data Service (ADS), the British Geological Survey (BGS) Geology of Britain Viewer and Local Plan information from the Cotswold District Council website

- 2.6 A site visit was undertaken on 13 April 2011 to identify any potential heritage assets not recorded by the baseline sources and to more fully understand the potential constraints, if any, to the proposed development.

3 PLANNING POLICY CONTEXT

Planning policy and guidance context

- 3.1 The assessment is written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002),
- Town and Country Planning Act (1990)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- Planning Policy Statement (PPS) 5: Planning for the Historic Environment (2010)
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (2010)
- English Heritage Conservation Principles: policies and guidance for the sustainable management of the historic environment. (2008)

Planning Policy Statement (PPS) 5: Planning for the Historic Environment

- 3.2 PPS5 is the national policy guidance document related to the historic environment, and sets out planning policies relating to the conservation of the historic environment. It classifies 'heritage assets' as all those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. Its policies cover heritage assets which are designated and those which are undesignated. Policies relate to both the treatment of the assets themselves and their settings, both of which are a material consideration in development management decision making.
- 3.3 The Practice Guide for PPS5 (DCLG/DCMS/EH 2010; 7) states that "The PPS sets out the Government's objectives for the historic environment and the rationale for its conservation. It recognises the unique place the historic environment holds in England's cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life. The PPS also identifies the historic environment as a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning. Conserving this resource for future generations accords

with the principles of sustainable development. Government places a priority on its conservation and has set out tests to ensure that any damage or loss is permitted only where it is properly justified.”

- 3.4 The policies in PPS5 are based on the principle that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Heritage assets should be put to appropriate uses consistent with their conservation and with policies on climate change, and should be employed in place shaping (Policies HE1, HE2 and HE3).
- 3.5 In development management, planning authorities are obliged to ask the applicant for a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail required should be ‘proportionate to the importance of the heritage asset and no more than sufficient to understand the significance of potential impact’ (Policy HE6).
- 3.6 Policies also recognise that decisions are based on the nature, extent and level of significance of heritage assets, and on a level of information proportionate to the importance of the asset. There is a presumption in favour of conserving designated assets and their settings, as well as those assets and their settings which merit designation but have not yet been formally assessed (Policy HE9).
- 3.7 Where there will be substantial harm to or total loss of significance of a designated asset, consent may be refused unless it is demonstrated that i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits, or ii) the nature of the asset prevents all reasonable uses of the site, no viable medium term use can be found, conservation through grant funding is not possible, and the loss is outweighed by the benefits of bringing the site back into use (Policy HE9.2).
- 3.8 Proposals that preserve or make a positive contribution to the setting of a heritage asset are to be regarded favourably (HE10).

Local planning policy

- 3.9 Regional planning policy is set out in the Regional Planning Guidance for the South West (RPG 10), compiled in September 2001. Policy relating to archaeology is covered in Policy EN 3: The Historic Environment, which states;

Local authorities and other agencies in their plans, policies and proposals should:

- *afford the highest level of protection to historic and archaeological areas, sites and monuments of international, national and regional importance;*
- *indicate that new development should preserve or enhance historic buildings and conservation areas and important archaeological features and their settings, having regard to the advice in PPG15 and PPG16;*
- *indicate that policies and programmes should work towards rescuing buildings and monuments at risk;*
- *encourage the restoration and appropriate re-use of buildings of historic and architectural value and take a particularly active role in bringing about their restoration where this would help bring about urban regeneration;*
- *take account of the landscape context and setting of buildings and settlements; of building materials; and of the patterns of fields, hedgerows and walls that distinguish one area from another.*

- 3.10 Further regional planning policy is held within the Devon Structure Plan 2001-2011 (adopted October 2004). Relevant policies relating to archaeology are included in Policy CO8: Archaeology, which states;

Internationally, nationally and regionally important archaeological sites and their settings, whether Scheduled Monuments or unscheduled, will be preserved. Other important sites and their settings should be preserved wherever possible, and in considering proposals for development which would have an adverse impact on them, the importance and value of the remains will be a determining factor. Where a lack of information precludes the proper assessment of a site or area with archaeological potential, developers will be required to arrange appropriate prior evaluation in advance of any decision to affect the site or area. Where the loss of an archaeological site or area is acceptable, proper provision for archaeological excavation and recording will be required.

- 3.11 Local Planning Policy is contained in the East Devon Local Plan, adopted July 2006 and 'saved' until the emergence of a Local Development Framework. The policies in the plan were due to expire on 19 July 2009 but the Secretary of State has directed that the majority of the Local Plan policies be saved until they are replaced by policies in the Local Development Framework. Policies relating to the archaeological resource are included as Appendix B.

4 BASELINE SURVEY

Introduction

- 4.1 This section provides an overview of the historical and archaeological background of the study area, in order to provide a better understanding of the context and significance of the cultural heritage resource that may be affected by development. This assessment then determines the significance of any affected heritage assets (Chapter 5 of this report) and the potential for encountering buried archaeological remains within the proposed development site and to predict their likely nature, extent and condition.

Designated sites

International designations

- 4.2 No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites (July 2010) are situated within the site or the study area.

National designations

- 4.3 There are no Scheduled Monuments recorded within the site or study area. The nearest Scheduled Monument is Belbury Castle 1.4km to the south-west of the site (not illustrated). There are no Registered Parks and Gardens, or Battlefields, recorded within the site or study area.
- 4.4 Ottery St Mary Conservation Area is recorded 360m to the north-east of the site (Fig. 2, 7). Seven Grade II Listed Buildings are situated inside the Conservation Area within study area. There are an additional six Grade II Listed Buildings recorded within the study area outside the Conservation Area. These comprise the 19th-century Salston Hotel 450m south of the site (Fig. 2, 4) and two associated Lodges (Fig. 2, 2 and 5), the 18th-century factory on Mill Street 320m east of the site (Fig. 2, 1), Bank cottage on the weir 260m east of the site (Fig. 2, 3) and St Saviour's Bridge 190m east of the site (Fig. 2, 6).

Summary of non-designated or potential heritage assets

- 4.5 There are no recorded heritage assets within the site. There are 22 non-designated heritage assets recorded within the study area by the NMR and Devon HER. Undated earthworks in the eastern part of the site possibly relate to former watercourses which meandered across the wide, shallow flood plain. In the vicinity

of these earthworks, alluvium is recorded which has the potential to seal deposits of palaeoenvironmental and archaeological interest.

- 4.6 A 19th-century barracks is recorded 100m to the east of the site (Fig. 2, 20) while a possible ford recorded 200m east of the site (Fig. 2, 29) may be associated with a trackway which extends across the site.

Previous archaeological investigations

- 4.7 There have been no previous archaeological works within the site. In the wider study area, Exeter Archaeology undertook a watching brief (EA 2003) and further monitoring (EA 2005) as part of the Ottery St Mary flood defence scheme approximately 400m north-east of the site. Topsoil stripping as part of this scheme recorded prehistoric flints and post-medieval pottery (Fig. 2, 13). A section of a former mill leat (Fig. 2, 18) and several former palaeochannels were also recorded during these works.
- 4.8 No other intrusive archaeological works are recorded within the study area. Two separate programmes of field walking are recorded to the west of the site. Fieldwalking 150m west of the site recorded prehistoric flints and medieval and post-medieval pottery (Fig. 2, 12) while a programme 450m west of the site recorded prehistoric flints, Roman tile and glass and post-medieval and modern pottery (Fig. 2, 11). Two previous desk-based assessments are recorded in the wider study area (Fig. 2, 30 and 31).

Geology, topography and the palaeoenvironment

- 4.9 The solid geology within the site comprises Ottery St Mary Sandstone. The superficial deposits (see Fig. 1) comprise alluvium deposits (consisting of clay, silt, sand and gravel) in the eastern part of the site. Undifferentiated river terrace deposits (of sand and gravel) occur within the central and western part of the site and form prominent terraces. There are no superficial deposits recorded on the sloping central part of the site.
- 4.10 The western part of the site is formed by two prominent hillocks on the First River Terrace at a height of 51m AOD (Fig. 8). As such the western part of the site commands extensive views across the wide valley of the River Otter. The site descends to 39m AOD in the east (Fig. 7), on the floodplain of the River Otter which flows in a southerly direction 150m east of the site.

4.11 In the eastern field of the site slight banks and possible channels identified during the site visit may relate to former channels of the River Otter which meandered across its floodplain, although they remain undated (Fig. 5 and 6). These earthworks were identified in the eastern part of the site on the floodplain of the river, and possibly represent the braided network of small river courses which once formed the River Otter. However, these earthworks could equally relate to modern small-scale gravel extraction.

Prehistoric (pre AD 43)

4.12 Palaeochannels were identified during ground works in 2003 and 2005 approximately 500m north-east of the site (Fig. 2, 26; EA 2003; EA 2005). These were filled with fluvial gravels and silts and relate to former (possible prehistoric) watercourses extending across the wide, shallow river valley.

4.13 The western part of the site comprises gravels of the First River Terrace, overlooking the River Otter. Elsewhere in the country First River Terrace gravels have been known to contain Palaeolithic material, but for the most part these are not in a primary context (Wymer 1999, 21). No palaeoliths have been recorded from the study area.

4.14 Within the study area there is limited evidence of prehistoric activity and settlement. Single and small numbers of prehistoric flints have been recorded 220m north-west of the site (Fig. 2, 9) and 480m north-west of the site (Fig. 2, 13), and extensive assemblages of flint have been recorded during field walking 150m west (Fig. 2, 12) and 450m west of the site (Fig. 2, 11). A findspot of a spindle whorl is recorded 500m north-east of the site (Fig. 2, 8). These residual finds are suggestive of a general prehistoric presence in the site vicinity, but do not indicate particular foci of settlement/activity. Outside of the study area the large Iron Age hillfort of Belbury Castle is located on higher ground approximately 1.5km to the south-west of the site (not illustrated).

4.15 Cropmarks recorded within the study area are suggestive of possible archaeological features, but no cropmarks indicative of archaeological features are observable on aerial photographs of the site itself. A possible ring ditch and enclosure have been recorded as cropmarks 500m north-west of the site (Fig. 2, 10) and a possible rectangular enclosure is suggested by a cropmark 500m west of the site (Fig. 2, 28).

- 4.16 The prominent hillocks in the western part of the site form obvious areas of high ground overlooking the river valley (Fig. 8), and may have been attractive locales for prehistoric settlement.

Roman (AD43 – AD 410)

- 4.17 There are no recorded Roman features within the site or study area. Possible Roman glass and tile was recorded as residual artefacts during fieldwalking 450m west of the site (Fig. 2, 11).
- 4.18 The nearest substantial Roman settlement was at Exeter (Isca Dumnonirum), a legionary fortress and civitas capital, c. 16km to the west of the site. The nearest Roman road, running from Exeter to Dorchester (Margary 1973, 113), passes c. 2km to the north of the site (along the approximate alignment of the modern A30). Smaller Roman settlement and a Roman military base have been recorded during the A30 enhancement at Pomeroy Wood and Gittisham Wood, approximately 6km to the east of the site (WA 1999).

Early medieval (5th century AD - 1066) and medieval (1066 – 1539)

- 4.19 Ottery St Mary formed its own hundred in the 10th century, and the manor of Ottery was recorded in AD 963. It is likely that the medieval village, situated c.800m north-east of the site, was surrounded by an agricultural landscape comprising open fields. Smaller, satellite settlements existed in the wider vicinity of the village, such as Salston Barton 250m south of the site which was recorded in the 13th century. The manor is recorded as Otrei in Domesday Book, and had a population of 500-600, although the distribution of this population across the manor is known. The site is likely to have formed part of the agricultural hinterland of the village, situated within the wider parish of Ottery St Mary.
- 4.20 The site of a possible medieval church (Fig. 2, 14) and chapel (Fig. 2, 15) are recorded within Ottery St Mary to the east of the site. The church, St Saviour's, was erected in 1355 close to the eponymous medieval bridge over the River Otter (Fig. 2, 19). The site of St Budeaux Chapel is suggested by placename evidence, although its exact location is not known.
- 4.21 The medieval bridge at St Saviour's was in existence by 1355 (Fig. 2, 19). The presence of an earlier ford to the south of this over the River Otter (200m east of the

site) has also been suggested (Fig. 2, 29; Weddell 1993, 3). A former trackway running from this ford inland has also been suggested. This putative course runs along hedgerows inland from the ford, and towards the site, parallel to Barrack Road. There is no evidence for a former trackway or hollow way within the site on this alignment.

- 4.22 It could be suggested that this central east-west hedgerow running through the site utilised a former headland between two furlongs. The 'S' shaped, curving, north-south boundary in the southern part of the site is particularly suggestive of the alignment of a medieval open field furlong, so too are the hedge banks forming the western and north-eastern boundaries of the site. The small lane that passes immediately to the west of the site possibly dates to after the enclosure of the open field system, as the curving course of the road is perhaps derived from the field boundary. It is therefore likely that the western part of the site was enclosed from former medieval open field to the west of Ottery St Mary, and the Devon Historic Landscape Characterisation defines the site as 'Barton Fields' which were laid out between the 15th and 18th centuries, probably direct from the former open field (see Fig. 2).
- 4.23 Medieval pottery sherds were recorded during fieldwalking to the west of the site (Fig. 2, 12) and were probably deposited during medieval manuring of the open fields. The agricultural landscape expanded during the medieval period, and two farmsteads within the study area, Salston Barton to the south of the site (Fig. 2, 16) and Thorn Farm to the north (Fig. 2, 17), both have medieval origins.
- 4.24 The cloth trade was a prominent local industry during the medieval period, and the east side of the River Otter appears to have been a particular local focus for milling activity (EA 2005). The River Otter was utilised for several mills, and the leat relating to a former mill north-west of the Ottery St Mary was recorded during flood prevention work (Fig. 2, 18; EA 2005, 8). A further undated mill, but probably medieval in date, is documented at Salston Barton 250m south of the south of the site (Fig. 2, 27).

Post-medieval (1540 – 1800) and modern (1801 – present)

The wider study area

- 4.25 The factory on Mill Street 350m north-east of the site dates to 1788-90 (Fig. 2, 1), and comprises a five storey red brick building originally built in 1788 as a serge mill.

However, the wool mill was not a success, and the building was converted to a silk factory in 1823 (Minchinton 1973). Bank Cottage, on the weir of the River Otter, contains built elements which date to the 17th century (Fig. 2, 3), and is currently used as a hotel adjacent to the river. Salston Hotel is a large red brick mansion located in the sheltered river valley (Fig. 2, 4), and is associated with Salston Lodge (Fig. 2, 2) dating to the 18th century and a further lodge added in the 19th century (Fig. 2, 5).

- 4.26 The modern St Saviour's Bridge (Fig. 2, 6), built to the south of the medieval bridge which was washed away in 1801 (Fig. 2, 19), dates to the early 19th century. A county stone, marking the boundary of responsibility for bridge repairs, is recorded 300m east of the site (Fig. 2, 25).
- 4.27 The sites of a number of former buildings within Ottery St Mary recorded on historic cartographic sources (primarily the First Edition Ordnance Survey map) have been included within the Devon Historic Environment Record (DHER 79506; 79507; 79508; 79509; 79511; 79512; 10349). These have not been included within the baseline discussion or the gazetteer, and are not considered to be relevant to the baseline discussion of the proposed development site.
- 4.28 Farmsteads located within the study area continued to expand during the post-medieval period, and Salston Barton (Fig. 2, 16) and Thorne Farm (Fig. 2, 17) both have post-medieval built elements. Fieldwalking has recorded post-medieval and modern pottery to the west of the site (Fig. 2, 11 and 12) which were probably deposited during manuring and other agricultural practices.
- 4.29 The tentative site of an early 19th-century Napoleonic barracks is recorded by the Devon HER to the west of the site (Fig. 2, 20). In 1811 it is reported that 517 men were housed at Ottery St Mary barracks, probably over four or five quadrangles (Breihan 1990, 149). It is likely that the barracks were of a standardised design similar to that employed elsewhere in the country, which comprised wooden 'C'-shaped structures built upon brick foundations (Breihan 1990, 149). The name of 'Barrack Farm', which lies c.250m west of the site, may be indicative of the former barrack's location. However, the barracks are not recorded on the 1841 Tithe Map, and Barrack Farm is not recorded until the 1950s. Therefore no direct continuity exists between the farmstead and the former barracks, and the name may only be indicative of the approximate location of the barracks.

4.30 The Sidmouth Branch Railway opened in 1874 and passed 80m east of the site along the flood plain of the River Otter (Fig. 2, 22). Ottery St Mary railway station was opened in the same year 110m east of the site (Fig. 2, 23). The railway facilitated the late 19th and 20th-century industrial expansion of the town, and the site of a brickworks is recorded in the town (Fig. 2, 21), as are the site of demolished 19th-century buildings (Fig. 2, 24), removed ahead of further expansion.

The site

4.31 The majority of the site is defined as 'Barton Fields' by the Devon Historic Landscape Characterisation (see Fig. 2). These relatively large, regular enclosures seem likely to have been laid out between the 15th and 18th centuries, and some curving boundaries may be following earlier divisions in the pre-existing medieval fields, as is probable within the site (see section 4.21). The eastern part of the site is defined as enclosures of post-medieval date, with fields laid out in the 18th and 19th centuries. It is probable that the eastern area of the site remained part of the river Otter floodplain until improved drainage facilitated the agricultural exploitation, and enclosure, of this area of the site.

4.32 The earliest source to record the site in detail is the 1841 Ottery St Mary Tithe Map (Fig. 3). The Tithe Map records the site within a field system identical to the current layout, and provides an indication of land use through the recorded field names. In the east the lower-lying area of the site was utilised as meadow ('Broad Mead') and 'orchard', while the south-eastern fields were named 'Bridge Moor' and 'Little Bridge Moor'. This perhaps relates to the early ford crossing suggested to the east of the site (Fig. 2, 29) or the medieval bridge over the river Otter further to the north (Fig. 2, 19). The fields in the south-western part of the site are named 'Inner Nap' and 'Outer Nap', the term 'nap' referring to land on a steep hillside (Field 1989, 145). The north-western field was named 'Cross Field', making reference to the crossroads of Exeter Road, Barrack Road and Cadhay Lane just to the north-west of the site.

4.33 The First Edition Ordnance Survey map (Fig. 4) and the Second Edition (not illustrated) record no alterations to the boundaries within the site. A map from the 1930s (not illustrated) records the straightening of Strawberry Lane, which forms the southern boundary of the site. The lane was sinuous prior to this straightening and possibly reflected the curving boundaries surrounding former medieval strip fields.

- 4.34 Aside from the conversion of the orchard into pasture farmland, and the addition of a small agricultural building in the central part of the site, the depiction of the site on the 1976 Ordnance Survey map (not illustrated) had not altered.
- 4.35 An aerial photograph from 1988 recorded the course of a pipeline extending across the site from the south-west to the north-east (Fig. 5). There are no recorded previous archaeological works associated with this pipeline, although it is likely that any archaeological remains in its vicinity were destroyed.

5 CONCLUSIONS

Recorded heritage Assets and their significance

- 5.1 The hedgerows within the site possibly date to the enclosure of a former open field system to the west of Ottery St Mary, and are depicted on the 1841 Ottery St Mary Tithe Map (Fig. 4). These hedgerows do not fall under the criteria for Archaeology and History under the Hedgerows Regulations 1997 (Appendix C), and thus are not considered to have statutory protection under the 1997 Act.
- 5.2 Earthworks recorded in the eastern field of the site seem to relate to former watercourses which meandered across the wide, shallow river valley. If so, there is a potential for palaeoenvironmental deposits of environmental interest of unknown significance to survive within the former channels. However, these earthworks remain undated and are of uncertain form or origin. As such they are considered potential heritage assets of uncertain significance.
- 5.3 A possible trackway, associated with the ford 150m east of the site (Fig. 2, **29**), may have followed a hedgerow that runs towards the site. There is no evidence for a former trackway or 'hollow way' within the site.
- 5.4 A small late 20th-century building formerly lay within the site, and has since been demolished, leaving only concrete foundations. Remains associated with this structure are not considered to comprise a heritage asset.

Potential for archaeological remains

- 5.5 The site straddles the alluvial floodplain of the River Otter and the First River Terrace. The alluvial deposits recorded in the eastern part of the site within the

floodplain (Appendix D) have some potential to 'seal' deposits of palaeoenvironmental and archaeological interest.

- 5.6 The tentative site of a Napoleonic barracks is recorded 100m to the west of the site (Fig. 2, 20). The exact location, form, extent and survival of this feature are not known; therefore the significance of this feature cannot be accurately assessed. It could be suggested that the extant Barrack's Farm, 220m west of the site, occupies the same site as the former Napoleonic barracks. Current evidence suggests that the barracks was located outside the site.

Archaeological survival

- 5.7 It is likely that the majority of the site was enclosed between the 15th and 18th centuries, and has remained agricultural land (predominantly pasture) to the present day. As such, the survival of any potential archaeological remains is likely to be good.
- 5.8 The course of a late 1980s pipeline extends across the site from the south-west to the north-east (Fig. 5). There are no recorded archaeological works associated with this pipeline, although any potential archaeological remains on the course of this pipeline would have been removed during the pipeline groundworks.

6 PROJECT TEAM

- 6.1 The project was researched and the report produced by Nathan Blick, and illustrated by Peter Moore. The project was managed by Richard Morton.

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Cartographic sources

1841	Ottery St Mary Tithe Map	(DRO: electronic copy)
1888	First Edition 6" Ordnance Survey map	(Sheet: 82.NW)

1888	First Edition 6" Ordnance Survey map	(Sheet: 70.SW)
1906	Second Edition 6" Ordnance Survey map	(Sheet: 82.NW)
1938	Provisional Edition 6" Ordnance Survey map	(Sheet: 70.SW)
1939	Map of proposed alteration to Strawberry Lane	(DRO: 337a add2/M&P/6a)



APPENDIX A: GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER ELEMENTS OF THE HISTORIC ENVIRONMENT

No.	Description	Period	Status	NGR (all SY)	DHER ref. NMR ref. EH ref.	Major Source
1	The Factory, Mill Street, 1788-90.	Post-medieval	Grade II Listed	0941 9523	397934 448781 10340	EH
2	Salston Lodge, probably 18th century with alterations.	Post-medieval	Grade II Listed	0889 9454	398041 24131	EH
3	Bank Cottage, The Weir, 17th century.	Post-medieval	Grade II Listed	0946 9488	398577	EH
4	Salston Hotel, west wing 18th century, main portion 19th century	Post-medieval/ modern	Grade II Listed	0901 9437	398040 24130	EH
5	Lodge opposite entrance to Salston Hotel, c.1844.	Modern	Grade II Listed	0890 9437	398043 24132	EH
6	St Saviours Bridge, 19th century.	Modern	Grade II Listed	0937 9514	1239172 10325	EH
7	Ottery St Mary Conservation Area. Seven Grade II Listed Buildings within the study area are situated within the Conservation Area, and their English Heritage reference numbers are included here.	N/A	Conservation Area		397930 397931 397932 398575 397760 397761 397935 24106 17782 10341 24104 18743 24103 79494	Local Plan
8	Findspot of a sandstone spindle whorl from the vicinity of Ottery St Mary	Prehistoric		0900 9500 (locality)	448748	NMR
9	Findspot of a prehistoric flint (a possible core dressing) and a stone tool	Prehistoric		0927 9516	10327 10326	DHER
10	Ring ditch, with circular enclosure adjacent to south-east, recorded as a cropmark	Prehistoric		0853 9560	29589	DHER
11	Fieldwalking recorded over 200 flints, possible Roman tile and glass, and post-medieval and modern pottery.	Prehistoric/ Roman/ post-medieval/ modern		0840 9480	50014 50015 50016	DHER

12	Fieldwalking recorded over 100 flints, medieval and post-medieval pottery.	Prehistoric/ medieval/ post-medieval		0870 9480	54190 54191	DHER
13	Topsoil stripping prior to flood defence work in 2003 recorded prehistoric flints and post-medieval pottery.	Prehistoric/ post-medieval		0930 9550	69509 69510	Whitton and Whiteway 2003
14	Site of medieval St Saviours church. Erected by grandisson around 1355, near the bridge of the same name. Site may now be covered by switch gear factory.	Medieval		0940 9520	10344 448753	DHER
15	Alleged medieval chapel of St Budeaux in Ottery St Mary, as suggested by place-name evidence, although there is no confirmatory documentation.	Medieval		0900 9500 (locality)	448776	NMR
16	Salston Barton first recorded in 1243.	Medieval/ post-medieval		0910 9464	16945	DHER
17	Thorne Farm, first documented in 1480.	Medieval/ post-medieval		0886 9553	16943	DHER
18	Section of a former mill leat, identified 5 metres to west of present leat, recorded during flood prevention works.	Medieval/ post-medieval		0942 9558	79491	DHER
19	The medieval bridge (also known as St. Saviours Bridge) was c.45m upstream of the present bridge. It was stone-built and in existence of 1355. Washed away in 1801 and subsequently replaced.	Medieval/ post -medieval		0930 9510	53959	DHER
20	Tentative site of an 1803 infantry barracks of wooden construction.	Modern		0875 9515	42915	DHER
21	Site of a brickworks operated by Miller & Lilley in 1896, exact location not known.	Modern		0900-9500 (approx)	58717	DHER
22	Sidmouth Branch Railway, now dismantled. Opened in 1874 and closed in 1967.	Modern		0900 9250 (linear)	448873	NMR
23	Ottery St. Mary railway station, opened in 1874 and closed in 1967.	Modern		0925 9512	53961 501569	DHER
24	Long row of buildings shown on the 1880s 25 inch Ordnance Survey map, the southern end of which had been demolished by 1904-1906 and replaced by a large red brick house called Otter View.	Modern		0946 9518	79505	DHER
25	County Stone approximately 80m north of St Saviour's Bridge. County Stones are found either side of County Bridges, and were placed in c1840 to mark the boundary of responsibility for repairs of County builders.	Modern		0944 9520	74173 4343	DHER
26	A broad shallow palaeochannel was observed during flood defence work in 2003.	Undated		0940 9560	69508	EA 2003
27	Documented site of 'Salston Barton' mill, on a tributary of the River Otter.	Undated		0910 9460	62744	DHER
28	Cropmark of a rectangular enclosure.	Undated		0837 9500	60384	DHER
29	Line of trackway may indicate the position of an early trackway and ford below St Saviour's bridge.	Undated		0940 9490	53856	DHER
30	Desk-based assessment in 2008 of Ottery Town Mill.	Previous archaeological work		0943 9527	-	RPS 2008
31	Desk-based assessment in 1993 of the Ottery St Mary flood defence scheme.	Previous archaeological work		0944 9538	-	Weddell 1993

APPENDIX B EXTRACTS FROM EAST DEVON LOCAL PLAN (JULY 2006)

Policy EN7 (Nationally and Locally Important Archaeological Sites)

Development that would have nationally important archaeological remains or their settings, whether scheduled or not, will not be permitted. Development that would harm locally important archaeological remains or their settings will only be permitted where the need for the development outweighs the damage to the archaeological interest of the site and its setting. There is a presumption in favour of preservation in situ in the case of nationally and locally important remains. Preservation of locally important remains by record will be required where the need for the development outweighs the need to preserve the remains in situ.

Policy EN8 (Proposals Affecting Sites Which May Potentially be of Archaeological Importance)

When considering development proposals affecting sites which are considered to potentially have remains of archaeological importance the District Council will not grant planning permission until the archaeological importance has been determined through assessment and/or evaluation.

APPENDIX C: EXTRACT FROM THE HEDGEROWS REGULATIONS 1997

Extracted From Statutory Instruments 1997 No. 1160 The Hedgerows Regulations 1997, Schedule 1: Additional criteria for determining 'Important' hedgerows;

PART II

CRITERIA

Archaeology and history

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is-
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(**g**); or
 - (b) recorded at the relevant date in a sites and Monuments Record.
3. The hedgerow-
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
4. The hedgerow-
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or
 - (b) is visibly related to any building or feature of such an estate or manor.
5. The hedgerow-
 - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts(**a**); or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
 - (i) is substantially complete; or
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(**b**), for the purposes of development control within the authority's area, as a key landscape characteristic.

APPENDIX D

Risk of Flooding from Rivers and Sea

Enter postcode or place name:

Ottery St Mary, Devon

Search

Map of X: 309,370 Y: 95,042 at scale 1:10,000

Overview map:

Other topics for this area...

Risk of Flooding from Rivers and Sea

Risk of Flooding from Reservoirs

Flood Warning

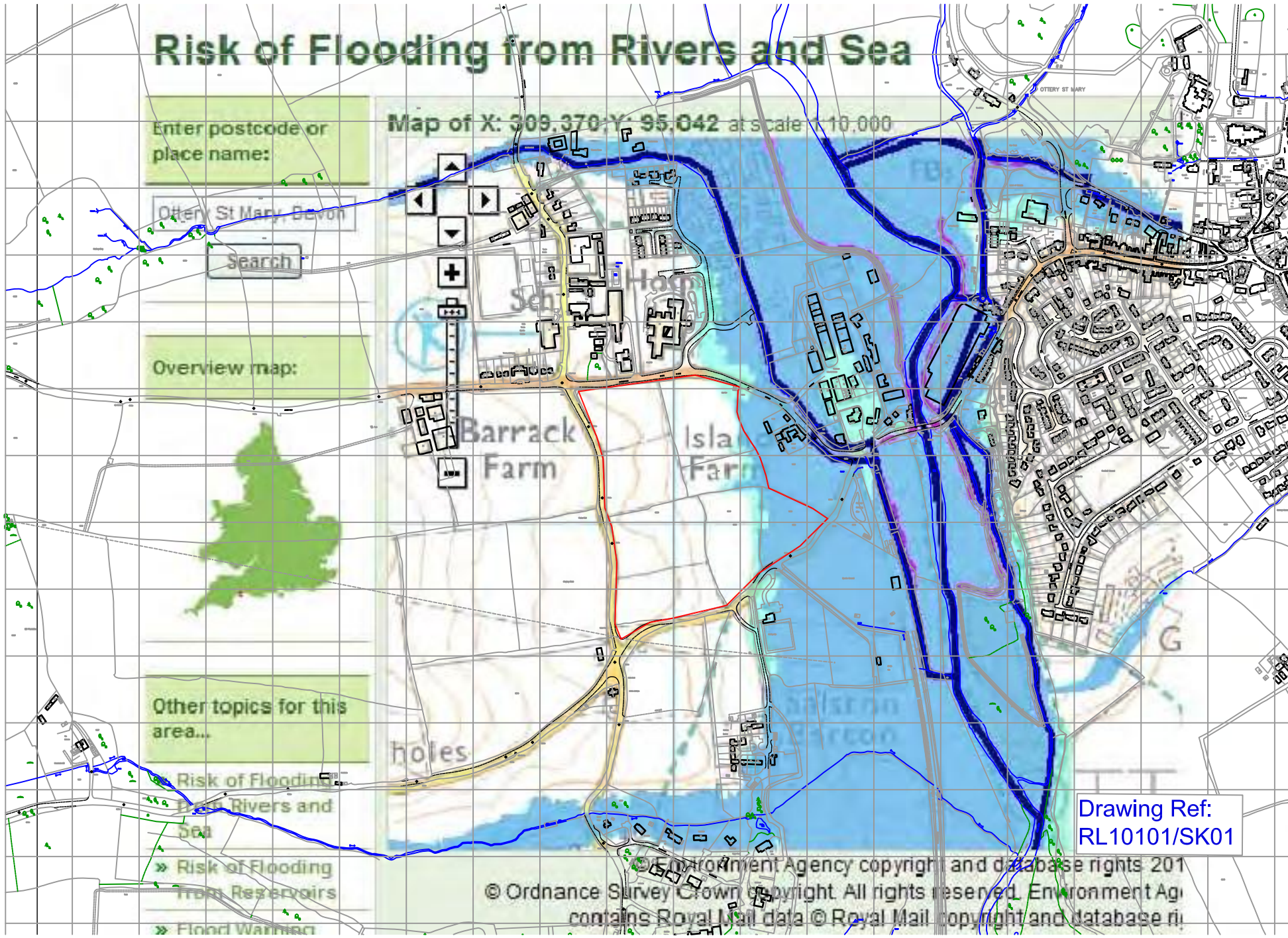
Barrack Farm

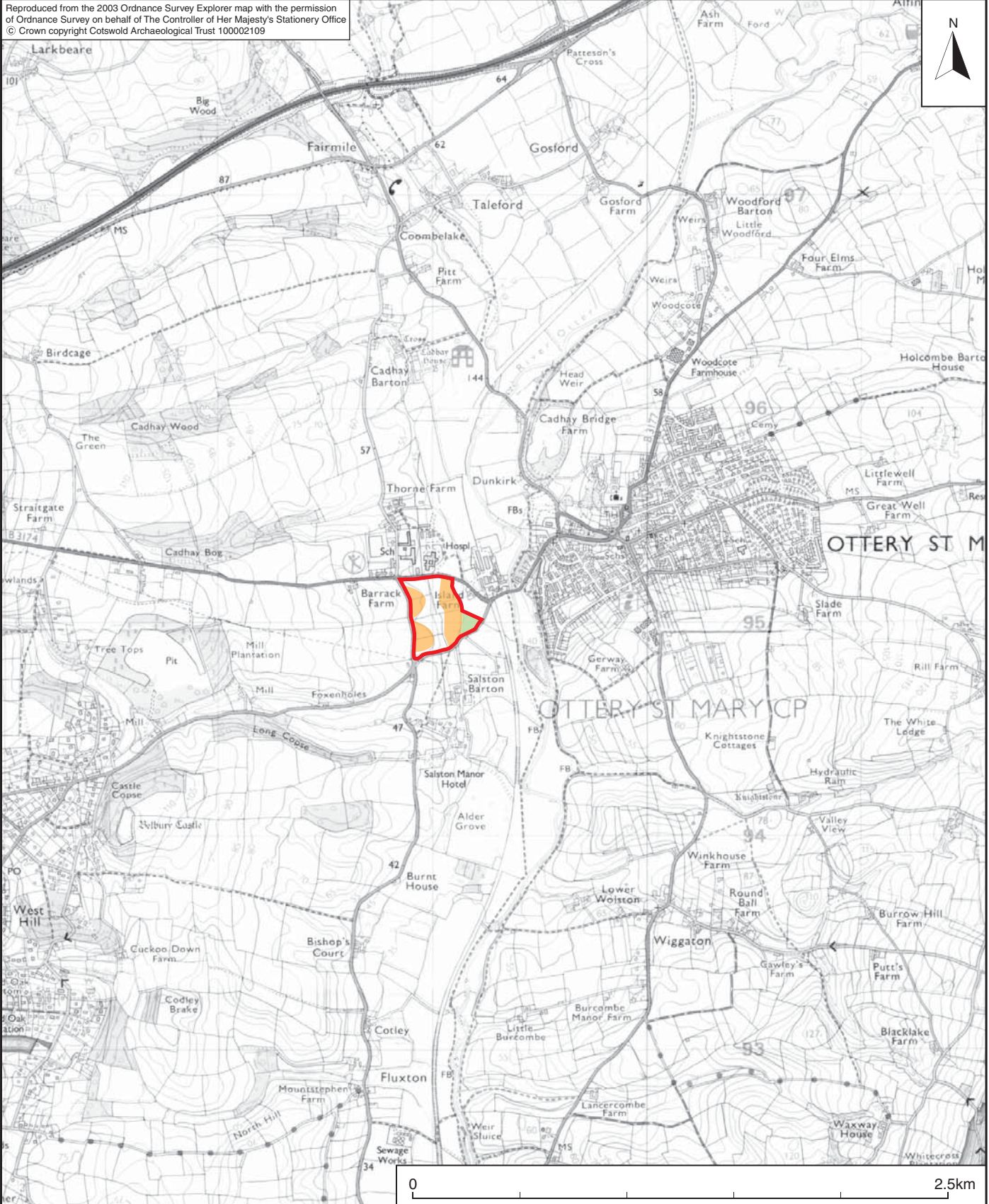
Isla Farm

holes

Drawing Ref: RL10101/SK01

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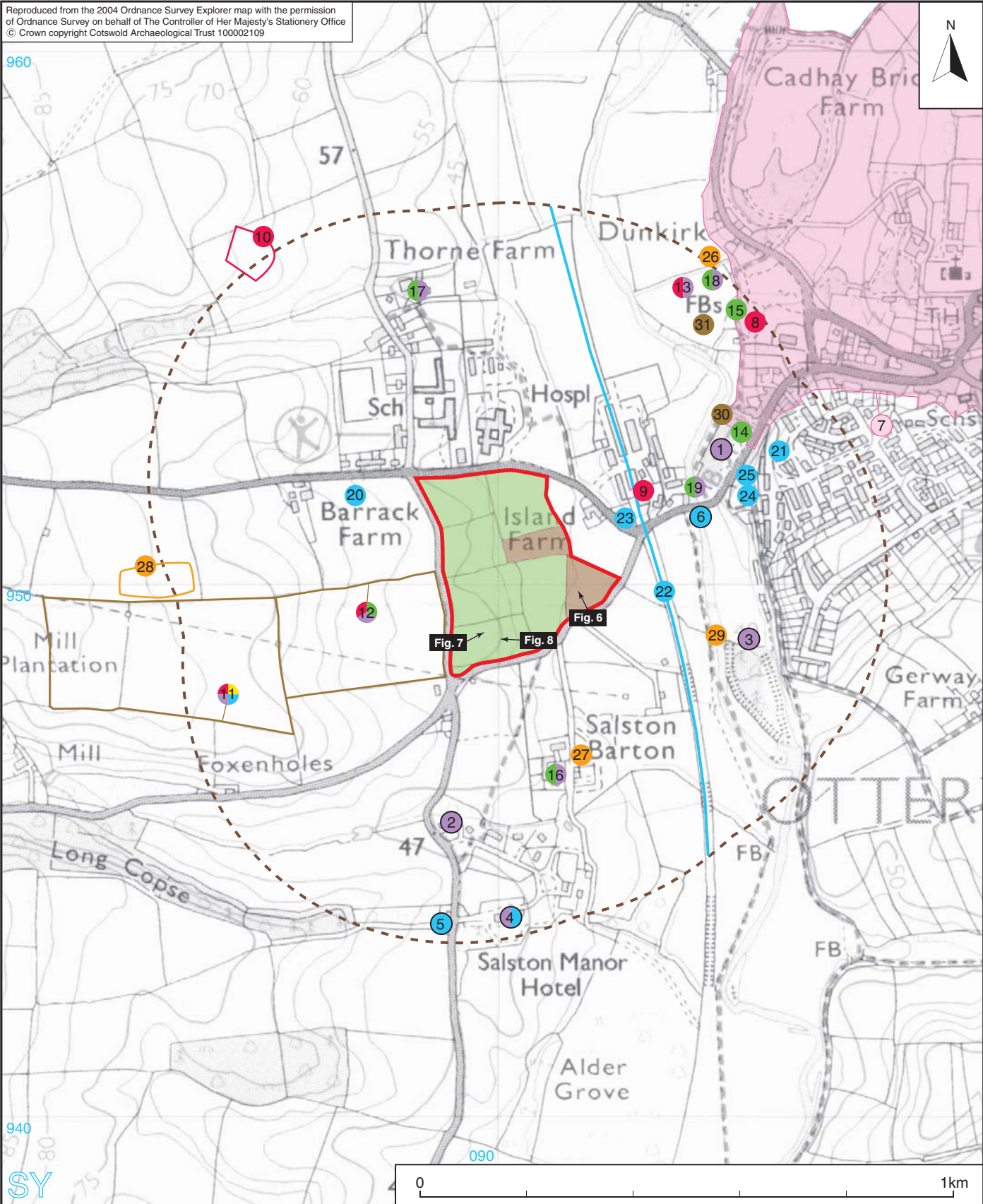
- gravel
- alluvium

COTSWOLD ARCHAEOLOGY


PROJECT TITLE
Land at Island Farm, Ottery St. Mary
Devon

FIGURE TITLE
Site location plan

DRAWN BY	SCALE	PROJECT NO.	FIGURE NO.
PJM	1:25,000@A4	3411	1



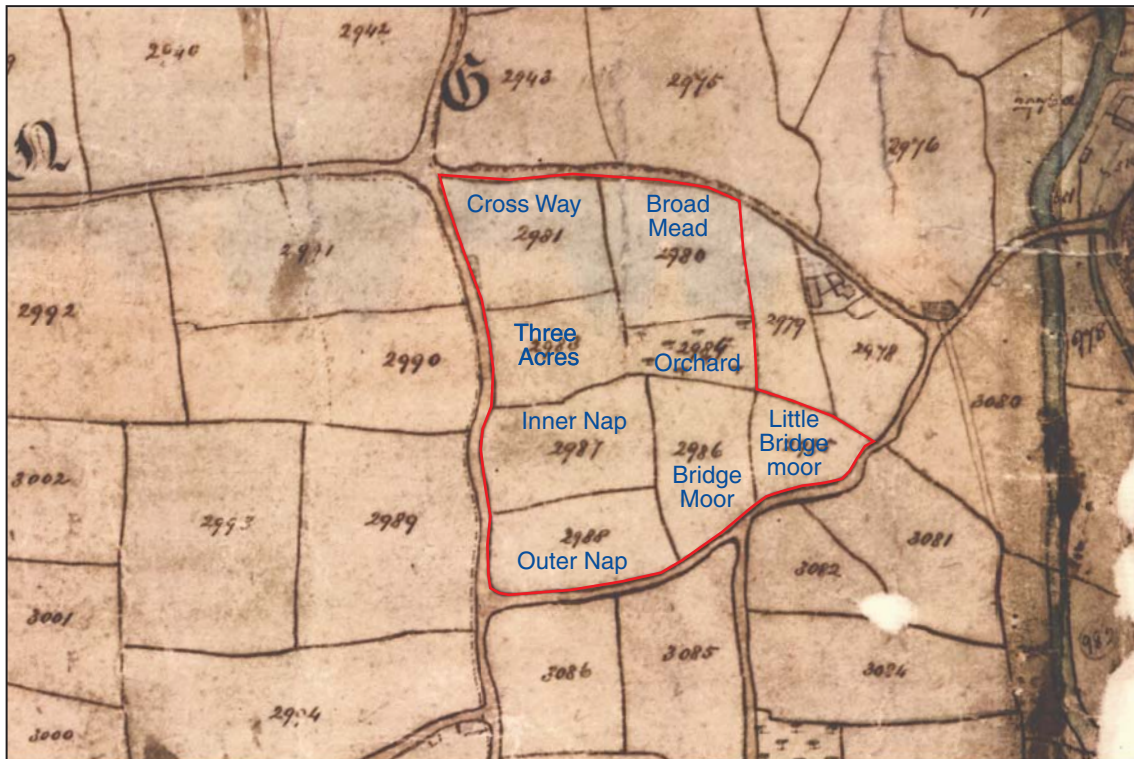
site	undated
study area	previous archaeological works
prehistoric	Grade II Listed building
Roman	Barton Fields (15th-18th century)
medieval	18th/19th century enclosure
post-medieval	Conservation Area
modern	photograph orientation


COTSWOLD ARCHAEOLOGY

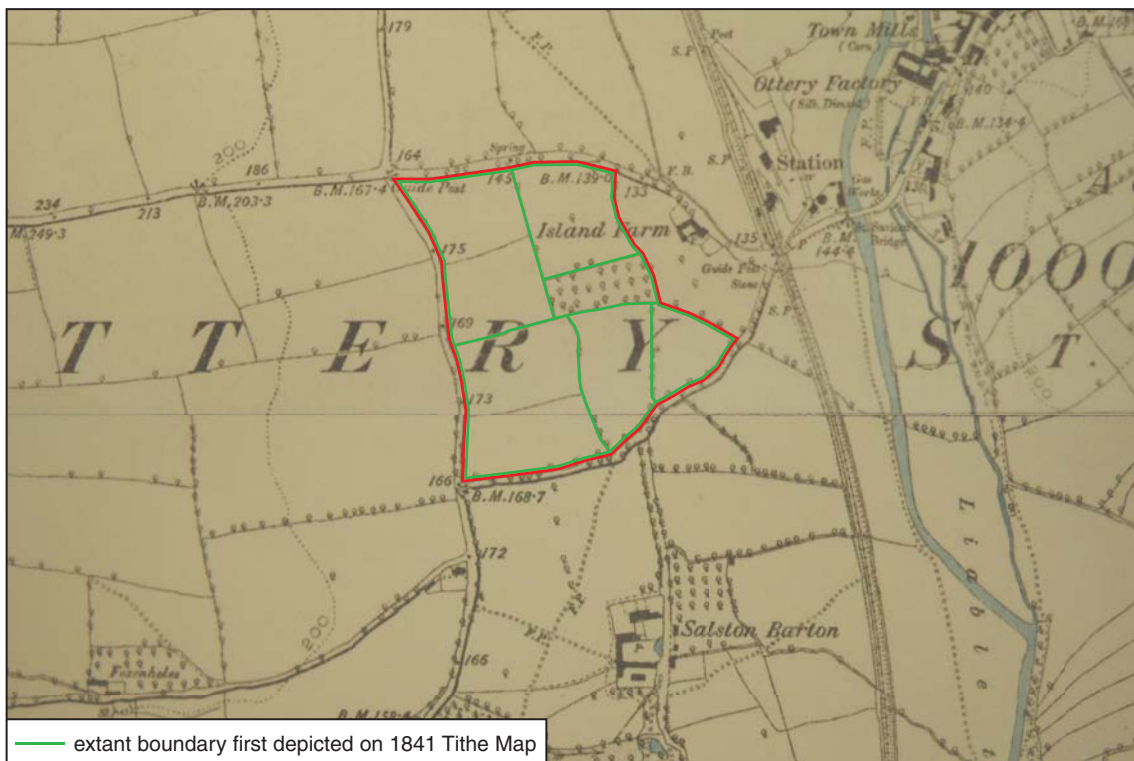
PROJECT TITLE
Land at Island Farm, Ottery St. Mary Devon

FIGURE TITLE
Recorded heritage assets


<i>DRAWN BY</i> PJM	<i>SCALE</i> 1:10,000@A4	<i>PROJECT NO.</i> 3411	<i>FIGURE NO.</i> 2
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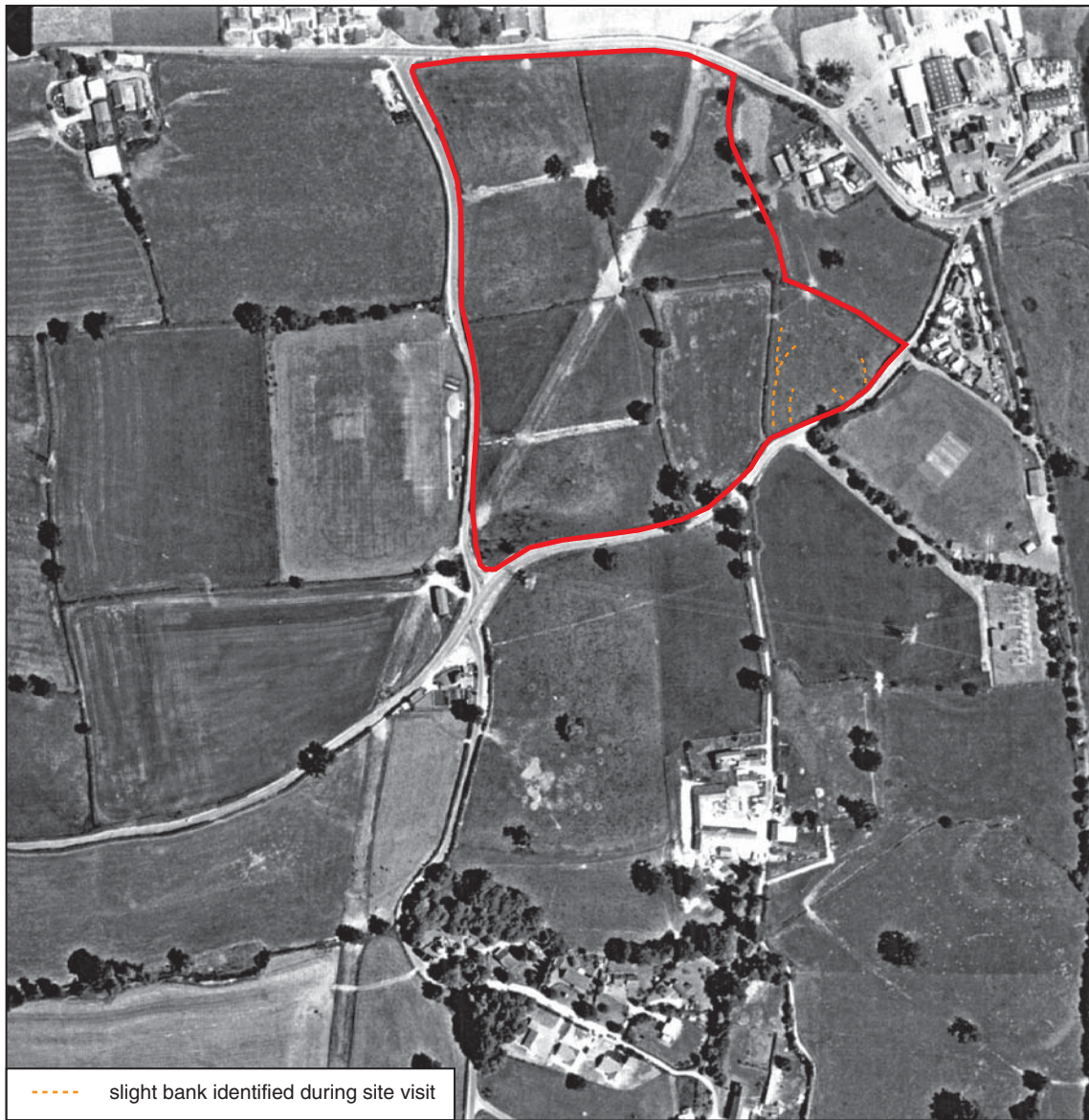


3



4

3	Extract from the 1841 Ottery St Mary Tithe Map	 COTSWOLD ARCHAEOLOGY			
		PROJECT TITLE Land at Island Farm, Ottery St. Mary Devon			
4	Extract from the First Edition Ordnance Survey map	FIGURE TITLE Historic mapping			
		DRAWN BY PJM	SCALE n/a	PROJECT NO. 3411	FIGURE NO. 3 & 4



5 Aerial photograph taken June 1988, showing course of pipeline through site



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

Land at Island Farm, Ottery St. Mary Devon

FIGURE TITLE

Photograph

DRAWN BY

PJM

SCALE

n/a

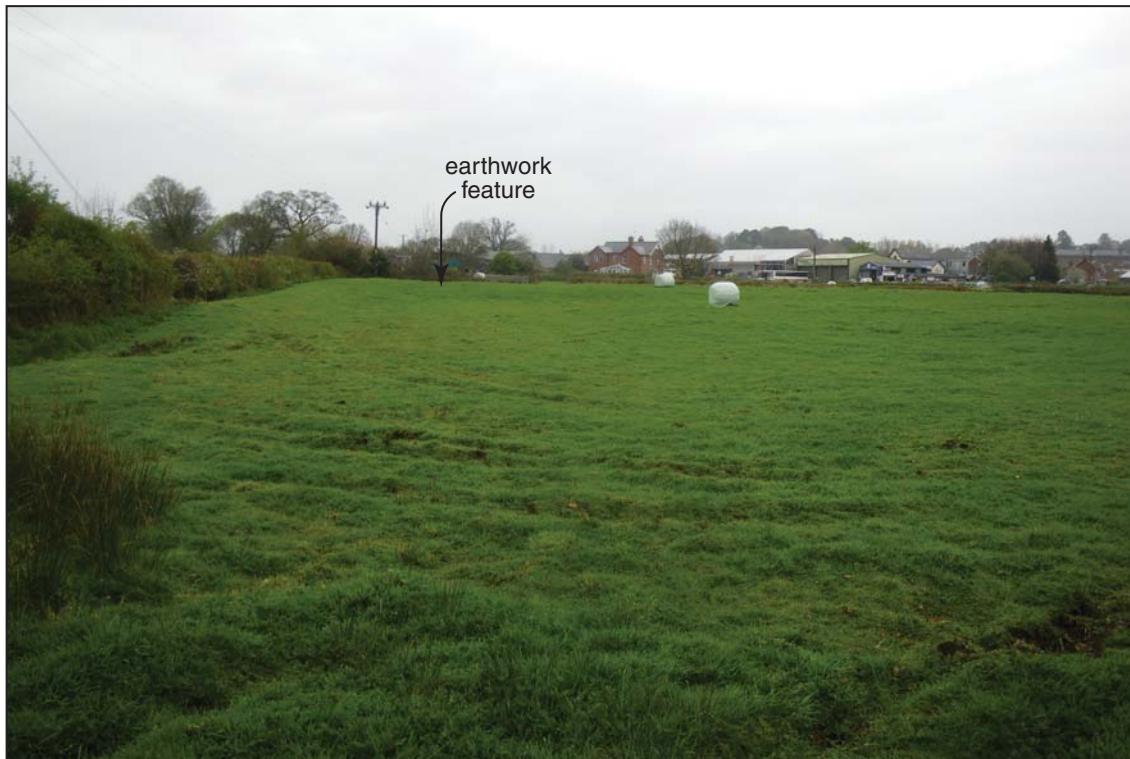
PROJECT NO.

3411

FIGURE NO.

5

6



7



6 View north in south-east part of site, showing earthwork features

7 View east from south-west part of site, overlooking the floodplain



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

Land at Island Farm, Ottery St. Mary Devon

FIGURE TITLE

Photographs

DRAWN BY

PJM

SCALE

n/a

PROJECT NO.

3411

FIGURE NO.

6 & 7



8

8 View west from central southern part of site, towards prominent hillock



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

Land at Island Farm, Ottery St. Mary
Devon

FIGURE TITLE

Photograph

DRAWN BY

PJM

SCALE

n/a

PROJECT NO.

3411

FIGURE NO.

8