

Hatchlands Farm, Harberton, Devon

Heritage Desk-Based Assessment



for
Client: MTS Hatchlands Solar Ltd


CA Project: 3869
CA Report: 12170

July 2012

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SUMMARY

Project Name: HATCHLANDS FARM

Location: HARBERTON, DEVON

NGR: SX 7366 5931

In June 2012 Cotswold Archaeology was commissioned by MTS Hatchlands Solar Ltd to carry out a Heritage Desk-Based Assessment of land at Hatchlands Farm, Harberton, Devon. The objective of the assessment was to identify the nature and extent of the known and potential heritage resource within and in proximity of the proposed development site provide and assess the likely harm of the proposed development on the significances of any affected heritage assets.

There are no World Heritage Sites, Registered Parks and Gardens, Registered Battlefields or Scheduled Monuments within the proposed development site or the study area. There are three Grade II Listed Buildings within the study area though none of these lie within the proposed development site.

The Grade II Listed milestone and of Wonton farmhouse would not be affected by the proposed development. The location of West Moore farmhouse at the southern edge of the study area is such that there are partial views to and from the proposed development site. Whilst the wider rural landscape provides a sense of isolation for such farm buildings, which contributes to its heritage significance, the design of the proposed development would not adversely affect this to the degree that its significance would be harmed.

The discovery of archaeological remains during the excavations for the pipeline indicates that there is some potential for further buried remains to survive within the proposed development site. Ground disturbing works associated with the construction of the cable trenching, the inverter stations and any access trackways could harm surviving buried remains.

It is the conclusion of this assessment that the proposed development would not conflict with national or local policy regarding the safeguarding of heritage assets. Furthermore, and based on current evidence, there are no constraints pertaining to heritage assets that would preclude the proposed development.



1. INTRODUCTION

Outline

- 1.1 In June 2012 Cotswold Archaeology was commissioned by MTS Hatchlands Solar Ltd to carry out a Heritage Desk-Based Assessment of land at Hatchlands Farm, Harberton, Devon (centered on NGR: SX 7366 5931; Figure 1). The site is proposed for the installation of a solar farm.

Location and landscape context

- 1.2 The northern boundary of the proposed development site borders the road running between Avonwick in the west and Totnes 6km to the east and a local lane runs along the site's western border southwards towards Diptford. The southern and eastern boundaries border woodland and farmland respectively. The proposed site is set within a rural, agricultural landscape of moderate and large irregularly-shaped open fields with hedged field boundaries, scattered farms, agricultural buildings and businesses, small wooded areas, minor water courses and lanes. The surrounding landscape is hilly with the proposed site lying approximately 131m above sea level and comprises both arable fields and grazing. The proposed site is farm land, predominantly maize.
- 1.3 The proposed development site is approximately 13ha in size and comprises three fields. The site is situated near the top of a ridge of hills with views all round of adjacent hills, woodland and agricultural land. Views to the south are partially obscured by a small deciduous woodland in the south-western corner and in part also by the hedged field boundaries. There are more open south-easterly views across to the rising landscape of the hills towards West Moore and East Moore. The site boundaries bordering the lanes to the north and west sides are defined by mature mixed species hedgerows with occasional trees and stand up to 3m high, typical of the "Devon" hedge type. The fields themselves are divided by lower, narrower hedgerows punctuated with occasional field gates. There are no farm buildings or associated structures within the boundary of the proposed development site.



Scope

- 1.4 The assessment focuses upon the heritage resource of the proposed development site itself, although the heritage resource of a minimum 500m 'buffer' around it has also been assessed in detail. This is referred to as the 'study area' (Fig. 2).
- 1.5 The aims of this assessment were to:
- identify known heritage assets present on the site and in its surroundings using existing information from publicly available sources;
 - determine the potential for as-yet unrecorded buried archaeological remains on the site, using professional expertise to assess the evidence base; and
 - provide an assessment of the likely harm of the proposed development on the significances of any affected heritage assets, again using professional expertise and industry standards and guidance.



2. METHODOLOGY

Desk-based assessment

- 2.1 The methodology is based on the guidance provided in the Institute for Archaeologists 'Standards and Guidance for Historic Environment Desk-Based Assessment' (IfA 2011).
- 2.2 This desk-based assessment has considered a 500m buffer study area centred on the proposed development site (Fig. 2). The size of the 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. All known heritage assets identified within this radius, and close to the perimeter of this study area, have been considered in this assessment.
- 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 June 2012 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, and cartographic and other documentary records.
- 2.5 In addition the following resources were consulted and documents studied:
- The National Monuments Record (English Heritage)*
- Aerial photographs (1940s onwards).
- Devon Historic Environment Record*
- Database of known archaeological sites, findspots, previous archaeological works and aerial photographs from 1946 onwards; and
 - Published and unpublished documentary sources (including development control site reports).

Devon Record Office

- Historic Ordnance Mapping from 1891 to the present, where available, to assess former land uses and to identify areas of historic ground disturbance;
- Published and unpublished historical sources;
- Tithe and Estate mapping from 1844 to assess historic land-use and to identify areas of historic ground disturbance.

Online sources

- The National Heritage List website for designated heritage assets comprising Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens of Special Historic Interest and World Heritage Sites (consulted June 2012);
- LPA Environment and Planning web pages (accessed June 2012) for information of regional and local planning policy documentation;
- British Geological Survey Geology of Britain Viewer (consulted June 2012); <http://maps.bgs.ac.uk/GeolIndex/default.aspx> (Consulted June 2012 for information on recorded boreholes and geotechnical investigations).

- 2.6 A site visit was undertaken on 29 June 2012 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.
- 2.7 Previous archaeological investigations have been undertaken in advance of groundworks for the Fishacre to Choakford gas pipeline. These comprised a staged approach of investigative works commencing with archaeological fieldwalking and reconnaissance (Cotswold Archaeology 2001), partial geophysical field survey (Stratascan 2001), archaeology and heritage desk-based assessment (Cotswold Archaeology 2005) and finally trial trench evaluation and excavation. Some elements of the focused ground investigations took place within the boundary of the proposed development site and are discussed below (Cotswold Archaeology 2010).
- 2.8 No other archaeological investigations have been undertaken within the study area with the exception of a milestone survey between Totnes and Plymouth (Jenkinson, 2003-2008).

3. PLANNING POLICY CONTEXT

Legislative framework, national planning policy and relevant sector guidance

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

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2012);
- English Heritage Conservation Principles: policies and guidance for the sustainable management of the historic environment (2008);
- English Heritage The Setting of Heritage Assets: a guidance document (2011)

National Planning Policy Framework (NPPF)

3.2 The National Planning Policy Framework sets out planning policies relating to ‘conserving and enhancing the historic environment’. It defines the historic environment as ‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’ It further classifies a ‘heritage asset’ as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’.

3.3 Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). 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.

3.4 The NPPF states that “The purpose of the planning system is to contribute to the achievement of sustainable development” and that there are “three dimensions to sustainable development: economic, social and environmental”. The role the environment will play is described as “contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”.

- 3.5 Within the over-arching roles that the planning system will play, a set of 12 “core land-use planning principles” have been developed to underpin place-shaping and decision making. The 10th principle is:
- “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”
- 3.6 When determining planning applications local planning authorities should take account of:
- “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.”
- 3.7 Further to this, local planning authorities can request that the applicant should describe “the significance of any heritage assets affected, including any contribution made by their setting”. The level of detail required in the assessment should be “proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”. “Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”
- 3.8 Local planning authorities should take this assessment into account when considering the impact of a proposed development, “to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”.
- 3.9 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should

be given to the asset's conservation. The more important the asset, the greater the weight should be."

- 3.10 "Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."
- 3.11 However, where a proposed development will lead to "less than substantial harm to the significance of a designated heritage asset", this harm should be weighed against the public benefits of the proposal.
- 3.12 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Regional and Local planning policy

- 3.13 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; and*

- *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.*

3.14 The Draft Regional Spatial Strategy for the South-West 2006-2026 (2006) provides further regional planning policy:

ENV1 Protecting and Enhancing the Region's Natural and Historic Environment: The quality, character, diversity and local distinctiveness of the natural and historic environment in the South West will be protected and enhanced, and developments which support their positive management will be encouraged. Where development and changes in land use are planned which would affect these assets, local authorities will first seek to avoid loss of or damage to the assets, then mitigate any unavoidable damage, and compensate for loss or damage through offsetting actions. Priority will be given to preserving and enhancing sites of international or national landscape, nature conservation, geological, archaeological or historic importance. Tools such as characterisation and surveys will be used to enhance local sites, features and distinctiveness through development, including the setting of settlements and buildings within the landscape and contributing to the regeneration and restoration of the area.

ENV5 Historic Environment: The historic environment of the South West will be preserved and enhanced. Local authorities and other partners will identify and assess the significance of the historic environment and its vulnerability to change, using characterisation to understand its contribution to the regional and local environment and to identify options for its sensitive management.

3.15 Local planning policy is contained in the Devon Structure Plan 2001-2016. All of these policies were saved in 2007 by Secretary of State for Communities and Local Government. Policies relating to archaeology are CO7 and CO8:

CO7 Historic Settlements and Buildings: The quality of Devon's historic environment should be conserved and enhanced. In providing for new development particular care should be taken to conserve the special historic character of settlements, the character and appearance of conservation areas, the historic character of the landscape, listed or other buildings of historic or architectural

interest and their settings and parks and gardens of special historic interest and their settings;

CO8 Archaeology: 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.

- 3.16 Further local planning policy is contained within the South Hams Local Development Framework (adopted July 2010). Relevant policies are included within the Adopted Development Policies DPD (July 2010):

DP6: Historic Environment:

- *Development will preserve or enhance the quality of the historic environment. The design, siting, bulk, height, materials, colours and visual emphasis of proposed new development should take into account local context and in particular the character and appearance of the historic building and its environment.*
- *Proposals will be permitted for alterations to, extensions to, or partial demolition of a Listed Building, provided they do not adversely affect:*
 - a. *its special architectural or historic interest, either internally or externally, of the building; and*
 - b. *the character and appearance of its setting.*
- *Where an alternative use is sought for a Listed Building it will only be permitted where it can be shown that the alternative use is compatible with, and will preserve the special architectural or historic interest of, the building and its setting.*
- *Consent for the demolition of any building within a Conservation Area will be granted, if its loss does not detract from the special character or appearance of the area, or that it is wholly beyond repair and re-use.*

- *The quality of all archaeological sites and Scheduled Ancient Monuments will be conserved and enhanced. Development that adversely affects the site or setting of a Scheduled Ancient Monument or other nationally important archaeological site will not be permitted. Development should not harm archaeological remains of local importance, except where the benefits of the development are considered to outweigh the value of the remains.*

Where development is permitted, arrangements will be sought to secure the provision and management of public accessibility and interpretation of any archaeological remains or features relating to the development site.

- 3.17 These policies have not been updated or altered to reflect the recent changes in national policy for the protection and management of the historic environment which have come about since the publication of the NPPF.



4. OVERVIEW OF THE HERITAGE RESOURCE AND A SUMMARY OF THE DEVELOPMENT HISTORY OF THE SITE AND ITS WIDER ENVIRONS

Introduction

- 4.1 This section provides an overview of the historical and archaeological background of the study area and the region surrounding it 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 archaeological sites (Section 5) and assesses the potential for encountering buried archaeological remains within the proposed development site and to predict their likely nature, date, extent and condition.

Summary of Statutory and Non-statutory Designated heritage assets

- 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 proposed site boundary or the study area.
- 4.3 There are no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields located within the proposed site boundary or the study area. There are three Grade II Listed Buildings within the study area though none of these lie within the boundary of the proposed site.
- 4.4 The proposed development site does not lie within or adjacent to a Conservation Area and there are no known locally significant non-designated buildings within the study area with the exception of those recorded in the Devon HER.

Summary of non-designated or potential heritage assets

- 4.5 There are no known buried archaeological remains within the boundary of the proposed development site, with the exception of a single undated ditch (Fig 2; 12).
- 4.6 Within the wider study area a limited range of heritage assets are represented. Two of these are of prehistoric origin, one of either early medieval or medieval origin and the remainder are post-medieval and modern date, with the exception of one undated example. They comprise buildings and other associated structures, buried archaeological remains and aerial photographic evidence of potential buried remains (cropmarks), find-spots and the records of historical and archaeological investigations. These heritage assets are discussed below within the context of the

study area's historic and archaeological background, are listed in the gazetteer in Appendix 1, and depicted on Fig 2.

Geology, topography and the palaeoenvironment

4.7 The bedrock geology of the proposed development site and the wider surrounding landscape comprises distinctive regional slates dating to the Middle Devonian Period (between around 391 and 370 million years ago). These Middle Devonian Slate formations are a sedimentary bedrock formed when this part of Devon lay beneath the sea (BGS Online Viewer, consulted June 2012). There are no specific Superficial geological deposits and so topsoil derives directly from the parent material. The nearest such deposits lie to the north-east and east of the site. These are alluvial deposits associated the Harbourne River, a tributary of the River Dart. There are also further alluvial deposits to the west at Avon Wick associated with the River Avon. In both examples these lie 1 – 2km from the proposed site. No evidence of deposits of palaeoenvironmental potential has been recorded within the study area and the potential for any such deposits within the site boundary is low. There is also little chance that such deposits could be represented by naturally infilled palaeochannels though very occasional naturally infilled tree-throws could survive.

4.8 The proposed development site lies in a hilly landscape at about 131m above sea level (Ordnance Datum - AOD). The surrounding landscape slopes is broadly level moving northwards and eastwards towards higher ground about 1 - 2km away. Towards the west the landscape drops down into the River Avon valley at Avon Wick. The landscape slopes down southwards across the proposed site before then climbing again towards the farms at East Moore and West Moore. Views to and from the proposed development site are partially obscured by the surrounding topography, occasional small woodlands, stands of deciduous trees and mature “Devon” type hedgerows of up to 3m height. Views are possible only through breaks in hedgerows at field gates and very occasionally where hedges are thinner. Within the fields in the central and eastern half of the proposed site there are, however, reasonably unobstructed views southwards across the valley toward the farms at East Moore and West Moore.

Earlier Prehistoric Period (to 800 BC)

4.9 The earliest known archaeological evidence for human activity in the wider Dartmoor and South Hams region is limited to finds of lithic material such as hand axes, particularly on the moors; no *in situ* sites have been identified. There is also typically

only very sparse evidence of Mesolithic activity in the wider region, again where such has been found it comprises occasional flint scatters around the moors. Some fairly substantial assemblages have been found to be a mix of lithic material (stone tools) of later Neolithic and Bronze Age date, suggesting long continuity of land-use post-Ice Age. The prevailing slate geology and the historic lack of artefactual evidence for these early periods suggests there is no real potential for the survival of buried archaeological remains, whether *in situ* or redeposited, within the boundary of the proposed development site dating to the Palaeolithic or Mesolithic periods.

- 4.10 The Neolithic and Bronze Age are more evident in the landscape than the preceding periods, though this is far more evident on Dartmoor, where planned field systems and associated stone hut circles are well known and very visible, than in the lowlands of the South Hams region. The most substantial evidence for Neolithic activity close to the study area is the hilltop occupation site of Hazard Hill, rising above the River Harbourne about 1.5km to the east. This site was excavated in the 1950s yielding evidence of post-holes, heaths and ceramic finds indicative of an unenclosed domestic settlement (Houlder 1952). Subsequent study of aerial photographs suggests the existence of ditched enclosures which may have formed a large earthwork, though this has yet to be investigated further.
- 4.11 Elsewhere in the wider area there are two Scheduled Monuments dating to the Neolithic and Bronze Age; to the south-west about 4km away is a large and well-preserved bowl barrow (burial mound) and to the west is a north-facing hilltop enclosure, which may date from at least the Bronze Age through into the Iron Age. The latter has views of the southern edge of Dartmoor and a number of other prehistoric enclosures and settlement sites, most of which are also Scheduled Monuments. This extensive group of prehistoric sites on Dartmoor comprising hut circles, stone alignments and cairns lie 6km and more to the west of the proposed development site and represent only a few of the great wealth of such sites around Dartmoor as a whole. These southernmost examples are not visible from the proposed site at such a distance, however, they do serve as a reminder that south Devon was extensively occupied during the Neolithic and Bronze Age.
- 4.12 By far the most extensive form of evidence of activity in the Neolithic and Bronze Age are scatters of struck flint artefacts. One such site is recorded within the study area close to East Moore farm to south of the proposed development site, though the composition of the assemblage is not recorded (Fig 2; 1).

- 4.13 Although evidence of Neolithic or Bronze Age settlement and associated activity is rare in the study area it is likely that the landscape would have been attractive for early agriculture. The significant examples of settlement and agriculture on Dartmoor could well indicate settlement in the lowlands and river valleys to similar levels but it could be that buried archaeological remains here are less well-preserved, with the exception of isolated lithic remains. However, based the available evidence it assumed that there is limited potential within the proposed development site for in situ buried archaeological remains.

Iron Age and Roman Period (800 BC – AD 410)

- 4.14 As noted above, in contrast to the higher ground of Dartmoor the lowlands and river valleys of the South Hams region have yielded far less evidence of settlement activity. However, archaeological investigation on road and pipeline schemes, such as the South Devon Spine Main and the Fishacre to Choakford Gas Pipeline, through the South Hams region has redressed this situation somewhat. In addition aerial photographic survey during the 1980s has highlighted a number of potential sites that date anywhere between Bronze Age to the Roman period. One of these cropmark sites lies within the study area to the north of Moore Farm and although formally undated could represent the buried remains of a rectangular enclosure which may have its origins in the Iron Age or Roman period (Fig 2; 2). It has to be borne in mind, however, that there is very little evidence for Iron Age or Roman period settlement activity within the wider area and none in the study area. Though, again this may be due to the difficulty in identifying such sites in the landscape rather than an actual lack of settlement in the area. A major problem in identifying such sites is the general lack of ceramic material associated with them. This is due both to the poor survival of the porous pottery in the soils of the area as well as the smaller assemblages that tend to be recovered when compared to other regions. On occasion, where excavation has been undertaken on cropmark sites identified as potential enclosures the lack of ceramic dating evidence has been offset by the identification of Iron Age (and/or Roman period) settlement elements to the extent that they could be confidently ascribed to a particular period (Cotswold Archaeology 2010, 18).
- 4.15 Despite the current paucity of evidence for Iron Age or Roman period settlement in the wider South Hams region there is no reason to consider it one of sparse settlement activity. It is likely that an indigenous rural Iron Age population would have remained broadly unchanged into the Roman period in terms of cultural

continuity and that small enclosed farming communities would have prevailed. The proximity of a potential enclosure site north of Moore Farm suggests that there is some potential for the survival of buried archaeological remains of either the Iron Age or Roman period within the proposed development site.

Early medieval (AD 410 – AD1066) and medieval (AD1066 – AD1539) Periods

- 4.16 Little evidence of early medieval activity has been identified within the vicinity of the study area and in fact there is very little archaeological evidence in the wider area for the structure of settlement and community in the centuries following the Roman military retreat. The proposed development site lies within the parish of Harberton, the village lying about 5km to the east. The place name refers simply to its location on the Harbourne River and is not mentioned in the Domesday Survey of 1086, though nearby existing hamlets and place names are mentioned, comprising Charford (*Chereford*), Hazard (*Haroldesore*), Leigh (*Lege*) and Diptford about 2km to the south of the proposed site, are. To the west at about 4km lies the village of Avon Wick, again named for its location on the River Avon. Though the term *wick* has early origins as a suffix meaning place or village in this example it was not given the name until the 19th century.
- 4.17 At a distance of about 8km to the east lies Totnes, a market town and the administrative centre of the South Hams District. There has been a settlement at Totnes since at least the early medieval period though Roman period artefacts have been recovered in and around the town. The first recorded instance of Totnes is on coins of the reign of Ethelred II (AD 979 – 1013, AD 1014 - 1016) and the name derives from the Old English elements *Totta* and *Naess*. The town was established as an Anglo-Saxon defended settlement with its own mint above a fording point on the River Dart. Subsequently a motte and bailey castle was built within the burh following the Norman Conquest (Totnes Castle). The castle, believed originally to have been built by *Juhel of Totnes* one of William I's lieutenants, though strengthened with a stone keep and walls over the following few centuries is now considered one of the best preserved of the type in England. It is probable that the landscape to the west of the town would have been one of woodlands and agricultural land looking towards Totnes as the local market for its produce.
- 4.18 Within the study area the former Harberton and South Brent parish boundary may be of early medieval origin (Fig 2; 4). It follows the early medieval hundred boundary between Coleridge and Stanborough. Close by, in the field on the southern

boundary of the proposed development site a pit was excavated during the recent archaeological investigations in advance of the proposed Fishacre to Choakford gas pipeline (Fig 2; 13). This contained the charred remains of rye and oats which have been radiocarbon dated to the medieval period (publication pending Cotswold Archaeology 2013). With this exception though there is nothing to indicate any likelihood of the survival of associated landscape features or buried archaeological remains.

- 4.19 The archaeology of the medieval period in the wider area is characterised by a pattern of farms, hamlets and villages within an agricultural landscape, with Totnes to the east serving as the urban centre. By the 12th century Totnes was already an important market town having become a centre for textile manufacture, due in great part to its location at the lowest bridging point on the River Dart.
- 4.20 In the South Hams District the landscape shows evidence from at least the 14th century for piecemeal enclosure, continuing in South Hams in particular into 17th century, unlike other parts of South Devon where it ceases by the 16th century. Closer to the study area evidence of the period is represented by occasional buildings such as the church of St Andrew at Harberton which has its origins in the 14th century and St Mary's at Diptford, of 15th century origin and documentary records for manors at Hazard to the east and Charford to the south-west. In addition the Devon HER records a former medieval settlement at Elwell just south of the present day Elwell Farm, south-west of the study area. It is probable that land-use within and surrounding the proposed development site remained agricultural throughout, farmed by either the tenants of the larger manorial landowners in the region or the Church, the latter possibly the Abbey at Buckfast, which had holdings in the area, including Charford Manor.
- 4.21 There is no evidence of specific medieval activity within the proposed site or study area and it is likely to have been either a combination of woodland and moor land with perhaps some areas of agricultural exploitation. It is unlikely that presently unknown buried archaeological remains survive, with the exception possibly of small numbers of unstratified ceramic and metal artefacts resulting from the process of manuring.

Post-medieval (AD1540 – AD1800) and Modern Periods (AD1801 – present)

- 4.22 It is probable that the rural landscape setting of the Harberton parish and the study area within it did not change significantly during the medieval period and continued to remain broadly unchanged throughout the post-medieval period and onwards to the present day. Many of the field systems and boundaries are likely not to have changed much. The hedgerows that divide and delineate the fields of the proposed development site and surrounding study area are in the majority very well established, especially those along the roadsides. They take the form of the typical “Devon” hedge, an earthen bank onto which the hedgerow is planted with a variety of woody species to form a raised hedge (Turner, 2007, 28). Those around the boundary of the proposed site measuring in excess of 2 – 3m.
- 4.23 Donn’s 18th century mapping of the region depicts a rather open landscape of farms, hamlets and villages linked by a few lanes (Figure 3). The Coleridge and Stanborough Hundred boundary is delineated, as is the road to Diptford which passed the western boundary of the proposed site. Many of the boundaries and probably the network of lanes linking the settlements and farms probably have their origins in the medieval period having originally been set out following natural landscape features. Also, the early enclosure of formerly open fields in the part of Devon, as in much of the county, meant that relatively few areas were later enclosed by Act during the post-medieval period. It is likely therefore that not only land-use but also the form of the fields themselves may have remained fairly constant throughout the centuries.
- 4.24 The road along the northern boundary is the Plymouth to Totnes turnpike built around the same time as Donn’s map was drawn (Fig 2; 5). The construction of this turnpike along with others during the 18th century principally improved communications between the larger towns but also enabled the villages and more isolated rural farms to gain better access to these urban centres. At the same time milestones were placed along the turnpike, one of which, a Grade II Listed example just to the south of Blue Post Cottage lies within the study area (Fig 2; 8).
- 4.25 The Harberton Parish tithe map, produced in 1842 (Figure 4) depicts the proposed site and much of the study area as a landscape of open fields bordered with occasional stands of woodland. The wider surroundings are similar with dispersed farms, hamlets and other settlements, isolated buildings and a network of lanes. The field names recorded in the tithe apportionment do not suggest any uses other than

agricultural, examples being West Great Park (Field 101), Butter Park (Field 104), Lower and Higher Lower Short Cross (Fields 105, 106) and the Nursery field (Field 118). The others (Fields 103 and 109) are not recorded. Much of the layout of the fields as they exist now is represented on the tithe, with the exception of the removal of one or two minor internal field divisions.

- 4.26 The detailed depiction of land-use and settlement on the Harberton tithe map is the first occasion where individual farms and other buildings can be identified by name and location, although many have medieval and post-medieval origins predating the tithe by some considerable time, much as the layout of field systems probably did. Within the study area there are a few notable historic buildings that lie in the Harberton parish, as well as others that lie to the west outside the parish boundary. To the west, at the edge of the study area lie Wonton farmhouse a 16th century Grade II Listed Building with later additions and alterations and Higher Wonton farmhouse, with 17th century origins (Fig 2; **6 & 10**). The Devon HER also records a granite cider pound in the grounds of Wonton Farmhouse. To the south, again at the edge of the study area lie the Grade II Listed West Moore farmhouse, of 17th century origin, and the 19th century East Moore farmhouse (Fig 2; **7 & 9**). Also, to the north-west lies Lisburne farm a building with 17th century origins (Fig 2; **11**). These farms are representative of the wider settlement landscape, throughout which isolated farms scattered.
- 4.27 During the 19th century, as elsewhere in Devon, the South Hams region benefited from the extension and improvement of communications as a result chiefly from the introduction of the railways. The South Devon Railway (latterly a constituent company of the Great Western Railway Company), opened between Exeter, passing through Totnes to Plymouth in 1849, linking the area to London. More locally, the Kingsbridge Branch line was opened in 1893 and ran until 1963 from South Brent to Kingsbridge passing through three intermediate stations at Avon Wick, Gara Bridge and Loddiswell.
- 4.28 An examination of the Ordnance Survey mapping, hardcopies of which were accessible only in the 1891 1st Edition and the 1906 2nd Edition, indicates very little change over time in the landscape, not unsurprisingly. In both, the proposed development site is depicted as open fields with divisions that retain the same layout as those in the earlier Tithe map. The surrounding landscape of lanes, the patchwork of fields, copses and farms remains the same and a small brook is

depicted, which rises from a spring just on the south-western corner of the proposed site running east – west to the Harbourne river (Figs 5 & 6). This brook forms the natural boundary of Harberton Parish and can also be seen on the Tithe map.

- 4.29 In the modern period the wider landscape retains its rural agricultural aspect, though in places stands of trees have disappeared and boundaries have been removed to provide larger fields. There has been no measurable increase or spread of settlement in the wider area. Predominantly settlement still comprises dispersed and isolated farms along with the villages of Harberton, Diptford and Avon Wick. To the west the A38 has greatly improved the region's communication links, along with the railway to the north which links the South-West with London, the North and points between. The proposed site now comprises three fields currently farmed for maize; several of the internal boundaries having been removed sometime during the last century.
- 4.30 During the last decade or so there has been the intention to install a series of gas pipelines through the wider region. One such proposal, to run between Fishacre and Choakford required that a series of archaeological investigations be undertaken which passed through the present study area. To inform these investigations archaeological excavations were undertaken, within and close to the boundary of the proposed site. In one exposure a single undated ditch was identified and in the other, just to the west of the proposed site an undated pit and ditch were recorded (Fig 2; **12 & 14**). No other heritage assets are recorded within the boundary of the proposed site or the study area.
- 4.31 As noted above the proposed development site has remained in agricultural use throughout the post-medieval period at least and until recent times, probably mixed pasture and arable so there is very little likelihood of there being surviving buried archaeological remains of post-medieval or modern date of any significance.



5. STATEMENT OF SIGNIFICANCE

Setting of Listed buildings

- 5.1 There are three Grade II Listed Buildings/structures, Wonton farmhouse, West Moore farmhouse and a milestone on the former Plymouth to Totnes turnpike (Fig 2; **6, 7 & 8**). The extent of the significance of these assets is not delimited by their curtilage but includes their setting within the surrounding landscape. In the case of the two farmhouses this comprises the rural, somewhat isolated extent, historic character and quality of the landscape. In the case of the milestone the setting is more directly associated with its roadside situation.

Potential buried archaeological remains

- 5.2 Neolithic and Bronze Age communities are known to have existed in the wider region, especially on Dartmoor and it is likely that and Iron Age and Roman period communities also farmed the landscape. In the South Hams District, however, including the study area the extent and distribution of such communities is poorly understood. Current evidence derives chiefly from aerial photographic surveys of potential sites identified as cropmarks and from occasional scatters of lithic artefacts, along with very occasional surviving enclosure sites in the landscape.
- 5.3 A study of available data and of aerial photographs at both the offices of the National Monuments Record and Devon HER yielded no evidence of potential buried archaeological remains other than likely elements of the previously identified though undated ditch and pit of possible medieval date (Fig 2; **12**). No indications of possible cropmarks or soilmarks were identified, which could be indicative of the presence of possible buried remains associated with former settlement activity, or earthworks observed during the site visit within the proposed development site. Also, it is evident that the proposed site has probably remained in agricultural use throughout its documented history and in all likelihood prior to that
- 5.4 However, the single undated ditch and possible medieval pit recorded during archaeological investigations in advance of the proposed Fishacre to Choakford gas pipeline (Fig 2; **12**) does indicate that there some limited potential for buried archaeological remains to survive. These remains are highly unlikely to be of such significance to warrant designation or preservation in situ.

6 IMPACT ASSESSMENT

Summary of development proposals

- 6.1 It is anticipated that most of the area within the proposed development site would be covered by solar panels. Such panels typically stand no more than 2m in height.
- 6.2 Typically the construction of solar panels requires the insertion of piles to a maximum depth of 2.5m. The piles are often driven into the ground, have a cross-section of 200mm by 75mm, and are spaced every 4m. Cables linking the panels are buried in trenches approximately 500-600mm wide and 600mm deep. These cables also link the panels to inverters, constructed on concrete pads without the use of piles. Additional ground disturbing works could comprise the construction of access tracks, which may require the removal of ploughsoil to facilitate the laying of formation levels.
- 6.3 Despite the relatively wide spacing of the piles, as well as their relatively small cross-section, the installation of these piles could potentially have a physical impact upon any surviving buried archaeological remains, though the footprint of such an impact would be very limited. Similarly, although the trenches for the cable runs, the concrete pads and any access tracks are all relatively shallow, these works may also potentially have an impact on such remains since they are likely to require excavation to depths greater than the lowest horizons of prevailing topsoil deposits.

Assessment of potential impacts

- 6.4 Three designated heritage assets lie within the study area and just on its edge. The location of the Grade II Listed milestone on the Plymouth to Totnes road and of Wonton farmhouse (Fig 2; 6 & 8) is such that the natural topography of the study area, existing screening and other landscape features ensure that the significance of these assets would not be affected by the proposed development. The location of West Moore farmhouse at the southern edge of the study area is such that there are partial views to and from the proposed development site (Fig 2; 7). It is acknowledged that the wider rural landscape provides a sense of isolation for such farm buildings, which contributes to its heritage significance, but the design of the proposed development would not adversely affect this to the degree that its existing significance would be harmed.

- 6.5 The single undated ditch and possible medieval pit recorded during archaeological investigations in advance of the proposed Fishacre to Choakford gas pipeline does indicate that there some limited potential for buried archaeological remains to survive. Ground disturbing works associated with the construction of the cable trenching, the inverter stations and any access trackways could harm any surviving buried remains. However, the remains are unlikely to be of such significance and the impact is not of such magnitude that the constraint should preclude development of the site.

Summary conclusions

- 6.6 In summary, it is the conclusion of this assessment that the proposed development would not conflict with national or local policy regarding the safeguarding of heritage assets. Furthermore, and based on current evidence, there are no constraints pertaining to heritage assets that would preclude the proposed development.



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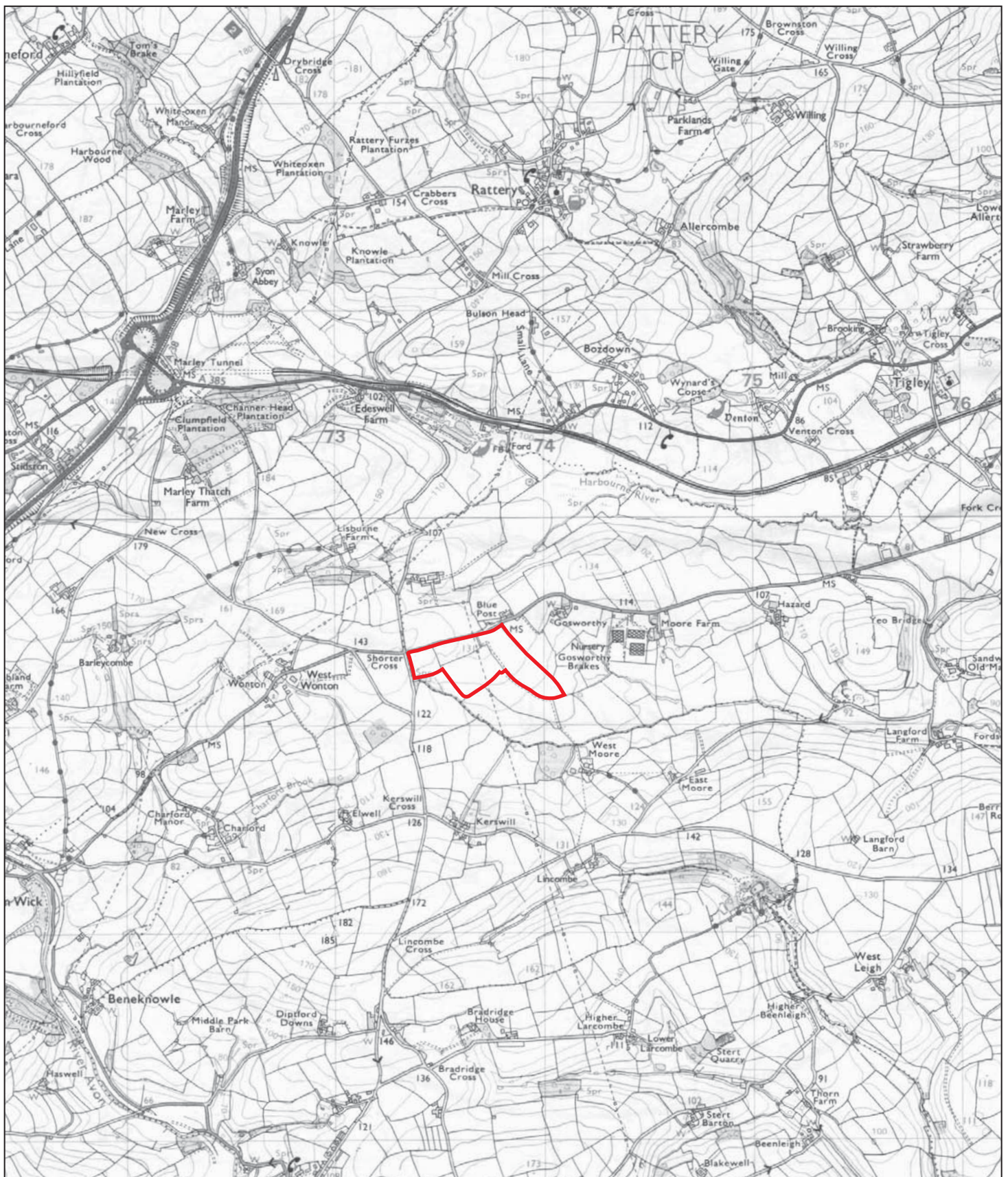
APPENDIX A: GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER ELEMENTS OF THE HISTORIC ENVIRONMENT

No.	Description	Period	Status	NGR (all SX)	Devon HER ref. NMR ref.	Major Source
1	A flint scatter discovered during fieldwalking at Furze Down, East Moore.	Prehistoric – Neolithic / Bronze Age	-	7455 5855	MDV13532 898003	DMR NMR
2	Cropmark evidence of a rectilinear enclosure north of Moore Farm.	Prehistoric – Iron Age?	-	7446 5978	MDV50121 10229809	DMR NMR
3	A series of archaeological investigations undertaken by Cotswold Archaeology in advance of the proposed Fishacre to Choakford. The study area comprised a 500m study area either side of the proposed route. The proposed solar farm site lies within this footprint. The studies undertaken for the gas pipeline comprised an archaeological fieldwalking and field reconnaissance survey (2001), geophysical survey (2001), an archaeology and heritage assessment (2005) and a post-excavation assessment reporting on the excavations along the route (2010).	Undated (within the boundary of the proposed site)	-	74 93 linear	EDV4375 EDV4391 EDV5431 EDV5439	DMR
4	Harberton and South Brent Parish boundary. It follows the early medieval Hundred boundary between Coleridge and Stanborough.	Early Medieval / Medieval	-	7377 5897	MDV44289	DMR
5	Totnes to Plymouth Turnpike Road. Turnpiked in 1765 and depicted on Donn's map of Devon. The milestones that survive along its length were set up at the same time.	Post-medieval	-	7335 5935	MDV13586	DMR
6	Wonton Farmhouse. Built in the early 16 th century with 17 th – 20 th additions and alterations. There is a granite cider pound in the grounds of unknown date which is also recorded in the HER.	Post-medieval Post-medieval	Grade II -	7271 5918 7424 5879	MDV91020 MDV38012	DMR DMR
7	West Moore. A c.17 th century farmhouse with 18 th century additions. The site and parts of the building may have an earlier, medieval origin.	Post-medieval	Grade II	7421 5879	MDV92458 MDV13550	DMR
8	An 18 th century (1765) granite milestone on the turnpike road south of Blue Post Cottage, Harberton.	Post-medieval	Grade II	7383 5949	MDV47828	DMR
9	East Moore Farmhouse a 19 th century the site of which might originate in the medieval period.	Post-medieval	-	7460 5871	MDV13552	DMR
10	Higher Wonton Farmhouse, built in the 17 th century.	Post-medieval	-	7275 5926	MDV13546	DMR
11	17 th century farmhouse, Lisburne	Post-medieval	-	7301 5985	MDV13543	DMR
12	During archaeological investigations in advance of the Fishacre to Choakford gas pipeline one trench was excavated within the boundary of the proposed development site. An undated ditch was recorded (19.05).	Undated	-	7384 5930	-	-
13	During the phase of archaeological investigations in advance of the Fishacre	Medieval	-	7381 5920	-	-

	to Choakford gas pipeline one trench was excavated to the south of the proposed development site. A pit was excavated which contained the charred remains of rye and oats which have been radiocarbon dated to the medieval period (19.07).					
14	During archaeological investigations in advance of the Fishacre to Choakford gas pipeline one trench was excavated to the west of the proposed development site. An undated pit and ditch were recorded (19.08).	Undated	-	7362 5904	-	-



PROJECT DETAILS		
Project Name	Hatchlands Farm, Harberton, Devon Heritage Desk-Based Assessment	
Short description (250 words maximum)	<p>In June 2012 Cotswold Archaeology was commissioned by MTS Hatchlands Solar Ltd to carry out a Heritage Desk-Based Assessment of land at Hatchlands Farm, Harberton, Devon.</p> <p>There are no World Heritage Sites, Registered Parks and Gardens, Registered Battlefields or Scheduled Monuments within the proposed development site or the study area. There are three Grade II Listed Buildings within the study area though none of these lie within the proposed development site.</p> <p>The Grade II Listed milestone and of Wonton farmhouse would not be affected by the proposed development. The location of West Moore farmhouse at the southern edge of the study area is such that there are partial views to and from the proposed development site. The wider rural landscape provides a sense of isolation for such farm buildings, which contributes to heritage significance. The design of the proposed development would not adversely affect this to the degree that its significance would be harmed.</p> <p>The discovery of archaeological remains during the excavations for the pipeline indicates that there is some potential for further buried remains to survive within the proposed development site. Ground disturbing works associated with the construction of the cable trenching, the inverter stations and any access trackways could harm surviving buried remains.</p> <p>It is the conclusion of this assessment that the proposed development would not conflict with national or local policy regarding the safeguarding of heritage assets. Furthermore, and based on current evidence, there are no constraints pertaining to heritage assets that would preclude the proposed development.</p>	
Project dates	July 2012	
Project type (e.g. desk-based, field evaluation etc)	Heritage Desk-Based Assessment	
Previous work (reference to organisation or SMR numbers etc)	None	
Future work	No further archaeological work	
PROJECT LOCATION		
Site Location	Hatchlands Farm, Harberton, Devon,	
Study area (M ² /ha)	13Ha	
Site co-ordinates (8 Fig Grid Reference)	SX 7366 5932	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project Brief originator	No Brief Provided for DBA	
Project Design (WSI) originator	Cotswold Archaeology	
Project Manager	Rob Sutton	
Project Supervisor	Mark Hewson (DBA Author)	
MONUMENT TYPE	None (DBA)	
SIGNIFICANT FINDS	None (DBA)	
PROJECT ARCHIVES	N/A (DBA)	N/A (DBA)
Physical		
Paper		
Digital		
BIBLIOGRAPHY		
CA (Cotswold Archaeology) 2012. Hatchlands, Totnes - Heritage Assessment CA typescript report 3869		



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PROJECT TITLE
 Hatchlands Farm, Devon

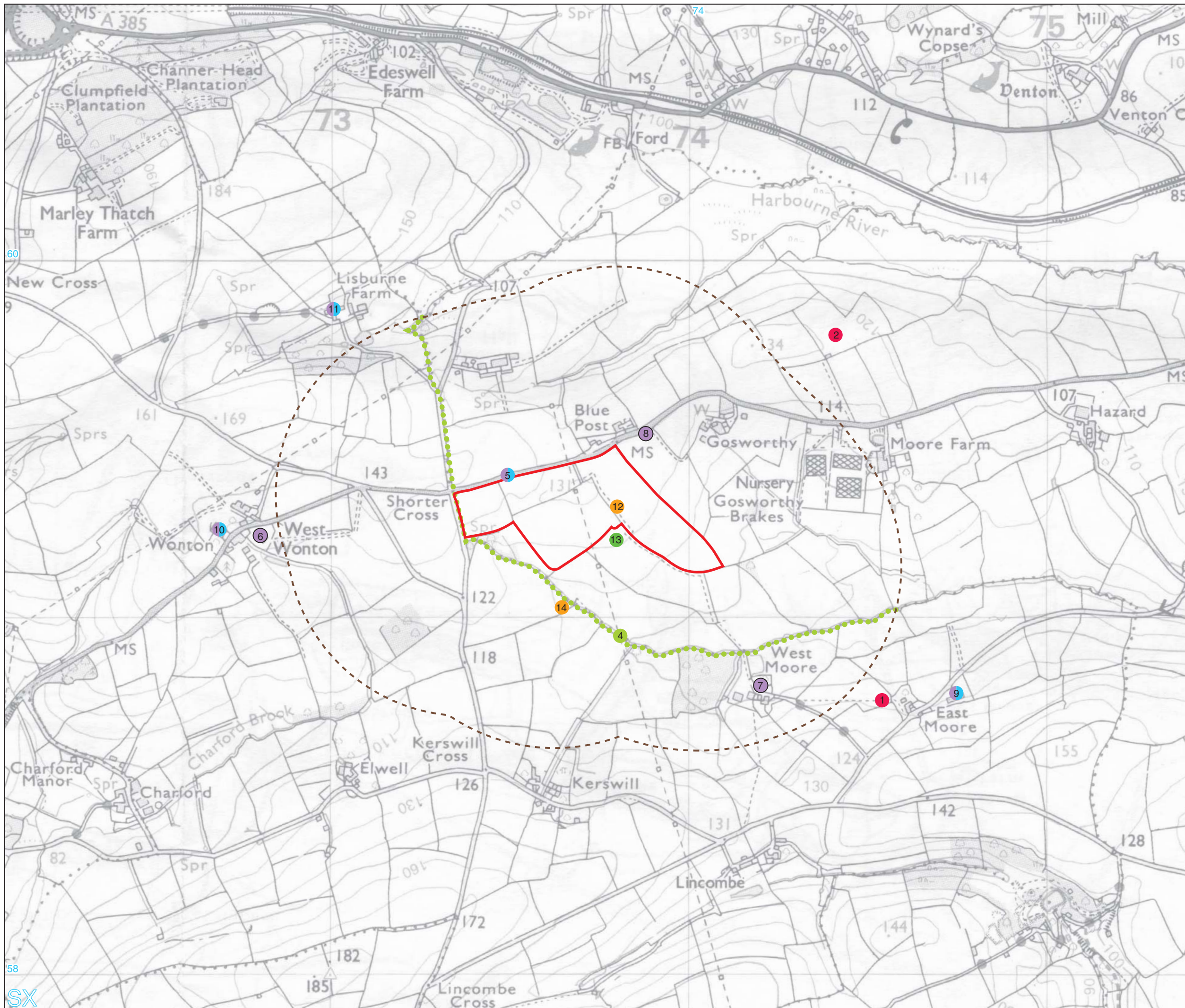
FIGURE TITLE
 Site location plan



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FIGURE NO.
 1



- site
- study area
- prehistoric
- medieval
- post-medieval
- modern
- undated
- Grade II Listed building



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FIGURE TITLE
 Recorded heritage assets

PROJECT NO. 3869	DATE 9-7-2012	FIGURE NO.
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3

3 Map of the County of Devon – Benjamin Donn (1765)



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PROJECT TITLE

Hatchlands Farm, Devon

FIGURE TITLE

Historic mapping

PROJECT NO.	3869	DATE	11-7-2012	FIGURE NO.
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APPROVED BY	PJM	SCALE@A4	Approx. 1:50,000	



4

4 Parish of Harberton Tithe Map (1842)



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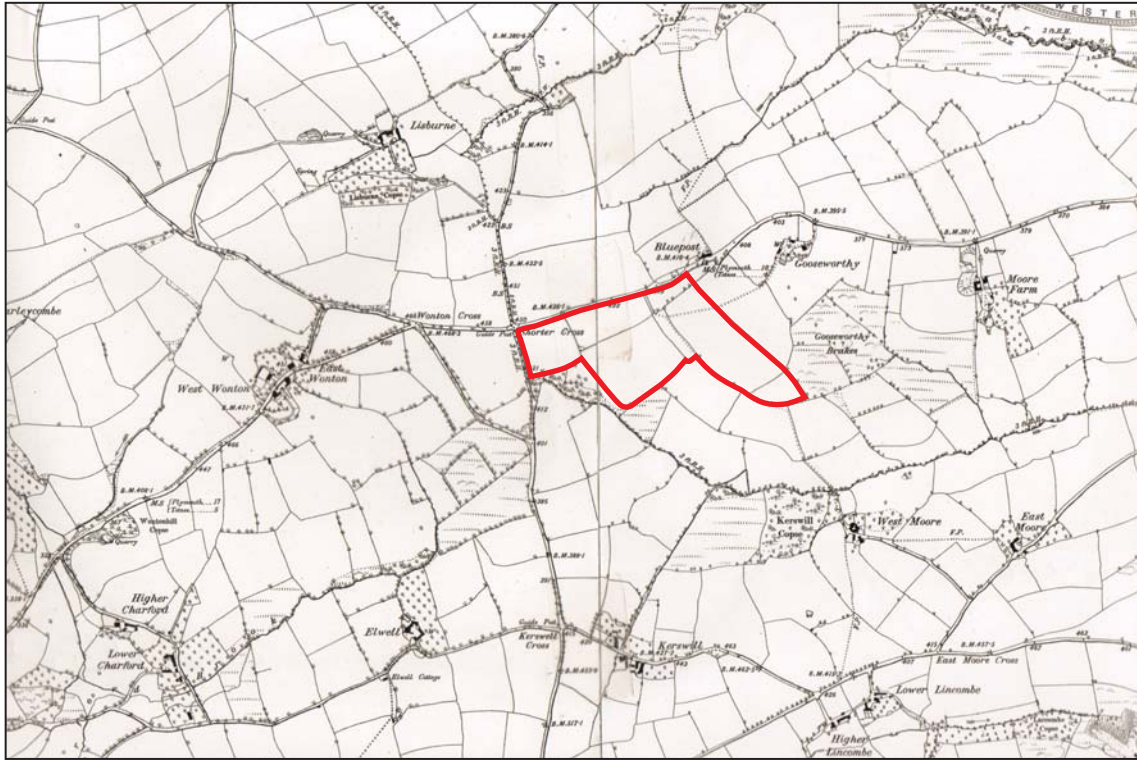
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Hatchlands Farm, Devon

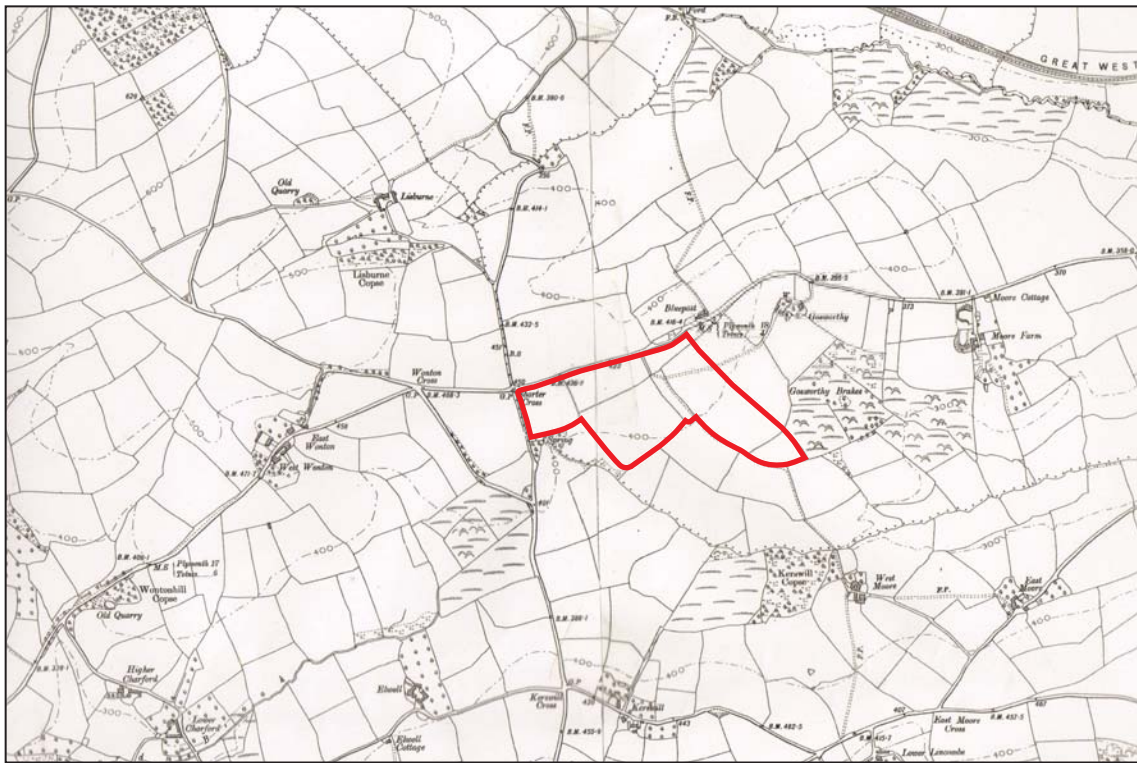
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Historic mapping

PROJECT NO.	3869	DATE	11-7-2012	FIGURE NO.
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5



6

5 1st Edition Ordnance Survey (1891)

6 2nd Edition Ordnance Survey (1906)



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FIGURE TITLE
 Historic mapping

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