

**Exeter Logistics Park (Phase 2)
Land at Hayes Farm
Exeter, Devon**

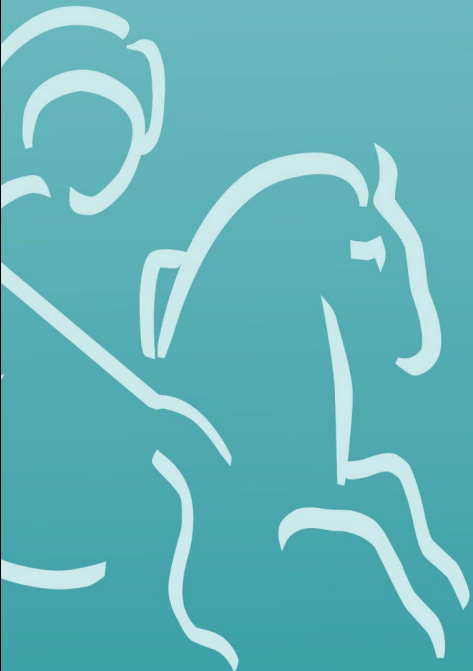
Archaeological Evaluation



for:
Stoford Developments Ltd

CA Project: AN0527
CA Report: AN0527_1

May 2022



Exeter Logistics Park (Phase 2) Land at Hayes Farm Exeter, Devon

Archaeological Evaluation

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A	17 May 2022	Derek Evans	–	Internal review	–	Derek Evans
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SUMMARY

Project name:	Exeter Logistics Park (Phase 2)
Location:	Land at Hayes Farm, Exeter, Devon
NGR:	299252 94548
Type:	Evaluation
Date:	7–8 April 2022
Planning reference:	17/0532/MOUT
Location of archive:	To be deposited with the Archaeology Data Service (ADS)
Site code:	LOGP22

In April 2022, Cotswold Archaeology carried out an archaeological evaluation of land at Hayes Farm, Exeter, Devon, as part of the Exeter Logistics Park (Phase 2) development. A total of three trenches were excavated.

The evaluation recorded three undated ditches located in two of the trenches. One of these ditches was on the line of a linear geophysical anomaly interpreted previously as a probable Bronze Age field boundary. Another ditch was on the approximate line of a possible double-ditched boundary detected by the geophysical survey, although no evidence for a second parallel ditch was located. There was evidence for modern truncation in this area of the site. The third trench did not identify any archaeological remains.

1. INTRODUCTION

- 1.1. In April 2022, Cotswold Archaeology (CA) carried out an archaeological evaluation of land at Hayes Farm, Exeter, Devon, as part of the Exeter Logistics Park (Phase 2) development (centred at NGR: 299252 94548; Fig. 1). This evaluation was undertaken for Stoford Developments Ltd.
- 1.2. East Devon District Council has granted outline planning permission for employment-led development of the site (planning ref: 17/0532/MOUT). Condition 21 of this planning permission requires the implementation of a programme of archaeological work.
- 1.3. The scope of this evaluation was defined by Bill Horner, Devon County Archaeologist. The evaluation was carried out in accordance with a Written Scheme of Investigation (WSI; edp 2020) and a subsequent Archaeological Project Design (CA 2022).
- 1.4. The evaluation was also in line with *Specification for Archaeological Field Evaluation* (Devon County Council 2020), *Standard and guidance for archaeological field evaluation* (ClfA 2014; updated October 2020), *Management of Research Projects in the Historic Environment (MoRPHE) PPN 3: Archaeological Excavation* (Historic England 2015) and *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England 2015).

The site

- 1.5. The application site lies on the north-western side of London Road (the B3171), to the north-east of Clyst Honiton and some 7.5km north-east of Exeter. The site currently comprises arable land arranged over three fields. A stream runs along the northern site boundary.
- 1.6. The underlying bedrock geology of the site is mapped as Dawlish Formation sandstone, which formed in the Permian Period. This is overlain by superficial River Terrace sands and gravels in the majority of the site, although no superficial deposits are recorded in the north-western part of the site (BGS 2022).

2. ARCHAEOLOGICAL BACKGROUND

- 2.1. The following text is summarised from the WSI (edp 2020), supplemented by data on subsequent archaeological works at the site (CA 2021).

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- 2.2. The application site and the adjoining area to the south west has been subject to several previous phases of archaeological investigation, including targeted excavation (Simpson et. al. 1989; CA 2000, CA 2021), fieldwalking (CA 2016), geophysical survey (AOC 2016), aerial photograph analysis (CA 2017a) and trial trench evaluation (CA 1996, 2011 and 2017b).
- 2.3. The fieldwalking survey recovered Mesolithic, Neolithic and Bronze Age flints from across the area surveyed, including the application site.
- 2.4. A series of Neolithic pits and ditches have been recorded in the south-eastern part of the site.
- 2.5. A total of five Bronze Age ring ditches have been investigated at the site and land to the south west. Possible Bronze Age field boundary ditches and several pits have also been recorded. A group of pits adjacent to the stream along the northern site boundary were interpreted as a possible Bronze Age cooking site, due to the presence of charcoal and heat-cracked stones.
- 2.6. A scattering of Iron Age pits have been recorded at the site.
- 2.7. Two early Roman rectangular enclosures have been noted to the south-west. Associated internal features included a well. Three later Roman graves were also recorded, although no bone survived.
- 2.8. Two early medieval enclosures have been investigated to the south west: a large, D-shaped enclosure and a smaller, rectangular one.

3. AIMS AND OBJECTIVES

- 3.1. The specific aim of the present evaluation was to test for further Bronze Age remains in the evaluated area of the site and clarify the character of a geophysical anomaly.

4. METHODOLOGY

- 4.1. The evaluation fieldwork comprised the excavation of 3no. 30m x 1.8m trenches (Fig. 2):
- Tr2 was located to test for the presence of further Bronze Age cooking sites adjacent to the stream along the northern site boundary, and to trace the continuation of a probable Bronze Age field boundary.

-
- Tr3 was located to investigate a possible archaeological anomaly recorded during the previous geophysical survey.
 - Tr4 was located to test for archaeological remains in the north-eastern corner of the site.
- 4.2. A further trench (Tr1; shown as unexcavated on Fig. 2) was proposed in the WSI (edp 2020). This trench was not excavated due to the presence of an area of landscape planting (to be retained in the development) in this area of the site.
- 4.3. Trenches were set out on OS National Grid co-ordinates using Leica GPS. Overburden was stripped from the trenches by a mechanical excavator fitted with a toothless grading bucket. All machining was conducted under archaeological supervision to the top of the natural substrate, which was the level at which archaeological features were first encountered.
- 4.4. Archaeological features were excavated and recorded in accordance with *CA Technical Manual 1: Fieldwork Recording Manual*.
- 4.5. Deposits were assessed for their palaeoenvironmental potential in accordance with *CA Technical Manual 2: The Taking and Processing of Environmental and Other Samples from Archaeological Sites*. No deposits were identified that required sampling.
- 4.6. As no artefacts were recovered during the evaluation, no physical archive will be prepared. A digital archive will be prepared and deposited with the Archaeology Data Service (ADS), in accordance with *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2014; updated October 2020).
- 4.7. A summary of information from this project, as set out in Appendix B, will be entered onto the OASIS online database of archaeological projects in Britain. This will include an uploaded copy of the present report.

5. RESULTS

- 5.1. This section provides an overview of the evaluation results. Detailed summaries of the recorded contexts are given in Appendix A.

Trench 2 (Fig. 3)

- 5.2. Natural geological substrate 201 comprised mid red-brown silty sand. It was exposed 0.54m below present ground level (bpgl) and was sealed directly by modern topsoil 200.
- 5.3. North-east/south-west aligned ditch 204 was 1.6m wide and 0.64m deep. It had two undated fills (205 and 206). Ditch 204 was cut across by north-west south-east aligned ditch 202, which was 0.81m wide and 0.16m deep, with a single undated fill (203).

Trench 3

- 5.4. Natural geological substrate 303 was exposed 0.72m bpgl. It was sealed by 0.22m of clayey silt subsoil 302, which was covered in turn by 0.5m of topsoil 300.
- 5.5. No archaeological features or deposits were present in Tr3.

Trench 4 (Fig. 4)

- 5.6. Natural geological substrate 403 lay 1.28m bpgl. It was exposed in the southern end of the trench only, where a sondage was excavated through made ground 402 (see below). The natural substrate was sealed by 0.76m-thick red-brown clayey sand layer 401. The provenance of layer 401 was uncertain; it may be colluvial in nature, but it is also possible that it represents redeposited material associated with modern extraction activity to the immediate south-west.
- 5.7. Layer 401 was sealed by 0.2m-thick modern made ground layer 402, which comprised dark grey silty sand with fragments of glass, coal and land drains. The sequence in Tr4 was sealed by 0.32m of topsoil 400.
- 5.8. East/west aligned ditch 404 was 1m wide. It was cut into the natural substrate and was not excavated to full depth due to the thickness of the overlying layers, but appeared to be relatively shallow. It contained a single undated fill (405).

6. DISCUSSION

- 6.1. The evaluation recorded a total of three undated ditches in Tr2 and Tr4.
- 6.2. Ditch 204 (Tr2) was on the line of a linear geophysical anomaly (AOC 2016). This anomaly was previously tested by evaluation in 1996 (CA 1996), when it was

interpreted as a probable Bronze Age field boundary. Ditch 202 cut across ditch 204, and is of unknown date and function.

- 6.3. Ditch 404 (Tr4) was on the approximate line of a possible double-ditched boundary detected by the geophysical survey (AOC 2016). Ditch 404 was exposed at a depth of 1.3m below the present ground level. It was sealed by layers 401 and 402, which may represent redeposited material associated with modern extraction activity to the immediate south-west. In tandem with the relative depth of Tr4, this may indicate that the ground level in this area of the site has been truncated. It was notable that, whilst the geophysical survey suggested that potentially four linear features (arranged in two double ditched alignments) could extend into Tr4, only a single shallow ditch was located. In part, this may be due to the natural substrate being exposed only in a sondage in the southern end of the trench; however, the putative truncation in this area may also be a factor.
- 6.4. There was no evidence for further prehistoric cooking sites in the vicinity of the stream along the northern site boundary (see *Archaeological background*, above). There were no archaeological features or deposits in Tr3 corresponding to the geophysical anomaly recorded in this area (AOC 2016).

7. CA PROJECT TEAM

- 7.1. Fieldwork was undertaken by Agata Kowlaska, assisted by Charlie Sessions. This report was written by Derek Evans. The report illustrations were prepared by Helena Munoz-Mojado. The project archive has been compiled by and prepared for deposition by Richard Paxford. The project was managed for CA by Derek Evans.

8. REFERENCES

AOC Archaeology 2016 *Exeter Gateway, Hayes Farm, Clyst Honiton, Devon: Geophysical Survey*

British Geological Survey 2022 *Geology of Britain Viewer*

<https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/> Accessed 15 May 2022

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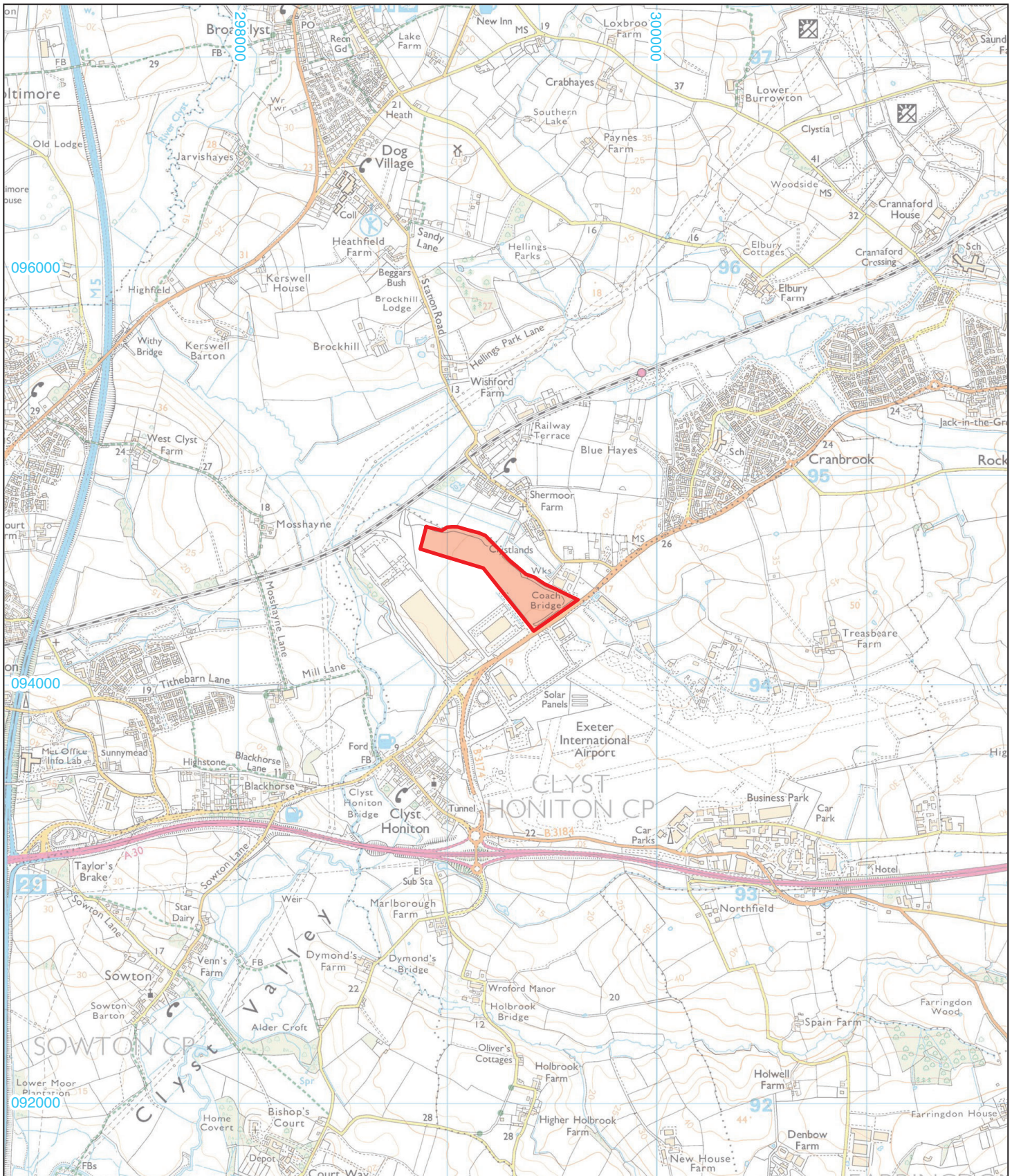
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- Cotswold Archaeology 2000 *Hayes Farm, Clyst Honiton near Exeter, Devon: Archaeological Excavation, Phase 1*
- Cotswold Archaeology 2011 *Project Dixie (Phase 1: Plot 1), Hayes Farm, Clyst Honiton, Devon: Archaeological Evaluation*
- Cotswold Archaeology 2016 *Exeter Gateway Phase 2, Clyst Honiton, Devon: Fieldwalking Survey*
- Cotswold Archaeology 2017a *Exeter Gateway Phase 2, Clyst Honiton, Devon: Aerial Photography Review*
- Cotswold Archaeology 2017b *Exeter Gateway Phase 2, Clyst Honiton, Devon: Archaeological Evaluation*
- Cotswold Archaeology 2021 *Exeter Logistics Park, Land at Hayes Farm, Devon (Phase 2): Post-Excavation Assessment and Updated Project Design*
- Cotswold Archaeology 2022 *Exeter Logistics Park (Phase 2), Land at Hayes Farm, Exeter, Devon: Project Design for an Archaeological Evaluation*
- edp 2020 *Exeter Logistics Park, Land at Hayes Farm (Phase 2): Written Scheme of Investigation*
- Simpson et al 1989 "The Prehistoric, Roman and Early Post-Roman Site at Hayes Farm, Clyst Honiton" *Proc Devon Archaeol. Soc* **47**

APPENDIX A: CONTEXT DESCRIPTIONS

Trench	Context No.	Type	Fill of	Interpretation	Description	Width (m)	Depth/thickness (m)
2	200	Layer		Topsoil	Mid brown sandy silt		0.54m
2	201	Layer		Natural	Mid red-brown silty sand		
2	202	Cut		Ditch	North-west/south-east aligned	0.81	0.16
2	203	Deposit	202	Ditch fill	Brown silty sand		0.16
2	204	Cut		Ditch	North-east/south-west aligned	1.6	0.64
2	205	Deposit	204	Ditch fill	Brown silty sand		0.35
2	206	Deposit	204	Ditch fill	Yellow-brown silty sand		0.29
3	300	Layer		Topsoil	Mid brown sandy silt		0.5
3	301	Layer		Natural	Mid red-brown silty sand		
3	302	Layer		Subsoil	Mid brown clayey silt		0.22
4	400	Layer		Topsoil	Mid brown sandy silt		0.32
4	401	Layer		Colluvial/ made ground layer?	Mid reddish brown clayey sand		0.76
4	402	Layer		Modern made ground	Dark grey silty sand. Firm. Occasional rounded gravel and fragments of glass, coal and land drains.		0.2
4	403	Layer		Natural	Mid red-brown silty sand		
4	404	Cut	404	Ditch	East/west aligned	1	0.12
4	405	Deposit		Ditch fill	Yellow-brown silty sand		0.12

APPENDIX B: OASIS REPORT FORM

PROJECT DETAILS		
Project name	Exeter Logistics Park (Phase 2), Land at Hayes Farm, Exeter, Devon	
Short description	<p>In April 2022, Cotswold Archaeology carried out an archaeological evaluation of land at Hayes Farm, Exeter, Devon, as part of the Exeter Logistics Park (Phase 2) development. A total of three trenches were excavated.</p> <p>The evaluation recorded three undated ditches located in two of the trenches. One of these ditches was on the line of a linear geophysical anomaly interpreted previously as a probable Bronze Age field boundary. Another ditch was on the approximate line of a possible double-ditched boundary detected by the geophysical survey, although no evidence for a second parallel ditch was located. There was evidence for modern truncation in this area of the site. The third trench did not identify any archaeological remains.</p>	
Project dates	299252 94548	
Project type	Field evaluation	
Previous work	Excavation (Simpson et. al. 1989; CA 2000, CA 2021), fieldwalking (CA 2016), geophysical survey (AOC 2016), aerial photograph analysis (CA 2017a) and trial trench evaluation (CA 1996, 2011 and 2017b)	
Future work	Unknown	
PROJECT LOCATION		
Site location	Land at Hayes Farm, Exeter, Devon	
Study area (m ² /ha)	21ha	
Site co-ordinates	299252 94548	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project brief originator	N/A	
Project design (WSI) originator	edp	
Project Manager	Derek Evans	
Project Supervisor	Agata Kowalska	
MONUMENT TYPE	None	
SIGNIFICANT FINDS	None	
PROJECT ARCHIVES	Intended final location of archive	Content
Physical	N/A	N/A
Paper	N/A	N/A
Digital	Archaeology Data Service (ADS)	Database, digital photos, survey data
BIBLIOGRAPHY		
Cotswold Archaeology 2022 <i>Exeter Logistics Park (Phase 2), Land at Hayes Farm, Exeter, Devon: Archaeological Evaluation</i> CA typescript report AN0527_1		



 Site boundary



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Ordnance Survey 0100031673



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PROJECT TITLE
Exeter Logistics Park, (Phase 2), Land at
Hayes Farm, Exeter, Devon

FIGURE TITLE
Site location plan

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- Site boundary
- Evaluation trench
- Unexcavated evaluation trench
- Proposed targeted excavation
- Archaeological feature

Previous investigations

- CA 2020 excavation and evaluation area
- CA2020 archaeological feature

Geophysical survey results (AOC 2016)

- Area of Magnetic disturbance
- Discrete archaeology
- Probable pit
- Field boundary
- Old field boundary
- Probable archaeological feature
- Ridge and furrow



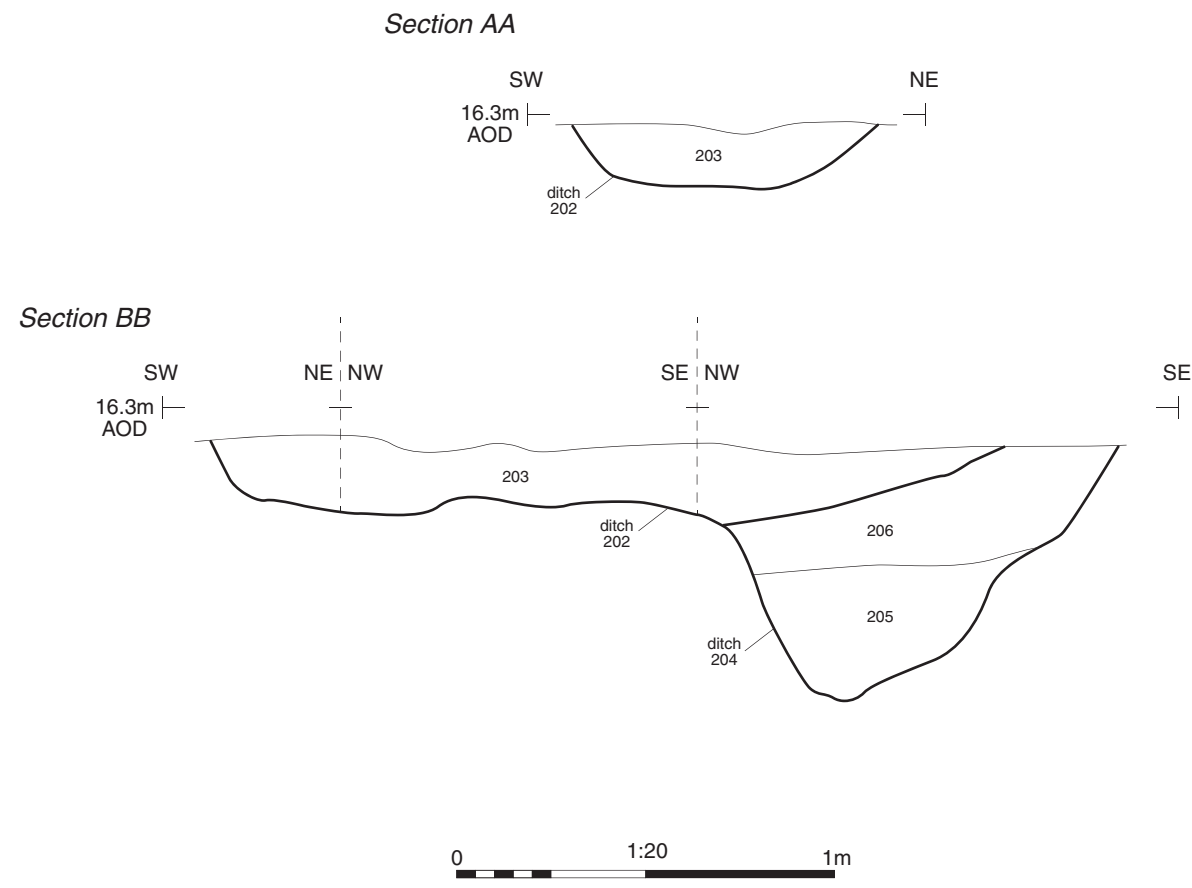
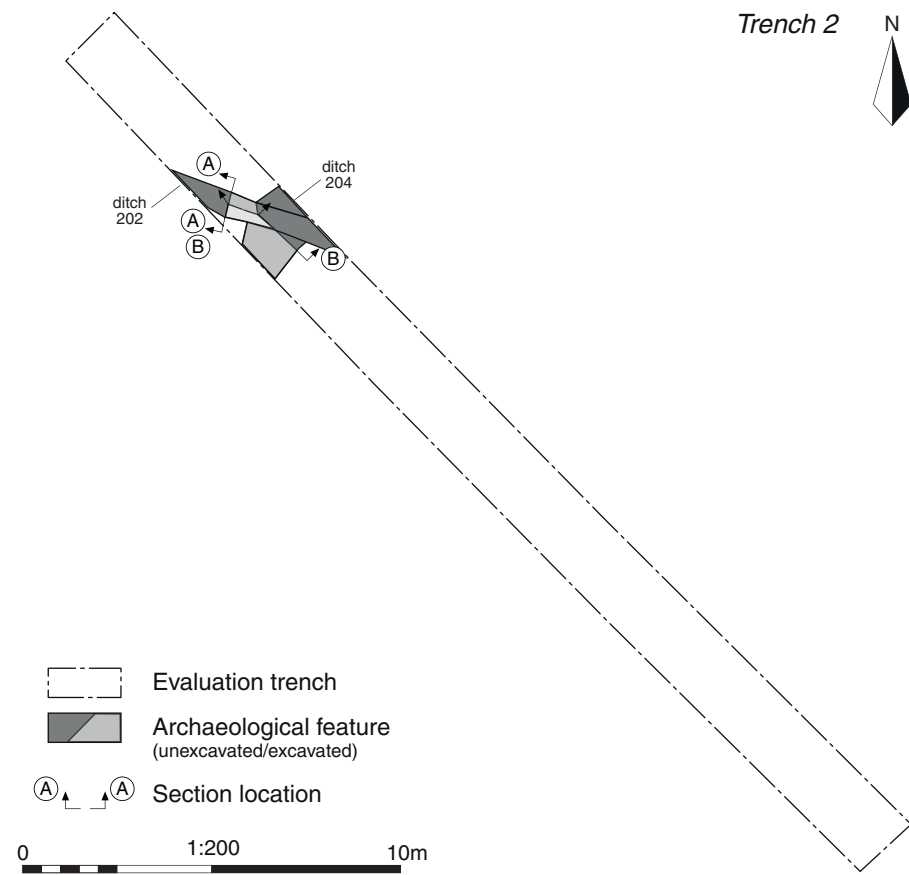
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PROJECT TITLE
 Exeter Logistics Park, (Phase 2), Land at Hayes Farm, Exeter, Devon

FIGURE TITLE
 Trench location plan

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Trench 2, looking south-west (1m scales)



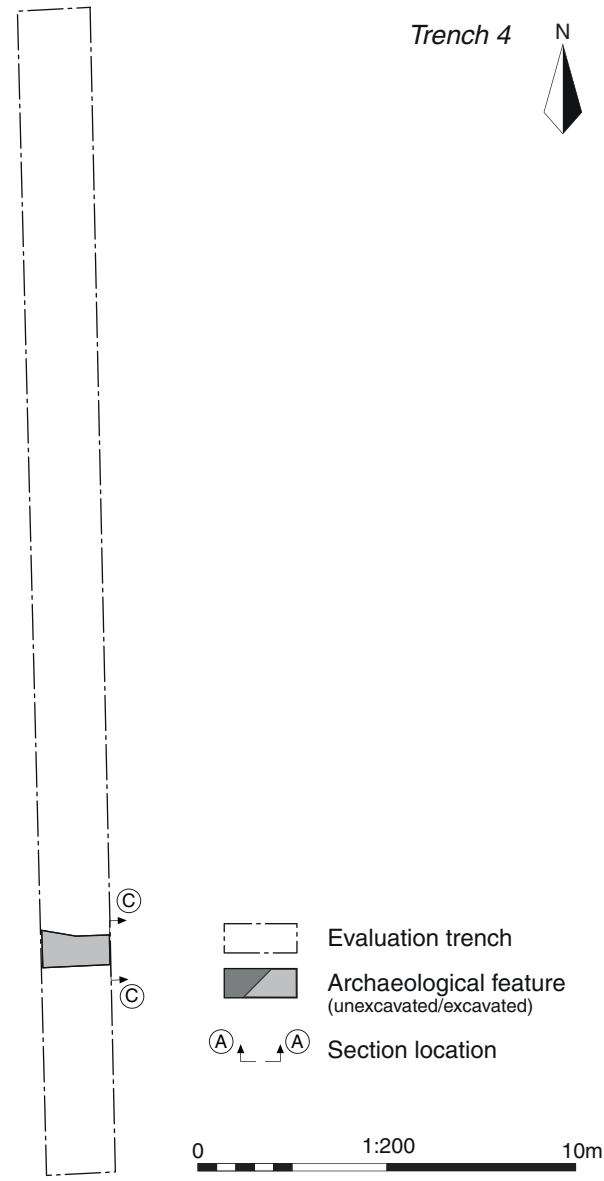
Ditches 202 and 204, relationship slot, looking north-east (1m scale)

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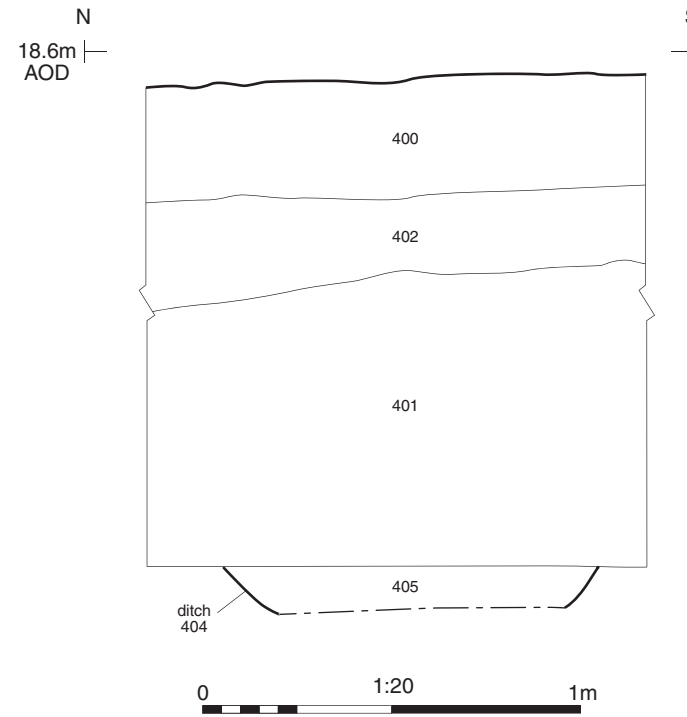
PROJECT TITLE
 Exeter Logistics Park, (Phase 2), Land at
 Hayes Farm, Exeter, Devon

FIGURE TITLE
 Trench 2: plan, sections and
 photographs

<small>DRAWN BY</small> HMM	<small>PROJECT NO.</small> AN0527	<small>FIGURE NO.</small>
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Section CC



Colluvium and possible ditch 404, looking east (1m scale)

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PROJECT TITLE
 Exeter Logistics Park, (Phase 2), Land at
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FIGURE TITLE
Trench 4: plan, section and photograph

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