

# Land At Knighton Road, Wembury, South Hams, Devon

NGR SX 53161 49712

## Archaeology and Cultural Heritage Assessment

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On behalf of  
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Document No: ACD316/1/0

Date: May 2011



AC archaeology

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## SOUTH HAMS, DEVON

(Centred on SX 53161 49712)

### Archaeology and Cultural Heritage Assessment

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## Summary

*This archaeology and cultural heritage assessment has been prepared by AC archaeology during June 2011 in support of a future planning application for a residential development on land adjacent to Knighton Road, Wembury, Devon (SX 53161 49712).*

*A total of nine designated heritage assets of national significance have been identified within a 1km wide study area centred upon the proposed application area. All comprise listed buildings/structures, which may be grouped into two separate areas; three listed buildings in Knighton and West Wembury, all of which are Grade II listed and six listed buildings/structures associated with Hele Almshouses, Wembury House and its precursor, which are Grade II and Grade II\* listed. While the Knighton/West Wembury group of buildings lie in closest proximity to the development, there will be no direct or indirect impact upon their setting due to their location within the present village. Similarly there will be no direct or indirect impact upon the setting of the Hele Almshouse/Wembury House group of buildings/structures (over 275m to the south of the proposed development), due to an existing band of woodland, which currently screens them from the proposed application area.*

*Twenty-nine heritage non-designated heritage assets have been identified within the study area; all are considered to be of local significance. None of these sites lie within or adjacent to the boundaries of the proposed application area. The nearest sites comprise the find spot of a Bronze Age gold ingot and two fields named Bonfire. Both lie less than 100m to the northeast and are separated from the application area by Wembury Road. These sites will not be affected by the proposed development. Fifteen additional heritage assets were identified in the study area following a review of air photographs; only one, a former trackway, possibly the precursor to Knighton Road, lies within the proposed application area.*

*The proposed application area is believed to have been first enclosed during the later Medieval Period. The slightly sinuous nature of the boundaries suggests that prior to this, the field was farmed as open strip-fields until its enclosure by the creation of Back Lane. The stone revetted hedgebank, which forms the northeast boundary of the site, along Wembury Road is recorded on the Wembury tithe map of 1838 and it is therefore considered significant when assessed under the 'historic' criteria of the 1997 Hedgerow Regulations.*

*This assessment has therefore demonstrated that the proposed development site contains a low potential for the presence of buried archaeological remains, with the area having been agricultural land on the fringe of small rural settlement for a considerable period of time. While it is possible that the site may contain features associated with earlier Prehistoric phases of activity, little evidence for such activity has been identified in the immediate vicinity.*

## 1. INTRODUCTION

- 1.1 This report presents the results of a desk-based archaeological and cultural heritage assessment for a proposed residential development on land adjacent to Knighton Road, Knighton, Wembury, Devon (see Fig. 1). It has been prepared by AC archaeology during June 2011 on behalf of Cavanna (Devon) Ltd.
- 1.2 The proposed application area has been allocated for housing in the South Hams Local Development Framework Planning Document (Proposal RA30, South Hams Council, 2010). This study has therefore been prepared in support of a future planning application for a new residential development on the land. The aim of the report is to identify the survival, extent and significance of the heritage assets within the application area, and where appropriate, identify the potential effects of the proposed development on the historic environment.
- 1.3 The proposed development site is situated in the village of Knighton, which lies on the northeast edge of Wembury, some 2.5km south of Plymstock. It comprises a single plot of land bounded to the north by Knighton Road, the east by Wembury Road, the south by a fence and an arable field and the west by barbed wire fence and mature trees (Fig. 1). It covers an area of approximately

0.81ha, and is currently used as a horse paddock. The ground slopes moderately from the northeast boundary down to the southwest boundary, with the land lying between 90-101mOD. The underlying solid geology comprises Mudstones, Sandstones and Siltstones from the Staddon Formation (British Geological Survey online 2011).

## 2. METHODOLOGY

2.1 The study has consisted of a desk-based assessment, as defined by the Institute for Field Archaeologists *Standards and Guidance* (IFA 2008) and *Planning Policy Statement 5, Policy HE6.1* (DCLG *et al* 2010). The study area has comprised a zone of up to a 1km wide radius centred upon the proposed development site.

2.2 The scope of the study has included designated heritage assets (world heritage sites, scheduled monuments, listed buildings, conservations areas, battlefield sites, registered parks and garden) and non-designated assets (archaeological sites and finds, historic buildings, other historic landscape features or locally-designated features, or areas, of cultural heritage importance).

2.3 The following data sources have been examined:

- Archaeological records, historic building information and other relevant cultural heritage data held Devon County Council Historic Environment Record (hereafter DCCHER);
- Historical cartographic, photographic and documentary information held by Devon Record Office (DRO) and West Country Studies Library (WCSL), both in Exeter;
- English Heritage National Heritage List online website, and;
- Other relevant published or unpublished information.

## 3. LEGISLATION AND GUIDANCE

Relevant protection, guidance and policies relating to the protection, maintenance and enhancement of archaeological sites and other aspects of cultural heritage may be summarised as follows:

### 3.1 Scheduled monuments

Scheduled monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979) are sites which have been selected by a set of non-statutory criteria to be of national importance. These criteria comprise period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. There is also a presumption against developments which have a significant impact on the integrity of the setting of scheduled monuments. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.

### 3.2 Listed buildings/structures

Buildings of national, regional, or local historical and architectural importance are protected by the Planning (Listed Buildings and Conservation Areas) Act, 1990. Buildings designated as 'listed' are afforded protection from physical alteration or effects on their historical setting.

### 3.3 National policy

General policy and guidance for the conservation of the historic environment are now contained in Planning Policy Statement 5: Planning for the Historic Environment (formerly Planning Policy Guidance notes 15 and 16), released 23rd March 2010. Archaeological sites, buildings, parks and gardens, battlefields or other aspects of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are now considered heritage assets under a unified policy system. The relevant policies are listed below:

<i>Policy HE1:</i>	<i>Heritage assets and climate change</i>
<i>Policy HE2:</i>	<i>Evidence base for plan-making</i>
<i>Policy HE3:</i>	<i>Regional and local planning approaches</i>
<i>Policy HE4:</i>	<i>Permitted development and Article 4 directions</i>
<i>Policy HE5:</i>	<i>Monitoring indicators</i>
<i>Policy HE6:</i>	<i>Information requirements for applications for consent affecting heritage assets</i>
<i>Policy HE7:</i>	<i>Policy principles guiding the determination of applications for consent relating to all heritage assets</i>
<i>Policy HE8:</i>	<i>Additional policy principle guiding the consideration of applications for consent relating to heritage assets that are not covered by Policy HE9</i>
<i>Policy HE9:</i>	<i>Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets</i>
<i>Policy HE10:</i>	<i>Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset</i>
<i>Policy HE11:</i>	<i>Enabling development</i>
<i>Policy HE12:</i>	<i>Policy principles guiding the recording of information relating to heritage assets</i>

### 3.4 Local authority plan policies

Relevant policies for the management of archaeology and cultural heritage are set out in the *South Hams Local Plan Review 1995-2011, Part 1: General Policies*.

#### ***Policy ENV 12: Buildings of historic architectural interest***

- 1. The Council will make diligent use of all the powers available to it to protect important buildings of historic and architectural interest in their setting, whether listed or not.*
- 2. In its assessment of proposals affecting Listed Buildings whatever their grade, and unlisted buildings which contribute positively towards the character or appearance of Areas recognised as being of special landscape or townscape value, the Council will be guided by the principle that presumes in favour of their preservation, including their settings and the features of special interest they possess.*

#### ***Policy ENV 13: Listed buildings – alterations, additions or extensions, including development within their settings***

*The Council will consider applications for works involving alterations (including partial demolitions), additions or extensions to a listed building, or proposals involving development within the setting of a listed building, only if these are submitted with sufficient information to enable their effect on the special interest and character of the listed building in its setting to be properly assessed. Such works or proposals will be permitted providing their siting, their scale and form, and their design, finishes and materials of construction:*

- (a) Respect the characteristics of the building in its setting, including any complementary visual, functional, historic or architectural relationships these have;*
- (b) Retain the architectural or historic features of the existing building which make an important contribution towards its special interest and character, including its plan form and its structural or visual integrity;*
- (c) Do not give rise to any harmful or potentially harmful effects upon the economic viability of the listed building; and*
- (d) Do not involve the loss of features which contribute positively towards the characteristics of the setting.*

**Policy ENV 18: Sites known or potential archaeological interest**

1. Where there are reasonable grounds for believing that important archaeological remains may be disturbed or otherwise adversely affected by development proposals, applicants will be required to include an archaeological evaluation of the development site and its setting and, according to its findings, an indication of how the impact of the proposals on any archaeological remains will be mitigated.

2. Proposals for development which would be likely to disturb or otherwise adversely affect an important archaeological monument or site (whether Scheduled or not), or its setting, will only be permitted where:

(a) The benefits of the development proposals clearly outweigh the desirability for preserving the archaeological remains in situ; and

(b) No reasonable, less harmful alternative exists; and providing that

(c) Prior to the commencement of the development (either through voluntary agreement or planning conditions) the developer undertakes a programme of archaeological investigation, in accordance with a brief agreed by the local planning authority, that will ensure the archaeological remains are properly excavated, recorded, safeguarded and reported.

**Policy ENV 19: Historic parks and gardens and historic battlefields**

Proposals for development within or in the setting of the site of an Historic Park or Garden or Historic Battlefield included in the National Register, or for the time being included in the Local Register will only be permitted providing they conserve and cause no significant harm to the historic character of the site and the features of special interest it possesses.

**3.5 South Devon Area of Outstanding Natural Beauty**

Relevant policies for the management of archaeology and cultural heritage with the South Devon Area of Outstanding Natural Beauty (hereafter AONB) are set out in the *South Devon Management Plan 2009-2014, Part 1: Strategy*.

**Hist/P1**

*The identification, protection and active conservation of the historic environment and cultural resources of the area will be promoted and supported.*

**Hist/P2**

*To ensure its continued integrity, the maintenance of the Area's historic character at a landscape scale will be promoted together with initiatives that enable the "story" of the landscape to be read and understood.*

**Hist/P3**

*Public access will be encouraged to those archaeological and historic sites that are well protected and managed and best able to withstand visitor pressure.*

**Hist/P4**

*Statutory protection will be sought for the most important historic monuments and buildings.*

**Hist/P5**

*Local community participation will be encouraged into the research, recording, celebration, promotion and conservation of cultural heritage and historic features.*

**Hist/P6**

*The use of Historic Landscape Characterisation and other tools and information resources will be promoted in order to inform projects, policies and activities*

**4. DESIGNATED HERITAGE ASSETS (Fig. 1 & Appendix 1: Table 1)**

**4.1** There are nine designated heritage assets within the study area; all comprise listed buildings/structures. The location of these nine buildings/structures (Sites B1-B6) is shown on Fig. 1



and they are further discussed below (see also Appendix 1: Table 1 for more details regarding the listing).

**4.2** Three of the designated heritage assets are Grade II\* listed. These comprise Hele Almshouses and Chapel (Site B4), Wembury House and a late 16th century walled terrace adjacent to the house (Sites B7 & B8). The Hele Almshouses and Chapel (Site B4) lie some 275m to the southeast of the proposed application area, while Wembury House and the walled terrace (Site B7 & B8) lie over 480m to the south. All three are screened from the proposed application area by a band of mature woodland (see Fig. 1).

**4.3** The remaining six buildings/structures are Grade II listed, and comprise the following:-

- No. 27, Knighton Road, c. late 16th/early 17th century cottage (Site B1);
- The Blacksmith's shop on Knighton Road, an early to mid 19th century building (Site B2);
- West Wembury farmhouse, a late 18th century building with a 19th century wing (Site B3);
- The early 19th century gate piers at the end of the drive leading to Wembury House (Site B5);
- The walls and gate piers enclosing Wembury House kitchen garden (Site B6); and,
- Wembury House garden boundary wall and gate piers (Sites B9).

No. 27 Knighton Road and the former Blacksmith's shop (Sites B1 & B2) are the closest of the six, lying some 175m to the southwest of the application area, while West Wembury farmhouse (Site B3) lies over 500m to the southwest. All lie within the present village and their setting will therefore not be directly or indirectly affected by the proposed development. The gate piers at the end of Wembury House drive (Site B5) lie 275m to the south and the kitchen garden and garden boundary walls (Sites B6 & B9) lie over 420m further south. All three are similarly screened from the proposed application area by the band of mature woodland.

**4.4** Wembury House (Site B7) was built for Thomas Lockyer between 1803 and 1806 on the site of the great mansion of Sir John Hele. Sir John Hele, a wealthy London Lawyer of Devonian origin, bought the estate, which had formerly belonged to Plympton Priory, in 1592. Between then and his death in 1608 he built what was reputedly an enormous house of which only the wall terrace to the west survives (Site B8). Known as 'the Mount', this feature is rumoured to be a fortification against pirates because of proximity of Wembury House to the coast. The house is said to have had a large outer court, with a gatehouse fronting a very large multi-storey mansion. It is recorded in 1674 as having 42 hearths. The house (but not the surrounding land) was subsequently sold to George Monk, whose son Christopher Monk sold it to John Pollexfen in 1685. Pollexfen is reputed to have made great alterations to the house between 1685 and 1701, possibly using the London architect and scientist Robert Hooke. A drawing by Edmund Prideaux of Wembury House, dated 1716, depicting a late 17th/early 18th century house, is now at Prideaux Place, Cornwall. Later generations of the Pollexfen family could not afford to maintain the property, and by 1797 the building was a ruin. It was demolished in 1803 when the present house was created by Thomas Lockyer, a Plymouth merchant ([www.devonruralarchive.com](http://www.devonruralarchive.com)).

**4.5** The Hele Almshouses and Chapel (Site B4) were built by Sir Warwick Hele (High Sheriff of Devon) between 1590 and 1625, again on land formally belonging to Plympton Priory. They were restored and modernised in 1975.

**4.6** The proposed application area also lies within the northwest tip of the South Devon Area of Outstanding Natural Beauty. The area was originally short listed for National Park status and

finally designated as an AONB in 1960. The South Devon AONB policies relating to the historic environment have been set out in Section 3.5 above. Further information relating to the AONB can be found on the website [www.southdevonaonb.org.uk](http://www.southdevonaonb.org.uk).

## 5. NON-DESIGNATED HERITAGE ASSETS (Fig. 1 & Appendix 1: Table 2)

5.1 A total of twenty-nine non-designated heritage assets has been recorded within the study area. These sites are shown on Fig. 1 and further discussed below (see also Appendix 1: Table 2).

### 5.2 The Prehistoric periods (Sites A6, A7 & A29)

Only three sites of a Prehistoric date are currently recorded within the study area. These comprise two find spots; one of a gold ingot of a probable late Bronze Age date, which was found at an unspecified location, somewhere to the west of Knighton (Site A7) and a number of flints including scrapers and a hand axe, found near Traine Farm (Site A6). The remaining site comprises the cropmark remains of a circular or oval shaped enclosure, which was noticed on the 1946 RAF air photographs in a field to the south of Wembury (Site A29). The site has since been developed into a residential area. The location of this feature may however be erroneous, as it was not noted in the location given by the DCCHER during a review of aerial photographs. The true location of this feature appears to be in a field some 400m to the southeast (see C19, Section 8.2 below).

The closest of these three sites to the proposed application area is the find spot of the Bronze Age gold ingot (Site A7), which lies some 100m to the northeast.

### 5.3 The Romano-British period (Site A11)

The only record of a Romano-British date comprises a possible Roman coin (Site A11), which was found to the southeast of Traine Farm by a metal detectorist. This paucity of finds ties in with a general absence of material of this date from the wider area.

### 5.4 The Post-Roman to Medieval periods (Sites A9, A14 & A21)

Knighton is a hamlet in the ancient parish of Wembury. It is first recorded in 1281 as *Knytheteton* and later in 1548 as *Knyghton in Wenbury* (Gover *et al*, 1931, p261). The hamlet therefore appears to have been established by the late 13th century (if not earlier) and was clearly part of Wembury Manor. The name is fairly common being derived from the OE *cniht + tun* meaning *the farmstead or village of the young men or retainers* (Mills 2003).

Wembury is first mentioned in 1238 as *Wembir*. While there has been some suggestion that it was the *Wicganbeorh* mentioned in the Anglo Saxon Chronicles (AD851) the early spellings of its name suggest this is unlikely (Gover *et al*, 1931, p260). The name appears to be Old English in origin, with the first element being derived from the OE personal name *Waega* and the second element from *burh* meaning *land by or with a fortification or fortified manor house*. Wembury Manor (part of the Plympton Hundred), was acquired by Plympton Priory shortly after its foundation in 1121 and continued to be held by the priory until its dissolution in 1539. It was run as a grange (farm), by lay brothers employed by the priory ([www.devonruralarchive.com](http://www.devonruralarchive.com)). The site of the former grange may lie in woodland adjacent to South Wembury Wood (see Site A24 below). The manor is known to have had a chapel, which is recorded in the Bishop's registers of 1334 and believed to lie in the grounds of Wembury Manor House (Site A21).



The parish of Wembury once included four manors, Down Thomas, Langdon, Wembury and Alfelmeestone (possibly Traine or Train). Alfelmeestone may be *Nither Treawin*, which is recorded in 1332 (Site A9).

The only other site of a medieval date includes a silver penny of King John, which was found on land at Lower Traine by a metal detectorist (Site A14).

Site A21, the site of a former chapel in the grounds of Wembury House, is the closest of the three sites, lying some 450m to the south of the proposed application area.

## 5.5 The Post Medieval to Modern periods (Sites A1-A3, A5, A8, A10-A13, A15-A20, A22-A28)

The majority (22) of the non-designated records date to these periods and include the following:-

- Sir John Hele is known to have created a deer park in the late 16th century on the steep slopes of the west bank of the River Yealm (Site A3). The deer park had a salt water lake, which was supplied by the tides. The existing pattern of field boundaries does not appear to fossilise the boundaries of the earlier deer park, which was clearly created on land of limited agricultural value. Other sites associated with Sir John Hele including Wembury Manor House, the Hele Almshouses and Chapel (Sites B4 & B7) have been previously discussed in Section 4.4 above;
- Sir John Hele built a gate house (Site A20), which once stood at the present entrance to Wembury House.; The drive is known to have followed the same curve and direction as the present one. The earlier lodge is believed to have been much bigger than the current small lodge at the entrance;
- Parchmarks in the grounds of Wembury House possibly represent the remains of a former building which may have been demolished when the present house was built (Site A23);
- The former site of a farmhouse (Site A24) is shown near Old Barton on the Ordnance Surveyor's drawing of 1784-85, opposite the site of the present farmstead (Site A25). It may have been *Wembury Ferme* (possibly the Priory Grange), which is mentioned in the ministers' accounts of Henry VIII, or a later building on the same site. Also, it is worth noting that the name Barton is derived from the OE *bere* and *tun* meaning *the barley farmstead*, and is commonly associated with monastic or manorial sites. The former farmhouse appears to have been cleared when the Lockyers were laying out the grounds for Wembury House between 1803 and 1806. The site is now part of South Wembury Wood. A new farmstead was built further to the south by the Lockyers in 1806 (Site A25);
- Traine farm (Site A10) is a Georgian farmhouse with a courtyard of farm buildings, which was built on the site of a former Elizabethan manor house. The building incorporates good quality stone, which is believed to have been re-used from Wembury House (or possibly the earlier Elizabethan Manor House – Site A9). Further fragments of architectural stone can still be found lying around. The former late Elizabethan manor house is thought to lie northeast of Traine Farm. It is known to have had a walled garden, orchard and a warren (Site A5). Elizabethan and Georgian coins and tokens were found during metal detecting on land to the south and east of Traine farm (Site A11);

- A farmstead at Lower Traine (Site A13). Three buildings are shown on a map of 1780 at this location, but only two are recorded on a later map of 1830 and the tithe map of 1838 (Appendix 1: Map 1). A butter well, which presumably belonged to the farm, lies on the southeast edge of a pond near the farm (Site A12). It was still in use in the 1920s;
- Three field names recorded on the Wembury tithe award of 1838: *Black Pitts* is a field on the west bank of the River Yealm, northeast of Knighton (Site A1); *Bonfire* is the name of the two fields, which lie either side of the trackway to the east of the application area (Site A8) and *Round Meadow* lies to the southwest of the application area in Knighton (Site A16). The name *Black Pitts* may be a reference to land with dark soil or vegetation, and is not always indicative of archaeological activity, while the fieldname *Bonfire* may be a reference to a beacon site. The fieldname *Round Meadow* is suggestive of the presence of earthworks, however its north facing aspect would seem to preclude it from early settlement and it may simply be a reference to the shape of the former field boundaries. The field is now the recreation area for the council estate in Knighton.
- Monckswood House (Site A22) was built in the 1930s on the site of the former stable block at Wembury House. The name is probably derived from the nearby Plympton Priory Grange;
- The site of a school, which is shown in Wembury on the Ordnance Survey 25-inch maps of 1915 & 1954 (Site A18);
- A Reading Room, which is shown in West Wembury on the Ordnance Survey 6-inch map of 1915 but not the 6-inch map of 1954 (Site A17);
- A former Methodist Chapel, which is shown on the early Ordnance Survey maps to the south of Wembury House. By 1954 it is recorded as Thorn Cottage (Site A26);
- The site of the Wheal Emily antimony mine, which is shown on a 19th century map and as being '*disused*' on the Ordnance Survey 6-inch map of 1964 (Site A2);
- A quarry (Site A15) for local building stone recorded to the north of Knighton;
- Three WWII structures including an air raid shelter at West Wembury School (Site A19), a possible bombing decoy and associated guide for approaching Plymouth (Site A27 & A28) to the southeast of Wembury.

The two fields named *Bonfire* (Site A8) are the closest of these 22 sites to the proposed application area, lying less than 100m to the west.

## 5.6 Heritage assets of an unknown date (Site A4)

Only one site of an unknown date is currently recorded within the study area. This comprises a circular enclosure, which was recorded as a cropmark on aerial photographs in the field to the northeast of the trackway leading to the covered reservoir (Site A4). The site has not been seen on subsequent air photographs and there are no traces on the ground, suggesting that it may have been created by horses exercising. This feature was also recorded during a review of air photographic evidence (see Section 8.3 below).

## 6. HISTORICAL DEVELOPMENT OF THE AREA (*Appendix 2: Maps 1-4*)

- 6.1 The Wembury tithe map of 1838 depicts the proposed application area as a large field, bounded to the southeast by a trackway/road (Appendix 2: Map 1). This trackway runs from Wembury Road, along the southeast edge of the proposed application area and is parallel with the main street, which runs through Knighton. This arrangement of two parallel roads is consistent with the village being planned at an early point in its evolution, with the *Back Lane* giving access for the villagers and their livestock to the open fields (part of the Common Field system), which once surrounded the hamlet. Planned settlements often belong to religious orders and it therefore of some significance that the Manor of Wembury was held by Plympton Priory, until the dissolution of the monasteries in 1539. The manor was run as a grange by the Priory. It is notable that the field immediately to the south of the proposed application site is recorded as *Back Lane Meadow* (Map 1: Plot 548) in the accompanying apportionment of 1838.
- 6.2 Many of the surrounding plots have sinuous boundaries, suggesting that they fossilise the boundaries of the earlier medieval strip fields, which once subdivided the open fields surrounding Wembury and Knighton. The Devon Historic Landscape Characterisation (hereafter HLC) considers the proposed application site and surrounding area to have been first enclosed during the later Medieval period. The slightly curving form of the boundaries suggests that it was similarly farmed as part of the open strip fields until its enclosure by the creation of Back Lane.
- 6.3 The accompanying apportionment of 1838 records the field as being *Mowhay Meadow* (Map 1: Plot 581). The *Mowhay* element may be derived from the OE words *muga* and *haeg* meaning *the enclosed land upon which a stack (hay) stands* (Field 1989). The plot is recorded as being owned by *Charles Calmady Biggs Esquire*, and occupied by *Elizabeth Atrill*. The land use is described as pasture.
- 6.4 An undated 19th century map of Knighton village shows part of the northeast, northwest and southwest boundaries of the proposed application area (Appendix 2: Map 2). The map appears to be very similar to the 1st edition Ordnance Survey 25-inch map of 1866, with corresponding field and plot numbers, suggesting that it is of a late 19th century date.
- 6.5 The Ordnance Survey 1st edition 25-inch map of 1866 depicts a similar picture to that recorded on the 1838 tithe map demonstrating that there had been very little alteration to the landscape in the intervening period (Appendix 2: Map 3). The trackway shown on the tithe map running along the southern boundary of the proposed development site still appears to be in use, with only the northern edge (southern boundary of the proposed application area) being fenced/hedged. Very little changes had occurred in the area by the time the second edition Ordnance Survey 25-map was published in 1894 (Appendix 2: Map 4). The trackway to the south appears to have become the main entrance to Knighton Villa (the current owners possibly having aspirations to their neighbours at Wembury House) and no longer continues around into the village. It also appears to be bounded on both sides by a hedge. The proposed development site remains a plot of presumably agricultural land.

## 7. HISTORICALLY IMPORTANT BOUNDARIES (*Appendix 2: Map 1*)

- 7.1 The boundaries of the proposed application area comprise a combination of fences (with bushes and occasional mature trees) and a single stone revetted hedgebank (see Section 9 below). Only the stone revetted hedgebank marks a boundary, which 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*' (c. 1845) and is,



therefore, considered to be 'important' under criterion 5 (a) of Schedule 1 of Additional Criteria for Determining Important Hedgerows (Part II) of the Hedgerow Regulations 1997.

## 8. AERIAL PHOTOGRAPHIC EVIDENCE Cain Hegarty (*Fig. 1 & Appendix 3: Table 3*)

### 8.1 Introduction

The proposed application site and wider study area were viewed on vertical RAF aerial photographs from a 1946 sortie (RAF CPE/UK/1890 2120-2122 & 3103-3104 10-DEC-1946) held by DCCHER. A number of features were recorded, the majority of which are of a Post Medieval to Modern date, comprising either agricultural, settlement or WWII features. These sites are shown on Fig. 1 (Sites C1-C19) and further discussed below (see also Appendix 3: Table 3). Only one possible feature was recorded within the boundaries of the proposed application area. This comprises Site C6, the remains of a former holloway.

A list of the air photographs consulted is presented in Table 3; all vertical aerial photographs were viewed stereoscopically. The following descriptions are based on the morphological interpretation of visible features and are therefore tentative.

### 8.2 Prehistoric Sites (*Sites C3, C4 & C19*)

Sites C3 & C4 are both cropmark enclosures located near or on the crest of a spur to the east of Wembury, overlooking a tributary to the River Yealm. Site C19 is located on a west facing slope to the south of Wembury.

Site C4 is the most convincing of the three possible enclosures. It comprises two ditches and low earthwork banks, forming a possible small bivallate enclosure. However the enclosure boundaries are not parallel and it is not visible for more than a quarter of the possible enclosure's projected circuit. The interpretation of this site as an enclosure therefore remains tentative, and its origin as a horse exercising ring more likely (see Site A4, Section 5.6 above).

Although Sites C3 and C19 resemble cropmarks forming over the ditches of two small enclosures, it is more probable they are 'ploughing envelopes', created by contemporary (1940s) agricultural practices. Site A29, the cropmark enclosure recorded on a 1946 RAF photograph on land south of Wembury, (see Section 5.2 above), was not noted in the location recorded on the DCCHER. It is therefore possible that Site C19 is the true location of the possible enclosure.

### 8.3 Medieval/Post Medieval Sites (*Sites C6-C10, C12, C14-C15*)

Site C6 is visible within the application area. Running broadly parallel with the northeast boundary of the proposed application area, it appears to be the earthwork remains of a former route, a track or hollow-way, which may be the precursor to Knighton Road. It was not noted during the subsequent site visit, presumably because it has since been infilled by ploughing. Sites C7 and C9 are both small quarries of probable 19th century date located in West Wembury.

Sites C8 and C14 are both water meadows of the catchwater or field gutter type, located in the valleys or combs of two spring-fed streams within the study area, at West Wembury (Site C8) and north of South Wembury Wood (Site C14). Such water meadows are typically 19th century in date, and are a characteristic feature of pasture irrigation in the South West. Site C12 comprises the earthwork remains of agricultural terracing or strip-lynchets to the northwest of Wembury. The terraces appear to be cut by the gutters of the water meadows (Site C8), demonstrating that they, the terraces, predate the water meadow.

Site C10 is visible as a series of relict field boundaries and a quarry either side of Traine Road, to the north of Wembury. These features are likely to be associated with Site A13, the remains of the former farmstead of *Lower Traine* (see Section 5.5 above). Similarly, Site C15 is visible as relict field boundaries and a possible track or holloway to the south of Wembury, adjacent to Old Barton. These features may represent the remains of a former farmstead.

#### 8.4 **Modern Sites** (*Sites C1, C2, C5, C11, C13, C16-18*)

Seven of these eight sites are of a probable WWII date and comprise four bomb explosion or impact craters scattered across the study area (Sites C1, C2, C5 & C13); all have since been levelled. Site C16 appears to be the same WWII structure previously recorded as Site A27, to the south of Wembury. Site C17, to the south, is visible as a large oval pit with an accompanying mound formed from the excavated spoil, while Site C18, which lies some 190m further to the southwest, and comprises a group of rectangular enclosures, which appear to contain former structures and an oval enclosure. While the function of this group of features is unknown, their proximity to Sites A27 & A28, suggests that they are associated and therefore of a WWII date. Site C11, which lies at the southwest end of Knighton, is visible as a small circular pit with a central feature. It is considered to be agricultural in origin and probably modern in date.

### 9. **SITE INSPECTION** (*Plates 1-6*)

9.1 A site visit was undertaken on 20th May 2011 to establish the presence of unrecorded archaeological features within the proposed application area; to review the locations of previously recorded features that may be affected by construction, and to consider the general archaeological potential of the area. Land use, topography and boundary types were also recorded.

9.2 The land within the proposed application area slopes moderately from the northeast down to the southwest, and is currently used as a horse paddock. An access track leading from Knighton Road (to the north), a parking area, stable block and storage containers all lie in the southwest end of the field, which has a gravel surface (Plate 1). The remaining area is rough grassland, which is divided by temporary fencing for grazing horses. The trackway along the southeast boundary, which is shown on the tithe map of 1838, is still present with a gateway leading onto Wembury Road (Plate 2).

9.3 The northwest, southeast and southwest boundaries all comprise barbed-wire or wooden post fences (Plates 3, 4 & 5), with a number of mature trees lying adjacent to the fence forming the southwest boundary. The adjacent plot of land to the southwest is some 1.50m lower than the proposed application area, suggesting that it has been terraced into the hillside. The northeast boundary comprises a stone revetted hedgebank covered with abundant vegetation.

### 10. **ASSESSMENT OF SIGNIFICANCE**

#### 10.1 **Introduction**

This assessment has provided a summary of all recorded heritage assets within the study area as a result of a search of a range of archaeological databases. Each source has its own limitations for example documentary sources were seldom compiled for archaeological purposes, contain inherent bias, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data.

**10.2** PPS5 provides no terminology or criteria for ranking the significance of non-designated assets. It is therefore necessary to define a method for the assessment of individual heritage features. In the absence of a nationally accepted means of ranking the importance of archaeological and cultural heritage assets (other than the Secretary of State's non-statutory criteria for the assessment to national importance), a set of terms has been applied in order to provide a comparison of the relative importance of any cultural heritage features present. The gradings have only been applied to sites within the proposed study area and are set out in Table 4 below and included in Appendix 1: Tables 1-2).

GRADING		GRADES OF SIGNIFICANCE
A	National significance	Any designated or other asset considered to be of national significance due to its archaeological, architectural, artistic or historic interest. The asset would score high using the non-statutory criteria for assessing scheduled monuments.
B	Regional/County significance	Any asset considered to be of regional or county significance due to its archaeological, architectural, artistic or historic interest. The asset would score moderate using the non-statutory criteria for assessing scheduled monuments.
C	Local significance	Any asset considered to be of local significance due to its archaeological, architectural, artistic or historic interest. The asset would score low using the non-statutory criteria for assessing scheduled monuments.
D	Not significant	Any asset that is not considered to be of archaeological, architectural, artistic or historic interest significance

Table 4: Grading of importance of cultural heritage assets

### **10.3 Assets of national significance**

The nine listed buildings/structures are considered to be heritage assets of national significance. These comprise the Wembury House, the walled terrace, the Hele Almshouses and Chapel (Sites B4, B7 & B8), all of which are Grade II\* listed and the six other grade II listed structures, which include three private residences (Sites B1-B3) and gate piers and/or walls associated with Wembury House (Sites B5, B6 & B9). All are considered to be of architectural, evidential and historic value, with the Wembury House group reflecting economic wealth and status of the Hele, Monk, Pollexfen and Lockyer families during the 16th-19th centuries and their influence upon the surrounding landscape.

### **10.4 Assets of regional/county significance**

There are no heritage assets, which have been considered to be of county/regional significance.

### **10.5 Assets of local significance**

Twenty-eight of the twenty-nine non-designated heritage assets are considered to be of local significance due to their evidential and historic value (Sites A1-A3 & A5-A29). These 28 sites provide information and therefore an understanding of the development, settlement and exploitation of the landscape within the study area, particularly from the Medieval period onwards. All of the additional heritage assets identified following the review of air photographs are also currently considered to be of local significance (Sites C1-C3, C5-C9, C11-C14 & C17-C18). However following further intrusive investigations, the form and dates of these sites may be fully more determined and therefore their relative significance up or downgraded as appropriate.

### **10.6 Assets of no significance**

Only one heritage asset is considered to be of no significance. This comprises the cropmark remains of a circular enclosure (Site A4), which is likely to have been created by horses exercising. It is therefore not considered to be of archaeological or historic interest.



## 11. COMMENTS

- 11.1** The designated heritage assets *i.e.* listed buildings may be grouped into two separate isolated areas; the three listed buildings in Knighton and West Wembury (Sites B1-B3); all of which are Grade II listed and the six listed buildings/structures associated with Hele Almshouses/Wembury House and its precursor (Sites B4-B9). Wembury House, its walled terrace, the Hele Almshouses and Chapel (Sites B4, B7 & B8) are all Grade II\* listed, while the remaining three structures (Sites B5, B6 & B9) are Grade II listed. These buildings/structures range in date between the late 16th to the late 19th centuries and retain a number of unusual and original features, although preservation is variable.
- 11.2** All nine buildings/structures sites are considered to be of national significance due to their listed status. They are of evidential and historic value because, in the case of the Hele Almshouses/Wembury House group, of the information they provide about the economic wealth and status of the Hele, Monk, Pollexfen and Lockyer families during the 16th-19th centuries and their influence upon the surrounding landscape. While the Knighton/West Wembury group of buildings, which include No. 27, Knighton Road, the Blacksmiths shop and West Wembury farmhouse (Sites B1-B3) lie in closest proximity to the development, there will be no direct or indirect impact upon their setting due to their location within the present village. Similarly there will be no direct or indirect impact upon the setting of the Wembury House group of buildings/structures (Sites B4-B9), which lie over 275m to the south, due to the existing band of woodland, which currently screens them from the proposed application area.
- 11.3** Twenty-nine non-designated heritage assets have been identified within the study area. The majority (28) are considered to be of local significance because of the evidential and historical information they provide about the development and settlement of the area particularly from the Medieval period onwards. None of these 29 heritage assets lie within or adjacent to the boundaries of the proposed application area. The nearest sites comprise the find spot of a Bronze Age gold ingot (Site A7) and the two fields named *Bonfire* (Site A8), which lie less than 100m to the west. Both are separated from the application area by Wembury Road. Given the nature of these assets there is unlikely to be any impact upon them as a consequence of the proposed development or the likelihood of their extension into the application area.
- 11.4** Fifteen additional heritage assets were identified in the study area following a review of the 1946 RAF air photographs; only one, a former trackway (Site C6), lies within the proposed application area. This trackway was not noted during a subsequent site visit and is likely to have been infilled. All of these additional heritage assets are currently considered to be of local significance.
- 11.5** The Devon HLC records the proposed application area as being first enclosed during the later Medieval period, with the slightly curving form of the boundaries suggesting that it was originally farmed as part of the open strip fields. The enclosure of the plot appears to have occurred when Back Lane was created. The presence of Back Lane is indicative of a planned settlement. Planned settlements often belong to religious orders and it is therefore of some significance that the Manor of Wembury (which included Knighton) was first acquired by Plympton Priory shortly after its foundation in 1121. Wembury Manor remained a grange run by lay brothers, until the priory was dissolved in 1539.
- 11.6** The stone revetted hedgebank, which forms the northeast boundary of the site, along Wembury Road is recorded on the Wembury title map of 1838. This boundary is therefore considered to be significant when assessed under the 'historic' criteria of the 1997 Hedgerow Regulations.

11.7 This assessment has therefore demonstrated that the proposed development site contains a low potential for the presence of significant buried archaeological remains, with the area having been agricultural land on the fringe of small rural settlement for a considerable period of time. While it is possible that the site may contain features associated with earlier Prehistoric phases of activity, little evidence for such activity has been identified in the immediate vicinity.

## 12. ARCHIVE

12.1 The paper and digital archive is held at the offices of AC archaeology, in 4 Halthaies Workshops, Bradninch, near Exeter, Devon, EX5 4LQ.

## 13. ACKNOWLEDGEMENTS

13.1 The assessment was commissioned by Michael Newman on behalf of Cavanna Devon. We are grateful to the staff at Devon Record Office and Westcountry Studies Library for their assistance. The review of air photographic evidence was undertaken by Cain Hegarty who also prepared the illustrations for this report. The site inspection was undertaken by Fiona Pink.

## 14. SOURCES CONSULTED

### Published sources

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### Unpublished sources

DRO 59/7/3/3a, A 19th century plan of Knighton village

Wembury tithe map 1838 and apportionment 1838

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Ordnance Survey 2nd edition 25-inch map, Devonshire sheet 130:2, surveyed 1892, published 1894

### Internet sources

British Geological Survey online [www.bgs.ac.uk/opengeoscience](http://www.bgs.ac.uk/opengeoscience)

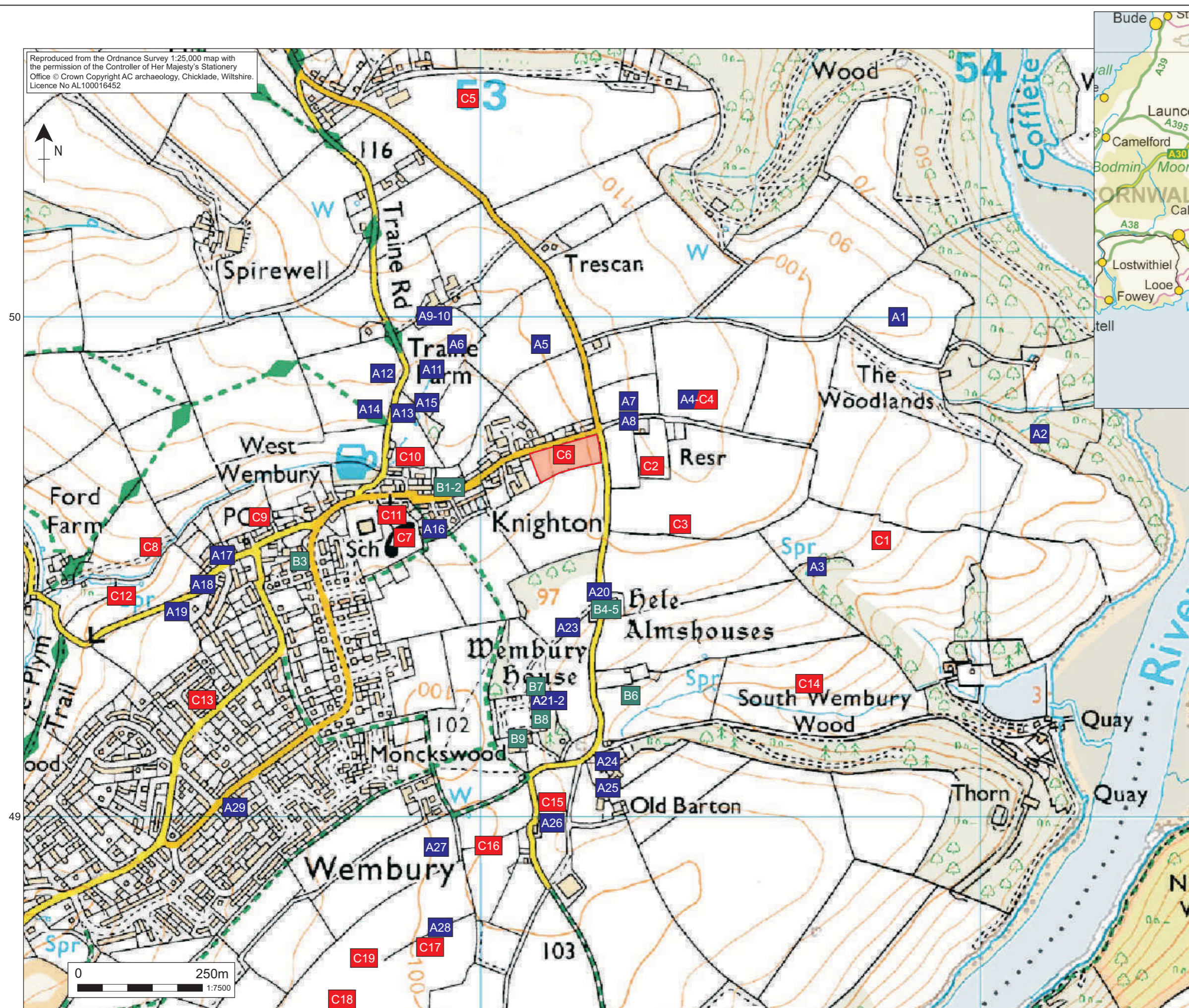
Devon Rural Archives [www.devonruralarchive.com](http://www.devonruralarchive.com)

English Heritage Listed Buildings online [www.list.english-heritage.org.uk](http://www.list.english-heritage.org.uk)

South Devon Area of outstanding Natural Beauty [www.southdevonaonb.org.uk](http://www.southdevonaonb.org.uk)



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- Location of application area
- A3 Archaeological sites - DCC HER
- B6 Listed Buildings
- C1 Archaeological sites - aerial photographs

PROJECT  
Knighton Road, Wembury

TITLE  
Fig. 1: Location of the proposed application area and the heritage assets







Plate 1: Southwest end of the application area (view from northeast)



Plate 2: Trackway adjacent to southeast boundary (view from northeast)





Plate 3: Northwest boundary (view from northwest)



Plate 4: Southeast boundary (view from southwest)





Plate 5: Southwest boundary (view from northeast)



# Appendix 1

Catalogues of designated and non designated heritage assets



## Appendix 1: Catalogue of designated and non-designated heritage assets

Site No.	HER Reference	Listed building ref no.	NGR (SX)	Date	Description	Status	Grading of significance
B1	36079	1108584	5295 4965	Post Medieval	Cottage at No. 27 Knighton Road, Knighton. Cottage. Circa C16/17. Colour-washed rubble. Steeply pitched asbestos slate roof with gabled ends. Two storeys. Three window range. Small C19 and C20 two-light casements. Central doorway to cross-passage with chamfered wooden four-centred arch frame and old boarded door. Large C20 dormers at rear and outshut. Central chimney stack removed. Interior: wooden newel stairs at either end. One fireplace with timber bressumer with one stone corbel.	Grade II	A
B2		1387283			Blacksmith's shop. Circa early-mid C19. Stone rubble. Corrugated-iron roof with gabled ends. Stone rubble axial stack with brick shaft. PLAN: Single-cell rectangular plan with axial stack towards west end. Later outshuts at west end and at rear. EXTERIOR: 2 storeys. Asymmetrical 3-bay south front with wide doorway to right of centre with plank double doors with wrought-iron hinges, and two windows to left and one to right with shutters; timber lintels. Rear [N], doorway at centre with plank door with wrought-iron hinges, window to right and corrugated-iron-clad lean-to outshut on left. Weatherboarded outshut on west end with lean-to asbestos tile roof. INTERIOR: Forge near west end with stone stack which has slated canopy, and bellows behind. Roof trusses with nailed lapped collars.	Grade II	A
B3	36070	1108589	5264 4953	Post Medieval	West Wembury farmhouse. Late 18th century with 19th century wing. Slate rubble with granite quoins and slate hung front. Slate roof with gabled ends. Two storeys. Four window range. C19 sashes, some with glazing bars, one on ground floor tripartite sash. Plain doorway to right of centre with flush panel door and C20 glazed porch. Brick chimney stacks at gable ends. Large C18/19 wing at rear with hipped roofs.	Grade II	A
B4	13490 & 1734	1306680	5325 4942	Medieval	Six almshouses and chapel at the centre. 1682. Slate rubble with stone windows and doorways. Slate roof with gabled ends. One and a half storeys. Long seven bay range. The chapel at the centre is gabled and has round-headed doorway with impost and keyblock and hood mould over with date 1881. Doorway flanked by small single-light stone windows and three-light window above. The chapel is flanked by three almshouses each having small gable with window with two four-centred arch lights and hood mould. Ground floor single-light four-centred arch windows with hood moulds and chamfered. Tudor-arched doorways. Slated weathering over ground floor chapel and first cottage either side. The other cottages have slate drips over their ground floor windows and doors. Large stone rubble chimney stacks at gable ends and ridge. Casement windows with leaded panels. Glazed doors. Chapel has plank door. Interiors of cottages are said to have exposed ceiling beams. The chapel has an unceiled wagon roof. On east wall above the window some contemporary moulded plasterwork. The Almshouses and chapel were the gift of Sir Warwick Hele of Wembury House, High Sheriff of Devon. Hele Almshouse built by Sir Warwick Hele in c.1590-1625 on land formally belonging to Plympton Priory. Restored and modernised in 1975.	Grade II*	A
B5	30531	1169193	5323 4941	Modern	Two pairs of gate piers and linking wall with moulded cornices and hemispherical caps. Early 19th century. Two squat ashlar gate piers, square on plan with moulded cornices and hemispherical caps. Two similar outer piers without hemispherical caps linked by low stone rubble quadrant walls.	Grade II	A
B6	30530	1108592	5330 4925	Modern	Kitchen garden walls and gate piers enclosing rectangular kitchen garden of Wembury House approx. 120m to north east. Moulded caps and ball finials. Early 19th century. Stone rubble walls with plain stone coping, enclosing a rectangular kitchen garden. Ashlar gate piers to road on west side, square on plan, with moulded caps and ball finials. The kitchen garden is detached from the grounds of Wembury House by a road.	Grade II	A

Table 1: Summary of designated heritage assets

## Appendix 1: Catalogue of designated and non-designated heritage assets

Site No.	HER Reference	Listed building ref no.	NGR (SX)	Date	Description	Status	Grading of significance
B7	1733	1108590	5312 4925	Medieval	Wembury House. The land was originally owned by Plympton Priory. Manor house was not built until 1591 by John Hele. It was a ruin by 1797 and the present house was built on the site in 1803. Country house in landscaped garden, built on the site of a late C16 house. 1803. Stone rubble formerly rendered and with ashlar dressings and ashlar basement. Parapet with plain stone coping and string courses. Rusticated stone quoins. Slate hipped roof. Two storeys, attic and basement. Five bays. Large sash windows with glazing bars, in moulded stone architraves. Central doorway with large rectangular fanlight. Fielded panel double doors and porch with slender Tuscan columns and entablature with cast iron balcony. Deep basement area in front with plain iron railings. One bay set back to left hand (north). East garden front also five bays, and with niches either side of central ground floor window. Interior: Relatively plain interior is virtually unaltered and retains its original joinery, plasterwork, chimneypieces and staircase etc. The house was built for Thomas Lockyer in 1803-6 on the site of a great mansion of Sir John Hele which was demolished to build a late C17 or early C18 house which in turn has been replaced by the present house. Sir John Hele bought the estate in 1592 and built what was reputedly an enormous house of which only the wall to the west q.v. survives. There is a drawing (by Edmund Prideaux) of Wembury House, dated 1716, depicting a late C17/early C18 house. It was then the seat of John Pollexfen. The drawing is now at Prideaux Place, Cornwall.	Grade II*	A
B8	30534	1169185	531 492	Medieval	Walled terrace known as 'The Mount'. Large wall possibly defensive which is all that survives of a late C16 mansion. Circa late C16. Enormous rampart faced in stone rubble with granite dressings, with a grassed walk on top. The outer (west) revetment wall has buttresses with set-offs, and moulded saddle-back coping. Eastern side also buttressed but without stone coping. The eastern side has a flight of steps leading down to a lawn in front of the house. The house (Wembury House <i>qv</i> ) was built on the site of a great mansion of Sir John Hele who bought the estate in 1592 and built what was reputedly an enormous house of which only this wall survives. It is said to have been a fortification against pirates because of its proximity to the coast.	Grade II*	A
B9	29861	1108591	5307 4915	Modern	Garden boundary wall and gate piers with ball finials and ornamental wrought iron gate, early 19th century. Garden boundary wall and gate piers. Early C19. Two high stone rubble walls to north and south of rectangular garden with a pair of gate piers at the east end of each wall. The south gate piers are stone square on plan, with plain cap and ball finial. The north gate piers are large, rusticated ashlar, square on plan with plain caps and ball finials, and have ornamental wrought iron gates.	Grade II	A

Table 1: Summary of designated heritage assets



Appendix 1: Catalogues of designated and non-designated heritage assets

Site No.	HER Reference	NGR (SX)	Type /source	Description	Date	Grading of significance
A1	36085	5387 4999	Cartographic/ Documentary evidence	A field c. 3.75 hectares is named <i>Black Pitts</i> on the tithe award	Post Medieval/ Modern	C
A2	30520	54120 49757	Cartographic/ Documentary evidence	Site of Wheal Emily mine shown on 19th century map. ' <i>Mine disused</i> ' is shown on OS 6" 1964 map	Post Medieval/ Modern	C
A3	13493	537 495	Site of	Site of a 16th century deer park including a saltwater lake that is still visible	Post Medieval	C
A4	13886	53414 49837	Aerial photographic evidence	Site of faint circular enclosure shown as a crop mark	Unknown	D
A5	36087	5310 4994	Cartographic/ Documentary evidence	Possible site of a rabbit warren associated with a former manor house at ' <i>Traine</i> '. The field is named warren on the tithe map	Post Medieval	C
A6	66708	529 499	Findspot	Several flint artefacts have been found at <i>Traine Farm</i> including scrapers and a hand axe as well as a gun flint and striker for a tinder box	Prehistoric	C
A7	71360	533 498	Findspot	Gold ingot found, possibly late Bronze Age	Prehistoric	C
A8	43499	533 498	Documentary evidence	Fields either side of the road called ' <i>Bonfire</i> ' on tithe map of 1840	Post medieval/ Modern	C
A9	18290	5290 4999	Site of/ Documentary evidence	Manor of ' <i>Train</i> ' or ' <i>Traine</i> ', identified with the Domesday manor of ' <i>Alfelmestone</i> ' recorded in 1562 and ' <i>Nither Treawin</i> ' recorded in 1332. The Elizabethan manor house is probably located to the southeast of the present farmstead and had a walled garden, orchard and a warren	Medieval	C
A10	61520	5290 4999	Structure	<i>Traine farm</i> . Large square, slate-hung Georgian farmhouse with a courtyard of farm buildings. A barn on the east side of the courtyard was built c. 1797 and the other farm buildings are early 20th century date. Stone thought to be re-used from Wanbury house	Post Medieval	C
A11	66706	529 499	Site of/ Find spot	Metal detector finds to the east and south of <i>Traine Farm</i> up to 1986 including a possible roman coin, a gold Elizabethan coin and several Georgian coins. Also an Elizabethan and other tokens	Roman & Post Medieval	C
A12	66707	5282 4989	Site of	A butter well, consisting of three stone sides with a slate shelf and roof, still in use in the 1920's	Modern	C
A13	66705	5283 4980	Cartographic evidence	Site of small farmstead at ' <i>Lower Traine</i> '. Three buildings are shown on map of 1780 and two remain on OS 1830 map	Post Medieval	C

Table 2: Summary of non-designated heritage assets

Appendix 1: Catalogues of designated and non-designated heritage assets

Site No.	HER Reference	NGR (SX)	Type /source	Description	Date	Grading of significance
A14	27569	528 498	Find spot	Silver penny of King John found at Lower Traine by metal detector.	Medieval	C
A15	66709	5290 4977	Site of	Quarry for local building material.	Post Medieval/ Modern	C
A16	36086	52924 4958	Documentary evidence	A square field named ' <i>Round Meadow</i> ' on the tithe map. Has been affected by development and there is no evidence of an earthwork.	Post Medieval/ Modern	C
A17	45424	5249 4952	Cartographic evidence	A ' <i>Reading room</i> ' is shown on the OS 6" map of 1915 but is not present of the OS 6" map of 1954.	Modern	C
A18	45425	5245 4946	Cartographic evidence	School shown on OS 6" map of 1915 and OS 6" map of 1954.	Modern	C
A19	55127	524 494	Structure	Second World War air raid shelter located at West Wembury School.	WWII	C
A20	30532	5323 4943	Site of	A gatehouse stands on the same site as a larger lodge entrance put in by Sir John Hele.	Post Medieval	C
A21	19533	5312 4925	Documentary evidence	A chapel is recorded at Wembury in the Bishop's registers of 1334	Medieval	C
A22	30533	5306 4912	Structure	'Monckswood' house built in the 1930s on the former site of the stable block of Wembury House. Name probably derived from the Plymton Priory grange nearby.	Modern	C
A23	19532	5321 4917	Aerial photographic evidence	Parchmarks suggesting site of former buildings in the grounds of Wembury House, possibly site of an earlier house or farm buildings demolished when the present house was built.	Post Medieval	C
A24	30521	5325 4911	Site of/ Documentary evidence	Site of former farmstead at Wembury House shown on the other side of the lane from the present old barton on surveyors drawing of 1784-5. It may also be the ' <i>wembury ferme</i> ' mentioned in ministers' accounts of Henry VIII or a later building on the same site. Appears to have been cleared when Wembury House was built, site is now a part of South Wembury Wood.	Post Medieval	C
A25	30522	5325 4905	Structure	Farm built in early 19th century to replace one demolished on the other side of the lane. See Site A24.	Modern	C
A26	45423	53109 48972	Cartographic evidence	Wesleyan Methodist chapel shown on early OS maps. Shown as Thorn Cottage on 1954 6" OS map.	Post Medieval/ Modern	C
A27	51627	52938 48930	Site of/ Aerial photographic evidence	WWII military building, may have been used as a guide to approaching Plymouth. Associated earthworks.	WWII	C
A28	51626	52943 48782	Site of/ Aerial photographic evidence	WWII military building, probably related to A27. Possibly a bombing decoy.	WWII	C
A29	55130	5249 4902	Aerial photographic evidence	Circular or oval enclosure recorded on 1946 aerial photograph. See C19, Table 3.	Prehistoric	C

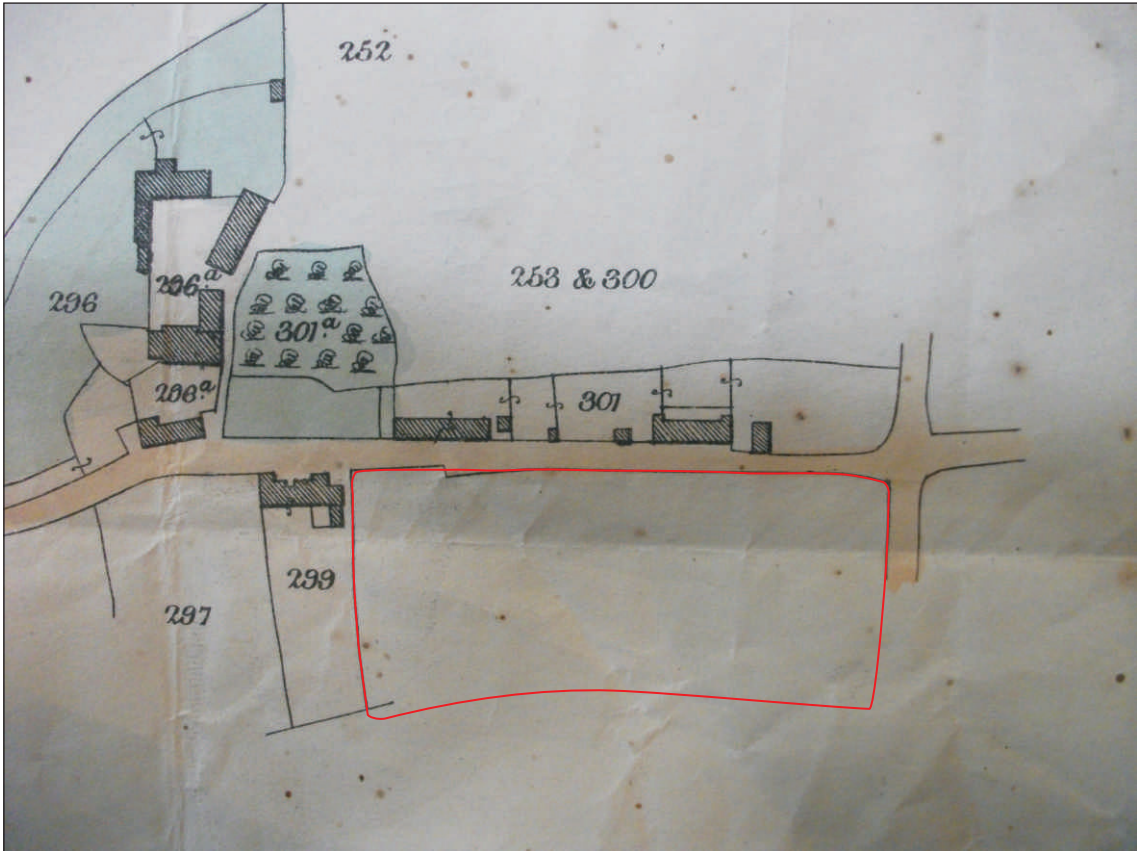
Table 2: Summary of non-designated heritage assets

# Appendix 2

Historic Map Extracts

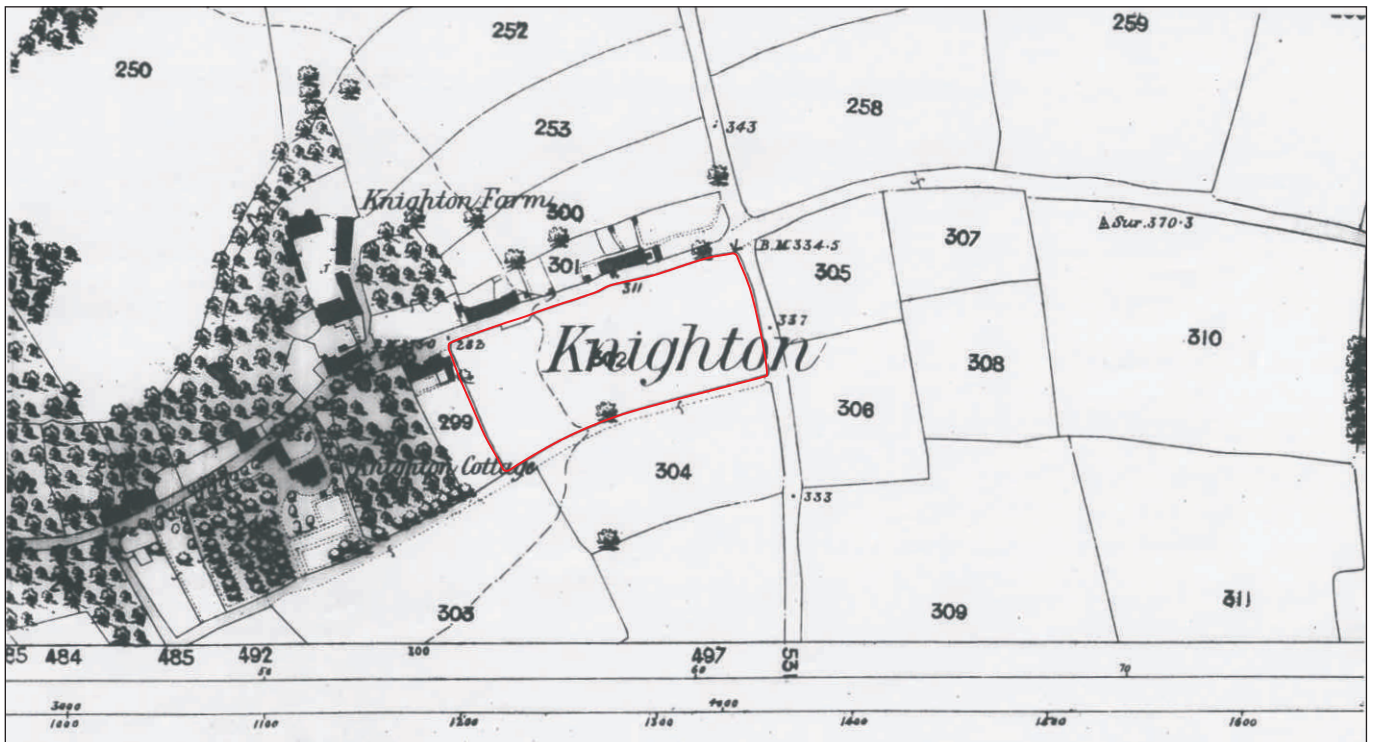


Map 1: Extract from the Wembury tithe map of 1838 (apportionment 1838)

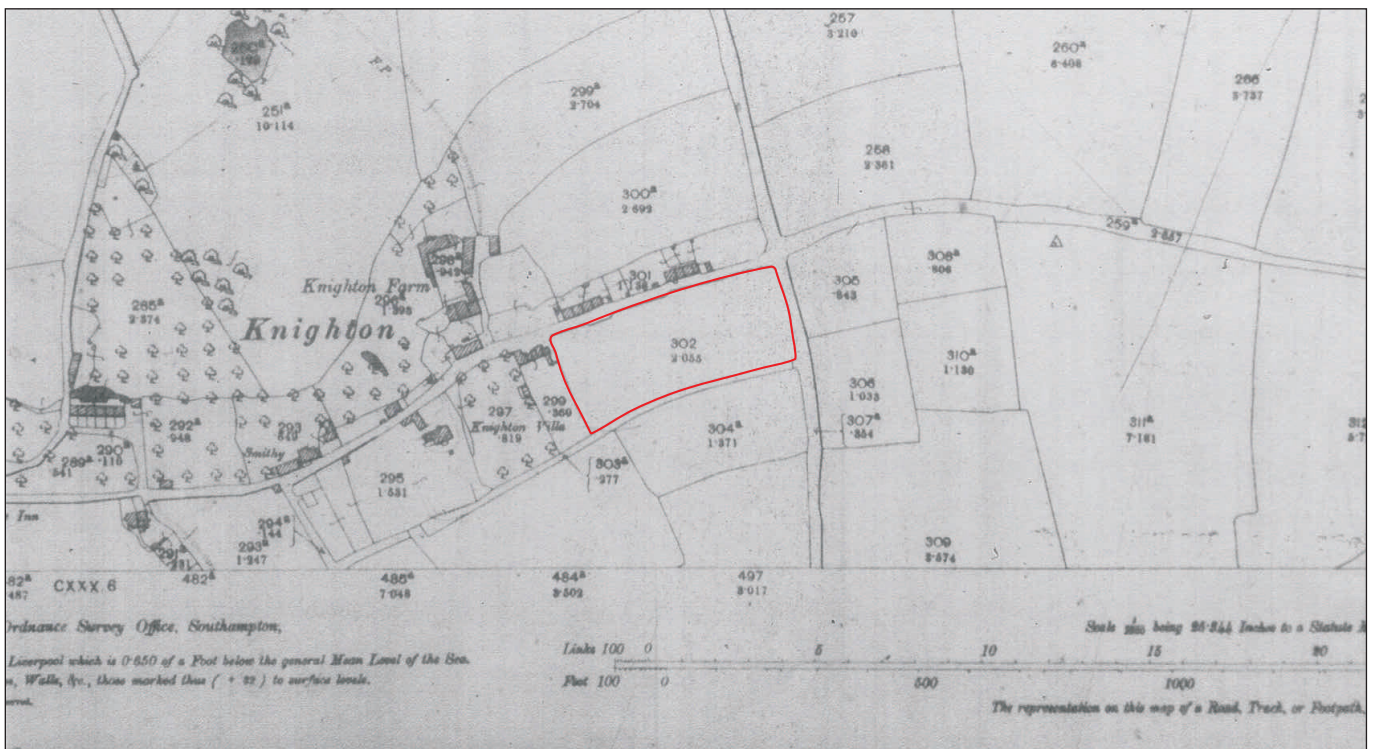


Map 2: Extract from a 19th century plan of Knighton village





Map 3: Extract from Ordnance Survey 1st edition 25-inch map, Devonshire sheet 130:2, surveyed 1884, published 1866



Map 4: Extract from Ordnance Survey 2nd edition 25-inch map, Devonshire sheet 130:2, revised 1892, published 1894

# Appendix 3

Summary of features identified on air photographs



### Appendix 3: Summary of features identified on air photographs

Site no.	Type	Interpretation	Grid ref.	Date	AP ref	Grading of significance
C1	Earthwork	Bomb impact crater	SX 53809 49560	Modern	RAF CPE/UK/1890 (F20) 2120-1 10-DEC-1946	C
C2	Earthwork	Two bomb impact craters	SX 53342 49694	Modern	RAF CPE/UK/1890 (F20) 2120-1 10-DEC-1946	C
C3	Cropmark	Possible enclosure, probable ploughing envelope	SX 53384 49571	Prehistoric/ Modern	RAF CPE/UK/1890 (F20) 2120-1 10-DEC-1946	C
C4 (A4)	Cropmark/ Earthwork	Possible enclosure, formed by two linear boundaries; inner a low bank and ditch, outer a low bank. Same as Site A4	SX 53438 49816	Prehistoric	RAF CPE/UK/1890 (F20) 2120-1 10-DEC-1946	D
C5	Earthwork	Bomb impact crater	SX 52952 50463	Modern	RAF CPE/UK/1890 (F20) 2121-2 10-DEC-1946	C
C6	Earthwork	E-W aligned hollow-way or track adjacent to the northwest boundary of proposed application area	SX 53173 49730	Medieval/ Post Medieval	RAF CPE/UK/1890 (F20) 2121-2 10-DEC-1946	C
C7	Earthwork	Quarry	SX 52857 49547	Post Medieval	RAF CPE/UK/1890 (F20) 2121-2 10-DEC-1946	C
C8	Earthwork	Catchwater water meadow	SX 52342 49549	Post medieval	RAF CPE/UK/1890 (F20) 2121-2 10-DEC-1946	C
C9	Earthwork	Quarry	SX 52563 49595	Post medieval	RAF CPE/UK/1890 (F20) 2121-2 10-DEC-1946	C
C10 (A13)	Earthwork	Relict field boundaries to south of road, quarry to north of road. Same as Site A13	SX 52857 49711	Post medieval	RAF CPE/UK/1890 (F20) 2121-2 10-DEC-1946	C
C11	Earthwork	Small circular feature/pit - possibly agricultural	SX 52820 49608	Unknown/ Modern	RAF CPE/UK/1890 (F20) 2121-2 10-DEC-1946	C
C12	Earthwork	Strip lynchets/field boundaries	SX 52298 49454	Medieval/ Post Medieval	RAF CPE/UK/1890 (F20) 2122-3 10-DEC-1946	C
C13	Earthwork	Bomb impact crater	SX 52446 49229	Modern	RAF CPE/UK/1890 (F20) 2122-3 10-DEC-1946	C
C14	Earthwork	Catchwater water meadow	SX 53674 49242	Post medieval	RAF CPE/UK/1890 (F20) 3103-4 10-DEC-1946	C
C15	Earthwork	Relict field boundaries or former settlement.	SX 53149 49047	Post Medieval	RAF CPE/UK/1890 (F20) 3103-4 10-DEC-1946	C
C16 (A27)	Structure	WWII Pillbox or other structure. Same as or related to Site A27.	SX 53021 48946	Modern	RAF CPE/UK/1890 (F20) 3104-5 10-DEC-1946	C
C17	Earthwork	Large oval mound and adjacent pit. Probably associated with Site A28.	SX 52886 48750	Modern	RAF CPE/UK/1890 (F20) 3103-4 10-DEC-1946	C

Table 3: Summary of features identified on air photographs

Appendix 3: Summary of features identified on air photographs

Site no.	Type	Interpretation	Grid ref.	Date	AP ref	Grading of significance
C18	Earthworks & Structures	Possible WWII camp or emplacement. Comprises rectangular enclosures containing possible former structures and an oval earthwork enclosure. Probably associated with Site A28.	SX 52781 48665	Modern	RAF CPE/UK/1890 (F20) 3103-4 10-DEC-1946	C
C19 (A29)	Cropmark	A possible irregularly shaped enclosure, but probably formed by ploughing envelope around a now removed field boundary corner; possibly a mis-located Site A29, not visible on APs in stated location	SX 52796 48715	Prehistoric/ Modern	RAF CPE/UK/1890 (F20) 3103-4 10-DEC-1946	C

Table 3: Summary of features identified on air photographs



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