

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT MOORVIEW, MARLDON, DEVON

CENTRED ON SX 86596 62766

Historic Environment Assessment

Prepared by:
Clive Meaton

On behalf of:
Linden Ltd

Report No: ACD681/1/1

Date: November 2013



AC archaeology

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT MOORVIEW, MARLDON, DEVON (CENTRED ON SX 86596 62766)

Historic Environment Assessment

CONTENTS

	<i>Summary</i>	
1.	Introduction	1
2.	Methodology	2
3.	Legislation and guidance	2
4.	Heritage assets within the study area	6
5.	Historical Development of the area	10
6.	Site inspection	12
7.	Assessment of significance	13
8.	Assessment of setting	15
9.	Archaeological potential	15
10.	Project details	17
11.	Conclusions	18
12.	Archive	18
13.	Acknowledgements	18
14.	Sources consulted	18

List of Figures

Fig. 1: Location of site

Fig. 2: Location of heritage assets

List of Plates

Plate 1: Looking northwest towards the site and Moorview entrance

Plate 2: From site entrance looking west

Plate 3: Looking southeast at boundary and entrance

Plate 4: Looking along southwest boundary

Plate 5: Looking towards overgrown southwest corner of site

Plate 6: Looking northwest at central part of site

Plate 7: Looking southeast at southwest boundary

Plate 8: Rooftop views looking north

Appendix 1: Summary of heritage assets

Table 1: Summary of designated heritage assets

Table 2: Summary of non-designated heritage assets

Appendix 2: Historic map extracts

Map 1: Extract from B.Donn, published 1765

Map 2: Extract from C. & J. Greenwood, published 1827

Map 3: Extract from the Marldon Tithe Map, 1840

Map 4: Extract from the 1st Ed. 25" Ordnance Survey Map, published 1886

Map 5: Extract from the 2nd Ed. 6" Ordnance Survey Map, published 1906

Map 6: Extract from the Revised 25" Ordnance Survey Map, published 1937

Map 7: Historic Landscape Characterisation – Modern

Map 8: Historic Landscape Characterisation – Post-medieval

Summary

This historic environment assessment has been prepared by AC archaeology during April and May 2013 in support of a forthcoming planning application for residential development on land at Moorview, Marldon, Devon (centred on SX 86596 62766).

The assessment has established that the proposed application area lies within an area containing one Mesolithic find spot as well as evidence for medieval and post-medieval agriculture and settlement. Several important designated heritage assets are located close to the site. Predominantly, these are clustered to the north, in and around the historic medieval settlement of Marldon, where there is the Grade I Listed Church of St John the Baptist as well as an additional eleven Grade II Listed Buildings. To the south of the site there is another designated asset known as Westerland, also Grade II Listed. In the general area, archaeological sites are limited in scope and are restricted to a single Mesolithic find spot, medieval settlement at Marldon and Westerland and larger group of assets pertaining to post-medieval industry, settlement and agriculture.

Historic maps consulted ranged from the 1840 Marldon Tithe to modern Ordnance Survey maps. During the 19th and early 20th centuries these show the application area to have formed a single field which has remained unchanged in extent and shape since at least the 1840 Tithe Award. Currently, the application area is classified by the Devon Historic Landscape Characterisation as 'modern enclosures adapting post-medieval fields'. Some adjacent fields to the northeast and south are recorded as formerly 'medieval enclosures based on strip fields'. Consequently, the site is considered to have once formed part of a broader medieval agricultural landscape, which may have potentially fossilized evidence of earlier activity.

An assessment of the development's impact on heritage setting for 'medium' and 'high' significance assets was also undertaken. In summary, there were predicted to be no heritage assets that will be impacted by a residential development comprising a range two storey dwellings, although it should be noted that at present the proposed style, layout and associated landscaping of the development is not known.

Based on the archaeological, historical and cartographic evidence, the potential for hitherto unrecorded archaeological deposits to be present within the application area is considered uniformly low. However, if and where present, the impact of intrusive groundwork associated with the construction of new residential dwelling is likely to truncate any previously unrecorded archaeological deposits.

1. INTRODUCTION

- 1.1 This report presents the results of an historic environment assessment for proposed residential development on land at Moorview, Marldon, Devon (centred on SX 86596 62766). It has been prepared by AC archaeology during April and May 2013 for Linden Ltd in support of a forthcoming planning application. The location of the site is shown on Fig. 1.
- 1.2 The proposed development will comprise the construction of new residential dwellings along with access roads and other associated infrastructure. The application area measures approximately 1.2ha.
- 1.3 The application area is situated near the southwest edge of the village of Marldon, in a parish of the same name and occupies a broadly rectangular shaped field. It lies on a gently northwest facing slope, at between c.140m and c.130m Ordnance Datum (above sea level). To the southeast the application area is bordered by the Totnes Road and to the northeast by a lane known as Moorview with residential development situated beyond both. To the southwest and northwest the site boundary is defined by woodland forming part of the Marldon Christmas Tree Farm. The historic settlement of Marldon is situated immediately to the north and east of the application, and to the south and west the broader landscape forms undulating hills, enclosed agricultural fields and woodland.

1.4 The underlying solid geology comprises interbedded breccia and sandstone of the Torbay Breccia Formation, laid down during the Permian Period, between 256 and 290 million years ago. No overlying Quaternary drift deposits are recorded (1: 50,000 British Geological Survey 2012).

2. AIMS AND METHODOLOGY

2.1 The scope of the study has included designated assets (World Heritage sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Battlefield Sites, Registered Parks and Gardens) and non-designated assets (archaeological sites and finds, historic buildings, other historic landscape features, locally-designated features or areas of cultural heritage significance).

2.2 The information derived from the study has been used:

- To assess the significance of the currently recorded archaeological resource of the study area;
- To assess the potential for the discovery of additional sites of archaeological or cultural heritage interest within the boundaries of the proposed application area;
- To identify possible effects of the proposed development, whether adverse or positive, and;
- To allow a consideration of survey methods that might be used to more fully identify the archaeological and cultural heritage resource.

2.3 The study does *not* attempt to provide a detailed assessment of settings impacts of development on the identified and potential resource, nor provide any detailed mitigation proposals at this stage. A provisional overview of *possible* impacts of development on the principal heritage assets, however, does form part of this report.

2.4 The study has consisted of a desk-based assessment, as defined by the Institute for Archaeologists *Standard and Guidance for Historic Environment Desk-Based Assessment* (1994, revised 2011) and the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The study area has comprised a zone of up to a 500m radius around the proposed application area, for both designated and non-designated heritage assets, as well as events.

2.5 The following data sources have been examined:

- Archaeological records, historic building information, aerial photographs and other relevant cultural heritage data held Devon Historic Environment Record (hereafter DHER)
- Historical cartographic, photographic and documentary information held by Devon County Council
- English Heritage website Listed Buildings Online
- Heritage Gateway Online HER
- British Geological Survey Online Database
- Other relevant published or unpublished information.

2.6 A site inspection and walkover survey was undertaken by the author on 24th April 2013.

3. LEGISLATION AND GUIDANCE

3.1 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:

Scheduled monuments

- 3.2 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 1994, 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 for Culture, Media and Sport (DCMS).

Listed buildings/structures

- 3.3 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.

Designated Areas

- 3.4 Designated areas form cultural heritage sites with a high degree of status and significance, some of which enjoy a degree of legal protection from development. They include Conservation Areas, Historic Parks and Gardens, Registered Battlefields, and Ancient Woodlands. These designations and others such as Areas of Great Historic Value are typically detailed in District Council Local Plans and County Council Plans with appropriate planning policies pertaining to each category.

National policy

- 3.5 General policy and guidance for the conservation of the historic environment are now contained in Chapter 12 of the new *National Planning Policy Framework* (Department for Communities and Local Government 2012). Archaeological sites, buildings, parks and gardens, conservation areas, 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 revised policy system. Designated Heritage Assets are afforded protection as either scheduled monuments, listed buildings or through their inclusion within conservation areas (see Sections 3.1 and 3.2 above). The ministerial forward to the NPPF states that '*Sustainable Development [SD] is about change for the better*', and that '*Our historic environment – buildings, landscapes, towns and villages – can be better cherished if their spirit of place thrives rather than withers*'. In line with the twelve core planning principles, planning should '*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*' (paragraph 17, p6). It is English Heritage's view that a proposal that fails to adhere to historic environment policies is not a SD. The relevant policies are listed below:-

Paragraph 128

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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

Paragraph 129

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 132

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. 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.*

Paragraph 133

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 134

Where a development proposal 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, including securing its optimum viable use.

Paragraph 135

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 137

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 138

Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Paragraph 139

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

The setting of heritage assets

- 3.6** Guidance on the potential impacts of any development upon the setting of heritage assets, including an outline methodology for assessment is contained with the English Heritage publication (2011) *The Setting of heritage Assets*.

Historic hedgerows

- 3.7 Hedgerows of historic importance are afforded protection under *The Hedgerow Regulations 1997*, section 97 of the *Environment Act 1995*. The scheme has come into effect as of 1 June 1997 and any hedgerow which is defined, at that date, as being of historical or ecological importance requires grant of consent by the local planning authority prior to removal.

County Structure Plan

- 3.8 Policies for the management and protection of the historic environment are contained in the Devon County Structure Plan 2001-2016 which incorporates the principles of PPG16 and PPG15 in Policies CO7 and CO8. They are as follows:

CO7: *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: *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. These policies are applied directly to decisions made by Devon County Council when determining its own planning applications (for example for schools and road schemes), and when determining 'County Matter' planning applications (such as quarries and waste disposal sites).*

Local authority plan and district policies

- 3.9 Additional policies for the management and protection of the historic environment are contained in the South Hams Local Development Framework (July 2010). Policies and relevant to this scheme are as follows:

DP6: Historic Environment

1. *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.*

2. *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.*

3. *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.*

4. *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.*

5. *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.*

Paragraph 3.61

The historic environment consists of the following designations: Conservation Areas, Listed Buildings, Historic Parks and Gardens, and also of non-designated buildings, structures and areas that are of local architectural and/or historic interest. Scheduled Ancient Monuments and other nationally and locally important archaeological sites and remains are also included. It is important that the principles in national and regional policy, the Core Strategy, and all policies in this DPD are applied to historic environments.

Paragraph 3.64

Listed Buildings are properties of special architectural or historic interest designated by English Heritage on behalf of the Government. They contribute to the character, sense of identity, urban fabric and economy of an area. There are approximately 3,500 Listed Buildings in the South Hams. The objective will be to preserve the building, its setting and any special features of interest it possesses.

Paragraph 3.66

Where appropriate, proposals need to demonstrate, in a Design and Access Statement, Listed Building Consent application and/or Conservation Area Appraisal, that there is a good understanding of a site and its relationship with the historic environment.

Paragraph 3.69

For those archaeological remains that are not of national importance, there is a need to reconcile the relative importance of the remains with the need for development. Wherever possible, development should be located through careful design, layout and siting to avoid archaeological remains to ensure that they remain preserved in situ. Where preservation in situ is not possible, the developer will be required to make appropriate provision for the excavation and recording of the remains before and / or during development. 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.

4. HERITAGE ASSETS WITHIN THE STUDY AREA

Designated heritage assets (Fig.2 & Appendix 1: Table 2)

- 4.1** Thirteen designated heritage assets are identified within the study area. These include the Grade I Listed Church of St. John the Baptist (B1), twelve Grade II Listed buildings located in the village of Marldon (B2-B12) and another Grade II Listed building to the south of the application area known as Higher Westerland (B13). The location of designated heritage assets are shown on Fig. 2 and tabulated on Appendix 1: Table 1.

Church of St. John the Baptist, Marldon (B1 and B2)

- 4.1.1** The Parish Church of St John the Baptist is Grade I Listed and dates to the 15th century when it was rebuilt on a larger scale by the Gilberts of Compton castle whose arms are carved in stone on a boss (B1). The west tower was constructed around 1400 and the remainder rebuilt in approximately 1450 with the chapel around 1520. The church is constructed in dressed stone with freestone dressings and slate and lead roofs. The 19th century lychgate and steps northeast of the Church are also Grade II Listed (B2). They form a flight of nine stone steps with a solid stone rubble balustrade stepped up to flanking walls of lychgate which support a later slate roof. Beyond the lychgate another flight of six steps lead up to the churchyard at a further raised level. The Church of St. John the Baptist is located approximately 800m to the north of the application area.

Marldon House, Marldon (B3)

- 4.1.2** Marldon house is a large house, formerly known as Parkfield House, built between 1835 and 1840 by Francis Garratt, who formerly occupied Compton Castle. It is Grade II Listed and located approximately 800m to the northeast of the application area.

Holmleigh Cottage, Marldon (B4)

- 4.1.3** Holmleigh is a two storey cottage constructed in the 17th century from roughcast stone rubble with a slate roof and gabled ends and built into the raised churchyard so that the rear windows are at ground level. It is Grade II Listed and located approximately 820m to the north of the application area.

Church View Cottages, Marldon (B5)

- 4.1.4** Church View Cottage is currently one dwelling, although formerly a pair of single storey cottages built around 1840 of stone rubble and a slate roof. It is Grade II Listed and located approximately 750m to the north of the application area.

The Old School House and Cottages, Marldon (B6)

- 4.1.5** The former village school and schoolmaster's house is now divided into cottages, built around 1840 of stone rubble with a slate roof and stone coping to gable ends. It is Grade II Listed and located approximately 750m to the north of the application area.

The Little House, Marldon (B7)

- 4.1.6** The Little House was formerly the post office, built in the early 19th century of rendered stone rubble and slate roof with gabled ends. It comprises two storeys with an attic and is Grade II Listed, located approximately 800m to the north of the application area.

Love Lane House and the Old Farmhouse, Marldon (B8)

- 4.1.7** Love Lane house is a former two storey farmhouse now divided into two houses. It was built around the 17th century and remodelled in the 18th; constructed from stone rubble with a stuccoed front and a slate roof with gabled ends and overhanging eaves. It is Grade II Listed and located approximately 950m to the northeast of the application area.

Torr House, Marldon (B9)

- 4.1.8** Torr House is a small early 19th century two storey property constructed from painted stone rubble with slate-hung first floor and a slate hipped roof with deep eaves. It is Grade II Listed and located approximately 600m to the north of the application area.

Church House Inn, Marldon (B10)

- 4.1.9** This property was formerly the church house and now an inn dating to the 16th century or earlier; much altered and remodelled in the early 19th century. It is constructed from stuccoed stone rubble and a low pitched slate roof with gabled ends and a large two storey lean-to either end. The property is Grade II Listed and located approximately 820m to the north of the application area.

Moor Tor Manor and Jasmine Cottage, Marldon (B11)

- 4.1.10** These cottages were formerly a single storey house with attic built around the 17th century with a partly rendered, long stone rubble range and a slate roof with gable ends. They are Grade II Listed and located approximately 540m to the north of the application area.

K6 Telephone Kiosk adjacent to Church House Inn, Marldon (B12)

- 4.1.11** The K6 telephone kiosk was designed in 1935 by Sir Giles Gilbert Scott and made by various manufacturers. It is cast-iron and square on plan with a domed roof, un-perforated crowns and margin glazing bars to the windows and door. The kiosk is Grade II Listed and located approximately 830m to the north of the application area.

Higher Westerland, Totnes Road, Westerland (B13)

- 4.1.12** Higher Westerland is a detached two storey 18th century house, although the core is possibly 17th century, constructed from stuccoed stone and a slate hipped roof. The property is Grade II Listed and located approximately 330m to the southwest of the application area.

Non-designated heritage assets (Fig. 2. & Appendix 1: Table 1)

- 4.2** Twenty-nine non-designated heritage assets are recorded within the study area (A1-A29). These are shown on Fig. 2 and tabulated in Appendix 1: Table 2. They are considered in a regional context relating to the following archaeological periods:

Prehistoric: Palaeolithic	(c. 500,000 BC – c.10.000 BC)
Prehistoric: Mesolithic	(c. 10,000 BC – c. 4,300BC)
Prehistoric: Neolithic	(c. 4,300 BC – c. 2,300BC)
Prehistoric: Bronze Age	(c. 2,300 BC – c. 600 BC)
Prehistoric: Iron Age	(c. 600 BC – c. AD 43)
Romano-British	(c. AD 43 – c. AD 410)
Early Medieval/Anglo-Saxon	(AD 410 – AD 1066)
Medieval	(AD1066 – AD 1485)
Post-Medieval	(AD1485 to AD 1900)
Modern	(AD 1901 to present)

It should be noted that for most cultural purposes the boundaries between these periods are not sharply distinguished, even where definite dates based on historical events are used. Subdivisions within periods are not considered separately.

Palaeolithic

- 4.2.1** No heritage assets of Palaeolithic origin are currently known within the study area.

Mesolithic (A1)

- 4.2.2** The start of the Mesolithic period sees Britain largely covered by pine and birch woodland, which was gradually replaced by a mixed deciduous woodland providing an ideal environment for the bands of hunter-gatherers who were exploiting the resources on a seasonal basis. Mesolithic heritage assets are often identified through concentrations of flintwork and isolated pits, rather than by a number of diagnostic archaeological features relating to an inferred settlement site. Notably excavations at Kent's Cavern (see above) produced artefacts of Mesolithic origin indicating that the cave was also utilised during this period.

One asset of a Mesolithic date was recorded within the study area. A1 records a Mesolithic chert pick found on Beacon Hill approximately 1km southwest of the application area.

Neolithic – Anglo-Saxon

- 4.2.3** There are no recorded assets dating between the Neolithic and Anglo-Saxon periods within the study area.

Medieval (A2, A3 and A4)

- 4.2.4** Following the Norman invasion of 1066, much of the medieval period is a continuation of trends seen in the early medieval period, such as ongoing expansion of settlement patterns and increasing agricultural land use combined with more intensive resource exploitation. The power of the crown and church grew steadily during this time with feudalism dominant, whereby the nobility held land from the crown in exchange for military service. Vassals were in turn tenants of the nobles, whilst the peasant class were forced to live on the lord's manor offering up their labour and produce, notionally in return for military protection. At this time Devon had a relatively diverse economy based on agriculture, quarrying, trade, fishing, the cloth industry as well as the tin industry. The rural landscape would have comprised numerous small farmsteads and hamlets surrounded by a series of open fields divided into individual strips or open pasture land.

There are three medieval assets recorded within the study area. A2 records the settlement of Marldon, first mentioned in the 14th century in various documents and spelt in different ways. The forms are few and late but the first element is thought to be the Old English 'meargealle' (now known as Gentian), referring to a hill where this plant grew. A3 identifies the settlement of Westerland, approximately 400m to the south of the application area. Westerland is first recorded in 1567 when it was purportedly a sub-manor of Paignton. It is represented by the twin settlements of Higher and Lower Westerland, with Middle Westerland a later addition. Finally A4 relates to a leat with possible medieval origins. Early Ordnance Survey maps show a natural stream issuing just north of Lower Westerland. It continues along the valley floor to Paignton and apparently this supply was utilised in the medieval period by the bishops of Exeter, who had a palace and mill at Paignton. Water travelled partly by open leat and partly through underground culverts. In the late 19th century Paignton's water supply was augmented by reservoirs fed by the Westerland source.

Post Medieval – Modern (A5 – A28)

- 4.2.5** In general this is a period of expanding settlement and urbanisation, intensifying agricultural practices and ongoing phases of land enclosure, as well as the growing industrial scale exploitation of natural resources.

There are twenty four heritage assets recorded on the Devon HER relating to the post-medieval period. A5 identifies the possible site of a gallows approximately 950m to the northeast of the application area, where at the junction of three roads, the historic name is recorded as Cruel Cross. A6 relates to Lovelane Farm located 960m to the northeast and thought to be potentially post-medieval in origin. Adjacent to the farmhouse, A7 records the site of a building shown on the 1840 Marldon Tithe map, although there are no upstanding remains. Occombe House lies approximately 870m to the northeast of the application area and is identified as A8. An 18th century indenture of 1632 shows that in the early 17th Century there were two agricultural holdings and dwellings at Occombe occupying the present site of Occombe House. The present Occombe House is of various building styles, and may have grown from an 18th century farmhouse.

There are number of upstanding historic buildings recorded within Marldon. These include Marldon School (A9), the former Chapel (A10), Ye Olde Smokey House Public Inn (A11), the Vicarage (A12) and Ridge Linhay (A14). Similarly, S13 identifies Lower Westerland Farmhouse located approximately 550m to the southeast of the application area, and even closer, adjacent to the site boundary, a post-medieval milestone on the junction between Totnes Road and Moorview is recorded (A15). There are also several demolished structures recorded on the Devon HER. Within Marldon these include the Blacksmith's Workshop (A18); Almhouses (A19) and two former Toll Houses (A20 and A21). Other ruins or demolished structures and buildings are present with the study area. These are boundary stones (A16) formerly located about 670m to southeast of the application area, Fenacombe Windmill (A17) located approximately 1km to the southeast and a farmhouse near Occombe (A22) called Biccarn on the Marldon Tithe map.

Industrial assets are also present, A23 and A26 record lime kilns both located on Kiln Road approximately 540m to the north of the application area. Two quarries are also recorded on Kiln Road (A24 and A25) lying adjacent to the lime kilns.

Finally, A27 identifies a beehive drinking well and A28 a water management feature both located close to the historic core of Marldon, adjacent to A29 (discussed below).

Undated (A29)

- 4.2.6** There is one undated asset recorded within the study area. This is A29 which records undated earthworks in a small pasture field north of Love Lane. The field is bounded to the east by Rookery Cottages and by a stream on the west. There are a number of different earthwork

features in the field which was shown as an orchard on the 1802 Ordnance Survey map. The main features are two scarps aligned east-west. The largest is 80 metres long, up to 2m wide and 0.5m high. The second is aligned east-south-east to west-north-west starting by a spring below Rookery Cottages. It is up to a maximum of 3m wide and 0.6m high. Towards their western end, these two scarps are cut by a ditch aligned north-south along the contour, although quite sinuous. The ditch is about 100m long, 2.2m wide and 0.5 metres deep. It would appear to be a drain from Love Lane to the south. Other less defined earthworks lie just to the west. Towards the south end of the field are dips and hollows including a short length of holloway approximately 4m wide, 10m long and 0.5m in depth. Two areas of harder ground, slightly embanked, lie on the upper east side of the field which could be platforms. The Devon HER records this as an interesting site whereby the different elements should be considered as a whole for management purposes even though they are probably of different ages.

Previous fieldwork within the study area

- 4.3 No previous intrusive archaeological fieldwork was identified within or adjacent to the application area.

5. HISTORICAL DEVELOPMENT OF THE AREA

County Maps (*Appendix 2: Map 1 and 2*)

- 5.1 The earliest map consulted was the 1765 county map surveyed by B.Donn (Map 1). This clearly shows the settlement of Marldon situated along what is now known as Village Road and similarly, the route of Totnes Road is also shown including its junction with Moorview, although only the intersection is shown and not the full extent of Moorview. Furthermore, to the east of the application area the former hamlet of Five Lanes is labelled, as is Smokey House, which presumably lends it name to the present Public House called Ye Olde Smokey House (A11). Westerland is also marked to the south of the application area. The 1827 county map surveyed by C and Greenwood shows the village of Marldon in slightly in greater detail with the extent of the village and serving network of rural lanes and roads more closely illustrated. Although unlabelled, Moorview is also shown to the north of Westerland with Five Lanes located to the northeast and Smokey House to the east. Otherwise however, as with the 1765 map, the scale is insufficient to show any close detail pertaining to individual fields in and around the application area.

Marldon Tithe Map (1840) and Apportionment (1839) (*Table 1 & App 2: Map 3*)

- 5.2 The 1840 Marldon Tithe map shows the application area in much greater detail. As with earlier county maps, the rural roads and lanes are in their modern day positions with Westerland and Middle Westerland also labelled, and Five Lanes shown just off the edge of the map to the east. The layout and extent of the application field appears to be entirely unchanged into present times. Similarly, fields to the north, west and south are quite recognisable, albeit with variable degrees of amalgamation. At this time there were enclosed fields to the east of the site rather than the current residential dwellings forming the edge of Marldon village.

Table 1 (below) is an extract from the 1839 Marldon Tithe Apportionment showing all relevant fields. The application area is recorded as a single field: Plot 615 (unfortunately the number is erased from the actual map) called 'Penny Stone'. The 'penny' element most likely relates to the rent payable on the land, whilst the reference to 'stone' probably points to the composition of the soil. Alternatively, it may suggest a stone feature once stood in the field, although this is thought least likely. Elsewhere the field names recorded during the Tithe Award do not indicate hitherto unrecorded archaeological features or deposits to be present within the proposed site, although the names Castle Mill and Small Castle may reasonably be thought to indicate a mill somewhere to the north of the site. The majority of fields shown in and around the application area were in existence in 1840, which may indicate some greater antiquity. Their generally

erratic, sinuous nature forming irregularly shaped fields is highly indicative of sporadic post-medieval enclosure of medieval strip field systems. Beyond this there is little of archaeological interest within the application area and certainly no obvious evidence for previously unrecorded archaeological deposits.

Table1: Extract from the Marldon Tithe Apportionment 1839

Plot	Landowner	Occupier	Land use	Description	Tenement
556	Browne, William	Himself	.*	Glade	Westerland
557	Pollard, Edward	Angel, Philip	.*	Hazelwood	Westerland
559	Farmwell, George	Skinner, John	.*	Small Mill	Peter's Farm
613	Farmwell, George	Skinner, John	.*	Castle Mill	Peter's Farm
614	Browne, William	Himself	.*	Fersaton (?)	Westerland
614	Browne, William	Himself	.*	Waste in 614	Westerland
615	Gardner, Elizabeth	Herself	.*	Pennystone	Moor Tor
616	Farmwell, George	Skinner, John	.*	Ryeland	Peter's Farm
617	Browne, William	Himself	.*	Green	Westerland
618	Stephens, Gilbert	Stephens, Gilbert	.*	Crofts Park	Lower Westerland
707	Codner, Samuel	Loye, William	.*	Green	Middle Westerland

* Land use not given

First Edition 25" Ordnance Survey Map 1886 (*Appendix 2: Map 4*)

- 5.3 The extract from the First Edition Ordnance Survey map shows no overall change in the layout or extent of the application field although to the west of the site there is now a north to south track marked F.P.; presumably 'foot path'. This track crosses Smallwell Lane which is still known as such, being a continuation of Moorview. To the south of the site, the Westerland settlements are still marked, whilst in the field to the north there has been some additional development called Fern Bank. The Milestone showing 'Totnes 4' (A15) is also labelled on the southeast corner of the application area and the field to the east is labelled Westerland Green. Otherwise there appears to have been little substantive change in the general vicinity and none at all within the proposed site. Accordingly, there are no previously unrecorded sites within the application area and nothing of apparent archaeological significance.

Second Edition 6" Ordnance Survey Map 1906 (*Appendix 2: Map 5*)

- 5.4 The extract from the second edition 6" Ordnance Survey Map reveals more of the surrounding landscape, although the extent and form of the application area has remained entirely unchanged. Similarly, there has been no major development or significant alterations around the application area, although the field immediately to the southwest (through which the foot path crosses) has been subdivided into two separate fields. There remains nothing of archaeological interest within the application area.

Revised 25" Edition Ordnance Survey Map 1937 (*Appendix 2: Map 6*)

- 5.5 The 1937 Ordnance Survey map shows the application area to have remained unaltered apart from some residential development illustrated to the northeast. It seems by this time the expansion of Marldon had encroached as far as Marldon Cross and although Westerland Green is undeveloped, there are now buildings present across the Totnes Road, immediately to the southeast of the proposed site. These are presumably residential dwellings. There remains nothing of archaeological interest or any previously unrecorded sites readily apparent within the application area.

Historic Landscape Characterisation (*Appendix 2: Maps 7 and 8*)

- 5.6 The application area is located in a field classified as *post- medieval enclosures* by the Devon Historic Landscape Characterisation mapping project. Fields to the west are similarly classified and elsewhere as modern settlement. For the post-medieval period the application area and

those fields to the west and directly to the east remain classified as *post-medieval enclosures* although those to the north and south are described as *medieval enclosures based on strip fields*.

Post-medieval enclosures:

Fields laid out in the C18th and C19th commonly have many surveyed dead-straight field boundaries

Medieval enclosures based on strip fields:

This area was probably first enclosed with hedge-banks during the later middle ages. The curving form of the hedge-banks suggests that earlier it may have been farmed as open strip-fields

Modern settlement:

This is an area of modern settlement that was developed during the 20th century.

Historic hedgerows

- 5.7** The surviving field boundaries marking the extent of the development area largely comprise stone revetted earthwork hedgebanks covered by hedgerows with mature trees. Those recorded on the Marldon Tithe map will be '*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 are 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.

Aerial Photographic Evidence (Not reproduced)

- 5.8** Historical aerial photographs held by Devon County Council were viewed and interpreted by AC archaeology. They included RAF vertical aerial photographs dating to 1946 as well as Devon County Council digital aerial photographs and LIDAR. All vertical aerial photographs were viewed stereoscopically using a hand-held stereoscope and the following report was made by Cain Heggarty of AC archaeology (May 2013):
- *No evidence of archaeological features is visible in the application area on the available historic aerial photographs. In July 1946 the field is under arable cultivation and no archaeological cropmarks or earthworks are visible.*

6. SITE INSPECTION (Plates 1-8)

- 6.1** A site visit was undertaken on 24th April 2013 to establish the presence of hitherto unrecorded archaeological features within the proposed application area, to review the locations of previously recorded features and cultural heritage assets that may be affected by the development, and to consider the general archaeological potential of the area. Land use, topography and boundary types were also recorded. Overhead conditions at the time of the visit were overcast but visibility was generally good.

- 6.1.1** Access to the site was gained from through a padlocked wooden gate from Moorview, close to the junction with the Totnes road (Plate 1). The principal application field is irregular in shape, encompassing a gently northwest sloping field (Plate 2). At the time of the visit the field was under thick pasture with a fairly uneven, undulating ground surface. Along much of the northeast edge of the field there were a variety of dilapidated structures and general rubbish tips, including wood and masonry (Plate 3). Similarly, along the southwest boundary there were a number of smaller structures in disrepair which may have once formed discrete animal pens or enclosures (Plate 4). These were also interspersed with general rubbish including wood piles. The southwest corner of the site was entirely overgrown with scrub and brambles (Plate 5). In the central portion of the site appeared to be a former vegetable or garden plot,

broadly rectangular shape, with another ruined shed on one end and remnant framework for poly-tunnels (Plate 6). Elsewhere, thick grass cover made the identification of any potentially unrecorded archaeological features problematic. The only topographic anomaly was a small mound near the entrance, which was almost certainly recent disturbance partially overgrown with weeds and grass.

6.1.2 To the northeast the site is bounded from Moorview by a hedge bank standing between 1.5m and 2m high with frequent mature trees and to the southwest by a wooden fence with a hedge bank standing to approximately 1m high and a row of trees running on top screening the site from the Totnes Road beyond. To the southwest and northwest the adjoining land forms part of the Marldon Christmas Tree Farm, where to the northwest the site is directly bounded by coppiced trees (Plate 7) and to the northeast brambles and scrub with woodland beyond.

6.1.3 From within the application area there are only unobstructed ground level views towards Dartmoor in the northwest with more restricted roof top views to the north (Plate 8). Elsewhere, at ground level from within the application area, there is no substantive visibility beyond the site boundaries. Moreover, there are no clear lines of sight towards the Church of St John the Baptist which lies approximately 800m away, behind high ground on the northern edge of Marldon. Equally, views from in and around the historic core of Marldon into the proposed application area are considered to be highly restricted.

7. ASSESSMENT OF SIGNIFICANCE

7.1 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. Aerial photographs are of variable effectiveness depending on geology, land use and weather conditions, while certain types of remains produce no crop marks. 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.

7.2 Paragraph 128, of the *National Planning Policy Framework* (Department for Communities and Local Government 2012) states that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

7.3 The cultural heritage resources are described and their importance assessed using non-metrical criteria based on a six-point scale of significance derived from the *Design Manual for Roads and Bridges*, (DMRB 2 Volume 11, 2009). The scale of values used to assess the relative significance of the heritage assets has been presented in Table 1 below and included in *Appendix 1: Tables 1 & 2*.

SIGNIFICANCE (VALUE)	FACTORS FOR ASSESSING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	<ul style="list-style-type: none"> World Heritage Sites (including nominated sites); Assets of acknowledged international importance; and Assets that can contribute significantly to acknowledged international research objectives.
High	<ul style="list-style-type: none"> Scheduled Monuments (including proposed sites); Grade I and II* Listed Buildings; Undesignated heritage assets of schedulable or exceptional quality and importance; Conservation Areas containing very important buildings; and Assets that can contribute significantly to acknowledged national research objectives.
Medium	<ul style="list-style-type: none"> Designated or undesignated assets that have exceptional qualities or contribute to

	regional research objectives; and <ul style="list-style-type: none"> Grade II Listed Buildings.
Low	<ul style="list-style-type: none"> Designated and undesignated heritage assets of local importance; Assets compromised by poor preservation and/or poor survival of contextual associations; and Assets of limited value, but with potential to contribute to local research objectives.
Negligible	<ul style="list-style-type: none"> Assets with very little or no surviving archaeological interest.
Unknown	<ul style="list-style-type: none"> The importance of the resource has not been ascertained.

Table 2: Grading of the significance (value) after DMRB 2009

Heritage assets of Very High Significance

7.4 There is no heritage assets of *Very High Significance* currently recorded within the study area.

Heritage assets of High Significance (B1)

7.5 There is one designated heritage assets of *High Significance* currently located within the study area. This is B1, the Grade I Listed 15th century Church of St John the Baptist in Marldon.

Heritage assets of Medium Significance (B2 to B13 and A2 to A4)

7.6 Fifteen heritage assets of *Medium Significance* are recorded within the study area. There are eleven Grade II Listed buildings within the village of Marldon (B2-B12), and another on the Totnes Road, known as High Westerland (B13). Non-designated assets A2, A3 and A4 all pertain to the early medieval and medieval periods and as such have the potential to provide archaeological, historical and evidential information concerning a number of Research Objectives outlined in the South West Archaeological Research Framework (Webster 2008). These most notably include the following:-

- *Research Aim 30*: Develop and test methodologies to identify Early Medieval rural settlement; and,
- *Research Aim 32*: Investigate and identify the locations of Early Medieval religious buildings, monuments and landscapes;

Heritage assets of Low Significance (A1 and A5 to A28)

7.7 There are twenty five non-designated heritage assets recorded within the study area considered to be of *Low Significance*. A1 records a Mesolithic find spot on Beacon Hill with only a general provenance. Otherwise all of the assets relate to the post-medieval periods identifying a variety of assets, including settlements (A6 and A7), historic structures (A8 to A16, A27 and A28) demolished or ruined assets (A5, A17 to A22) and industrial assets (A23 to A26).

Heritage Assets of Negligible Significance

7.8 There are no recorded heritage assets of *Negligible Significance* within the study area.

Heritage Assets of Unknown Significance (A29)

7.9 There is one non-designated heritage asset of *Unknown Significance* recorded within the study area. This is A29 which records earthworks in a field north of Love Lane, Marldon. There are a number of topographic anomalies in this field which most probably derive from a variety of different dates, some of which may relate to the 20th century adjacent water management feature (A28) and beehive drinking well (A27).

8. ASSESSMENT OF SETTING

8.1 The impact of the proposed scheme upon the setting and therefore significance of the relevant heritage assets has been assessed in accordance with the following methodologies outlined in *The Setting of Heritage Assets* (English Heritage 2011).

- *Step 1:* Identify which heritage assets and their settings are affected;
- *Step 2:* Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- *Step 3:* Assess the effects of the proposed development, whether beneficial or harmful, on that significance; and,
- *Step 4:* Enhancement and mitigation.

Given the formative stage of the planning application and overall design of the development the following discussion provides a preliminary assessment of setting in accordance with the steps outlined above, focussing primarily on steps 1 - 2.

Marldon (B1 to B12 and A2 to A4)

8.2 The application area is located on the southwest edge of Marldon village, the historic core of which, along with the Grade I Listed Church of St John the Baptist is situated some 700m or so to the north. Most of the Grade II Listed structures are located within the historic core of Marldon, within the immediate vicinity of the church, the closest being Moor Tor Manor and Jasmine Cottage (B11), located some 550m to the north of the proposed site. From in and around the Church and the historic core of Marldon there is no visibility afforded towards the application area, indeed any such views are blocked by intervening high ground, behind which the church is positioned. Should the proposed development be visible from higher ground further to the south and southeast, it is evident that from street level only roof top views are predicted, whereby the development will form a seamless extension of the existing Marldon conurbation. As such, the construction of two-storey residential dwellings within the application area is considered to offer no substantive impact towards this group of designated and non-designated heritage assets.

Westerland (B13, A3 and A4)

8.3 Given the sloping topography and the woodland screening provided by the Marldon Christmas Tree Farm there is predicted to be no meaningful inter-visibility between Westerland and the application area; most particularly the Grade II Listed Higher Westerland which is located approximately 330m to the southwest. Therefore, the proposed development is considered to offer no impact on this group of heritage assets.

9. ARCHAEOLOGICAL POTENTIAL

9.1 The proposed development is located on agricultural farmland adjacent to the historic settlements of Marldon and Westerland. The broader landscape forms a network of isolated hamlets surrounded by largely enclosed, and extensive rural fields. It is likely that many of these settlements and field boundaries were extant during or even prior to the medieval period. The application area is located in a field designated as post-medieval enclosures the boundaries of which may relate to earlier pre-existing medieval fields. Former fields (now developed) were classified as '*medieval enclosures based on strip fields*' by the Historic Landscape Characterisation programme. The Devon HER has shown a number of post-medieval historic assets to exist within the surrounding landscape but only four of an earlier date.

9.2 There are a total of thirteen designated heritage assets (B1-B13) and twenty-nine non-designated heritage assets (A1-A29) within the study area. The only prehistoric asset is a

Mesolithic chert pick found on Beacon Hill, around 1km to the southwest. There are no heritage assets within the application area itself, although a post-medieval milestone is located on the exterior southwest corner of the site (A15). Otherwise, the closest significant asset to the application area is A3, located approximately 350m to the south, which records the medieval settlement of Westerland. However, other than the medieval settlement of Marldon itself and a similarly dated leat, the evidence is constrained to post-medieval assets, predominantly historic structures both destroyed and extant as well as industrial assets. Cartographic evidence from the 19th and 20th centuries reveals the application area to have formed a single field, the extent and form of which has remained unchanged since the Marldon Tithe Award (1840) into present times.

- 9.3** Excepting the expansion Marldon to the northeast and to a lesser extent south of the application area, the surrounding rural landscape appears to have been relatively static, comprising a network of co-opted and enclosed field systems, many of which are most probable based on preceding medieval boundaries. Such fields are often irregular in shape, with frequently sinuous boundaries and an equally irregular alignment. However, whilst the boundaries of fields to the west have remained largely unaltered it is uncertain whether or not the woodland planting in them is comparatively.
- 9.4** Pre-existing impacts on the surviving archaeological resource may comprise the following: prospective quarrying, trenches for any infrastructure services such as water; gas and electricity; agricultural planting; agricultural ploughing; agricultural land drains land; as well as any short lived, or temporary agricultural farm building or structures. For the application area the most significant of these factors is likely to have been any intensive mechanised ploughing undertaken during the 20th century. Overall though, beneath the plough pan, where and if they exist, there is potential for good preservation of archaeological deposits or features, most especially of any deep features or basal deposits.
- 9.5** In consideration of the above, the potential for encountering significant archaeological deposits within the proposed development is assessed below by specified archaeological periods, and rated in terms of low, moderate and high potential. The results are also tabulated below in Table 3.

Palaeolithic

- 9.5.1** There are no DHER records within the site or study area for this period. Therefore the potential for encountering any Palaeolithic sites or finds is considered to be uniformly **low**.

Mesolithic (A1)

- 9.5.2** There is one Mesolithic site within the Study area. A1 identifies a Mesolithic pick found on Beacon Hill approximately 1km to the southwest of the application area. Given the intervening distance there is considered **low** potential for encountering previously unrecorded Mesolithic archaeological deposits within the application area.

Neolithic to Anglo-Saxon

- 9.5.2** There are no Neolithic, Bronze Age, Iron Age, Romano-British or Anglo-Saxon sites within the study area, and hence there is considered **low** potential for encountering previously unrecorded archaeological deposits pertaining to any of these periods within the application area.

Medieval (B1 and A2 to A4)

- 9.5.3** Extensive areas of irregular fields with scattered hamlets and farmsteads represent a broad potential range for enclosure, whilst surrounding settlements are most likely of similar antiquity. The application area is located within land designated by Devon Historic Landscape

Characterisation as ‘modern enclosures adapting post-medieval fields’ although notably, there are fields classified as ‘medieval enclosures based on strip fields’ immediately to the northwest.

Marldon is a settlement with medieval origins (A2) presumably centred around the Church of St John the Baptist (B1). Similarly the settlement at Westerland has medieval antecedents, as does a leat further to the south. There are no other medieval assets close or adjacent to the application area. Therefore, whilst the proposed development certainly lies within a partly fossilised medieval rural landscape, any associated archaeological deposits are likely to be agricultural in nature, and hence likely to be of limited significance, as the landscape hereabouts is already characterised as such. There is generally considered to be **low** potential for encountering hitherto unrecorded significant archaeological deposits within the application area.

Post-medieval to modern (B2 to B13 and A5 to A28)

9.5.4 Within the study area there are numerous assets which belong to the post medieval or modern period. Most relate to post-medieval settlement, upstanding or demolished structures and buildings either with listed or historic status or disused industrial sites. The only asset close to the application area is the milestone located immediately outside the southeast site boundary, in respect of which mitigation may need to be considered before any development works are undertaken. Otherwise however, there are no significant sites within or adjacent to the application area, and hence the potential for encountering significant deposits of a post-medieval or modern date is thought to be **low**, although the presence of buried remains relating to short term, or temporary agricultural buildings should not be discounted.

Undated (A29)

9.5.5 There is one possible undated asset recorded within the study area. These are the numerous earthworks recorded in a field north of Love Lane, Marldon (A29). However, these upstanding remains are approximately 900m to the northeast of the application area, and hence the potential for encountering previously undated deposits within the application area is considered to be **low**.

9.6 The results of a consideration of archaeological potential within the development area are summarised below.

Period	Probability
Palaeolithic	Low
Mesolithic	Low
Neolithic	Low
Bronze Age	Low
Iron Age	Low
Roman	Low
Early Medieval	Low
Medieval	Low
Post Medieval	Low
Modern	Low
Undated	Low

Table 3: Summary of archaeological potential

10. PROJECT DETAILS

10.1 The proposed development covers an area of approximately 1.2 hectares. Specific project details are not currently available although intrusive ground work is likely to include general phases of ground reduction combined with strip and/or raft footings, landscaping and extensive service trenching. Proposed impact depths are not known, but in places will probably be of

sufficient depth to fully truncate any surviving archaeological deposits that may be encountered.

11. CONCLUSIONS

- 11.1 This assessment has researched and documented known archaeological, cartographic and documentary resources. Although Marldon is thought to date from the medieval periods, there is a noteworthy paucity of significant archaeological assets within the general area. Most importantly, other than a post-medieval milestone, there are no designated or non-designated assets of any period located within or adjacent to the application area itself.
- 11.2 Cartographic evidence dating to the 19th and early 20th century reveals the form and extent of the application area to have remained unchanged, and to be described in the Historic Landscape Characterisation as '*post medieval enclosures*'. Some adjacent fields are described as '*medieval enclosures based on strip fields*' meaning that the application area once formed part of a medieval farmed landscape, potentially fossilizing elements of earlier periods. Considering the lack of known archaeological sites in the general vicinity of the application area, the overall potential for previously unrecorded archaeological deposits to be present with the development site dating from the prehistoric through to the modern period has been assessed and is considered to be uniformly low.
- 11.3 The value of heritage assets within a 1km radius has been evaluated, and these were found to range through '*high*', '*medium*', '*low*' and '*undated significance*'. A total of sixteen designated and one non-designated heritage assets were assessed as either *medium* or *high significance* value. Due to their important heritage status the potential impact of the proposed development was evaluated in terms of setting including respective distances, scale, intervening landscape features such as woodland, hedge banks, and topography and the relationship between setting and heritage value analysed. In summary there was found to be no sites for which there is predicted a potential impact on heritage significance.
- 11.4 The nature and extent of any intrusive groundwork is not currently known, however it is likely to include widespread excavations into the underlying substrate and thus potentially encounter and truncate any previously unknown archaeological deposits.

12. ARCHIVE

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

13. ACKNOWLEDGEMENTS

- 13.1 The assessment was commissioned by Linden Ltd. We are grateful to the staff at Devon Historic Environment Section and Devon Heritage Centre for their assistance, particularly to Cain Heggarty who interpreted and transcribed the aerial photographs. The illustrations for this report were prepared by Sarnia Blackmore.

14. SOURCES CONSULTED

Published & Unpublished sources

Department for Communities and Local Government, 2012, *National Planning Policy Framework*

- English Heritage. 2011. *The Setting of Heritage Assets: English Heritage Guidance*
Institute for Field Archaeologists, 2008, *Standards and Guidance for archaeological desk-based assessment*
- Newman, P. 2011. *The Field Archaeology of Dartmoor*. English Heritage, Swindon.
- Ravenhill, R. M. & Rowe, M.M. (Eds.) 2002. *Devon Maps and Map Makers: Manuscript Maps Before 1840 (Volume I & II)*. Short Run Press, Exeter.
- Rainbird, P. 2010. *A Guide to the Archaeology of South Devon*. Three Barrows Books, Diptford.
- South Hams District Council. 2010. Local Development Framework: Development Policies, Development Plan Document (Adopted)
- Turner, S. 2006. 'The medieval landscape of Devon and Cornwall' in *Medieval Devon and Cornwall: Shaping an Ancient Landscape*, Turner. S (ed.). Windgather Press, Macclesfield: pp.1-9
- Thorn, C. & F. (Eds.) 1985. *Domesday Book: Devon (Part One)*. Phillimore, Chichester.
- Webster. C., (Ed), 2008, *The Archaeology of the South West South West Archaeological Research Framework Resource Assessment and Research Agenda*

Additional Sources

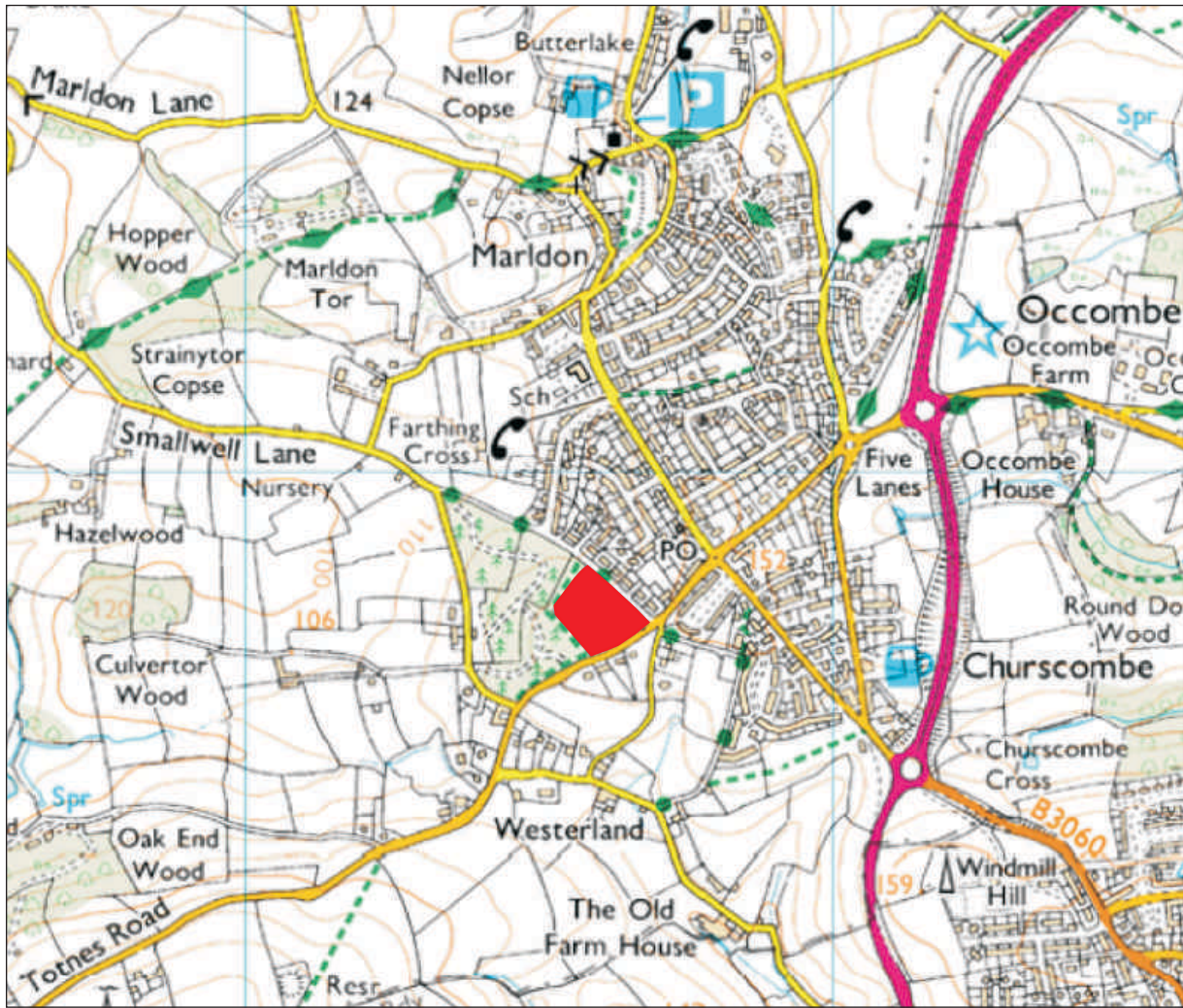
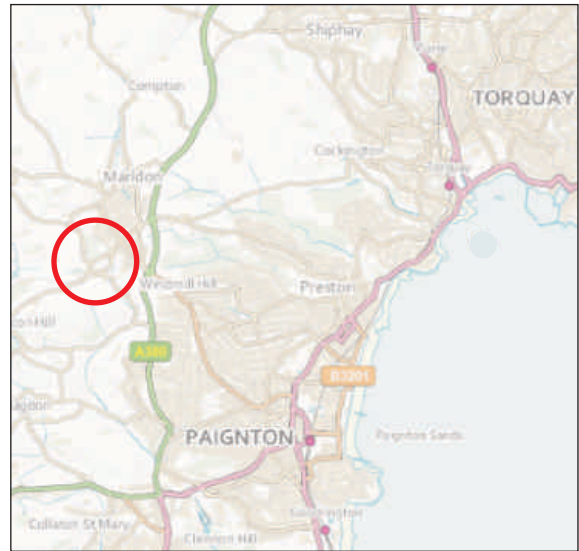
RAF 3G/TUD/UK223 5101-5102 12-JUL-1946 (DCC Run 54, 52-53)
DCC 2006-7 digital aerial photograph GIS Layer
DCC Lidar GIS layer 2013

Internet sources 2012

British Geological Survey (www.bgs.ac.uk/opengeoscience)
English Heritage Listed Buildings (www.english.heritage.org.uk)
Heritage Gateway HER (www.heritagegateway.org.uk)
South Hams District Council (<http://www.southhams.gov.uk/article/587/Planning>)
Where's the path (<http://wtp2.appspot.com/wheresthepath.htm>)
Devon County Council Environment & Planning (www.devon.gov.uk)

Maps consulted

A Map of the County of Cornwall, surveyed by B.Donn, published 1765
A Map of the County of Cornwall, surveyed by C & J Greenwood, published 1827
Marldon Tithe map (1840) and Apportionment (1839)
First Edition 25" Ordnance Survey Map 1886
First Edition 6" Ordnance Survey Map 1887
Second Edition 6" Ordnance Survey Map 1906
Revised Edition 25" Ordnance Survey Map 1937
1: 25 000 Ordnance Survey Explorer Map Series 110
Historic Landscape Characterisation Map (Marldon Area)



Reproduced from the Ordnance Survey 1:25,000 map with the permission of the Controller of Her Majesty's Stationery Office
 © Crown Copyright AC archaeology, Chicklade, Wiltshire. Licence No AL100016452



63

SX

86

87



Application area

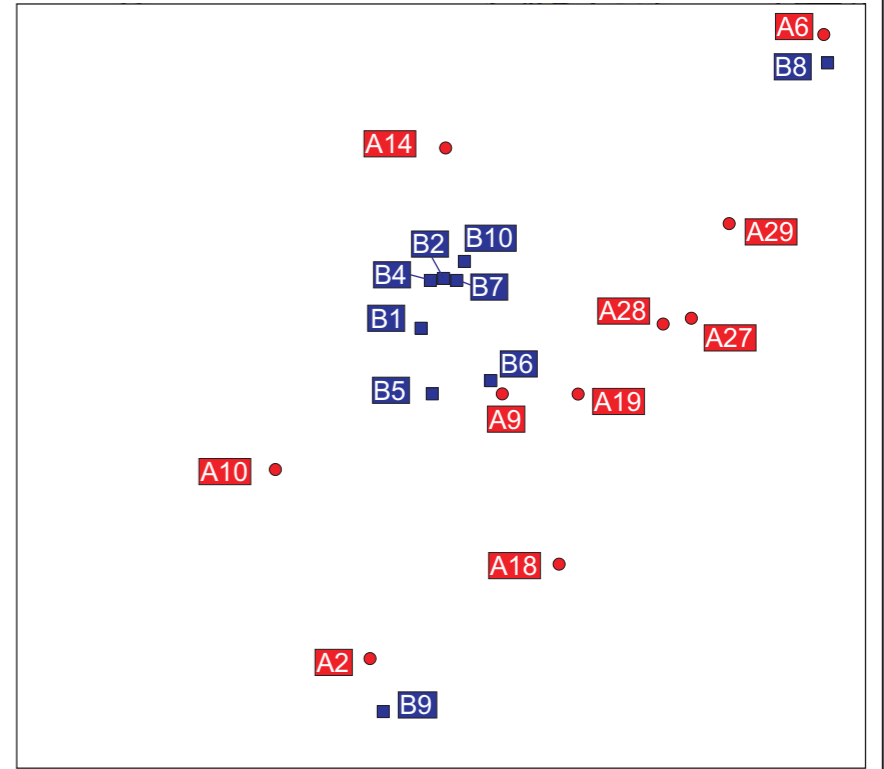
PROJECT

Land at Moorview, Marldon, Devon

TITLE

Fig. 1: Location of site





Inset map



Key

- B1** Designated heritage assets
- A3** Non-designated heritage assets
- Application area

PROJECT
Land at Moorview, Marldon, Devon

TITLE
Fig. 2: Location of heritage assets



Plate 1: Looking northwest towards the site and Moorview entrance



Plate 2: From site entrance looking west



Plate 3: Looking southeast at boundary and entrance



Plate 4: Looking along southwest boundary



Plate 5: Looking towards overgrown southwest corner of site



Plate 6: Looking northwest at central part of site



Plate 7: Looking southeast at southwest boundary



Plate 8: Rooftop views looking north

Appendix 1

Summary of heritage assets

Site No.	HER	NGR	Form	Period	Summary	Status	Grading of significance	Approx. distance from site boundary
B1	MDV8893	SX 8664 6358	Upstanding structure	Medieval	Church of St. John the Baptist, Marldon: The Parish church dates to the 15 th century During the late 15 th when it was rebuilt on a larger scale by the Gilberts of Compton castle whose arms are carved in stone on a boss of the south. The west tower was constructed around 1400 and the remainder was rebuilt in approximately 1450 with the chapel around 1520. The Chancel was restored in 1874. The church is constructed in dressed stone with freestone dressings and slate and lead roofs.	Grade I	High	800m to the north
B2	MDV86548	SX 86639 63601	Upstanding structure	Post-medieval	Lychgate and steps northeast of Church of St John the Baptist, Marldon: Circa 19 th century. Flight of nine stone steps with solid stone rubble balustrade stepped up to flanking walls of lychgate which support a later slate roof. Beyond the lychgate another flight of six steps up to churchyard at raised level. One of the flank walls of the lychgate is built against the gable end of Holmleigh Cottage	Grade II	Medium	800m to the north
B3	MDV86551	SX 86893 63557	Upstanding structure	Post-medieval	Marldon House, Marldon: A large house, formerly known as Parkfield House. Built between 1835 and 1840 by Francis Garratt, who formerly occupied Compton Castle. Stuccoed with low- pitched hipped slate roof and deep eaves	Grade II	Medium	800m to the northeast
B4	MDV86552	SX 86632 63600	Upstanding structure	Post-medieval	Holmleigh Cottage, Marldon: Two storey cottage built in the 17 th century from roughcast stone rubble with a slate roof and gabled ends. Two storeys. Four to five window range. C19 and C20 casements with glazing bars. Built into the raised churchyard at the back so that the rear windows are at ground level.	Grade II	Medium	830m to the north
B5	MDV86547	SX 86633 63540	Upstanding structure	Post-medieval	Church View Cottages, Marldon: Formerly a pair of cottages and now one house. Built around 1840 of stone rubble and a slate roof. Single storey.	Grade II	Medium	750m to the north
B6	MDV86549	SX 86664 63547	Upstanding structure	Post-medieval	The Old School House and Cottages, Marldon: Former village school and schoolmaster's house now divided into cottages. Built around 1840 of stone rubble with a slate roof and stone coping to gable ends.	Grade II	Medium	c.750m to the north
B7	MDV89804	SX 86646 63600	Upstanding structure	Post-medieval	The Little House, Marldon: Cottage, formerly the post office. Early 19 th century in date it is constructed from rendered stone rubble and slate roof with gabled ends. Comprises two storeys and attic.	Grade II	Medium	c.800m to the north
B8	MDV80199	SX 86842 63715	Upstanding structure	Post-medieval	Love Lane House and the Old Farmhouse, Marldon: Former farmhouse now divided into two houses. Built around the 17 th century and remodelled in the 18th. Comprises two storeys, constructed from stone rubble with a stuccoed front and a slate roof with gabled ends and overhanging eaves.	Grade II	Medium	c.950m to the northeast
B9	MDV86550	SX 86607 63372	Upstanding structure	Post-medieval	Torr House, Marldon: A small early 19 th century house. It is constructed from painted stone rubble with slate-hung first floor and a slate hipped roof with deep eaves. There area two storeys.	Grade II	Medium	c.600m to the north

Table 1: Summary of designated heritage assets

Site No.	HER	NGR	Form	Period	Summary	Status	Grading of significance	Approx. distance from site boundary
B10	MDV8887	SX 8665 6361	Upstanding structure	Post-medieval	Church House Inn, Marldon: Formerly a church house and now an inn. Dates to the 16 th century or earlier, although much altered and remodelled in the early 19 th century. Gothic style fenestration, constructed from stuccoed stone rubble and a low pitched slate roof with gabled ends and a large two storey lean-to either end.	Grade II	Medium	c.820m to the north
B11	MDV86553	SX 86561 63293	Upstanding structure	Post-medieval	Moor Tor Manor and Jasmine Cottage, Marldon: A former single house subdivided into cottages. Built around the 17 th century. Forms a partly rendered, long stone rubble range with a slate roof and gable ends. One storey and attic.	Grade II	Medium	c.540m to the north
B12	MDV86557	SX 86652 63613	Upstanding structure	Post-medieval	K6 Telephone Kiosk adjacent to Church House Inn, Marldon: K6 telephone kiosk. Designed in 1935 by Sir Giles Gilbert Scott and made by various manufacturers. Cast-iron. Square on plan with domed roof, un-perforated crowns and with margin glazing bars to windows and door.	Grade II	Medium	c.830m to the north
B13	MDV86564	SX 86364 62440	Upstanding structure	Post-medieval	Higher Westerland (formerly known as – Struan), Totnes Road: A detached two storey 18 th century house, although the core is possibly 17 th century. Constructed from stuccoed stone and a slate hipped roof.	Grade II	Medium	c.330m to the southwest

Table 1: Summary of designated heritage assets

Site No.	C&SCHER	NGR	Form	Period	Summary	Grading of significance	Approx distance from site
A1	MDV20894	SX 859 620	Find Spot	Mesolithic	Find Spot: A Mesolithic chert pick found on 'beacon hill Torquay' is in rougemont house museum Exeter	Low	1km to the southwest
A2	MDV30705	SX 866 634	Documentary	Medieval	Marldon Settlement: Marldon is first mentioned in the 14th century in various documents and spelt in different ways. The forms are few and late but presumably the first element is the old English 'meargealle' (gential), referring to a hill where this plant grew	Medium	c.700m to the north
A3	MDV49246	SX 868 622	Documentary	Medieval	Westerland Settlement: Westerland is first recorded in 1567 when it was purportedly a sub-manor of Paignton. It is represented by twin settlements of Higher and Lower Westerland, with Middle Westerland a later addition	Medium	c.400m to the south
A4	MDV49248	SX 8692 6190	Cartographic	Medieval	Leat, Westerland: Early Ordnance Survey maps show a natural stream issuing just north of Lower Westerland. It continues along the valley floor to Paignton. Apparently this supply was utilised in the medieval period by the bishops of Exeter, who had a palace and mill at Paignton. Water travelled partly by open leat and partly through underground culverts. In the late 19 th century Paigntons water supply was augmented by reservoirs fed by the Westerland source.	Medium	c.950m to the southeast
A5	MDV49255	SX 8695 6190	Cartographic	Medieval	Gallows, Marldon: Possible site of gallows at the junction of three roads, based on the historic name of this site, Cruel Cross	Low	c.950m to the southeast
A6	MDV80201	SX 8684 6373	Documentary	Post-medieval	Lovelane Farm, Farmstead: Located on the north-east side of Marldon, just west of the lane from Marldon to Compton. The farmstead is a good example of a mixed purpose farm, but the farmhouse has been sold into different ownership.	Low	c.950m to the northeast
A7	MDV80204	SX 8689 6376	Cartographic	Post-medieval	Lovelane Farm, former building: The site of a former building just east of Lovelane Farmhouse on the east side of the lane to Compton. The building only appears on the 1840 Tithe Map, It is not shown on later maps and there are no upstanding remains.	Low	c.960m to the northeast
A8	MDV8882	SX 8737 6310	Historic structure	Post-medieval	Occombe House: An 18th. Century indenture of 1632 shows that in the early 17th Century there were two agricultural holdings and dwellings at Occombe occupying the present site of Occombe House. The present Occombe House is of various building styles, and may have grown from an 18th century farmhouse.	Low	c.870m to the northeast

Table 2: Summary of non-designated heritage assets

Site No.	C&SCHER	NGR	Form	Period	Summary	Grading of significance	Approx distance from site
A9	MDV49263	SX 8667 6354	Historic structure	Post-medieval	School, Marldon: A school is indicated on 6" Ordnance Survey maps dating to both 1906 and 1972 (no further information provided)	Low	c.780m to the north
A10	MDV49264	SX 8655 6350	Historic structure	Post-medieval	Chapel, Marldon: A chapel is shown here on the 6" Ordnance Survey map dated to 1906 and a church on 1972 edition.	Low	c.740m to the north
A11	MDV47851	SX 8705 6268	Historic structure	Post-medieval	Public House, Vicarage Road, Marldon : The Ship Inn is indicated on 6" Ordnance Survey mapping dated to 1933. Now known as Ye Olde Smokey House. .	Low	c.430m to the east
A12	MDV47850	SX 8705 6314	Historic structure	Post-medieval	Vicarage, Vicarage Hall, Marldon: The vicarage here is indicated on 6" Ordnance Survey maps dating to 1933 and 1972 .	Low	c.500m to the northeast
A13	MDV49245	SX 8680 6224	Historic structure	Post-medieval	Lower Westerland Farmhouse, Marldon: No further information given.	Low	c.550m to the southeast
A14	MDV80154	SX 8664 6367	Historic structure	Post-medieval	Ridge Linhay, Marldon: Ridge Linhay is shown in the southeast corner of Plot 357 on the tithe map, to the north of Marldon Church. It has recently been restored and is a fine open-fronted cart linhay, probably 18th century, but possibly with some earlier elements. It is built of rubble stone and a new corrugated iron roof with a hipped gable on the east. The steep pitch of the roof suggests it was formerly thatched.	Low	c.850m to the north
A15	MDV47855	SX 8667 6274	Historic structure	Post-medieval	Milestone, Totness Road, Marldon: An upstanding milestone is located on the corner of Totness Road and Moorview. It is marked on the 6" 1933 Ordnance Survey maps.	Low	Adjacent to the site
A16	MDV47848	SX 8723 6244	Historic structure	Post-medieval	Boundary Stones: Boundary stones are indicated on the 6" 1933 Ordnance Survey map but not on the 1972 edition	Low	c.670m to the southeast
A17	MDV8886	SX 875 624	Historic Ruins	Post-medieval	Fernacombe Windmill: Probably dates from late 18 th century. Located on Windmill hill and was ruinous by the mid 19 th century. Sandstone construction, 30 feet high with an internal diameter of 15 feet, tapering to 10 feet.	Low	c.1km to the southeast
A18	MDV49265	SX 8670 6345	Demolished Structure	Post-medieval	Blacksmiths Workshop, Marldon: A smithy is indicated on the 6" Ordnance Survey map dating to 1906 but not on the 1972. No further information and presumably the building has been demolished.	Low	c.700m to the north

Table 2: Summary of non-designated heritage assets

Site No.	C&SCHER	NGR	Form	Period	Summary	Grading of significance	Approx distance from site
A19	MDV49267	SX 8664 6354	Demolished Structure	Post-medieval	Almshouses, Marldon: Almshouses are shown on the 6" Ordnance Survey map dating to 1906 but not on the 1972. No further information and presumably the building has been demolished.	Low	c.780m to the north
A20	MDV8905	SX 8703 6305	Demolished Structure	Post-medieval	Former Toll House, Marldon: In the former hamlet of five lanes, through which ran the old road linking Exeter and the crossing of the Teign with Dartmouth. In 1765 this road was turnpiked by the Dartmoor Turnpike Trust and a toll gate was erected at five lanes. By 1832 it was unused. The remains of the toll house were removed recently to widen the road.	Low	c.500m to the northeast
A21	MDV8901	SX 863 632	Demolished Structure	Post Medieval	Cob tollhouse, Marldon: Site of former tollhouse, Marldon.	Low	c.550m to the northwest
A22	MDV25120	SX 8730 6340	Demolished Structure	Post-medieval	Former Farmhouse near Occombe: A house called Bittam with 20 acres is shown on the tithe map. However, there are limited earthwork traces and two upstanding granite posts approximately 3m high with drill marks indicating modern date, survive here to indicate site of former farmstead.	Low	c.1km to the northeast
A23	MDV47852	SX 8621 6319	Cartographic	Post-medieval	Limekiln, Marldon: A limekiln' is indicated on the 6" Ordnance Survey map dated to 1933 but not on the 1972 edition.	Low	c.540m to the northwest
A24	MDV47853	SX 8635 6325	Cartographic	Post-medieval	Quarry, Marldon: Aller quarry' is indicated on the 6" Ordnance Survey map dated to 1933 but not on the 1972 edition.	Low	c.550m to the northwest
A25	MDV49262	SX 8650 6328	Cartographic	Post-medieval	Quarry, Marldon: A quarry is indicated here on the 6" Ordnance Survey map dated to 1933 but not on the 1972 edition.	Low	c.540m to the north
A26	MDV47854	SX 8645 6325	Cartographic	Post-medieval	Limekiln, Marldon: Limekilns are indicated on the 6" Ordnance Survey map dated to 1933 and on the 1972 edition.	Low	c.540m to the north
A27	MDV80151	SX 8677 6358	Historic structure	Post-medieval	Beehive Drinking Well, Love Lane, Marldon: There is a small stone structure set in stone the wall alongside Love Lane. It is concave on the south side next to the road allowing water to flow under the wall, and convex on the north, like a beehive shape. It aligns with the ditch in the field on the north side of the wall (Site A29) being c.1.1m high by 1.5m wide and 0.7m deep, less towards the apex. The north side is overgrown, the south side by the road neat and narrower, about 0.9m wide and arched with a flat capstone.	Low	c.900m to the northeast

Table 2: Summary of non-designated heritage assets

Site No.	C&SCHER	NGR	Form	Period	Summary	Grading of significance	Approx distance from site
A28	MDV80153	SX 8675 6358	Historic structure	Post-medieval	Water Management Feature, Love Lane, Marldon: Series of low stone revetted walls directing water flow in the south-west corner of the small pasture field adjacent to Love Lane. Overgrown walls directing water from the lane along the west side of the field. The water comes under the wall is directed east parallel with the wall, is joined by another streamlet over a stone waterfall. Then the stream is directed north over a collapsed stone feature and on alongside the field. There is another possible earlier bank and ditch in the undergrowth to the north-west, which aligns with the first stream flowing under the wall (Site A29). It would seem most is twentieth century. However there was also a possible building shown here on the 1802 map but not on later maps. Nothing remains now in this overgrown corner	Low	c.900m to the northeast
A29	MDV80147	SX 8679 6363	Earthworks	Undated	Undated Earthworks, North of Love Lane, Marldon: Small pasture field adjacent to Love Lane set between Marldon village and Love Lane arm. It is bounded on the east by Rookery Cottages and by the stream on the west. There are a number of different earthwork features in the field which was shown as an orchard on the 1802 Ordnance Survey map. The main features are two scarps aligned east-west. The largest is 80 metres long, up to 2m wide and 0.5m high. The second scarp is aligned east-south-east to west-north-west starting by a spring below Rookery Cottages. It is up to a maximum of 3m wide and 0.6m high. Towards their western end, these two scarps are cut by a ditch aligned north-south along the contour, although quite sinuous. The ditch is about 100m long, 2.2m wide and 0.5 metres deep. It would appear to be a drain from Love Lane to the south. Other fainter earthworks lie just to the west. Towards the south end of the field are dips and hollows including a short length of holloway 4m wide and 10m long by 0.5m deep. Two areas of harder ground lie on the upper east side, slightly embanked. These could be platforms. This is an interesting site and the different elements should be considered as a whole for management purposes even though they are probably of different ages. The first feature above is the remains of a boundary shown on the tithe map, unfortunately damaged and does not cover all of the field.	Unknown	900m to the northeast

Table 2: Summary of non-designated heritage assets

Appendix 2

Historic map extracts




© Crown Copyright AC archaeology, Chicklade, Wiltshire. Licence No AL100016452

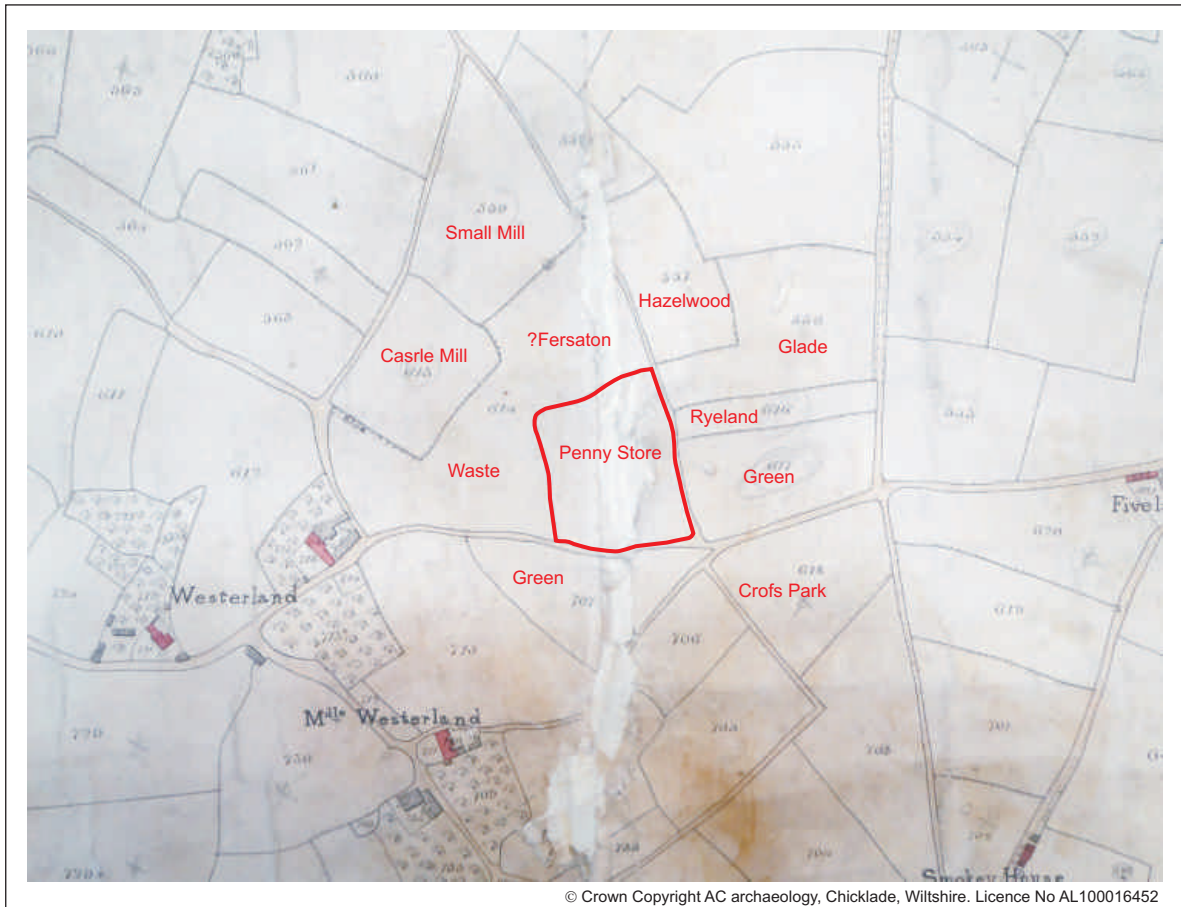
Map 1: Extract from Benjamin Donn's County Map, surveyed 1765




© Crown Copyright AC archaeology, Chicklade, Wiltshire. Licence No AL100016452

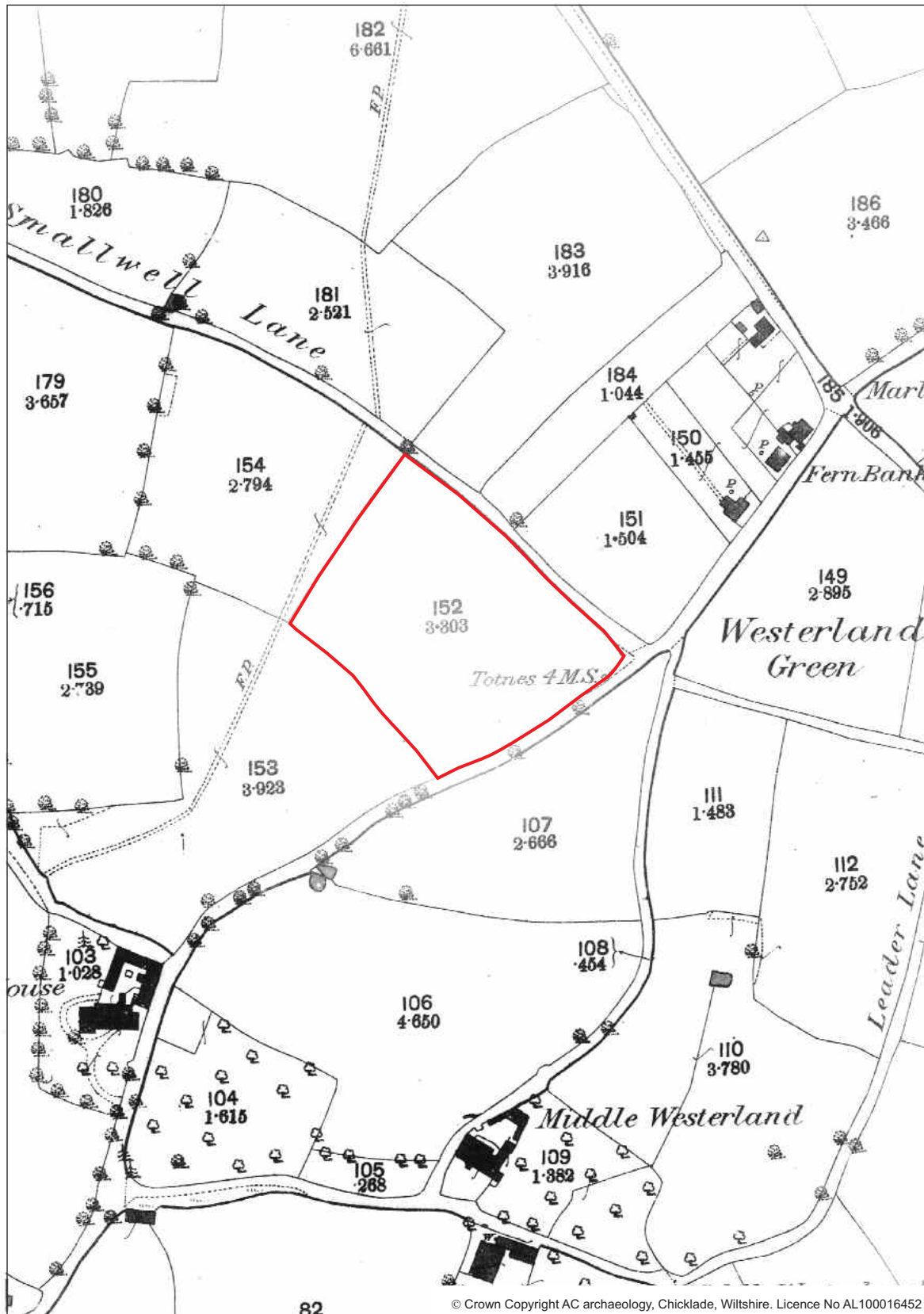
Map 2: Extract from C & J Greenwood, 1827

 Area containing site



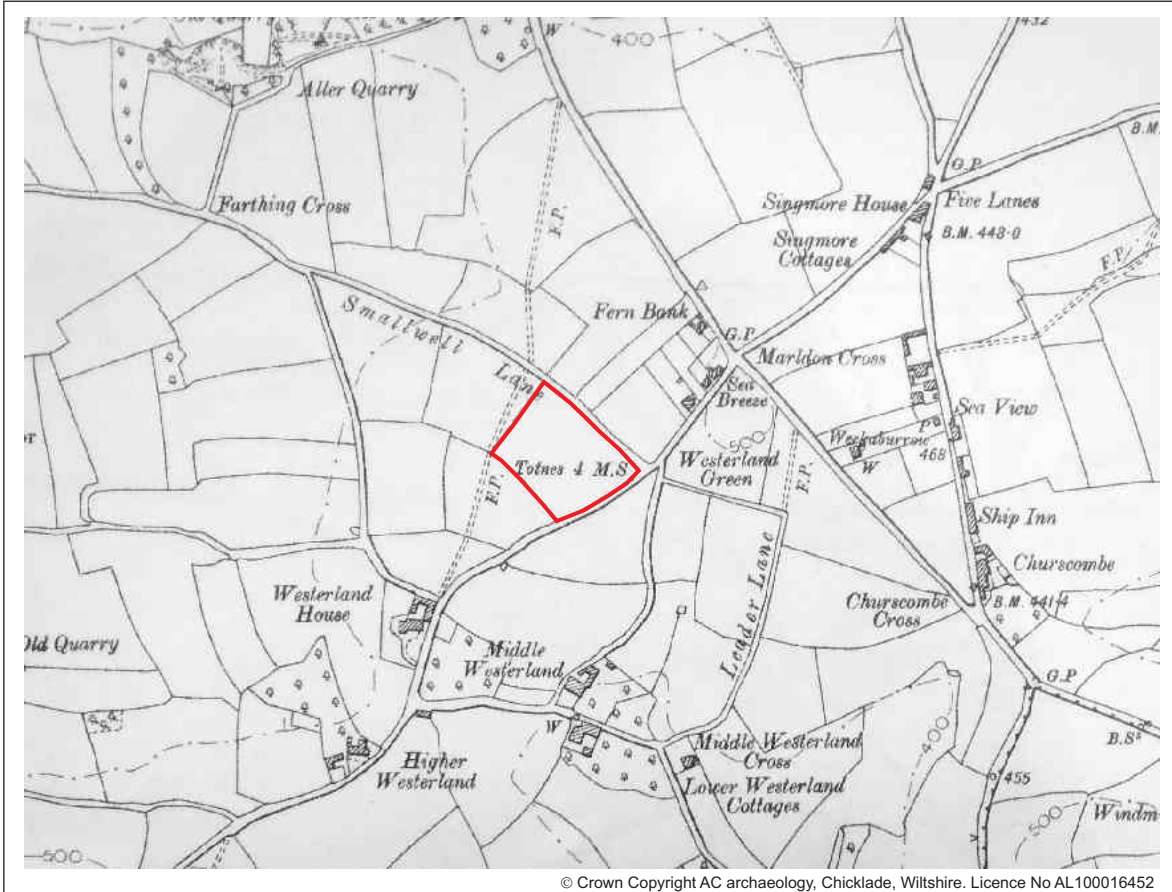
Map 2: Extract from the Marlton tithe map, 1840, with field names added from the apportionment, 1839

 Location of application area



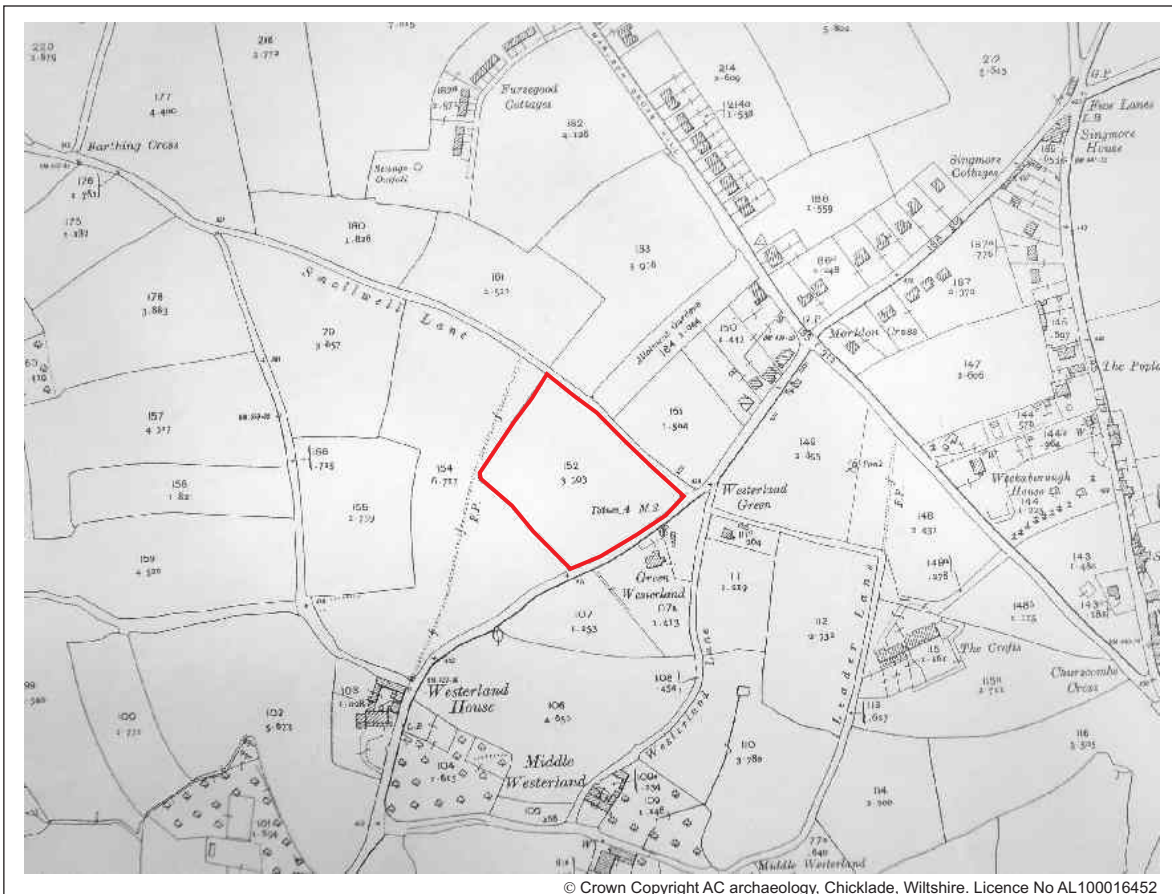
Map 3: Extract from first edition 25-inch Ordnance Survey map, published 1886

Location of application area




© Crown Copyright AC archaeology, Chicklade, Wiltshire. Licence No AL100016452

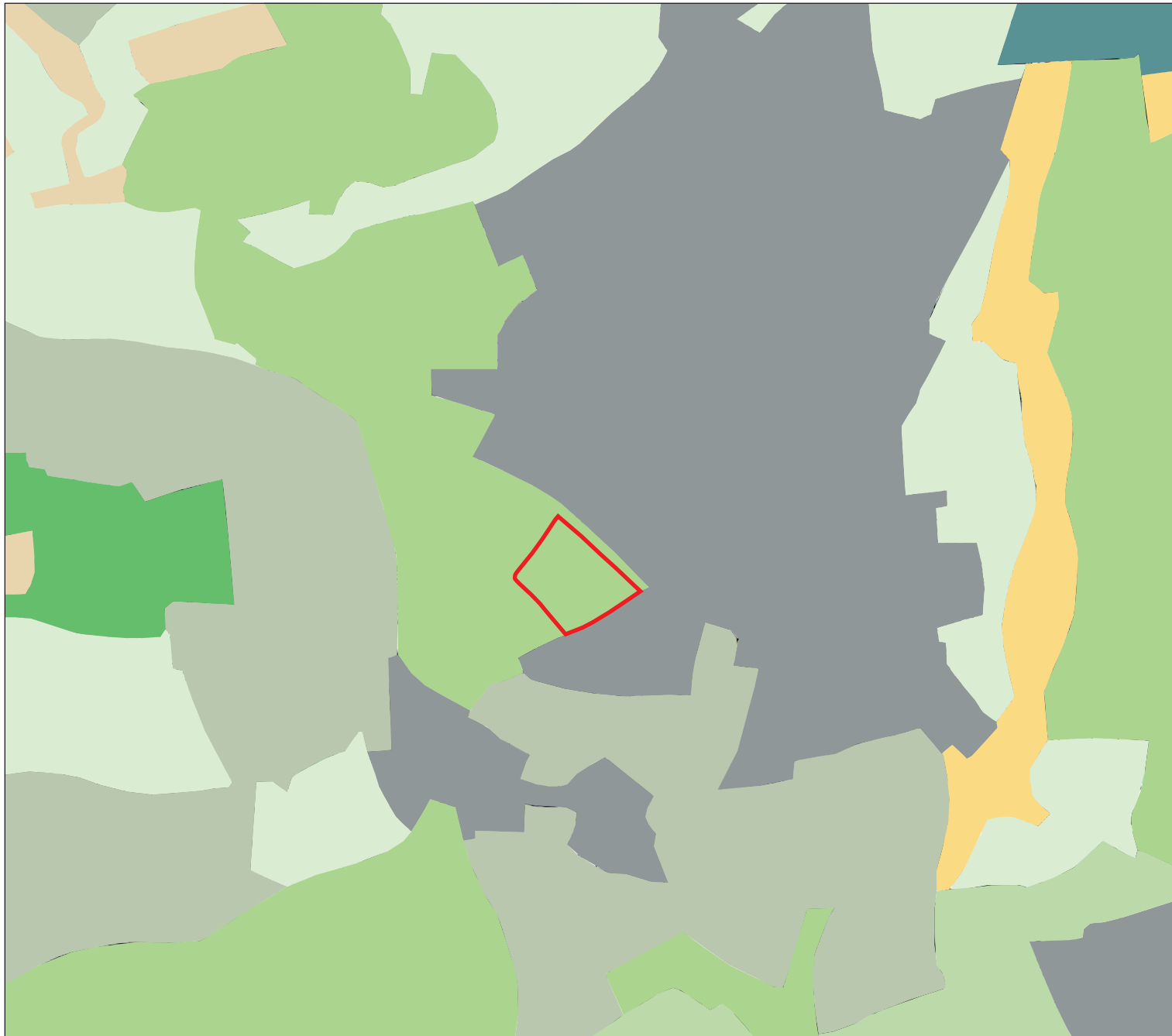
Map 5: Extract from the second edition 6-inch Ordnance Survey map, published 1906



© Crown Copyright AC archaeology, Chicklade, Wiltshire. Licence No AL100016452

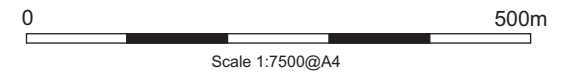
Map 6: Extract from the revised 25-inch Ordnance Survey map, revised 1937

 Location of application area



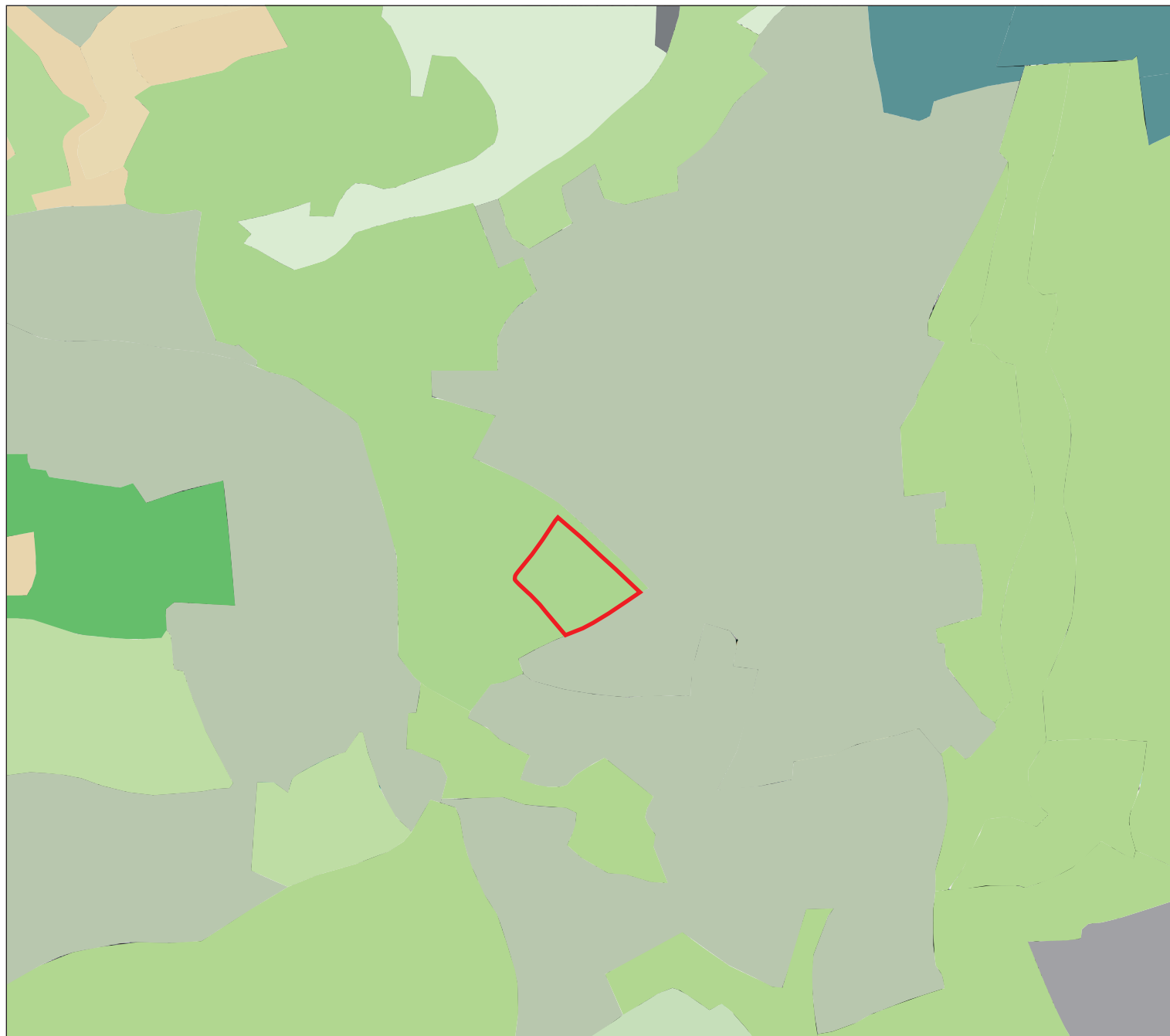
Key

- Barton Fields
- Medieval enclosures, based on strip fields
- Medieval enclosures
- Post-medieval enclosures
- Post-medieval enclosures based on medieval strip fields
- Modern enclosures, adapting medieval fields or from rough ground
- Rough ground
- Woodland/conifers
- Modern settlement
- Application area



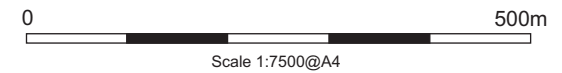
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright AC archaeology, Chicklade, Wiltshire. Licence No AL100016452

Map 7: Historic Landscape Characterisation (modern)



Key

- Barton Fields
- Medieval enclosures, based on strip fields
- Medieval enclosures
- Post-medieval enclosures
- Post-medieval enclosures based on medieval strip fields
- Modern enclosures, adapting medieval fields or from rough ground
- Woodland/conifers
- Modern settlement
- Application area



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright AC archaeology, Chicklade, Wiltshire. Licence No AL100016452

Map 8: Historic Landscape Characterisation (post-medieval)



Devon Office

AC archaeology Ltd
Unit 4, Halthaies Workshops
Bradninch
Nr Exeter
Devon
EX5 4LQ

Telephone/Fax: 01392 882410

Wiltshire Office

AC archaeology Ltd
Manor Farm Stables
Chicklade
Hindon
Nr Salisbury
Wiltshire
SP3 5SU

Telephone: 01747 820581

Fax: 01747 820440

www.acarchaeology.co.uk