

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT GODWELL LANE, IVYBRIDGE, SOUTH HAMS, DEVON

Centred on NGR SX 64418 55668

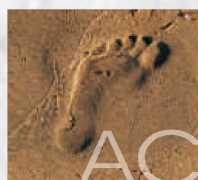
Historic Environment Assessment

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Report No: ACD732/1/0

Date: 15th October 2013



AC archaeology

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(CENTRED ON SX 64418 55668)

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Summary

This historic environment assessment has been prepared by AC archaeology during September 2013 in support of a forthcoming planning application for residential development on land at Godwell Lane, Ivybridge, Devon (centred on SX 64418 55668).

This assessment has researched and documented known archaeological, cartographic and documentary resources. The assessment has established that the proposed application area lies within an area of archaeological potential. Whilst the site lies in a rich wider prehistoric context, current known prehistoric heritage assets within a 1km radius of the site are limited to cropmarks located 1km to the south of the site and a find spot of a greenstone axe. However, by the medieval period, there is considerable more potential for the site, as it is situated in a historic medieval landscape of scattered farms and field systems. The post-medieval agricultural landscape, some elements of which remain as current field boundaries may fossilise elements of earlier systems.

Based on the archaeological, historical and cartographic evidence, the potential for hitherto unrecorded archaeological deposits to be present within the application area are currently considered to be:

*Palaeolithic – Iron Age (Prehistoric) - Low
Romano-British to Anglo-Saxon - Low
Medieval - High
Post Medieval to Modern - High
Undated – Moderate*

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 Godwell Lane, Ivybridge, South Hams, Devon (centred on SX 64418 55668). It has been prepared by AC archaeology during September 2013 for Barratt Homes in support of a forthcoming planning application. The location of the site is shown on Fig. 1.
- 1.2 The proposal comprises a mixed use residential development, with new roads and alterations to existing roads and junctions. New infrastructure would be constructed to serve the development. The application area measures approximately 7.9ha. 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.
- 1.3 The application area is situated on the eastern side of Ivybridge, in an area of agricultural pastureland between Godwell Lane to the north and the A38 to the south. It currently comprises two large fields, and a residential plot in the north-west part of the site.
- 1.4 The underlying solid geology is recorded as Middle Devonian Slates. This sedimentary bedrock formed approximately 370 to 391 million years ago during the Devonian Period. Superficial Quaternary period head deposits, comprising drift deposits of gravel, sand and clay are present at the far western part of the site (1: 50,000 British Geological Survey 2013).

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; and
- To identify possible effects of the proposed development, whether adverse or positive

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 local 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 1km 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 1st October 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*)

- 4.1 No designated heritage assets are located within the application area itself. Thirteen designated heritage assets are identified within the 1km radius study area surrounding the site. These are summarised below, and their locations are shown on Fig. 2 and tabulated on Appendix 1.

Remains of St Andrew's Chapel, Filham House (A1)

- 4.2 Record A1 refers to the Grade II listed remains of St Andrew's Chapel, which was dedicated in the early 15th century to the south of Filham House. This Medieval chapel was treated as a folly in 18th century by the addition of a tower in 1742. This is located some 320m to the SSW of the application area.

Middle Filham (A3)

- 4.3 Record A3 refers to the early post-medieval Grade II listed Historic structure of Middle Filham. This house was formerly a farmhouse, and has been dated to the late 16th century. It is located some 160m to the east of the application area.

Filham Silver lead mine (A4)

- 4.4 Record A4 refers to the remains of the 19th century Fillham Silverlead Mine. This is a Grade II listed structure, located c. 590m to the south of the site. The main surviving feature of the mine is a ruined engine house and a shaft.

19th century cast iron mile post (A8)

- 4.5 Record A8 refers to the Grade II listed 19th century iron mile post erected between Ivybridge & Bittaford, and is located c. 570m to the north of the appraisal site.

Records A2, A5, A6, A7, A9, A11, A12, A13

- 4.6 The remainder of the designated heritage assets refer to Late Post medieval Grade II listed buildings in the historic centre and environs of Ivybridge. For further details describing and locating these records see Fig. 2 and Appendix 1.

Non-designated heritage assets (*Fig. 2. & Appendix 2*)

- 4.7 No non-designated Heritage assets are recorded within the appraisal site itself, although one (B33) is located on the boundary. A further sixty-seven non-designated heritage assets are recorded within the 1km study area (B1-32 and B33-68).
- 4.8 Two records are listed on the SHINE inventory (Selected Heritage Inventory for Natural England) (B1 and B2). The inventory constitutes a single dataset of undesignated historic environment features from across England that could benefit from management within Environmental Stewardship, an agri-environment scheme that is administered by Natural England on behalf of Defra.
- 4.9 These heritage assets are shown on Fig. 2 and tabulated in Appendix 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)

- 4.10** 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.

Prehistoric period: Neolithic – Iron Age (B1- B3)

- 4.11** Two entries with a broad ‘prehistoric’ designation are recorded within the study area. Both refer to cropmarks located approximately 1km to the south of the site, identified during aerial photograph analysis in 1995. Site B1 lies on a gentle south-east slope, and comprises a single ditched enclosure about 90 metres by 50 metres and is associated with several linear features. The northeast side may be visible as a faint low bank. Record B2 refers to a rectangular double ditched enclosure also measuring 90m x 50m, located on a gentle south-east slope. No visible earthworks are present. Both these sites are listed by Natural England as SHINE (Selected Heritage Inventory for Natural England) sites.

In addition, there is one recorded find spot of a Neolithic greenstone axe recorded within the study area (Record B3).

Romano-British – Anglo-Saxon

- 4.12** There are no Romano-British or Anglo-Saxon sites recorded within the study area.

Medieval (B4-B9)

- 4.13** There are six medieval records within the study area. Record B4 refers to the medieval origins for the settlement at the Keaton/Caton, (almost 1km to the south) as indicated by documentary evidence referring to the settlement in the early 14th century. There are also 14th records of settlement at the Yeo farmstead, some 860m to the south-west (B7). Record B5 refers to the Ugborough/Ermington parish boundary, which may follow an old channel of the river Erme.
- 4.14** Of potentially more significance to the site itself are 14th century documentary records referring to Newlands, and shown on 19th century map as Higher and Lower Newlands (B9). Evidence of medieval activity in the fields surrounding the site is has been provided by the results of an archaeological watching brief during which a palaeochannel with a stone capped drain constructed within it was identified. A rimsherd of medieval coarseware was recovered from an upper silt layer (B6). A roadside stone at the Bittaford – Ivybridge road junction is recorded as being of possible medieval to Post-medieval date (B8). The stone is situated close to the hedge and was badly damaged during road widening of the A38. This site some 330m to the NE of the site.
- 4.15** There is also evidence of medieval settlement 300m to the south-east of the site at Lower Filham. This rectangular building was entirely remodelled in the 18th century on an ancient site, with the original building believed to have been much more extensive. There is a documentary reference in Bishop Stafford's Register for the existence of the house in the 15th century (B20). In addition, Chapel remains licensed in 1400, stand on the lawn to the south of the house (A1).

Post Medieval – Modern (B10-B60)

- 4.16** There are fifty heritage assets recorded on the Devon HER relating to the post-medieval period. Many of these records refer to post-medieval buildings and features in the historic core of Ivybridge (Records B10, 14, 15, 17, 18, 24, 25, 26, 30, 31, 3235, 44, 48, 50, 51, 52, 53, 55, 56, 59, 60) and the wider environs of the site (Records B11, 12, 13, 16, 21, 36, 46, 47, 54). Late post-

medieval boundary stones are a common historic landscape feature (Records B 19, 23, 27, 28, 29, 37, 45, 49), although several survive only through cartographic record

- 4.17** One boundary stone (record B33) was located adjacent to the site boundary on Godwell lane. This is a stone recorded on historic cartographic sources. A parish boundary stone north of Higher Newlands also shown on historic maps is situated some 80m to the south west of the site (B34). These stones demarcate the alignment of the Union and Urban District boundary depicted on the Ordnance Survey first revision of 1905, which crossed and followed parts of the northern boundary of the site.
- 4.18** Located some 200m to the east of the eastern site boundary there are a number of records associated with the house at Middle Fillham. This house was previously a farmhouse, and is thought to date from the late 16th or 17th century (A3). Record B22 refers to a medium size Georgian style farmhouse built in stone with slate gable roof. Near the back door there is a well with a pump bearing the name meathrel 1873. This building is thought to be of 18th century date. Located nearby is the site of 'wellstones' a small farm worker's cottage, thought to post-date the late 19th century (B39). Also located nearby is a cider poundhouse, belonging to Filham Farm, the machinery of which was demolished in 1929 (B41). An ash house is also located just to the east of Filham farm house. This comprises a small, stone, rectangular building, with a rectangular feed-hole in the side facing the house, and a door in the south side (B42). A well preserved Butterwell is also located in a field north of Filham farm house (B40). Further to the north, close to Godwell lane the remains of a linhay and pumphouse are located. These comprise the ruins of a small stone building; formerly a calving house and stalls for 4 bullocks with small loft overhead. Near the linhay and between 2 substantially built stone gateways there is a fine trough cut from a single block of granite, which stood over a well 12.19m deep (B43).
- 4.19** There are also records pertaining to Lower Filham some 300m to the south-east of the site. This rectangular building was entirely remodelled in the 18th century on an ancient site (B20). A network of possible water management features to the south-west of Lower Filham House are visible on aerial photographs and may be associated with the creation of the parkland and gardens. They have been suggested to seem rather too elaborate to have been purely functional; rustic cascades were a popular garden feature of the early to mid 1700s (B38).
- 4.20** Two modern records refer to the location of a WWII Searchlight at Ivy Bridge (B57) and a Prisoner of War Camp visible on 1940s aerial photographs some 600m to the north of the site (B58). Both sites are now occupied by housing and schools.

Undated (B61-68)

- 4.21** There are 7 undated assets recorded within the study area. Several of these refer to buildings and features noted on cartographic sources within the wider environs of the site (B61, 62, 64, 66, 67, and 68).
- 4.22** Two undated features located close to Lower Filham house are likely to be associated with the historic development of the house. The undated fishpond (B63) could be of either Medieval or Post-medieval origin. The undated quern stone located lying beside wall of the ruined chapel is also likely to fall within this date range (B65).

Previous fieldwork within the study area

- 4.23** No previous intrusive archaeological fieldwork is known to have taken place within the application site itself. However, several forms of research and fieldwork are recorded within the locality and these are tabulated below.

Event ID	Event Name	Event type	Description
EDV2155	Exeter to Plymouth Milestone Survey	Survey	Milestone survey from Exeter to Plymouth, covering the B3416, B3212, B3344 and the old A38
EDV4375	Fishacre to Lyneham Pipeline Assessment	Survey	Cultural heritage assessment along the Fishacre to Lyneham natural gas pipeline route in 2001.
EDV4391	Fishacre to Lyneham Fieldwalking Survey	Survey	Fieldwalking and field reconnaissance survey along the Fishacre to Lyneham gas pipeline in 2001.
EDV5439	Archaeological Investigations Along Gas Pipeline, South- West Reinforcement Project	Intervention	Archaeological investigations consisting of watching briefs, trial trenching and mitigation excavations along three sections of gas pipeline, from Ottery St Mary to Aylesbeare, Aylesbeare to Kenn and Fishacre to Choakford, totalling circa 56 kilometres.
EDV5431	Geophysical Survey on Gas Pipeline, Fishacre to Choakford	Survey	A magnetometer survey was carried out along sections of the Fishacre to Choakford gas pipeline reinforcement project. In several areas, possible rectilinear and linear anomalies may have archaeological potential, and others relating to former land boundaries may offer insight into early land division.

Table 1: Archaeological fieldwork and research within the study area

5. HISTORICAL DEVELOPMENT OF THE AREA

County Maps (*Appendix 3*)

- 5.1** The earliest map consulted was the 1765 county map surveyed by B. Donn. The map shows no detail within the area of the site. The 1828 county map surveyed by Greenwood shows the context of the site in greater detail (*Appendix 3: Map 1*). The site occupies open land to the south of *Godwill*, defined to the north, west and east by a network of rural lanes and roads. As with the 1765 map, the scale is insufficient to show any close detail pertaining to individual fields in and around the application area.

Ugborough Tithe Map (1843) and Apportionment (1842) (*Appendix 3: Map 2*)

- 5.2** The 1843 Ugborough Tithe map shows the application area in much greater detail. The network of rural lanes bordering the area to the west and east are clearly depicted. In the eastern part of the site, a lane leading from Fillham, apparently accessing the field systems, crosses the south-eastern corner of the site.
- 5.3** The site encompasses a network of fields which are located to the south of the settlement at Godwell. Table 1 (below) is an extract from the 1842 Ugborough Tithe Apportionment showing all relevant fields within the appraisal site. The lands were largely owned and occupied by John Lyne Templar, trustee of the eastern Turnpike road, with the exception of Richard Moysey and John Lang, who owed Kerswelloo and Kersleyeu orchard in the in the south-eastern part of the site.
- 5.4** The fieldname evidence and state of cultivation of those field within the development area confirms the agricultural post-medieval history of the site. The origins of the field names Kerswelloo and Kersleyeu are unknown. The fieldname Church Park is of interest. No church is recorded at Godwell, although there is a medieval chapel recorded at Lower Filham. At other sites in the county, the name *church field* is known to relate to pre-enclosure great fields (Field, 1989, 45).

Several fields in the north and east of the site are not numbered, and may not have been tithable property at the time of the survey.

Plot	Landowner	Occupier	Description	State of Cultivation
155	John Lyne Templar, Trustees of Eastern Turnpike Road	Richard Phillips	Goodwill lawn	pasture
149	John Lyne Templar, Trustees of Eastern Turnpike Road	Himself	Church Park	Arable
147	John Lyne Templar, Trustees of Eastern Turnpike Road	Himself	Goodwill Great Down	Arable
249	Richard Moysey	Himself	kersweloo	arable
250	John Lang	Himself	Kersleyeu orchard	arable
148	John Lyne Templar, Trustees of Eastern Turnpike Road	Himself	Godwill little down	Arable
150	John Lyne Templar, Trustees of Eastern Turnpike Road	Himself	New orchard	pasture
152	John Lyne Templar, Trustees of Eastern Turnpike Road	Himself	Old orchard	pasture
143	John Lyne Templar, Trustees of Eastern Turnpike Road	Richard Phillips	New meadow	pasture
145	John Lyne Templar, Trustees of Eastern Turnpike Road	Himself	Garden plot	pasture
144	John Lyne Templar, Trustees of Eastern Turnpike Road	Himself	Great meadow	pasture

Table 2: Extract from the Ugborough Tithe Apportionment 1842

- 5.5** An enclosed area containing a possible pond is depicted extending from settlement plot 153 to the south of the church. Within the wider area of the site, field names referring to meadow, orchards and down testify to the historical agricultural nature of the environs of Godwell. The straight, regular network of fields located to the west of the settlement may indicate post-medieval enclosure, whilst the slightly curving nature of the field boundaries, displaying the characteristic reversed J shape of the fields particularly to the south of the appraisal site may indicate these fields to have an earlier, possibly medieval origin. The narrow elongated forms of some of these fields could be indicative of remnants of a strip field system.

First Edition 6" Ordnance Survey Map 1885 (Appendix 3: Map 3)

- 5.6** The extract from the First Edition Ordnance Survey map shows some change in the layout of the field systems within the study area. Tithe Plots 149, 155 and parts of plot 150 appear to have been amalgamated into one field, although an alignment of trees depicted on the OS first edition testifies to the original alignment of the earlier field boundary.
- 5.7** There is some change in the alignment of the boundary between the earlier Tithe Plots 147 and 149. In the first edition OS map these boundaries appear to have shifted to the north. Plot 147 also appears to have amalgamated with some unnumbered fields marked on the earlier tithe map to the north.
- 5.8** A footpath crosses the south-west corner of the study area. In this area the detail of the fields is sufficiently clear to indicate that the pond noted on the earlier tithe map may be located just beyond the northern boundary of the appraisal site within the gardens of Godwell. A kink in the field boundary to the south of the pond could indicate the location of a historic feature in this area.
- 5.9** A second footpath is annotated crossing the north-east part of the site leading from Torhill Cottages to Middle Fillham. The lane or track crossing the south-east corner of the site is still clearly demarked.
- 5.10** A 'stone' (boundary stone) is marked to the east of Torhill cottages. Near the centre of the site a 'W' indicates the location of a well in this area.

Second Edition 6" Ordnance Survey Map 1905 (Appendix 3: Map 4)

- 5.11** There appears to have been little substantive change within the area of the proposed site. A strip field located just beyond the development boundary to the south of the site has been lost.
- 5.12** The Union and Urban District Boundary is now marked crossing the northern part of the site (broadly following the alignment of the now-vanished field boundary in this area) and following the part of the northern boundary of the development site. Close to the northeast corner, it encounters the boundary stone on Godwell lane and from this point shifts to the north.

20th century Maps

- 5.13** Very little change is notable on the later historic maps consulted. By the 1:2500 OS map of 1977, the A38 has been constructed, which now forms the southernmost boundary of the development site. Two field boundaries in the western part of the site are no longer depicted. The lane leading from Godwell lane to Filham at the eastern boundary of the appraisal site has been straightened, by cutting across the corner of an old field boundary. The track accessing the fields from the direction of Middle Filham is still clearly depicted. The 'Galloways' a bungalow in the corner of a small field bordering Godwell lane has been constructed.

Historic Landscape Characterisation (Appendix 3: Map 5)

- 5.14** The application area contains a number of fields classified as *Modern enclosures adapting medieval fields* by the Devon Historic Landscape Characterisation mapping project. The modern field systems are thought likely to have been created out of probable medieval enclosures, with some of the sinuous medieval boundaries surviving in places. Two small areas of the development in the north-west of the site are classified as *Post-medieval enclosures*.

Historic hedgerows

- 5.15** The surviving field boundaries marking the extent of the development area largely comprise stone revetted earthwork hedgebanks covered by hedgerows. Those recorded on the Ugborough Tithe map form an integral part of a pre-1845 field system and are therefore considered to be 'important' under Schedule 1 of the Hedgerow Regulations 1997.

Aerial Photographic Evidence (Appendix 4)

- 5.16** Historical aerial photographs covering the site were viewed at the Devon County Council Historic Environment Record.
- 5.17** The available photographs comprised two frames from the CPE/UK/1890 series, dating from 10/12/1946. The frame depicting the site most clearly (3166) is reproduced in Appendix 4. The image was taken under clear low light conditions, often optimal conditions for identifying archaeological features.
- 5.18** The site is shown in the southern part of the image. The image shows the primarily agricultural environment of the site at this time. To the north of the site, the prisoner of war camp (B58) is clearly discernable.
- 5.19** There are no clear features of potential archaeological origin visible within the appraisal site itself. However, a crop mark in a field immediately bordering the appraisal site to the east may be significant. This feature may potentially describe the corner of a sub-rectangular boundary extending into the area of the appraisal site. This feature has been issued non designated heritage

asset number B70. There is a very faint trace of a projection extending from the 'corner' of this possible feature northwards.

6. SITE INSPECTION (Plates 1-6)

- 6.1** A site visit was undertaken on 1st October 2013 to establish the presence of hitherto unrecorded archaeological features within the proposed application area, to review the locations of previously recorded features, and to consider the general archaeological potential of the area. Land use, topography and boundary types were also recorded.

Results

- 6.2** The site is situated on a slight hilltop and south and south-west facing hill slopes at the margins of the suburban development of Ivybridge (Plates 1 and 2). It is bordered by the A38 to the south. Conditions at the time of the site visit were damp, with intermittent rain and low cloud cover. Visibility of the wider landscape was poor.
- 6.3** The site comprised two large fields accessed by a footpath crossing the north- western field. The fields were under pasture, with a large herd of cows, calves and a bull.
- 6.4** Field boundaries to the site, with the exception of the modern boundary to the A38, consisted of Devon hedgebanks. In the area of the current property known as 'The Old Barn' a rounded wall construction and well-built circular stone gatepost indicate a now blocked, but once substantial entrance to the Godwell settlement (Plate 3). This entrance is indicated on historic maps as the point of entrance of the western footpath accessing Godwell. The area of the kink in the field boundary noted on historic maps was inspected, and a very shallow and irregular sub-oval depression in this area was noted, measuring 0.10 – 0.15m deep by approx. 4m in diameter. This feature could have an anthropogenic origin, for example a robbed out structure or area of erosion, or have simply resulted from a natural formation, such as a spring.
- 6.5** Most of the historic boundaries crossing the site are visible as slight lynchets or were not visible at all. The location of the track in the south-eastern part of the site survives only as a break in the hill slope (Plate 4). However, a major field boundary running in an approximately NNW to SSE direction in the western part of the site does survive (Plate 5). It terminates approximately $\frac{3}{4}$ of the way across the field at the point where it originally intersected with the track way.
- 6.7** In the western part of the site, a round stone construction was noted, at the base of a substantial tree (Plate 6). This feature measures c3.5 m in diameter, with two courses of irregular rough shaped granite blocks visible. This feature is thought to correspond with the location of the *W* (well) annotated on historic maps, and has been issued non designated heritage asset number B69.
- 6.8** From within the application area there are unobstructed views to the south and south-west, and towards the higher slopes of Dartmoor to the north. Visibility to the east is largely obscured by hedgebanks.

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 3 below and included in *Appendices 1 and 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 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 3: Grading of the heritage 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

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

Heritage assets of Medium Significance (A1- A13 and B1, B2, B4, B5, B7, B9, B20)

7.6 Nineteen heritage assets of *Medium Significance* are recorded within the study area. There are seven Grade II Listed buildings within the historic core Ivybridge (A2, A5, A6, A7, A9, A10, and A11) and a further 6 Grade II Listed Buildings located within the wider environs of the site (A1, A3, A4, A8, A12 and A13).

7.7 In addition, two non-designated assets B1 and B2 are considered to be of *Medium Significance*. These two records refer to prehistoric enclosures and associated features identified by aerial photograph analysis. No intrusive fieldwork has been undertaken on these sites as yet, and therefore their significance is not fully assessable. However, as examples of prehistoric sites situated at the moor edge they are likely to possess exceptional research qualities and have potential to contribute towards regional research objectives. Perhaps most significantly this may include:-

- *Research Aim 40: Improve our understanding of agricultural intensification and diversification in later prehistory.*

7.8 Designated heritage asset A1 refers to the remains of the early 15th century Chapel at Lower Filham. In the wider area non-designated heritage assets B4, B5, B6, B7, B8, B9 and B20 refer to evidence for medieval settlement and landscape administration 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;*

7.9 Designated heritage asset A4 represents a post-medieval silver lead mine, which was active from 1838 to 1857. It is one of the few surviving engine houses in Devon. This historic complex has potential to contribute towards:-

- *Research Aim 38: Widen our understanding of the extraction, processing and transportation of minerals, stone and aggregates.*
- *Research Aim 45: Broaden our understanding of Post-medieval to Modern technology and production.*

Heritage assets of Low Significance

7.10 Two heritage assets considered to be of *Low Significance* were identified during the programme of research within, or immediately adjacent to the appraisal site. Asset B69 refers to a circular stone built structure located within the centre-west area of the site. This feature appears to correspond to the location of a well noted on the earliest OS maps. It is therefore likely to be of Late Post-medieval date, although an earlier origin cannot be ruled out. Asset B70 refers to some linear cropmarks identified in a neighbouring field and orientated towards and possibly continuing into the area of the site. Only a small area of this potential feature is identifiable on the aerial photographs, and is undated and unproven.

7.11 There are sixty- one non-designated heritage assets recorded within the wider study area considered to be of *Low Significance*. These largely relate to post-medieval buildings and features in the historic core of Ivybridge (Records B10, 14, 15, 17, 18, 24, 25, 26, 30, 31, 32, 35, 44, 48, 50, 51, 52, 53, 55, 56, 59, 60) and the wider environs of the site (Records B11, 12, 13, 16, 20, 21, 22, 36, 39, 40, 41, 42, 43, 46, 47, 54). These include Late post-medieval boundary stones (Records B 19, 23, 27, 28, 29, 34, 37, 38, 45, 49), with one (Record B33) referring to one which originally stood adjacent to the site boundary on Godwell lane. This stone was not identified during the walkover survey.

7.12 The Grade II listed 16th century farmhouse of middle Filham and its associated structures (B22, B39, B40, B41, B42, B43) is located within 130m to the east of the eastern boundary of the appraisal site. The house at Lower Filham, some 300m to the south-east of the site, represents a post-medieval redevelopment of a medieval complex (B20) and a network of possible water management features to the south-west of the may be associated with the creation of the parkland and gardens around Filham house. (B38). Two undated features located close to Lower Filham house are likely to be associated with the historic development of the house (B63 and B65).

7.13 Two modern records refer to WWII features (B57) (B58). Both sites are now occupied by housing and schools. A further 5 undated assets refer to buildings and features noted on cartographic sources within the wider environs of the site (B61, 62, 64, 66, 67, 68).

Heritage Assets of Negligible Significance

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

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.
- 8.2** 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.
- 8.3** No heritage assets of High or Very High significance are located within the site or the wider study area. Therefore, a general overview of site setting is provided, followed by a brief consideration of those assets of medium significance which are likely to be impacted by the development.
- 8.4** The site is located on a hilltop and on a south and southwest facing hill slope on the margins of Ivybridge, and bordered by the A38 to the south. The full details of the development are currently not known, but are understood to comprise residential housing and associated infrastructure. The development is not anticipated to include highly visible or incongruous elements such as high rise buildings.
- 8.5** The site will be visible from the undulating hills to the south and west of Ivybridge, with the hillside parts of the site particularly visible. It will also be visible from the higher slopes of Dartmoor above the site to the north. The development will result in increased traffic in the area, a potential issue affecting the historic narrow lanes accessing the site. Roadside stones, such as B8, B33 and B34, where surviving, could be affected. However, there is a pre-existing urban context to the site to the north and northwest, which the development will adjoin. It is designed to form part of a cumulative and planned change to the urban environment of Ivybridge.
- 8.6** Three sites were considered to be at highest potential risk of negative impact from the development, due to their proximity to the site, and have been considered in terms of the potential impacts on their heritage setting. These comprised:
- 8.7** The Grade II listed remains of the medieval chapel and associated structures at Lower Filham (Designated heritage asset A1 and associated non designated assets B20, B38, B63 and B65). The house at Lower Filham, some 300m to the southeast of the site, and its associated historic environment features are under private ownership. Access was therefore not available at the time of the site walkover. However, the complex is located in the valley below the appraisal site, and behind the substantial road embankment of the A38. Therefore it is not thought that the settings of these buildings will be significantly affected by the development.
- 8.8** The Grade II listed remains of the Post-medieval farmhouse of Middle Filham (Designated heritage asset A3 and associated non designated heritage assets B22, B39, B40, B41, B42, and B43). The Grade II listed structure of middle Filham and its associated buildings are located over 130m to the east of the eastern boundary of the appraisal site. The eastern part of the development site is visible from Middle Filham, although the view is largely obscured by hedges and hedge banks. It is therefore thought that the immediate visual setting of this agricultural complex will not be highly affected. Increased traffic on the narrow roads is likely to be a significant impact however.

- 8.9 The Grade II listed remains of the Post-medieval Filham Silverlead mine (Designated Heritage asset A4). The Grade II listed remains of the Post-medieval Filham Silverlead mine is located on private land and was not accessible at the time of the walkover survey. However, it is located to the southwest of Lower Filham, and it is thought that as with the Lower Filham complex, much of the development will be screened by the A38 embankment.
- 8.10 In conclusion, 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.

9. ARCHAEOLOGICAL POTENTIAL

- 9.1 The proposed development is located on agricultural farmland adjacent to the hamlets of Godwell and Fillham. Urban development at the margins of Ivybridge border the site to the north-west, with a broader landscape of a network of hamlets and fields to the south of Dartmoor surrounding the remainder of the site. The A38 forms the southern boundary of the appraisal area.
- 9.2 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.
- 9.3 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 4.

Prehistoric - Palaeolithic – Iron Age

- 9.4 There are no Prehistoric DHER records within the appraisal site itself. However, three records are located within the wider study area. Two of these records pertain to enclosures and linear features identified from crop marks to the north of Penquit in 1995 (B1 and B2). The third record pertains to a find spot of a greenstone axe approximately 270m to the north of the site (B3).
- 9.5 The prehistoric remains B1 and B2 are currently known only through crop marks, and are otherwise un-researched. As a result, the full significance of these remains are not available. However, they are believed to date from the prehistoric period, and are likely to be reflective of the potential of the landscapes of the Dartmoor margins to contain archaeological remains (albeit much less visible than the preserved upstanding remains of the uplands of Dartmoor).
- 9.6 However, both are located approximately 1 km to the south of the appraisal site, and given the distance of these records from the appraisal area, the potential for encountering prehistoric remains, upon the basis of current evidence, is considered to be low.

Romano-British to Anglo-Saxon

- 9.7 There are no Romano-British or Anglo-Saxon sites within the study area, and hence it is considered that there is low potential for encountering previously unrecorded archaeological deposits pertaining to these periods within the application area.

Medieval

- 9.8 There are six medieval records within the study area. These refer to the potential medieval origins for hamlets and farmsteads within the vicinity of the site (B4, B7, B9), and potential medieval

origins for the Ugborough/Ermington parish boundary (B5). The settlement at Lower Filham located only 300m to the south-east of the development site contains the remains of an early 15th century chapel and is believed to have been a more extensive complex than currently survives (A1, B20). In addition, a watching brief in nearby fields 300m to the west has provided evidence of a potential medieval stone capped drain constructed within a palaeochannel (B6). The application area also contains a number of fields classified as *Modern enclosures adapting medieval fields* by the Devon Historic Landscape Characterisation mapping project.

- 9.9** Given the medieval rural settlement context of the site, the suspected antiquity of the field boundaries, and the proximity of the site to the Lower Filham, it is thought that there is a good potential for the site to contain evidence pertaining to the medieval agricultural landscape. Therefore the site is currently considered to have high potential for remains pertaining to the medieval period.

Post-medieval to modern

- 9.10** There are fifty heritage assets recorded on the Devon HER relating to the post-medieval period. Many of these records refer to post-medieval buildings and features in the historic core of Ivybridge (Records A2, A5, A6, A7, A9, A10, A11, B10, 14, 15, 17, 18, 24, 25, 26, 30, 31, 32, 35, 44, 48, 50, 51, 52, 53, 55, 56, 59, 60) and the wider environs of the site (Records, A4, A8, B11, 12, 13, 16, 21, 36, 46, 47, 54). Late post-medieval boundary stones are a common historic landscape feature (Records B19, 23, 27, 28, 29, 33, 34, 37, 45, 49), although several survive only through cartographic record.
- 9.11** One boundary stone (record B33) is located adjacent to the site boundary on Godwell lane. This is a stone recorded on historic cartographic sources, but was not identified during the walkover survey.
- 9.12** Within the vicinity of the site, there are a number of records pertaining to the post-medieval settlement of Middle Filham some 320m to the west (A3, B22, B39, B41, B42, B40, B43) and Lower Filham some 300m to the south-east (B20, B38, B63 and B65). There is also a record referring to the Grade II remains of the 19th century Fillham Silverlead Mine located some half a kilometre to the south of the site (A4).
- 9.13** During the walkover, some post-medieval field boundaries and a track way are preserved in the form of low lynchets or slight breaks in the hill slope. In addition a circular stone built structure, possibly a well (B69) is located within the development site itself. It is therefore considered that the potential for the site to contain remains associated with post-medieval to modern land boundaries, or historic features associated with the historic functioning of the neighbouring farmsteads in the post-medieval period is high.

Undated

- 9.14** There are 9 undated heritage assets recorded within the study area. In addition, the possible feature identified on the 1946 aerial photograph (Appendix 4) may be significant (B70). This feature is currently unproven and undated. The potential for the site to contain undated remains is therefore considered to be moderate.
- 9.15** The results of a consideration of archaeological potential within the development area are summarised below.

Period	Probability
Prehistoric; Palaeolithic – Iron Age	Low
Romano-British to Anglo-Saxon	Low
Medieval	High
Post Medieval to Modern	High
Undated	Moderate

Table 4: Summary of archaeological potential

10. CONCLUSIONS

- 10.1** This assessment has researched and documented known archaeological, cartographic and documentary resources. The site is located within a rich prehistoric context, situated on the lower margins of Dartmoor, with a wealth of visible prehistoric remains on the uplands above Ivybridge. However, only three heritage assets of prehistoric date are currently known within a 1km radius of the development site itself. Two enclosures believed to date from the prehistoric period were identified in 1995 approximately 1km to the south of the site. A find spot of a greenstone axe was found c.270m to the north.
- 10.2** However, by the medieval period, there is considerable more potential for the site, as it is situated in a historic medieval landscape of scattered farms and field systems. The application area is likely to have formed part of a farmed landscape, which could potentially fossilize elements of earlier periods.
- 10.3** The potential of the site to contain field boundaries, tracks, and other agricultural features of post medieval date is also considered to be high. Cartographic evidence has demonstrated a fairly stable agricultural landscape of the 19th and early 20th century.
- 10.4** The value of heritage assets within a 1km radius has been evaluated, and these were found to range from 'medium' to 'low' in terms of heritage significance. A total of thirteen designated and seven non-designated heritage assets were assessed as *medium significance*. A further 63 were assessed as having *low significance*.
- 10.5** 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.

11. ACKNOWLEDGEMENTS

- 11.1** The assessment was commissioned by Barratt Homes Ltd. We are grateful to the staff at Devon Historic Environment Section and Devon Heritage Centre for their assistance. The illustrations for this report were prepared by Sarnia Blackmore.

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Devon County Council Historic Landscape Characterisation (<http://gis.devon.gov.uk>)

Maps consulted

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A Map of the county of Devon, surveyed by C Greenwood, published 1828

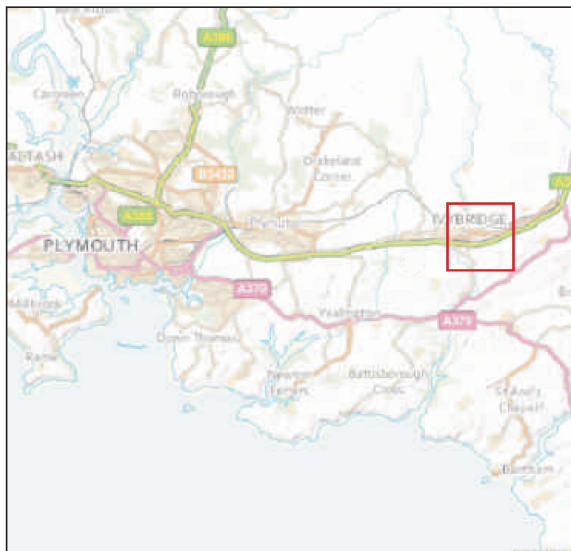
Ugborough Tithe map (1843) and Apportionment (1842)

First Edition 6" Ordnance Survey Map 1828

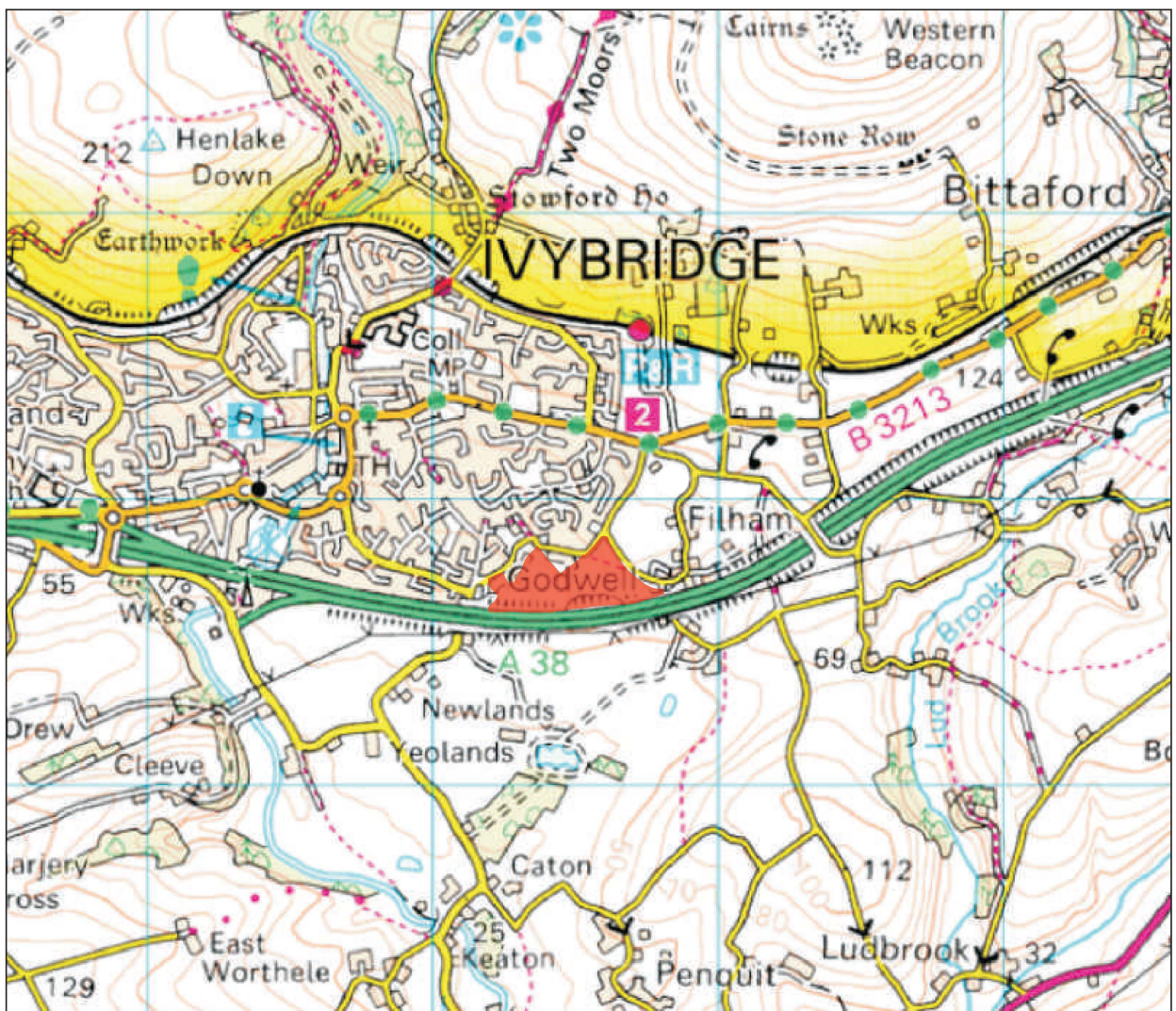
Second Edition 6" Ordnance Survey Map 1905

Ordnance Survey Map 1:2500 1977

Historic Landscape Characterisation Map



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Application area



PROJECT

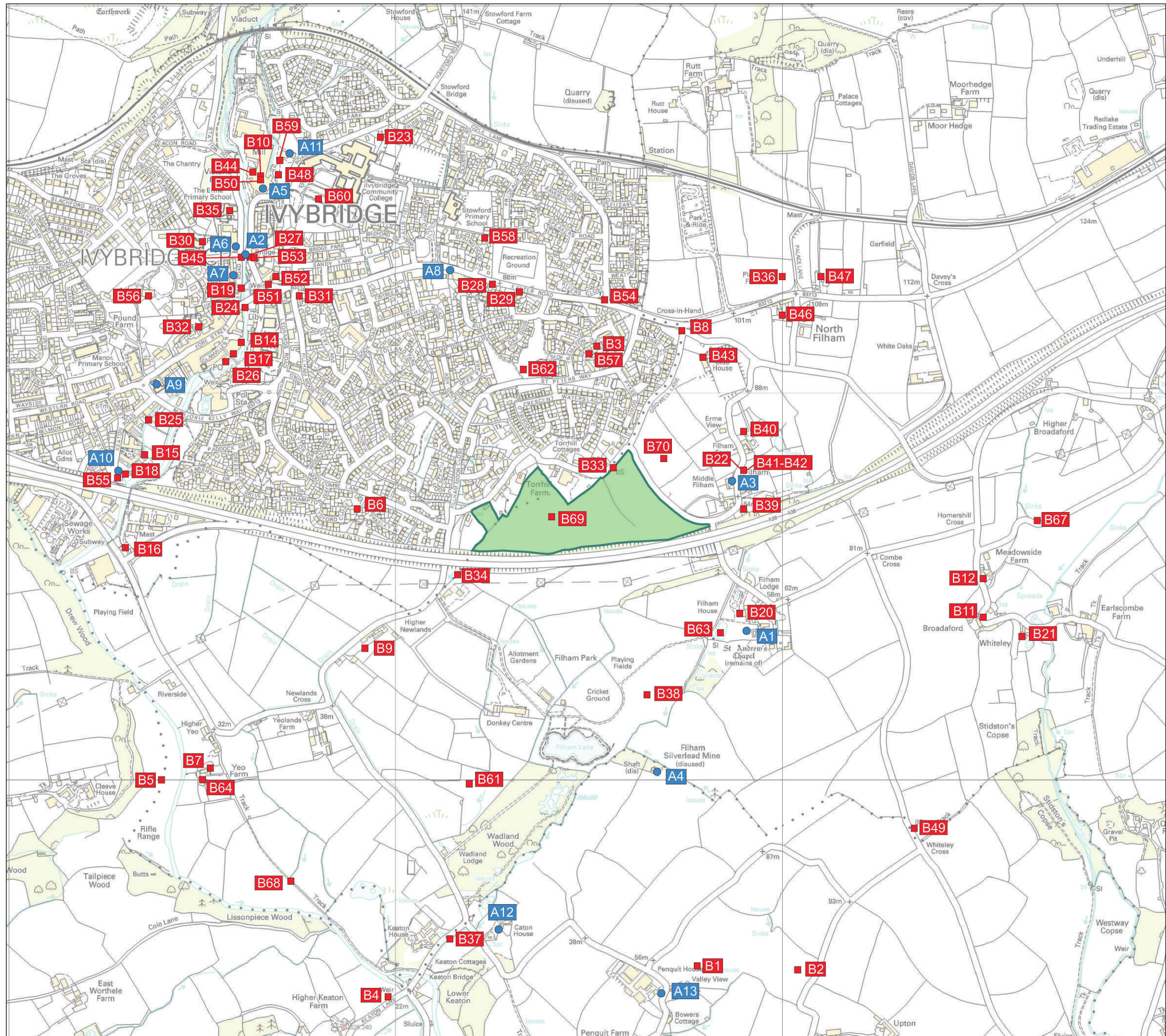
Godwell Lane, Ivybridge, Devon

TITLE

Fig. 1: Location of site

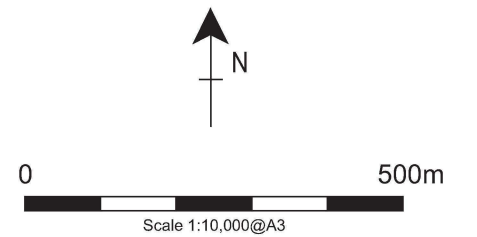


AC archaeology



Key

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



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PROJECT
Godwell Lane, Ivybridge, Devon

TITLE
Fig. 2: Location of heritage assets



Plate 1: Looking south across the site



Plate 2: Looking southwest across the site



Plate 3: Looking north towards blocked entrance to Godwell



Plate 4: Looking west along line of old trackway



Plate 5: Looking south towards extant hedge bank, eastern part of site



Plate 6: Looking east towards circular stone structure, possible well

Appendix 1

Summary of designated heritage assets

Site No.	HER	NGR	Form	Period	Summary	Status	Grading of significance	Approx. distance from site boundary
A1	MDV2826	SX 6490 5538	Historic Structure	Medieval	Remains of St Andrew's Chapel dedicated in the early 15th century to the south of Filham House. Medieval chapel of St Andrew licenced in 1400 and treated as a folly in 18th century by the addition of a tower in 1742. Only part of the walls of one end of the chapel still stands and even this may have been largely rebuilt when the tall narrow polygonal tower was added in the 18th century at the east end. LB - 1325455	Grade II	Medium	c.320m to the SSW
A2	MDV23555 MDV53822 MDV91360	SX 6363 5636	Historic Structure	Medieval to Post Medieval	Ivy Bridge. Built in 17C on the site of an earlier bridge. This carried the main Exeter to Plymouth road until the construction of the lower bridge in 1825. Single span slightly pointed high round arch. Originally a narrow packhorse bridge which has been widened on the upstream side probably in c18 or c19. There was a bridge on this site in the middle ages.	Grade II	Medium	c.930m to the NW
A3	MDV2829 MDV2831 MDV91358	SX 649 557	Historic Structure	Post medieval	Middle filham. House, formerly a farmhouse. Circa late C16.	Grade II	Medium	c.160m to the E
A4	MDV2842 MDV91353	SX 6464 5508	Historic Structure	Post Medieval	Fillham Silverlead Mine with a surviving engine house and shaft was operating in the 19th century	Grade II	Medium	c.590m to the S
A5	MDV4744 MDV91363	SX 6366 5654	Historic Structure	Late Post Medieval	The first mill known as 'stowford lodge paper mills'. Built in 1787. It produced hand made paper. Most of original mill has disappeared, only remnants being the main office block and a house near the present mill	Grade II	Medium	c.1km to the NW
A6	MDV23556 MDV91361	SX 6359 5637	Historic Structure	Late Post Medieval	Erme house, Blatchford road. Early c19. Stone with slate hung front and rendered side. It is situated on corner of a terrace of houses.	Grade II	Medium	c.910m to the NW
A7	MDV23557 MDV93405	SX 6358 5630	Historic Structure	Late Post Medieval	Ermeside house, erme road. Early c19. Stuccoed front with slate hung end wall. Slate roof with gabled ends.	Grade II	Medium	c. 860m to the NW
A8	MDV23558 MDV91362	SX 6415 5632	Historic Structure	Late Post Medieval	19C cast iron mile post erected between Ivybridge & Bittaford & indicating 11 miles to Plymouth	Grade II	Medium	c. 570m to the N
A9	MDV23559 MDV93746	SX 6339 5601	Historic Structure	Late Post Medieval	Ivybridge Methodist Church. Methodist church including boundary wall to north and west	Grade II	Medium	c.860m to the NW
A10	MDV23560 MDV91357	SX 6329 5580	Historic Structure	Late Post Medieval	Rose cottage, keaton road. Detached house. Early c19. Red brick with slate hung end walls.	Grade II	Medium	c.910m to the W
A11	MDV79824	SX 6372 5661	Historic Structure	Late Post Medieval	Stowford Manor. Victorian villa of Plymouth limestone with granite dressings, dated 1857.	Grade II	Medium	c. 1km to the NW
A12	MDV91352	SX 6426 5461	Historic Structure	None Recorded	Caton House	Grade II	Medium	c.990m to the S
A13	MDV91507	SX 6468 5444	Historic Structure	None Recorded	Penquit House	Grade II	Medium	c. 1km to the S

Table 1: Summary of designated heritage assets

Table 1: Summary of designated heritage assets

Appendix 2

Summary of non-designated heritage assets

Site No.	HER	NGR	Form	Period	Summary	Grading of significance	Approx. distance from site boundary
B1	MDV56041	SX 6478 5452	Cropmark	Prehistoric	Prehistoric enclosure and linear features to the north of Penquit recorded as cropmarks in 1995. Shine reference - DDV24077	Medium	c.1km to the S
B2	MDV56042	SX 6504 5451	Cropmark	Prehistoric	Rectangular double ditched enclosure recorded from the air as a cropmark in 1995. Shine reference - DDV24027	Medium	c.1km to the S
B3	MDV13090	SX 6452 5612	Find Spot	Neolithic	A greenstone axe	Low	c.270m to the N
B4	MDV22076	SX 6398 5444	Documentary	Medieval	Keaton Medieval Settlement. The settlement at Keaton and Caton was mentioned as 'Cauton' in 1330, 'Keaton' in 1430, 'Kayton' in 1481 and 'Keyton' in 1504. The place name survives for properties at Higher Keaton, Lower Keaton and Caton on either side of the River Erme. The first element of the name may mean 'enclosure, field' but this is not clear.	Medium	c.990m to the S
B5	MDV44283	SX 6337 5500	Cartographic	Medieval	Parish boundary between Ugborough and Ermington may follow a former channel of the River Erme. Parish boundary shown on 19th century map running parallel to the west bank of the River Erme with three boundary stones shown as 'B.S.	Medium	c. 950m to the SW
B6	MDV60676	SX 639 557	Historic Structure	Medieval	Archaeological watching brief by emafu recorded a palaeochannel with a stone-capped drain built within it. A rimsherd of medieval coarseware was recovered from an upper silt layer.	Low	c. 300m to the W
B7	MDV44277	SX 6352 5503	Documentary	Medieval to Post Medieval	Yeo farmstead shown on 19th century map as two groups of buildings was mentioned in the 14th century.	Medium	C860m to the SW
B8	MDV2840	SX 6474 5616	Historic Structure	Medieval to Post Medieval	Roadside stone. At the road junction Bittaford - Ivybridge and the lane to Filham and Ugborough. Situated close to the hedge and was badly damaged during road widening of the a.38. This stone has been dated to the mid – late 18 th century during a site visit by T. Jenkinson in 2010 (part of the Exeter to Plymouth milestone survey). The stone was described as located at Cross in Hand, at the junction with Godwell Lane on the south side. At this time it was lying prone in the grass and has broken across the base. Inscribed 'B' (Brent and 'P' (Plymouth).	Low	c.330m to the NNE
B9	MDV38158	SX 6392 5534	Documentary	Medieval to Post Medieval	Settlement. Newlands mentioned in the 14th century is shown on 19th century map as Higher and Lower Newlands	Medium	c.320 to SW
B10	MDV13088	SX 6365 5656	Documentary	Post Medieval	Stowford corn mills, Ivybridge. A corn mill which was located where the boiler house of the Stowford paper mill stands. A corn mill probably existed on the site since the C16th.	Low	c. 1km to the NW
B11	MDV2980	SX 6552	Historic	Post	Southern farmstead at Broadaford built in the 17th century with	Low	c.780m to the

Table 1: Summary of designated heritage assets

Site No.	HER	NGR	Form	Period	Summary	Grading of significance	Approx. distance from site boundary
		5542	Structure	Medieval	later additions and alterations		ESE
B12	MDV2981	SX 6552 5552	Historic Structure	Post Medieval	Northern farmstead at Broadaford built in the 19th century and later known as The Roundhouse	Low	c.760m to the E
B13	MDV3003	SX 656 560	Historic Structure	Post Medieval	Higher Broadaford, farmhouse and outbuildings. House with associated farm buildings. Probably 18th century.	Low	c. 1km to the E
B14	MDV21134	SX 6360 5613	Demolished Structure	Post Medieval	Town mills. Union mill built 1871 as a co-operative mill. Now demolished. Site was cleared and in use as a car park by 1985	Low	c.810m to the NW
B15	MDV44218	SX 6335 5584	Historic Structure	Post Medieval	Waterside House Aqueduct. Late c18 or early c19 built to serve John Berry's woollen mill, latter known as the lower mill after 1849 when it became a paper mill;	Low	c.910m to the W
B16	MDV58280	633 556	Cartographic	Post Medieval	Engineers shop recorded at this Grid Reference by the RCHME. Depicted on the 1887 OS map some 100m to the north-west.	Low	c.960m to the W
B17	MDV62653	SX 6358 5610	Cartographic	Post Medieval	Site of 'Ivybridge paper mills' on the river Erme to the north east of 'lower paper mill'	Low	C.820m to the NW
B18	MDV62962	SX 6330 5579	Demolished Structure	Post Medieval	An old paper mill near factory bridge was utilised as an additional hydroelectric power supply for Ivybridge in 1927. The mill was destroyed by fire in 1941 + the waterwheel was removed c1975 but remains of the aqueduct + wheel pit were still visible in 1994	Low	c.940m to the W
B19	MDV71525	SX 6360 5627	Historic Structure	Post Medieval	Inscribed County stone on east side of Erme Road in Ivybridge. The County stones were set up to mark the limits of the county bridge builders circa 100 yards to either side of the bridge. The HER record lists two possible dates for the stone – 17 th or 19 th century.	Low	c.890m to the NW
B20	MDV2828	SX 6489 5543	Historic Structure	Post Medieval	Filham House built in the 18th century on the site of a Medieval mansion	Medium	c. 320m to the S
B21	MDV3033	SX 6562 5537	Historic Structure	Post Medieval	Whiteley farmstead shown on 19th century map between Broadaford and Earlscombe farmsteads	Low	c.870m to the ESE
B22	MDV2836	SX 649 558	Historic Structure	Post Medieval	Filham farm and outbuildings. A medium size georgian style farmhouse built in stone with slate gable roof.	Low	c. 130m to the E
B23	MDV53824	SX 6396 5666	Historic Structure	Late Post Medieval	Boundary stone marked 'ilb' indicating boundary of Ivybridge local board, formed after passing of 1858 public health act. The board was replaced by urban district council after 1894 local government act.	Low	c.970m to the N
B24	MDV53825	SX 6361 5622	Historic Structure	Late Post Medieval	Lower bridge. Constructed c.1825 during improvements by passing the older bridge.	Low	c.850m to the NW

Table 1: Summary of designated heritage assets

Site No.	HER	NGR	Form	Period	Summary	Grading of significance	Approx. distance from site boundary
B25	MDV70317	SX 6336 5593	Cartographic	Late Post Medieval	Site of mill leat shown on os 25" (1880s) map curving southwest from a weir on the river Erme.	Low	c.860m to the NW
B26	MDV70318	SX 6356 5608	Cartographic	Late Post Medieval	Site of 'tan yard' shown on os 25" (1880s) map on the south side of Ivybridge paper mills.	Low	c.820m to the NW
B27	MDV71526	SX 6362 5635	Historic Structure	Late Post Medieval	19C parish boundary stone at east end of old Ivy Bridge inscribed 'Ugborough'	Low	c.920m to the NW
B28	MDV71527	SX 6425 5628	Historic Structure	Late Post Medieval	19C boundary stone on the old A38 inscribed 'ILB'	Low	c.503m to the N
B29	MDV71528	SX 6432 5626	Historic Structure	Late Post Medieval	19C boundary stone on the old A38 inscribed 'ILB'	Low	c.460m to the N
B30	MDV46773	SX 6350 5639	Historic Structure	Late Post Medieval	Church. 'st johns church' indicated on os 6" (1907). 'church' indicated on os 6" (1966)	Low	c.1km to the NW
B31	MDV46774	SX 6375 5625	Historic Structure	Late Post Medieval	Church. 'congregational chapel' indicated on os 6" (1907) 'chapel' indicated on os 6" (1966) (os).	Low	c.760m to the NW
B32	MDV46775	SX 6349 5617	Cartographic	Late Post Medieval	Quarry. 'quarry' indicated on os 6" (1907). Shown but not indicated on os 6" (1966)	Low	c.860m to the NW
B33	MDV46765 MDV46766	SX 6455 5581	Cartographic	Late Post Medieval	Boundary Stone. Indicated on os 6" (1906) and on os 6" (1966).	Low	Adjacent to boundary
B34	MDV46767	SX 6416 5553	Cartographic	Late Post Medieval	Parish boundary stone shown on 19th century map to the north of Higher Newlands	Low	c. 80m to the SW
B35	MDV46772	SX 6357 5647	Cartographic	Late Post Medieval	School. 'schools' indicated on os 6" (1907) and on os 6" (1966) (os).	Low	c. 1km to the NW
B36	MDV46599	SX 6500 5630	Cartographic	Late Post Medieval	'smithy' indicated on os 6" (1906). No building shown on os 6" (1969). Believed to have been destroyed in the 1930's along with 2 cottages.	Low	c.650m to the NE
B37	MDV46624	SX 6414 5459	Cartographic	Late Post Medieval	Site of a parish boundary stone shown on 19th century map to the northeast of Keaton Bridge.	Low	c.1km to the S
B38	MDV80655	SX 6465 5522	Aerial Photograph	Late Post Medieval	Water Management features to the south-west of Lower Filham House. System of ditches, drains and channels visible on aerial photographs at Lower Filham House may be associated with the creation of the parkland and gardens	Low	c. 430m to the S
B39	MDV2830	SX 649 557	Historic Structure	Late Post Medieval	"Wellstones" a small cottage standing isolated on low ground east of middle Filham.	Low	c.180m to the E
B40	MDV2832	SX 649 559	Historic Structure	Late Post Medieval	Butterwell in a field north of Filham farm house. It is served by a stream coming from the north. Single slate shelf above, and	Low	c.260m to the NE

Table 1: Summary of designated heritage assets

Site No.	HER	NGR	Form	Period	Summary	Grading of significance	Approx. distance from site boundary
					B41two single slate shelves just above water level		
B41	MDV2833	SX 649 558	Historic Structure	Late Post Medieval	Cider poundhouse, Filham Farm. Machinery demolished in 1929	Low	c.250m to the E
B42	MDV2834	SX 649 558	Historic Structure	Late Post Medieval	An ash house just east of Filham farm house. A small, stone, rectangular building, with a rectangular feed-hole in the side facing the house, and a door in the south side	Low	c.250m to the E
B43	MDV2835	SX 648 561	Historic Structure	Late Post Medieval	Filham; linhay and pumphouse at the far side of a field adjoining the lane from Ivybridge to Filham	Low	c.320 to the NE
B44	MDV2876	SX 6363 5657	Cartographic	Late Post Medieval	'engine house' shown on os 25" (1880s) map as a large square building to the west of Stowford paper mills (os)	Low	c.1km to the NW
B45	MDV2879	SX 6360 5635	Historic Structure	Late Post Medieval	Boundary Stone. 19C parish boundary stone at west end of old Ivy Bridge inscribed 'Ermington	Low	c.930m to the NW
B46	MDV2948	SX 650 562	Historic Structure	Late Post Medieval	Terrace of 12 Cottages.	Low	c.560m to the NE
B47	MDV2949	SX 651 563	Historic Structure	Late Post Medieval	Binwell cottages, north Filham; two semi-detached cottages on the north side of the Exeter - Plymouth road at the east corner of the old drove lane to the moor now leading to palace cottages	Low	c.600m to the NE
B48	MDV2876	SX 6363 5657	Cartographic	Late Post Medieval	'engine house' shown on os 25" (1880s) map as a large square building to the west of 'Stowford paper mills' (os)	Low	c.1km to the NW
B49	MDV5051	SX 6533 5486	Cartographic	Late Post Medieval	Parish boundary stone shown on 19th century map to the north of Whiteley Cross	Low	c.980m to the SE
B50	MDV13089	SX 6365 5655	Historic Structure	Late Post Medieval	The mill leat	Low	c.1km to the NW
B51	MDV13100	SX 6367 5628	Historic Structure	Late Post Medieval	Two small attached houses of early 19th century, standing on the old coach road at Ivybridge, facing the river Erme	Low	c.880m to the NW
B52	MDV13103	SX 6369 5630	Historic Structure	Late Post Medieval	The bridge inn, Ivybridge. C.1838	Low	c.870m to the NW
B53	MDV13104	SX 6363 5635	Historic Structure	Late Post Medieval	London hotel. The present hotel and public-house is a 3-storey, stone building of c19 construction, probably not all of one date. . The first inn on the site dates from 1787, and is believed to have replaced an early c17 (1638) cottage	Low	c.890m to the NW
B54	MDV13116	SX 6454 5624	Destroyed Structure	Late Post Medieval	Toll house, situated on the n side of the Exeter - Plymouth road, east of Ivybridge. Destroyed c.1931.	Low	c.400m to the N
B55	MDV16867	SX 6328 5578	Historic Structure	Late Post Medieval	Lower mill, Ivybridge. This was a paper mill until 1906 and is now a printing works	Low	c. 910m to the W
B56	MDV19545	SX 6336 5625	Historic Structure	Late Post Medieval	Highland house. Ivybridge. Built in 1792	Low	c.1km to the NW
B57	MDV71950	SX 645 561	Destroyed Structure?	Modern	Site of WWII Searchlight at Ivy Bridge.	Low	c.300m to the N

Table 1: Summary of designated heritage assets

Site No.	HER	NGR	Form	Period	Summary	Grading of significance	Approx. distance from site boundary
B58	MDV80416	SX 6423 5640	Aerial Photograph	Modern	Prisoner of War Camp visible on 1940s aerial photograph. The site is now occupied by housing and schools	Low	c.600m to the N
B59	MDV53778	SX 637 566	Historic Structure	Modern	Air Raid Shelter.	Low	c.1km to the NNW
B60	MDV19338	SX 638 565	Historic Structure	Modern	Stones from hut circle no.19 of excavated enclosure on shaugh moor were re-erected by the county council in 1980-81 in the grounds of Ivybridge school as an educational project.	Low	c.900m to the NNW
B61	MDV66722	SX 6419 5499	Cartographic	Undated	Site of Wadland Cottage shown on 19th century map in an orchard to the north of Wadland Wood. Of unknown date	Low	c.630m to the S
B62	MDV46764	SX 6433 5606	Cartographic	Undated	Fish ponds indicated on os 6" (1906) and on os 6" (1966) (os).	Low	C270m to the N
B63	MDV46763	SX 6484 5538	Historic Feature	Undated	Fish pond shown on 19th century map to the southwest of Filham house.	Low	c.320m to the SSE
B64	MDV38155	SX 635 550	Cartographic	Undated	Leat. Os map shows evidence of man-made watercourses. It is likely that the track or footpath to the south of the farm represents the continuation of these.	Low	c.950m to the SW
B65	MDV2827	SX 6490 5538	Find Spot	Undated	Upper stone of quern lying beside wall of ruined chapel in the grounds of Lower Filham House	Low	c.350m to the SE
B66	MDV3004	SX 656 560	Cartographic	Undated	Well in garden to south of Higher Broadaford	Low	c. 900m to the E
B67	MDV3082	SX 6566 5567	Cartographic	Undated	Site of a quarry shown on 19th century map to the east of Homershill Cross	Low	c.900m to the E
B68	MDV3143	SX 6374 5475	Cartographic	Undated	Track shown on 19th century map running south from Yeo to Keaton Bridge which was known as The Runs	Low	c.1km to the SW
B69	-	SX6437 5656	Site Visit	Late Post Medieval	Circular stone structure, at base of large tree, in approximate location of a well noted on earliest historic OS maps.	Low	Within site
B70	-	SX6466 5797	Aerial Photography	Undated	Cropmark	Low	Adjacent to boundary

Table 1: Summary of designated heritage assets

Appendix 3

Historic map extracts



application area

PROJECT

Godwell Lane, Ivybridge, Devon

TITLE

Map 1:
Extract from C. & J. Greenwood,
published 1823

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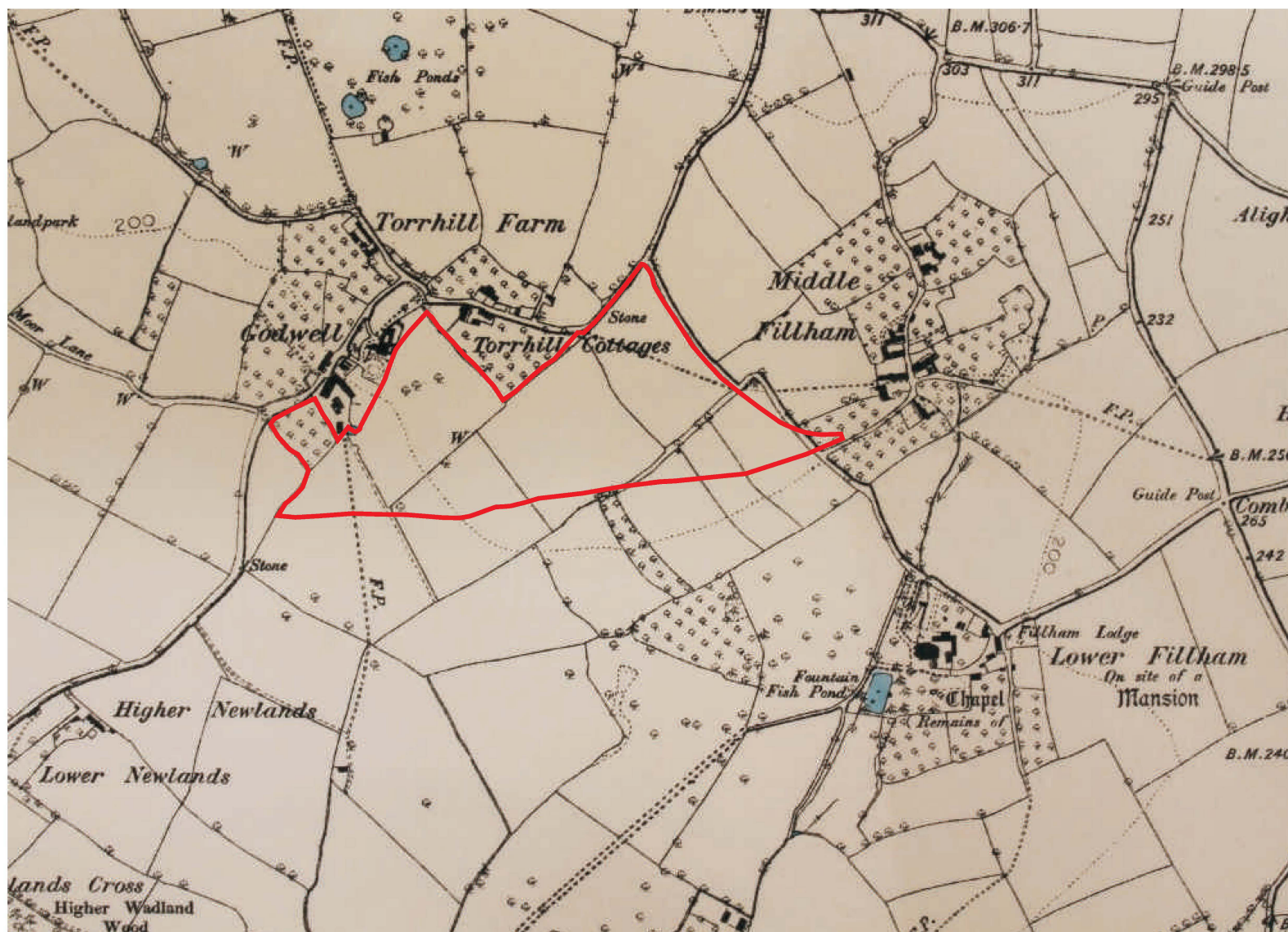
 Application area

PROJECT

Godwell Lane, Ivybridge, Devon

TITLE

Map 2:
Extract from the Ugborough
tithe map, 1843, with names
added from the apportionment
1842



 Application area

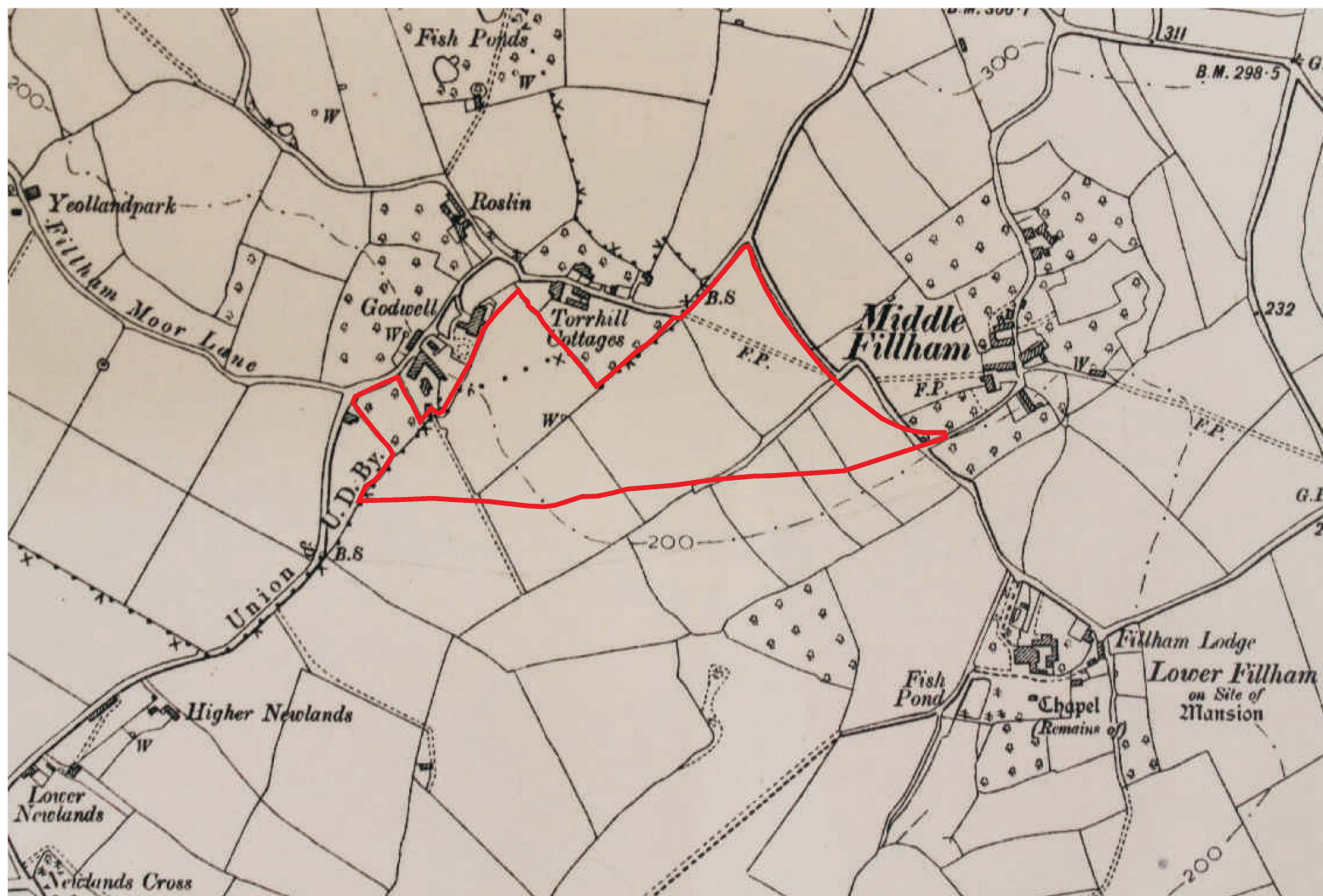
PROJECT

Godwell Lane, Ivybridge, Devon

TITLE

Map 3:
Extract from the 1st edition 6-inch
Ordnance Survey Map, published
1885

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 Application area

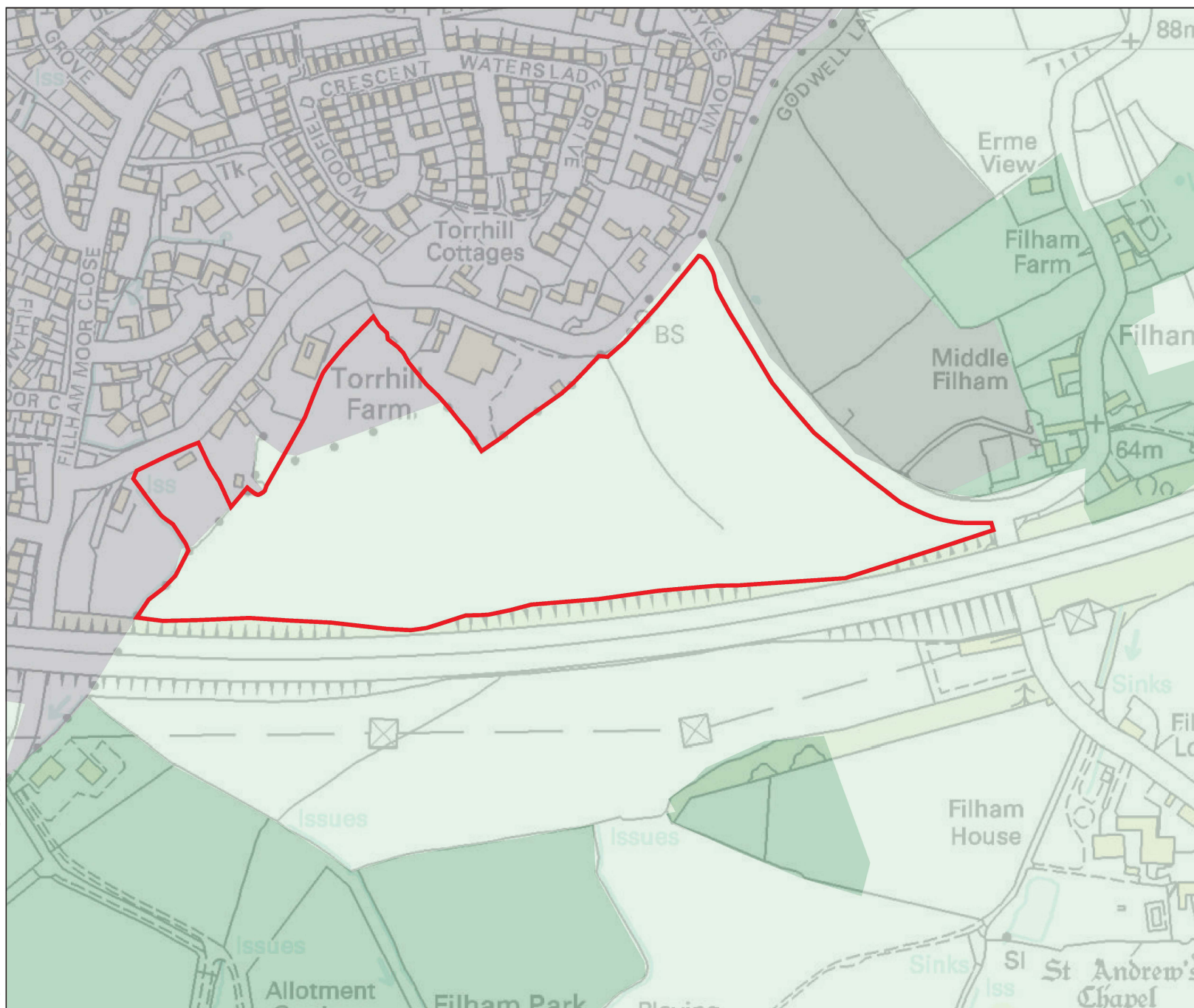
PROJECT

Godwell Lane, Ivybridge, Devon

TITLE

Map 4:
Extract from the 2nd edition 6-inch
Ordnance Survey Map, published
1905

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Key

HLC (Poly)

- Medieval enclosures (based on strip fields)
- Post-medieval enclosures (laid out in 18th-19th century)
- Modern enclosures adapting post-medieval fields
- Modern settlement
- Application area



PROJECT

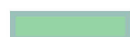
Godwell Lane, Ivybridge, Devon

TITLE

Map 5:
Historic Landscape
Characterisation

Appendix 4

Aerial photograph



Application area

PROJECT

Godwell Lane, Ivybridge, Devon

TITLE

Aerial Photograph CPE/UK/1890,
Frame 3166, 1946



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