

Yeoford Road
Cheriton Bishop
Devon

An Archaeological Evaluation Report

February 2017



**Yeoford Road
Cheriton Bishop
Devon**

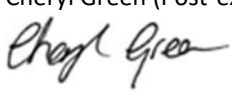
for

COAS project code: C1/EVA/16/YCD

The Hastoe Group

WSI

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Summary

Context One Archaeological Services Ltd (COAS) carried out an archaeological field evaluation through trial trenching on Land at Yeoford Road, Cheriton Bishop, Devon on 21-22 February 2017 as a condition of planning consent for the construction of 8 affordable residential dwellings.

There are no records of any previous archaeological activity on the Site although a Romano-British enclosure identified through aerial photographs as parchmarks is located around 500m from the Site.

Despite the possibility that similar remains might exist on the Site, there was no evidence to indicate this, and no other remains were present. No finds were observed.

1. Introduction

- 1.1 Context One Archaeological Services Ltd (COAS) carried out an archaeological field evaluation through trial trenching as a condition of granting planning permission for the erection of 8 dwellings on Land at Yeoford Road, Cheriton Bishop, Devon (the 'Site') over two days between 21 and 22 February 2017 (**Figure 1**). The project was commissioned by the Hastoe Group.
- 1.2 The evaluation was requested by the Local Planning Authority (LPA), Mid Devon District Council (MDDC) on the advice of Mr Stephen Reed (Archaeologist, Devon County Historic Environment Team (DCHET)). In a reply to an email consultation request from the Hastoe Group on 24 November 2016, Mr Reed stated:

"The proposed development lies within an area of archaeological potential. Within 500 metres to the west, are crop marks indicative of enclosures dating to either the prehistoric or Romano-British Period and topographically, the site may have attracted activity dating to these periods. As such, groundworks for the construction of the proposed development have the potential to expose and destroy archaeological and artefactual deposits associated with these periods.

For this reason and in accordance with paragraph 141 of the National Planning Policy Framework (2012) I would advise that any consent should carry the condition as worded below, based on model condition 55 as set out on Appendix A of Circular 11/95, whereby:

No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority."

- 1.3 The programme of archaeological works comprised five elements: the production of a Written Scheme of Investigation (WSI) which set out the project strategy; a desk-based appraisal of the Site; field evaluation through trial trenching; post-excavation and assessment report production (this document); and archive deposition.
- 1.4 The requirement follows advice by Central Government as set out in paragraph 141 of the *National Planning Policy Framework* (DCLG 2012). This states:

"Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."

2. The Site

- 2.1 The Site (centred on SX 76210 92992) is located c. 450m to the south-west edge of the historic nucleus of Cheriton Bishop which has subsequently dispersed along Holewell Lane as far as the A279. The Site fronts Yeoford Lane at the end of a row of properties on the southern side of the road ending at 'Glenthorne'. The Site comprises a narrow rectangular area extending to c. 0.46ha on land currently under pasture. The terrain on the Site is relatively flat, lying at c. 180m above Ordnance Datum (aOD). According to the British Geological Survey, the underlying geology comprises the Ashton Mudstone Member and Crackington Formation which shows as undifferentiated mudstone and siltstone (BGS 2017). The soils are characterised by slightly acid loamy and clayey soils with impeded drainage (<http://www.landis.org.uk/soilscapes>).
- 2.2 Within a 500m radius of the Site, the desk-based appraisal identified 11 Listed buildings including 1 no. Grade I building (Church of St Mary the Virgin); 1 no. Grade II* building (Old Rectory) and 9 no. Grade II buildings. The only Scheduled Monument is Cheriton Cross located near the intersection of Holewell Lane and the A279. There are four non-designated heritage assets within the search radius and these comprise a milestone (undated); a WWII searchlight site; Coxland Farm (first recorded in 1333) and the settlement of Cheriton Bishop itself (mentioned in Domesday as 'ceritona'). Just beyond the appraisal area to the south-west,

cropmark remains of a Romano-British enclosure has been identified (HER¹ ref. MDV8480). This measures 100m x 70m with an inner and outer ditch and situated on a natural spur.

- 2.3 Historic map regression shows that by 1840 and until the late 1960s, the Site straddled two fields. The boundary between these was no longer depicted on maps from the early 1970s.

3. Aims & Objectives

- 3.1 The objectives of the evaluation were to provide information about the archaeological resource within the site, including its presence/absence, character, extent, date, integrity, state of preservation and quality. This information will enable the LPA on the advice of the DCHET to identify and assess the particular significance of any heritage asset, consider the impact of any proposed development upon it, and to avoid or minimise conflict between the conservation of the heritage asset and any aspect of the development proposal, in line with the *National Planning Policy Framework* (DCLG 2012).

4. Methodology

- 4.1 All archaeological work will be carried out in accordance with and *Standards and Guidance for Archaeological Field Evaluation* (Institute for Archaeologists (CIfA), 1994, rev. 2001, 2008, 2014) and with the *Historic Environment and Development Practice Note* (DCC 2009). COAS adhered to the *Code of Conduct* of the CIfA (1985, rev. 2000, 2014), and *Regulations for Professional Conduct* (CIfA, 2014, rev. 2015) at all times during the course of the evaluation. The fieldwork methodology is summarised below.
- 4.2 A desk-based appraisal was first carried out. The aim of the appraisal was to place the development area into its historic and archaeological context. This involved examining the Devon Historic Environment Record (HER) for any known heritage assets on the Site or within the environs; investigating historic maps such as Tithe Plans and their apportionments from the 1830s/40s and Ordnance Survey maps from the late 19th century; and inspecting any historic aerial photographs of the Site that were of a suitable scale. An appraisal information pack was provided to the field team prior to the commencement of fieldwork.
- 4.3 The archaeological evaluation comprised 3 trenches, each measuring 30m long x 1.6m wide. The trenches were designed to be laid out according to a pre-defined trench plan using Ordnance Survey (OS) co-ordinates with a TopCon GRS1 GPS unit. However, the presence of ground obstacles including a caravan and agricultural equipment required the trenches to be re-positioned (see **Figure 1**). This was carried out in agreement with the DCHET and the new positions of the trenches were recorded by GPS.
- 4.4 A Hyundai Robex 8 tonne tracked machine equipped with a toothless (grading) bucket was used to remove topsoil/overburden under the constant supervision of COAS archaeological staff. Machine excavation continued until archaeological features or natural geology was encountered, whichever was first. Spoil was mounded either side of the trench but no less than 1m from the trench edges.
- 4.5 Once machine work was completed, the trenches were examined and, where necessary, cleaned using hand tools. By default, core details of each trench were recorded on COAS *pro-forma* evaluation trench forms in digital format using iPad mini tablets. This included logging a representative section of each trench to allow an understanding of the stratigraphy. A digital photograph of each trench in plan and representative section was taken in .jpg format. The photographic record also included working shots to illustrate more generally the nature of the archaeological operation mounted.
- 4.6 On conclusion of the field evaluation, the trenches were backfilled and the trench areas compressed by machine.

¹ Historic Environment Record

5. Results

- 5.1 Full details of the deposit sequence in all three trenches can be found in **Appendix 1** as a context summary. Individual contexts are presented below in numeral within brackets with the leading number relating to a member of the field team.
- 5.2 All trenches exhibited a similar horizontal stratigraphy typical of rural environments. This included a topsoil (7-100), (7-200), (7-300) between 0.25m-0.30m thick, overlying a subsoil (7-101), (7-201), (7-301) measuring 0.30m-0.35m thick, resting directly onto natural clay (7-103), (7-203), (7-303) which was excavated to a depth of 0.10m to check its integrity as a natural deposit. The natural largely reflected the recorded mudstone and siltstone geology.
- 5.3 There was no evidence for any archaeological remains/deposits in any of the trenches.

6. The finds

- 6.1 No finds were observed or recovered during the machine excavation of the trenches or through hand cleaning. The excavation spoil was also inspected for finds but none were observed.

7. Discussion

- 7.1 Despite the archaeological potential indicated by the recorded heritage assets in the environs of the Site there was no evidence of any archaeological activity. In addition, no finds were observed or recovered during excavation.

8. Archive

- 8.1 As no archaeological evidence was encountered, all relevant data has been incorporated into this report. As such, the digital archive will either be held on the COAS cloud storage or destroyed.
- 8.2 Copies of this report will be deposited with the client and included as part of the Devon Historic Environment Record. A digital copy of the report will also be deposited with the Archaeology Data Service, via OASIS (On-line Access to the Index of Archaeological Investigations – <http://oasis.ac.uk/england/>), and will be compiled in accordance with the standards and requirements of the ADS, which may be accessed through the ADS website.

9. Bibliography

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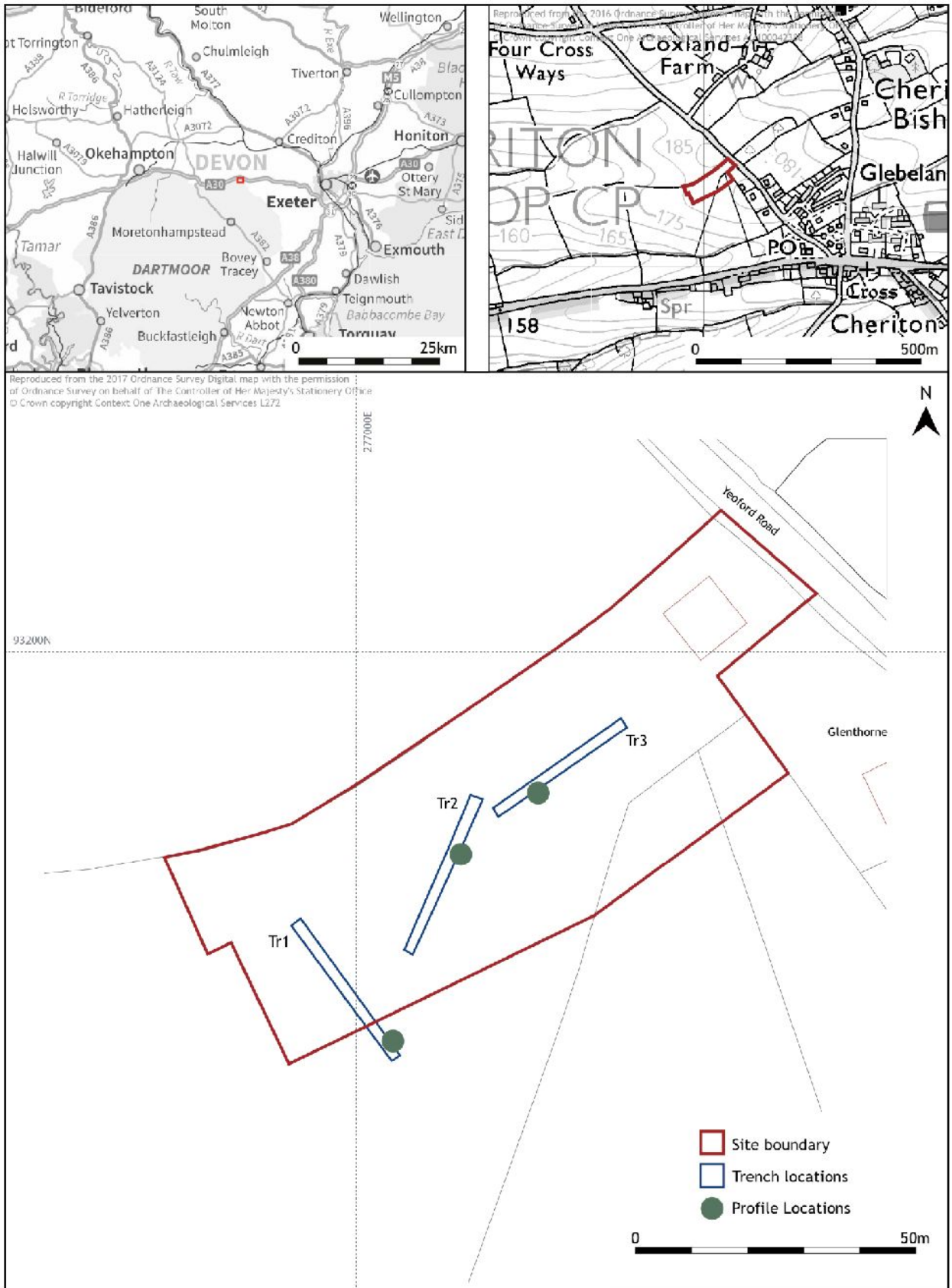


Figure 1. Site setting, trenches and profile locations



Plate 1. Site setting from the west



Plate 2. Trench 2 from the NNE (2 x 1m scales)



Plate 3. Trench 3 from the south-west (2 x 1m scales)

Appendix 1: Context summary

CONTEXT NO.	PERIOD	TYPE	DESCRIPTION	EARLIER THAN	CONTEMP. WITH	LATER THAN	LENGTH	WIDTH/DIAMETER	THICKNESS/DEPTH (m)
Trench 1 – 30m long x 1.6m wide									
7-100	Modern	Layer	Topsoil. Soft grey (7.5YR 5/1) silty clay with occasional shale fragments (<0.10m) and frequent gravel fragments (<0.10m)	N/A	-	7-101	30m+	1.60m+	0.25m
7-101	Natural	Layer	Subsoil. Firm reddish yellow (7.5YR 6/6) silty clay with frequent angular shale fragments (0.15m)	7-100	-	7-102	30m+	1.60m+	0.35m
7-102	Natural	Layer	Natural. Firm brown (7.5YR 5/2) clay and horizontal shale beds with frequent shale fragments (<0.20m)	7-101	-	N/A	30m+	1.60m+	0.10m+
Trench 2 - 30m long x 1.6m wide									
7-200	Modern	Layer	Topsoil. Firm grey (7.5YR 5/1) silty clay with frequent platy shale fragments and frequent gravel (<0.20m)	N/A	-	7-201	30m+	1.60m+	0.30m
7-201	Natural	Layer	Subsoil. Firm reddish yellow (7.5YR 6/6) fine silty clay with frequent platy shale fragments (0.20m)	7-200	-	7-202	30m+	1.60m+	0.30m
7-202	Natural	Layer	Natural. Compacted brown (7.5YR 5/2) clay with frequent platy shale fragments (<0.20m)	7-201	-	N/A	30m+	1.60m+	0.10m+
Trench 3 - 30m long x 1.6m wide									
7-300	Modern	Layer	Topsoil. Soft grey (7.5YR 5/1) silty clay with occasional shale fragments (<0.10m) and frequent gravel (<0.10m)	N/A	-	7-301	30m+	1.60m+	0.30m
7-301	Natural	Layer	Subsoil. Firm reddish yellow (7.5YR 6/6) sandy clay with frequent shale fragments (0.10m)	7-300	-	7-302	30m+	1.60m+	0.30m
7-302	Natural	Layer	Natural. Firm brown (7.5YR 5/2) silty sandy clay with frequent shale fragments (<0.20m)	7-301	-	N/A	30m+	1.60m+	0.10m+

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