

Land at Brooklea and Old Grist Mill House, Chillington, Kingsbridge, Devon.

An archaeological desk-based appraisal and field evaluation.



**Land at Brooklea and Old Grist Mill House, Chillington, Kingsbridge,
Devon.**

An archaeological desk-based appraisal and field evaluation

for

Ashmill Developments Ltd

by



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April 2011

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Front cover image: Trench 1 from the south after excavation. © Context One Archaeological Services 2011

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Non-Technical Summary

Context One Archaeological Services Ltd (COAS) carried out an archaeological desk-based appraisal and field evaluation relating to land at Brooklea and Old Grist Mill House, Chillington, Kingsbridge, Devon (centred on NGR SX 79479 42883) during April 2011. The project was commissioned and funded by Ashmill Developments Ltd.

The requirement for the archaeological work was made by the Local Planning Authority (South Hams District Council) on the advice of Mr Stephen Reed (Archaeologist, Historic Environment Service (HES), Devon County Council) as a condition of granting planning permission for the construction of nine dwellings.

The Site is located within the historic core of the village and adjacent to the site of a medieval mill that was first documented in the early 14th century.

The evaluation consisted of three trenches totalling 59m in length and 1.4m wide. Excavation in all trenches revealed a similar horizontal sequence of deposits comprising topsoil, subsoil and natural mudstones. There was no evidence of any archaeological features/deposits. A small assemblage of post-medieval and modern pottery sherds were observed in the topsoil and subsoil but were not collected.

1. Introduction

- 1.1 Context One Archaeological Services Ltd (COAS) carried out an archaeological desk-based appraisal and field evaluation relating to land at Brooklea and Old Grist Mill House, Chillington, Kingsbridge, Devon (centred on NGR SX 79479 42883) (hereafter referred to as the Site) during April 2011. The project was commissioned and funded by Ashmill Developments Ltd.
- 1.2 The requirement for the archaeological work was made by the Local Planning Authority (South Hams District Council) on the advice of Mr Stephen Reed (Archaeologist, Historic Environment Service (HES), Devon County Council) as a condition of granting planning permission for the construction of nine dwellings (Planning Application ref. 53/2587/07/F). In a *Brief for Archaeological Evaluation* (dated 7th August 2008), Mr Reed stated:

“The area of the proposed development occupies an area around the Grist Mill in Chillington. This is within the historic core of the settlement of Chillington, and is within a Conservation Area. The first mention of a settlement at Chillington is to be found in the Domesday Book, in which it occurs as the Royal manor of Cedelintone. A market was granted in 1217-1218 and there are references to burgesses and a borough court from the next century. Maps hint at the presence of medieval burgage plots, particularly north of the road. The grist mill that this development surrounds is shown as a ‘grist mill and garden’ on the 1841 tithe map but by 1878 is described as ‘void and unoccupied’. The land of the proposed development is shown as orchard on the 1st series Ordnance Survey map from the 1880s/1890s. Groundworks associated with the proposed development may expose and destroy archaeological deposits associated with the early settlement here.”

- 1.3 Since the issue of the Brief in 2008, the HES Archaeologist responsible for South Hams is now Graham Tait. Prior to the commencement of the archaeological work, COAS submitted a *Written Scheme of Investigation for an Archaeological Field Evaluation: Land at Brooklea and Old Grist Mill House, Chillington, Kingsbridge, Devon* (Milby 2011), which provided a strategy for the investigation. This was submitted to and approved by Mr Tait prior to the commencement of the works.
- 1.4 The requirement for the archaeological work follows advice given by Central Government as set out in *Planning Policy Statement (PPS) 5: Planning for the Historic Environment* (2010); and the Local Development Framework Policy on Archaeology.
- 1.5 This report summarises the topographical and geological setting of the Site, and presents the results of the desk-based appraisal and field evaluation.

2. Site Location, Topography and Geology

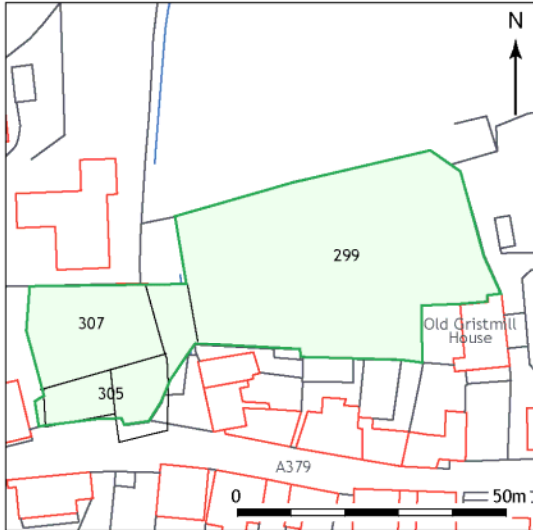
- 2.1 The Site is situated within the historic core of Chillington village, in the civil parish of Stokenham in the district of South Hams. The nearest town is Kingsbridge, c. 6km to the north-west; the village itself is c. 3km west of the coast at Torcross. The Site is located towards the eastern end of Chillington on the northern side of the main A379 road that passes through the village. The part of the Site that was subject to evaluation is currently in use as an orchard/garden and borders housing fronting the road on its southern side, a brook on its western flank, the ‘Old Grist Mill House’ on its eastern side, and open fields on its northern flank (**Figure 1**). The Site falls from c.35m-34m above Ordnance Datum (aOD) from north to south and c.37m-32m aOD from east to west with a high point of around 38m aOD in the north-east corner.
- 2.2 According to the British Geological Survey (2011), there is no superficial (drift) geology. The underlying solid geology comprises slate, siltstone and sandstone forming the Meadfoot Group.



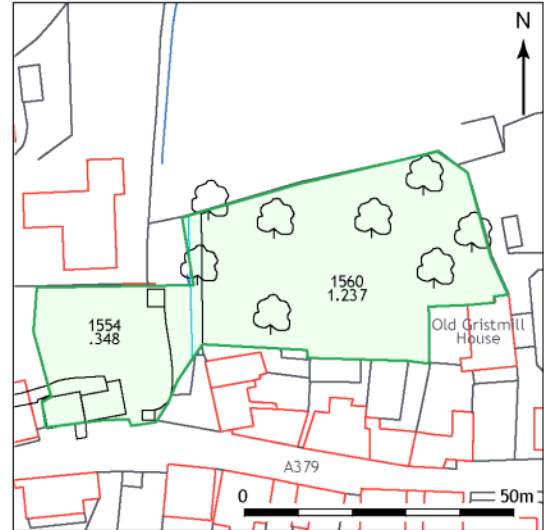
PROJECT TITLE		
Land at Brooklea and Old Grist Mill House, Chillington, Kingsbridge, Devon		
FIGURE TITLE		
Site setting		
SCALE	PROJECT CODE	FIGURE NO.
as shown	C1/EVA/11/ OCD	1

3. Desk-based appraisal

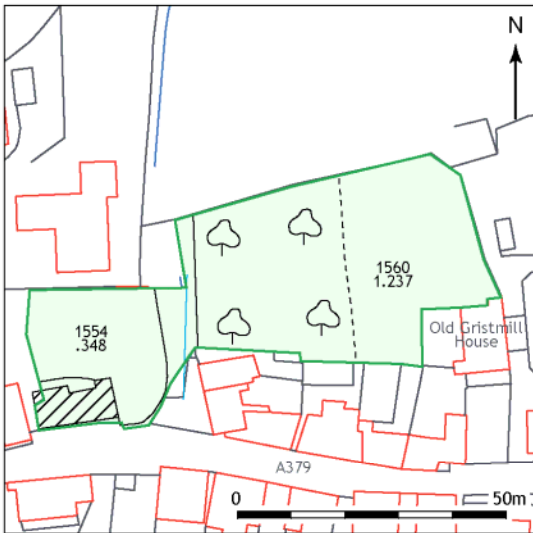
- 3.1 An archaeological desk-based appraisal was first carried out to place the Site into its historic and archaeological context and to assist the positioning of field evaluation trenches. The appraisal principally involved a trawl of the Devon Historic Environment Record (HER) for archaeological events within a 750m radius of the Site; a study of historic maps including the Tithe Map and Apportionment from the 1830s/40s and Ordnance Survey maps from the late 19th century; and aerial photographs held by the Devon County HES.
- 3.2 The HER comprises 27 entries for archaeological events within 750m of the Site and these span the prehistoric to Modern periods. There are no records for the Site itself although there are two entries relating to the adjacent former grist mill site. Chillington Grist Mill (HER no. 13074) was first documented in 1308 and is represented on the 1841 Tithe Map although later in the 19th century it is noted as unoccupied. Elements of the mill could be traced when a survey was conducted in 1981 although it is mostly incorporated within a modern range of buildings. A separate HER entry relates to the discovery of three millstones (HER no. 72199). None of the remaining HER events are within 400m of the Site.
- 3.3 Map regression of historic maps shows that the Site boundaries have remained largely static since the first half of the 19th century and until the late 19th century, it was undeveloped land. The Devon Historic Landscape Characterisation describes a large proportion of the Site as probably deriving from fields first enclosed during the 18th and 19th centuries. By 1886, the majority of the site is represented as orchard with a building fronting the main road in the south-west corner. From 1906, this building had been replaced by two separate structures set back from the road. These survive today as a residence known as 'Brooklea' and a commercial workshop. The area of the Site subject to evaluation has mostly been represented as having tree cover for at least the last 125 years and still serves as an orchard/garden. The appearance of a 'soft' boundary marked on the 1906 Ordnance Survey map bisecting this area is the only sign that this part of the Site has seen any alterations since the first half of the 19th century.



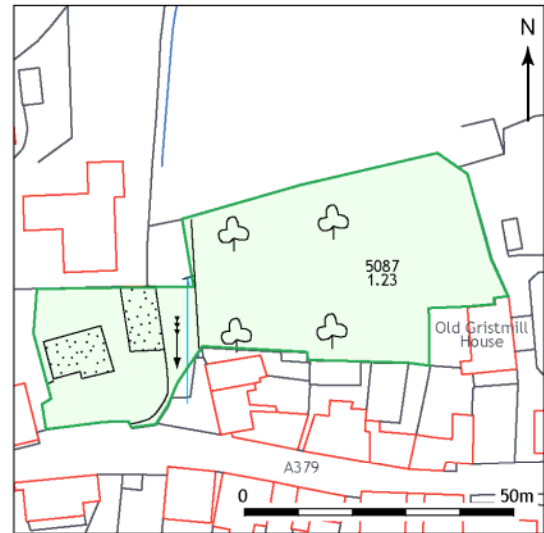
Transcription of 1840s Tithe Map (1907 copy)



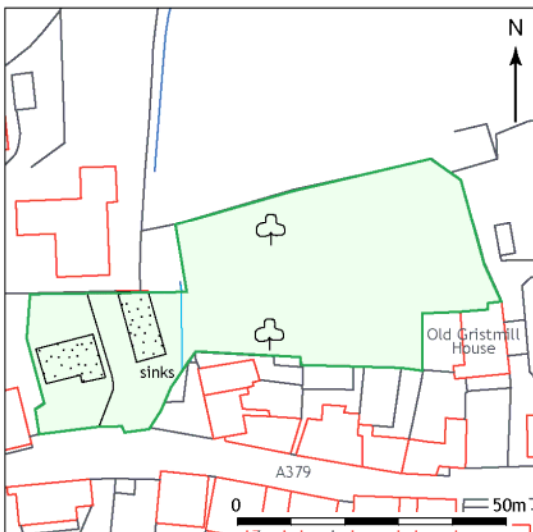
Ordnance Survey 25'' map transcription, 1886



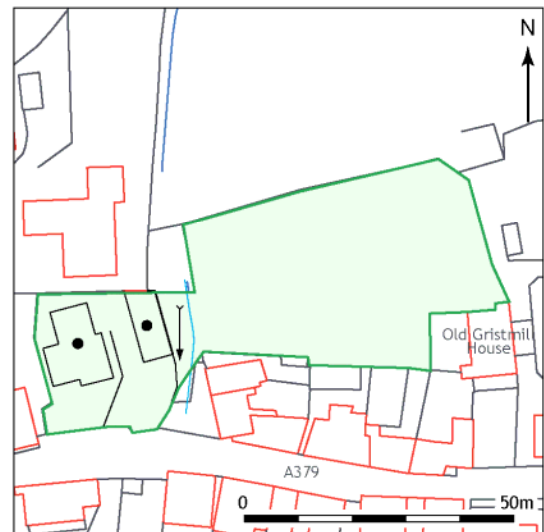
Ordnance Survey 25'' map transcription, 1906



Ordnance Survey 1:2500 map transcription, 1954



Ordnance Survey 1:2500 map transcription, 1965



Ordnance Survey 1:2500 map transcription, 1987

4. Methodology

4.1 The field evaluation was carried out in accordance with the *Standards and Guidance for archaeological evaluation* published by the Institute for Archaeologists (IfA) in 1995 (revised 1999). COAS adhered to the *Code of Conduct* issued by the IfA in 1985 (revised 2000), and *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (1990, revised September 2000), at all times during the course of the investigation. Current Health and Safety legislation and guidelines were followed on Site.

4.2 Mr Tait was kept informed of progress as the evaluation proceeded but as the trenches proved to be archaeologically sterile, a monitoring visit was not carried out.

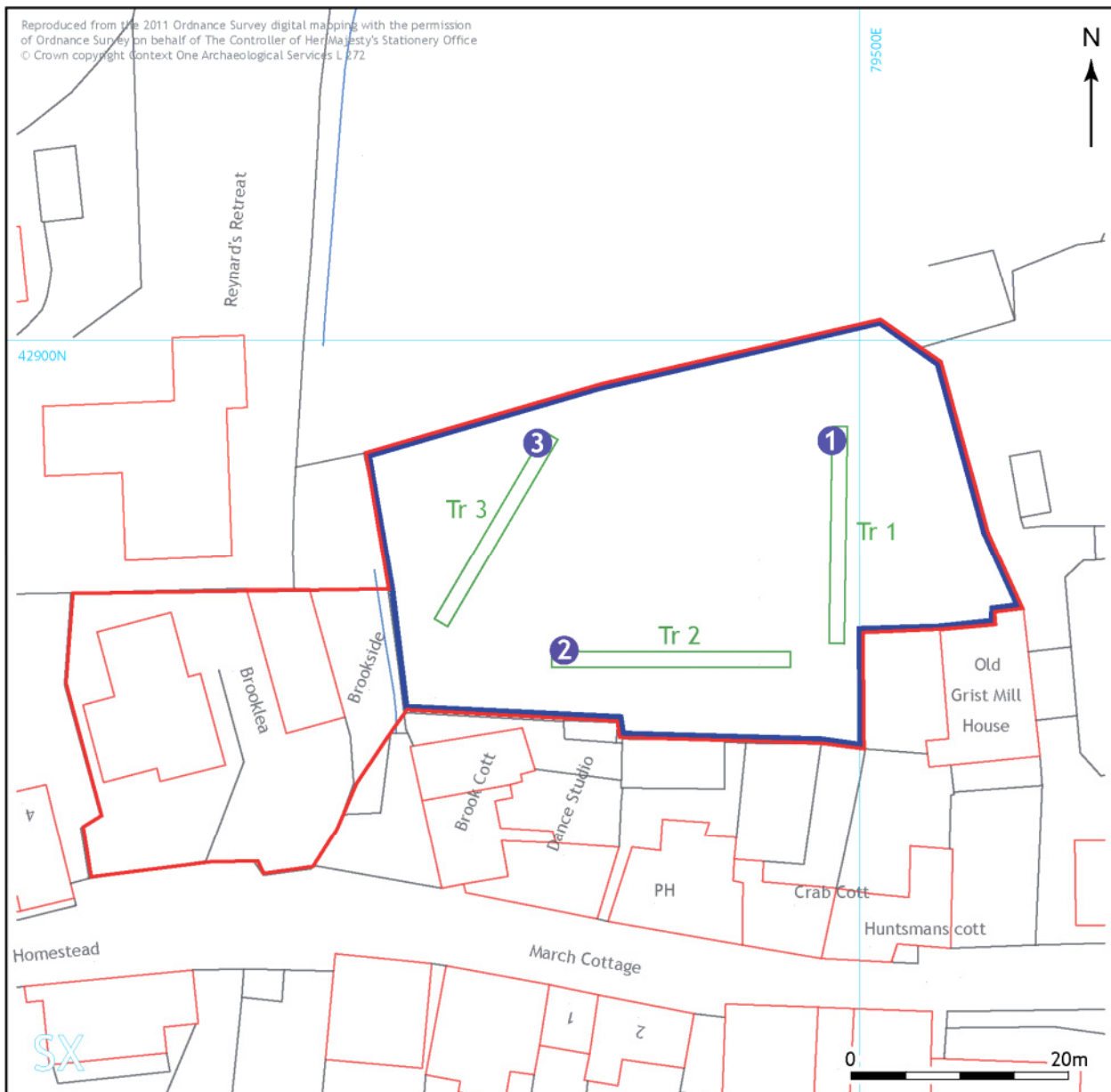
Field Evaluation

4.3 The field evaluation was carried out over two days between 7 and 8 April 2011 and consisted of 3 machine and hand excavated trenches: trench 1 measured 18m x 1.4m; trench 2 measured 20m x 1.4m; and trench 3 measured 22m x 1.4m. Combined, the trenches represented a 4% sample of the development area. The number and layout of the trenches varied from the Written Scheme of Investigation due to areas of mature trees/vegetation, and modern terracing at the eastern end of the Site. Nevertheless, the sample percentage remained the same.

4.4 A tracked mini-digger equipped with a 0.90m wide toothless (grading) bucket was used to remove topsoil and subsoil under the supervision of COAS archaeological staff. Due to the absence of archaeological deposits/features in any of these horizons in all the trenches, machine excavation continued to natural geology. All trenches were cleaned using hand tools in order to fully characterise the deposit sequence and aid the identification of any archaeological features.

4.5 All deposits were recorded using standard COAS pro-forma recording sheets and a “Harris-Winchester matrix” diagram. Soil colours were recorded using a Munsell soil colour chart. A representative profile of the general deposit sequence in each trench was recorded using standard COAS evaluation trench sheets. A photographic record of the work was prepared and involved the sole use of digital images. This included photographs of each trench in plan, representative trench sections, and general working shots to illustrate the nature of the archaeological investigation.

4.6 Following completion of the evaluation and prior to backfilling, the trenches were surveyed with a TopCon GRS-1 GPS unit to record the location and altitude of the trenches relative to the National Grid and Ordnance Datum.



<ul style="list-style-type: none"> site boundary impact area location of trenches X location and number of profiles 	<p>PROJECT TITLE Land at Brooklea and Old Grist Mill House, Chillington, Kingsbridge, Devon</p>	
	<p>FIGURE TITLE Detailed site setting showing location of trenches and profiles</p>	
	<p>SCALE as shown</p>	<p>PROJECT CODE C1/EVA/11/OCD</p>

5. Results

- 5.1 In the text below, context numbers appear in standard brackets, e.g. (1002).
- 5.2 Excavation revealed a similar sequence of horizontal deposits in all three trenches. This comprised a silty clay, strong brown (7.5YR 4/6) topsoil ((100), (200), (300)), 0.20m-0.32m thick overlying a compact, silty clay, red (2.5YR 4/8) subsoil ((101), (201), (301)), 0.22m-0.40m deep. The subsoil lay directly over the natural geology, a dark red (2.5YR 3/6) and compact mudstone deposit ((102), (202), (302)). This was excavated to a maximum depth of 0.30m. All the deposits incorporated scatters of platey slate fragments.

6. The Finds

- 6.1 A small quantity of post-medieval and modern pottery sherds were found in topsoil and subsoil deposits. The assemblage was probably deposited as part of refuse disposal and did not include any distinctive or unusual forms. As such, the finds were noted but not collected.

7. Discussion and Conclusions

- 7.1 Excavation in all trenches revealed a similar horizontal sequence of deposits comprising only topsoil, subsoil and natural mudstones. Despite being located within the historic core of the village and adjacent to the site of a medieval mill, there was no evidence of any archaeological features/deposits. A small assemblage of post-medieval and modern pottery sherds were observed in the topsoil and subsoil but not collected.

8. Archive

- 8.1 The site archive is currently held at the offices of Context One Archaeological Services Ltd and consists of 45 digital images in .jpg format, 1 trench plan with locational measurements on stable drawing media, and the written paper record - including 3 evaluation trench sheets, 1 photographic register, 1 groundwork methodology sheet and a day record. The archive will be prepared to comply with guidelines set out in *Standards in the Museums Care of Archaeological Collections* (Museum and Galleries Commission 1992) / *Management of Archaeological Projects 2* (English Heritage 1991). Arrangements will be made to deposit the paper archive with Plymouth City Museum & Art Gallery within 12 months following the submission of this report.
- 8.2 Copies of this report will be deposited in paper and electronic format with:

Ash Mill Developments Ltd
23 Princes Street
London
W1B 2LX

Historic Environment Service
Devon County Council
Environment, Economy and Culture Directorate
Matford Offices
County Hall
Exeter
EX2 4QW

9. Acknowledgements

Context One Archaeological Services Ltd would like to thank Mr Andrew Brown (Ashmill Homes) for his kind assistance throughout the course of this investigation; Ms Marrina Neophytou (Historic Environment Administration/Technical Support) for supplying HER data and aerial photographs; the staff at Devon Record Office and the West Country Studies Library, Exeter for locating historical material; and Mr Graham Tait (Archaeologist, Historic Environment Service, Devon County Council) for curatorial advice.

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|--|--|
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| Institute for Archaeologists (IfA), 1985 (rev. 2008) | <i>Code of Conduct.</i> Reading: IfA |
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| Milby, S., 2011 | <i>Written Scheme of Investigation for an Archaeological Field Evaluation: Land at Brooklea and Old Grist Mill House, Chillington, Kingsbridge, Devon</i> (unpublished Context One project document) |
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| Museum and Galleries Commission, 1992 | <i>Standards in the Museums Care of Archaeological Collections.</i> London: Museum and Galleries Commission |

Appendix 1: Brief for Archaeological Evaluation undertaken in Support of a Planning Application

Devon County Council Historic Environment Service Brief for Archaeological Evaluation

BRIEF FOR ARCHAEOLOGICAL EVALUATION

Location: Land at Brooklea and Old Grist Mill House, Chillington, Kingsbridge, TQ7 2JS.
Parish: Stokenham
District: South Hams
County: Devon
NGR: SX79484287

Planning Application no: 53/2587/07/F

Proposal: Construction of nine dwellings

Historic Environment Service ref: Arch/dc/sh/12304

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES), at the request of Andrew Brown, of Ash Mill Developments Ltd, with regard to the archaeological works required as a condition of planning consent for the above works.

1.2 In accordance with PPG16 (1990) Archaeology and Planning Policy, and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:

'No development shall take place until the applicant 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.' The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

1.3 The principal objective of the programme shall be to evaluate the survival of below-ground archaeological deposits across the proposed development site. The results will inform as to the nature, extent, and date of any surviving archaeological deposits within the application area. This information will inform as to the requirement for any further investigations to be undertaken as mitigation for the impact of the proposed development upon the archaeological resource and, as such, represents the *first stage* of a programme of archaeological mitigation.

1.4 The area of the proposed development occupies an area around the Grist Mill in Chillington. This is within the historic core of the settlement of Chillington, and is within a Conservation Area. The first mention of a settlement at Chillington is to be found in the Domesday Book, in which it occurs as the Royal manor of *Cedelintone*. A market was granted in 1217-1218 and there are references to burgesses and a borough court from the next century. Maps hint at the presence of medieval burgage plots, particularly north of the road. The grist mill that this development surrounds is shown as a 'grist mill and garden' on the 1841 tithe map but by 1878 is described as 'void and unoccupied'. The land of the proposed development is shown as orchard on the 1st series Ordnance Survey map from the 1880's/1890's. Groundworks associated with the proposed development may expose and destroy archaeological deposits associated with the early settlement here.

1.5 This Brief covers the application area as defined in the plans submitted in support of this application.

2. WRITTEN SCHEME OF INVESTIGATION

2.1 This document sets out the scope of the works required to record the extent and character of any surviving archaeological deposits within the application area and will form the basis of the *Written Scheme of Investigation* (WSI) to be prepared by the archaeological consultant and approved by the HES and the Local Planning Authority (LPA).

2.2 The Written Scheme of Investigation must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES and the Local Planning Authority prior to any development commencing on site.

3. CONTENT OF PROGRAMME

3.1 Desk-based assessment

The programme of work shall include a desk-based appraisal of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.

If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

3.2 Evaluation of the site

A series of trenches will be excavated across the proposed development area. The location of these excavations will be determined in consideration of the results of the desk-based assessment, the below-ground impact of the proposed development and the site topography.

3.2.1 Details of the strategy for positioning trenches must be agreed with the HES and should be excavated by a 360° tracked or JCB-type machine - fitted with a toothless grading bucket - to the surface of archaeological deposits or *in situ* natural ground - whichever is highest in the stratigraphic sequence. Exposed archaeological features and deposits will be cleaned and excavated by hand and fully recorded by context as per the Institute of Field Archaeologists' *Standards and Guidance for an Archaeological Watching Brief* (1994 - revised 2001). All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawing shall be drawn at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation.

3.2.2 All archaeological features should be investigated and as a minimum:

- i) small discrete features will be fully excavated;
- ii) larger discrete features will be half-sectioned (50% excavated); and
- iii) long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature.
- iv) one long face of each trench will be cleaned by hand to allow the site stratigraphy to be understood and for the identification of archaeological features.

Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts

Any variation of the above will be undertaken in agreement with the HES.

3.2.3 The full depth of archaeological deposits must be assessed. This need not require excavation to natural deposits if it is clear that complex and deep stratigraphy will be encountered.

3.2.4 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling strategies should be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required.

3.2.5 The photographic record shall be made in BAW print supplemented by digital or colour transparency. If digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital

images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.2.6 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.2.7 Should gold or silver artefacts be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.4 below.

5. REPORTING

5.1 A report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans and reports of all documentary and other research, and of the trenches, features, deposits and artefacts together with their interpretation. The report will also include an overall plan showing the boundaries of the site, the location of the evaluative trenches in relation to those boundaries and all exposed archaeological features and deposits. It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

The report shall summarise the archaeological potential of the site and the impact upon it of the proposed development. It may in appropriate cases make suggestions as to appropriate mitigation of the archaeological impact of the proposal, but these will be subject to review by the HES, who will make final recommendations to the Local Planning Authority.

5.2 The HES would normally expect to receive the report within three months of completion of fieldwork - dependant upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.

5.3 On completion of the report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.4 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the report. **The report or short entry to the Historic Environment Record will also include the OASIS ID number.**

5.5 Publication

Should particularly significant remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may

be necessary – will be confirmed with the HES. If further archaeological works are undertaken, then the results of these initial evaluative investigations will be incorporated into the publication text resulting from further works.

6. FURTHER WORK

In the light of the results of the archaeological evaluation it will be possible to identify what further work, (e.g. further evaluative work to clarify the site stratigraphy, area excavation, etc), if any, is needed as mitigation for the impact of the proposed development on the archaeological resource.

Should the site be demonstrated to be archaeologically sterile then there would be no requirement for further archaeological works.

7. PERSONNEL

7.1 A professional archaeological consultant, to be agreed with the HES, shall carry out the programme of works. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a Member of the Institute of Field Archaeologists (MIFA), or by a person of similar standing. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

7.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

7.3 The work shall be carried out in accordance with *IFA Standards and Guidance for Archaeological Field Evaluations (1994)*, as amended (1999).

8. DEPOSITION OF ARCHIVE AND FINDS

8.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation.*

8.2 The artefact discard policy must be set out in the Written Scheme of Investigation.

8.3 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

8.4 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form submitted.

9. CONTACT NAME AND ADDRESS

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW
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7th August 2008