



JOHN MOORE HERITAGE SERVICES

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

OF

LAND AT TOPSHAM ROAD, EXETER

NGR SX 957 894 CENTRED

On behalf of

Dart Properties Limited

APRIL 2008

REPORT FOR

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1 INTRODUCTION

1.1 Origins of the Report

This archaeological desk-based assessment was commissioned by Dart Properties Ltd. The desk-based assessment represents the first stage of archaeological investigation work, providing an appraisal of the archaeological potential of the site. This will allow for the formulation of a more informed and appropriate field evaluation and mitigation strategy.

1.2 Planning Guidelines and Policies

This report has been prepared in accordance with *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment (1990); and with the policies relevant to archaeology in the *Devon Structure Plan* (October 2004) and the *Exeter City Local Plan First Review* (1995-2011). It also follows the advice given by the Exeter City Council Planning Services in *Archaeology and Development: Draft Supplementary Planning Guidance* (February 2004). In format and contents this report conforms to the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA September 2001).

1.2.1 Government Planning Policy Guidance

PPG 16 (DOE 1990) provides Government guidance for the investigation, protection and preservation of archaeological remains affected by development. The document emphasises the importance of archaeology (Section A, Paragraph 6) and states that:

“Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.”

PPG 16 additionally stresses the importance of addressing archaeological issues at an early stage in the planning process (Paragraph 12):

“The key to informed and reasonable planning decisions, as emphasized in paragraphs 19 and 20, is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal.”

The advice given recommends early consultation between developers and the planning authority to determine “whether the site is known or likely to contain archaeological remains” (Paragraph 19). As an initial stage, such consultations may lead to the developer commissioning an archaeological assessment, defined in the following manner in PPG 16 (Paragraph 20):

“Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques.”

If the desk-based assessment should indicate a high probability of the existence of important archaeological remains within the development area, then further stages of archaeological work are likely to be required. PPG 16 states that in such cases (Paragraph 21):

“it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist.”

Additional guidance is provided if the results of an evaluation indicate that significant archaeological deposits survive within a development area. PPG 16 stresses the importance of preservation (Paragraphs 8 and 18):

“Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.”

“The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.”

But acknowledges that (Paragraphs 24 and 25):

“the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation, during which the archaeological evidence is recorded.”

“Where planning authorities decide that the physical preservation *in situ* of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it

would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such agreements should also provide for the subsequent publication of the results of the excavation.”

This level of work would involve the total excavation and recording of archaeological remains within the development area by a competent archaeological contractor prior to their destruction or damage.

PPG12 (Development Plans, 1999) allows for the contents of SPGs to be a material consideration in determining planning applications. This is relevant to Exeter City Council’s Archaeology and Development SPG (2004). See also 1.2.4.

1.2.2 The Devon County Structure Plan

The Government guidance set out in PPG 16 has been integrated into County Structure Plans and Local Plans. The Devon Structure Plan (October 2004), includes two policies relevant to the historic environment and archaeological remains. The first (Policy CO7) states:

“The quality of Devon’s historic environment should be conserved and enhanced. In providing for new development particular care should be taken to preserve the special historic character of settlements, the character and appearance of conservation areas, the historic character of the landscape, listed or other historic buildings of architectural or historic interest and their settings and parks and gardens of special historic interest and their settings.”

The second policy (Policy CO8) is specifically concerned with archaeological sites and states:

“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.”

1.2.3 The Exeter City Local Plan

The Exeter City Local Plan First Review (1995 to 2011) includes a number of more detailed policies relevant to heritage conservation. Three of these are concerned with Listed Buildings, Buildings of Local Importance and historic parks and gardens. The policy relevant to Listed Buildings (Policy C2) states:

“Development (including changes of use, alterations and extensions) which affects a Listed Building must have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.”

The policy concerned with Buildings of Local Importance (Policy C3) states:

“Development (including changes of use, alterations and extensions) which affects a building of local importance, as identified in Schedule 5, will not be permitted where it harms the architectural or historic value of the building.”

The policy relevant to historic parks and gardens (Policy C4) states:

“Redevelopment within, adjacent to, or otherwise likely to affect the setting of, parks and gardens of special or local historic interest will not be permitted if the proposals:

- a) would involve the loss of features considered to form an integral part of the character or appearance of the park and garden; and
- b) would otherwise detract from the enjoyment, layout, design, character, appearance, or setting of the park and garden.

The Local Plan additionally includes a single policy relevant to archaeological remains (Policy C5), which states:

“Development will not be permitted which would cause harm to a site, monument or structure of national archaeological importance, whether Scheduled or unscheduled, or which would cause harm to its setting. Proposals should preserve nationally important archaeological remains in situ and, where appropriate, make arrangements for their enhancement and display. Where the proposal will affect remains of regional or local importance, the desirability of preserving the remains in situ will be weighted against the need for the development. If preservation in situ is not feasible or appropriate the developer must undertake archaeological recording works in accordance with a scheme to be agreed in advance.”

In relation to this development proposal two paragraphs are particularly relevant.

Paragraph 10.24 states:

“Archaeological remains are a finite, non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. They occur in the form of below ground remains and upstanding structures and range from the earliest evidence of exploitation of the land by

prehistoric man through to the fortification and civil defence sites of the last World War. In character they vary enormously, and are often only initially visible to the specialist eye.”

Paragraph 10.31 states:

“In accordance with government guidance, developers will be required to submit an archaeological assessment and/ or field evaluation report with applications for planning permission where known or potential archaeological remains are likely to be affected by the proposed development. These help to define the character, extent, depth and quality of such remains and thus indicate the weight which ought to be attached to their preservation. The Council will require developers to incorporate the results of these studies into their proposals, so that important remains are preserved in situ, through, for example, the careful siting of buildings and sensitive design foundations. This approach will also apply to currently undiscovered site and areas of interest which will emerge after the publication and adoption of this Plan.”

1.2.4 Exeter City Council. Archaeology and Development: Supplementary Planning Guidance

Archaeology and Development: Supplementary Planning Guidance (2004) emphasises the consideration of the City’s archaeological resource during development proposals:

“Archaeological remains are often the only source of information about the City’s past. As they are a finite, fragile and ever diminishing resource, developers are required to integrate the consideration of archaeological matters into the development process.

The guidance in this document supplements in particular policy C5 (see above) and with particular reference to this development proposal paragraphs 10.24 and 10.31 of the Exeter Local Plan First Review 1995-2001 (see above).

The Guidance includes

“The first requirement is to find out about the known or potential remains, their extent and location, and to make an assessment of their significance. Sufficient information should be collected to allow a well-informed planning decision to be made.”

and

“For below ground remains, a desktop study (assessment) of existing information may be required. If necessary this would be followed by a geophysical survey and site investigation (evaluation) to ensure a more accurate impact assessment.”

Where such information is not provided with an application the city council may:

“refuse to register an application until sufficient information on the impact of the proposals is provided

formally ask for such information to be provided under the planning regulations, and defer consideration of the application until such information is forthcoming, or

refuse an application, and/or request it to be withdrawn.”

If significant remains are present there a number of options open to the developer and the planning authority including:

“Where other important unscheduled remains are involved the Council will negotiate to reduce the impact on them to an acceptable level. Where this is not achieved the application will be recommended for refusal.

Where the impact is acceptable or where less important remains are involved (the majority of cases) conditions will be attached to permissions to ensure:

- the protection of important remains
- the prior approval of details of foundations and formation levels
- the appropriate recording, analysis and publication of remains and features whose destruction or disturbance has been agreed, and
- the deposition of the records and retained finds in the Museum, in accordance with the Museum’s “Conditions of Deposit”.

In particularly large and complex cases, sufficient provision for archaeological recording and publication, the permanent public storage of the records and finds, and occasional display of special discoveries, will be included in Section 106 agreements.”

Lessening impacts on remains can be achieved, amongst others, by

“Siting new buildings or ground works in areas of a site where there are few or no remains, and by preserving significant remains within an open space or under surface car parks.”

1.3 Aims and Objectives

The primary aim of this report is to provide a professional assessment of the archaeological potential of the proposed development sites. This follows the Government guidance in PPG 16 by presenting a synthetic account of the available archaeological and historic data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.

In accordance with PPG 16, the report presents a desk-based evaluation of existing information. It additionally follows the Institute of Field Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2001). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The IFA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with PPG 16, this desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration. It is intended to contribute to the formulation of an informed and appropriate field evaluation and mitigation strategy.

1.4 Methodology

The format and contents of this report are an adaptation of the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA 2001). The approaches adopted and the sources consulted additionally follow the recommendations for desk-based assessments outlined in Exeter City Council's planning guidance for archaeology and development (November 2004).

The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historic maps, and has been supplemented with a site walkover. The format of the report is adapted from an Institute of Field Archaeologists *Standard Guidance* paper (IFA 2001).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site walkover

The principal sources consulted in assessing this site were:

- The Devon County Sites and Monuments Record
- The Archaeology Officer for the Devon County Archaeological Service
- The Archaeology Officer for Exeter City Council
- The Devon Record Office
- The West Country Studies Library
- The National Monuments Record

The Devon Sites and Monuments Record holds details of all known archaeological and historic sites in the vicinity of the proposed development. The Archaeology Officers for Exeter City Council and the Devon County Archaeological Service provided details of recent fieldwork still to be entered on the County Sites and Monuments Record or where reports are not yet available. The Devon Record Office retains the title and other historic maps including some of the Ordnance Survey editions. The West Country Studies Library has facsimile copies of some of the smaller scale historic maps of Devon, a selection of Ordnance Survey editions and a range of secondary documentary sources. Research at the National Monuments Record was confined to a consultation of the aerial photographic collection and listing schedules held by English Heritage.

Two reports providing the results of previous studies within the proposed development area were also key sources for the current appraisal. Both were commissioned by Exeter City Council Planning Services as part of the preparation of the Local Plan. They include:

- A desk-based study by Exeter Archaeology (1996a)
- A desk-based study by Frances Raymond (2006)

There has been no systematic archaeological work carried out within the proposed development area. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within a wider Study Area (Fig. 2), and by archaeological investigation undertaken in the immediate vicinity of the site. These include:

- A Geophysical Survey of the Royal Navy Stores Depot (Heard 2006).
- An Archaeological Evaluation of the Proposed Road Linking A379 to Old Rydon Lane (JMHS 2006)
- An Archaeological Evaluation of the Upper Site, Former Royal Naval Supply Depot (Steinmetzer 2007).
- An Archaeological Evaluation of the Lower R.N.S.D. and S.E.F. Sites (JMHS 2007)
- An Archaeological Evaluation of ORLN Site and Langdon Site (JMHS 2007)
- An Archaeological Evaluation of the Old Rydon Lane Site (JMHS 2007).

Information from these reports and from aerial photographs and historical records is used to assess the potential for archaeological deposits within the proposed development site. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance.

Although selected parts of the local landscape have been the subject of systematic archaeological fieldwork, this has not covered the entire area. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon the results of local archaeological fieldwork, a study of the available historic maps and aerial photographs and observations made during the site walkover, which provide evidence for the impact of previous land-use and development on the site.

One of the aims of the report is to identify and recommend appropriate targets for field evaluation. This should allow for the identification and location of potential archaeological deposits on the site and provide the evidence necessary to determine their significance and condition. A staged approach of this type will provide the information necessary for the formulation of an appropriate mitigation strategy, ensuring the adequate recording and/or protection of any archaeology encountered within the proposed development area.

There have been no restrictions on reporting or access to the relevant records. The copyright to the Devon Sites and Monuments Record and the historic maps (Figures 10 to 19) is held by Devon County Council.

2 THE SITE

2.1 Location (Figure 1)

The site is located to the south west of Exeter, lying to the west of the M5 motorway, to the north of Topsham Road, and to the south and east of the former Royal Naval Stores Depot.

2.2 Topography

The site covers an area of approximately 34.4 hectares, and is bisected by a watercourse running roughly north – south. From the site entrance adjacent to Topsham Road the land rises gradually from the central watercourse to the north west and north east.

2.3 Geology

There has been no known geotechnical work carried out within the proposed development area. The 1995 geological map for the area (Sheet 325, Geological Survey of Great Britain (England and Wales) was consulted to assess the drift and solid geology of the site.

The geology of the area is dominated by New Red Sandstone formations believed to be late Permian in date (250 to 260 million years before present; Edwards and Scrivener 1999). The earliest is the Heavitree Breccia which is

thought to have formed under hot desert conditions (Edmonds, McKeown and Williams 1975). The period was one of severe erosion when episodes of flooding washed large quantities of debris from an early mountain range and deposited the material on alluvial fans (Edmonds, McKeown and Williams 1975; Edwards and Scrivener 1999).

The formation is characterised by well-cemented clasts (conglomerates composed of various older rocks) in a ‘poorly sorted, clay-rich, fine to coarse-grained sandstone’ (Edwards and Scrivener 1999). This weathers to a gravely clayey sand or gravely sandy clay and is often highly variable in character because it tends to consist of inter- and cross-bedded layers of sand and sandstone (ibid.).

These Permian formations are overlain along the line of the Exe by much younger Pleistocene River Terrace Deposits (2.3 million to 10,000 years before present). The one inch edition geological map (Sheet 325, Geological Survey of Great Britain (England and Wales) identifies these broadly as Terrace Gravel.

The drift geology of the site is represented by deposits of the Fourth Terrace, with a tongue of Quaternary Head deposit extending from the south into the very south west corner of the Site. The surface of the Fourth Terrace lies about 12 metres above the floodplain and is fairly extensive between Countess Wear and Topsham (Edwards and Scrivener 1999). Here it consists of pebbly sandy gravel composed mainly of rounded quartzite with some angular to sub-angular flint (ibid.). Between Countess Wear and Topsham it is composed of sandstone pebbles and cobbles in a sparse reddish brown sandy matrix (ibid.).

2.4 Soils

Brown earth, loamy river deposits Soils of the Rudway Series are mapped over the entire area of the Site (Soil Survey of England and Wales 1972 (Exeter and Newton Abbot: Sheet 325 and 339), with the exception of a narrow band flanking the central watercourse which is an alluvial Mixed Bottomlands.

3 PROPOSED SCHEME OF DEVELOPMENT

The proposed development consists of 34.4 hectares of land situated between the M5 motorway and the existing built up area on the east side of Exeter. It is located within the defined boundaries of the Exeter Principal Urban Area, and in the search areas for the “second strategic urban extension” proposed by the draft South West Regional Spatial Strategy.

The development consists of new residential development to the north and south of the site, with a wide central band of formal and informal recreation areas and ecological corridor. There will be a band of new woodland along the eastern boundary of the site adjacent to the motorway.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Known Archaeological Sites (Figures 2 to 8)

The proposed development site does not lie within a Conservation Area, nor does it encroach on any Historic Parks and Gardens on the English Heritage or Devon Local Register. There are no designated Battlefields or Scheduled Ancient Monuments on any of this land, which lies well outside Exeter's Historic Core identified in the Local Plan as an Area of Archaeological Importance (Exeter City Local Plan 1995 to 2011). There are no Listed Buildings on the site under consideration in this report, although Buildings of Local Importance (Exeter City Local Plan 1995 to 2011, Schedule 5) do exist close to the proposed developments.

There are two previously recorded archaeological sites within the proposed development land. The first is a flint scatter with four major concentrations which extends from the south east corner of the Site to the north and west over the central watercourse and towards the former Royal Naval Stores Depot. This extensive scatter was identified during the only systematic fieldwork undertaken on the site (Sage and Allan 2004; SMR No.: SX98NE 165). The second is a former gravel pit on the northern boundary of the site (Site 70 on the Gazetteer of archaeological sites).

There are numerous archaeological remains and find-spots within the Study Area. This is partly a reflection of the focus of recent development and of associated archaeological fieldwork. Although the results will be discussed in subsequent sections in chronological order, key archaeological investigations are summarised below and are depicted in Figure 2 where they are identified by a unique letter. These sites are listed in alphabetical order in the gazetteer (Section 7.2).

- A 58 trench evaluation (Figure 2, Site S, JMHS 2007) immediately to the west of the Site identified a number of undated ditches, pits and postholes, and found two Neolithic to Bronze Age ditches and a sparse flint scatter. It also identified possible Roman field systems adjacent to the Roman road.
- In 2007 there were two archaeological evaluations to the north and east of Newcourt House (c.400m to the north of the Site boundary). The first (Figure 2, site T), to the east of Newcourt House, consisted of 43 trenches and identified a Neolithic post-pit alignment and probable settlement evidence. It also identified ditches, pits and linear features dating to the Bronze Age (Steinmetzer 2007). The second (Figure 2, site U) to the north and east of Newcourt House, consisted of three phases of work targeting features identified by geophysics. In addition to a pre-1813 field system, the evaluation found post holes and pits probably dating to the Neolithic, along with a rectangular enclosure probably dating to the early Bronze Age (JMHS 2006; JMHS 2007a; JMHS 2007b).

- A desk-based assessment, geophysical survey and archaeological evaluation of land off the Exeter Road (Figure 2, Site A), which identified a Roman enclosure (Exeter Archaeology 1999; Sage 1999; Sage and Allan 2004, 37, No. 23).
- An area excavation carried out nearby in advance of the construction of the M5 (Figure 2, Site B) recovered evidence for Mesolithic activity (10000 to 4000 BC), a group of late Neolithic to early Bronze Age pits (2600 to 1800 BC) and an early Roman farmstead (AD 50/55 to 70/75; Jarvis and Maxfield 1975).
- The surface collection in the southern portion of the Site (Figure 2, Site C) was carried out by M. Wallser on Seabrook Farm between 1985 and 1986 (Sage and Allan 2004, 32, No. 4). In total around 1500 pieces of worked flint were recovered, but the results have never been published and the material has been deposited in the Royal Albert Memorial Museum.
- A large area at Countess Wear to the north-west of the Site (Figure 2, Site D) has been the subject of a geophysical survey and surface collection (Johnson 1996; Exeter Archaeology 1996b). The work identified a single ditched rectangular enclosure and a disparate scatter of worked flint. In the same general area a desk-based assessment, geophysical survey and watching brief at Woodwater Park in 1998 (Figure 2, Site E) produced largely negative results, although the natural had been truncated by up to a metre (Exeter Archaeology 2002).
- Fieldwork in advance of modern development has also concentrated on a series of sites further to the north and north-west of the Site (Figure 2, Sites F to N). At Pynes Hill (north) a negative geophysical survey was followed by an excavation (Figure 2, Site F) which identified a series of ditches, pits and postholes attributed to the prehistoric period (Passmore 2002). On the opposite side of the road, the Tesco Superstore and the area to the north (Figure 2, Sites G to K) has been the subject of intensive fieldwork focussed on two locations (Figure 2, Sites G and J). The earliest phase of evaluation and excavation took place on the site of the Superstore in 1993 (Figure 2, Site G; Pearce and Weddell 1994). This identified a series of prehistoric, Roman and Medieval features (ibid.). A subsequent geophysical survey, evaluation and excavation to the north (Figure 2, Site J) revealed evidence for prehistoric settlement and ritual activity, together with features relating to phases of Roman, Medieval and post-Medieval land-use (Johnson 2000; Reed 2001; Dyer 2003).
- Recent fieldwork yet to be written up has been carried out on the site of the new Clyst Heath Nursery and Junior School (Figure 2, Site L). This has identified evidence of an Iron Age settlement and a Roman ditch (Bill Horner pers. comm.). A second ongoing programme of archaeological investigation on an adjacent block of land (Figure 2, Site M) has revealed a Bronze Age ring ditch and associated cremation, together with Iron Age to Roman features (Exeter Archaeology 2002; Johnson 2002; Andrew Pye pers. comm.). Recent archaeological work has also taken place at the St. Peter's Secondary School

in the northern corner of the Study Area (Figure 2, Site N). A geophysical survey on the site produced negative results (Oxford Archaeotechnics 2003), but excavation has identified a series of features dating to the Bronze Age (1800 to 600 BC) and possibly to the Iron Age (600 BC to AD 43; Bill Horner pers. comm.).

- Archaeological fieldwork has additionally been carried out on two further land holdings to the north-east of the Site (Figure 2, Sites P and R). A watching brief at Bishops Court Quarry in 1998 (Figure 2, Site P) produced no significant finds (Manning and Sage 1998). Field investigations at Sandy Park (Figure 2, Site R) were similarly largely negative, although a scatter of worked flint was recovered from the topsoil (Andrew Pye pers. comm.).

The distribution of these and all other archaeological remains recorded in the vicinity of the development sites is shown in Figures 3 to 8 and a summary of this evidence is presented below in chronological order. Local sites mentioned in the report are identified by unique numbers, corresponding with the numbers shown in Figures 3 to 8 and listed in the gazetteers (Sections 7.3 to 7.8). These provide a brief description for each entry, an Ordnance Survey National Grid reference, and the Devon Sites and Monuments Record number. The sources of all data are duly referenced in the text or gazetteers, while all reports consulted are listed in the bibliography (Section 7.1).

4.1.1 The Mesolithic Period (10000 to 4000 BC; Figure 3; Section 7.3)

The earliest indication of human activity in the Study Area is provided by worked flint and chert dating from the Mesolithic period. At this time the economy was based on hunting and gathering and it is thought that relatively small groups of people were moving around the landscape between temporary camps, following seasonally available resources. These relatively transient sites tend to be small and can often only be identified by concentrations or stray finds of worked flint or other stone. This is exactly the kind of evidence represented in the Study Area, where all of this material was either found on the surface or in unstratified contexts.

Finds of this date were found on the proposed development land during the surface collection on Seabrook Farm by M. Wallser (Figure 2, Site C). Two microliths came from the scatter of worked flint within the site (Figure 3, 1). Mesolithic material was also found in an evaluation to the north of the Site (Figure 3, 86).

Contemporary material is recorded from two other findspots to the south and south-east of the proposed development sites. The first is represented by a small group of microliths recovered from residual contexts during the excavations on the line of the M5 (Figure 2, Site B; Jarvis and Maxfield 1975), approximately 250 metres to the south-east of the Site. A single microlith was also found in a field near Cott's Farm, some 450 metres to the east of the Site boundary (Figure 3, 3).

4.1.2 The Neolithic to Bronze Age (4000 to 600 BC; Figure 3; Section 7.3)

A mobile lifestyle is thought to have continued well into the Neolithic period (4000 to 2100 BC), although the economy began to change with the domestication of various animals and the emergence of garden plot horticulture. This is a time when traces of settlement are ephemeral, in sharp contrast to the highly visible funerary and ceremonial monuments. In the Study Area Neolithic remains are elusive, probably because they are largely the product of domestic activity and of the rituals of everyday life.

Due to recent archaeological work in the area, there are a number of Neolithic artefacts from the Study Area. The evaluations T, and U, (Figure 2) c. 500m to the north of the site all identified probable Neolithic features or finds, with site T suggesting settlement. The evaluation immediately to the north-west of the Site (Figure 2, Site S) identified further features and finds of the period. Early Neolithic finds (4000 to 3400 BC) are recorded on land to the north of the Tesco Superstore (Figure 2, Site J), about one kilometre to the north of the Site (Figure 3, 4). Four pieces of early Neolithic worked flint were found during the evaluation (Reed 2001), while one of the pits recorded during the follow-up excavation contained four fragments of pottery that were tentatively attributed to this same phase (Dyer 2003).

A group of late Neolithic features (3400 to 2100 BC) in the southern part of the Study Area was excavated in advance of the M5 motorway (Figure 2, Site B; Jarvis and Maxfield 1975), approximately 250 metres to the south-east of the Site (Figure 3, 2). The excavation revealed pits and postholes arranged in two small clusters about 20 metres apart (Jarvis and Maxfield 1975). Thirty-six features produced either prehistoric pottery or worked flint and of these only 13 contained material of late Neolithic character (*ibid.*). Pottery came from nine of the features and included Peterborough ware (3400 to 2500 BC; after Gibson and Kinnes 1997), grooved ware (2900 to 2100 BC; after Garwood 1999) and possibly beaker (2600 to 1800 BC; after Kinnes et. al. 1991), although this was by no means certain (Smith 1975). The 140 pieces of worked flint from these contexts and the bulk of the flint assemblage from later deposits were thought to be consistent with a late Neolithic date (Jarvis and Maxfield 1975).

Evidence for broadly contemporary activity was also recovered during the excavations to the north of the Tesco Superstore (Figure 2, Site J; Dyer 2003), about 1.5 kilometre to the north of the Site (Figure 3, 4). Ten pits contained pottery spanning the late Neolithic to early Bronze Age period (3400 to 1700 BC; Dyer 2003). The types represented include Peterborough ware (3400 to 2500 BC), either grooved ware (2900 to 2100 BC) or food vessels (2100 to 1700 BC; after Healy 1995, Figure 15.5) and collared urns (2000 to 1450 BC; after Longworth 1984; and Burgess 1986).

An oval enclosure found on the same site (Figure 2, Site J; Figure 3, 4) has been interpreted as a Bronze Age farmstead dating between 2000 and 600 BC (Dyer 2003). This is defined by a ditch surrounding an area 46.5 metres long and 37.5 metres wide (*ibid.*). This feature appears to have produced little or

no dateable material and the reasons for its attribution to the Bronze Age are unclear. Moreover, the date range given seems somewhat curious when none of the identified pottery from other features on the site is later than 1450 BC and at least part of the assemblage comprises ceramics more normally associated with funerary contexts (collared urns; cf. Longworth 1984). One can only assume that the date relies on the morphology of the enclosure, but if this is the case an Iron Age origin (600 to 50 BC) seems equally possible.

Several Bronze Age pits were excavated just to the south on the Tesco Superstore site (Figure 2, Site G; Pearce and Weddell 1994), approximately 900 metres to the north of the Site (Figure 3, 5). One of these produced numerous fragments from an early Bronze Age collared urn (2000 to 1450 BC; *ibid*), while others contained pottery of late Neolithic to Bronze Age character including beaker sherds (2600 to 1800 BC; Pearce and Weddell 1994).

The recent excavations at the St. Peter's Secondary School in the northern corner of the Study Area (Figure 2, Site N) have also recorded pits and linear features which may be of Bronze Age date, although an Iron Age origin has also been proposed (Bill Horner pers. comm.). These are located some 2 kilometres to the north of the Site (Figure 3, 6).

The remaining late Neolithic to early Bronze Age find-spots in the Study Area are all from the surface (Figure 3, 7 to 10). The most easterly is located on the slopes of the Clyst Valley, approximately 750 metres north-east of the Site (Figure 3, 7). This marks the position of 17 pieces of worked flint found in an area approximately 60 metres across during the construction of the M5 motorway. A barbed and tanged arrowhead (2600 to 1800 BC) came from a field c. 1km to the north of the Site (Figure 3, 8). The two other dateable finds come from the western edge of the Study Area (Figure 3, 9 and 10). The first is a thumbnail scraper (2600 to 1800 BC) from the Countess Wear site (Figure 2, Site D; Exeter Archaeology 1996b), approximately 850 metres to the west of the Site boundary (Figure 3, 9). The second is a much larger group of 72 flint tools of late Neolithic to early Bronze Age character collected between 1935 and 1939 (Sage and Allen 2004, 32, No. 1). This material came from a field some 900 metres to the west of the Site (Figure 3, 10).

Ceremonial sites, particularly those connected with burial, continue to feature prominently in the archaeological record of the Bronze Age, mainly because they leave a recognisable signature on today's landscape. This is reflected in the Study Area by records of seven or possibly more ring ditches that originally surrounded circular burial mounds or round barrows. Very few have been excavated and those that have are characterised by a notable paucity of finds, which makes them difficult to date with any degree of precision. Elsewhere in the country this form of funerary monument is most characteristic of a period between around 2600 and 1000 BC. In effect this means that some of the ring ditches in the Study Area could be contemporary with the late Neolithic to early Bronze Age sites described above, while others might be considerably later.

Approximately half of the recorded ring ditches cluster in the northern part of the Study Area (Figure 3, 4, 5, 11 and 12), where they were discovered during archaeological field investigations prior to development. They include one ring ditch excavated in 2003 (Figure 2, Site J; Dyer 2003), about 1.3 kilometres to the north of the Site (Figure 3, 4); and two others identified in 1993 (Figure 3, Site G; Pearce and Weddell 1994), approximately 1km to the north of the Site boundary (Figure 3, 5). The northernmost example (Figure 3, 4) had a diameter of approximately 10 metres (Dyer 2003), while the other two were only six metres across (Figure 3, 5; Pearce and Weddell 1994). Even though all three were largely devoid of finds, the presence of collared urns on both sites (see above) does suggest funerary activity in the area between 2000 and 1450 BC (cf. Longworth 1984).

A ring ditch and associated cremation has also been found recently in the southern part of the Rydon Lane development area (Figure 2, Site M; Andrew Pye pers. comm.), some 1.6 kilometres to the north of the Site (Figure 3, 11). Two other possible examples were excavated on the nearby site of the Clyst Heath Nursery and Junior School (Figure 2, Site L), approximately 1.6 kilometres to the north of the Site (Figure 3, 12; Bill Horner pers. comm.). The interpretation of these features is uncertain since it has yet to be determined whether they represent ring ditches or the eaves drip gullies of round houses (Bill Horner pers. comm.). A similar confusion exists as to whether ring ditch features identified c. 400m to the north of the Site (Figure 2, Site T).

The remaining three ring ditches known to exist within the Study Area all lie to the south of Old Rydon Lane and have been identified as cropmarks on aerial photographs. Two on the eastern side of the Study Area are located about 700 metres north-east of the Site (Figure 3, 13); and some 200 metres north the Site (Figure 3, 14). The third is situated at Countess Wear, approximately 1km to the west of the Site boundary (Figure 3, 15). In 1990 the site was visible as a low mound, some 0.2 metres high with a diameter of 15 metres (Exeter Archaeology 1996a).

Evaluations c. 450m to the north of the Site (Figure 2, T and U) both encountered significant features dating to the period, with the evaluation at U identifying a rectangular enclosure interpreted as Bronze Age (Figure 3, 86).

The only other find of certain Bronze Age date from the Study Area is a looped palstave (Sage and Allan 2004, 32, No. 6). This was discovered on the university playing fields approximately 250 metres east of the Site (Figure 2, Site A; Figure 3, 16).

4.1.3 The Iron Age (600 BC to AD 43; Figure 3; Section 7.3)

With the possible exception of some of the pits and ditches identified at St. Peter's Secondary School in the northern corner of the Study Area (Figure 2, Site N; Figure 3, 6), there is only one recorded site of confirmed Iron Age date. This is located at the new Clyst Heath Nursery and Junior School

(Figure 2, Site L), some 1.5 kilometres to the north of the Site (Figure 3, 12; Bill Horner pers. comm.). Here recent excavations have uncovered a group of pits containing middle Iron Age pottery (400 to 50 BC; Bill Horner pers. comm.).

4.1.4 Un-phased Prehistoric Sites (Figure 4, Section 7.4)

A relatively large number of features and finds within the Study Area have been attributed broadly to the prehistoric period, but have not been phased more precisely. The sites include excavated features from land to the north of the A379. These are all truncated and are largely devoid of finds. They include some features which are generally found on prehistoric sites and ditches on an alignment running counter to the Medieval and post-Medieval system of field boundaries.

The excavations at the Tesco Superstore (Figure 2, Site G) uncovered a boundary ditch, elongated pits and a four-post structure associated with a scatter of pits (Pearce and Weddell 1994). The site is located approximately 900 metres to the north of the proposed development (Figure 4, 17). Four-post structures are known to occur on later prehistoric settlements, where they are thought to have served as granaries. The presence of this and the character of the other features point to occupation.

The work on the site immediately to the north (Figure 2, Site J), about one kilometre to the north of the Site (Figure 4, 18), also identified evidence pointing to settlement (Reed 2001; Dyer 2003). The undated features in the vicinity of the putative Bronze Age enclosure (Figure 3, 4) included 34 postholes and 55 pits (Dyer 2003). A further 11 postholes, 19 pits and several boundary ditches were identified in the northern part of the excavated area (ibid.). These produced no finds but were attributed to the prehistoric period, while it was suggested that the boundary ditches may have been elements of a field system extending across the Tesco site to the south (Figure 4, 17; Dyer 2003).

Similar evidence was revealed by the excavations at Pynes Hill (Figure 2, Site F), about 1.1km to the north west of the Site (Figure 4, 19). The features included part of a boundary ditch, eight postholes and 47 pits which were mostly undated, but attributed to the prehistoric period (Passmore 2002).

The rest of the prehistoric finds from the Study Area are scatters and concentrations of worked flint. This material is most likely to pre-date the Iron Age (before 600 BC), although the expedient use of flint tools did continue during this period.

There are three find-spots on the western side of the Study Area (Figure 4, 20 to 22). The most northerly marks the position of two pieces of worked flint recovered during the watching brief at Woodwater Park (Figure 2, Site E; Exeter Archaeology 2002). These came from a location some 1km to the north-west of the Site (Figure 4, 20). The second scatter of worked flint was

found during field walking to the south at Countess Wear (Figure 2, Site D; Exeter Archaeology 1996b). The site is approximately 900 metres north-west of the proposed development (Figure 4, 21). The third flint scatter in this area comprises 74 flints found in a ploughed field on the edge of the golf course, approximately 600 metres west of the Site (Figure 4, 22).

Six additional flint scatters are recorded to within the Site and immediately to the south on the line of the M5 motorway (Figure 4, 23 to 28). Four central grid references correlate with the collection from Seabrook Farm (Figure 4, 23 to 26). These lie within the area of the proposed development.

There does not appear to be any record in the museum of the actual distribution around the central grid references. Furthermore, the implements have been removed from the assemblage so that it cannot be dated (Oliver Blackmore pers. comm.). The area outlined on Figure 2 (Site C) is thought to represent the extent of the surface collection, so it is somewhat curious that the grid reference for the scatter of 350 pieces on the northern boundary of the Site is outside the investigated land (Figure 4, No. 23). The other points identify scatters of 735 (Figure 4, No. 24), 414 (Figure 4, No. 25) and 52 pieces (Figure 4, No. 26). The finds from three of these (Figure 4, Nos. 23 to 25) have been briefly mentioned in a recent publication that lists a total of 1499 pieces of worked flint (Sage and Allan 2004, 32, No. 4). However, it is thought that an additional 52 worked flints also form part of this same collection (Figure 4, 26), while it is unclear whether the total includes the removed implements or not.

The other two find-spots on the line of the M5 motorway are c. 150 metres south-east of the Site boundary (Figure 4, 27 and 28). The northernmost consists of a light scatter of 16 worked flints, including two scrapers, from an area with a radius of 70 metres (Figure 4, 27). The most southerly (Figure 4, 28) represents 1108 pieces of worked flint and 10 pieces of worked chert collected from the spoil heaps of the 1974 excavations (Figure 2, Site B; Sage and Allan 2004, 32, No. 3).

The two remaining scatters of worked flint, from the north-eastern corner of the Study Area, are located approximately 1.2 kilometres north-east of the Site (Figure 4, 29 and 30). The one to the south of Old Rydon Lane consists of 14 flakes (Figure 4, 29), while the flint scatter to the north was found in the topsoil during recent archaeological investigations near Sandy Park (Figure 2, Site R; Figure 4, 30; Andrew Pye pers. comm.).

Several undated features found during the evaluations at Sites S and U (Figure 2) are likely to be prehistoric in date.

4.1.5 The Roman Period (AD 43 to 410; Figure 5; Section 7.5)

The effects of the Roman invasion of AD 43 are marked in Exeter by the establishment of a legionary fortress around AD 55 (Bidwell 1979). This dominated the surrounding territory and was the base of *Legio II Augusta*,

which had played a pivotal role in the conquest of Britain under the leadership of Vespasian between AD 43 and 47 (ibid.; Millett 1990). Sometime around AD 65 the legion was moved to Gloucester and the civilian town of Exeter, which was to serve as the *civitas* capital (*Isca Dumnoniorum*) was founded on the site of the former fortress (ibid.).

Recent excavations at Topsham have identified the defences of a military base, which although poorly dated, are thought likely to have been in use between AD 50/55 and 75/85 (Sage and Allan 2004). This may well have functioned as a port supplying the legionary fortress at Exeter, since it is probable that the Exe was only navigable to sea-going shipping up to Topsham (ibid.).

The main Roman road leading between Exeter and Topsham was an early construction that may have preceded the legionary fortress, providing a vital supply route (Sage and Allan 2004). This is broadly followed by the line of the Topsham Road, which runs along the south-western boundary of the Site (Figure 5, 31). A second Roman road between Exeter and Charmouth crosses the northern end of the Study Area on the line of Quarry Lane, approximately 1.7 kilometres north of the Site (Figure 5, 32). A Roman track set at right angles to this road has been uncovered during the recent archaeological investigations in the northern part of the Rydon Lane development area (Figure 2, Site M; Andrew Pye pers. comm.). This feature lies to the north of Quarry Lane, some 1.8 kilometres north of the Site.

Most of the evidence for associated Roman activity is derived from the south-eastern corner of the Study Area. The remains include part of a farmstead excavated on the line of the M5 motorway (Figure 2, Site B; Jarvis and Maxfield 1975), approximately 150 metres south of the Site (Figure 5, 34). This was constructed at about the same time as the legionary fortress in Exeter (AD 50/55) and appears to have been abandoned approximately 20 years later (AD 70/75). The main building was a rectangular three-roomed timber structure 10.2 metres long by 3.8 metres wide (Jarvis and Maxfield 1975). This was associated with an out-building; five four- to six-post structures that may have functioned as granaries or stores; traces of possible wind-breaks and compounds marked by lines of stake and postholes; eight pits; two wells; and boundary ditches (ibid.). Native and Roman influences are demonstrated by the character of the features, while the high proportions of fine pottery from the farmstead suggest that its owner was relatively prosperous (ibid.).

There is little sign of Roman activity on the site in the years immediately following its abandonment, although a single boundary ditch of second century date (Jarvis and Maxfield 1975) may indicate that it had been subsumed into an agricultural area. By the late third or fourth century AD the land was the focus of funerary ritual, marked by a single cremation buried in a pottery vessel (ibid.). This was surrounded by a shallow rectangular trench that might have marked the position of a tomb (ibid.).

Evaluation c. 150m to the west of the site (Figure 2, site S) has identified what has been interpreted as elements of a Roman field system (Figure 5, 89) adjacent to the Roman Road.

A Roman enclosure has been identified on the opposite side of the Topsham to Exeter Road (Figure 2, Site A; Sage 1999; Sage and Allan 2004, 35, No. 23). This is located approximately 150 metres south-east of the Site (Figure 5, 35). The site was identified by a geophysical survey and investigated during an evaluation that revealed the ditches forming two sides of the enclosure (Sage 1999; Sage and Allan 2004, 35, No. 23). It was suggested that the Roman road may have marked the south-western boundary of the site (Sage and Allan 2004, 35, No. 23). The 23 sherds of pottery recovered from the upper ditch fills dated between the mid-second and mid-third centuries AD, while the lower deposits proved to be barren of finds (*ibid.*).

Six Roman coins have been found in the vicinity of the enclosure and farmstead. The first is a bronze sestertius of Marcus Aurelius or Lucius Severus (AD 160 to 180), picked up by a metal detectorist in 1999 (Sage and Allan 2004, 35, No. 22) in a location c. 100 metres to the south east of the proposed development (Figure 5, 36). The other five coins were found together and may have been part of a hoard. These came from a field near to the first century farmstead, some 200 metres south-east of the Site (Figure 5, 37). All are silver and are thought to have been issued during the reign of Augustus (31 BC to AD 14). Although these pre-date the conquest, they could have been brought into the country after AD 43 by soldiers in the Roman army.

A Roman coin of probable first century date was also found in the garden of 482 Topsham Road. This is c. 250 metres west of the Site (Figure 5, 38).

The rest of the recorded features attributed to the Roman period are located in the central and northern part of the Study Area, where they are poorly dated and appear to be connected with land-use. The remains include a boundary ditch and associated track and cultivation furrows on the site of the Tesco Superstore (Figure 2, Site G; Pearce and Weddell 1994), some 1km to the north of the Site (Figure 5, 39). These produced no dating evidence and were attributed to the Roman period on the basis of their alignment, although a medieval origin was also postulated (Pearce and Weddell 1994). Similar features on a comparable axis were recorded during excavations further to the north (Figure 2, Site J; Dyer 2003), approximately one kilometre to the north of the Site (Figure 5, 40). Again there was no dating evidence and the phasing relied on comparison with the alignment of the putative Roman boundary at the Tesco Superstore site (*ibid.*). The possibility of a post-Roman origin was also acknowledged (*ibid.*).

The recent investigations at the Rydon Lane development have uncovered a furnace (Figure 2, Site M; Andrew Pye pers. comm.), some 1.4 kilometres to the north of the Site (Figure 5, 41). The date of this has yet to be confirmed, but a Roman or even Iron Age origin has been postulated (Andrew Pye pers. comm.).

Further to the south-west, an analysis of the alignment and character of the post-Medieval field boundaries, has led to the tentative suggestion that they

might represent a survival of the Roman system of land division (Exeter Archaeology 1996a). This system is centred on a grid reference 1.2 kilometres north-west of the Site (Figure 5, 42). It has been stressed that there is no archaeological evidence to support the putative Roman origins of this field system (Exeter Archaeology 1996a). An analysis of the layout and land-ownership patterns across the evaluated Area at U and T (Figure 2) in the 1840's certainly points to a Medieval rather than Roman origin (Section 4.4.4). Furthermore, one of the boundaries forming part of the putative Roman layout, excavated on the site of the Tesco Superstore (Figure 2, Site G), proved to be of post-Medieval origin (*ibid.*).

The only other find, the base of a pottery vessel which is certainly of Roman date, was recovered from a location near Old Rydon Lane, some 700 metres north-east of the Site (Figure 5, 43). The pottery is an imported samian ware vessel of first or second century date.

4.1.6 The Late Saxon, Medieval and Tudor Periods (AD 937 to 1603; Figure 6; Section 7.6)

There is no evidence for any early or middle Saxon activity, nor is there any sign of Saxon settlement within the Study Area. However, a tenth century manorial boundary does cross this part of the landscape. The parish boundary between Heavitree and Topsham along Old Rydon Lane is thought to roughly coincide with the perimeter of the late Saxon Manor of Topsham. This is first documented in AD 937 or 938 when the Manor was part of the lands of King Athelstan, who granted a charter to the monastic church of St. Peter in Exeter (Bradbeer 1968). As presently defined the parish boundary runs 550 metres to the north of the Site (Figure 6, 44).

It is probable that the earlier manorial boundary lay to the north of Old Rydon Lane but its course is uncertain. It is said to have followed 'The Way' which is mentioned in an eleventh century charter and is first documented in AD 937 or 938. The western end of the boundary may have coincided with a dyke also described in the Topsham charter (Figure 6, 45).

The Manor of Topsham and the Manor of East Wonford, lying to the north of Old Rydon Lane, are both listed in the Domesday Book of AD 1088. Topsham is recorded as 'Toppeshant' (Bradbeer 1968), while East Wonford which was also a late Saxon landholding, is listed as 'Wenforde' (Worthy 1892).

Medieval remains in the Study Area are largely restricted to roads and features relating to land-use. Apple Lane which is located at the northern end of the Study Area, 1.5 kilometres north of the Site (Figure 6, 46), may have been in use at this time. The Topsham road, passing along the southern boundary of the proposed development (Figure 6, 47), was the main route between Exeter and the Medieval port at Topsham.

The only known site of medieval occupation coincides with Weare House on the Exeter golf course, some 400 metres west the Site (Figure 6, 48). This was originally called 'Heniton' or 'Hineton Siege' (Exeter Archaeology 1996a, 22) and was the seat of the Holland Family, Dukes of Exeter (Bradbeer 1968). A house is said to have been constructed on the site in AD 1331 (*ibid.*), although this no longer survives.

Other Medieval features in the south-eastern corner of the Study Area relate to land-use. They include a series of long narrow plots at right angles to the Exeter Road, some 200 metres east of the Site (Figure 6, 49). These were identified in the evaluation report on the archaeological investigation of this area (Figure 2, Site A), and are thought to represent Medieval strip cultivation within an open field (Sage 1999).

A boundary ditch pre-dating the fourteenth or fifteenth century was also found on the opposite side of the Topsham Road (Figure 2, Site B; Jarvis and Maxfield 1975). This is approximately 200 metres south-east of the Site (Figure 6, 50).

The only Medieval features identified during the archaeological investigations in the northern part of the Study Area are a ditch and two pits, each containing a single fragment of pottery, excavated on the site to the north of the Tesco Superstore (Figure 2, Site J; Reed 2001; Dyer 2003). This is located about 1.2 kilometres to the north of the Site (Figure 6, 51).

The northern part of the Study Area lies within Clyst Heath which is the site of two battles. The central grid reference for these is approximately c.1.5 kilometres north-east of the Site (Figure 6, 52). The first battle of Clyst Heath took place on the 15th December 1455, when the Earl of Devon defeated Sir William Bonville. The second battle, on 4th August 1549, was fought as part of the prayer book riot between Cornishmen and foreign mercenaries under the leadership of Lord Russell, who later became the First Earl of Bedford.

Numerous skeletons ploughed up during the nineteenth century below Pyne's Hill are thought to be derived from a mass grave relating to one of the two battles. This is located 800 metres north of the Site (Figure 6, 53).

A radio-carbon date of bone from a feature found during the evaluation of Site S (Figure 2) suggests that there are at least enclosures and/or field systems (Figure 6, 90) c. 350m to the north of the proposed development site.

4.1.7 The Post-Medieval Period (AD 1604 to 1945; Figure 7; Section 7.7)

The history of the proposed development site through this period is discussed in the cartographic evidence section of this report, below, and illustrated in figures 13 to 19

Sandy Park Farm, shown on the Heavitree tithe map of AD 1844 (Exeter Archaeology 1996a, 16), occupies a position some 1.2 kilometres north of the

Site B (Figure 7, 55). Further to the north a long narrow structure is plotted on the Ordnance Survey map for the 1880's. This occupied a position approximately 1.6 kilometres north of the Site (Figure 7, 56).

The site of the Heavitree parish beacon was situated near Pynes Hill, some 1km north of the Site (Figure 7, 57). It is also thought that a windmill may have occupied a nearby plot of land (Figure 7, 58).

The Exmouth Branch of the LSWR railway is to the east of the Site (Figure 7, 59), was opened on 1st May 1861, immediately adjacent to the north east tip of the Site, and c. 600m to the east of the south eastern corner of the Site. A signal post in the south-eastern corner of the Study Area, approximately 600 metres from the Site (Figure 7, 60), appears on a later Ordnance Survey map of AD 1932.

Several boundary features relating to the post-Medieval agricultural landscape have been recorded during archaeological investigations in the northern part of the Study Area. They include a nineteenth century hedge bank on the Tesco Superstore site (Figure 2, Site G; Pearce and Weddell 1994), some 1.2km to the north of the Site (Figure 7, 61); boundary ditches and two pits in the excavated area to the north (Figure 2, Site J; Dyer 2003), about 1.2 kilometres to the north of the site (Figure 7, 62); and two eighteenth to nineteenth century ditches recorded during the watching brief at Bishops Court Quarry (Figure 2, Site P; Manning and Sage 1998), approximately 1.8 kilometres to the north of the Site (Figure 7, 63).

A group of post-Medieval features were also excavated in the south-eastern corner of the Study Area (Figure 2, Site B; Jarvis and Maxfield 1975), about 200 metres south-east of the Site (Figure 7, 64). These were thought to have been related to the sugar business just outside the Study Area to the south-east, and included an eighteenth to early nineteenth century rectangular enclosure, three seventeenth to nineteenth century ditches, a post-built timber structure and a circular trench (Jarvis and Maxfield 1975).

Two ponds are recorded on Ordnance Survey maps of AD 1932 to 1933, some 400 metres to the south-west of the Site (Figure 7, 65 and 66). The legend 'fishpond' is written clearly across one of these on the map (Figure 7, 65), while the other was apparently used for recreational purposes by the owners of Weare House (Figure 7, 66).

Three sand quarries are known to have existed close to the northern edge of the Study Area, approximately 1.8 kilometres north-east of the proposed development (Figure 7, 67 to 69). The first, known as the Clyst Heath Sand Quarry, is probably the same as the site shown on the nineteenth century maps (Exeter Archaeology 1996a, 4 at SX 9600 9158). This is described in the Heavitree tithe apportionment of AD 1842 as 'Sand Quarry' (ibid.) and in 1937 was operated by Garnet (Figure 7, 67). The second, known as the Heavitree Sand pit, also has nineteenth century origins (Figure 7, 68; Exeter Archaeology 1996a), while the third, the Bishop's Court Sand Pit (Figure 7, 69), was used more recently (Exeter Archaeology 1996a).

A gravel pit is depicted on the northern site boundary on the late nineteenth century maps further on the Terrace Gravels of the River Exe (Figure 7, 70). This appears on the First Edition Ordnance Survey map of AD 1889 as 'Old Gravel Pit' (Exeter Archaeology 1996a, 26), suggesting that it is of much earlier origin. A nearby boundary stone is supposedly recorded from the AD 1933 revised 1938 Ordnance Survey map (Figure 7, 71). This reference appears to be wrong as it is not seen on Figure 16.

The latest sites known to have existed within the Study Area are the two Second World War bases. The first encompassed the Royal Naval Supply Depot (Figure 7, 72). The second is the Upper RNSD Depot centred on SX 95957 90284 (Figure 7, 73). This was established in 1943 and served as an amphibious supply base for the US navy (Horner 1996; Francis 1997). The site was taken over by the Royal Navy in 1946 and was used as a supply depot. Many of the Second World War buildings survive within the RNSD site.

The second military camp was located at St. Peter's School, 1.8 kilometres to the north of the Site (Figure 7, 74). This served as the base for the 4th Quartermaster Company and the 704th Ordnance Company of the US Infantry Division.

4.1.8 Undated Cropmarks (Figure 8; Section 7.8)

There are four undated rectilinear enclosures recorded on aerial photographs of the Study Area. There is no direct evidence for the date of these, but the morphology of the crop marks has led to the suggestion that they might represent late Iron Age to early Roman settlements. As yet, this remains to be proven as none have been excavated.

The enclosures include a site 800 metres to the north (Figure 8, 75). The enclosure is set on a similar alignment to the present fields and is associated with linear features on the same axis that may be boundaries of an early field system. The enclosure is now thought possibly to be Bronze Age

Part of a comparable enclosure has been observed some 400 metres to the north-east of the Site (Figure 8, 76). A third enclosure to the south of this is situated some 400 metres to the east of the Site (Figure 8, 77).

The only other recorded site of this type within the Study Area is located at Countess Wear, approximately 1 kilometre to the north-west (Figure 8, 78). This was first identified from an aerial photograph and has been the subject of a geophysical survey and surface collection (Figure 2, Site D; Johnson 1996; Exeter Archaeology 1996b). The geophysical survey indicated that the enclosure was defined by a single ditch and was approached by a track, which passed through the entrance and continued for some 15 metres across the interior (Johnson 1996). A possible circular structure with a diameter of some 15 metres was identified within the enclosure, while there appeared to be a pit

outside the ditch (*ibid.*). No prehistoric or Roman pottery was found during the surface collection, while the worked flint did not appear to concentrate in the area of the enclosure (Exeter Archaeology 1996b).

4.2 Listed Buildings, Buildings of Local Importance and Buildings of Historic Interest (Figure 9; Section 7.9)

There are eight Listed Buildings in the hinterland of the proposed development. All are Grade II, with the exception of Weare House (Figure 9, 79), which is Grade II*. English Heritage defines Grade II structures as being “of special interest, warranting every effort to preserve them”, while Grade II* are “particularly important buildings of more than special interest”. Three Buildings of Local Importance, identified in Schedule 5 of the Local Plan (1995-2011), are also located in the environs of the proposed developments. As with the Listed Buildings none occur on the sites themselves. Although Wynards Cottage (Figure 9, 85) does not appear on any of these schedules, it too is of historic interest.

The distribution of these various buildings is shown in Figure 9. As with the archaeological remains, each is identified by a unique number which is listed in the accompanying gazetteer (Section 7.9). This also gives the Devon Sites and Monuments record number for each structure, along with a National Grid Reference and a brief description.

Newcourt House, a Grade II Listed Building, is a square stucco mansion of eighteenth century date (DOE n.d.), located some 490 metres north of the Site (Figure 9, 79). The house was built by John Shapley in AD 1727 and in the late eighteenth century was occupied by Thomas Sainsbury, who was Lord Mayor of London in AD 1787 (Bradbeer 1968). The house had two lodges and was set in an area of extensive gardens (Figure 12).

Weare House, listed as Grade II*, is a stucco mansion largely of early nineteenth century date (DOE n.d.). This is used as a club house on the Exeter Golf Course and is some 500 metres north-west of the Site (Figure 9, 80). The house on the site in the eighteenth century was pulled down and replaced by another which was partially destroyed by fire (Bradbeer 1968). The remains were sold to William Spicer in AD 1760 and then passed to Sir John Duckworth in AD 1804, who largely rebuilt the house (*ibid.*).

Six structures within the Exe Vale (Digby) Hospital complex are listed as Grade II (DOE n.d.) (Figure 9, 81). The hospital was originally the Exeter Lunatic Asylum and was built between AD 1882 and 1886 by R. Stark Wilkinson, the architect for Exeter City Council (DOE n.d.). Apart from the hospital the listed structures include the chapel, lodge, water tower and gates, as well as Digby House which was designed for the asylum medical officer (*ibid.*).

The three Buildings of Local Importance are all situated alongside the Topsham Road. Newport Lodge on the southern boundary of the Site (Figure

9, 82). This was constructed during the eighteenth century and originally served as a toll house. Seabrook House is a broadly contemporary structure, also lying on the southern boundary of the Site (Figure 9, 83). Crossways Lodge is situated in the western side of the Study Area, some 700 metres north-west of the Site (Figure 9, 84).

Wynards Cottage to the north of Old Rydon Lane, 650 metres to the north of the Site (Figure 9, 85), is of mid to late nineteenth century date (see Section 4.4.6). The buildings are not listed, nor do they appear in Schedule 5 of the Local Plan (1995 to 2011).

4.3 The Cartographic Evidence (Figures 10 to 19; Section 7.10)

The study of the historic maps has relied on the material held by the Devon Record Office and the West Country Studies Library. The work has focussed on the land encompassed by the proposed development site. The research has also been confined to those maps which show this land at a sufficient scale to provide specific details about its past character.

4.3.1 The Late Eighteenth to Early Nineteenth Centuries (Figures 10 and 11)

The earliest depiction of the surroundings of the proposed development sites is provided by Benjamin Donn's map of AD 1765 (Figure 10). Although this provides no information about their past character, it does show the road system and some of the larger houses. The Topsham Road is depicted passing the houses at Seabrook (Figure 11, 83) and Weare (Figure 9, 80), with Old Rydon Lane running to the north of Newcourt House (Figure 9, 79). The lane to the east, between Topsham and Sandy Gate, coincides with the eastern boundary of the Study Area along Blue Ball Road and Clyst Road.

The Old Series one inch Ordnance Survey map of AD 1809 provides a little more detail (Figure 11). This shows the extent of the parkland surrounding Weare and Newcourt House, identified by the legend 'Higher Newcourt'. The Weare parkland encompassed the area later occupied by the Royal Naval Supply Depot

4.3.2 The Topsham Tithe Map c. 1840 (Figure 12 and 13)

The undated Topsham Tithe Map probably dates to c. 1840. The map covers the whole of the proposed development site. The area illustrates quite clearly the agricultural nature of the area. The fields adjacent to the line of the central watercourse is listed in the accompanying schedule as Pasture or meadow (see figure 13), and the area surrounding as arable (with sporadic orchards). The fields adjacent to the stream channel appear in form to be informal watermeadow, but their boundaries, following the contours of the land are likely, given the topography, to be merely boundaries delineating arable and pasture.

A structure immediately adjacent to the Topsham Road at SX 95431 89363 represent the house and garden of parcel 568. This area of land is currently arable land, and there is no obvious trace of the structure on the ground

4.3.3 First Edition O.S. 25" Map 1890 (Figure 14)

The first edition map of 1890 is very similar to the Topsham tithe map of c. 1840, although there has been some enlargement of some of the arable fields by amalgamation. The map also shows a pond on the field corner at SX 95474 89551.

The structure immediately adjacent to the Topsham Road at SX 95431 89363 identified on the Tithe map is still extant.

A pump is marked at SX 95680 89213, and what appears to be an enclosure in a field corner at SX 95729 89215.

4.3.4 Second Edition O.S. 25" Map 1906 (Figure 15)

The second edition map of 1906 shows little change to the map of 1890, although the area of land occupied by orchards has significantly increased. There are also new trackways evident, one heading northwards from Seabrook Farm, and another heading north from the Topsham Road opposite the lodge for The Retreat to the south.

The map shows a new pond or gravel pit on the northern boundary of the Site at SX 95743 89790. The structure immediately adjacent to the Topsham Road at SX 95431 89363 identified on the Tithe map is no longer extant.

The pump marked at SX 95680 89213 in 1890 is no longer extant, and the enclosure in a field corner at SX 95729 89215 has been replaced by a structure on the opposite side of the fence line.

4.3.5 O.S. 25" Revision of 1933 (Figure 16)

The Revision of 1933 shows a number of changes to the map of 1906, of particular note is that on the location of the structure immediately adjacent to the Topsham Road at SX 95431 89363 identified on the Tithe Map has become a group of buildings including four greenhouses. The group also includes a structure on the Topsham Road. The area of land occupied by orchards has again increased.

A pumping station for the St. Thomas R.D.C. has been erected at SX 95732 89567 between the second edition of 1906 and this revision of 1933. The pumping station sits at the end of a short extension to a pre-existing track.

The map also shows three electricity pylons have been erected (at SX 95499 89455, SX 95804 89568 and SX 96061 89667). These are likely to relate to the first phase of the national grid which was completed in 1937 (the first pylon to be built was in around 1928 in central Scotland). Interestingly the line of the powerlines, and the bases themselves are on the same alignment to the east of the site and at the pylons at SX 95804 89568 and SX 96061 89667, but deviates from that line within the site.

4.3.6 O.S. 6" Revision of 1933 with Additions in 1938 (Figure 17)

The map shows no obvious additions in 1938 to the revision of 1933 within the proposed development site.

4.3.7 O.S. 6" Map of 1963 (Figure 18)

There are little substantive changes apparent on the mapping between this edition and that of 1933.

The trackway running north from Seabrook farm has been connected to that running to the pumping station from the east. There have also been further field amalgamations.

The greenhouses and other outbuildings appear to still be largely extant at SX 95431 89363, and a small structure has been constructed to the north of the football ground at SX 95763 89196.

4.3.8 O.S. 1:10,000 Map of 1985 (Figure 19)

The 1985 edition shows a new line of pylons crossing the site, and a broad margin of land to the east of watercourse between the pumping station and Newport lodge is marked as boggy ground.

Two small ponds or quarries have been dug at SX 95695 89621.

4.4 The Aerial Photographs (Section 7.11)

The aerial photographs of the Study Area were assessed in the DBA for the Newcourt Area Lower RNSD Site (2006), and a list of the photographs analysed are given in 7.11.

4.5 The Site Walkover (Figure 20)

A site walkover was undertaken on Wednesday 12th March 2008 in fair light and good weather, there were no limitations to the survey.

Where feasible, the open areas of the site were walked in 25m transects, where this was not feasible, the open areas were overviewed from each field corner. Field boundaries were inspected for evidence of age or historic management.

Earthworks / Cropmarks

- Old field boundary (on Tithe Map) centred SX 95530 89529. Surviving as a low denuded earthwork c. 0.3m high x c. 1m in width with the dark cropmark of similar dimensions on its southern side.
- Old field boundary (on Tithe Map) centred SX 95771 89442. Surviving as a low denuded earthwork c. 0.2m in height and c. 1m in width. No obvious ditch earthwork remains.

Boundaries

- Boundary A. Retains a significant number of mature boundary oaks in good condition. Estimated age 250 years.
- Boundary B. Retains a single mature boundary oak with an estimated age of 200 – 250 years.
- Boundary C. Retains several mature boundary oaks in good condition. Estimated age 250 years

Areas of Past Impacts

- The shaded area on figure 20 to the east of the watercourse, and to the north of Newport Lodge is a significant area of wet ground that has been metalled or filled with a significant amount of rubble. This area corresponds to an area of boggy ground marked on the O.S. map of 1985 that had not been previously marked as such. The area appears to coincide with the line of a new run of powerlines, and maybe related to their construction and maintenance. The area has a large depression (c. 3m depth) cut into the metalling / fill directly beneath the wires. Having met the landowners on site, they advised that this depression was dug by the National Grid to allow their machinery to run beneath the wires.
- The pumphouse marked on the O.S. mapping from 1933 to 1985 at c. SX 95732 89567 is no longer extant. The depth or scale of the potential impact of its construction is unclear.

5 DISCUSSION

5.1 The Archaeological Potential of the Proposed Development Site

The known distribution indicates that the proposed development area is situated in an archaeologically sensitive zone. The principal concern raised by

the available evidence is the potential for the occurrence of significant buried prehistoric and Roman remains on the proposed development land. An analysis of the distribution suggests that the archaeological potential, particularly from the Neolithic period is widespread within and surrounding the area of the proposed development. The potential for Roman finds and features associated with the Roman Road appears similarly high.

The situation of much of this proposed development land on the gravel terraces overlooking the River Exe is one which is known to have been a favoured location for prehistoric settlement. Locally this is further enhanced by the apparent intensity of activity in the area between the Rivers Exe and Clyst. These trends alone raise the archaeological potential of the Site.

The flint scatter (Figure 3, 1; Figure 4, 23 to 26) provides a clear indication of a significant prehistoric presence on the proposed development site. It is probable that the bulk of the assemblage from Seabrook Farm (Figure 4, 23 to 26) is contemporary with the Neolithic and Bronze Age flint work from sites to the north-east and north-west (Figure 3, 7 to 10). This is also most likely to be the case with all the other un-phased worked flint from the Study Area (Figure 4, 20 to 22 and 27 to 30). Such finds have very different archaeological implications than the earlier material of the Mesolithic.

Surface scatters of worked flint and particularly concentrations within a more general distribution can be related to buried features. The late Neolithic pits excavated on the line of the M5 (Jarvis and Maxfield 1975) provide a clear example of this within the Study Area (Figure 3, 2). It is worth stressing that early prehistoric sites of this type relate to a period characterised by ephemeral settlements, when the nature of society and the complex changes that were taking place are poorly understood. Such sites are, therefore, regarded as highly significant because of their potential contribution to current knowledge.

Although none of the ring ditches recorded in the Study Area (Figure 3, 4, 5, and 11 to 15) is immediately adjacent to the Site, their topographic settings and the circumstances of their discoveries do raise concerns that others may exist on the proposed development land. The two southernmost examples occupy similar positions to the northern areas of the Site, on slopes overlooking the Exe Valley (Figure 3, 14 and 15). These and a third ring ditch to the north (Figure 3, 13) were identified from aerial photographs, while the other sites in the northern part of the Study Area were only found during archaeological excavations (Figure 3, 4, 5, 11 and 12).

The proximity of the Roman road between Exeter and Topsham (Figure 5, 31) does have a direct bearing on the likely existence of Roman remains in the proposed development areas. All of the convincing evidence for Roman settlement (Figure 5, 34 and 35) and related activity in the Study Area was found close to this important route. This potential is increased by the discovery of the coin on the opposite side of the Topsham Road (Figure 5, 38). While this may represent an isolated find lost by chance, it is notable that coins were found (Figure 5, 36 and 37) close to the Roman farmstead and the

enclosure to the south-east (Figure 5, 34 and 35). This association might be part of a pattern whereby coins tend to denote nearby occupation.

The discovery of probable elements of Roman field system adjacent to the road to the east of the Site (Figure 5, 89), further enhances the potential for the discovery of further elements of the system within the Site itself. Further, an analysis of the surviving field layout has previously led to this suggestion (Exeter Archaeology 1996a).

It should also be stressed that the Topsham Road only follows the approximate line of its Roman predecessor. There is a remote possibility that this early route could have run across the southern end of the Site.

By contrast with these earlier periods, the local distribution suggests that the Site has a low potential for containing significant buried remains of Saxon, Medieval, Tudor or post-Medieval date. However, once again, the presence of the historic routeway (Topsham Road) on the southern boundary will enhance this potential. There is no evidence for Saxon settlement in the Study Area. Medieval occupation is known at Weare House (Figure 6, 48). The medieval features found on Site S (Figure 6, 90) may be related to Weare House. Alternatively it may have been a separate minor landholding. If the later then it is possible that other medieval sites may be present within the proposed development site. The post-medieval building (Figure 13) north of Seabrook House may have had an earlier origin. A medieval ditch and strip fields are known just to the south of the Site (Figure 6, 49-50).

Post-Medieval features connected with land-use might well survive within the proposed development area. The field boundaries on the historic maps are likely to have been marked by ditches as illustrated by the denuded boundary identified on the site walkover. These might contain dateable finds providing new evidence for the origin of the boundaries, although this is very unlikely. In general, field ditches were maintained and kept clean so that they tend only to contain material relating to the final phases of their use. For this reason they have a relatively low archaeological potential.

The phases of building illustrated by the historic mapping in the western corner of the Site immediately north of Seabrook House (now arable land) are of comparatively high archaeological interest and may indicate that this plot may have a greater historical significance than the mapping illustrates (see above).

5.2 The Impact of Previous Development and Land-Use on Potential Buried Archaeological Remains

The majority of the Site has been under long-term arable cultivation. This type of land-use was recorded in the 1840's (Figure 13) and has continued up until the present day. Modern ploughing is particularly destructive and will certainly have seriously denuded any earthworks that might have existed on

the site. It is also likely to have truncated potential archaeological features cut from horizons below the topsoil, at depths of about 0.45 metres or less.

However, the results of the excavations on the line of the M5 motorway (Figure 2, Site B; Jarvis and Maxfield 1975) demonstrate that a complex palimpsest of features can still survive under similar conditions, albeit in truncated condition. The site lay on Terrace Gravel and Alluvium and had been a market garden under continuous cultivation for many years (Jarvis and Maxfield 1975). The depths of the late Neolithic pits varied between 0.15 and 0.63 metres, while the Roman pits were more deeply cut to between 0.4 and 1.1 metres (*ibid.*). The two Roman wells were more than four and five metres deep, while the depths of the boundary ditches varied between 0.31 and 0.63 metres (*ibid.*). The postholes were rather shallower at between 0.04 and 0.30 metres, while stakeholes averaged 0.10 metres (*ibid.*).

The various excavations have demonstrated that bone does not tend to survive in archaeological deposits in the Study Area unless it is burnt or cremated. Similarly environmental sampling on the Tesco Superstore site (Figure 2, Site G) has suggested that there is little potential for recovering palaeo-environmental evidence from local sites (Dyer 2003). By contrast, the more durable artefacts made of worked flint, pottery, glass and various forms of metal do survive, but on the very truncated sites to the north of the A379 appear to be poorly represented (Figure 2, Sites F, G and H).

Within the Site itself, the shaded area on Figure 20 to the east of the watercourse, and to the north of Newport Lodge is a significant area of wet ground that has been metalled or filled with a significant amount of rubble. This area corresponds to an area of boggy ground marked on the O.S. map of 1985 that had not been previously marked as such. The area appears to coincide with the line of a new run of powerlines, and maybe related to their construction and maintenance. The area has a large depression (c. 3m depth) cut into the metalling / fill directly beneath the wires, having met the landowners on site, they advised that this depression was dug by the National Grid to allow their machinery to run beneath the wires.

The pumphouse marked on the O.S. mapping from 1933 to 1985 at c. SX 95732 89567 is no longer extant. The depth or scale of the potential impact of its construction is unclear.

6 CONCLUSIONS AND RECOMMENDATIONS

The distribution of known archaeological remains demonstrates that the area between the Rivers Exe and Clyst was densely occupied during prehistory. Although there are ephemeral traces of Mesolithic activity, most of the remains span the 4000 year period between the beginning of the Neolithic and the end of the Iron Age.

The establishment of the legionary fortress at Exeter within ten years of the Claudian invasion and the subsequent development of the Roman town has

also left its mark on the local landscape. The road linking Exeter with the supply base and port at Topsham appears to have been an important focus for new settlements, apparently occupied by people who were initially exploiting the new economic opportunities offered by the occupying forces of the Roman army.

By the late Saxon and Medieval period the character of this area, which had become peripheral to the main focus of settlement, was transformed. Much of the land lay close to the manorial and later parish boundaries, where the evidence suggests that it was used mainly for agricultural purposes. By the post-Medieval period this form of land-use was supporting an emerging pattern of small estates and farmsteads.

The particular history of the Study Area indicates that the proposed development site is located in an archaeologically sensitive landscape. The local distribution and the circumstances of previous discoveries suggest that significant prehistoric remains could exist on any of the land. The Roman evidence indicates a tighter focus on the sites closest to the Topsham Road, where there is an increased likelihood of finding important remains of this date. More specifically, features that probably represent enclosed settlements and associated fields of the prehistoric or early Roman period touch on the fringes and cross the most westerly part of the proposed development.

There is good reason to suppose that a complex range of potential archaeological features could survive on the proposed development site, albeit in truncated condition.

The local evidence amply demonstrates the archaeological potential of the proposed development site and supports the recommendation for targeted field evaluation. It is not possible to determine the extent, character, significance, date or condition of any features or deposits which might exist. This information is essential if an appropriate strategy is to be developed to mitigate the effects of the proposed developments on any archaeology.

For the most part the known distribution is of little help in identifying specific targets for field evaluation. It is possible, however, to highlight certain zones within some of the proposed development site where there is an increased likelihood of encountering significant archaeology.

All of the land within the Site has an equal potential for containing prehistoric remains, although land closest to the Seabrook Farm flint scatter (Figure 2, Site C) may be particularly sensitive. Significant traces of Roman settlement are most likely to be located at the south-western end of the Site and associated with the Roman Road, and where there is also a remote chance of identifying the true line of the Roman road. Any Roman features further to the north-east would more probably be associated with land-use.

The potential for significant archaeological deposits to be identified on the site of structures dating back to the earliest historic mapping in the western corner

of the Site is high. It is possible that evaluation may identify deposits from earlier periods associated with the plot.

It is recommended that a detailed gradiometer survey is carried out across the whole site. This technique has been successfully employed on various sites in the area. While such a technique does not reveal all buried archaeological features it usually identifies the larger features and areas of potential. Following such a survey it is further recommended that targeted evaluation trenching is carried out. This would investigate the anomalies identified by the gradiometer survey to characterise and date them. The trenching would also be used to confirm the absence or presence of archaeological remains in the apparent blank areas on the geophysical survey.

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7.2 Gazetteer of Key Archaeological Investigations (Shown on Figure 2)

Site	SMR No.	NGR	Description
A	SX98NE134	SX 9600 8920	Exeter Road – dba and evaluation (Exeter Archaeology 1999; Sage 1999; Sage and Allan 2004, 35, No. 23)
B	SX98NE17	SX 9570 8900	M5 Topsham – area excavation (Jarvis and Maxfield 1975)
C	SX98NE125 SX98NE164 SX98NE165 SX98NE166	SX 9570 8950 SX 9550 8950 SX 9540 8960 SX 9560 8930	Seabrook Farm – surface collection (Sage and Allan 2004, 32, No. 4)
D	SX99SW/193	SX 9470 9040	Countess Wear or Pynes Hill (south) – geophysical and surface collection survey (Johnson 1996; Exeter Archaeology 1996b; Exeter Archaeology 2002)
E	NA	SX 9490 9070	Woodwater Park – DBA, geophysical survey and watching brief (Exeter Archaeology 1998 – reference from Exeter Archaeology 2002)
F	NA	SX 9520 9100	Pynes Hill (north) – geophysical survey and excavation (Exeter Archaeology 2002; Passmore 2002)
G	SX99SE168	SX 9545 9099	Tesco Stores Site, Digby Hospital – Archaeological evaluation and Excavation at SX 9545 9099 (Pearce and Weddell 1994);
H-K	SX99SE268	SX 9540 9100 SX 9538 9118	Geophysical survey, evaluation and excavation (Johnson 2000; Reed 2001; Dyer 2003).
L	NA	SX 9570 9138	Clyst Heath Nursery and Junior School – recent field investigations (Bill Horner pers. comm.)
M	NA	SX 9570 9160	Rydon Lane – dba and recent field investigations (Exeter Archaeology 2002; Johnson 2002; Andrew Pye pers. comm.)
N	71004	SX 9550 9200 SX 9552 9198	St. Peter’s High School – geophysical survey and recent field investigations (Oxford Archaeotechnics 2003; Bill Horner pers. comm.)
P	SX99SE266	SX 9620 9150	Bishops Court Quarry – watching brief (Manning and Sage 1998)
R	NA	SX 9640 9105	Sandy Park – recent field investigations (Andrew Pye pers. comm.)

S	NA	SX 9535 8974	Archaeological Evaluation of The Lower RNSD and SEF sites.
T	NA	SX 960 903	Archaeological Evaluation of the Upper Site, Former Royal Naval Supply Depot.
U	NA	SX 9580 9040	Archaeological Evaluation of the ORNL Site and Langdon Site, and the Proposed Road Linking A379 to Old Rydon Lane

7.3 Gazetteer of Dated Prehistoric Sites (Shown on Figure 3)

Site	SMR No.	NGR	Description
1	SX98NE165	SX 9550 8940 SX 9550 8950	Two mesolithic microlith fragments from the flint scatter in the Royal Albert Memorial Museum (Site C; collected by M. Wallser)
2	SX98NE17	SX 9570 8900	Mesolithic microliths and late Neolithic to early Bronze Age pits (Site B; Jarvis and Maxfield 1975)
3	SX98NE190	SX 9631 8945	Early Mesolithic microlith
4	SX99SE268	SX 9538 9118	Early Neolithic worked flint and pit containing pottery; early Bronze Age pottery; ring ditch; oval enclosure (Site J; Reed 2001; Dyer 2003)
5	SX99SE168	SX 9545 9099	Pits with late Neolithic to early Bronze Age pottery; 2 ring ditches (Site G; Pearce and Weddell 1994)
6	NA	SX 9552 9198	Bronze Age or Iron Age linear features and pits (Site N; Bill Horner pers. comm.)
7	SX99SE65	SX 9630 9050	Neolithic to Bronze Age worked flint
8	SX99SE114	SX 9560 9066	Late Neolithic to early Bronze Age arrowhead
9	NA	SX 9470 9040	Late Neolithic to early Bronze Age scraper (Site D; Exeter Archaeology 1996)
10	SX98NW207	SX 9470 8990	Late Neolithic to early Bronze Age flint scatter (Sage and Allen 2004, 32, No. 1)
11	NA	SX 9560 9140	Bronze Age ring ditch and cremation (Site M; Andrew Pye pers. comm.)
12	NA	SX 9570 9138	Two Bronze Age ring ditches or eaves drip gullies; and middle Iron Age pits (Site L; Bill Horner pers. comm.)
13	SX99SE109	SX 9618 9034	Bronze Age ring ditch seen as cropmark
14	SX98NE103	SX 9595 8995	Possible Bronze Age ring ditch seen as annular cropmark
15	SX99SW71	SX 9463 9027	Bronze Age ring ditch seen as cropmark

16	71518	SX 9594 8916	Bronze Age Looped Palstave (Sage and Allan 2004, 32, No. 6)
86		SX 9565 9065	Mesolithic chert blade, Enclosure of probable Bronze Age date
87		SX 9590 9030	Neolithic post-pit alignment & probable settlement evidence
88		SX 9590 9040	Probable Neolithic features

7.4 Gazetteer of Un-phased Prehistoric Sites (Shown on Figure 4)

Site	SMR No.	NGR	Description
17	SX99SE168	SX 9545 9099	Prehistoric boundary ditch, pits and four post structure (Site G; Pearce and Weddell 1994)
18	SX99SE268	SX 9538 9118	Prehistoric ditches, pits and postholes (Site J; Reed 2001; Dyer 2003)
19	NA	SX 9520 9100	Prehistoric ditches, postholes and pits (Site F; Passmore 2002)
20	NA	SX 9490 9070	Worked flint from topsoil (Site E; Exeter Archaeology 2002)
21	NA	SX 9470 9040	Scatter of worked flint (Site D; Exeter Archaeology 1996b)
22	SX98NW/197	SX 9495 8990	Scatter of worked flint
23	SX98NE165	SX 9540 8960	Worked flint forming part of larger scatter on Seabrook Farm (Site C; collected by M. Wallser)
24	SX98NE164	SX 9550 8950	Worked flint forming part of larger scatter on Seabrook Farm (Site C; collected by M. Wallser)
25	SX98NE/166	SX 9560 8930	Worked flint forming part of larger scatter on Seabrook Farm (Site C; collected by M. Wallser)
26	SX98NE/125	SX 9570 8950	Worked flint probably forming part of larger scatter on Seabrook Farm (Site C; collected by M. Wallser)
27	SX98NE/41	SX 9580 8910	Scatter of worked flint from M5
28	SX98NE17	SX 9570 8900	Worked flint and chert collected from spoil heaps (Site B; Sage and Allan 2002, 32, No. 3)
29	SX99SE203	SX 9640 9070	Scatter of worked flint
30	NA	SX 9640 9105	Worked flint from topsoil (Site R; Andrew Pye pers. comm.)

7.5 Gazetteer of Roman Sites (Shown on Figure 5)

Site	SMR No.	NGR	Description
31	SX98NE/42 SX98NW/79	SX 9584 8893 SX 9484 8987	Roman road from Exeter to Topsham
32	SX99SE/214	SX 9569 9182	Roman road from Exeter to Charmouth
33	NA	SX 9570 9185	Roman trackway (Site M; Andrew Pye pers. comm.)
34	SX98NE17	SX 9570 8900	Roman farmstead of first century date; second century boundary and a late third to fourth century cremation (Site B; Jarvis and Maxfield 1975)
35	SX98NE134	SX 9580 8903	Roman enclosure of mid second to mid third century date (Site A; Sage 1999; Sage and Allan 2004, 35, No. 23)
36	SX98NE177	SX 9577 8910	Roman coin (Sage and Allan 2004, 35, No. 22)
37	SX98NE167	SX 9570 8890	Five Roman coins
38	SX98NE174	SX 9503 8964	Roman coin
39	SX99SE168	SX 9545 9099	Roman or Medieval boundary ditch (Site G; Pearce and Weddell 1994)
40	SX99SE268	SX 9538 9118	Roman or post-Roman trackway and cultivation furrows (Site J; Reed 2001; Dyer 2003)
41	NA	SX 9560 9140	Roman or Iron Age furnace (Site M; Andrew Pye pers. comm.)
42	SX99SE263	SX 9500 9070	Field boundaries which may represent a survival of the Roman coaxial system (Exeter Archaeology 1996a)
43	SX99SE240	SX 9550 9040	Early Roman samian pottery
89		SX 9535 8955	Possible Roman field system

7.6 Gazetteer of Late Saxon, Medieval and Tudor Sites (Shown on Figure 6)

Site	SMR No.	NGR	Description
44	SX99SE100	SX 9592 9048	Old Rydon Lane described in tenth and eleventh century charters as the boundary of the Manor of Topsham (Bradbeer 1968)

45	SX99SW161	SX 9480 9055	Western end of Topsham parish boundary probably corresponding with a dyke mentioned in the Saxon charter
46	SX99SE260	SX 9615 9130	Apple Lane which may be of 'ancient origin'
47	SX98NE42	SX 9584 8893	Topsham Road in use during the Medieval period
48	SX98NE6	SX 9502 8998	Site of Medieval house (Bradbeer 19687; Exeter Archaeology 1996a, 22)
49	SX98NE192	SX 9597 8910	Medieval strip fields (Site A; Sage 1999)
50	SX98NE17	SX 9570 8900	Medieval ditch (Site B; Jarvis and Maxfield 1975)
51	SX99SE268	SX 9538 9118	A ditch and two Medieval pits (Site J; Reed 2001; Dyer 2003)
52	SX99SE30	SX 9650 9127	Battlefield – Battle of Clyst Heath
53	SX99SE210	SX 9520 9100	Battlefield burial site on Clyst Heath
90		SX 9530 8995	Medieval enclosures and/or field systems

7.7 Gazetteer of Post-Medieval Sites (Shown on Figure 7)

Site	SMR No.	NGR	Description
54	SX99SE215	SX 9560 9087	Buildings shown on early nineteenth century map (Exeter Archaeology 1996a, 11)
55	NA	SX9630 9095	Sandy Park Farm shown on tithe map of 1844 (Exeter Archaeology 1996a, 16).
56	SX99SE293	SX 9601 9171	Long narrow building on 1880's map
57	SX99SE264	SX 9510 9097	Site of Heavitree parish beacon
58	SX99SE265	SX 9525 9100	Possible site of former windmill
59	SX99SE104	SX 9606 9155	LSWR Exmouth Branch railway
60	SX98NE99	SX 9629 8953	Signal post on 1932 OS map
61	SX99SE168	SX 9545 9099	Nineteenth century hedge bank (Site G; Pearce and Weddell 1994)
62	SX99SE268	SX 9538 9118	Post-Medieval boundary ditches and pits (Site J; Dyer 2003)
63	SX99SE266	SX 9610 9150	Two eighteenth to nineteenth

			century ditches (Site P; Manning and Sage 1998)
64	SX98NE17	SX 9570 8900	Post-Medieval timber structure and other features (Site B; Jarvis and Maxfield 1975)
65	SX98NE67	SX 9503 8950	Fishpond on 1932 OS map
66	SX98NE68	SX 9495 8950	Pond on 1933 OS map
67	SX98NW213	SX 9601 9163	Clyst Heath Sand Quarry
68	NA	SX 9640 9160	Heavitree Sand Pit (Exeter Archaeology 1996a)
69	SX99SE29	SX 9641 9139	Bishops Court Sand Pit
70	NA	SX 9580 8980	Gravel pit shown on 1889 OS map (Exeter Archaeology 1996a, 26)
71	SX98NE99	SX 9615 8985	Boundary stone on 1938 OS map
72	SX99SE131	SX 9550 8990	Second World War US Naval amphibious supply base – Lower RNSD and SEF sites
73	SX99SE174	SX 9600 9020	Second World War US Naval amphibious supply base – Upper RNSD site
74	SX98SE173	SX 9560 9170	Second World War military camp

7.8 Gazetteer of Undated Cropmarks (Shown on Figure 8)

Site	SMR No.	NGR	Description
75	SX99SE114	SX 9560 9066	Rectilinear ditched enclosure associated with linear boundaries of possible field system
76	SX99SE108	SX 9630 9047	South-east corner of rectilinear ditched enclosure
77	SX99SE211	SX 9630 9000	Rectilinear enclosure
78	SX99SW/193	SX 9462 9050	Single ditched rectilinear enclosure 45 by 50 metres in extent (Site D; Johnson 1996; Exeter Archaeology 1996b)

7.9 Gazetteer of Listed Buildings, Buildings of Local Importance and Other Surviving Historic Structures (Shown on Figure 9)

Site	SMR No.	NGR	Description
79		SX 9565 9025	Newcourt House – late eighteenth century (Grade II)

80	SX98NE6	SX 9502 8989	Weare House – eighteenth to early nineteenth century (Grade II*)
81	SX99SE157	SX 9577 9122	Exe Vale (Digby) Hospital (including Digby House, chapel, lodge, water tower and gates) – AD 1882 to 1886 (Grade II)
82	SX98NE9	SX 9546 8924	Newport Lodge – eighteenth century toll house (Building of Local Importance)
83		SX 9538 8933	Seabrook House – eighteenth century (Building of Local Importance)
84		SX 9470 8995	Crossways Lodge (No. 403 Topsham Road – Building of Local Importance)
85		SX 9575 9045	Wynards Cottage – mid to late nineteenth century

7.10 Historic Maps and Schedules

AD 1765	Benjamin Donn’s map of the County of Devon (West Country Studies Library)
AD 1809	Old Series Ordnance Survey map (Devon Record Office and West Country Studies Library)
AD 1813	Map of the tithing of East Wonford in the parish of Heavitree – copy made by A. Law in AD 1835 of Richard Coldridge’s map of AD 1813 (Devon Record Office)
n.d.	Undated tithe map of the parish of Topsham (Devon Record Office)
AD 1842	Topsham tithe apportionments (Devon Record Office)
AD 1844	Tithe map of the parish of Heavitree (Devon Record Office)
AD 1842	Heavitree tithe apportionments (Devon Record Office)
AD 1889	Ordnance Survey First Edition, Sheets LXXX.11, LXXX.12 and LXXX.15 – 25 inch version (West Country Studies Library)
AD 1905	Ordnance Survey Second Edition, Sheets LXXX.11, LXXX.12 and LXXX.15 – 25 inch version (West Country Studies Library)
AD 1933	Ordnance Survey Revised Edition, Sheets LXXX.11 – 25 inch version (West Country Studies Library)
AD 1933	Ordnance Survey Revised Edition, Sheets LXXX.15 – 25 inch Version (Devon Record Office)
AD 1933	Ordnance Survey Revised Edition (with additions of 1938) – six inch version (Devon Record Office)

AD 1972 Ordnance Survey Revised Edition, SX98NE and SX99SE –
1:10560 version (West Country Studies Library)

7.11 Aerial Photographs Consulted

Vertical Collection (black & white prints)

Sortie No.	Library No.	Frame Nos.	Date	Scale
RAF/GHQ/122	8758	2	18/05/1941	1:12000
RAF/106G/UK/1412	250	3281-3283	13/04/1946	1:9800
RAF/CPE/UK/1987	625	5231-5236	12/04/1947	1:4800
RAF/CPE/UK/2144	675	5019-5024	10/06/1947	1:5500
RAF/540/1579	1641	8-13	01/04/1955	1:5500
RAF/540/1579	1641	40-43	01/04/1955	1:5500
RAF/540/1649	1673	41-47	25/06/1955	1:5000
RAF/540/1649	1673	85-93	25/06/1955	1:5000
RAF/543/2332	2166	62-63	16/07/1963	1:12300
RAF/543/2332	2166	97-99	16/07/1963	1:12300
BKS/2822	2343	2761-2762	14/03/1967	1:10000
BKS/2822	2343	3025	14/03/1967	1:10000
MAL/69091	5534	34-35	22/11/1969	1:10560
OS/92196	13965	125	14/06/1992	1:5300

Specialist Collection

Index No.	Accession No.	Frame Nos.	Date	Film Type
SX9489/2	DAP 5501	02	23/07/1985	Black & white
SX9589/1	DAP 5501	03	23/07/1985	Black & white
SX9589/2	NMR 15892	10	27/04/1998	Colour slide
SX9589/3	NMR 15892	11	27/04/1998	Colour slide
SX9589/4	NMR 18024	05	27/04/1998	Black & white
SX9589/5	NMR 18024	06	27/04/1998	Black & white
SX9589/6	NMR 18024	07	27/04/1998	Black & white
SX9690/1	DAP 8465	7a	26/06/1984	Black & white
SX9690/2	DAP 5501	04	23/07/1985	Black & white
SX9690/3	DAP 6722	10	26/06/1989	Black & white
SX9690/4	DAP 6722	11	26/06/1989	Black & white
SX9690/5	DAP 6722	12	26/06/1989	Black & white
SX9690/6	DAP 6719	02	24/06/1989	Black & white
SX9690/7	DAP 6719	03	24/06/1989	Black & white

Military Obliques

Index No.	Accession No.	Frame Nos.	Date	Film Type
SX9589/8	RAF 30150	PSFO-0048	03/10/1960	Black & white
SX9589/9	RAF 30150	PSFO-0049	03/10/1960	Black & white
SX9589/10	RAF 30150	PSFO-0050	03/10/1960	Black & white
SX9490/9	RAF 30150	PSFO-0051	03/10/1960	Black & white
SX9490/10	RAF 30150	PSFO-0051	03/10/1960	Black & white

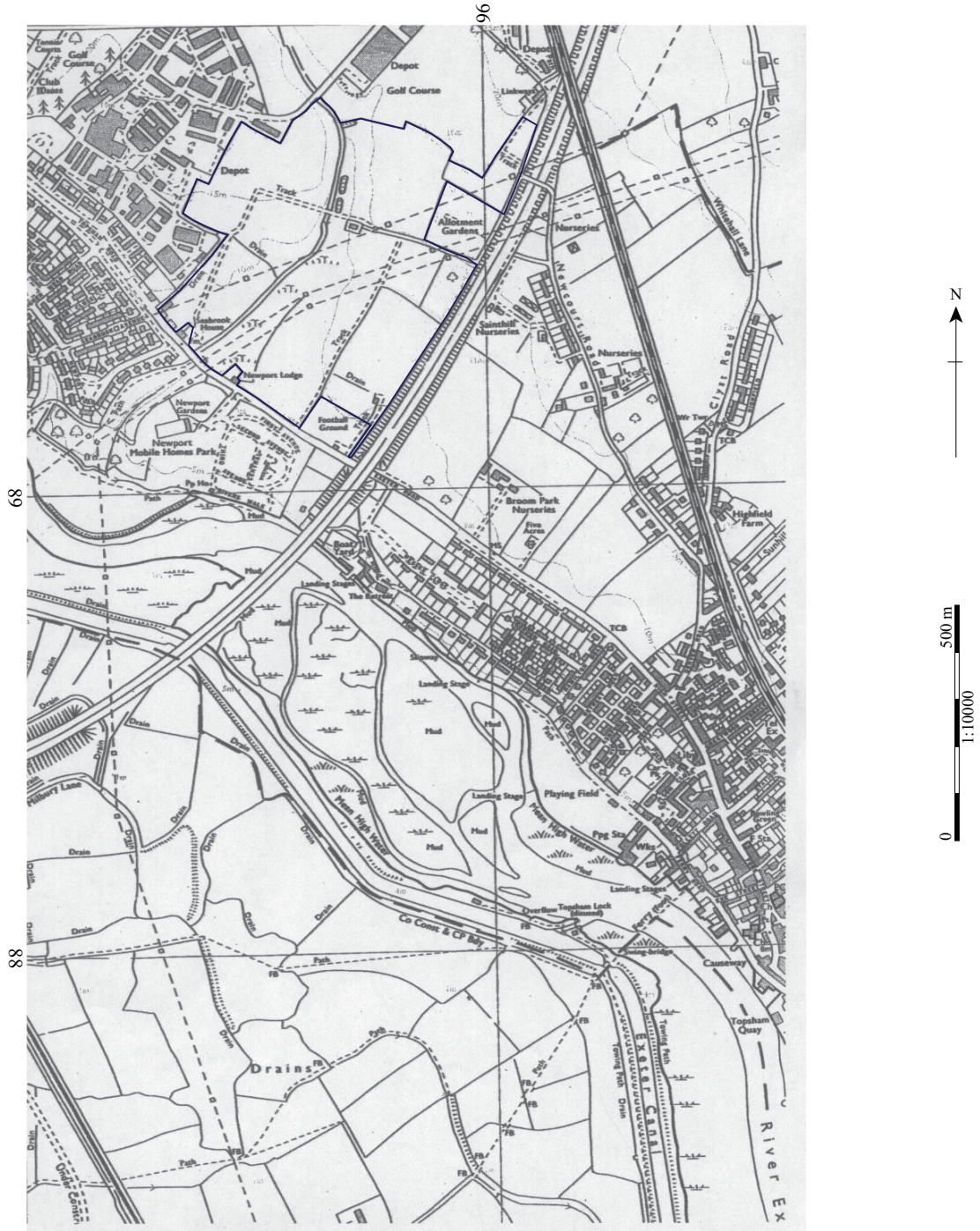
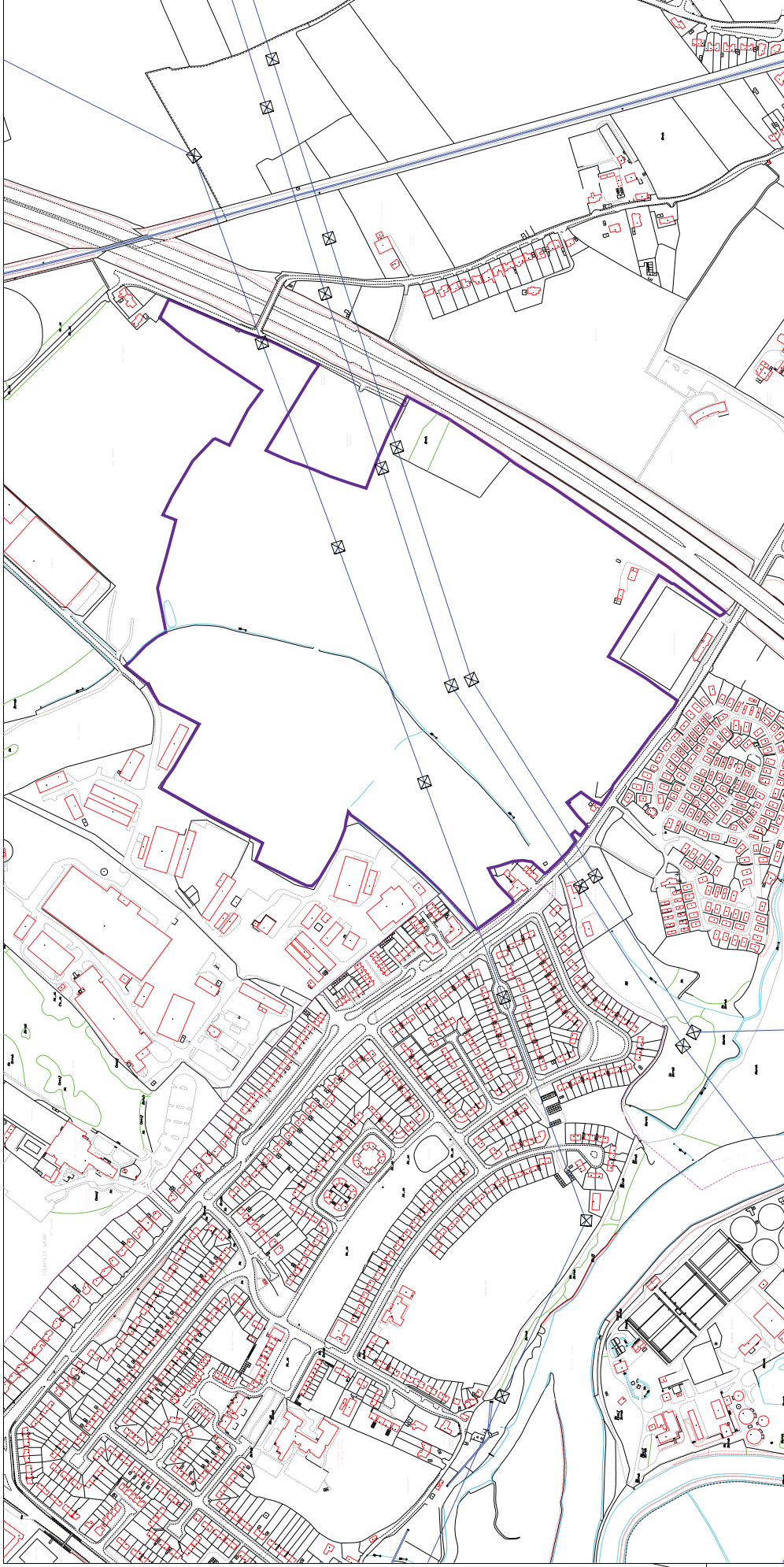


Figure 19. 1:10,000 map 1985



Not to scale

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NOTE — Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.

Figure 1. Site Location

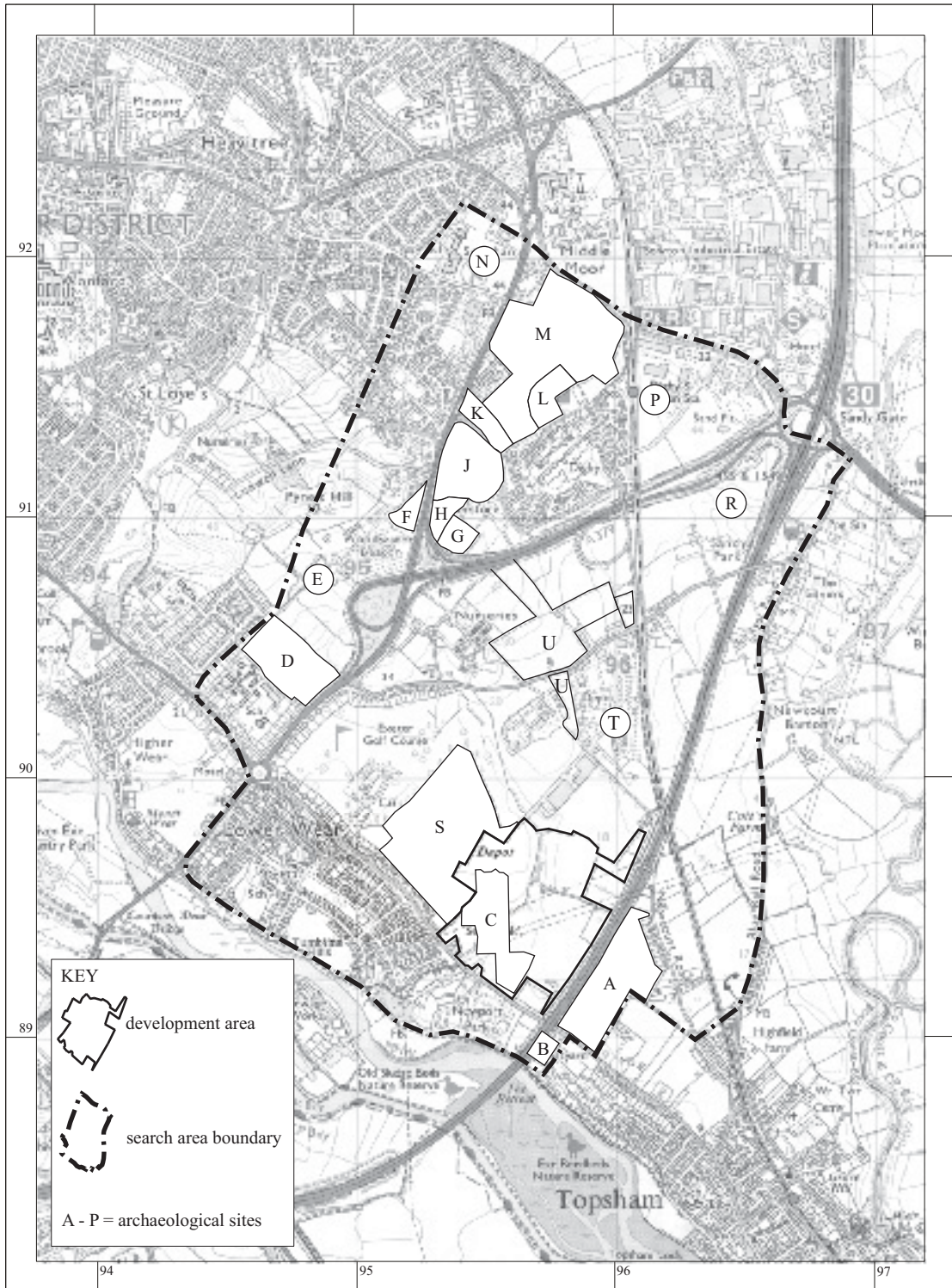


Figure 2. The Location of Key Archaeological Investigations

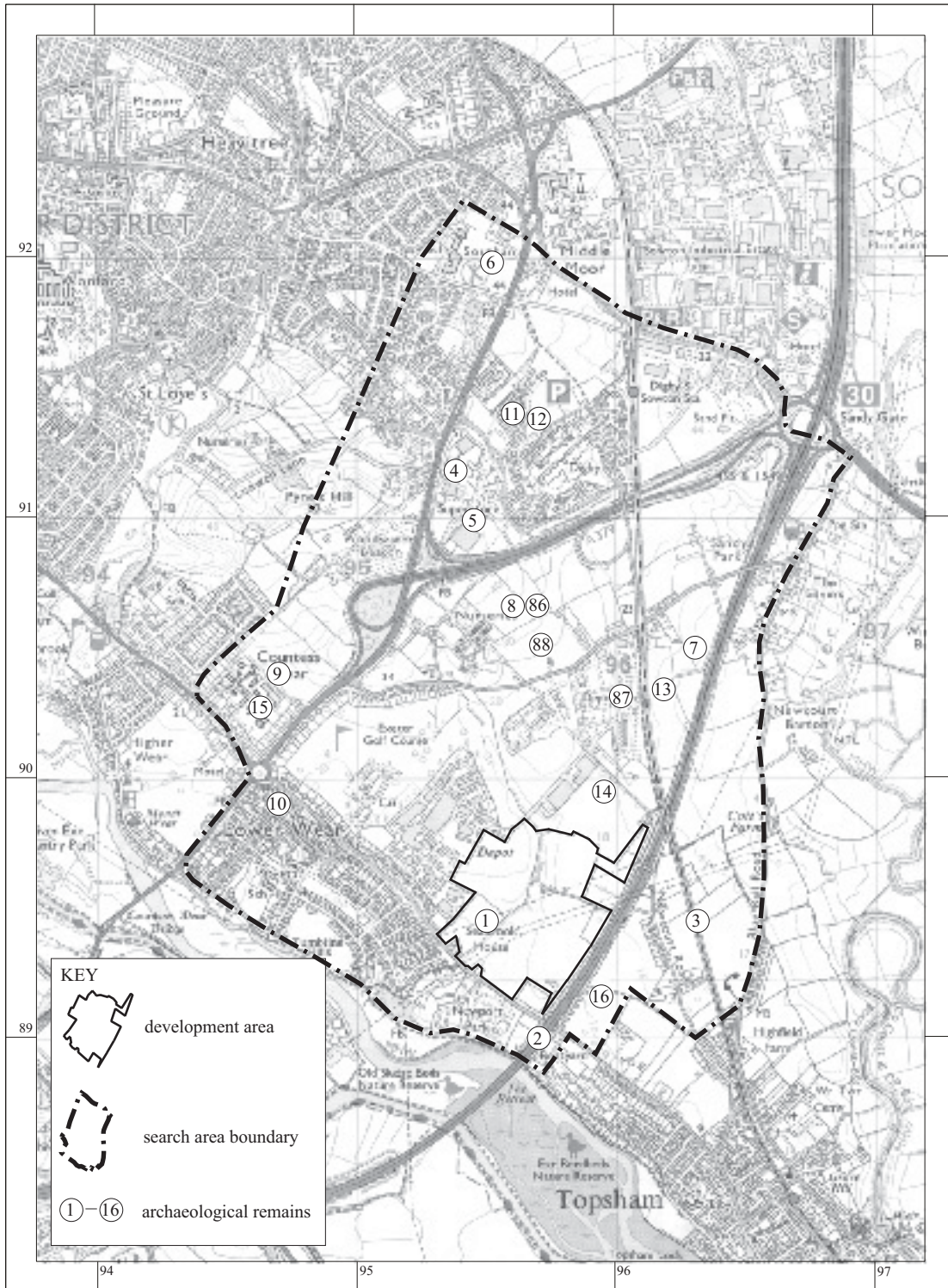


Figure 3. The Known Distribution of Dated Prehistoric Sites (scale at 1 to 25000)

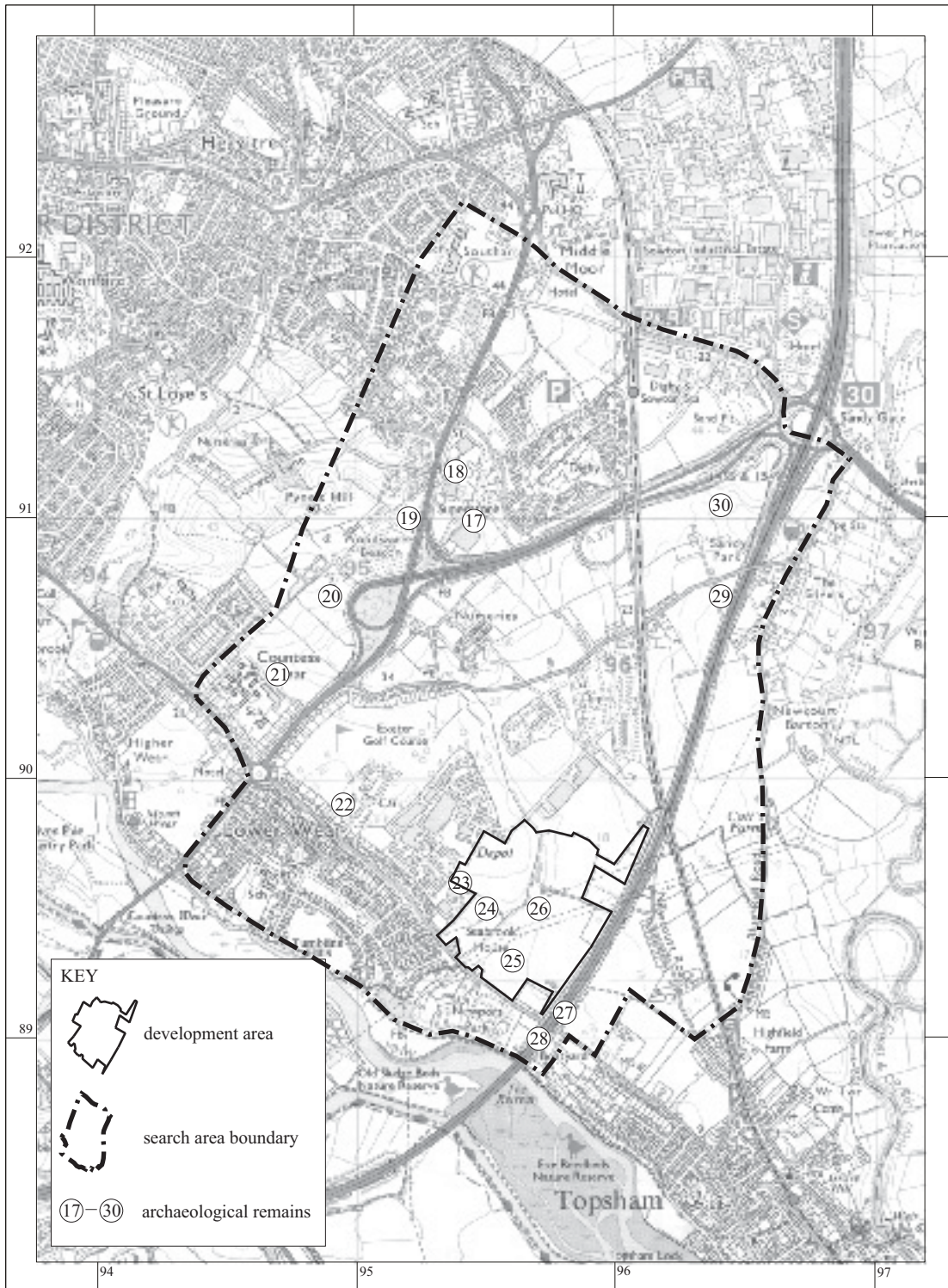


Figure 4. The Known Distribution of Un-phased Prehistoric Sites (scale at 1 to 25000)

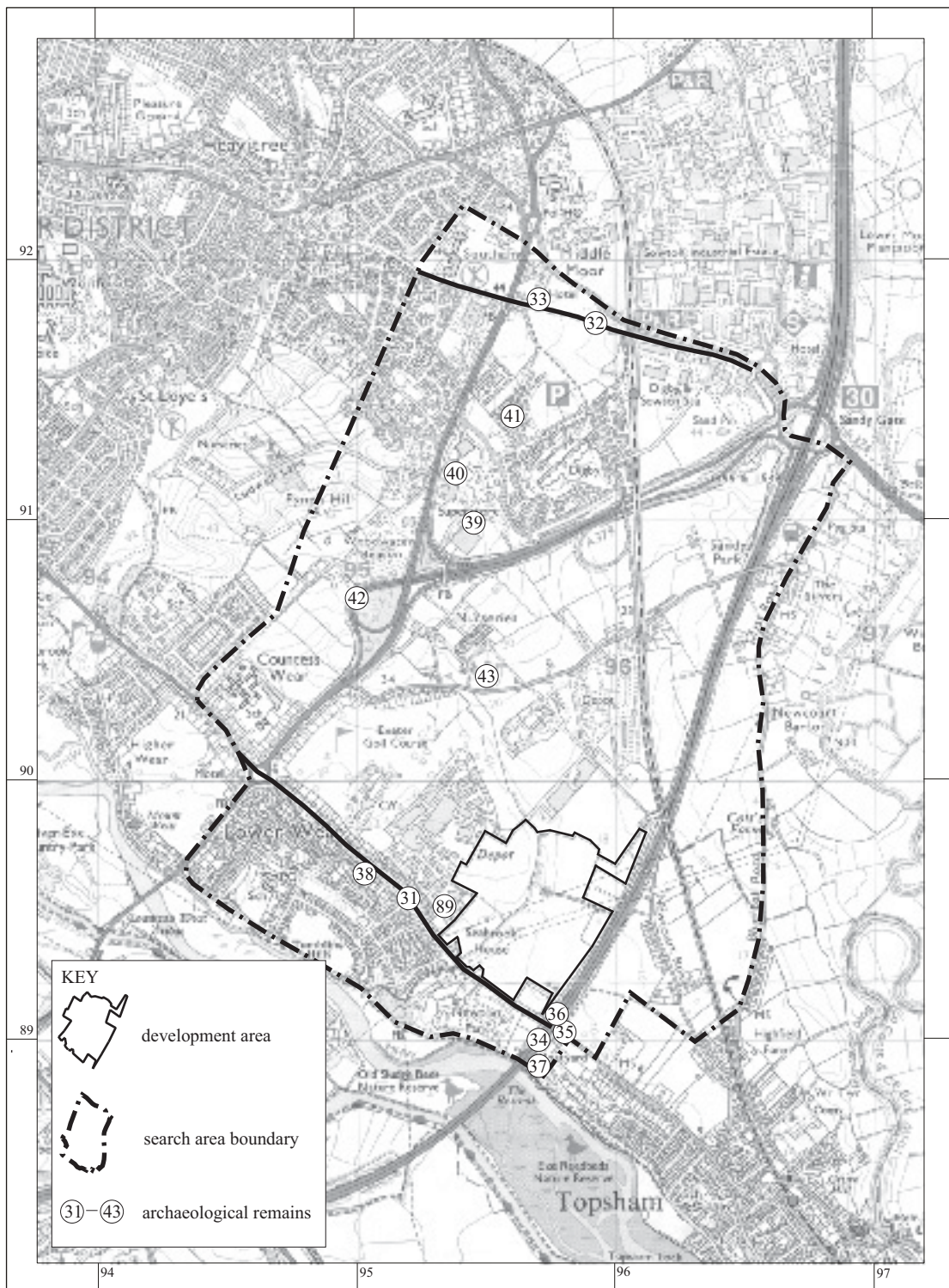


Figure 5. The Known Distrubation of Roman Sites (scale at 1 to 25000)

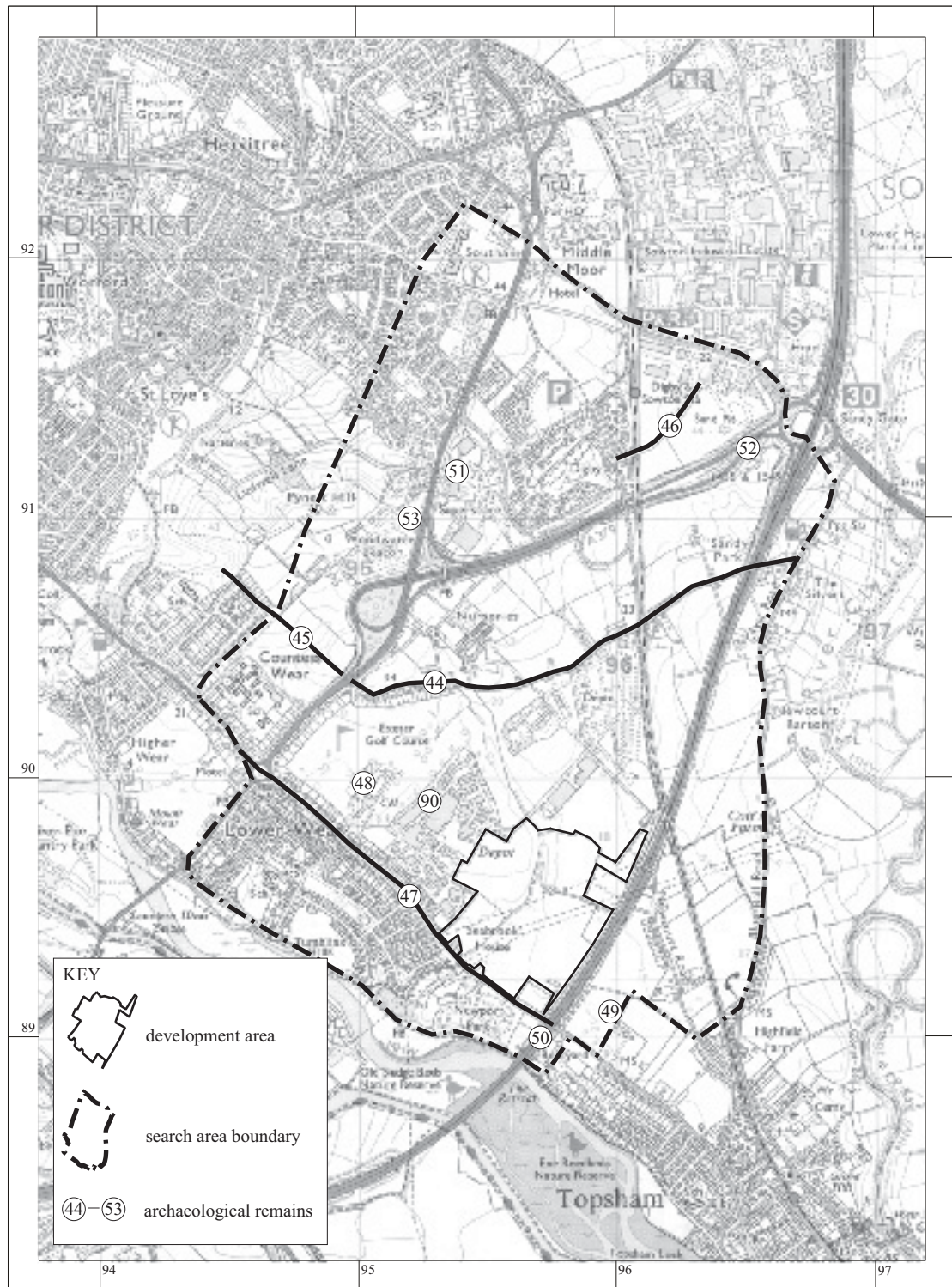


Figure 6. The Known Distribution of Late Saxon, Medieval and Tudor Sites (scale at 1 to 25000)

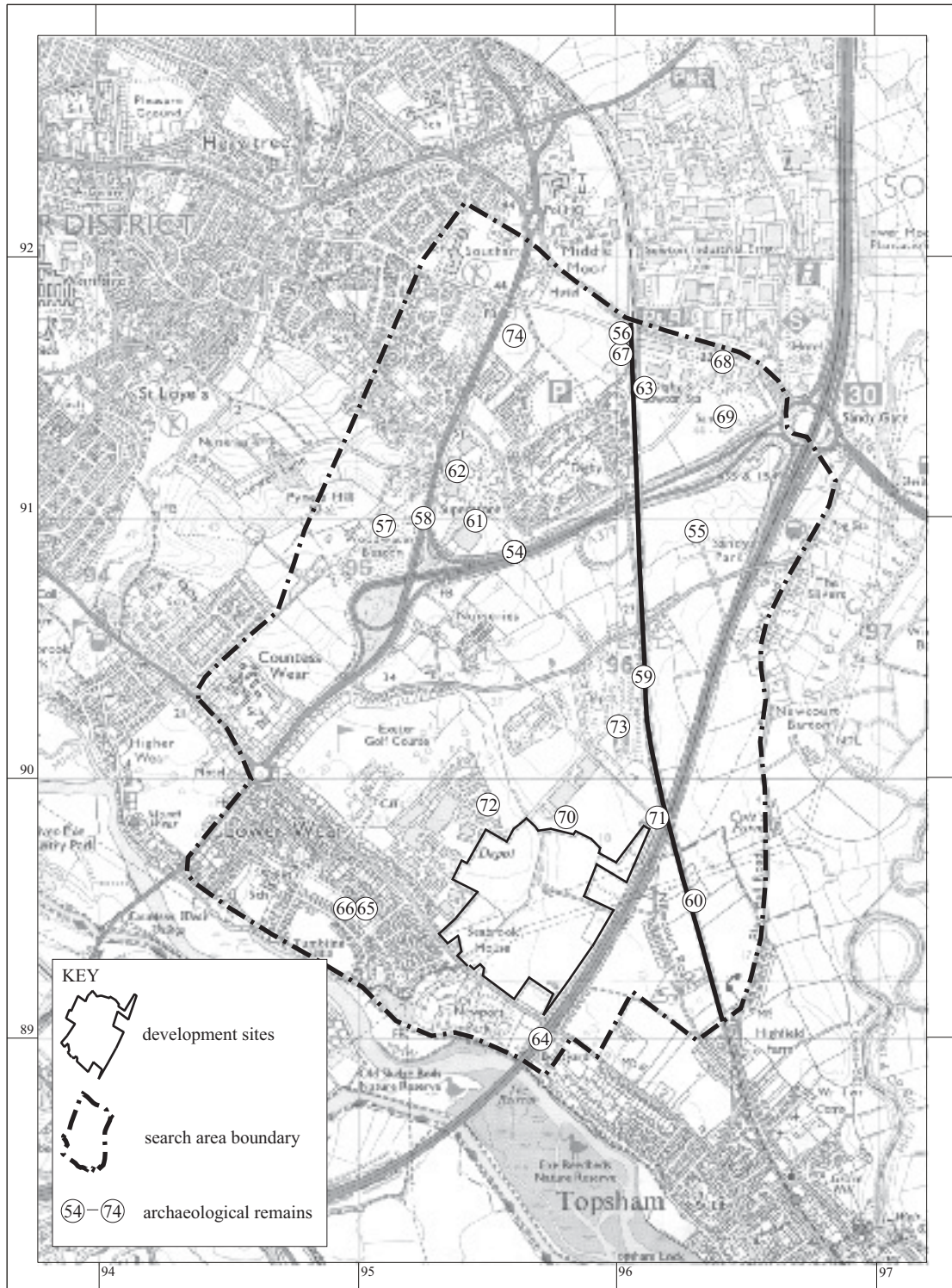


Figure 7. The Known Distribution of Post-Medieval Sites (scale at 1 to 25000)

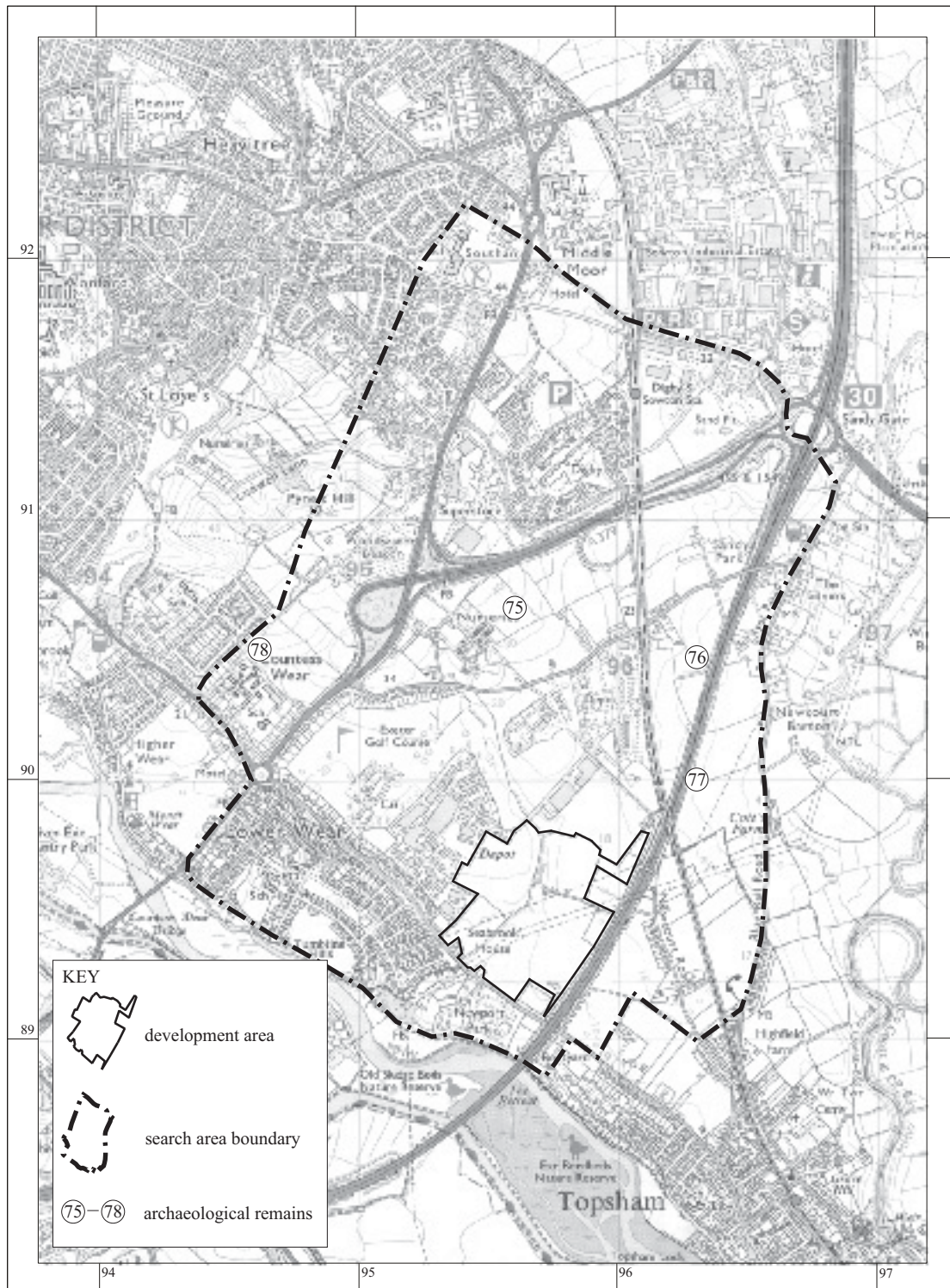


Figure 8. The Known Distribution of Undated Cropmarks (scale at 1 to 25000)

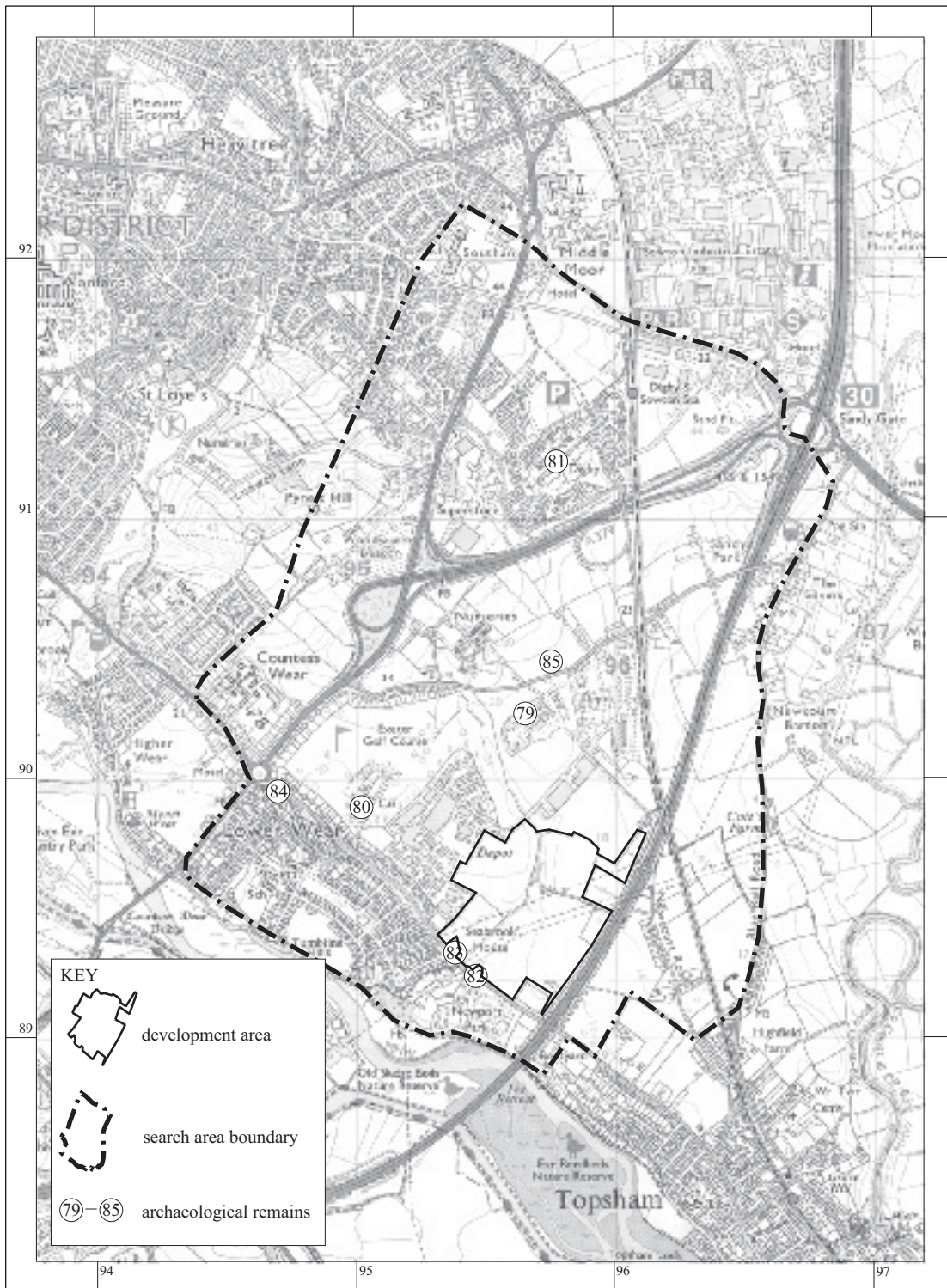


Figure 9. The Distribution of Listed Buildings, Buildings of Local Importance, and Buildings of Interest (scale at 1 to 25000)

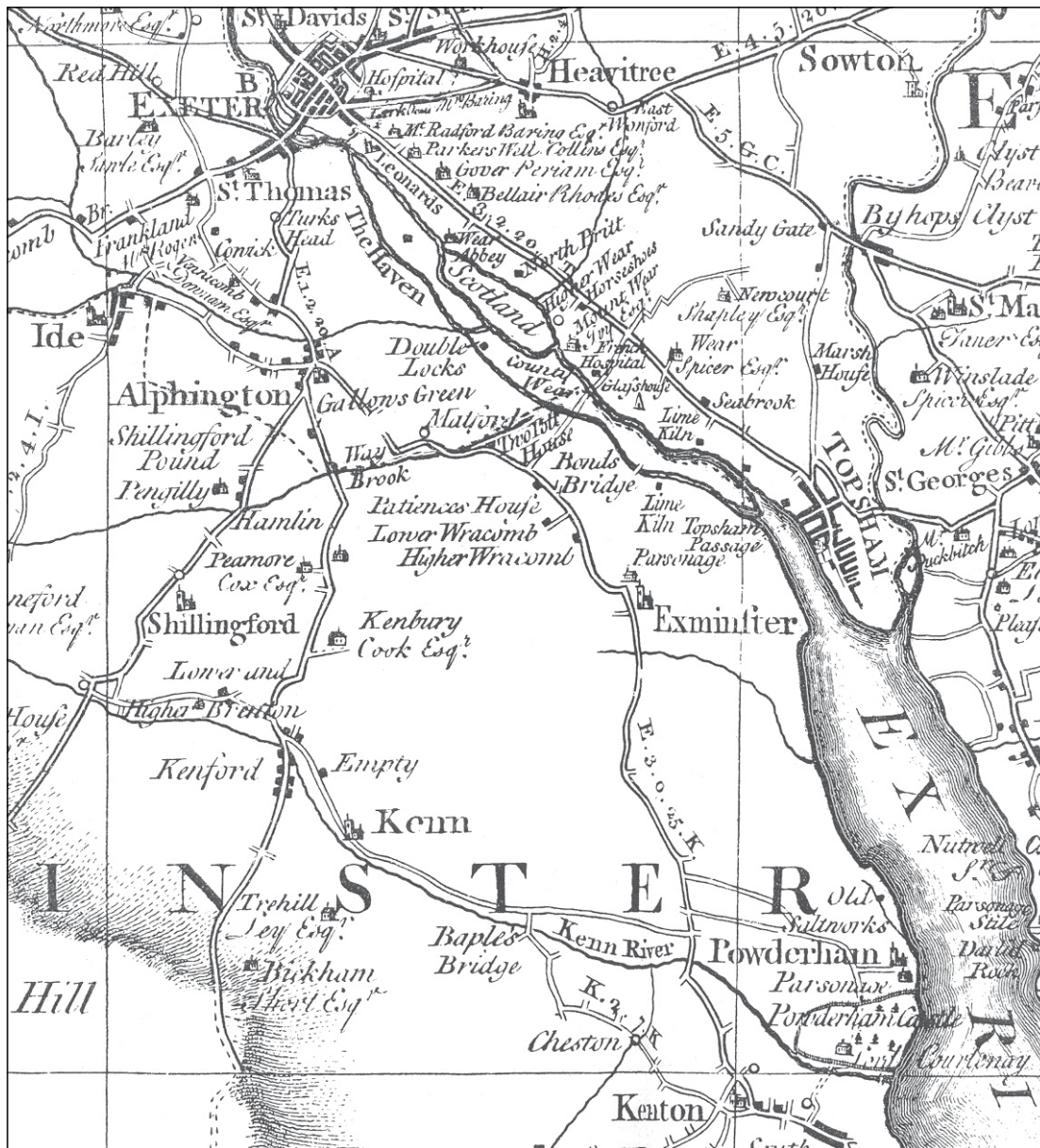


Figure 10. Extract from Benjamin Donn's map of AD 1765 (not to scale)



Figure 11. Extract from the Old Series Ordnance Survey Map of AD 1809 (not to scale)
56

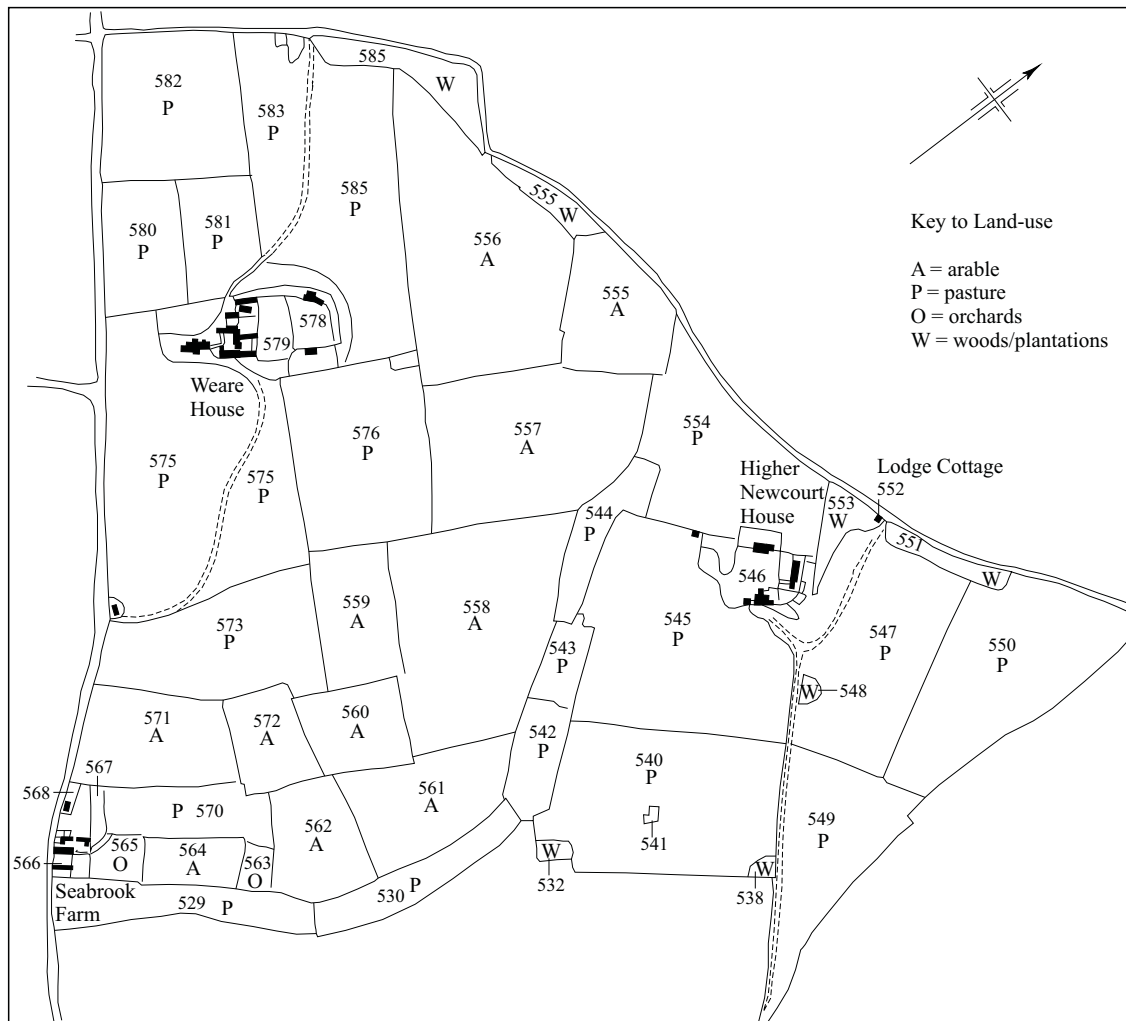


Figure 12. Extract from the Topsham Tithe Map of the Early 1840's (not to scale)



Figure 13. Topsham Tithe Map. Probably c. 1840

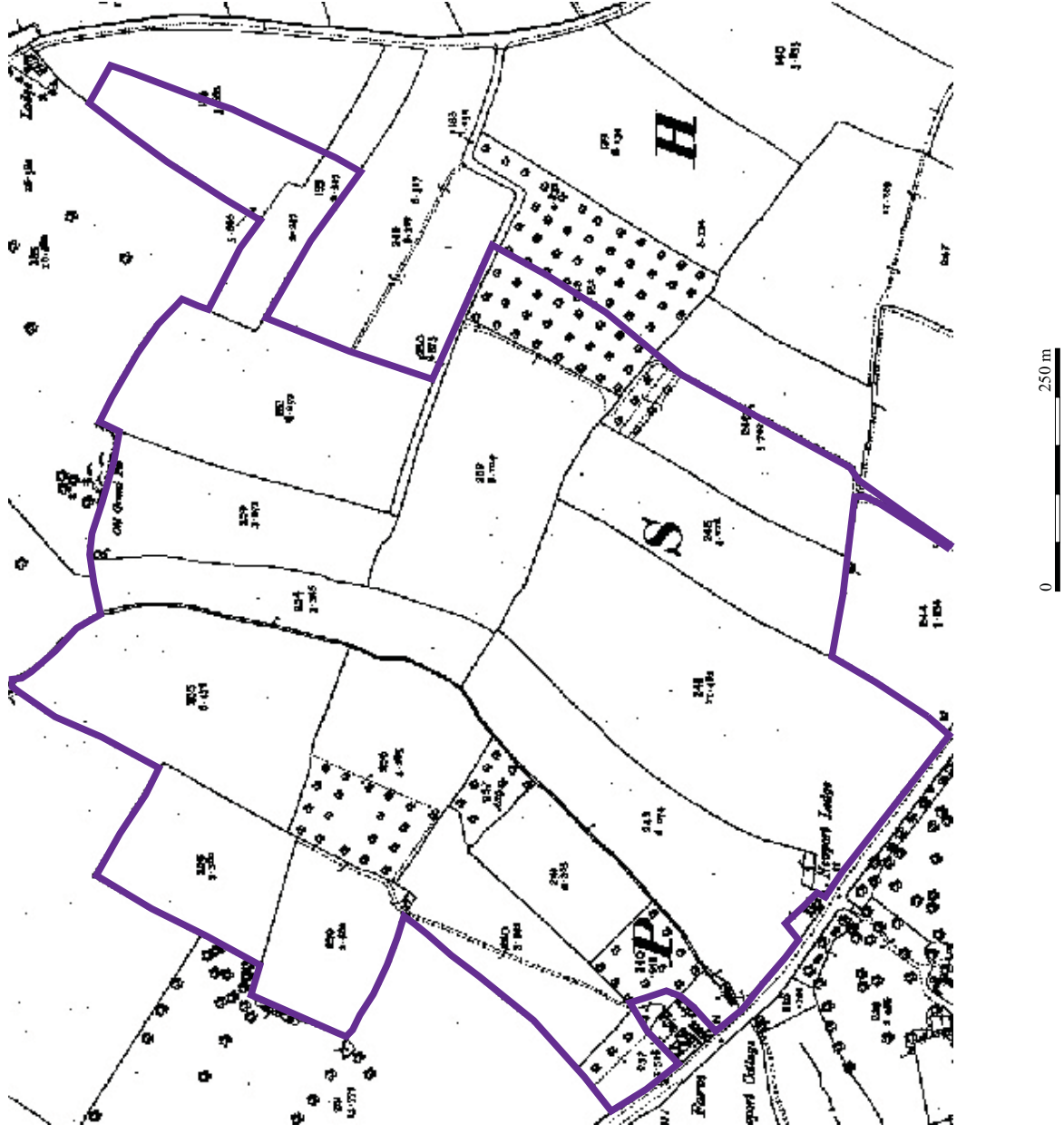


Figure 14. OS 1st edition 1890. Devonshire sheet LXXX 15.

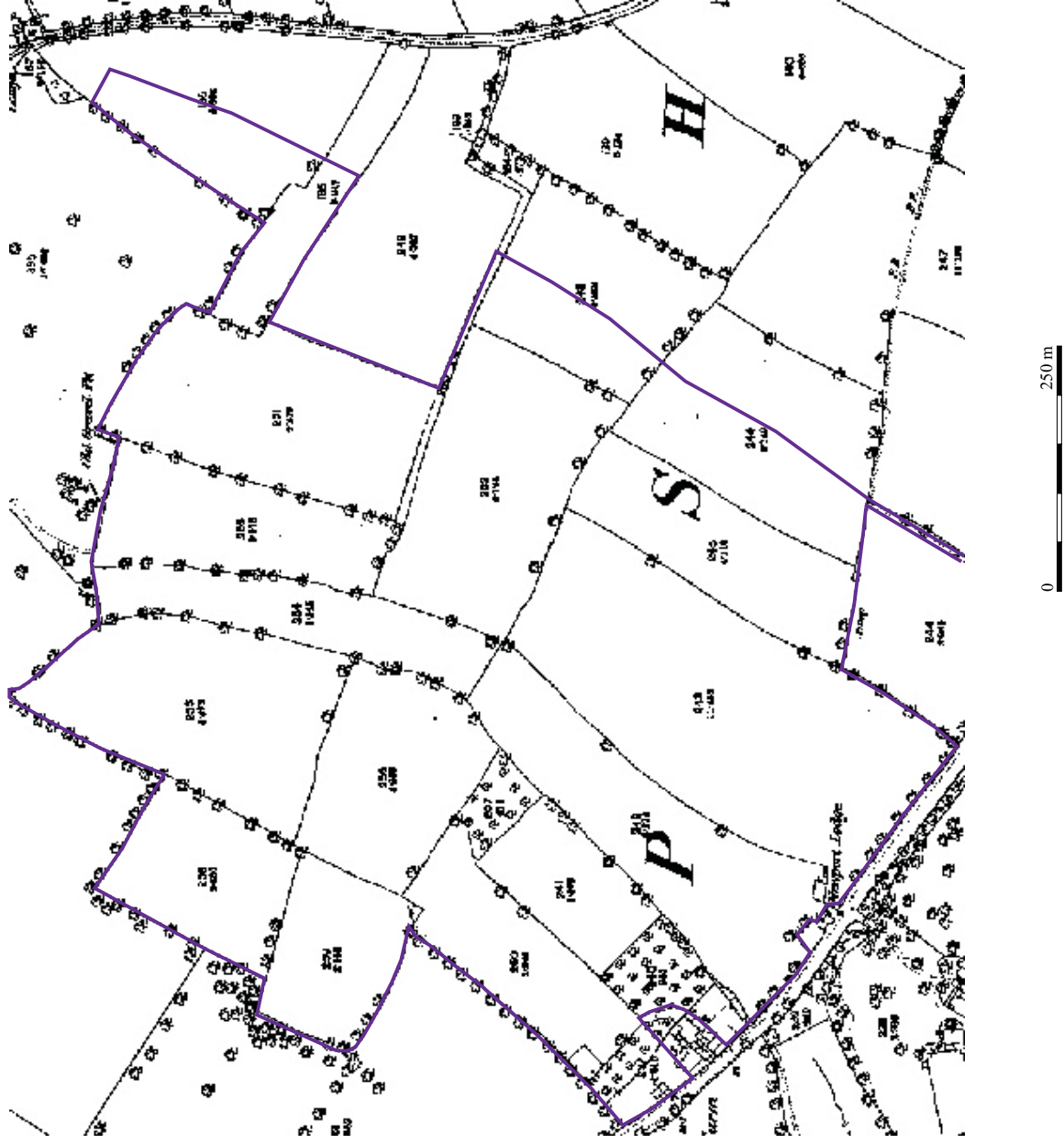


Figure 15. OS 2nd edition 1906. Devonshire sheet LXXX 15.

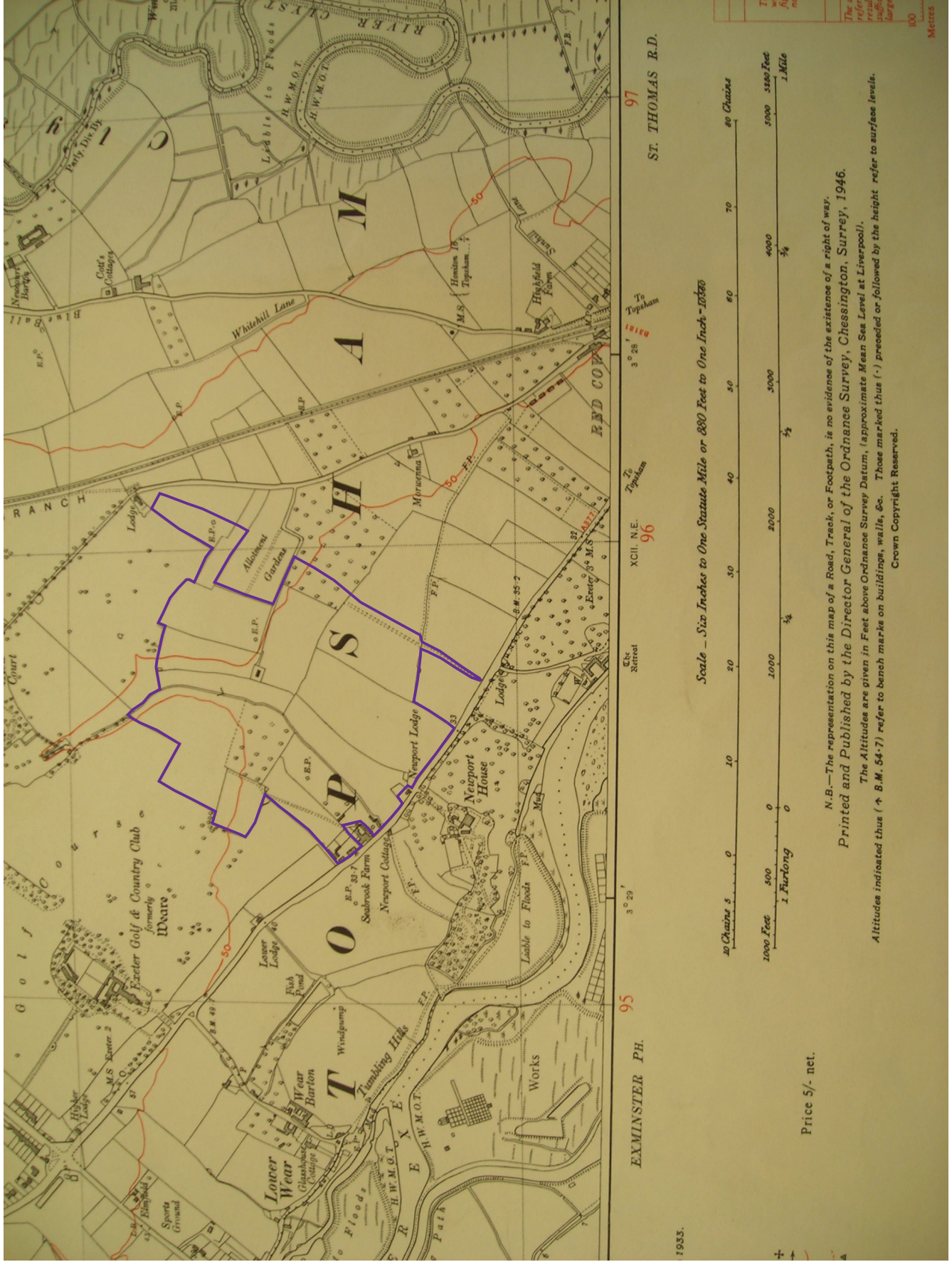


Figure 16. OS 6" Revision of 1933 with additions in 1938. Devonshire Sheet LXXX 56.

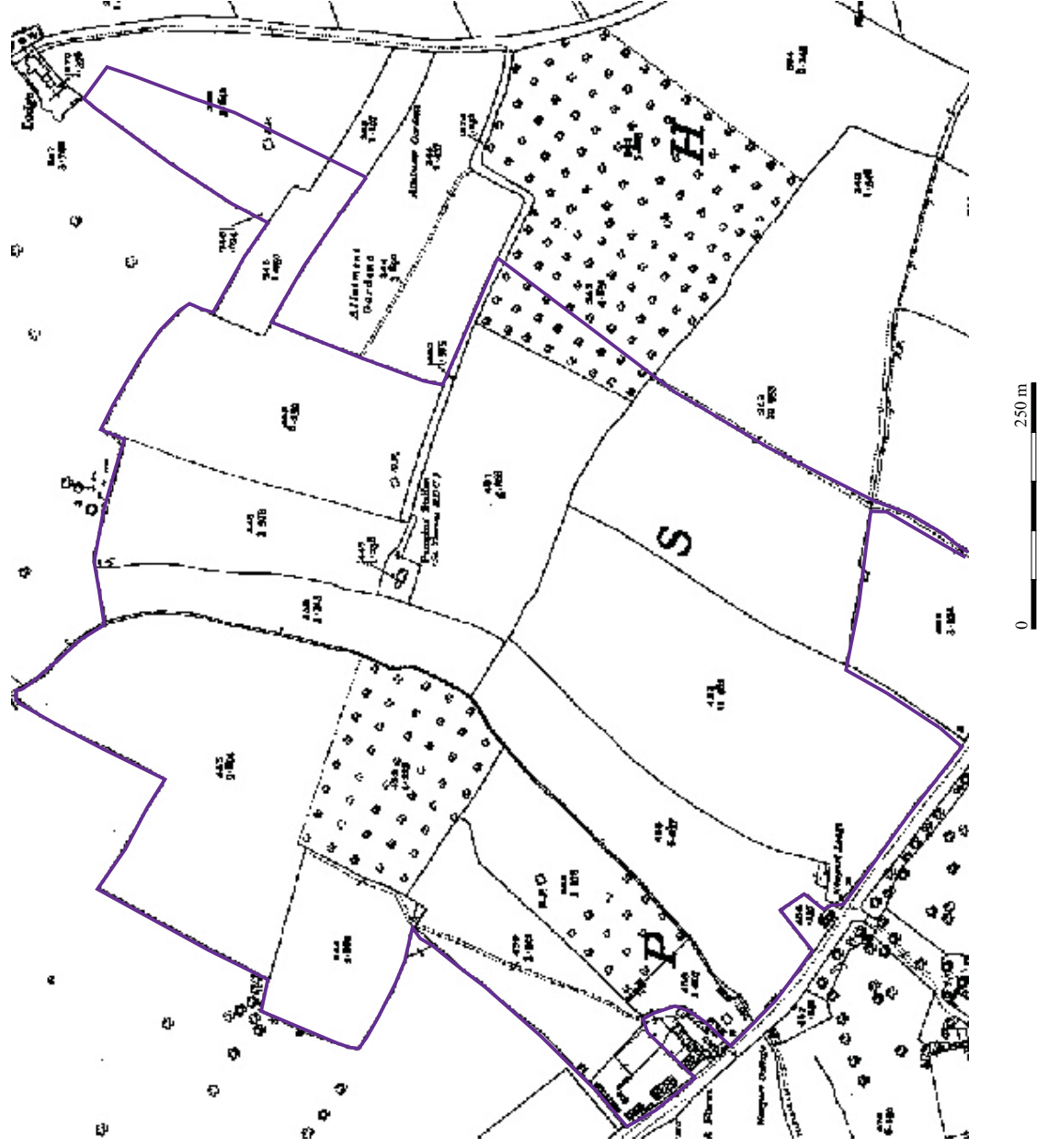
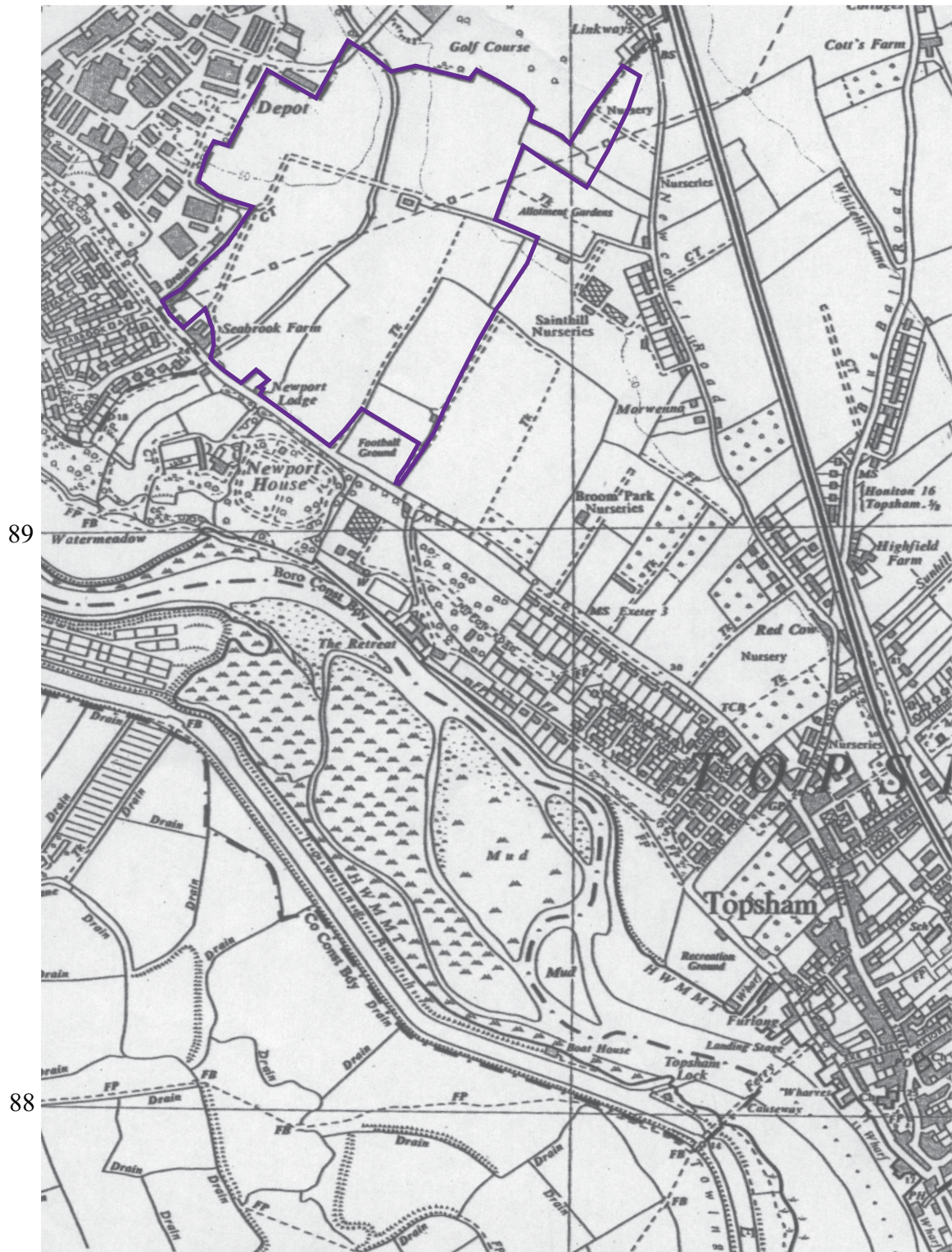
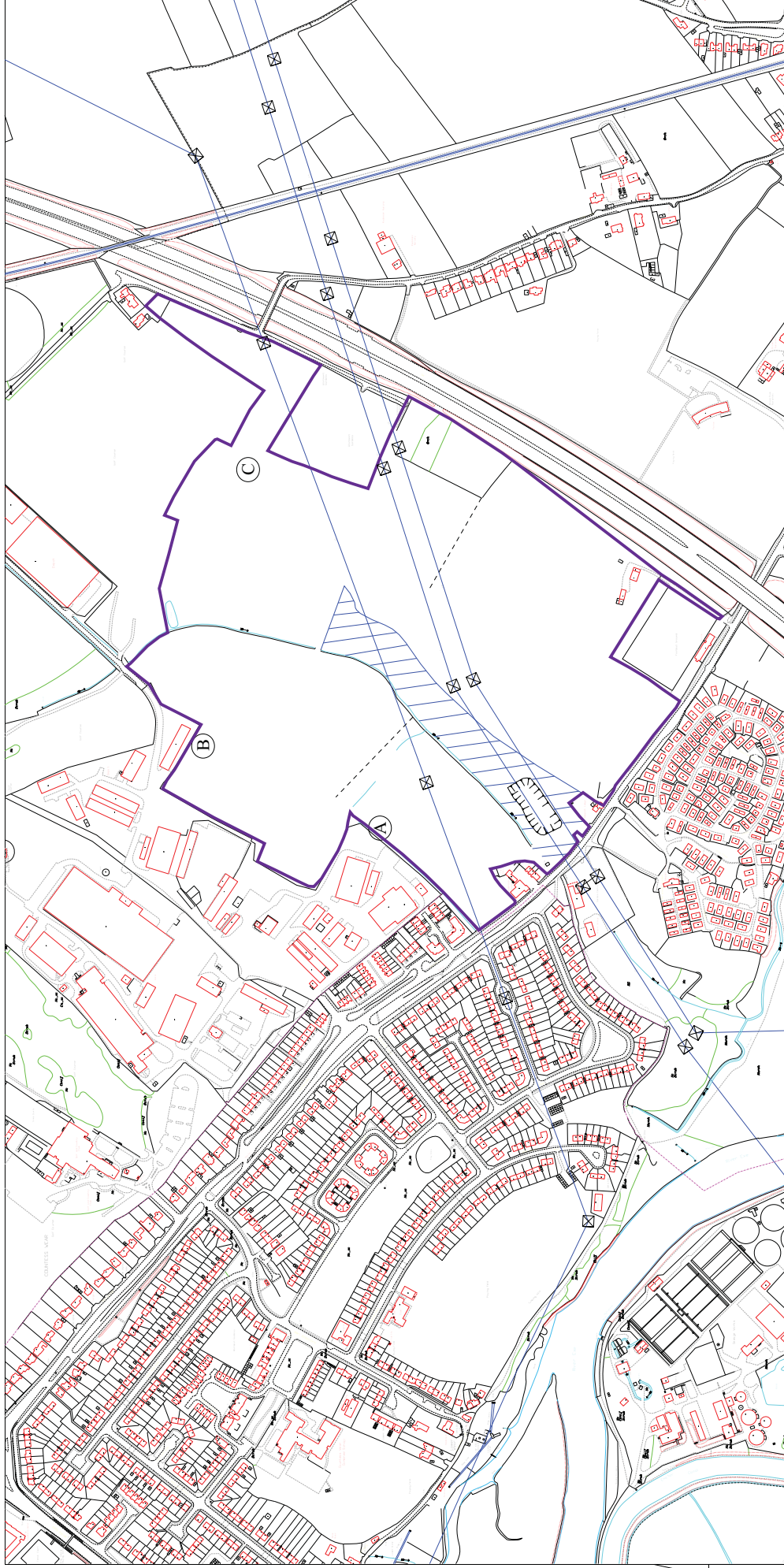


Figure 17. O.S 6" 1938. Devonshire Sheet LXXX 15



Scale 1:10560

Figure 18. OS 1:10,560 Map from 1963



Not to scale

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A-C Boundary
--- Former Field Boundary
/// Area of Fill/ Motting

Figure 20. Site Walkover Plan