

Land Southwest of Exeter Development Masterplan Area

Centred on NGR SX930888

Archaeology and cultural heritage assessment,
fieldwalking and geophysical survey

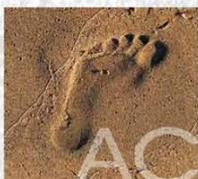
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Summary

An archaeology and cultural heritage assessment, including targeted geophysical survey and surface artefact collection, of the proposed Land southwest of Exeter development masterplan area, Devon (centred on NGR SX9308888), was undertaken by AC archaeology between November 2009 and April 2010. The site covers an area of approximately 415 hectares and comprises mainly agricultural land, although there are some small settlement areas and farmsteads dispersed within it.

The main archaeological potential for the area is for later prehistoric settlement and funerary monuments and sites. There are three scheduled monuments present, comprising a Bronze Age barrow cemetery and two settlement enclosures. A number of other sites of this period are recorded as cropmarks from aerial photographs. With the exception of a few dispersed medieval farmsteads, there are few sites recorded dating to between the Romano-British and post-medieval periods and the area is likely to have been part of a mainly agricultural landscape from at least the middle ages onwards.

Targeted geophysical survey has confirmed the presence and character of some of the previously recorded cropmarks, and has identified some new anomalies, indicating the presence of further ring ditches, settlement enclosures and associated field divisions. While only relatively small scatters of flint artefacts was recovered during the fieldwalking, these provide further evidence for later prehistoric occupation in the area. The fieldwalking and geophysical survey areas represent only a very small sample of the overall development scheme and there is clearly scope elsewhere for additional archaeological sites of varying importance to be present.

1. INTRODUCTION

- 1.1 As part of a long-term masterplanning study for the development of land to the southwest of Exeter, Devon, this document has been prepared by AC archaeology on behalf of Teignbridge District Council, Exeter City Council and Devon County Council to establish the cultural heritage and archaeological implications of the proposal. The scheme includes for the provision of 2,500 new homes and associated infrastructure, but it is currently at an early stage and there are three design and layout options being considered.
- 1.2 The masterplan area is located to the southwest of Exeter and covers approximately 415 hectares (Fig. 1). It comprises mainly agricultural land, although there are small settlement areas and farmsteads dispersed within it. The northern and eastern boundaries are formed by the railway, the Exeter Ship Canal, Alphington village and the Matford trading estate, with the southeast and west perimeters the M5, A38, A379 and A30 roads.
- 1.3 There are two broad topographic areas covered by the scheme, comprising undulating largely agricultural land comprising mixed arable and pasture fields including a number of topographic ridges and spurs bisected by stream valleys (Plate 1), and the low-lying wetland pasture within the Exe valley made up of flat fields divided by drainage/boundary ditches (Plate 2).

2. METHODOLOGY

- 2.1** All work has been undertaken in accordance with a brief prepared by Devon County Historic Environment Service and Exeter City Council's Archaeology Officer (Reed and Pye 2009).
- 2.2** The scope of the initial study included archaeological sites and finds (including Scheduled Monuments), historic buildings (including Listed Buildings), historic landscape features (including Registered Parks and Gardens, Battlefields etc.), or other locally-designated features, or areas, of cultural heritage importance within the site. In addition, relevant other recorded information within 1km of the area has been examined in order to provide setting/context. A site inspection was also undertaken, with individual field allocated unique plot numbers.
- 2.3** Documentary, cartographic and archaeological information was examined and relevant information obtained from the following repositories:
- Devon County Historic Environment Record, Exeter;
 - Devon Record Office, Exeter;
 - English Heritage website Listed Buildings Online;
 - National Monuments Record;
 - Portable Antiquities Scheme records;
 - Somerset Record Office, Taunton; and,
 - Westcountry Studies Library, Exeter.
- 2.4** Following the initial data gathering for the assessment, selected areas considered to be of high archaeological potential and likely to be affected by development were targeted by fieldwalking and geophysical surveys (see below).

3. LEGISLATION AND GUIDANCE

Relevant protection, guidance and policies relating to the protection, maintenance and enhancement of archaeological sites and other aspects of cultural heritage may be summarised as follows:

3.1 Scheduled ancient monuments

Scheduled Ancient Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979) are sites which have been selected by a set of non-statutory criteria to be of national importance. These criteria comprise period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. There is also a presumption against developments which have a significant impact on the integrity of the setting of scheduled monuments. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Ancient Monument require consent from the Secretary of State for the Department of National Heritage.

3.2 Listed buildings/structures

Buildings of national, regional, or local historical and architectural importance are protected by the Planning (Listed Buildings and Conservation Areas) Act, 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.

3.3 National policy

General policy and guidance for the conservation of the historic environment are now contained in *Planning Policy Statement 5: Planning for the Historic Environment* (formerly Planning Policy Guidance notes 15 and 16), released 23rd March 2010. Archaeological sites, buildings, parks and gardens, battlefields or other aspects of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are now considered *heritage assets* under a unified policy system. The relevant policies are listed below:

- Policy HE1: Heritage assets and climate change
- Policy HE2: Evidence base for plan-making
- Policy HE3: Regional and local planning approaches
- Policy HE4: Permitted development and Article 4 directions
- Policy HE5: Monitoring indicators
- Policy HE6: Information requirements for applications for consent affecting heritage assets
- Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets
- Policy HE8: Additional policy principle guiding the consideration of applications for consent relating to heritage assets that are not covered by Policy HE9
- Policy HE9: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets
- Policy HE10: Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset
- Policy HE11: Enabling development
- Policy HE12: Policy principles guiding the recording of information relating to heritage assets

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

3.4 Local authority plan policies – Teignbridge District Council

Relevant policies for the management of archaeology and cultural heritage are set out in the Adopted *Teignbridge Local Plan (1989 - 2001) Written Statement*.

C51 Nationally important archaeological remains

In considering development applications there will be a presumption in favour of physically preserving nationally important archaeological remains and their settings whether scheduled as Ancient Monuments or unscheduled. In respect of other sites of archaeological interest and their settings, development proposals will be permitted where the importance of the development outweighs the local value of physically preserving the archaeological remains in situ. This Policy will include all sites referred to in the Devon County Sites and Monuments Register.

C52 Other archaeological sites

When considering applications affecting archaeological sites, the Council will seek the advice of the County Council which has specialist officers to deal with archaeology. The Council may request a field evaluation of archaeological sites to establish their importance prior to determination. Where it is considered acceptable

to allow development of a site of archaeological interest the Council may wish to satisfy itself that the developer has made appropriate provision for recording archaeological remains. It may impose a condition on a planning approval requiring reasonable access before or during development to observe and record items of interest.

Policy C31 Setting of Listed Buildings

The Council will have special regard to the desirability of preserving the setting of listed buildings of special architectural or historic interest by appropriate control over the design and use of adjoining land, traffic management measures and the preservation of trees.

3.5 Local authority plan policies – Exeter City Council

Relevant policies for the management of archaeology and cultural heritage are set out in the *Adopted Exeter City Local Plan (2004)*.

C2: Listed Buildings

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.

C5: Archaeology

Development will not be permitted which would cause harm to a site, monument or structure of national 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 weighed against the need for 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.

4. STATUTORY DESIGNATIONS

4.1 There are three scheduled monuments within the masterplan area (Fig. 2). These comprise:

- SM 10625 – Bronze Age linear round barrow cemetery at Castle Park, Alphington (A5 on Fig. 2; Plate 3).
- SM DV953 – Prehistoric earthwork enclosure northeast of Church Path Hill Plantation (A42; Plate 4).
- SM DV985 – Prehistoric enclosures northeast of Peamore Cottage (A22; Plate 5)

There is also a scheduled monument located c. 0.5km to the south, which comprises SM DV952, a prehistoric earthwork enclosure south of Blackall's Copse (A126).

4.2 A total of seven listed structures are located within the masterplan area (Fig. 2). These are all Grade II and include The Gables on Chudleigh Road (B1), the two part

property of Cotfield and Matfield House (B6), Peamore Cottage (B7) and Matford Barton Farmhouse (B3). More detail is in Section 6 below.

5. ARCHAEOLOGICAL RECORDS

5.1 Introduction

The majority of previous archaeological work in the masterplan area has comprised the identification of a number of sites through extensive aerial photography. A small number of investigations have also been undertaken ahead of development, including during the upgrading of link roads as part of M5 motorway construction. The location of all previously recorded archaeological sites within the area and selected relevant sites just outside are shown on Fig. 2 and described in Appendix 1.

5.2 Prehistoric

The masterplan area contains a large number of cropmark features of this period which have been identified from aerial photography. These include the sites of probable ring ditches of former barrows (Plate 6), which are located in two principal concentrations. One concentration is located to the south of the masterplan area and comprises five ring ditches located on a natural spur (sites A32, A34, A35 & A36). An archaeological evaluation was undertaken ahead of development on part of site A32 but had limited results with no datable evidence (Pye and Matthews 1991).

The second group comprises a linear barrow cemetery of approximately nine features located along a natural ridge towards the north of the masterplan area (SM10625; A5). An archaeological excavation undertaken adjacent to this group (A11) recorded a small number of pits associated with Bronze Age pottery and flint (Tyler 2009). A further ring ditch (A1) was identified during the M5 link road construction at Markham Lane at the far northwest of the masterplan area. In this, two cremations associated with Bronze Age pottery were recorded within the perimeter ditch (Jarvis 1976).

Other significant cropmark features comprise squared enclosures often associated with linear ditch alignments (eg. A2, A7, A17, A18, A31 & A42). These potentially represent evidence of prehistoric settlement with associated boundaries and field systems. There has been no investigation of these features and a broader date range is possible, perhaps into the Romano-British period.

Other known prehistoric sites nearby, but outside the area, includes a number of ring ditches (eg. A127, A130 & A153) and cropmark enclosures (eg. A129, A131, A133, A138, A145 and A148) all of which have been identified from aerial photographs and are located towards the southwest of the masterplan area.

5.3 Romano-British

There is one known Romano-British site within the masterplan area at Pond Farm (SM DV985; A23). This consists of a series of enclosures identified as cropmarks from aerial photography and are likely to represent settlement remains. Some limited investigation of the site was undertaken during the upgrading of the current A30 road during M5 motorway construction and this work recorded a series of enclosure ditches in association with AD 2nd century pottery and tile (Jarvis 1976).

Outside of the masterplan area a possible settlement site of Iron Age to Romano-British date comprising cropmark enclosures, has been identified from aerial photographs to the south of the area (scheduled monument DV952 and A126).

However, the most significant concentration of sites is located within the Roman settlement of Topsham across the River Exe (A111). Features here include Roman defences (A118), a bakehouse (A105) and a cremation burial (A89) as well as numerous artefact finds spots including coins, bronze objects and pottery (eg. A96, A103 & A106).

5.4 Post-Roman to medieval

No known post-Roman or Saxon sites have been recorded within the masterplan area or in the surrounding landscape. However, potentially early origins are suggested for the settlements at Matford (A10 & A16), which are likely to comprise the two Domesday Manors of *Matforda*. The masterplan area also includes parts of two further medieval estates; Peamore, which extends into the southwest of the masterplan area and includes a possible medieval pond (A25), is likely to be the Domesday manor of *Peumera*, while Kenbury (A136), named in Domesday as *Kenebiri*, was part of the Battle Abbey estate in 1086 (Gover *et al* 1931, Reichel 1915).

The areas surrounding these medieval settlements are likely to have been agricultural land with a series of field systems and trackways linking these estates with Alphington, Exminster and Shillingford Abbot.

To the northeast of the masterplan area the River Exe was forded and subsequently bridged during the 15th century at Countess Weir (A77). The river at Countess Weir was also adapted from the 13th century to form a series of weirs to power mills along its route (A76).

5.5 Post-medieval to modern

In the post-medieval period there is a general paucity of sites recorded from around the medieval farmsteads, which perhaps suggests a general continuity of their occupation. The one associated site dating from this period is located at Matford Barton. Property records of 1566 describing the presence of a corn mill as part of the Matford estate (Chope 1911) are likely to relate to the site of the former mill (A14) on the Matford Brook (A14) with its associated millrace (A13).

The Exeter Ship Canal, which comprises the northeast perimeter to the area, is a significant development in this period. Constructed between 1564 and 1567 in order to re-establish a shipping route into the city from downstream of Countess Weir (A50) to Exeter quay, it was later extended in 1676 and again in 1827. This series of alterations to the canal allowed greater volumes of larger vessels to use the route into Exeter and the servicing of industrial processes such as at the lime kilns along its route (A52).

The South Devon Railway (A47) was constructed in 1847. The route was built by Brunel and was originally an atmospheric railway fuelled by pumping engines. A possible site of one of these engines is thought to be located within the area (A48). A small number of World War II sites are also recorded within the area, including the site of an anti-aircraft battery (A29) and a Royal Observer Corps post (A39).

6. HISTORIC BUILDING RECORDS

- 6.1** There are eight previously recorded historic structures within the study area, while there are many more in the surrounding areas, with significant clusters in the historic cores of Alphington and Exminster. Those within the area are mainly Grade II listed

and include the originally 17th century Matford Barton Farmhouse (B3), the 19th century house The Gables (B1), as well as three 18th or 19th-century milestones (B2, B4 & B8).

7. HISTORICAL DEVELOPMENT OF THE AREA

- 7.1** There is a good series of historic maps covering the area, extending from the late 18th century to throughout the 19th century. Relevant extracts from these are included in Appendix 2, Maps 1-11 and on these (where possible) the masterplan boundary is outlined in red. Most of the masterplan area lies within the ancient parish of Exminster, with the northwest corner part of Alphington parish. In addition to printed maps, railway and canal plans, field name and land use evidence of the period 1793 to 1842 have been collected. In this period most of the agricultural land within the area belonged to the estates of Matford Barton, Peamore, Waybrook and Kenbury, as well as the surrounding estates such as Chambers Park and Bowhay.
- 7.2** The earliest map consulted that includes the masterplan area dates from 1765 (Map 1). On this the Matford, Peamore and Kenbury settlements are depicted, as are the lime kilns on the Exeter Ship Canal (A52).
- 7.3** The first detailed mapping that depicts parts of the masterplan area dates from 1793 (SRO DD/H1, 521/1), which is an estate map book containing plans (within the masterplan area) of the two estates of Matford, Peamore and land adjacent to Countess Weir bridge (Maps 2-5). The two estates of Matford are named as; 'Higher Matford or Matford Butter' and 'Lower Matford', with the first the current location of Trood House, while the latter is now Matford Barton. These locations are consistent with those shown on Ordnance Survey Surveyors' drawing of survey surveyors' map of 1801 (Map. 6).
- 7.4** The layout of the buildings at the two Matford estates, as well as the Peamore estate (Map. 5) as depicted on the 1793 maps and the subsequent tithe maps of the 1840s (Maps 7 and 8), show in places, some considerable re-modelling and additions for both buildings and fields between these dates. Subsequent modifications are also apparent on the 1880s and 1900s Ordnance Survey large scale maps (Maps 10 and 11). The estate at Kenbury seems to have had no major re-modelling from the layout shown on the Exminster parish tithe map until at least 1947 (RAF/CPE/UK1995). Subsequent to this date the former grounds of the Kenbury estate had been bisected by the current route of the A38 road, which overlays the site of the now demolished farmhouse (A136).
- 7.5** The overall sequence of maps shows the layout of fields across the masterplan area. There has generally been little change, although in some instances field boundaries have been removed create larger fields, but apart from the major impacts of the railway and modern road construction, there has been relatively little development to the landscape.
- 7.6** From the field name evidence as described in the tithe apportionments, of possible archaeological interest are the following:
- Adjacent field names to the west of Matford called 'Castle Park' and 'Linhay Orchard' (Site A6 and A161), the Linhay element suggesting agricultural buildings and Castle Park perhaps suggesting significant structures or grounds as an extension to Matford hamlet.

- The field name 'Kenbury Ham' (A158; Plate 7), with the 'bury' element often meaning defensive enclosure and the ham element meaning farmstead.
- 'Ragg' fieldname (A157) meaning land on which rough stone was found, may suggest the location of former quarrying or settlement remains.
- 'Hangman's Lane' fieldname (A172) which is thought to relate to the location of a hangman's house rather than a place of execution (Jones 2008).

8. AERIAL PHOTOGRAPHS

8.1 Aerial photographs taken in the 1970s by Cambridge University and in the 1980s by Devon County Council show numerous recorded cropmarks within the masterplan area (described in section 5 above). These features comprise the majority of sites of prehistoric to Romano-British date.

8.2 Only one additional feature has been identified as part of this work, which is a circular cropmark (A171) located towards the northeast of the area and visible from a Google earth image dated 02 April 2002. No further sites were identified from RAF aerial photographs taken in 1947.

9. SITE INSPECTION

9.1 All fields within the masterplan area were visited in November 2009. The information gathered is summarised in tabulated form as Appendix 3 and shown on Figs 3 and 15. Land-use and boundary types were recorded, the condition of the known sites assessed, the presence of new sites was established and the archaeological potential of each land parcel considered. This latter information is discussed in Section 13 below.

9.2 The pattern of the fields present today is not significantly different to that shown on the large-scale historic maps. Many of the smaller medieval strip fields have now been removed and the fields opened up. The greatest impact on the area has been the construction of the M5 motorway in the 1970s and the associated upgrading of the A30, A38 and A379.

9.3 With the majority of the recorded sites within the masterplan area comprising cropmark features, there were relatively few that were apparent on the ground. Those that were visible include part of the Matford Brook mill race (site A13), the lime kilns (site A52), of which there is limited above ground survival of Breccia stone walls in a semi wooded area adjacent to the canal wharf. At the site of the atmospheric railway engine house (A48) there is a small wooded pond with no visible structural evidence.

9.4 A total of twelve additional sites was recorded as part of the walkover. These comprise three undated ruined structures (sites B9, B10 and B11; Plates 8 and 9), a former quarry (A44), three linear banks (Sites A24, A41 and A49), one linear ditch (A26), two rounded earthwork anomalies (Sites A27 and A46; Plate 10), some extensive earthwork boundaries (A 170) and a possible earthwork platform (A45).

9.5 Some of these new sites are depicted on the historic maps, with these including the large hedgebanks of site A170, which are depicted on the first edition Ordnance Survey map. The possible quarry site (A44) is shown on the 1842 tithe map and annotated as 'old quarry' on the 1889 Ordnance Survey map, while the earthwork anomaly A27 is likely to be a former boundary as shown on the first edition Ordnance

survey map. Other sites not depicted on these maps are likely to include water meadow ditches (A49) and possible tree planting banks (A41).

10. FIELDWALKING SURVEY

10.1 Introduction

A total of eight plots was included in a rapid but systematic fieldwalking survey (Fig. 4) in order to characterise the date range of artefacts, their type and identify any potential distribution densities. The fields walked were either recently ploughed and harrowed, or had very low crops. Each field was traversed with individual finds logged by GPS accurate to within +/- 10mm. The finds were quantified and identified, modern material has been discarded and the results presented below.

10.2 Flaked stone by Julian Richards

A total of 93 pieces of worked flint weighing 1178g was recovered from the eight plots. The results are summarised below in Table 1 and the distribution and simplified typology of each of the lithics is presented on Fig. 5.

Table 1. Summary of worked lithics (weight is in grams)

Plot No.	Flake		Retouched flake		Burnt flake		Flake core		Blade		Retouched blade		Scraper		Re-touched naturally backed knife		Transverse arrowhead		Chip		Burnt flint		
	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	
7	4	9																					
8	5	63	2	19			3	13									1	5					
9	1	1									1	1											
12	9	40	1	5	1	7	3	30			1	4	2	19					3	3	1	1	
42	20	96	2	9			6	11					2	12	1	16							
43	3	8	1	1			1	10											1	1			
44	10	43	1	8			1	9	1	1			1	7									
47	3	7											1	6									
TOT	55	267	7	42	1	7	14	73	1	1	2	5	6	44	1	16	1	5	4	4	1	1	

The assemblage contains limited evidence for a Mesolithic/early Neolithic component with only three blades/retouched blades recovered and no blade cores. The few tools within the group mainly comprise scrapers, with these small and neatly retouched and would fit into the Beaker 'thumbnail' category. Other tools include a naturally-backed knife and a transverse arrowhead. Overall the assemblage would represent a late Neolithic to early Bronze Age date, with perhaps more emphasis on the early Bronze Age.

While the assemblage is relatively small, possible concentrations occur in the northwest corner of Plot 12 and the western side of Plot 42. There are a greater proportion of cores and tools within Plots 8, 12 and 42.

10.3 Pottery and other finds

A small assemblage of post-medieval pottery was recovered from the eight plots. These largely comprise glazed and unglazed red earthenwares and were too few in number to identify any significant densities in distribution. A single sherd of undiagnostic medieval pottery was recovered from Plot 42. There was no prehistoric or Romano-British material in the assemblage. Other objects include post-medieval buttons, a bone spoon bowl as well as an undated perforated oyster shell. The finds are described below by plot.

Plot 7

11 sherds of post-medieval pottery weighing 191g and composed of lead-glazed and slip-decorated earthenware sherds as well as salt-glazed brown and white stoneware.

Plot 8

13 sherds of post-medieval pottery weighing 275g and composed of lead-glazed and slip-decorated earthenwares, one sherd of coarseware and one sherd of white stoneware.

Plot 9

3 sherds of post-medieval pottery weighing 42g and composed of lead-glazed and unglazed earthenwares, as well as one early 18th century tobacco pipe bowl.

Plot 12

23 sherds of post-medieval pottery weighing 313g and composed of salt-glazed stoneware and lead-glazed, unglazed and slip-decorated earthenwares and one sherd of clear-glazed coarseware. Other finds include a perforated oyster shell, a post-medieval decorative lead fitting, a piece of 19th century bottle glass and a lead scrap object.

Plot 42

36 sherds of post-medieval pottery weighing 778g and composed of lead-glazed and slip decorated earthenwares and white stonewares. Other finds include 2 pieces of 19th century bottle glass and one 18th to 19th century glass button.

Plot 42

1 undiagnostic medieval sherd (19g) of possible Totnes type ware, 13 sherds of post-medieval pottery weighing 256g and composed of lead-glazed and slip-decorated earthenware, a sherd of salt-glazed earthenware and two sherds in a micaceous fabric. Other finds included a post-medieval glass button with copper alloy loop.

Plot 44

24 sherds of post-medieval pottery weighing 507g and composed of lead-glazed, unglazed and slip-decorated earthenwares and white stoneware.

Plot 47

15 sherds of post-medieval pottery weighing 313g and composed of lead-glazed, unglazed and slip-decorated earthenwares and white stoneware. Other finds include a post-medieval bone spoon bowl, a circular post-medieval copper alloy furniture fitting and a piece of 19th century bottle glass.

11. GEOPHYSICAL SURVEY RESULTS

- 11.1** Following completion of the initial data gathering and fieldwalking, a total of 12 plots was chosen for magnetometer survey, with selection based on archaeological or topographic potential and/or the probability that these areas would be affected by future development. This was done by means of a full survey of ground adjacent to scheduled monuments and an alternate 10m grid for the remaining areas. These areas are shown on Fig. 5, the detailed interpreted plots as Figs 6-14, the full report included as Appendix 4 and the results summarised in Table 2 below.

Table 2. Summary of geophysical survey results

Plot	Fig. No.	Reason for survey	Interpretation of results
7	6	Plot contains artefact scatters (Fig. 4) and are adjacent to cropmark linear feature from AP (A4) and scheduled area (A5, SM 10625).	A series of intercutting linear anomalies on varying alignments located mainly in the southwest part of the plot. A linear feature extends across the field on a NE-SW alignment, and this is present on the 1842 tithe map.
8	6	Plot contains cropmark enclosures from AP (A2) and artefact scatter (Fig. 4).	A series of regular NW-SE and NE-SW linear anomalies possibly forming part of an early field system. Toward the northern side of the field are parts of two possible ring ditches, while on the NW boundary part of a possible curvilinear enclosure is present.
12	7	Contains barrow cemetery A5 (SM10625), field name 'Castle Park' (A6), Prehistoric pits (A11) and field name 'Linhay Orchard'	A series of small rectangular enclosures along the western boundary, one of which might contain an internal ring ditch/enclosure. To the east of this are a series of linear features forming what appears to be evidence for an early field system. A substantial boundary crosses through the centre of the field on a NW-SE alignment, which is shown on the 1842 tithe map, and to the east of this there is a three-sided possible enclosure.
13 & 19	8	Plot contains earthwork feature (A24) and is adjacent to settlement (A23) and enclosure (A19), cropmark features from AP.	There are a number of linear anomalies throughout this area on varying alignments. A possible small rectangular enclosure adjoins an 'L shaped' linear in the NE corner of Plot 13, while to the west a possible curvilinear feature is present.
42	9	Plot contains enclosure cropmarks (A19) from AP and artefact scatter (Fig. 4).	Mainly linear features, but parts of what appear to be curvilinear anomalies are present.
44 & 45	10	Plot contains enclosure cropmarks (A19) from AP and artefact scatter (Fig. 4).	Significant disturbance was identified where the survey was undertaken adjacent to existing boundaries, with the only anomalies identified comprising two broadly E-W linear features on the north side of the area. Evidence for A19 was not identified.
47 & 49	11	Plots contain squared enclosure cropmarks (A18) and artefact scatter (Fig. 4).	Part of a possibly slightly curving linear anomaly is present towards the southern end of the area.
57	12	Plots contain enclosure cropmark from AP (A17)	A possible ring ditch anomaly is present on the west side, with an approximate N-S linear feature to the north of this.
58	13	Plot 58 contains A42 Prehistoric enclosure (SM DV953), linear feature (A43)	A series of NE-SW and NW-SE linear anomalies are present, possibly forming evidence for early fields. A possible ring ditch is present in the southern part of the survey area, while to the NW of this a curvilinear anomaly is present.
60	14	Plot contains cropmarks extending from adjacent field (A43) and is adjacent to scheduled area (A42, SM DV953).	A high response substantial linear anomaly extends from the SW corner on a NE-SW alignment and is probably the position of a gas pipeline. Adjacent to this are a series of NE-SW and NW-SE linear anomalies, possibly forming evidence for early fields. A double E-W slightly curving linear feature probably represents a former boundary as depicted on the tithe map. Some of the linear anomalies correspond with those recorded on APs.

12. COMMENTS

12.1 The majority of the more significant sites within the masterplan area are likely to date to the later prehistoric period. Archaeological investigation in the 1970s during construction of the M5 motorway and associated roads identified a small number of sites and artefact scatters of this period, then subsequent extensive aerial reconnaissance work undertaken in the late 20th century by Cambridge University and Devon County Council added further information on these sites, as well as identifying many more within and adjacent to the masterplan area. The cropmarks and soilmarks recorded indicate the presence of funerary monuments and occupation in many parts of the masterplan area, including barrows, settlement enclosures and linear features representing early land division and drainage. Three of these sites (A5, A22 and A42) are statutorily protected as scheduled monuments. In the area adjacent to the River Exe the low-lying ground would have made it an

unfavourable location for early settlement, but there is the possibility of well preserved palaeoenvironmental remains in this location.

- 12.2** Fieldwalking as part of this assessment has identified a number of small surface scatters of prehistoric flint artefacts, including flake cores, tools and waste flakes. The quantities recovered are relatively low and do not therefore provide conclusive evidence for *in situ* settlement in any particular plot, but can be viewed more as a background scatter of activity. The flint recovered is mainly of later prehistoric date, with few blades or blade flakes present which would indicate any major Mesolithic or early Neolithic activity in the area.
- 12.3** The geophysical survey in plots where sites have previously been recorded by aerial photography has generally confirmed the presence of these cropmarks as below ground features and has identified other anomalies nearby which were previously unknown. This is particularly the case in Plots 12 and 60, but in Plots 44/45, where a small enclosure is recorded (A18), magnetic disturbance from adjacent boundaries meant this feature was not recognised. In Plot 12 a series of rectangular enclosures alongside the western boundary correspond with recorded cropmarks, although in one of these a part of what appears to be a ring ditch hints at something of perhaps late prehistoric or Romano-British religious significance. Plot 60, located immediately to the west of SM DV953 (A42) contained a series of linear anomalies broadly corresponding with those previously recorded as cropmarks, perhaps indicating small fields adjacent to the settlement enclosures.
- 12.4** The geophysical survey has also identified a series of new sub-surface anomalies, which are likely to represent evidence for prehistoric settlement and burial. In Plot 8, two possible ring ditches from ploughed down former barrows and part of a possible curvilinear enclosure were recorded. Plots 57 and 58 also contain possible ring ditch anomalies.
- 12.5** Firm evidence for Romano-British activity within the masterplan area is limited to the recorded settlement site at Pond Farm (A23), although the close proximity of the Roman city at Exeter, the trading port at Topsham, as well as the line of a putative Roman road extending from Alphington (A56), suggest that there is a possibility of so far unrecorded remains of this period being present.
- 12.6** There is a similar paucity of recorded sites dating from the post-Roman and Saxon periods within and adjacent to the masterplan area. However the ancient estates of Matford, Kenbury and Peamore with records dating from the 11th century could potentially have much earlier origins.
- 12.7** At least from the medieval period onwards the area is likely to have been mainly agricultural land belonging to the ancient farmsteads and estates, such as Matford Barton, Higher Matford, Kenbury and Peamore. Around these farms there may have been small hamlets or agricultural buildings, but similar to today, the major part of the masterplan area is likely to have been agricultural land. These estates would have continued as the major landholders in the area throughout the post-medieval period, as attested by the 1839 tithe apportionment information. The major changes to the immediate landscape of the area in the post-medieval and modern periods are associated with the construction phases Exeter Ship Canal from the mid 16th century, the development of the South Devon Railway in 1847 and the road building associated with the M5 motorway in the 1970s. During the latter work, one of the ancient farm complexes – Kenbury – was demolished to make way for the modern

A38 road. Adjacent to the River Exe, there is the potential for the presence of further post-medieval industrial remains, such as the lime kilns adjacent to the canal (A52).

13. ARCHAEOLOGICAL POTENTIAL AND POSSIBLE IMPACTS OF DEVELOPMENT

- 13.1** The masterplan area contains three scheduled monuments and seven Grade II listed buildings. There are also a number of Grade II structures close to the survey boundaries, particularly in the historic centres of Alphington and Exminster. While it is unlikely there will be a direct impact on any of these, the effects on their setting is likely to be a material consideration in the designs of the development schemes and the determination of future planning applications. The nearest Grade II* building is located c. 300m to the south and comprises the Grade II* 19th century Exe Vale Hospital, formerly the Devon County Pauper Lunatic Asylum. There are no Grade I listed buildings within 1km of the masterplan area.
- 13.2** Fig. 15 presents an assessment, based on currently available information, of the archaeological potential of all land parcels within the masterplan area. This assessment may be refined as future fieldwork is undertaken, but is based on a review of known site locations, proximity to known sites and the topography of each field (eg. sheltered gentle south facing slopes were often favourable locations for early settlement). The results of the geophysical survey and fieldwalking have also been considered, but these are provisional due to the low sample size of both techniques.
- 13.3** A large number of boundaries within the masterplan area are depicted on maps of c. 1840 and earlier and, where hedged, are considered to be important hedgerows under criterion 5a of Schedule 1, Part II of the Hedgerow Regulations of 1997, as they are recorded *in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Act*. The parish boundary between Alphington and Exeter, where hedged, is also caught under criterion 1 as it *marks the boundary, or part of the boundary, of at least one historic parish or township...*. Many of the boundaries are preserved as hedgebanks. The retention of the latter, at least in part, is desirable. Hedgebanks only are shown on Fig. 15, as they could conceivably have been constructed much earlier than the medieval period and can often provide important archaeological and environmental information, for example from any buried land surfaces beneath the banks and associated now in-filled ditches. If removal or breaches through any hedgebank is proposed, then archaeological recording either prior to or during the work is likely to be required.
- 13.4** There are currently three design options being considered as part of the masterplan and, based on present evidence, the only archaeological resources identified by this study that would be considered to be of national importance and act as an overriding constraint to development (Local Plan policies C51 and C5), would be the three scheduled monuments. The only new sites which might merit this level of protection based on their proximity to the scheduled sites, could be the two ring ditches identified in Plots 57 and 58. There are many other potentially important sites which have been plough-damaged or truncated by the modern road layout and would not score highly on the Secretary of state's criteria for assessing national importance. These could include the series of truncated enclosures adjacent to the road in Plot 12, as well as many of the cropmark features. These are more likely to be considered of regional or local importance (policies C52 and C5) and require further consideration as design detail emerges.

- 13.5** The archaeological work undertaken as part of this assessment, while collating existing data and providing new information, can really only give a limited insight into the full archaeological resource of the masterplan area. Clearly the greatest potential is for the presence of hitherto unknown prehistoric settlement and funerary remains, with the geophysical survey identifying a number of new sub-surface anomalies which are likely to represent remains of these feature types. It has also established that remains of the Romano-British period are under-represented, but some of the cropmarks and geophysical features could also conceivably be of this date. From the medieval period onwards, the landscape is likely to have seen little change until many of the fields were enlarged and boundaries removed in the 19th century, followed by the major transport infrastructure works associated with railway and road construction.
- 13.6** The geophysical survey has already identified the presence of a number of new archaeological sites, even though the area covered represents only a very small sample of the overall development masterplan. There is clearly scope elsewhere for additional archaeological sites of varying importance to be present.

14. ARCHIVE

- 14.1** The paper and digital archive and finds are currently held at the offices of AC archaeology Ltd, in 4 Halthaies Workshops, Bradninch, near Exeter, Devon, EX5 4LQ. They will be deposited at Royal Albert Memorial Museum, Exeter, under the accession number 424/2009.

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