

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

S O U T H W E S T

**Land at St Ann's Chapel,
Bigbury, Devon**

Desk-based Heritage Assessment

by Richard Tabor

Site Code SCB13/03

(SX 6650 4709)

Land at St Ann's Chapel, Bigbury, Devon

**An Archaeological Desk-Based Assessment
for Bigbury Parish Council**

by Richard Tabor
Thames Valley Archaeological
Services Ltd

Site Code SCB13/03

June 2013

Summary

Site name: Land at St Ann's Chapel, Bigbury, Devon

Grid reference: SX 6650 4709

Site activity: Desk-based assessment

Project manager: Andrew Weale

Site supervisor: Richard Tabor

Site code: SCB 13/03

Area of site: 1.2ha

Summary of results: The site lies in an area of high archaeological potential. It is close to a centre of Medieval activity but of particular significance is a group of barrows, the nearest of which is within 70m of the site and is one of only seven long barrows known in Devon. All long barrows are judged to be of national importance and are Scheduled Monuments, often occurring with other prehistoric features, including boundary systems which extend well beyond their limits. Its association with two round barrows adds weight to that possibility.

A geophysical survey concurrent with the desk-based assessment has detected several linear features within the site, probably ditches, and a number of small discrete anomalies. Analysis of air photographs has identified further possible features. These would enable the targeting of trenches supported by untargeted control trenches during the evaluation phase which is already a condition of the proposed development, should it proceed.

The progress of the proposed development and associated archaeological work should depend on the assessment of the results of the evaluation by the local planning authority.

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Land at St Ann's Chapel, Bigbury, Devon An Archaeological Desk-Based Assessment

by Richard Tabor

Report 13/03b

Introduction

This desk-based study assesses the archaeological potential of land at St Ann's Chapel, Bigbury, Devon (SX 6650 4709; Fig. 1). The work was commissioned by Cllr Stuart Watts of Bigbury Parish Council and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from South Hams District Council for the construction of affordable homes at the site on the south-eastern edge of the village, in close proximity to a scheduled monument. A brief prepared by Devon County Council's Historic Environment Service following consultation with the Inspector of Ancient monuments at English Heritage noted that:

'The proposed area for development is in a very archaeologically sensitive (area). It is less than 70m from the Scheduled Monument of "Long barrow and two bowl barrows, 200m south east of Chapelcombe". The long barrow is an important archaeological monument probably dating to the Early and Middle Neolithic periods (3400 to 2400 BC) and is one of only seven known in Devon (the majority being on the fringes of Dartmoor). The [round] barrows are assumed to date to the Bronze Age (2200 to 701 BC). Also, the site of the proposed development lies less than 60m from a sub-rectangular enclosure and linear features. These are presumed to be the remains of prehistoric settlement or agricultural land division, and were recorded from the air as a cropmark in 1992. Furthermore, the site lies to the south-east of the settlement of St Ann's Chapel; a settlement that developed adjacent to the Medieval holy well known as St Ann's Well (also a Scheduled monument), and containing the remains of a regionally important 15th century chapel' (Tait 2012).

In view of the potential for sub-surface features associated with the nearby barrows it was determined that an appropriate response would be to carry out a geophysical survey concurrent with a desk-based assessment at this pre-application stage. The results of the geophysical survey have been presented in a separate report (Buczek and Dawson 2013) and are summarised below.

Site description, location and geology

The site is located on the south-eastern edge of the hamlet of St Ann's Chapel, *c.* 1.65km north-west of the River Avon, 3km north-east of the south Devon coast and 7km west of Kingsbridge. The field in which the sub-rectangular site is located is currently arable (Pls 1 and 2), bordered by hedgerows to the north-east and south-west, a post-and-wire fence to the north-west and the remainder of the open field to the south-east. It is

sandwiched by roads to the east and west, a hall to the north and arable land to the south, and is centred on NGR SX 6650 4709. The ground declines from north to south with the site being at an average of c.118m above Ordnance Datum. The underlying Devonian sedimentary geology comprises Dartmouth Group slate, siltstone and mudstone (BGS 2013) parenting slightly acid free-draining loams of low fertility (NSRI 2013). At the time of the walk-over survey, which was carried out in conjunction with the geophysical survey on 14th January 2013, the site was largely bare earth with patches of wheat stubble and minimal plant cover.

Planning background and development proposals

Planning permission is to be sought for the construction of affordable homes. No detailed plans are to hand at time of writing.

This work is being undertaken in accordance with paragraph 128 of the *National Planning Policy Framework* (2012), Devon Structure Plan Policy CO8 and policies CS9 of the South Hams Local Development Framework Core Strategy and DP6 of the South Hams Local Development Framework Development Policies.

The Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2012, 52) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 128 and 129 state that

‘128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

A 'heritage asset' is defined (NPPF 2012, 52) as

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'

'Designated heritage asset' includes (NPPF 2012, 51) any

'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

'Archaeological interest' is glossed (NPPF 2012, 50) as follows:

'There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.'

Specific guidance on assessing significance and the impact of the proposal is contained in paragraphs 131 to 135:

'131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

'132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

'133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

'134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

'135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 139 recognizes that new archaeological discoveries may reveal hitherto unsuspected and hence non-designated heritage assets

‘139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

Paragraph 141 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

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

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2012, 56) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

while ‘setting’ is defined as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

In the case of Scheduled Ancient Monuments (and their settings), the provisions of the Ancient Monuments and Archaeological Areas Act (1979) also apply. Under this legislation, development of any sort on or affecting a Scheduled Monument requires the Secretary of State’s Consent.

The *South Hams Local Development Framework* (SHDC 2010) states:

‘3.69 For those archaeological remains that are not of national importance, there is a need to reconcile the relative importance of the remains with the need for development. Wherever possible, development should be located through careful design, layout and siting to avoid archaeological remains to ensure that they remain preserved in situ. Where preservation in situ is not possible, the developer will be required to make appropriate provision for the excavation and recording of the remains before and / or during development. Where a lack of information precludes the proper assessment of a site or area with archaeological potential, developers will be required to arrange appropriate prior evaluation in advance of any decision to affect the site or area.’

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Institute for Archaeologists paper ‘*Standards in British Archaeology*’ covering

desk-based studies. These sources include historic and modern maps, the Devon Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The South Hams area is the object of a Community Landscape Project overseen jointly by the University of Exeter and Devon County Council (Franklin, nd). A similar collaboration between the council and Bournemouth University has targeted the Kingsbridge estuary (BU 2013) and there is an on-going programme of seasonal excavations at the enclosed hilltop of Mount Folly, which overlooks the mouth of the River Avon from the north, only 2.6km south of the site (Wilkes 2011). Work at the latter has demonstrated Bronze Age and Iron Age occupations. There is also an active Bigbury History Society (BHS 2013).

Several nationally and internationally significant finds have been made on the nearby coast. They include a large metalwork assemblage from a later Bronze Age wreck at Salcombe (Black 2006; Palmer and Tyson 2010), the discovery of probably Roman or post-Roman tin ingots at St Mary's Rocks on the west side of Bigbury Bay (Fox 1995; 1996) and Britain's second largest assemblage of 5th/6th century pottery imported from the Mediterranean (Reed *et al.* 2011) on the beach at Bantham, on the south side of the mouth of the Avon, 3.5 km south of the site. All these finds testify to trade with the European continent over a long period of time, and all may be related to Dartmoor's importance as a source for tin. The River Avon reaches the southern edge of the moor at Ivybridge, 10km north of the site.

Devon Historic Environment Record

A search of the Devon Historic Environment Record (HER) on 13th May 2013 revealed 64 monument and 3 event entries, although nearly half of these fell outside a radius of 1km around the proposal site. Those within 1km are summarized as Appendix 1 and their locations are plotted on Figure 1.

Palaeolithic, Mesolithic

No HER entries relate to these earliest prehistoric periods within the search radius although a recent entry on the Portable Antiquities Scheme records a piece of flint judged to be of Mesolithic production (Noon 2011). There is no spatial information with the record beyond that it was found at Bigbury by 'fieldwalking'. The dearth of finds is likely to reflect a lack of systematic research appropriate to early prehistoric data in the locality as much as a lack of activity during periods when coastal and riverine locations were often favoured.

Neolithic, Bronze Age

At less than 70m south-east of the site a Neolithic long barrow is the nearest of three barrows, the caps of which have shown periodically as parchmarks in recent air photographs. The remaining two appear to be bowl barrow forms dating either to the late Neolithic or Bronze Age. The barrows have been grouped as a Scheduled Monument ([Fig. 1:1]; see below for details). Two sub-rectangular enclosures identified by cropmarks seen in aerial photographs have been judged as of similar date. One of these is within 100m of the west of the site [2], the other is east of Bigbury [3], 900m to the south.

Iron Age, Roman

No evidence for Iron Age activity has been found within 1km of the site. Roman coins spanning the period AD 161 to AD 305 (MDV36149) are known to have been found in the parish of Bigbury but have been recorded without a precise findspot [4].

Saxon

The only firm evidence for Saxon occupation of the area is that documented in Domesday Book as the holding of *Bicheberia* by Ordwulf [5], prior to the Norman invasion. It was thought to have included the site of Houghton Farm [6]. A spring treated as a boundary marker at *Heott's Ditch* [7], referred to in a Royal charter of AD 846, may be an antecedent of St Ann's Well. It has been identified with an area of wet ground at Holwell Farm. No physical remains of the period are known.

Medieval

The wet ground at Holwell Farm was referred to a *Haelwille*, probably meaning 'holy well', in a document of 1242 [5]. Other physical remains of the period are parts of the fabric of the 15th-century St Ann's Chapel [9], a dovecote west of Bigbury which maybe 16th century [8] and the earthworks within which the latter is set [8]. The Grade II* listed Church of St. Lawrence [11] at Bigbury was rebuilt in 1872 and retains only traces of its original 14th-century fabric. The HER suggests that cottages demolished in around 1885 [10] at the hamlet of Marwell, nearly 1km west of the site, may have had Medieval origins.

Post-medieval, Victorian, Modern

St Ann's Chapel building [9] was used as a house during the 17th and 18th centuries and was converted to an inn during the early 19th century. A bread oven was found during restoration, although the phase to which it belongs is not recorded.

An outbuilding at Bigbury Court includes features of what appear to be the 16th-century predecessor [8] of the main house, which was built in the early 19th century. The remaining HER entries are dated with varying precision, but are most probably from the 18th century and later. Two small orchards [13] and two long, narrow, fields [16] shown on the Tithe Map of 1842 are likely to be earlier. Grade II listed buildings include a barn and malthouse at Bigbury Court [8], where outbuildings survive which appeared on the First Edition

Ordnance Survey map [8], the gate piers for the Church of St Lawrence [11], cottages at Bigbury [14] and Houghton [6], and farmhouses at Holwell [5] and Hingston [15]. Buildings at the latter, one with a curved outline, appeared on the map of 1886. A boundary stone [12] close to the road between St Ann's Chapel and Marwell is also listed and another example was marked nearby on the 6" Ordnance Survey map of 1954 [12].

Glebe House [19] was built in the mid-19th century and platforms north of Bigbury Court mark the site of four buildings marked on the map of 1886 [14] which had been reduced to two by 1906. The same map shows a well and a pond close to Glebe House [19]. None survived in an aerial photograph of 1946. A well-head at Marwell is mid-Victorian [10]. At Bigbury a smithy and a post office marked on the 6" map of 1907 [17] are likely to be of late Victorian or modern date. The most recent entry is for a World War II searchlight [12] at Marwell.

Blackberry Lane [18], an old route from Ringmore to Modbury, is considered 'ancient' but is otherwise undated.

Negative

The only archaeological fieldwork previously undertaken in the study area was an evaluation in the car park of the Pickwick Inn, which incorporates part of St Ann's Chapel. The lack of identified archaeological features or finds was attributed to the preparation of the surface for the laying of a car park (Fairclough 2011).

Scheduled Monuments

Three sites documented in the HER have been scheduled. The long barrow and two bowl barrows are included as a group, SM 33748. At the time of scheduling in 2001 the 60m long, long barrow tapered from 37.5m at the south-west end, where it was up to 0.4m high, to 22m wide at the north-east where it was 0.20m high. A cropmark at the wider end has been regarded as evidence for the survival of a chamber. The elliptical bowl barrows had maximum diameters of 34m to 50m and heights of 0.8m and 1.7m respectively. All have been ploughed until recently and were judged to be of substantially reduced height at the time of the walk-over survey. It is notable that the bodies of all three barrows appeared as distinctly yellow parchmarks in air photographs taken in the late 1990s (HES, pers. comm.).

The low mound of the long barrow is plainly visible from the site (Pl. 1) despite the recent cultivation. The proposed development would restrict views of the barrows from the north-west but their location just below the crest on the south-west side of a ridge at the head of a south-south-east to north-north-west valley (Fig. 1)

suggests that the view from the south-west was judged the most significant by the barrow builders. New housing would have no direct impact on the barrows themselves.

The site is no longer fully intervisible with the two other scheduled monuments in the area. The dovecot at Bigbury Court (SM 33752) is obscured by houses first mapped in 1951 and the site of St Ann's Well (SM 33752) is concealed behind the ridge to the north.

Geophysical survey

A geophysical survey carried out in January 2013 revealed several potentially archaeologically significant linear features, probably ditches. None of them coincide with any features identified by map analysis so all are likely to predate the Tithe map of 1842. Those in the south-west of the site are oriented broadly with the B3392 road (Buczek and Dawson 2013, fig. 4: 1, 2 and 3) which effectively forms a coaxial system with fields north of St Ann's Chapel (Fig. 1). Two parallel south-west to north-east oriented weaker linear anomalies differ in their orientation from both the roads sandwiching the site (Buczek and Dawson 2013, fig. 4, 7 and 8) and are likely to predate them.

Cartographic and documentary sources

The name Bigbury applies to the parish and the discrete settlements of Bigbury-on-Sea and the hamlet of Bigbury. The modern parish also includes the settlements of Houghton, Holwell, Nodden and St Ann's Chapel. The earliest reference to Bigbury is in Domesday Book of AD1086 where it appears as *Bicheberie* (Williams and Martin 2002, 294). *Bich* names are fairly frequent in Devon and Somerset and may relate to bees or to a personal name, *Bica* (Gelling 1993, 205; 220). However, given the local topography Old English *bic* or *bica*, meaning 'ridge' or 'steep hill' seems likely (Mills 1998). The latter part of the name is thought to have its source in the Burgh or Borough Island, situated on the west side of the mouth of the River Avon (Hoskins 1954). In some instances the root may be the Old English *beorg* or *berg*, a term for 'hill' or 'mound' (Gelling 1993, 127) although in this case derivation from *burh* meaning fort seems likely, given the island's situation under the enclosed hilltop of Mount Folly at the mouth of the Avon.

Domesday Book records that the land had been held by Ordwulf prior to 1066 but by 1086 it was held by Reginald de Valletorta, who held several estates in the area from the Count of Mortain. There was land for 12 ploughs as well as five acres of meadow, 30 acres of pasture and a strip of woodland one league long, and a furlong wide. There was also income from salt-panning. The settlement included 24 villager households. It had

been valued at £7 but was worth only £3 by 1086 (Williams and Martin 2002, 294). This was twice the value of neighbouring lands at Modbury (Williams and Martin 2002, 295) and Ringmore (Williams and Martin 2002, 309) and on a par with Thurlestone (Williams and Martin 2002, 309) and Aveton Gifford (Williams and Martin 2002, 328), although the latter was in a phase of economic ascendancy having tripled in value during the period over which Bigbury's had fallen.

Although the springs in the area north of the site appear to have been regarded as significant features since the Saxon period the name of St Ann, which gives the hamlet its name, appears to have been documented only from the time of the chapel's consecration in the 15th century.

A range of Ordnance Survey and other historical maps of the area were consulted at Devon Record Office and online in order to ascertain what activity took place during the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

Bigbury is marked clearly as an inland settlement west of the River *Aune* (Avon) on Saxton 1575 map of Devon (Fig. 2). All of the county maps of the following century show it within the Hundred of Ermington (marked 'Armington'; Jansson 1646, Fig. 3; Blome 1673, Fig. 4; Morden 1695). By 1765, on Donn's map, St Ann's Chapel is shown with a road layout corresponding closely with that of today (Fig. 5), rendering the area of the site readily identifiable. A building corresponding with the location of the chapel is shown on the north side of the nexus of roads which form the core of the hamlet in the early Ordnance Survey map of 1809 (Fig. 6) and again in Greenwood's county map of 1827 (Fig. 7), which appears merely to modify the style, rather than the content, of the former. Both the 1809 and the very similar 1827 maps show the road which corresponds with the modern B3392 continuing north-north-eastwards, serving as a spine for roads to other settlements on either side of a low ridge. Donn's map shows only the junction of this road at St Ann's Chapel (Fig. 5).

No Enclosure map was found so the earliest detailed representation of the site was the Tithe map of 1843 (Fig. 8). It shows rectangular fields to the west of the site in a roughly perpendicular relationship to the road (the modern B3392), a pattern present on both sides of the road north of St Ann's Chapel on the modern map. The Tithe map shows a small enclosed area, 300, in the apex formed by the convergence of the roads bounding the north-east and south-west sides of the site and a larger field, 358, 100m south of the site. The apportionment names of the field including the site and the area immediately south of it, Great Burrow Park and Middle Burrow Park (Fig. 9; plots 322, 358) may indicate consciousness of the barrows in those fields, although it should be noted that a hamlet west of Aveton Gifford (a village 2.5km north east of the site) shares the name which has

also denoted a 'hill' elsewhere in the west country (Gelling 1993, 127). Both of those plots were under arable regimes at that time, as were the neighbouring 323, 357 and 359 (Tithe Apportionment, Bigbury, 1843).

At present, the site is bound on its north-west side but it was marked as open field to the north and south on Ordnance Survey First Edition 25" map (Fig. 9) and the revision of 1906 (Fig. 10). Both maps show the nearest neighbouring fields unchanged since 1843 but by 1951 two houses and gardens had been created within the west corner of Tithe plot 358. A second boundary formed a new subdivision to the north (Fig. 11), forming the plot which now accommodates Bigbury Memorial Hall, first represented in 1974 (Fig. 12). Buildings shown in 1951 within a long, narrow plot immediately across the road from the north-east of the site formed parts of a larger Chapelcombe complex in 1974 by which time the Hilltop residential estate had been built. The site itself has remained undeveloped throughout.

The north-west boundary of the site is defined by a boundary mapped initially in 1987-88 (Fig. 13), when the barrows were first shown, marked *tumuli*. They had not been marked in 1974, although only the northernmost barrow would have fallen within the limit of the partial map at the same scale. No significant changes are shown to the site or its immediate environments on subsequent maps up to the present.

Listed buildings

There are no listed buildings in close proximity to the site, the nearest being the former St Ann's Chapel (Fig. 1, [11]) c. 150m to the north, which has been obscured by Bigbury Memorial Hall and associated buildings built in the latter half of the twentieth century. Glebe House is hidden by the ridge along the north-east side of the site and west-projecting spur towards its southern end conceals Bigbury Court and its associated outbuildings (Fig. 1, [8]; Pl. 1).

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within close proximity of the site.

Historic Hedgerows

Neither of the hedges defining the north-eastern (Pl. 1) and south-western (Pl. 2) limits of the site include mature trees. However, the boundaries may be regarded as historic as they appear to coincide with the roads marked on

the map of 1765 and as such the hedges may qualify as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 and would need to be retained substantially intact within the proposed development.

Aerial Photographs

A search was made of the aerial photograph catalogue of the National Monuments Record on 11th June 2013 for 1km radius around the site. This revealed 27 oblique photographs from 3 sorties taken between 1992 and 2009. It also revealed 38 vertical photographs from 9 sorties taken between 1956 and 1997. These are detailed in Appendix 3. A search was made of the aerial photograph catalogue of the Cambridge University Collection of Aerial on 14th May 2013 for a radius of 2000m around the site but no photographs of the site existed.

The site is visible on three RAF air photographs of 1946 (appendix 3; 36-38)(reproduced with NMR permission). In one there is a distinct, roughly circular, area of lush growth towards the west side of the site's northern limit (Pl. 3, A). A faint trace of a north-west to south-east oriented possible linear pattern of lush growth extends from midway along the southern limit of the site (Pl. 4, C) and appears to bisect at a right angle a hedge east of houses set in plots either side of the B3392 road. The linear feature continued to the south-east, forming a perpendicular junction with the linear parchmark of a former boundary (Pl. 4, D). The hedge appears to bisect an earthwork (Pl. 3, B), possibly one of the scheduled barrows, at its east end.

The most prominent feature within the site limits is a south-west to north-east oriented linear parchmark (Pl. 4, E) which appears to continue the line of a boundary between Tithe plots 323 and 357. This might imply the route of the boundary predates the road forming the north-eastern limit of the site.

Discussion

The desk-based assessment has been carried out to identify 'heritage assets' and to determine their significance with respect to planning decisions concerning the site within the framework of national and local government policies (see *Planning Background and Development Proposals*, above). The assessment seeks to show the impact upon to the fabric or setting of heritage assets and the potential for the presence of as yet unidentified assets. Factors taken into account, include previously recorded historical and archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The most significant archaeological features likely to bear on the archaeological potential of the site identified by the search of the historic environment record are the three barrows to its south. The long barrow is

one of only seven known in Devon (Tait 2012), with the others focussed mainly on the fringes of Dartmoor. All long barrows are considered to be of national importance (EH 2013) and its association with two bowl barrows renders it of particular interest. Barrows are commonly related to both earlier and later landscape organisation, influencing the laying out of boundaries and the establishing of territories (Pollard and Healey 2008, 97; i.e. Barrett *et al.* 1991, 144-5), signs of which might be present within the site.

The two roads sandwiching the site predate a map of 1765 and the relationship of the B3392 and surviving field boundaries on either side of it suggests long term stability of land organisation. Some linear features identified by the geophysical survey appear to form part of that scheme which may have slighted an earlier system represented by two weak, parallel, positive linear anomalies, probably ditches. The anomalies identified should be regarded as a minimum presence as features such as small gullies and post holes often fail to register during a survey.

There is no evidence that the Medieval and possibly Saxon activity associated with the springline north of the junction of roads which forms the core of St Ann's Chapel extended to its south. The evidence of the tithe apportionments indicated that the site and land to its south has been under the plough and remains so up to the present, with some truncation of underlying archaeological deposits a likely consequence.

The impact of the proposed development upon the visual setting of what remains of the original St Ann's Chapel would be minimal. On the other hand, the development would share the vista from the valley to the south-west with the barrows. However, their visual significance has been greatly reduced as all three are much reduced in height and are concealed from the valley by hedging.

It has already been determined that the site ought to be the object of an archaeological evaluation (Tait 2012), a decision vindicated by the results of this desk-based assessment and, in particular, by the geophysical survey, which strongly suggest that there are likely to be significant deposits within the bounds of the site susceptible to damage or destruction should the proposed development take place. The further progress of the proposed development and associated archaeological work would depend on assessment by the local planning authority of the significance of results with the objective of avoiding or minimising 'conflict between the heritage asset's conservation and any aspect of the proposal' (NPPF 2012, para 129).

References

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APPENDIX 1: Historic Environment Records within a 1000 search radius of the development site

| No | HER Ref | Grid Ref (SX) | Type | Period | Comment |
|----|---------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | MDV36059 NMR 1019239, MDV16575 NMR 1019239, MDV36060 NMR 1019239 | 6661 4702, 6672 4697, 6667 4699 | Documentary Cartographic | Neolithic, Late Neolithic/ Bronze Age | Long Barrow, truncated sub-circular mound. North-east to south-west oriented. Tapering form. South west end 37.5m wide, 0.4m high; north east end 22m wide by 0.2m high; total length 60m. No flanking ditches visible. Two sub-circular bowl barrows. SM 33748. |
| 2 | MDV50110 | 6633 4693 | Photographic | Neolithic Bronze Age | Cropmark. Sub-rectangular enclosure c. 60m x 50m, the north-west and south-east sides either double ditched or re-cut. Adjacent linear features. |
| 3 | MDV50109 | 6696 4626 | Photographic | Late Neolithic Bronze Age | Cropmark. Sub-rectangular enclosure c. 50m x 55m. Clear hollow with low banks on east and west |
| 4 | MDV36149 | 66 46 | Findspot | Roman | Coins. Mid second to early third century. |
| 5 | MDV19444 | 6646 4747 | Documentary | Saxon Medieval | Holwell, part of manor of Bigbury (<i>bicheberia</i>) in Domesday. |
| 6 | MDV4869 | 6583 4682 | Documentary | Saxon Medieval | Manor house. Houghton was part of the manor of Bigbury in Domesday. |
| 7 | MDV4873 NMR 1019315 | 6633 4721 | Documentary Cartographic Scheduled | Saxon Medieval | Spring at "Heott's Ditch" referred to as a boundary mark in a Royal Charter of AD846. |
| 5 | MDV36061 EDV2851 | 6647 4738 | Cartographic | Medieval | St Ann's Well, OS 1974. Holwell was mentioned as 'Haelwille' in 1242. SM 33752. Surviving structure is 19th century. LBS 99613. |
| 8 | MDV60361 | 6674 4656 | Cartographic | Medieval | Earthworks |
| 8 | MDV4866 | 6676 4656 | Documentary Cartographic Listed building | Medieval Post-medieval | Dovecote, possibly 16th century. SM 33790. |
| 9 | MDV4872 EDV5240 EDV5319 | 6633 4721 | Documentary Survey Evaluation | Medieval Post-medieval | St Ann's Chapel, retaining a few 15th, some 17th and mainly 18th century features. During restoration an 'early' bread oven found. Now an Inn |
| 10 | MDV45322 | 654 471 | Documentary | Medieval to Victorian | Former cottages, cleared c. 1885 |
| 11 | MDV91430 MDV4892 | 6678 4664 | Listed building | Medieval to Victorian | Church of St Lawrence, grade II*. Traces of early 14th century fabric but mainly rebuilt in 1872 |
| 5 | MDV91262 | 6645 4745 | Listed building | Post-medieval | Holwell Farmhouse. Late 18th/early 19th century. LBS 99612. |
| 6 | MDV91481 | 6583 4682 | Listed building | Post-medieval | Holdings Houghton Cottage. Possible surviving 17th century fabric but much 20th century alteration. LBS 99611 |
| 8 | MDV4865 | 6674 4663 | Listed building | Post-medieval | Outbuilding incorporating remains of probably 16th century house, retaining only few original features, including small blocked single light window with a trefoiled head and plain chamfered beams. |
| 14 | MDV91261 | 6669 4625 | Listed building | Post-medieval | Bigbury Cottage. Retains some original late 17th/early 18th century fabric. LBS 99606. |
| 15 | MDV91264 | 6757 4676 | Listed building | Post-medieval | Hingston Farmhouse and attached outbuilding. Possibly 17th century with much 19th and some 20th century modification. LBS 99615 |
| 17 | MDV91260 | 6672 4625 | Listed building | Post-medieval | Cleave Cottage, Olde Post. Adjacent cottages retaining some 18th century fabric. One marked as post office on OS 1974. LBS 99605. |
| 18 | MDV45065 | 6570 4773 | Cartographic | Post-medieval | Plot named 'Furze Park' in apportionment |
| 12 | MDV56036 | 6549 4713 | Cartographic | Post-medieval/ Victorian | Boundary stone, OS 6" 1954. Not located by surveyors in 1993. |
| 13 | MDV45029 | 6535 4707 | Documentary Cartographic | Post-medieval/ Victorian | Two small orchards. Tithe map, 1842. |
| 8 | MDV49057 | 6675 4665 | Listed building | Post-medieval/ Victorian | Barn and malthouse, Bigbury Court. LSB 99603 |
| 8 | MDV78258 | 6672 4662 | Cartographic | Post-medieval/ Victorian | Outbuildings associated with Bigbury Court, OS 1886. |
| 14 | MDV75167 EDV4474 | 6648 4624 | Cartographic, Photographic | Post-medieval/ Victorian | Building platforms of deserted settlement. 4 standing buildings on OS 1886, two OS 1906. None survive in photograph of 1946 |
| 15 | MDV78262, MDV78263 | 6759 4674, 6759 4670 | Cartographic | Post-medieval/ Victorian | Farm Building, Hingston Farm, OS 1886. |
| 16 | MDV36049 | 6728 4672 | Documentary Cartographic | Post-medieval/ Victorian | Two long, narrow fields named 'swallowbury' incorporated into a large field. Only western and southern field hedges survive. Tithe map, 1842. |
| 10 | MDV 91478 | 65458 4717 | Listed building | Victorian | St Mary's Well. Date or origin unknown. LBS 503347 |
| 11 | MDV91265 | 6684 4665 | Listed building | Victorian | Church gate piers, and wall. Piers constructed 1873, |

| <i>No</i> | <i>HER Ref</i> | <i>Grid Ref (SX)</i> | <i>Type</i> | <i>Period</i> | <i>Comment</i> |
|-----------|----------------|----------------------|-----------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | | though capping may be 18th century. 19th century iron gates. LBS 99593. |
| 12 | MDV91473 | 6572 4720 | Listed building | Victorian | Boundary stone. LBS 99610. |
| 10 | MDV4891 | 6546 4718 | Documentary Cartographic | Victorian | Well built into the eastern bank of county road. Stone well-head, probably imitation of Cornish wells, St. Minver. Ornamental stonework of arch from under church paving during restoration in 1861. |
| 19 | MDV91256 | 6716 4709 | Documentary Cartographic | Victorian | East Glebe, West Glebe and Glebe House. |
| 10 | MDV45324 | 6665 4630 | Cartographic | Victorian/ modern | Smithy, OS 6" 1907. |
| 18 | MDV45294 | 6575 4788 | Cartographic | Victorian/ modern | Boundary stone. First marked in 1906 but not in 1954. |
| 19 | MDV78265 | 6730 4703 | Cartographic | Victorian/ modern | Well marked on map of 1906. |
| 19 | MDV45328 | 6771 4739 | Cartographic | Victorian/ modern | Pond marked on map of 1906 only. |
| 12 | MDV71960 | 656 472 | Documentary | Modern | Searchlight, WWII, manned by 382 SL Bty. |
| 17 | MDV45319 | 66700 46350 | Cartographic | Modern | Post Office, OS 6" 1907. |
| 18 | MDV40758 | | Documentary | Undated | Road: 'Blackberry Lane'. Former route from Ringmore to Modbury. |

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

| | |
|---------|--------------------------------------------------------------|
| 1575 | Christopher Saxton's map of Devonshire (Fig. 2) |
| 1646 | Johann Jansson's map of Devonshire (Fig. 3) |
| 1673 | Richard Blome's map of Devonshire with its Hundreds (Fig. 4) |
| 1695 | Morden's map of Devonshire (Not shown) |
| 1720 | Bowen's map of Devonshire (Not shown) |
| 1765 | Benjamin Donn's map of Devonshire (Fig. 5) |
| 1809 | Ordnance Survey, First series (Fig. 6) |
| 1827 | C and J Greenwood's map of Devonshire (Fig. 7) |
| 1843 | Tithe Map of Bigbury (Fig. 8) |
| 1886 | First Edition Ordnance Survey, 1:2500 (Fig. 9) |
| 1906 | Second Edition Ordnance Survey, 1:2500 (Fig. 10) |
| 1951 | Ordnance Survey, 1:2500 (Fig. 11) |
| 1974 | Ordnance Survey, 1:2500 (Fig. 12) |
| 1987-88 | Ordnance Survey, 1:2500 (Fig. 13) |
| 1994 | Ordnance Survey, 1:2500 (Not shown) |

APPENDIX 3: Aerial Photographs consulted

| No | Year taken | Sortie number | Frame number | Grid ref (SX) | Comment |
|----|------------|---------------|--------------|---------------|---------|
|----|------------|---------------|--------------|---------------|---------|

A) Oblique photographs

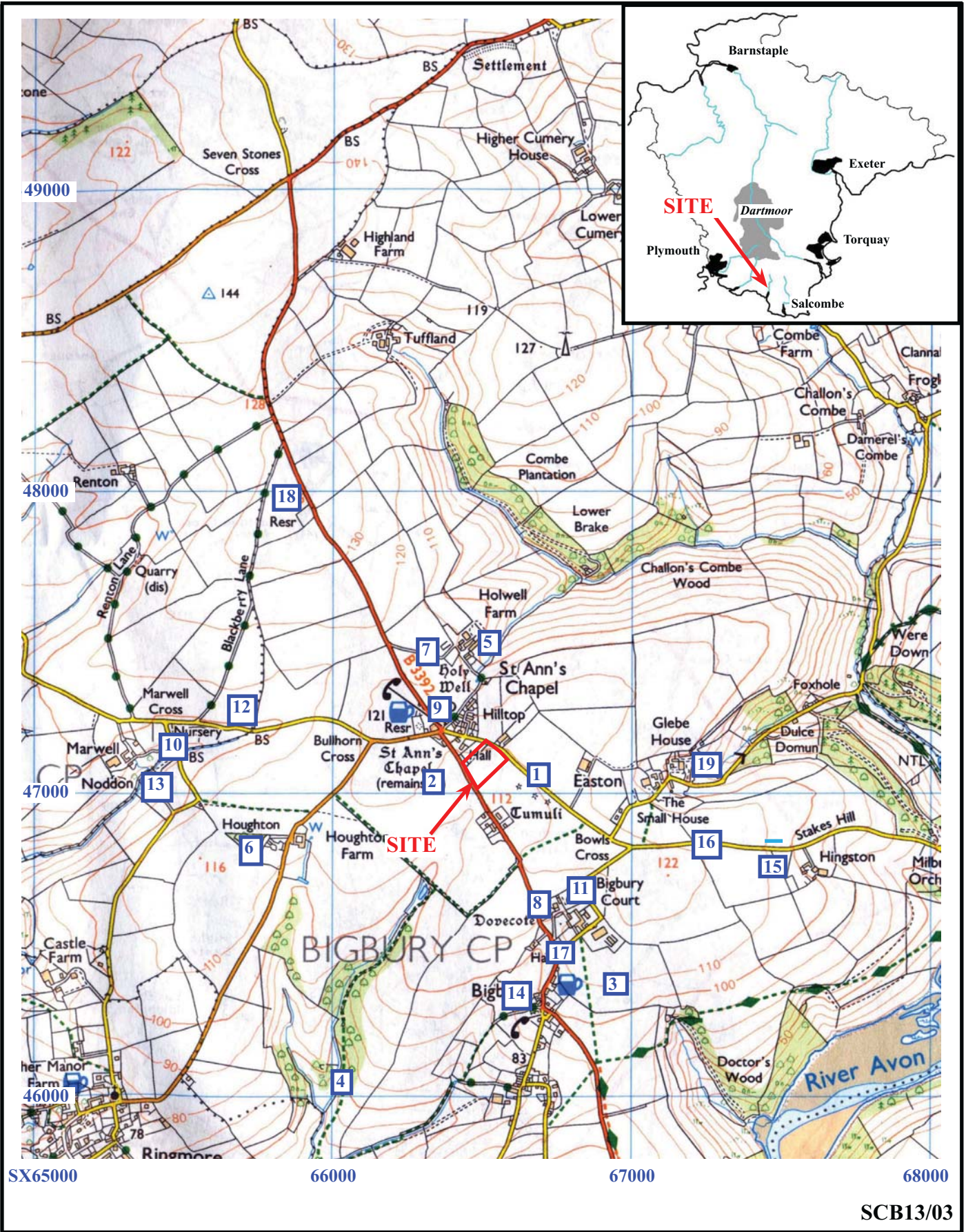
| Number | Year taken | Sortie number | Frame number | Grid ref |
|--------|-------------|---------------|----------------|-----------|
| 1 | 06 MAR 1986 | SX 6646 / 1 | DAP 3726 / 10 | SX 668466 |
| 2 | 29 JUL 1992 | SX 6646 / 2 | DAP 14392 / 26 | SX 663469 |
| 3 | 29 JUL 1992 | SX 6646 / 3 | DAP 14392 / 27 | SX 663469 |
| 4 | 29 JUL 1992 | SX 6646 / 4 | DAP 14392 / 28 | SX 663469 |
| 5 | 29 JUL 1992 | SX 6646 / 5 | DAP 14392 / 30 | SX 663469 |
| 6 | 07 JUL 1992 | SX 6646 / 6 | DAP 14395 / 28 | SX 663469 |
| 7 | 07 JUL 1992 | SX 6646 / 7 | DAP 14395 / 31 | SX 669461 |
| 8 | 21 APR 2009 | SX 6646 / 8 | NMR 26226 / 33 | SX 668465 |
| 9 | 21 APR 2009 | SX 6646 / 9 | NMR 26226 / 34 | SX 667465 |
| 10 | 21 APR 2009 | SX 6646 / 10 | NMR 26226 / 35 | SX 667465 |
| 11 | 21 APR 2009 | SX 6646 / 11 | NMR 26226 / 36 | SX 666469 |
| 12 | 21 APR 2009 | SX 6646 / 12 | NMR 26226 / 37 | SX 666469 |
| 13 | 21 APR 2009 | SX 6646 / 13 | NMR 26226 / 38 | SX 667469 |
| 14 | 21 APR 2009 | SX 6646 / 14 | NMR 26226 / 40 | SX 666469 |
| 15 | 21 APR 2009 | SX 6646 / 15 | NMR 26226 / 41 | SX 666469 |
| 16 | 21 APR 2009 | SX 6646 / 16 | NMR 26226 / 42 | SX 666469 |
| 17 | 21 APR 2009 | SX 6646 / 17 | NMR 26226 / 43 | SX 666469 |
| 18 | 21 APR 2009 | SX 6646 / 18 | NMR 26226 / 44 | SX 666469 |
| 19 | 21 APR 2009 | SX 6646 / 19 | NMR 26226 / 45 | SX 666469 |
| 20 | 21 APR 2009 | SX 6646 / 20 | NMR 26227 / 52 | SX 667465 |
| 21 | 29 JUL 1992 | SX 6647 / 1 | DAP 14392 / 29 | SX 663470 |
| 22 | 07 JUL 1992 | SX 6647 / 2 | DAP 14395 / 25 | SX 663470 |
| 23 | 07 JUL 1992 | SX 6647 / 3 | DAP 14395 / 26 | SX 662470 |
| 24 | 07 JUL 1992 | SX 6647 / 4 | DAP 14395 / 27 | SX 662470 |
| 25 | 21 APR 2009 | SX 6647 / 5 | NMR 26226 / 39 | SX 666470 |
| 26 | 07 JUL 1992 | SX 6746 / 1 | DAP 14395 / 29 | SX 670461 |
| 27 | 07 JUL 1992 | SX 6746 / 2 | DAP 14395 / 30 | SX 670462 |

B) Vertical photographs

| | Year taken | Sortie number | Frame number | Grid ref |
|----|-------------|-----------------|--------------|------------|
| 28 | 01 NOV 1945 | RAF/106G/UK/967 | 4135 | SX 676 459 |
| 29 | 01 NOV 1945 | RAF/106G/UK/967 | 4136 | SX 671 462 |
| 30 | 01 NOV 1945 | RAF/106G/UK/967 | 4137 | SX 665 465 |
| 31 | 01 NOV 1945 | RAF/106G/UK/967 | 4138 | SX 660 469 |
| 32 | 10 DEC 1946 | RAF/CPE/UK/1890 | 1008 | SX 661 465 |
| 33 | 10 DEC 1946 | RAF/CPE/UK/1890 | 1009 | SX 668 465 |
| 34 | 10 DEC 1946 | RAF/CPE/UK/1890 | 1010 | SX 676 466 |
| 35 | 10 DEC 1946 | RAF/CPE/UK/1890 | 1062 | SX 677 465 |
| 36 | 10 DEC 1946 | RAF/CPE/UK/1890 | 1063 | SX 671 465 |

| | | | | |
|----|-------------|-----------------|------|------------|
| 37 | 10 DEC 1946 | RAF/CPE/UK/1890 | 1064 | SX 664 465 |
| 38 | 10 DEC 1946 | RAF/CPE/UK/1890 | 1065 | SX 673 465 |
| 39 | 12 MAY 1951 | RAF/540/497 | 3115 | SX 658 455 |
| 40 | 12 MAY 1951 | RAF/540/497 | 3116 | SX 666 453 |
| 41 | 12 MAY 1951 | RAF/540/497 | 3117 | SX 673 452 |
| 42 | 12 MAY 1951 | RAF/540/497 | 4080 | SX 665 473 |
| 43 | 12 MAY 1951 | RAF/540/497 | 4081 | SX 672 473 |
| 44 | 22 NOV 1965 | RAF/58/7109 | 101 | SX 679 462 |
| 45 | 22 NOV 1965 | RAF/58/7109 | 102 | SX 672 453 |
| 46 | 15 APR 1983 | OS/83046 | 293 | SX 674 469 |
| 47 | 15 APR 1983 | OS/83046 | 294 | SX 671 469 |
| 48 | 04 JUL 1983 | OS/83124 | 521 | SX 667 450 |
| 49 | 04 JUL 1983 | OS/83124 | 522 | SX 665 451 |
| 50 | 04 JUL 1983 | OS/83124 | 523 | SX 663 451 |
| 51 | 04 JUL 1983 | OS/83124 | 524 | SX 661 452 |
| 52 | 04 JUL 1983 | OS/83124 | 525 | SX 658 453 |
| 53 | 04 JUL 1983 | OS/83126 | 304 | SX 675 462 |
| 54 | 04 JUL 1983 | OS/83126 | 305 | SX 665 461 |
| 55 | 04 JUL 1983 | OS/83126 | 306 | SX 656 461 |
| 56 | 07 APR 1969 | OS/69081 | 17 | SX 673 450 |
| 57 | 07 APR 1969 | OS/69081 | 18 | SX 667 456 |
| 58 | 07 APR 1969 | OS/69081 | 19 | SX 661 462 |
| 59 | 07 JUL 1997 | OS/97197 | 76 | SX 674 455 |
| 60 | 07 JUL 1997 | OS/97197 | 77 | SX 667 455 |
| 61 | 07 JUL 1997 | OS/97197 | 78 | SX 660 455 |
| 62 | 07 JUL 1997 | OS/97197 | 161 | SX 661 468 |
| 63 | 07 JUL 1997 | OS/97197 | 162 | SX 668 468 |
| 64 | 07 JUL 1997 | OS/97197 | 163 | SX 675 468 |

NB : Grid reference given is centroid for the Pl.; multiple frames may offer wide coverage.



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Archaeological Desk-based Assessment**

Figure 1. Location of site in Devon and Bigbury area showing HER entries

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Approximate location of site

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Archaeological Desk-based Assessment

Figure 2. Saxton's county map, 1575.

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Approximate location of site

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**Land at St Ann's Chapel, Bigbury, Devon 2013
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Figure 3. Jansson's county map, 1646.



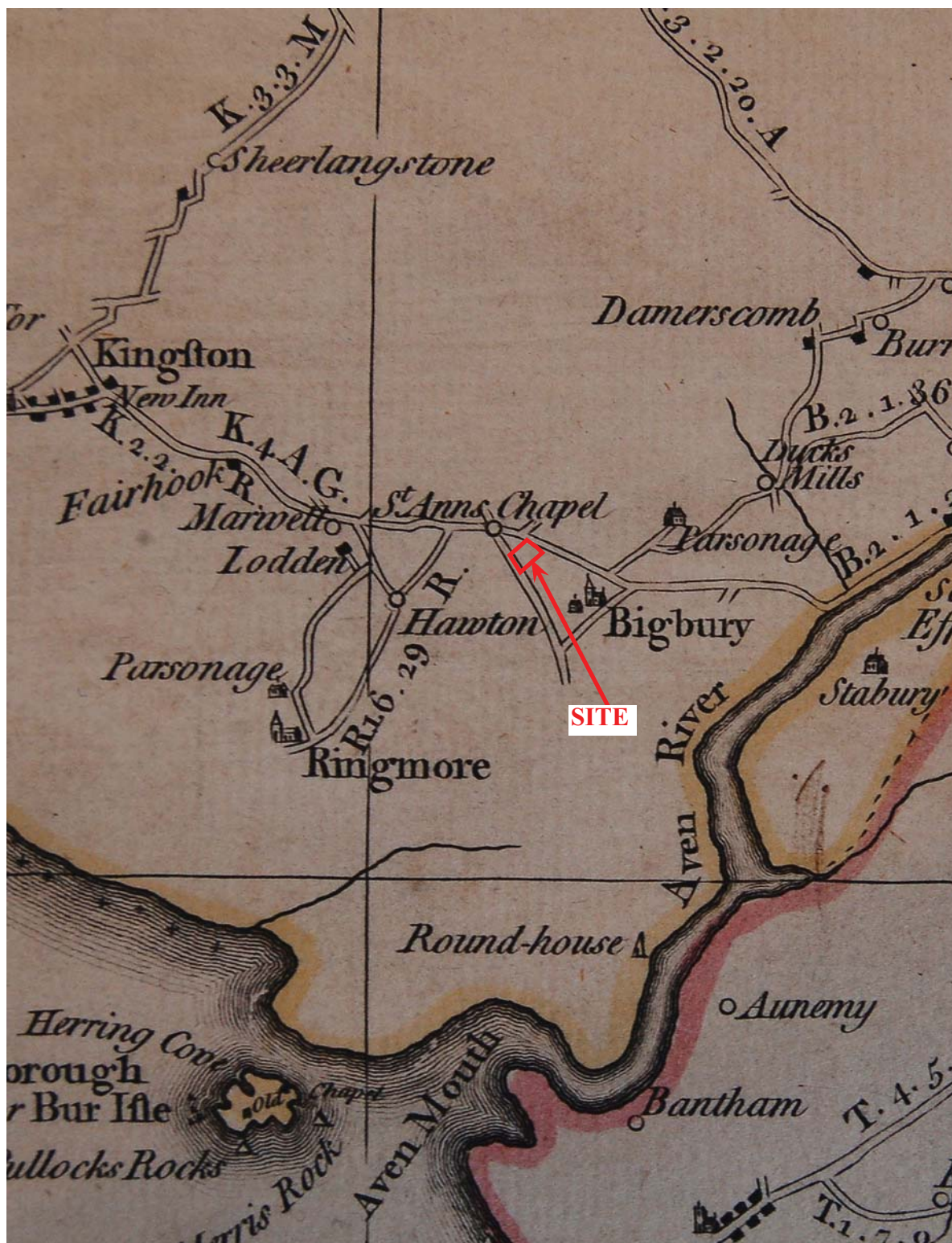
Approximate
location of site

SCB13/03

Land at St Ann's Chapel, Bigbury, Devon 2013
Archaeological Desk-based Assessment

Figure 4. Blome's county map, 1673.

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Figure 5. Donn's county map, 1765.

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Archaeological Desk-based Assessment**

Figure 6. Ordnance Survey, 1809.



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Archaeological Desk-based Assessment

Figure 7. Greenwood's county map, 1827.

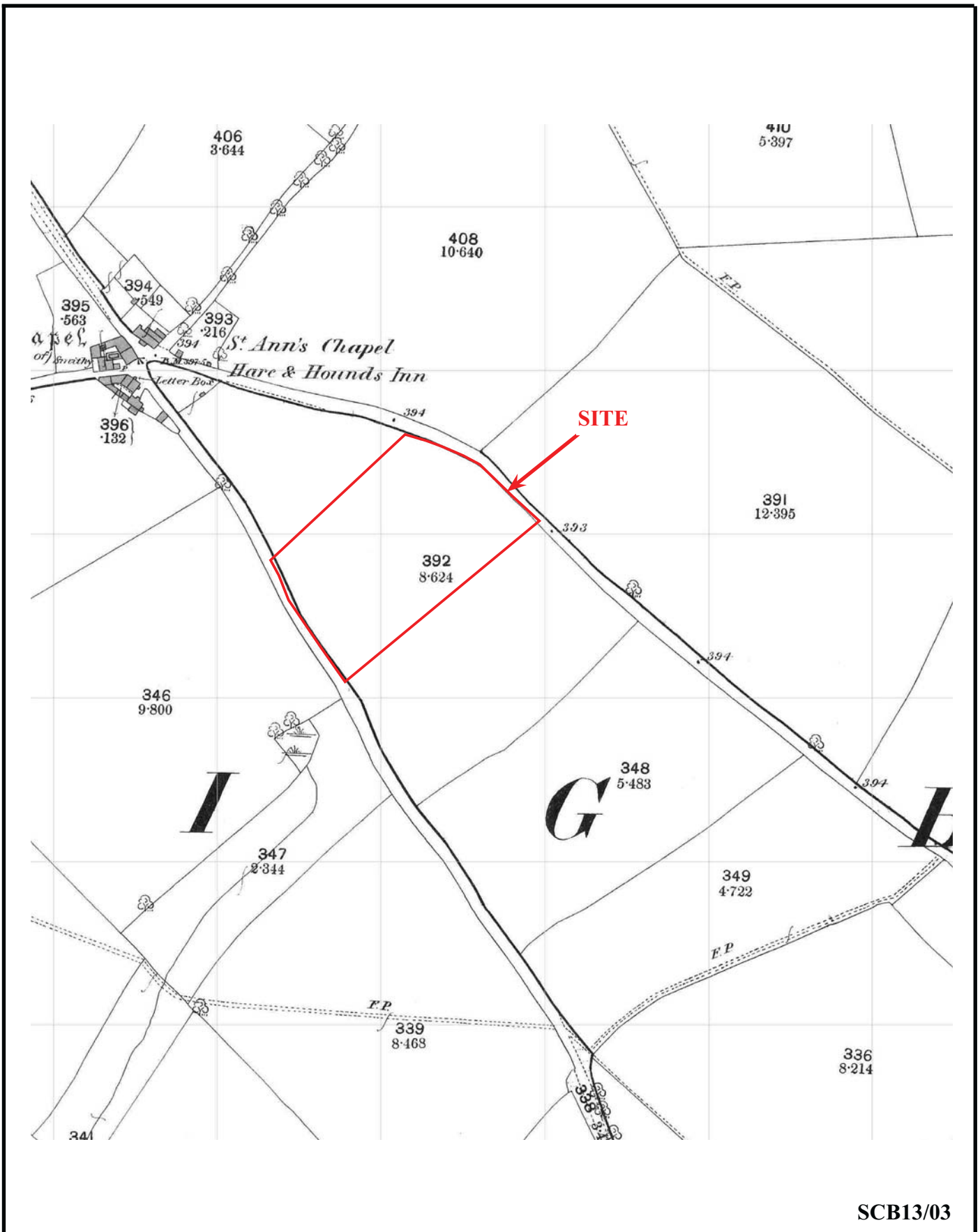
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Figure 8. Tithe map, 1843.

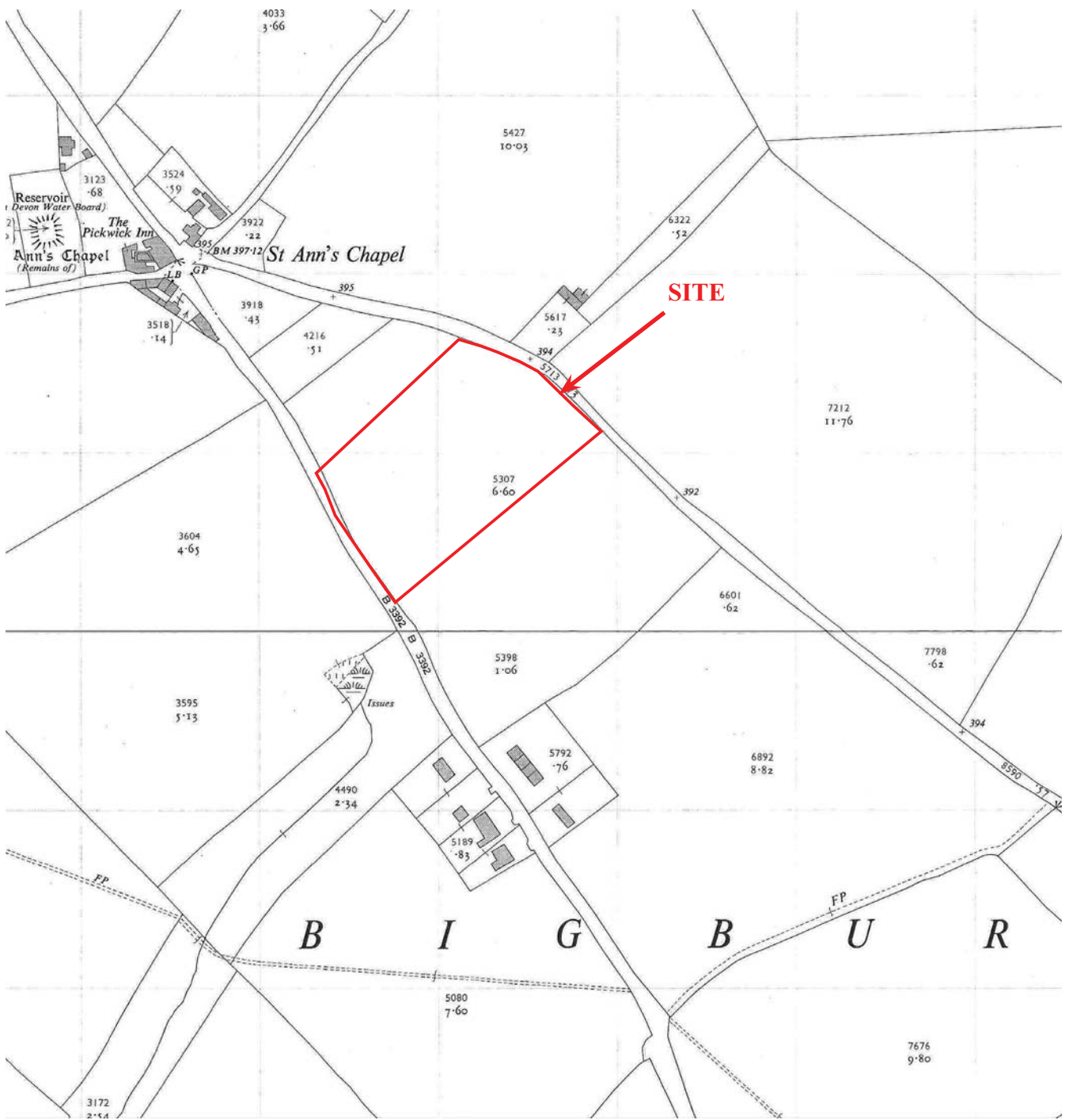


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Figure 9. Ordnance Survey map, 1886

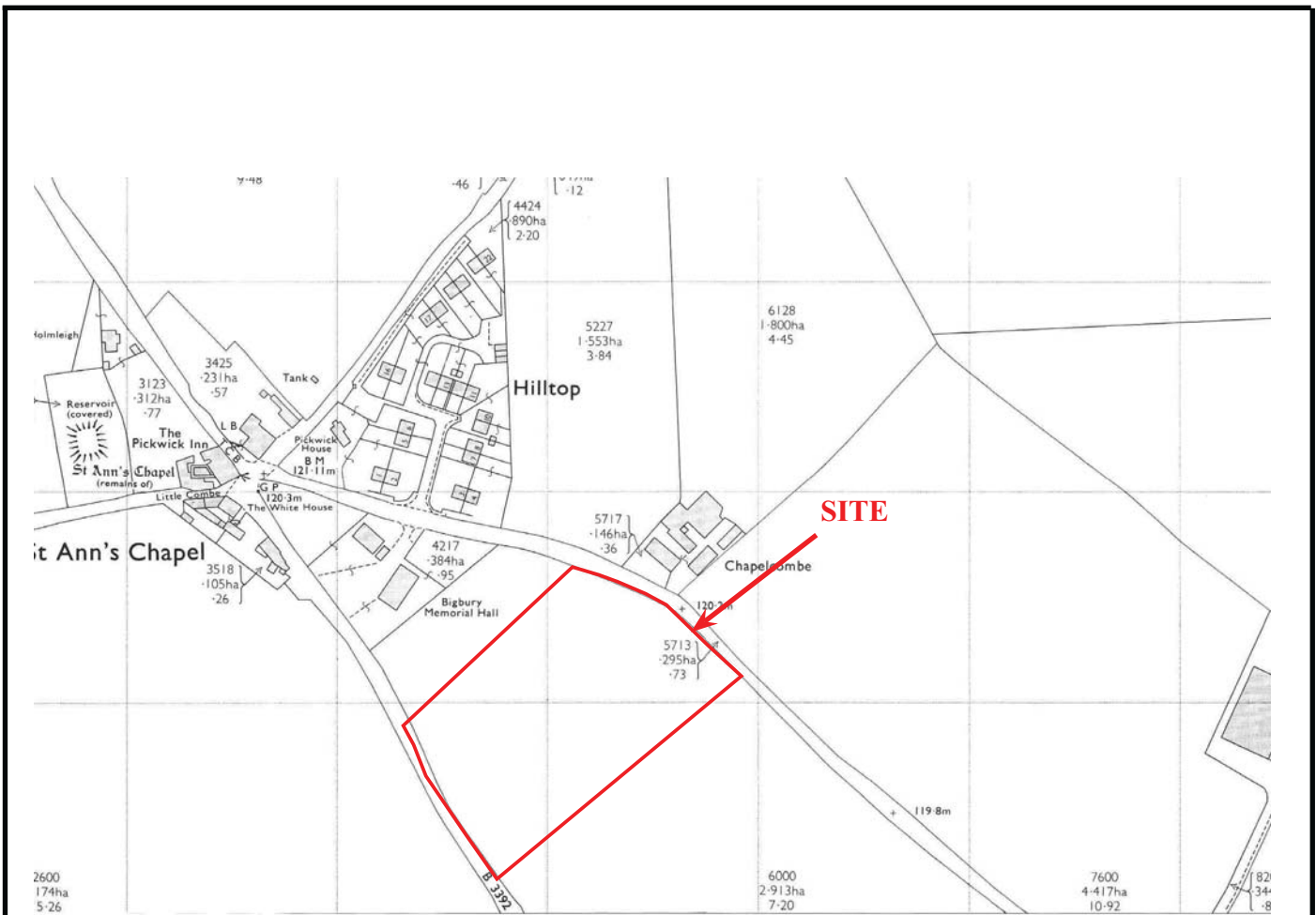




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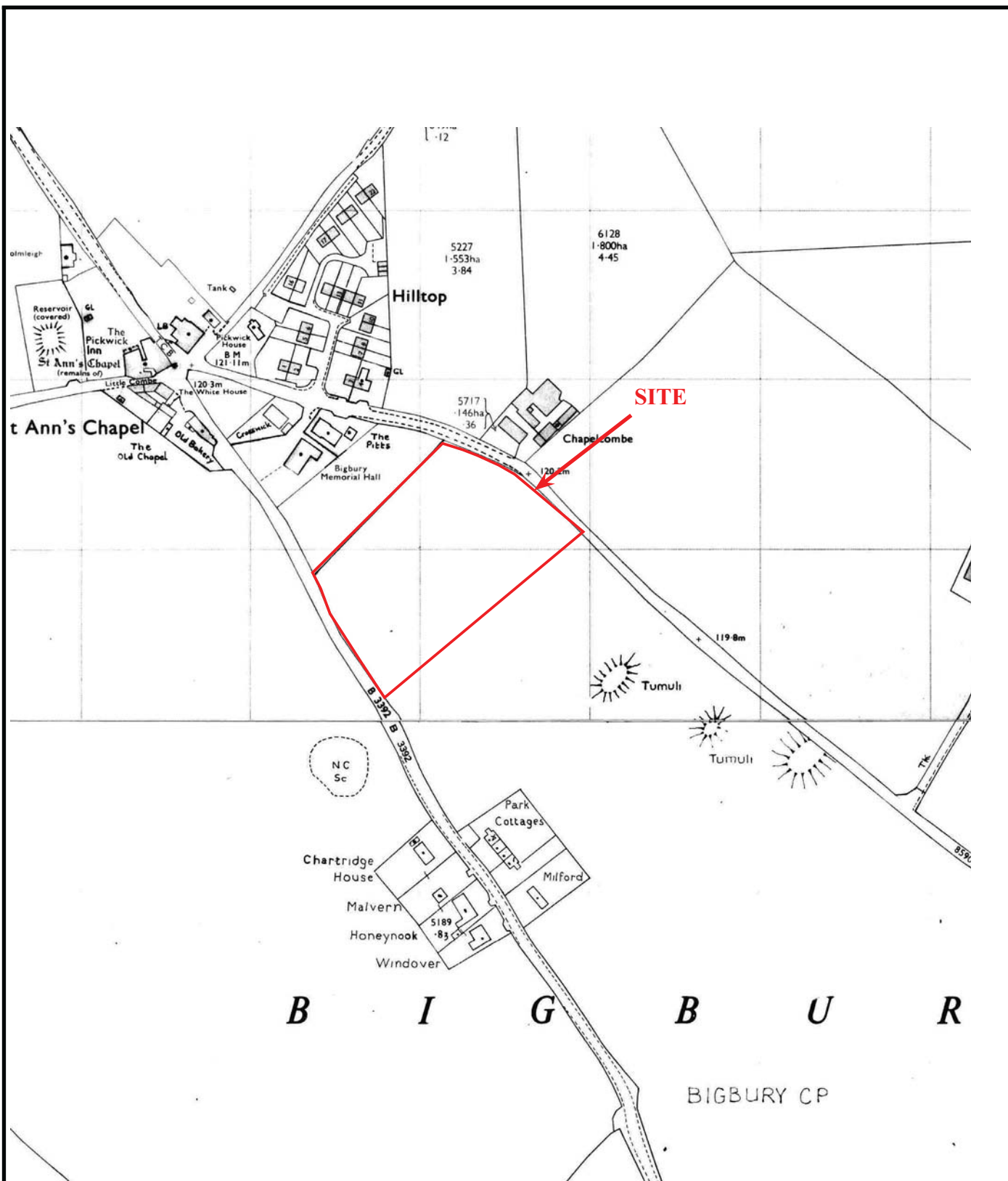
Figure 11. Ordnance Survey map, 1951



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Figure 12. Ordnance Survey map, 1974.



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Figure 13. Ordnance Survey map, 1987-88



Plate 1. View looking south-east towards the barrows (from the north of the site).



Plate 2. The south-western part of the site, (from the north of the site).

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**Land at St Ann's Chapel, Bigbury, Devon 2013
Archaeological Desk-based Assessment**

Plates 1 and 2

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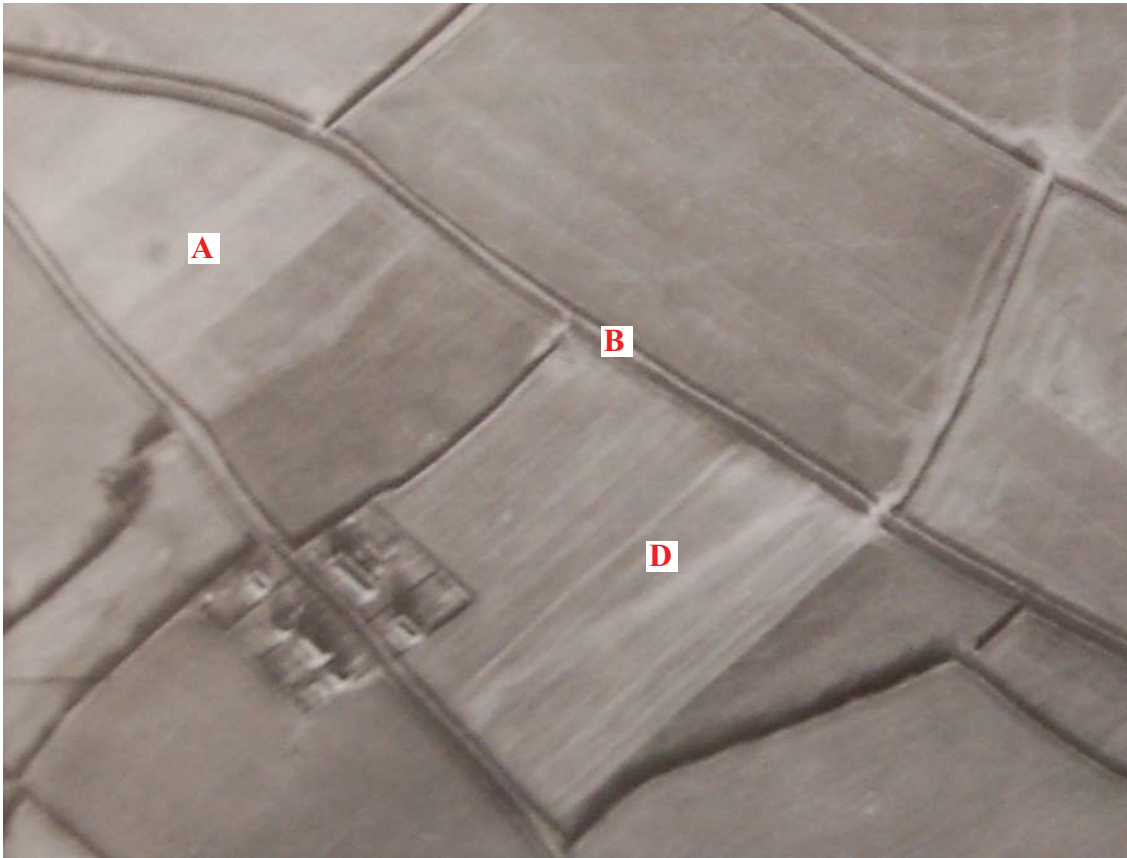


Plate 3. Air photograph, 1946, Frame 1063.

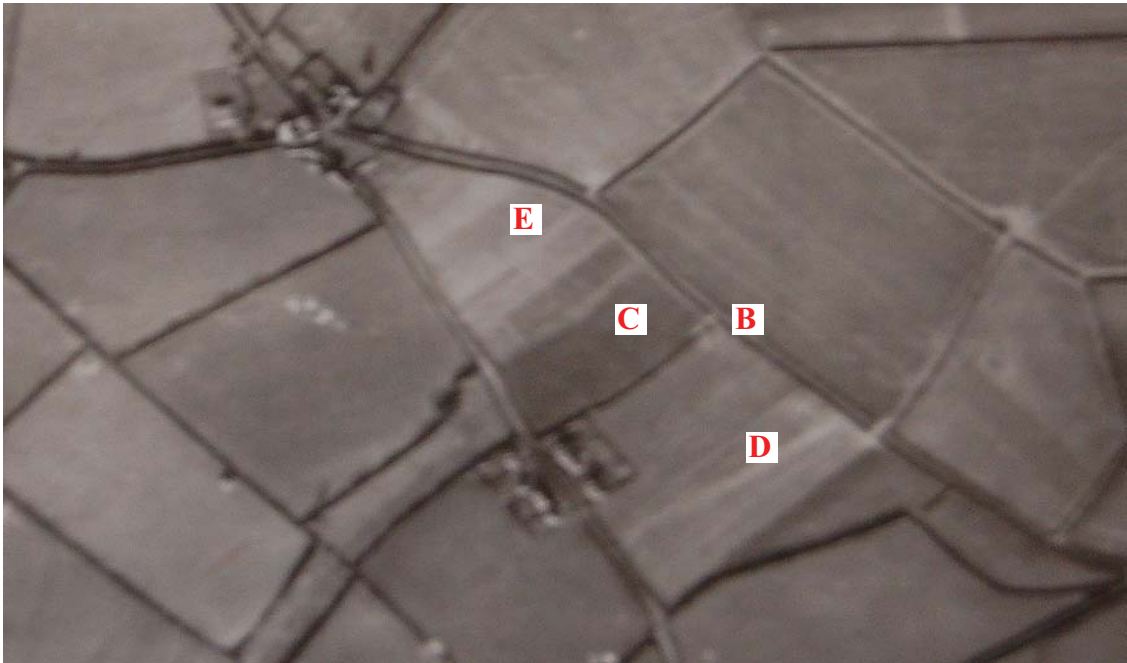


Plate 4. Air photograph, 1946, Frame 1065.

SCB13/03

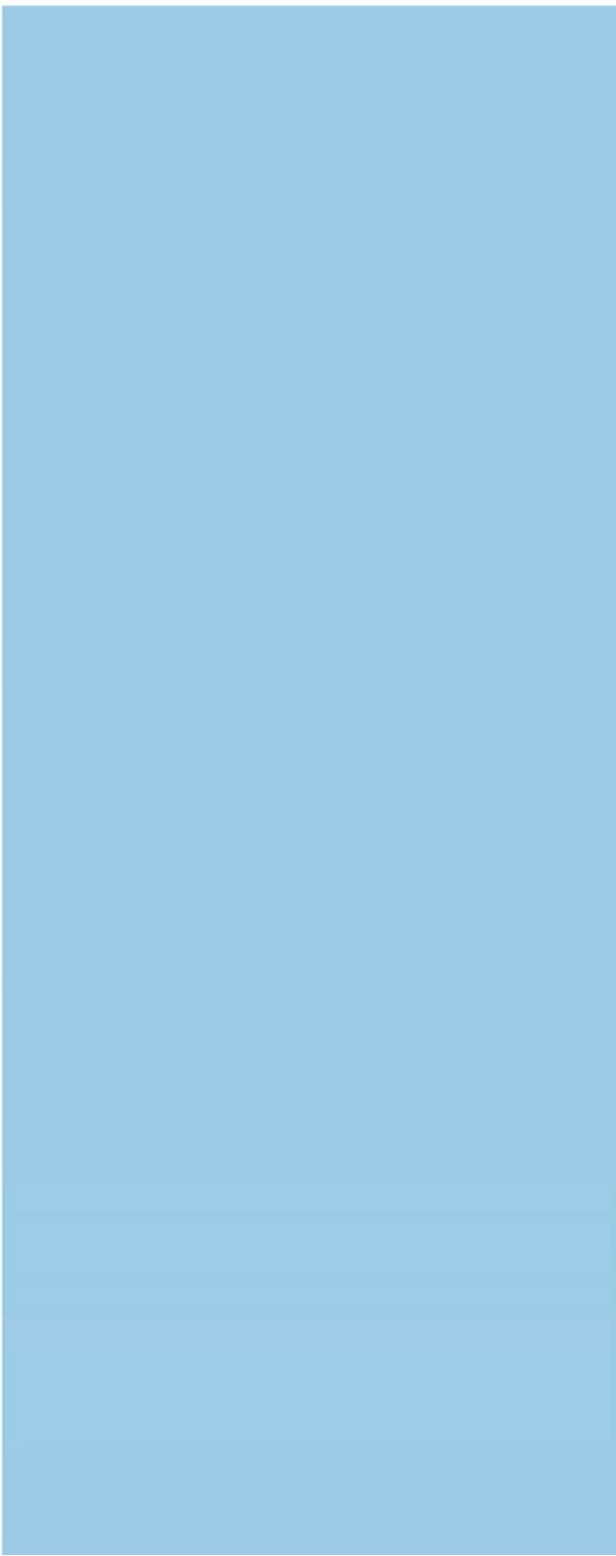
**Land at St Ann's Chapel, Bigbury, Devon 2013
Archaeological Desk-based Assessment**

Plates 3 and 4

THAMES VALLEY
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TIME CHART

| | Calendar Years |
|----------------------------|-----------------|
| Modern _____ | AD 1901 |
| Victorian _____ | AD 1837 |
| Post Medieval _____ | AD 1500 |
| Medieval _____ | AD 1066 |
| Saxon _____ | AD 410 |
| Roman _____ | AD 43 |
| Iron Age _____ | BC/AD 750 BC |
| | |
| Bronze Age: Late ----- | 1300 BC |
| Bronze Age: Middle ----- | 1700 BC |
| Bronze Age: Early ----- | 2100 BC |
| | |
| Neolithic: Late | 3300 BC |
| Neolithic: Early | 4300 BC |
| | |
| Mesolithic: Late | 6000 BC |
| Mesolithic: Early | 10000 BC |
| | |
| Palaeolithic: Upper | 30000 BC |
| Palaeolithic: Middle | 70000 BC |
| Palaeolithic: Lower | 2,000,000 BC |
| ↓ | ↓ |



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