

**CULTURAL HERITAGE ASSESSMENT  
OF THE PROPOSED INGLEWOOD DEVELOPMENT,  
SOUTH OF WHITE ROCK, BRIXHAM ROAD,  
PAIGNTON, TORBAY**

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## 1. INTRODUCTION

This report presents an assessment of the potential archaeological and heritage implications of a proposed mixed development, to be known as Inglewood, south of White Rock, Brixham Road, Paignton, Devon (the Site - SX 882 574, Figs 1–3). The report was commissioned by Deeley Freed in association with Stride Treglown and will be submitted alongside an Environmental Impact Assessment being prepared by Stride Treglown. This report comprises an updated and expanded study, based on an initial assessment prepared by Archaedia in March of this year.<sup>1</sup>

### 1.1 Site description

The Site is represented by a single block of land immediately to the south-west of the A3022 between Galmpton and the White Rock development. The area is currently used mainly for agriculture, with seven fields, or parts of fields, a very small plot containing two semi-detached houses, and a small area of woodland (these land divisions are numbered 1-8 in blue on Fig. 3). The most northerly field has recently been planted with mixed native broad-leaved trees. The Site occupies the west side of a slight saddle at a height of c. 60m AOD, rising to just over 80m to the north and just over 70m to the south.

#### *Geology*

According to the Soil Survey of England and Wales, 1983,<sup>2</sup> the geology of the site is largely comprised of basic igneous and metamorphic rocks of the Trusham series, with Carboniferous limestone of the Crwbin series intruding into the south-west corner. Site evidence, and the extent of former limestone quarrying indicate however, that the limestone extends to approximately the mid-point of the Site from the south, and into the northern field.

### 1.2 Methodology and assessment criteria

This assessment has been undertaken with reference to relevant national and local legislation and policy and guidance listed below, and also to good practice guidance provided in The Chartered Institute for Archaeologists Standards and Guidance: desk-based assessment.<sup>3</sup>

The study aims to establish the presence or absence, character and extent, date, integrity, state of preservation and relative value of the known or potential heritage assets within the Site. In order to understand the context of the Site, the history and land-use development of the area and its environs is also considered. An assessment and quantification of the impact of the proposed development on the identified heritage resource has been undertaken. In addition the study considers the impact on the settings of designated assets in the wider area. Finally, the effects of the proposed development are set out, and the need for and scope of any mitigation required to address such effects.

Sources consulted include the following:

- Devon Historic Environment Record (HER);
- Torbay Environment Record (HER);
- Devon Heritage Centre (DHC; Record Office and local studies library);
- Historic England National Heritage List for England; and
- Archaedia archives.

Historic Environment records were examined for the Site, and a study area of up to 1km from the assessment Site boundary. Historic England records for statutorily designated assets were examined for the Site, and an area of 3km from the boundary and are located

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<sup>1</sup> Gent and Manning 2017.

<sup>2</sup> Soil Survey of England and Wales, 1983.

<sup>3</sup> Chartered Institute for Archaeologists 2014.

on Fig. 1. Heritage assets within the Site, and within c. 500m of the boundary, are described in Section 5 and shown on Figs 2 and 3.

A Site visit was undertaken on 26.1.17 by Tim Gent BA, MPhil, MCIfA (section 4 below). This comprised a walkover survey of all areas within the application area and visits to designated heritage assets in the study area (where possible) to assess potential impacts on settings.

A geophysical survey of the area was undertaken by Substrata Ltd in March and April 2017,<sup>4</sup> with the results summarised and included in this report (see Fig. 4).

### 1.3 Planning context

The following identifies guidance and planning policy relevant to archaeology and cultural heritage.

#### *National planning policy and guidance*

Chapter 12 of the National Planning Policy Framework (NPPF)<sup>5</sup> deals with '*Conserving and enhancing the historic environment*' and states that "*heritage assets are an irreplaceable resource*" (Paragraph 126). Paragraphs 128 and 129, which deal with determining planning applications, state the need to identify and assess the significance of heritage assets and their settings, and take this into account when considering the impact of the proposed development. In the case of designated assets, and non-designated assets of demonstrably equivalent significance, great weight should be given to the asset's conservation (Paragraphs 132–134 and 139).

Paragraph 141 notes that: "*Local planning authorities should ... 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.*"

Hedgerows of historic importance are afforded protection under The Hedgerow Regulations 1997, section 97 of the Environment Act 1995.<sup>6</sup> Any hedgerow which is defined, at that date, as being of historical or ecological importance requires a grant of consent by the local planning authority prior to removal.

#### *Local planning policy and guidance*

The application site is located in the administrative area of Torbay Council. The Torbay Local Plan 2012–2030<sup>7</sup> was adopted in 2015, but retains Sections 13–15 (The Historic Environment) from the preceding 2004 Adopted Torbay Local Plan Environmental Guide, subject to their consistency with policy and guidance in NPPF.

Policy SS10 (Conservation and Historic Environment) addresses matters relating to archaeology and heritage:

*Development will be required to sustain and enhance those monuments, buildings, areas, walls and other features which make an important contribution to Torbay's built and natural setting and heritage, for their own merits and their wider role in the character and setting of the Bay. This includes all designated and undesignated heritage assets, including scheduled monuments, historic buildings (both nationally listed and of local importance), registered historic parks and gardens, conservation areas, and archaeological remains.*

<sup>4</sup> Ross Dean, May 2017.

<sup>5</sup> Department for Communities and Local Government (March 2012).

<sup>6</sup> Hedgerow regulations act, 1997.

<sup>7</sup> Torbay Council, 2015

*All heritage assets will be conserved, proportionate to their importance. In particular approval of a scheme causing substantial harm to, or loss of, a Grade II listed building, park or garden will be exceptional. Substantial harm to or loss of designated assets of the highest significance, notably scheduled monuments, Grade I and II\* listed buildings and Grade I and II\* registered parks and gardens will be wholly exceptional.*

*Proposals that may affect heritage assets will be assessed on the following criteria:*

- 1. The impact on listed and historic buildings, and their settings;*
- 2. The need to encourage appropriate adaptations and new uses;*
- 3. The need to conserve and enhance the distinctive character and appearance of Torbay's conservation areas, while allowing sympathetic development within them;*
- 4. The importance of protecting and promoting the assessment and evaluation of Torbay's ancient monuments and archaeological remains and their settings, including the interpretation and publication of archaeological investigations;*
- 5. The safeguarding of the character and setting of Torbay's historic parks and gardens;*
- 6. The impact on vistas and views of Torbay's historic features and areas which form part of the visual and tourist appeal of Torbay;*
- 7. Whether the impact of development, alteration or loss is necessary in order to deliver demonstrable public benefits, taking into account the significance of the heritage asset. The more important the heritage asset, the greater the benefits that will be needed to justify approval; and*
- 8. Whether new development contributes to the local character and distinctiveness of the area, particularly through a high quality of design, use of appropriate materials, or removal of deleterious features.*

*Proposals that enhance heritage assets or their setting will be supported, subject to other Local Plan Policies.*

#### **1.4 Assessing impact significance**

##### *Valuation of the heritage asset*

According to the Historic England Historic Environment Planning Practice Guide the term 'heritage asset' *'embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether or not capable of designation'*.

The definition of the significance or value of the identified heritage assets is defined as follows:

- unknown – insufficient knowledge is available to allow a reliable assessment to be made;
- low – significant at a strictly local level;
- medium – significant at a county or exceptional local level;
- high – significant at a regional or national level; and
- very high – significant at an international level.

The definition of the value of known but undesignated heritage assets within the Site, or assets identified during the course of the assessment is determined by professional judgement, supported, where required, by appropriate consultation.

##### *Impact Magnitude*

The magnitude of any impact on a heritage asset is based on the following values:

- None – no change to the asset;

- Negligible – negligible change to the asset;
- Small – a minor change to the asset;
- Medium – a fundamental change to the asset; or
- Large – major destruction of an asset.

### *Impact significance*

The definition of the significance of the impact on heritage assets will be defined as follows:

- Severe impact – where the effects are major, and relate to heritage assets of high or very high significance.
- Substantial impact – where the effects are major, and relate to heritage assets of medium to high significance, or the effect is on heritage assets of high or very high significance, but the impact is more limited.
- Moderate impact – where the effects relate to heritage assets of low to medium significance, or the effect is on heritage assets of high significance, but the impact is limited.
- Minor impact – where the impact relates to heritage assets of low significance, or the effect is on heritage assets of medium significance, but the impact is limited.
- Negligible impact – where the effects are imperceptible.
- No impact – where no impact is identified.

**Table 1. Impact significance matrix**

<b>IMPACT MAGNIT- UDE</b>  <b>ASSET VALUE</b>	<b>NONE</b>	<b>NEGLECTIBLE</b>	<b>SMALL</b>	<b>MEDIUM</b>	<b>LARGE</b>
<b>VERY HIGH</b>	NO IMPACT	SEVERE	SEVERE	SEVERE	SEVERE
<b>HIGH</b>	NO IMPACT	MINOR	MODERATE	MAJOR	SEVERE
<b>MEDIUM</b>	NO IMPACT	MINOR	MINOR	MODERATE	MAJOR
<b>LOW</b>	NO IMPACT	NEGLECTIBLE	MINOR	MINOR	MODERATE
<b>UNKNOWN</b>	NO IMPACT	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN

In all assessment of impact it should be noted that heritage assets are finite, cannot be replaced, and can only very rarely be re-located. Any impact is therefore usually detrimental and will be permanent. Where impacts are beneficial, this will be indicated.

### *Type of impact*

For the purposes of this report, impacts can be either direct or indirect. A direct impact would be a physical impact on archaeological remains within (or usually only within) the Site boundary arising from the development. An indirect impact would be an impact on the setting of a heritage asset (usually designated) in the vicinity.

### **1.5 Assessment limitations**

It should be noted that there are problems with the use of prescriptive assessment criteria in respect of archaeological features or deposits. The following are some of the main reasons why the potential effects of construction activities are difficult to predict:

- Not all archaeological sites will be recorded on the HER, or be identifiable through documentary, cartographic or photographic sources, or be physically detectable at ground level;
- previously unknown and unrecorded sites may therefore be encountered during development; and
- in the absence of previous archaeological investigations the nature and extent of known or suspected deposits is often uncertain. In these circumstances, professional judgement has been used to suggest a significance for any asset, and to predict a potential impact. The term 'suspected' is used to indicate uncertainty.

## 2. STATUTORY AND OTHER DESIGNATIONS (Fig. 1)

The Historic Landscape Characterisation assessment (Devon) identifies the north part of the Site as post-medieval enclosure (18th and 19th century) and the remainder as 'Barton fields' (likely 15th to 18th century; some curving boundaries may follow earlier divisions).<sup>8</sup>

No Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, Protected wrecks or World Heritage Sites have been identified within the Site.

### *Listed Buildings*

A number of Listed Buildings are situated within 3km of the Site, most within the town of Paignton to the north-east, where Grade II Listed buildings and a single Grade I Listed Building are present throughout the historic core of the town at distances of between 2.5km and 3km from the Site boundary.

Twelve Listed Buildings are present within 1km of the Site, eight within or close to the village of Waddeton to the south-west. All are Listed Grade II. Of these, only a single building stands within 500m; the Turnpike Cottage at Windy Corner (National Heritage List entry no. 1195172), situated approximately 480m to the south-east.

Eight higher level Listed Buildings (Grade II\* and I) are situated within the 3km study area. Listed below, in order of their distance from the Site, these comprise:

- Sandridge Park (National Heritage List entry no. 1108493), Listed Grade II\* and situated approximately 2km to the WSW of the Site;
- Churston Court (1208761), Listed Grade II\* and situated approximately 2.1km to the south-east of the Site;
- the Church of St Mary (1293060), Listed Grade II\* and situated approximately 2.2km to the south-east of the Site;
- Greenway (1108548), Listed Grade II\* and situated approximately 2.4km to the SSW of the Site;
- Lupton House (1195173), Listed Grade II\* and situated approximately 2.8km to the south-east of the Site;
- the Church of St John the Baptist in Paignton (1195097), Listed Grade I and standing approximately 2.8km to the NNE of the Site;
- the Church of St Mary (1207472), Listed Grade II, situated approximately 2.8km to the north-west of the Site; and
- the Church of St Gabriel and Mary (1108497), Listed Grade I, and situated almost 3km to the west.

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<sup>8</sup> Enderby Associates 2010; map.devon.gov.uk.



### *Scheduled Monuments*

Five Scheduled Monuments are situated within 3km of the Site, although only one, a chambered tomb near Broadsands (see below), stands closer than 1km.

- the chambered tomb (National Heritage List entry no. 1019132), mentioned above, is situated approximately 950m to the east of the Site;
- a D-Day landing craft maintenance site (1020911), on the banks of the river Dart, approximately 1.3km to the south-west of the Site;
- earthworks and a field system north-east of Lower Well Farm (1020163), situated approximately 1.5km to the west of the Site;
- a second D-Day landing craft maintenance site (1020912), on the banks of the river Dart, approximately 2.8km to the south of the Site;
- the Bishop's Palace in Paignton (1020764) is situated approximately 2.9km to the NNE of the Site.

### *Registered Parks and Gardens*

Two Registered Parks and Gardens are situated within 3km of the Site; the garden surrounding Greenway, which is Listed Grade II (1001686), and lies between 2km and 2.5km to the SSW, and Lupton Park (1000696), also Listed Grade II, which straddles the 3km mark to the south-east. Waddeton Court Park and Gardens are in the Devon List of Parks and Gardens of Local Interest.<sup>9</sup>

### *Conservation Area*

A conservation Area is present at Waddeton (Waddeton Conservation Area),<sup>10</sup> c. 500m to the south-west of the Site.

### *Hedgebanks*

Hedgebanks on the north, east, southwest and west boundary of the Site follow historic parish boundaries. Hedgerows of historic importance are afforded protection under The Hedgerow Regulations 1997, section 97 of the Environment Act 1995.<sup>11</sup> 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. BACKGROUND

### **3.1 Previous archaeological investigations in the vicinity**

A number of archaeological studies have been undertaken in the vicinity in association with development of the land to the north of the Site. In 1996 an assessment was carried out, which appears to have included the current Site area, for the proposed Torbay Business Park.<sup>12</sup> In 2004 a supplementary updated assessment was undertaken for a smaller site, which incorporated part of the 1996 area, and an additional two fields (Long Road South).<sup>13</sup> This smaller site was subject to a geophysical survey and subsequent evaluation excavation in 2007.<sup>14</sup> A further assessment was carried out, of an extended area, in 2010.<sup>15</sup>

The present report takes into account any relevant findings from these investigations. The geophysical survey and evaluation excavation took place on land immediately to the north of the current Site, and adjoining land to the west of Waddeton Road. The evaluation produced

<sup>9</sup> Devon HER MDV 112394.

<sup>10</sup> [www.gis.swdevon.gov.uk/CNET4914LIVE/CMFindit/](http://www.gis.swdevon.gov.uk/CNET4914LIVE/CMFindit/)

<sup>11</sup> [www.legislation.gov.uk/ukxi/1997/1160/contents/made](http://www.legislation.gov.uk/ukxi/1997/1160/contents/made)

<sup>12</sup> Exeter Archaeology 1996.

<sup>13</sup> Exeter Archaeology 2004.

<sup>14</sup> Heard 2007 & Farnell 2007.

<sup>15</sup> Exeter Archaeology 2010.

largely negative results, the anomalies identified during the geophysical survey being deemed likely to represent natural variations in the subsoil. Two prehistoric worked flint flakes, recovered from a modern deposit, were the only finds.<sup>16</sup>

Less than 1.5 km to the west of the Site, near Lower Well Farm, are exceptional remains of an Iron Age/Romano British farmstead, including an enclosure, hut circle and field systems (Scheduled Monument 1020163).<sup>17</sup> Further significant features and finds, including evidence of Romano-British settlement, have recently been identified to the south of this in the Waddeton area.<sup>18</sup>

### 3.2 Historical background

The Site is situated on farmland on northern edge of the ecclesiastical parish of Churston Ferrers, within the ancient Hundred of Haytor. It lies within a distinct northerly projection of the historic parish boundary, with the parish of Paignton to the east and north and Stoke Gabriel to the west.

In the Domesday Survey (1086) Churston Ferrers is referred to as *Cercetone* or *Cercitona*, the name meaning 'church farm'; the Ferrers element is associated with Hugo de Ferrers in 1303.<sup>19</sup> At this time the manor was held by Iudhael of Totnes who had supplanted the Saxon, Ulf. It is recorded as having land for six ploughs, suggesting around 600 acres suitable for cultivation.<sup>20</sup> There were 15 acres of woodland and 12 acres of pasture, but there is no mention of meadowland. 25 tenants are recorded, which suggests a population of between 79 and 125.<sup>21</sup> Livestock is given as 120 sheep, 6 cattle, 8 pigs and a cob.

In 1263 William Buzun held Churston manor (from Reginald de Valletort) and it may well have been the Bozun family who created Churston village, to the south-west of their manor house. In 1303 the manor passed to the Ferrers family, in 1405 to the Yarde's and thence to the Buller's in the 1760s.<sup>22</sup>

Despite the Domesday indication of a church at Churston,<sup>23</sup> there is a reference to the parish being formed out of Brixham only in about 1480, from which time the private chapel of the Yarde family became the parish church. The church, however, remained a chapelry of Brixham, which retained the rights of burial of Churston Ferrers' parishioners.<sup>24</sup>

Dean Milles' questionnaire for the parish, of c. 1755, gives some useful information about the land at that time.<sup>25</sup> It states that the parish comprised the manors of Churston Ferrers and Galampton, and was mostly enclosed, except for two small downs in the manor of Churston Ferrers. The land was very good for grass or corn, with arable farming predominating (700 acres), an unspecified acreage of pasture, 60 acres of meadowland, and 60 acres of orchard. A single 20 acre wood belonging to Greenway is the only woodland mentioned. The land was manured with lime, sand and dung, and wheat, oats and barley were grown, producing high yields. Livestock is described as 'sheep, bullocks and swine', possibly indicating that dairy farming was not important at this time.<sup>26</sup>

<sup>16</sup> Farnell 2007, p. 4.

<sup>17</sup> Details also recorded in DCC HER MDV 10872, 50019, 50020, 50021 & 78917.

<sup>18</sup> Information from Bill Horner, Devon County Archaeologist.

<sup>19</sup> Thorn & Thorn 1985, 17,30; Gover *et al* 1932, p. 510.

<sup>20</sup> Collings & Wakeham 2007, p. 2.

<sup>21</sup> Collings & Wakeham 2007, p. 2 (population size based on Goose and Hinde 2007).

<sup>22</sup> Collings & Wakeham 2007, p. 3.

<sup>23</sup> Gover *et al* 1932, p. 510; Orme 2013, p. 20.

<sup>24</sup> Kelly's Directory of Devonshire 1893, p. 116.

<sup>25</sup> as summarised in Dyer 2002, p. 6-7.

<sup>26</sup> Dyer 2002, p. 6-7.

### *Development of the Site*

No detail is shown of the Site area on Donn's map of 1765 (Fig. 5) or the Ordnance Survey (OS) one-inch map of 1809. The OS surveyors' Drawing shows the land divided into fields although these appear to be largely schematically represented (Fig. 6). A dark feature visible in one of the fields in the area may represent White Rock (?outcrop) or perhaps more likely, the marl pit to the west of the Site (see Table 2, asset 34).

The first large scale map is the Churston Ferrers Tithe Map (1839; Fig. 7), which shows seven complete fields within the Site, part of an eighth (field 123), and a small un-numbered plot at the north-east corner of field 129. The Tithe Apportionment records that the fields were under arable cultivation, and the owner and occupier (except field 123) was Henry Studdy Esq. of Watton [Waddeton] Court (lord of Waddeton manor), in the neighbouring parish of Stoke Gabriel.

Four apparent quarried areas are depicted on the Tithe Map and there are many other such features shown in the wider area, often along field edges. As there is no mention of quarrying in the Tithe Apportionment for the fields within the Site, and as the fields were being cultivated at that time, it seems likely that the features represent disused quarries, and/or marlpits, perhaps even with some sort of vegetative covering. A section dealing with minerals in Dean Milles' questionnaire of c. 1755 refers to limestone (described as 'blue marble') being used for burning lime and building stone.<sup>27</sup> Limestone from Waddeton Quarry was used in the 15th century in the rebuilding of St Mary's Church Totnes.<sup>28</sup> There is also a record of iron production taking place in Churston Ferrers in 1864 and 1865,<sup>29</sup> and reference to a Galmpton iron mine.<sup>30</sup>

With the exception of field 123, all the fields within the Site have the element 'Week' in their names, including, most importantly, Churston Week (field 124).<sup>31</sup> Week is understood to derive from the Old English (Saxon) *wic*, which generally refers to a dwelling or settlement of some kind, and probably most commonly a dairy farm;<sup>32</sup> it can also be an outlying farm.<sup>33</sup> This is perhaps the most likely meaning in the context of the Site, where Churston Week could have been an outlying farm/dairy farm of the manor. Comparable Devon names include Chawleigh Week and Cookbury Wick.<sup>34</sup>

Nothing of significance is shown immediately to the west of the Site on the Stoke Gabriel Tithe Map, although there are two fields with Marlpit names. To the east, Paignton Tithe map marks two quarries and limekilns.<sup>35</sup> It is interesting that the field immediately north of the Site, in Paignton parish, is called White Rock (the site of White Rock quarry), but fields to the north and west of that are called Week Rock.<sup>36</sup> It seems possible that the holding of Week once extended beyond the current parish boundary, or that the names merely refer to the fields' positions as being close to those of Week.

No changes to the field boundaries within the Site are indicated by early OS mapping (Figs 8 and 9). The map of 1890 (Fig. 8) depicts what appear to be trees or scrub on the larger

<sup>27</sup> Dyer 2002, p. 7.

<sup>28</sup> Devon HER MDV 29647.

<sup>29</sup> Burt *et al* 1984, p. 27.

<sup>30</sup> Devon HER MDV 58397.

<sup>31</sup> Tithe Map/Appportionment.

<sup>32</sup> Ekwall 1980, p. 515-516.

<sup>33</sup> Field 1972 p. 253-4.

<sup>34</sup> Gover *et al* 1932, p. 364 & 1931, p. 139.

<sup>35</sup> Stoke Gabriel Tithe Map, 1840; Paignton Tithe Map, 1840.

<sup>36</sup> Paignton Tithe Apportionment fields 1566, 1565 and 1562.

former quarry site. The other former quarries are not indicated, although the eastern one may be represented by what is shown as a pond, with a few trees beside it.<sup>37</sup> The quarry at White Rock is marked to the north of the Site.

To the east of White Rock a possible dwelling, named 'White Rock', and other buildings had been constructed by 1906 (Fig. 9). To the south of the parish boundary, White Rock Cottages (surviving) had been built by 1938 (Fig. 10). Since that time some of the field boundaries have been removed, but a number remain. The southern section of hedgebank between fields 3 and 4 was constructed after 1938.

#### 4. SITE VISIT (26.1.17; Photos 1–14)

The Site is currently used for agriculture, subdivided to form nine blocks of land, or parts of blocks of land. The land is characterised by medium sized fields, in most part flanked by classic Devon hedgebanks (assets 1 and 2, Table 2 below).

The most northerly field (Field 1: Photo. 1) has been planted recently with mixed native broad-leafed trees. A small plot, bounded by fence and hedge, is situated within the north-east corner, and contains two semi-detached dwellings of early 20th-century appearance (asset 11). The field is bound on the north, east and part of the south side by a hedgebank of 1–1.5m in height. The A3022, immediately beyond the eastern hedgebank, sits approximately 0.5m above the height of the field. The northern and southern boundary banks hold a number of mature beech trees (Photo. 3). The field boundaries to the western half of the field are modern post and wire. A slight bank, or lynchet (asset 9), approximately 0.3m in height, runs away from the houses, parallel with the northern boundary, and may represent an old field boundary, track edge, or possible remains of a deliberate bank.

The next field to the south (Field 2: Photos 2 and 3) is bounded to the east and south by c. 1.5m high hedgebanks. The Site boundary to the west is open. The field was under winter-sown cereals, with very little of the underlying soil visible. Despite this, two pebble flint flakes and a broken flint blade of probable early Neolithic date were seen (asset 10).

The two central fields (Fields 3 and 4: Photos 4 and 7) were both under grass. All field boundaries are hedgebanks of between 1m and 1.5m in height. The most westerly boundary was particularly uniform in height and at least 4m wide, and marks the line of the parish and local authority boundary (asset 1). The central bank, and the southern bank to the eastern field contained a significant amount of limestone rubble. In places along the central boundary this limestone had been used to build walling or near vertical revetting, and two gateways are flanked by limestone rubble walls. A pond (asset 8: Photo. 6) is situated close to the southern boundary of Field 4, surrounded to the west and south-west by limestone rubble, thought to be the remains of quarrying activity. A second pond (asset 7: Photo. 5), apparently spring fed, is located tight against the west side of the central north-south hedgebank in Field 3. Seeming to represent two distinct but connected circular pools, these possible sheep washes are stone lined, the rubble limestone walling surviving well in places. An infilled outlet channel, falls away along a straight course to the west, along the line of a field boundary shown on earlier maps. A spring at this elevated and otherwise dry location must have been recognised as a valuable resource, possibly from as soon as the area was first utilised.

The most westerly field (Field 5: Photo. 11) was under grass. The western boundary is a continuation of the broad historic parish boundary hedgebank (asset 1) bordering the Site field to the north. The eastern boundary is a 1.2m high limestone rubble wall (Photo. 10). The southern edge to this plot is open, the historic parish boundary bank having been

<sup>37</sup> Seen in clearer detail on the 1:2500 map of 1906, sheet 122.13.

removed, with the field continuing beyond the Site to the south-west. An area of historic limestone quarrying (asset 6d) is visible today only as a slight hollow.

The large field (Field 6) to the east was under cattle fodder crops, partly obscured by the crop, the remaining bare soil compacted by hooves. A significant amount of loose limestone was present. A single grey worked flint flake (asset 10) was also seen. Hedgebanks form all the field boundaries to the north, east, and south, varying in height from approximately 0.5m to 1.12 in height. A significant amount of limestone rubble was present within these banks, particularly along the southern edge, with short sections of dry-stone walling surviving at the southern corner (Photo. 8). A single amorphous block of limestone (part of asset 6f: Photo. 9), with maximum dimensions to approximately 1.5m sits close to a gateway on the western side of the field. This is thought to be a relic of former quarrying in the area.

Limestone rubble is also prevalent along the low banks on either side of a small area of woodland (Field 7) to the south-west of this southern field. In places, particularly at the northern point (Photo. 10), and on the junction with an extension of this woodland to the west, which is separated from the Site by the bank marking the historic parish and Local Authority boundary (asset 1), these piles of stone are quite substantial in size (asset 6f).

The narrow section of the Site (Field 8) to the south of this wood, is part of a larger pasture field. The western side is open, the historic boundary bank (asset 1) having been removed.

## 5. HERITAGE ASSETS

Details of heritage assets within the Site (assets 1–16) and within 0.5km of the Site boundary (assets 17–38) are given in Table 2 and located on Figs 2 and 3.

**Table 2. Details of heritage assets**

No.	Type & date C = century	Description	NGR SX	HER No.
1	Parish boundary (early or late medieval)	<p>Many ecclesiastical parishes were created in the 9th and 10th centuries, with the network being completed perhaps in the 12th century. Parish boundaries often followed those of existing estates, some of which may have been based on even earlier land divisions. There is a reference to Churston Ferrers parish being formed out of the parish of Brixham as late as c. 1480,<sup>38</sup> but it is still likely to have followed an early estate boundary, presumably that of the manor of Churston Ferrers.</p> <p>The Churston Ferrers boundary with Stoke Gabriel and Paignton parishes forms much of the boundary of the Site. The western boundary, where it survives, is fairly uniform, 1.5-1.75m high and at least 4m wide. The northern and eastern hedgebank is</p>	8795 5747 and other	_____

<sup>38</sup> Kelly's Directory of Devonshire 1893, p.116.

		rarely higher than 1.5m. Where the banks have removed, features such as infilled flanking ditches would be expected to survive below the ploughsoil. Sections of below ground remains have been identified by the geophysical survey (see Fig. 4, Substrata nos 1 and 78).		
2	Existing field boundaries  (?medieval/ post-medieval & modern)	A number of the field boundaries within the Site are depicted on the Tithe Map and are potentially of early origin. Except for the boundary between fields 5 and 6, which is formed by a limestone rubble wall, the boundaries are classic Devon hedgebanks, often containing a significant amount of limestone, especially to the south. Remains of limestone rubble revetting are common throughout the Site, with occasional sections of limestone walling. All historic gateways are flanked by limestone rubble walling. The boundary between fields 4 and 6, is modern, dating to after 1938.	various	_____
2a	Enclosed plot (undated)	At the north-eastern tip of the site, on the parish boundary, the Churston Ferrers Tithe Map depicts a very small enclosed plot which does not have a field number. It seems likely that the plot had a specific purpose, but this is not known. The main adjacent field (129) is called Week Rock. The site may be within the garden area of Rock Cottages.	8806 5791	_____
2b	Stone walling (undated)	A substantial amount of limestone rubble, with at least two short sections of surviving rubble walling, are situated within, and to either side of a protuberance at the southern edge of the field, at least part incorporated within the boundary hedgebanks. It is uncertain what this represents, but there may have been a structure in this area.	88342 57015	_____
3	Former field boundaries identified by the Substrata geophysical survey (medieval/post-medieval or earlier)	A relatively dense collection of linear or curvilinear features, identified through geophysical survey, have been interpreted as the remains of former field boundaries. These have the potential to date from any time before the early 19th century (and detailed mapping of the area). Those respecting the alignment	Across the Site	_____

		of existing field boundaries are probably of medieval or early post medieval date, while those with differing alignments have the potential to be early medieval or prehistoric.		
3a	Possible trackway (?medieval)	A possible trackway, with a metalled surface, was identified by the geophysical survey (Substrata feature no. 6). It is, however, considered that this feature may instead represent the remains of a former hedgebank, depicted on early OS mapping.	8795 5776	_____
4	Possible trackway (?medieval or earlier)	A possible trackway has been identified as the result of the geophysical survey. Substrata feature no. 30 appears to represent two close-spaced parallel linear features, interpreted as the remains of a former field boundary. It is suggested, however, that the parallel features may represent a former trackway of unknown date. This suspected trackway may potentially include Substrata features 9, 10, 17 and 20 in the field to the north.	8803 5757 (approx. centre)	_____
5	Farmstead? (Saxon)	The Churston Ferrers Tithe Map /Apportionment record a block of fields with the element 'Week' in their names <sup>39</sup> (fields 124-132), including 'Churston Week'. The fields are confined to a distinct northern projection on the parish boundary. The name suggests that this may have been an outlying farm/dairy farm of Churston manor. The fields form the bulk of the Site area. It is possible that there were associated farm buildings in the vicinity.	8825 5717	_____
6 (a-e)	Quarries (19C or earlier)	The Churston Ferrers Tithe Map depicts what seem to be four quarried areas within the Site (Fig. 7), and field 129 is called Week Rock, presumably a reference to either outcropping or subsurface stone, as with White Rock adjacent to the north. The larger (western) quarry (6a) is depicted on the OS 1:10,560 map of 1869 (see also Fig. 8, 1890) where it is covered with trees/possibly scrub, and the far eastern quarry may have become a pond (asset 8). The larger quarry is	8815 5739; 8827 5740; 8804 5730; 8835 5740	_____

<sup>39</sup> field 124 Churston Week (W), 125 Little W., 126 Middle W., 127 W. Park, 128 Great W., 129 W. Rock, 130 Withy Bush W., 131 Great W., & 132 Little W.

		not indicated on the OS map of 1906 (Fig. 9). The remains of quarry 6e were identified by the Substrata geophysical survey (Substrata feature no. 79).		
6f	Quarrying debris (19C or earlier)	Probable quarrying debris within field/wood 7, along the south and south-east edge of field 6, and including a single limestone block at the edge of field 6. Some piles of stone within field/wood 7 are substantial.	8813 5710	_____
6g	Possible quarrying debris (undated)	A curved feature, identified by the geophysical survey (Substrata feature no. 63) was interpreted as either a spread of quarry spoil or some other unidentified archaeological feature.	8825 5749	_____
6h	Possible quarrying debris (undated)	An amorphous rubble deposit, identified by the geophysical survey (Substrata feature no. 77) was interpreted as excavation spoil, possibly relating to the nearby pond (8a).	8791 5722	_____
7	Ponds or ?Sheepwash (19C or earlier)	The OS 1:2500 map of 1906 (Fig. 9) depicts a short lane between two fields, at the southern end of which are two probable ponds, divided by perhaps a gate or fence. <sup>40</sup> The same division is shown on the tithe map (Fig. 7), with markings possibly representing hollows, to either side. A gate is shown at the north end of the lane on the OS map of 1938 <sup>41</sup> (Fig. 10). The lane no longer exists as the western field boundary has been removed, but remains of stone lined ponds survive here, in a wooded area. The features may represent a sheep wash. An infilled channel, running away along the line of a former field boundary to the west, seems to represent an outflow from this spring-fed feature.	8818 5753	_____
8	Pond (19C or earlier)	A water-filled feature in the east part of the site has the appearance of a pond on the OS map of 1906 (Fig. 9), sited to serve two fields. There is currently much stone surrounding the feature, and it may have originated as a quarry (?6c).	8836 5742	_____
8a	Pond	The Stoke Gabriel Tithe Map shows	87895	_____

<sup>40</sup> The 1890 1:10560 map (Fig. 8) shows rather a single rectangular feature.

<sup>41</sup> and the OS 1:2500 map of 1933.



	(19C or earlier)	an un-numbered circular feature at a right-angle on the parish boundary, apparently bisected by field boundaries (one of which is the parish boundary), leaving one quarter of the feature in each field. <sup>42</sup> The feature is depicted in a similar manner as one to the west, which is recorded in the Apportionment as a pond. The feature appears, on modern OS mapping, as water-filled, and is presumably still a pond. It is depicted as a circle on OS maps from 1869 - 1938 (Figs 8–10). <sup>43</sup> The eastern part falls within the Site area. The feature was not visited.	57226	
9	?Lynchet (undated)	An east-west aligned linear feature, with a drop of c.0.3m, may represent either a cultivation feature (lynchet), the edge of a track, or the remains of an embankment.	868 578 to 871 578	_____
10	Flints (Prehistoric)	Four worked flints were found during the Site visit, a pale grey flake in field 6 and three dark grey pieces in field 2, one a broken blade of probable early Neolithic date. Assumed to be part of a larger assemblage across the Site.  In 1996 several struck flints were also recovered from the topsoil in field 1, and another was found to the south-west in an adjoining field. <sup>44</sup> Two further waste flakes were recovered during an evaluation excavation to the north of the Site. <sup>45</sup>	883 571; 881 576; 879 578	_____
11	White Rock Cottages (19C)	White Rock Cottages are not shown on the OS map of 1906 (Fig. 9), but had been built by 1938 (Fig. 10).	8807 5790	_____
12	Ring ditches (Prehistoric)	A pair of probable prehistoric ring ditches and associated pit features, identified by geophysical survey (Substrata feature nos. 59–62). These are likely to represent the remains of either large hut circles or burial mounds.	8825 5750	_____
13	Ring ditch (Prehistoric)	A probable prehistoric ring ditch, identified by geophysical survey (Substrata feature nos. 83), likely to represent the remains of either a large	8814 5725	_____

<sup>42</sup> It is not shown on the Churston Ferrers Tithe Map.

<sup>43</sup> More clearly visible on OS 1,2500 map sheet 121.16, 1906 & 1934.

<sup>44</sup> Exeter Archaeology 1996, site 9.

<sup>45</sup> Farnell 2007, p. 4.

		hut circle or burial mound.		
14	Possible enclosure (Prehistoric)	A collection of features, identified by geophysical survey (Substrata feature nos. 54, 56 and 58), have been identified as probable separate features. These may, however, represent the plough-damaged remains of a circular enclosure, of possible prehistoric date.	8823 5752	_____
15	Enclosures (Early medieval, Romano-British or Prehistoric)	A pair of ditched enclosures, identified by geophysical survey (Substrata feature nos. 71–76), These are undated, but are likely to represent remains of either medieval, Romano-British or prehistoric date.	8808 5720	_____
16	Road (undated)	Brixham Road is shown on Donn's map of 1765 and may well be of early origin, following a ridge line to the coast. It is shown as a turnpike road on the OS surveyors' Drawing of 1803-4, with 'Turn Pike' marked by the existing Turnpike Cottage, and milestones indicated. This road is undated, but could have Roman or even prehistoric origins.	8827 5766	_____
17	Nord ?Farmstead (undated)	The Churston Ferrers Tithe Map shows a group of fields with an access lane, including Nord Orchard, Little Meadow, with Great Nord and Long Nord adjacent. <sup>46</sup> The name (probably meaning 'north') presumably represents a former holding called Nords, and the arrangement of the fields and lane are suggestive of the site of former buildings. No buildings are shown on the Tithe Map, early 20th century OS maps, <sup>47</sup> or the OS 1:25,000 map of 2010, but current satellite images show a single large shed. The name Nords is marked on modern mapping as associated with a wooded plot within the southern edge of the Site (Long Nord).	8829 5680	_____
18	(White Rock) Quarry (?19C)	White Rock Quarry is not depicted on the Paignton Tithe Map and not mentioned in the Apportionment; the field is named as White Rock and it was under pasture. A quarry is depicted and marked 'quarry' 'White Rock' on the OS map of 1869 (Fig. 8). By 1906 it was presumably disused as	8795 5795	_____

<sup>46</sup> Fields 118-120, 122-123.

<sup>47</sup> OS 1,2500 sheet 122.13, 1906 & 1933; sheet 128.1, 1906 & 1945.

		it contained trees and is no longer marked as 'quarry' (Fig. 9).		
19	Limekiln and Quarry (19C or earlier)	A structure marked 'Kiln' is depicted on the Paignton Tithe Map in Lane Park (field 1734). A kiln and quarry are shown on the OS 1:2500 map of 1865. The plot is still shown on modern OS mapping, and the kiln was reported to be in good condition in 2004. <sup>48</sup>	8815 5788	
20	Limekiln and quarry (19C or earlier)	An 'Old limekiln' is marked on the 1906 1:2500 map and the kiln and a quarry are shown on the map of 1933 (HER). A kiln and quarry are also depicted here on the Paignton Tithe Map, and may represent 'Hook Kiln', as named on the OS one inch map of 1809 and indicated on the OS surveyors' Drawing (Fig. 6).	88292 57680	MTO 21170
21	Flint scatter (prehistoric)	Flint artefacts, mostly of Neolithic date, were collected between 1953 and 1957 in Paignton and Churston Ferrers parishes. The finds included a polished axe, leaf arrowheads and petit tranchet derivatives, barbed and tanged arrowheads and a rippled knife point. The sites were on the Devonian limestone slopes facing Broadsands and Torbay, well suited to early settlement. Further worked flint has been found on Castle Hill.	885 575	MTO 10880
22	Inhumation (Roman)	A skeleton was found in 1993 in a garden in Hookhills, Paignton. Subsequent radio carbon dating and an associated pottery sherd suggest a late Roman date.	8854 5779	MTO 48023
23	Chambered tomb (late Neolithic)  Scheduled Monument (1019132)	To the NW of Elberry Farm, a chambered tomb/passage grave, built of limestone, forms part of the Churston Ferrers/Paignton parish boundary. It is unique in lowland Devon.	89309 57325	MTO 10879
24	Flint scatter (prehistoric)	Surface scatter of worked flint including Neolithic and Bronze Age arrowheads, and pottery sherds.	8898 5716	MTO 14701
25	Toll House (19C)  Grade II Listed	Turnpike Cottage at Windy Corner is a former toll house. The Listing description gives a construction date of c. 1838, although 'Turn Pike' is shown here on the OS surveyors' Drawing of 1803-4 (Fig. 6).	88835 57045	MTO 12752

<sup>48</sup> Exeter Archaeology 2004.

26	Parish boundary stone (C19)	<p>The OS 1890 map marks a boundary stone on the west side of Brixham Road at the point where the Churston Ferrers/Paignton parish boundary crosses from one side of the road, to the other (Fig. 8). The OS 1906 and 1938 maps (Figs 9 &amp; 10), however, seem to indicate a stone only on the east side of the road; this stone is also shown on the Churston Ferrers Tithe Map (Fig. 7).</p> <p>The western stone is not marked on modern mapping, but it is just possible that it survives obscured by the hedge. The HER record refers only to the eastern stone (MDV 47075/6).</p>	8842 5750 (approx.)	_____
27	Burial pit (?Iron Age or early medieval)	Remains of five individuals discovered in a mass grave, were initially thought to be from a medieval/post-medieval gallows at Windy corner. Other burials are recorded on the south side of Dartmouth Road in the vicinity of the war memorial. It is now considered that these may have been burials of Iron Age or early medieval date.	888 570	MTO 14702
28	Enclosure (prehistoric)	A rectangular, possible Iron Age, enclosure has been identified as a cropmark on aerial photographs.	883 567	MDV 10886
29	Castle fieldname (19C or earlier)	Fields called Castle Brake and Castle Park are recorded on the Stoke Gabriel Tithe Map/Apportionment. The name may indicate a fortified site or other early earthwork in the vicinity (HER). A possible enclosure has been identified in one of these fields (see asset 30).	8800 5674	MDV 111607
30	Enclosure (prehistoric)	Possible ditches of potential prehistoric date are visible as parch marks on 1984 aerial photographs. They appear as a semi-circular ditch c. 52m in length with a possible corner of a rectilinear enclosure to the SE. The features are not visible on other photographs are described as slightly dubious in nature, and of possible geological origin (HER). The features do, however, lie within a field called Castle Brake (see asset 29).	8794 5685	MDV 28893
31	Waddeton (early medieval - modern)	Waddeton formed part of the manor of Paignton at the time of the Domesday survey in 1086. <sup>49</sup> Waddeton Court is a large 19th-century Tudor style country	873 567	MDV 39285; 10883; 39408; 10882;

<sup>49</sup> Thorn & Thorn, Part 2, 2,18.

	(includes Grade II Listed structures)	house, built alongside the c. 16th-century manor house, which survives as a ruined structure. Other buildings of significance include a 19th-century chapel (on the site of a medieval chapel), several 19th-century cottages, and a group of agricultural buildings to the north. Many of the buildings are Listed Grade II. The settings of Listed buildings are considered in Section 2.		39288; 39286; 39287; 112847; 112842; 112845
32	Landscape Park (post-medieval/modern)	Waddeton Court has landscaped grounds overlooking the River Dart. They are included in the Devon Local Register of Historic Parks and Gardens.	8743 5645	MDV 112394
33	Quarry and Limekiln (post-medieval)	A quarry and limekiln are recorded on the Tithe Map/Appportionment. The kiln is mentioned in a survey of Waddeton manor in 1679. <sup>50</sup> The features are also listed in the HER.	8772 5675	MDV 45667 & 111612
34	Marl pit (post-medieval or earlier)	A marl pit here is mentioned in the Waddeton Manor Court Roll of 1530; other marl pits in the manor are documented in 1679. <sup>51</sup> The Stoke Gabriel Tithe Map /Appportionment records the fields to the east as Great Marlpit and Little Marlpit (665 & 666).	8785 5745	_____
35	Ring ditch (prehistoric)	A circular crop mark, recorded from the air, may represent a ring ditch (probable remains of a former barrow).	8721 5757	MDV 36925
36	Building (19C)	A building shown on OS maps of 1890 and 1906 (but not the tithe map) had gone by 1962, and may have been destroyed in advance of road building. <sup>52</sup>	87790 58110	_____
37	Building (19C)	Buildings shown on OS maps of 1890 and 1906 (but not the tithe map) had gone by 1962. The site is now developed as part of the White Rock Business Park. <sup>53</sup>	87890 58150	_____
38	Trackway (medieval or earlier)	The OS surveyors' Drawing depicts a trackway running south westward from Waddeton Road at NGR given, through Shopdown Copse, and joining a green lane that continues past the Romano- British farmstead complex at Lower Well Farm, and onto the farm	87750 58240	_____

<sup>50</sup> Exeter Archaeology 1996, site 12.

<sup>51</sup> Exeter Archaeology 2010, p. 6.

<sup>52</sup> Exeter Archaeology 2010, p. 5.

<sup>53</sup> Exeter Archaeology 2010, p. 5.

		itself. The track is likely to be at least medieval in origin. <sup>54</sup>		
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### 5.1 Summary

There is considerable evidence for Prehistoric and Roman activity in the vicinity of the Site. The flints (asset 10) found during two walkover surveys indicate that Prehistoric activity extended into the Site itself. Further flint scatters (21 and 24) of Neolithic and Bronze Age date have been collected within only a couple of hundred metres of the Site boundary.

Four incidents of prehistoric, Roman or early medieval burial (22, 23, 27 and 35) have been recorded with 500m of the Site, two within prehistoric built monuments. The Roman burial (22) was situated no more than 300m to the east. Ring ditches 12 and 13 also have the potential to represent the remains of prehistoric burial monuments.

Two potential prehistoric enclosures (28 and 30) are situated not more than 350m to the south, with evidence of Iron Age and/or Roman settlement activity identified less than 1.5km to the west (a Scheduled Monument), and further significant evidence of activity of a similar date identified close to Waddeton. Enclosures 14 and 15, within the Site, have the potential to be Prehistoric or Roman in date. The close proximity between the spring, potential enclosure 14, and ring ditches 12 and 13, may be significant.

Although Churston Ferrers may not have become a parish until the 15th century, the parish boundaries (1), which surround much of the Site, are likely to follow the boundaries of the manor, so would be early medieval (pre-Norman Conquest) in date. The Landscape Characterisation maps suggest that the fields within the southern part of the Site may be of late medieval or post-medieval date, although some curving boundaries may hint at an earlier origin (2). The 'Week' fieldnames (5), confined to a distinct projection on the parish boundary,<sup>55</sup> are intriguing and suggest the site of an early farmstead associated with Churston manor. It is not impossible that enclosures 15 may be associated, either as the site of this farmstead, or a precursor.

Although at least an element of the existing field boundaries may have been created in the early medieval period, some of the suspected sub-surface land division remains (3) have the potential to be earlier still. Laid out on a different alignment, these may date to the Roman occupation or prehistory.

The south-eastern pond (8) may have originated as a quarry, while that to the north-west (7) is a double structure which presumably had a specific function, possibly a sheep wash. It is not known if the former 'lane' (one boundary survives) north of this feature was solely related to its function, or if this could have been part of an earlier extended route through the fields.

Given the quantities of limestone visible within the Site, it seems likely that the features shown on the Tithe Map (6) were stone quarries, for building/and or lime, although the existence of marl pits to the west raises the possibility of digging for marl also. The quarrying may be of post-medieval or relatively modern date (especially if there was a farm here at an earlier period), but there is documented quarrying for limestone in the medieval period in the vicinity. Although the projection in the parish boundary may be due to the potential Churston Week farm, it is possible that it also takes in this important stone resource.

<sup>54</sup> Exeter Archaeology 2010, p. 5.

<sup>55</sup> with the exception of two fields to the north, in Paignton, called Week Rock.

## 6. VALUE OF THE HERITAGE ASSETS

The heritage assets identified within the assessment Site have been allocated the values show in table 3 below.

**Table 3. Value of heritage assets**

Asset number	Type	Value:
1	Parish boundary	Medium
2	Existing field boundaries	Unknown, but suspected Low to Medium
2a	Enclosed plot	Unknown, but suspected Low
2b	Stone walling	Low
3	Former field boundaries identified by the Substrata geophysical survey	Unknown, but suspected Low to Medium
3a	Possible trackway	Low
4	Possible trackway	Low
5	Farmstead?	Medium
6 (a-e)	Quarries	Low
6f	Quarrying debris	Low
6g	Possible quarrying debris or other feature	Unknown
6h	Possible quarrying debris	Low
7	Ponds or ?Sheepwash	Unknown, but suspected Low to Medium. Uncertainty over function and potential rarity of the asset
8	Pond	Low
8a	Pond	Low
9	?Lynchets	Unknown
10	Flints	Medium
11	White Rock Cottages	Low
12	Ring ditches	Unknown, but suspected Medium
13	Ring ditch	Unknown, but suspected Medium
14	Possible enclosure	Unknown, but suspected Medium
15	Enclosures	Unknown, but suspected Medium
16	Road	Unknown, but suspected Medium

In addition to the identified heritage assets listed above there is the potential for as yet unidentified assets to exist within the Site. The significance of these cannot be assessed.

## 7. POTENTIAL IMPACTS

The following assessment is presented in two parts, the first to consider impacts on the Site during the construction and operational phases, the second to consider impacts on the settings of the designated assets in the vicinity.

### 7.1 Impact during the construction phase

Most effects on the archaeological resource will occur during the construction stage. All types of construction activity, whether deep excavation or less intrusive intervention, have the potential to impact on any surviving archaeology. The depths of any surviving archaeological deposits are not known at present, although plough soils on higher ground are not usually deep. Only the impact on assets within the proposed development area has been determined. There would be no physical impact on those within the wider area.

This assessment of impact relates to the Stride Treglown Masterplan Drawing No. 15230\_SK\_200, revision N, circulated 27.9.17.

The following potential impacts have been identified during the construction phase:

- disturbance from groundworks associated with the construction of building footings. This impact has the potential to be severe at the position of the individual excavation;
- disturbance from the excavation of service trenches, which has the potential to be severe at the position of the trench;
- disturbance from the groundworks associated with the creation of roadways, house driveways and associated features, which has the potential to be severe;
- disturbance from landscaping, which has the potential to be severe where ground levels are reduced; and
- disturbance from the removal of hedgebanks for the installation of new roads and other associated features, which has the potential to be severe in the areas affected.

The following impacts on heritage assets, in advance of any mitigation, are identified:

**Table 4. Impacts on heritage assets**

Asset number	Type	Impact magnitude	Significance of impact	Discussion
1	Parish boundary	Medium	Moderate	The impact on surviving hedgebanks appears to be restricted to the eastern side, where a significant length of the bank is to be removed to allow for the new roundabout and Site access. The nature, and therefore significance of impact, of any proposed reinforcement of the existing banks is unknown at present. Proposed new hedgebanks at the west end of the southern Site boundary and the north end of the western



				boundary are on the line of former hedgebanks associated with the parish boundary, evidence of which has been identified by the geophysical survey. Any excavation in these areas may have an impact on surviving remains.
2	Existing field boundaries	Small to Medium	Minor to Moderate	Relatively limited lengths of the existing boundaries are to be removed. Any measures to reinforce kept boundaries may also have an impact.
2a	Enclosed plot	None	No impact	
2b	Stone walling	Unknown	Minor – Moderate	Possible impact from any reinforcement of existing boundary. Significance of feature is uncertain.
3	Former field boundaries identified by the Substrata geophysical survey	Large	Moderate – Major	Groundworks have the potential to remove or disturb large areas of this asset.
3a	Possible trackway or former field boundary	Small	Minor	Groundworks associated with tree planting have the potential to remove or disturb this asset.
4	Possible trackway	Large	Moderate	Groundworks have the potential to remove or disturb large sections of this asset.
5	Farmstead?	Unknown	Unknown	Potential site not identified, unless represented by Asset 15.
6 (a-e)	Quarries	Medium	Minor	Groundworks have the potential to remove or disturb relatively large sections of assets 6 a-e.
6f	Quarrying debris	None	No impact	
6g	Possible quarrying debris or other feature	Large	Unknown, but probably not less than Moderate	Groundworks have the potential to remove this feature. Significance Unknown due to lack of information regarding the identity of the asset.
6h	Possible quarrying debris	No impact, unless disturbed by the creation of the new hedgebank	No impact – Moderate	Significance of feature is uncertain.

7	Ponds or ?Sheepwash	None – Medium, depending on the extent of any enhancement, consolidation or other alteration.	None - Moderate dependent on the extent of any enhancement, consolidation or other alteration.	It is believed that the ponds are to be retained. However, the asset will probably require vegetation clearance and consolidation, and Site drainage requirements may result in modification.
8	Pond	Negligible – Small, depending on landscaping and other potential uses	Negligible – Minor	It is believed that the pond is to be retained. However, the asset will probably require vegetation clearance and consolidation, and Site drainage requirements may result in modification.
8a	Pond	Unknown	Unknown	It is believed that the pond is being kept, although it is on the line of a proposed new hedgebank.
9	?Lynchet	None	No impact	No works will be carried out in this area.
10	Flints	Medium	Moderate	The assessed impact is due to the potential for disturbance to the position of the asset, or its partial removal, during groundworks.
11	White Rock Cottages	None	No impact	
12	Ring ditches	Large	Suspected Major	Impact from housing or new road system.
13	Ring ditch	Large	Suspected Major	Impact from housing, potential reinforcement of existing boundary (which may overlie the feature), or creation of new boundary. Also possible ground disturbance to create the strategic green pedestrian route.
14	Possible enclosure	Large	Suspected Major	Impact from new housing and road.
15	Enclosures	Medium–Large	Moderate – Major	Impact due to planting and root disturbance from the proposed mitigation planting and any ground disturbance to create the

				strategic green pedestrian route. A new hedgebank and housing are also proposed very close to the north of this asset, and may impinge on peripheral elements.
16	Road	Small	Minor	Impact due to works related to access road into the Site.

In all cases of assessment of impact it should be noted that heritage assets are finite, cannot be replaced, and can only very rarely be re-located. Any impact is therefore usually detrimental and will be permanent. Where impacts are beneficial, this will be indicated.

### 7.2 Indirect impacts on designated asset settings

It is recognised that there may be a continuing indirect impact on the settings of designated heritage assets, and this is considered with regard to Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites. The temporary impacts of the construction process and decommissioning phase will be of a lesser magnitude than the operational impacts. For this reason the assessment turns directly to operational phase below.

Impacts would potentially occur where there are views of the development, in conjunction with views of any designated heritage asset. This can include views from the Site towards an asset, from the asset towards the Site and views from any point within the landscape from which both can be seen.

It is not believed that an asset beyond 3km is affected. Although a number of designated heritage assets are located within 3km of the Site, the situation of the Site, within a relatively hilly environment, means that the area of shared view is small. As a result, only a limited number of Listed buildings (all Grade II) are intervisible, and there is no intervisibility with any of the Scheduled Monuments.

The following designated heritage assets are thought to possess a direct view of the Site:

- Turnpike Cottage at Windy Corner;
- four Grade II Listed buildings in Waddeton; and
- Waddeton Conservation Area.

The view from Turnpike Cottage is extremely limited, taking in only a short section of the southern end of the Site, visible between buildings (Photo. 13). As a result, any potential impact on the setting of this asset is thought to be almost non-existent.

Although there are eight Grade II Listed Buildings in the small settlement of Waddeton to the south-west of the Site, at least four are situated in positions within the village with no direct view of the area. Wayside Cottage (1108506), to the north of the village, may not have a view of the Site from the dwelling, and land with a shared view of the Site and the property is limited to private fields nearby, but a view of part of the proposed development area is available from the northern end of the garden (Photo. 14). A minor impact on the setting of this asset may therefore arise from development within the Site.

It was not possible to access the area of Waddeton Court (1108502), the remains of Waddeton Manor (1147699) and the associated chapel (1108503), or find a nearby location

with a comparable outlook. However, the view of these three designated assets from the Site (Photo. 11) suggests a strong likelihood that corresponding views exist. There will also be a fairly widespread area within private land surrounding these buildings where a view takes in both the designated assets and the Site. It is suggested therefore that an impact on the setting of these three Listed Buildings, the locally designated Waddeton Park and Garden and the Waddeton Conservation Area will result from any proposed development, and may be moderate to severe in character.

No view is thought to exist from the Registered Parks and Gardens at Greenway or Lupton, although the private land at Lupton could not be accessed to confirm this suggestion.

## 8. MITIGATION

Designed mitigation should be employed wherever possible to remove or reduce the impact on an asset through avoidance or limitation of the development of the asset area.

In order to determine the date, character and state of preservation of potential archaeological features within the Site, assessment of identified heritage assets should be undertaken through the excavation of evaluation trenches, positioned to target identified below ground features. Apparent 'blank' areas should also be tested. The applicants would prefer to undertake this as a condition following determination of the outline submission.

Where sensitive archaeological deposits or remains are identified, and disturbance cannot be avoided through design, these assets, depending on their significance, should either be excavated and recorded fully, prior to the commencement of groundworks, or monitored during the works through a formal watching brief. All aspects of this mitigation, including subsequent specialist study and eventual publication of the results, should be agreed in advance.

**Table 5: Detail of mitigation**

Asset number	Type	Mitigation
1	Parish boundary	Any loss of the asset should be kept to a minimum. Any removal or disturbance to existing boundary banks/ditches to be carried out under archaeological control. Where new hedging is proposed along sections of former parish boundary banks the geophysical survey has identified below-ground remains. Evaluation trenching should take place prior to any works in these areas.
2	Existing and former field boundaries	Any loss of the asset should be kept to a minimum. Any removal or disturbance should be undertaken under archaeological control.
2a	Enclosed plot (undated)	None.
2b	Stone walling (undated)	A watching brief should be carried out during any disturbance/reinforcement of the boundary in this area.
3	Former field boundaries identified by the Substrata geophysical survey	Trench evaluation, followed, depending on identified significance, by area excavation prior to groundworks, or watching brief during the works.
3a	Possible trackway	Trench evaluation, followed, depending on identified significance, by area excavation prior to groundworks,

		or watching brief during the works.
4	Possible trackway	Trench evaluation, followed, depending on identified significance, by area excavation prior to groundworks, or watching brief during the works.
5	Farmstead? (Saxon)	None (potential site not identified, unless represented by Asset 15).
6 (a-e)	Quarries (19C or earlier)	Trench evaluation, followed, depending on identified significance, by area excavation prior to groundworks, or watching brief during the works.
6f	Quarrying debris (19C or earlier)	None.
6g	Possible quarrying debris or other feature	Trench evaluation, followed, depending on identified significance, by area excavation prior to groundworks, or watching brief during the works.
6h	Possible quarrying debris	None, unless disturbed by the creation of the new hedgebank, when groundworks should be monitored by an archaeological watching brief.
7	Ponds or ?Sheepwash  (19C or earlier)	Archaeological recording prior to any works. Watching brief during any consolidation, enhancement or modification.
8	Pond (19C or earlier)	Watching brief during any disturbance, including consolidation or enhancement.
8a	Pond (19C or earlier)	Pond is on the line of a proposed new hedgebank. Disturbance to the pond should be avoided. Watching brief during any disturbance, including consolidation or enhancement.
9	?Lynchet (undated)	None.
10	Flints (Prehistoric)	Watching brief during any groundworks.
11	White Rock Cottages (19C)	None.
12	Ring ditches	Trench evaluation, followed, depending on identified significance, by area excavation prior to groundworks, or watching brief during the works – unless the area can be avoided.
13	Ring ditch	Trench evaluation, followed, depending on identified significance, by area excavation prior to groundworks, or watching brief during the works – unless the area can be avoided
14	Possible enclosure	Trench evaluation, followed, depending on identified significance, by area excavation prior to groundworks, or watching brief during the works – unless the area can be avoided
15	Enclosures	Remove mitigation planting and strategic 'green' pedestrian route. Proposed new hedgebank and housing very close to north may also impinge on this asset. Evaluation trenching would be required. Any reinforcement measures to the adjacent boundary wall

		would require a watching brief on any ground works.
16	Road	Watching brief during any groundworks.

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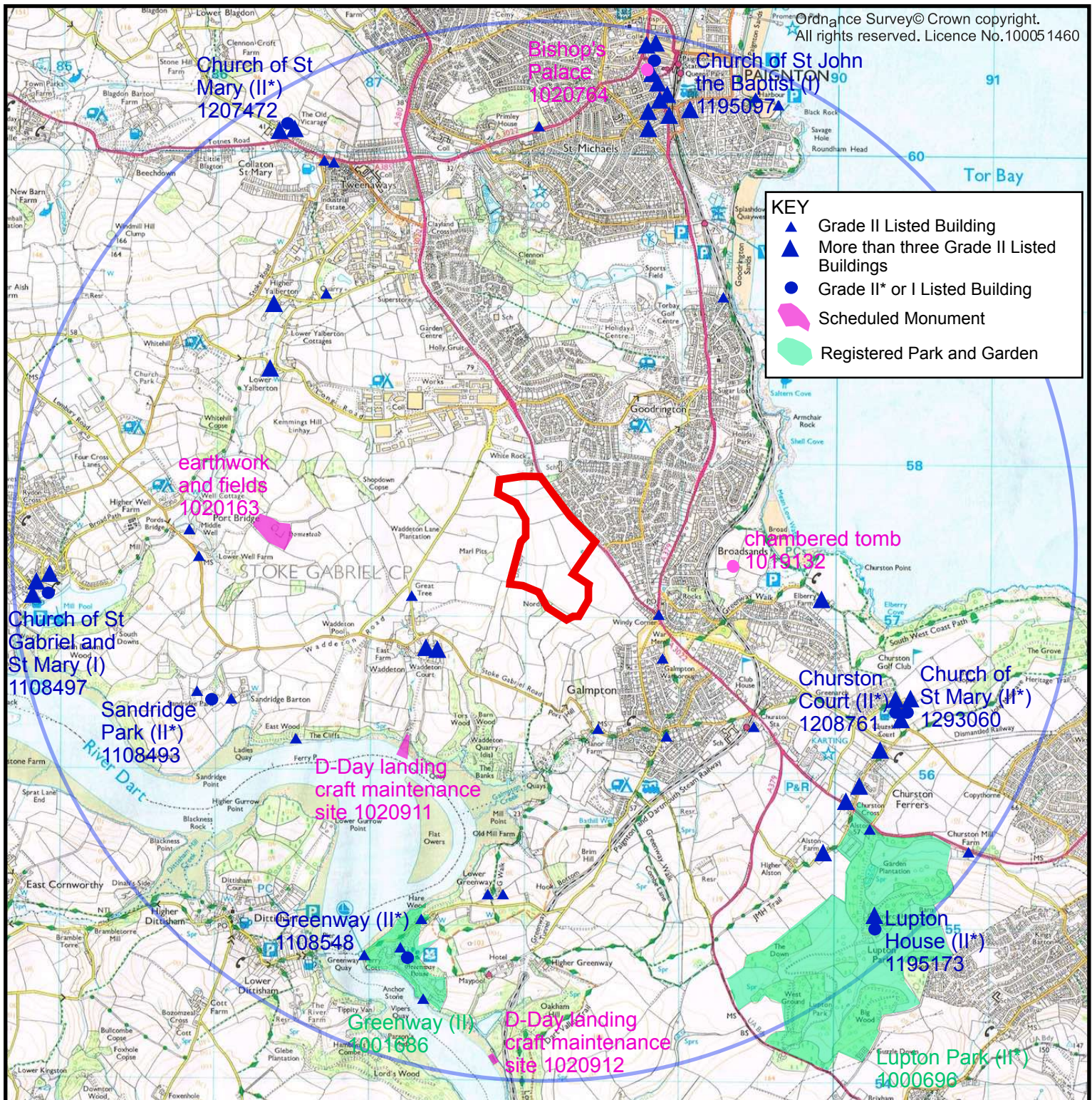


Fig. 1 Location of assessment Site (red line), showing all designated heritage assets within 3km (blue circle; using National Heritage list numbers).



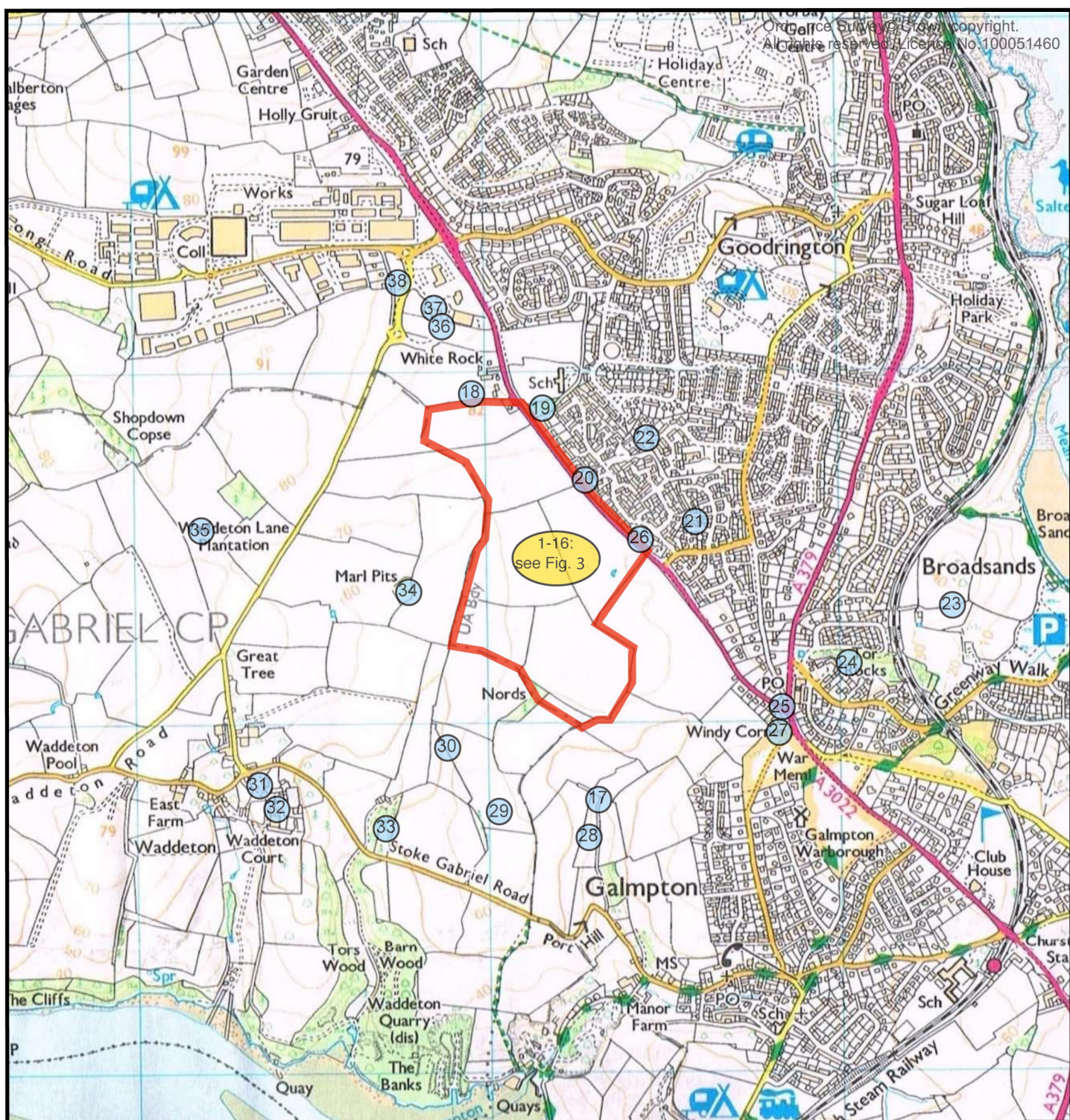


Fig. 2 Location of assessment Site (red line), showing heritage assets within the Site, and within c. 0.5km of the Site boundary (assets within the Site shown in detail in Fig. 3).

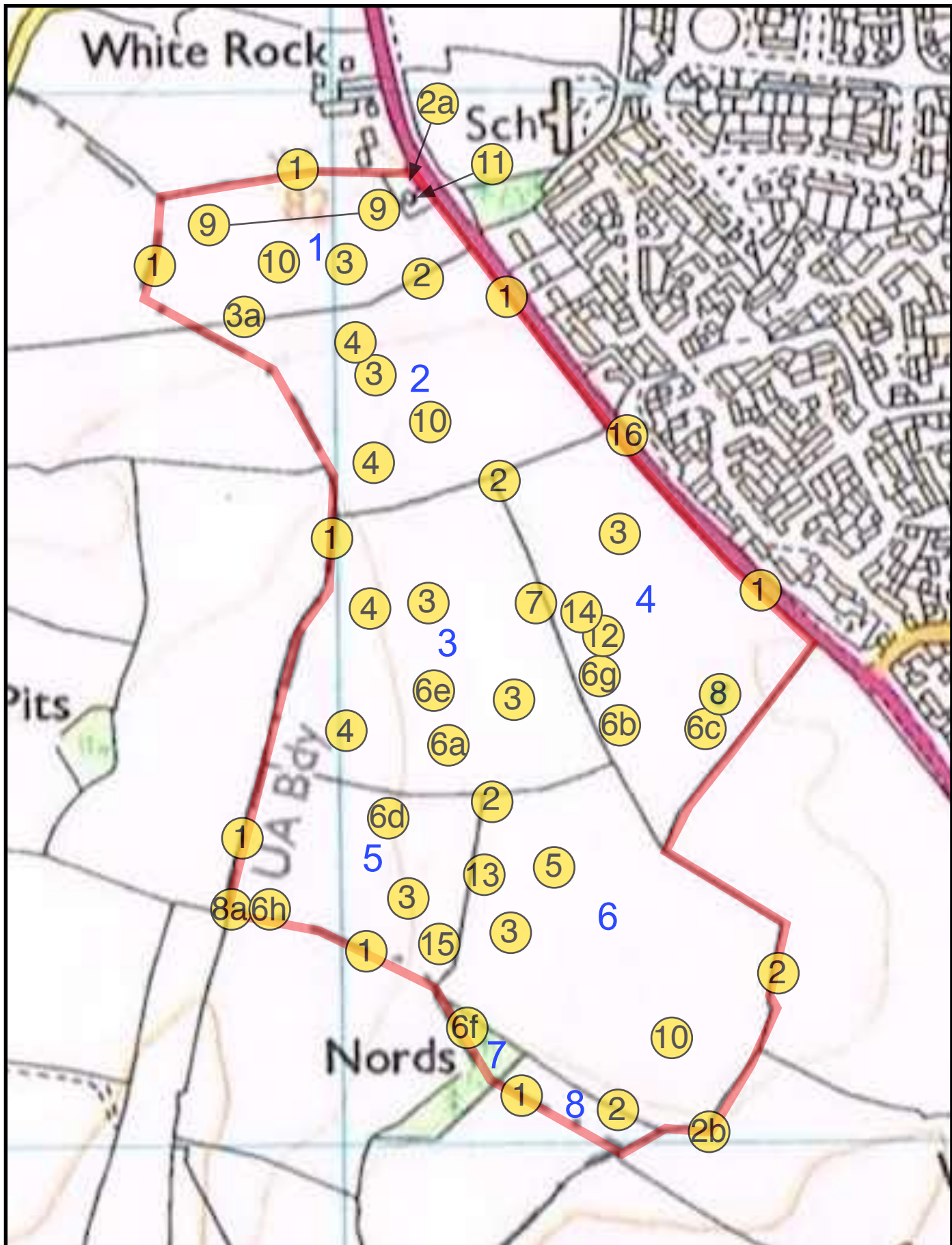


Fig. 3 The location of the heritage assets within the Site, with study field numbers in blue.

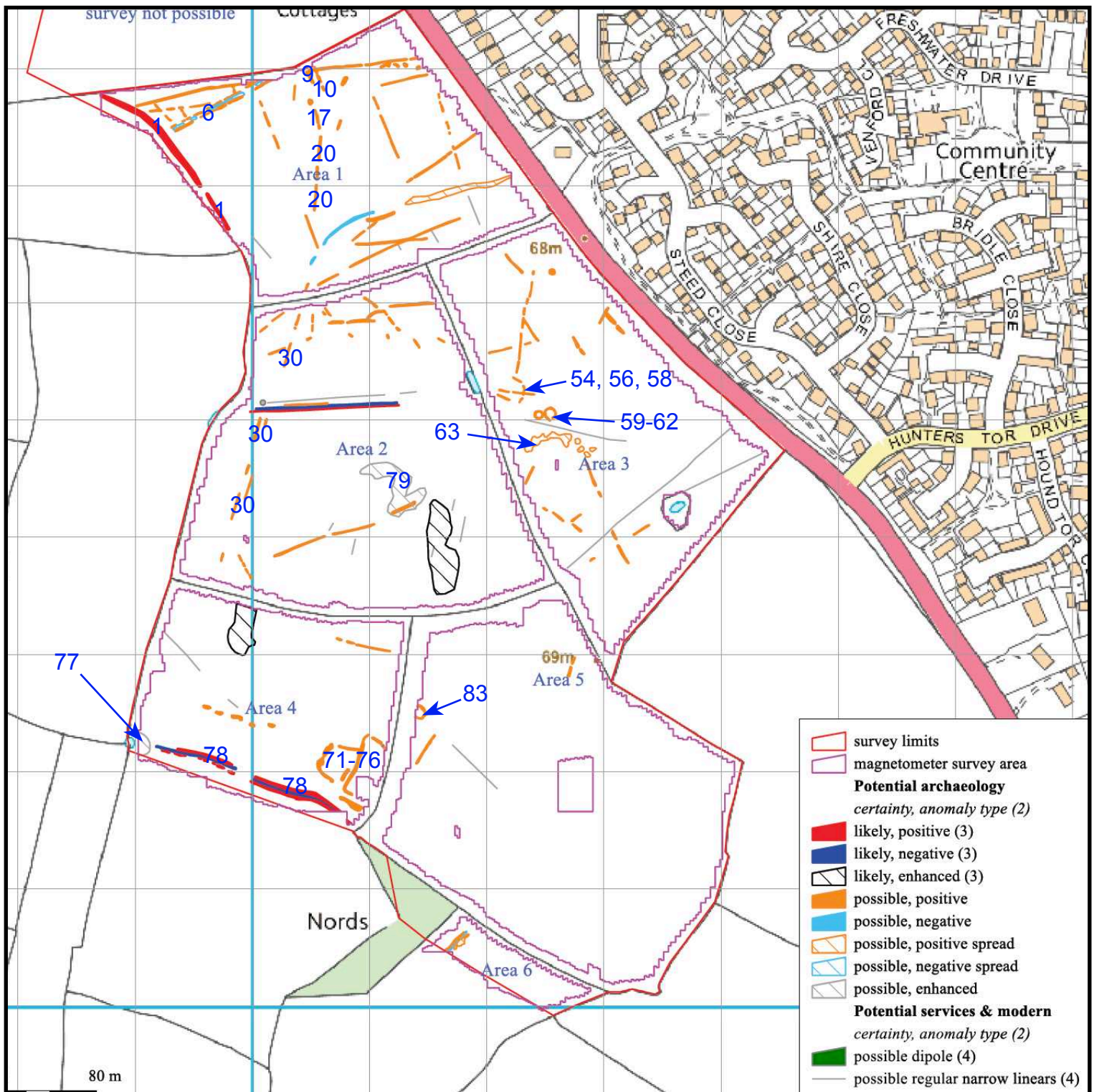


Fig. 4 The anomalies identified by the geophysical survey, showing selected Substrata numbers in blue (with thanks to Substrata Ltd for the use of their base plan). Un-numbered anomalies relate to probable former field boundary remains (asset 3) and other unidentified features.

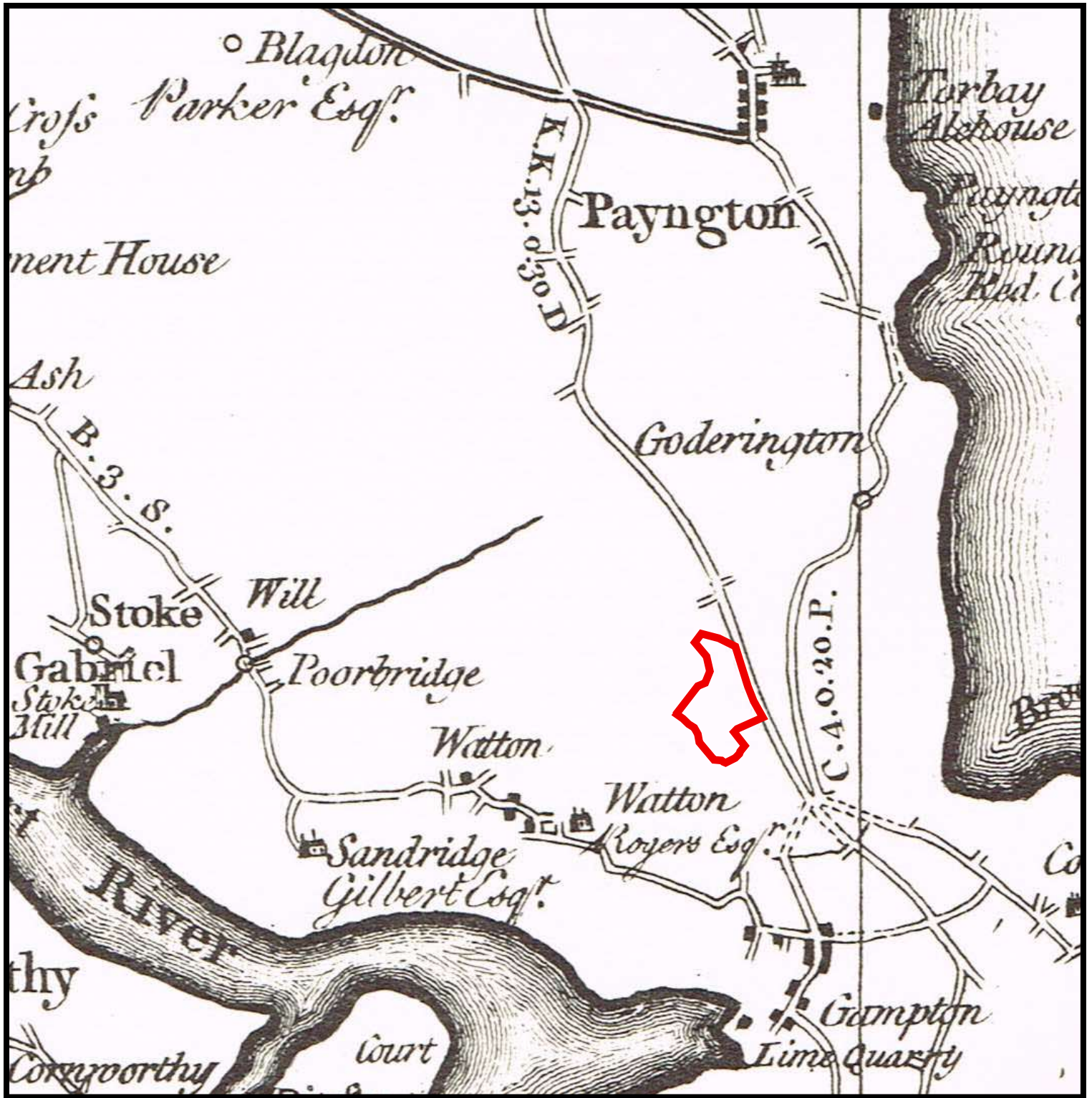


Fig. 5 Donn's map of Devon, 1765.

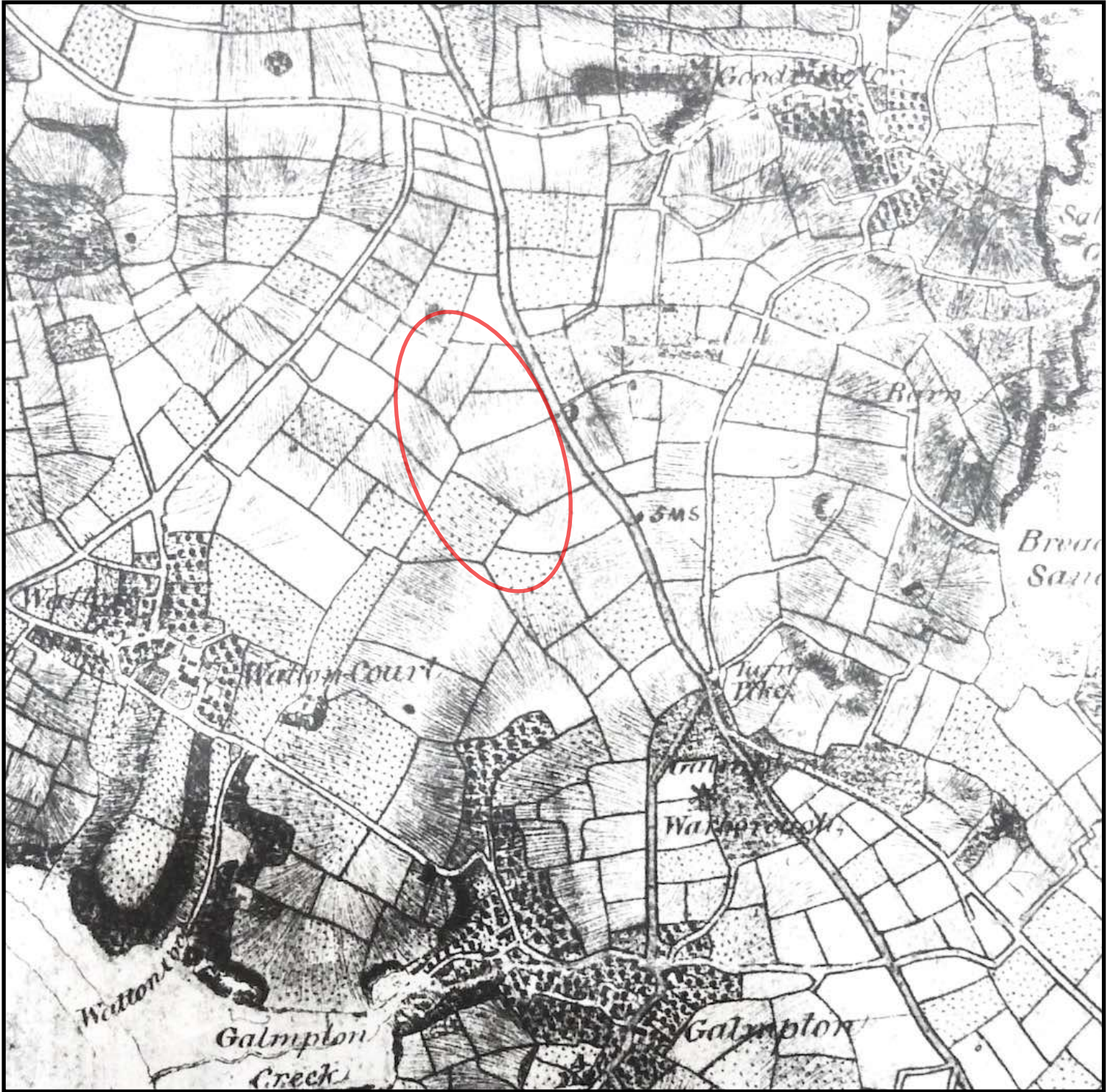


Fig. 6 OS surveyors' Two-inch drawing, 1803, with the Site location approximated.



Fig. 7 Churston Ferrers Tithe Map, 1839, with insert showing detail of the NE corner of field 129.

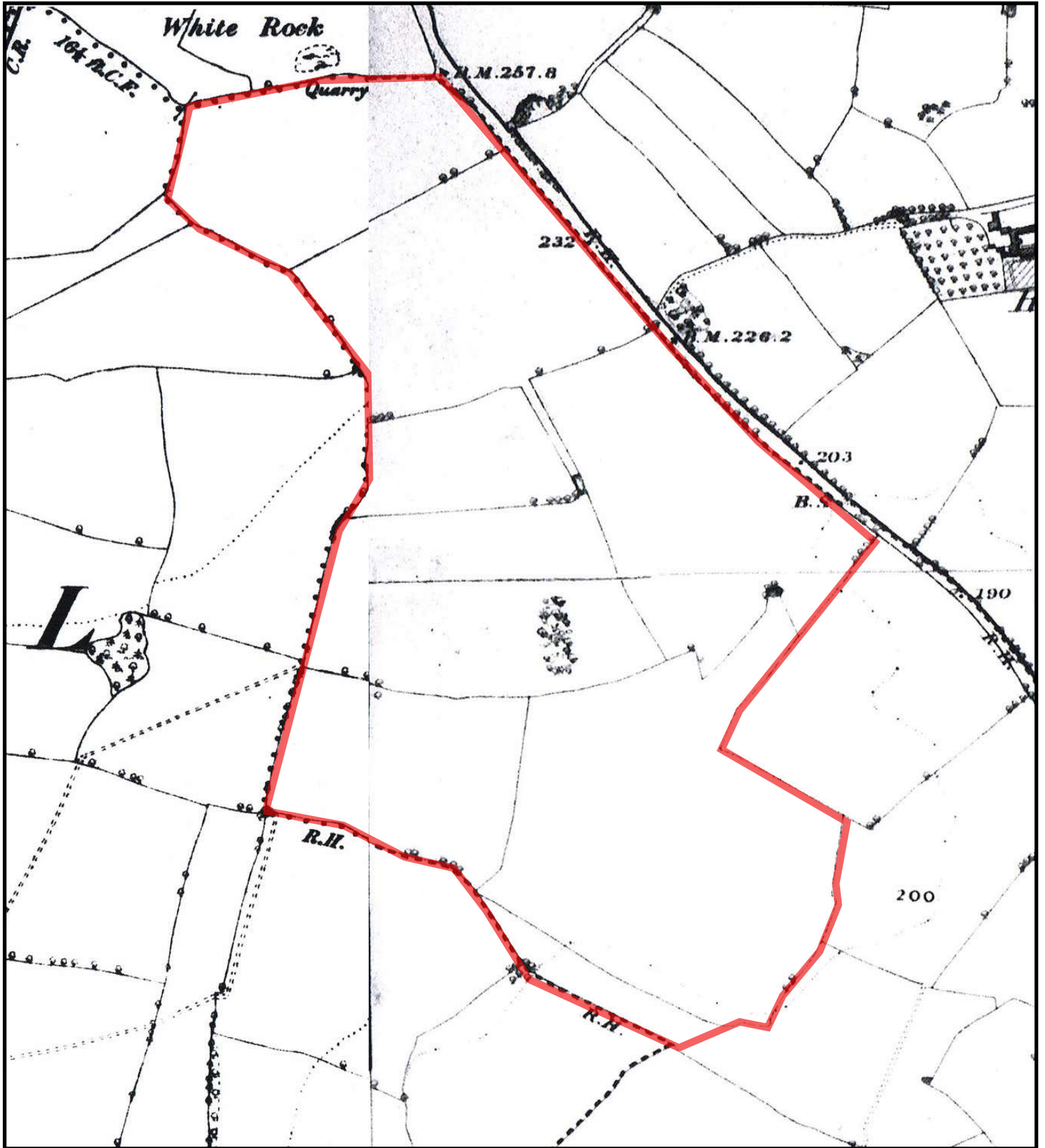


Fig. 8 OS 1:10,560 map, 1869 (on the left), 1890 (on the right).

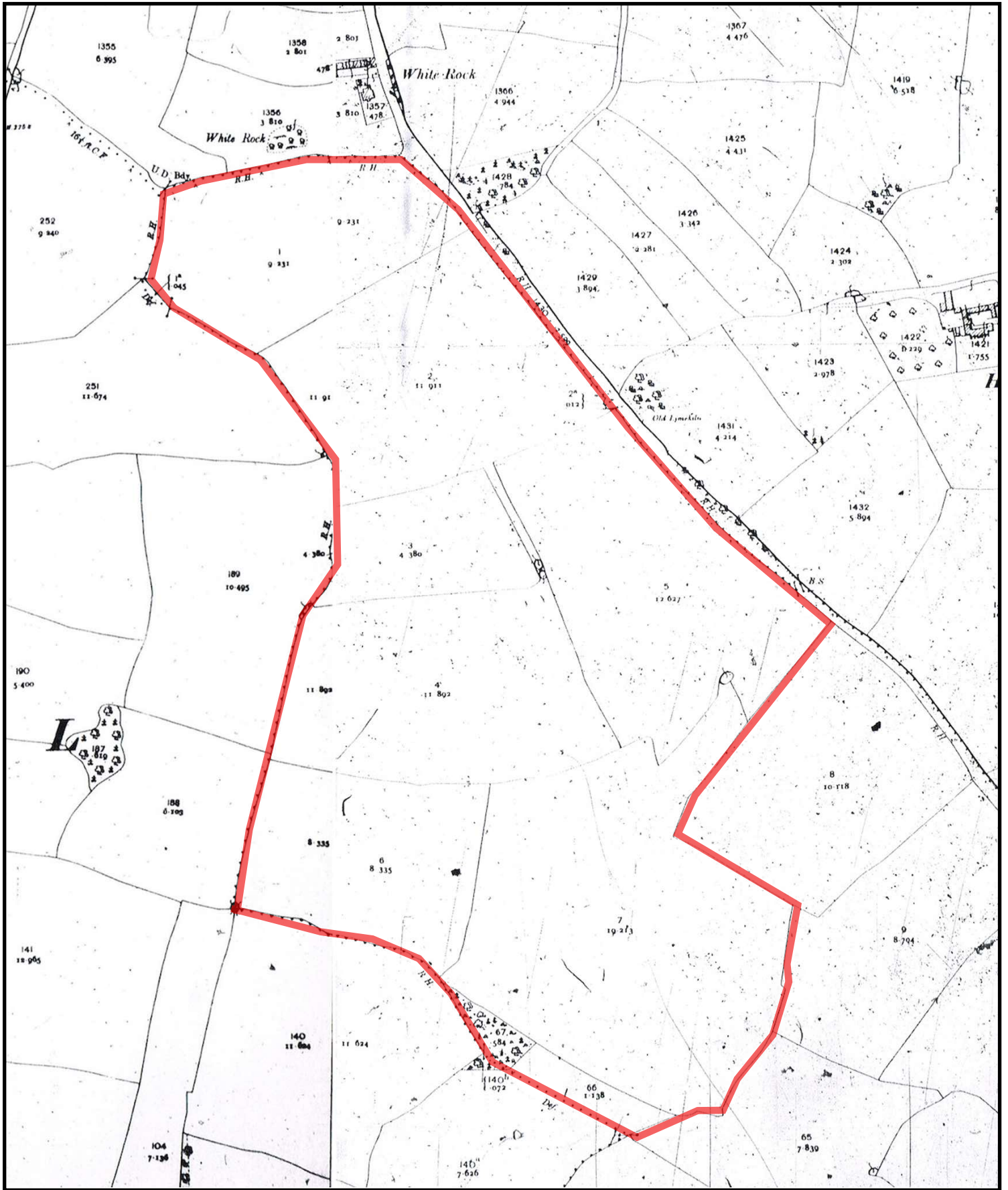


Fig. 9 OS 1:2,500 map, 1906.



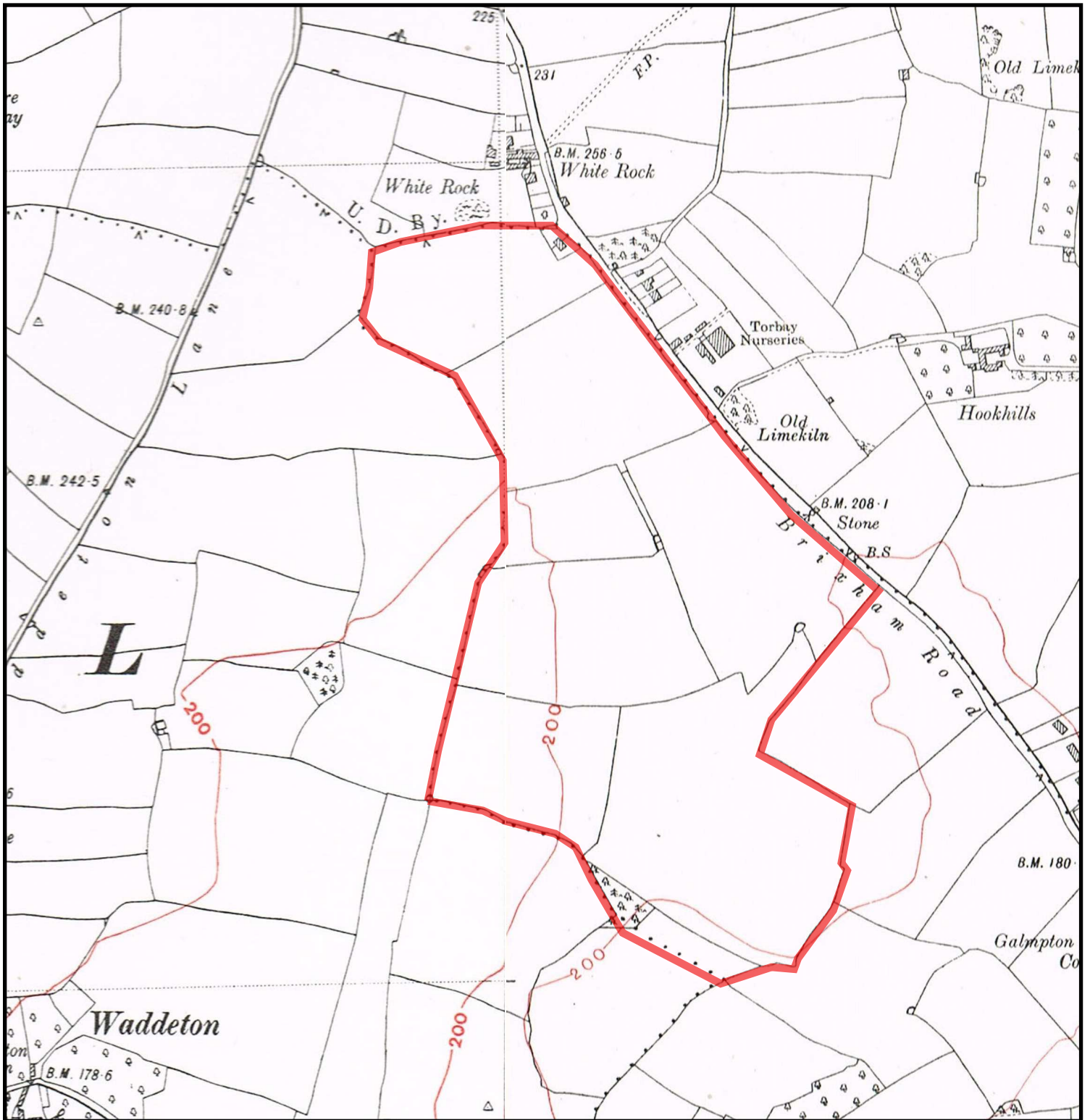


Fig. 10 OS 1:10,560 map, 1938.



Photo. 1 The northernmost field (Field 1), looking east, showing the houses (asset 11) in the north-east corner and the lynchet (asset 9) running away from the foreground.



Photo. 2 The Site. looking south-east from the modern fence between Fields 1 and 2.



Photo. 3 Field 2, looking north-east, and showing the mature trees on the northern hedgebank.



Photo. 4 Field 4, looking south, showing pond (asset 8) near the far hedgebank and pond (asset 7) to the right.



Photo. 5 Pond 7, a possible sheepwash, on the east side of Field 3, looking north-east.



Photo. 6 Pond 8 at the southern end of Field 4, looking south-west.



Photo. 7 Field 4, looking north, with pond 8 to the right, and pond 7 beyond the hedgebank to the left.



Photo. 8 Limestone rubble and sections of walling (asset 2b) at the southern corner of field 6, looking south.



Photo. 9 Stone quarry waste (asset 6f), including a single large fragment, close the western edge of Field 6, looking north.



Photo. 10 The north-west corner of field 6, showing the limestone walling at the gate and forming the northern boundary, and the limestone rubble (6f) in Wood 7.



Photo 11. Field 5, looking north-west to the hedgebank (asset 1) forming the parish and Local Authority boundary.



Photo. 12 Waddeton from Field 5 (28mm lens equivalent).



Photo. 13 The view of the southern Site boundary (on the horizon) from the Windy Corner Turnpike Cottage (National Heritage List Entry no. 1195172).



Photo 14. The view of the Site (Fields 3, 6 and 7; coloured purple) from the northern corner of the garden to Wayside Cottage (National Heritage List Entry no. 1108506), Waddeton (85mm lens equivalent).