

LAND OFF ORCHARD WAY, EDGINSWELL, TORQUAY, TORBAY

(Centred on NGR SX 8880 6629)

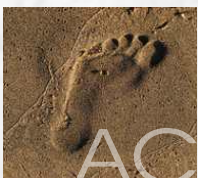
Archaeological assessment of potential, survival, impact and
mitigation

Prepared by:
Paul Rainbird

On behalf of:
Torbay Economic Development
Company Ltd

Document No: ACD2497/1/0

Date: April 2021



archaeology

LAND OFF ORCHARD WAY, EDGINSWELL, TORQUAY, TORBAY

(centred on NGR SX 8880 6629)

Archaeological assessment of potential, survival, impact and mitigation

Client	Torbay Economic Development Company Ltd
Report Number	ACD2497/1/0
Date	23 April 2021
Status	Version 1
Report Author(s)	Paul Rainbird
Contributions	-
Checked by	Andrew Passmore
Approved by	Andrew Passmore

Acknowledgements

The assessment was commissioned by the Torbay Economic Development Company Ltd, and managed for them by Richard Sutton and for AC archaeology by Andrew Passmore. The illustrations for this report were prepared by Stella De Villiers.

The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

Copyright

AC archaeology Ltd shall retain full copyright of any report under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the Client for the use of the report by the Client in all matters directly relating to the project. Any document produced to meet planning requirements may be freely copied for planning, development control, education and research purposes without recourse to the Copyright owner subject to all due and appropriate acknowledgements being provided.

CONTENTS

	<i>Summary</i>	
1.	Introduction	1
2.	Legislation and policy	1
3.	Aims and methodology	3
4.	Historical and archaeological background	4
5.	Site inspection	5
6.	Archaeological potential and impact of development	5
7.	Statement on mitigation	6
8.	Sources consulted	7

List of figures

Fig. 1: Location of site showing previous trial trenching and site inspection observations in relation to HER transcription

List of plates

Plate 1: General view of the site, looking southwest from Riviera Way

Plate 2: Break of slope for catch meadow ditch behind 1m scale and in front of advertising sign, looking upslope to the west

Plate 3: Lynchet to left of 1m scale, the break of slope can be seen in the fence behind, looking northwest

Summary

An archaeological assessment has been prepared by AC archaeology, on behalf of the Torbay Economic Development Company Ltd, of land off Orchard Way, Edginswell, Torquay, Torbay (centred on NGR SX 8880 6629). There is a single entry recorded on the Historic environment Record for a post-medieval catch meadow within the site.

This assessment has established that small lengths of earthworks relating to the agricultural history of the site survive within the site – a short length of one of the catch meadow ditches, and an even shorter length of a lynchet. The former probably dates to the late 19th century, whereas the latter is probably much earlier and of potential medieval date.

Groundworks associated within an application for enabling works for development within the site have high potential to impact on these features, and both will probably be completely removed by the proposals. In accordance with the recommendations of the Devon County Archaeologist a limited, targeted programme of archaeological recording is put forward as mitigation for their loss.

1. INTRODUCTION (Fig. 1)

1.1 This archaeological assessment has been prepared during April 2021 by AC archaeology, on behalf of the Torbay Economic Development Company Ltd, of land off Orchard Way, Edginswell, Torquay, Torbay (centred on NGR SX 8880 6629). The location of the proposed development area is shown on Fig. 1. The document has been prepared to support an initial planning application (Torbay Council reference P/2021/0123) for 'Enabling works for future development. Extension of Orchard Way with associated retaining walls and landscaping', but also considers the archaeological potential of the whole area of future proposed development including land for associated landscaping works.

1.2 The proposed developments comprise the extension of the Edginswell Business Park covering an area of approximately 2.5 hectares of rough land (Plate 1). The area lies to the north of the currently developed business park and is located on the northwest edge of Torbay in an area known as the Torbay Gateway. The site is a single field on a northeast-facing slope that extends from the settlement of Edginswell in the southwest dropping to the Newton Abbot to Paignton railway in the northeast and bounded by a cycle path and Hamelin Way to the northwest (Plates 1 and 2). It is close to the base of a valley, which is followed by the railway line, and ranges in height from 56m down to 36m above Ordnance Datum. The underlying geology comprises siltstone and sandstone of the Watcombe Breccia Formation, overlain by superficial alluvium deposits of clay, silt, sand and gravel at the very base of the valley (BGS 2021).

2. LEGISLATION AND POLICY

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

2.2 National Planning Policy Framework

General policy and guidance for the conservation of the historic environment are now contained in Chapter 16 (Paragraphs 184-202 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government 2019). This document provides the definition of a heritage asset 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)' (*ibid*, 67). Designated heritage assets are defined as 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (*ibid*).

2.3 The following policies are relevant to this scheme:

Paragraph 184

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189

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.

Paragraph 190

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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192

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

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

Paragraph 197

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 directly or indirectly affect 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 198

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 199

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.

2.4 Local authority planning policies

The Torbay Local Plan (adopted December 2015) contains the following policy relating to the historic environment:

SS10 Conservation and the historic environment

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.

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 2 listed building, park or garden will be exceptional. Substantial harm to or loss of designated assets of the highest significance, notably scheduled monuments, Grade 1 and 2 listed buildings and Grade 1 and 2* registered parks and garden 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.

3. AIMS AND METHODOLOGY

3.1 The study has consisted of a desk-based assessment, as defined by the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (updated 2020) and the *NPPF* (Ministry of Housing, Communities and Local Government 2019).

3.2 The main aims of this report are to establish the potential for survival of buried archaeological remains within the application area, to assess the potential impact of the development on known or previously unrecorded archaeological deposits and to make recommendations, if appropriate, for further archaeological work should the development proceed.

3.3 The following data sources have been examined:

- Archaeology Data Service, Grey Literature Reports and Archives websites;
- Devon County Council Historic Environment Viewer website;

- Torbay Council Planning website;
- British Geological Survey online database; and,
- Other relevant published or unpublished information.

3.4 A site visit was made on 16 April 2021.

4. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND (Fig. 1)

- 4.1** Edginswell is a medieval manor, whose origins can be traced back to Domesday. The subsequent medieval and post-medieval history, including ownership and part tenurial history is well documented (Passmore 2013). Edginswell Lane is an ancient routeway, but no buildings within the current settlement at Edginswell date to before the 17th century.
- 4.2** Within the development area, there is one entry on the Historic Environment Record (Devon HER ref. MDV125181). This comprises narrow sinuous ditches, less than 2m wide, which are visible as earthworks on aerial photographs taken in 1946 and 1986. The channels occupy an area of circa one hectare and closely follow the contours of the northeast-facing hillslope. They are interpreted as the gutters of a catch meadow irrigation system. Catch meadows were popular in the 19th century but many continued in use into the mid-20th century. The ditches do not appear to have been recently used to irrigate the slopes in 1946 and the system had possibly passed out of use by this time.
- 4.3** Historically, the southwest part of the application area has been classified by the Devon Historic Landscape Characterisation project as an orchard with the remainder as enclosure of post-medieval date, which defined as 'fields laid out in the C18th and C19th commonly have many surveyed dead-straight field boundaries' (DCC 2021). The 1841 tithe survey shows that the bulk of the site consisted of orchards on the higher ground and meadow on the lower ground.
- 4.4** Previous fieldwork within the application area comprises archaeological assessment of proposed development at Edginswell Park, Torquay (HER event record EDV7951) conducted by Exeter Archaeology (Collings 2004) and an archaeological impact assessment of the A380 Kingskerswell Bypass (EDV5389) by Wessex Archaeology (between 1992 and 1994, updated 2002). Hedgebanks within the site were removed between 2005 and 2010.
- 4.5** The route of the SWW Gallows Gate to Barton (Torquay) Water Main passed through the now developed south side of the business park and was subject to archaeological monitoring (EDV7912; Reed 1991). No archaeological evidence was found within the limits of the pipeline corridor where it crossed the park.

Archaeological evaluation

- 4.6** The archaeological assessment undertaken in advance of the proposed development at Edginswell Park, Torquay (EDV7951), which took in the larger business park area including the current development site, highlighted the palaeoenvironmental potential of the site. A subsequent trench evaluation targeted the areas of the site that were considered to have the greatest potential for the survival of palaeochannel deposits (Leverett 2007). Four of the trenches (Trenches 4-7) exposed the profile of a southwest to northeast aligned channel where the remains of a stone lining and a timber sluice system were uncovered. These were in the part of the business park that has since been developed. The other two trenches (Trenches 1-2) were located in the base of the valley outside of the north boundary of the current development site, but in an area of potential landscaping associated with future development. No archaeological features were identified here, but environmental samples were taken from a palaeochannel in Trench 2 and revealed a good pollen sequence with woodland species present and possibly dating to the Neolithic or Early Bronze Age, although it was suggested

that the stratigraphic sequence had been disturbed by fluvial action. Overall, however, the archaeological investigations concluded that there was no evidence of settlement or other archaeological activity on the site. The southwest to northeast aligned channel was dated to the second half of the 19th century (*ibid.*, 8).

- 4.7** A substantial amount of archaeological investigation including geophysical survey (EDV5391), three phases of trial trenching (EDV5392; Hughes and Payne 2013), augering, earthwork survey and historic building recording was undertaken ahead of the A380 Kingskerswell Bypass-South Devon Link Road (now, South Devon Highway) by Wessex Archaeology and AC archaeology between 1992 and 2013. This included the area of the junction between the new road and Hamelin Way only a short distance to the northwest of the development site. In this area geophysical survey followed by trial trenching (Wessex Archaeology 2003) exposed an historic hedgebank ditch containing two pieces of residual prehistoric worked flint and no further work was recommended. The intensive archaeological investigations resulted in two principal archaeological sites targeted for excavation, the closest of which to the development area, was the site of buildings of medieval and post-medieval date 1.3km to the northwest (Hughes and Rainbird 2015).

5. SITE INSPECTION (Fig. 1; Plates 1-3)

- 5.1** The site visit was undertaken on 16th April 2021 when the weather was dry, clear and sunny. The proposed development site comprises a single irregular shaped field which, at the time of the visit, was largely covered in thick scrubby grass which appeared to have developed following clearance of longer grass and shrubs (Plate 1). There were patches of brambles and in southwest corner a small number of former orchard trees survive. To the north, at the base of the valley and largely outside of the site boundary of planning application P/2021/0123 is a dense area of damp ground vegetation. In the southeast corner is a further area of dense vegetation which is fenced off with warning signs indicating that this area is a Japanese Knotweed Control Site. The whole area gave the impression of being disturbed ground, with much wheel rutting, and there was also some evidence for former dumping of rubbish in the highest area of the field in the southwest along with two machine dug holes and an overgrown spoilheap present within the centre of the site.
- 5.2** Two earthwork features were noted during the site visit. Part of the westernmost ditches for the probable catch meadow system survives over a length of approximately 27m long and measuring 1m wide (Plate 2). The ditch is largely infilled and is most clear as a break of slope on its southwest side. In the southwest part of the site a northwest-southeast aligned, 1m high lynchet, extending for a distance of 22m is present (Plate 3).

6. ARCHAEOLOGICAL POTENTIAL AND IMPACT OF DEVELOPMENT

Archaeological potential

- 6.1** Within the bounds of the existing business park and its proposed extension archaeological assessment and evaluation has found evidence of water management. It appears probable that the southwest to northeast aligned channel containing remains of a possible sluice and dated to the second half of the 19th century was the feeder for the catch meadow channels running across the contours within the northern part of the current development site.
- 6.2** At the base of the valley to the north of the site boundary of planning application P/2021/0123 previous archaeological evaluation found palaeochannel deposits, with good preservation of pollen, although there were doubts about the stratigraphic integrity of the sampled deposits.

- 6.3** A short length of lynchet in the northwest part of the site also attests to the agricultural history of the site. The earthwork does not correspond with any field boundaries shown on 19th-century maps, and may represent evidence for earlier, potentially medieval, agricultural practices.
- 6.4** No evidence for early, historic settlement has been identified, and historic map evidence along with the results of the excavations on the route of the A380 Kingskerswell Bypass-South Devon Link Road indicates that farms and cottages were located close to and alongside the historic highway of Edginswell Lane. The topography of, and presence of earthworks relating to agricultural activity within the boundaries of, the application area probably indicates that much of the site has, as until recently, been farmland associated with the settlement.

Impact assessment

- 6.5** The current proposed development has high potential to impact on the remains of the 19th-century catch meadow system and the undated lynchet. It is likely that the limited surviving remains of both features would be completely removed by the proposed groundworks.
- 6.6** There is unknown potential for other buried archaeological remains, but no evidence has been found, in previous and current archaeological assessments, to indicate that such features or deposits are present within the site boundary. The land within the application area closest to Edginswell Lane where any (currently unknown) medieval and post-medieval settlement is most likely to be located will remain unaltered by the proposals.
- 6.7** Landscaping undertaken in association with future planning applications beyond the north boundary of the current application area has the potential to impact the palaeoenvironmental deposits previously identified in the valley bottom. The extent of this impact is currently unknown, but on the basis of indicative landscaping plans is likely to be localised.

7. STATEMENT ON MITIGATION

- 7.1** Advice on a programme of mitigation has been provided by the Devon County Archaeologist in his consultee response to the application. He has suggested that 'should any of the water meadow gullies survive, it may be appropriate to consider retaining them within any proposed landscaping and/or SUDS scheme'. The current assessment has identified that the surviving length of earthwork represents only a part of the former extent of the catch meadow system (as recorded on the HER in both in the site and beyond the boundaries of the application area). Its location is not suitable for retention within any landscaping.
- 7.2** The Devon County Archaeologist has also recommended via condition:
- a staged programme of recording including sufficient desk-based assessment to put the site into context; a site walkover survey to identify any surviving earthwork features; archaeological evaluation trenching to test any identified features and also the potential for further below ground evidence for the medieval settlement; further mitigation dependant on the results of the trial trenching.*
- 7.3** This document fulfils the first two parts of this request, and has identified two earthworks relating to the agricultural history of the area, but concludes that there is very limited potential for the presence of associated medieval or post-medieval settlement.
- 7.4** On the basis of the assessment above, and based on previous archaeological investigations and aerial mapping, further archaeological mitigation is not likely to add significant new information in regard to the archaeology of Torbay. A limited programme of archaeological intervention in the form of trial trenches as recommended by the Devon County Archaeologist, backed up by topographical survey of the earthworks, is deemed appropriate mitigation to

record the earthworks that would be impacted by the proposals. This would target the surviving length of catch meadow ditch and the lynchet.

- 7.5** The palaeoenvironmental potential of land to the north of the application area P/2021/0123 has previously been assessed and fully reported. No further work in this area is recommended.

8. SOURCES CONSULTED

Chartered Institute for Archaeologists, 2020, *Standard and Guidance for Historic Environment Desk-Based Assessment*.

Collings, A., 2004, *Archaeological Assessment of Proposed Development at Edginswell Park, Torquay*. Exeter Archaeology Report No. **04.12**.

Hughes, S. and Payne, N., 2013, *Archaeological Investigations along the A380 South Devon Link Road, Kingskerswell, Devon, 2012-2013: Post-excavation assessment report on the results, with proposals for further analysis, publication and deposition of archive*. AC archaeology report **ACD562/4/0**.

Hughes, S. and Rainbird, P., 2015, 'The excavation of medieval and post-medieval buildings and associated remains on land north of Edginswell Lane, Kingskerswell', *Proceedings of the Devon Archaeological Society* **73**, 337-372.

Leverett, M., 2007, *Archaeological Evaluation at Edginswell Park, Torquay*. Exeter Archaeology Report No. **07.53**.

Passmore, A., 2013, Edginswell Barns, Edginswell Lane, Torbay, NGR SX 88765 66105, Results of an architectural and archaeological assessment, AC archaeology report **ACD424/1/1**.

Reed, S., 1991, *Archaeological Recording on the route of the SWW Gallows Gate to Barton (Torquay) Water Main*. EMAFU Report No. **91.40**.

Ministry of Housing, Communities and Local Government, 2019, *National Planning Policy Framework*.

Wessex Archaeology, 2002, *A380 Kingskerswell Bypass, Devon: Updated Archaeological Desk-Based Assessment*. Wessex Archaeology report **501864.01**.

Wessex Archaeology, 2003, *A380 Kingskerswell Bypass, Devon: Archaeological Evaluation*. Wessex Archaeology report **53811.01**.

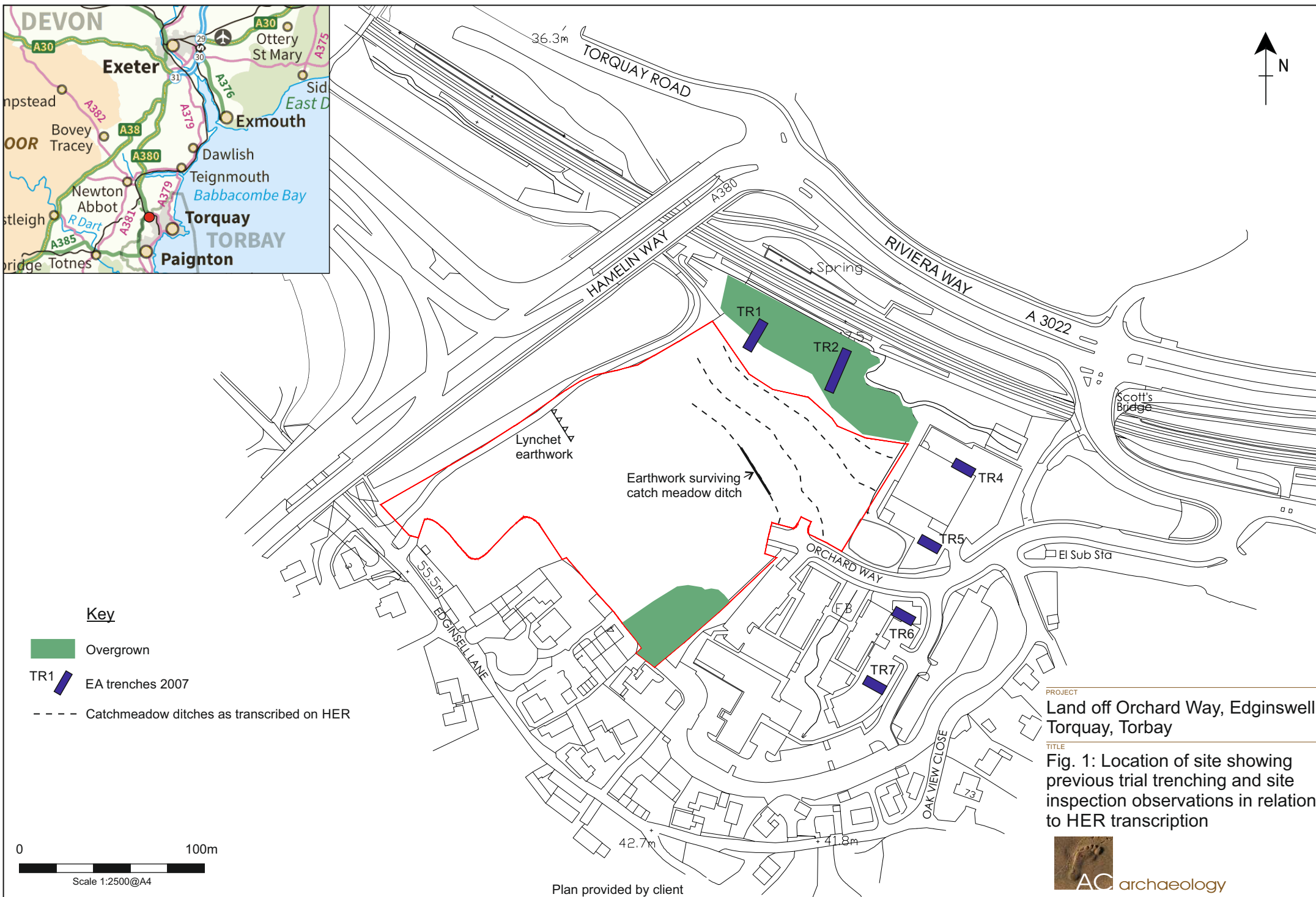
Internet sources (consulted April 2021)

BGS 2021, Geology of Britain Viewer

(www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html)

DCC 2021, Devon County Council Devon Environment Viewer

(www.map.devon.gov.uk/DCCviewer/)



PROJECT
Land off Orchard Way, Edginswell,
Torquay, Torbay

TITLE
Fig. 1: Location of site showing
previous trial trenching and site
inspection observations in relation
to HER transcription





Plate 1: General view of the site, looking southwest from Riviera Way



Plate 2: Break of slope for catch meadow ditch behind 1m scale and in front of advertising sign, looking upslope to the west



Plate 3: Lynchet to left of 1m scale, the break of slope can be seen in the fence behind, looking northwest

Devon Office

AC archaeology Ltd
Unit 4, Halthaies Workshops
Bradninch
Nr Exeter
Devon
EX5 4LQ

Telephone/Fax: 01392 882410

Wiltshire Office

AC archaeology Ltd
Manor Farm Stables
Chicklade
Hindon
Nr Salisbury
Wiltshire
SP3 5SU

Telephone: 01747 820581
Fax: 01747 820440

www.acarchaeology.co.uk