

Archaeological Desk Based Assessment

Land south of Locksey's Lane, Branscombe, East Devon

For:	Marrons Planning
On Behalf of:	Private Client
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2 EXECUTIVE SUMMARY

Land south of Locksey's Lane has been assessed to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the proposed development area (PDA) and to consider possible impacts on surrounding (archaeological) heritage assets.

In terms of relevant designated heritage assets, the chalk cliffs of the nearby coast form part of the Dorset and East Devon Coast World Heritage Site (1000101¹). Listed Buildings are located throughout the settlement of Branscombe (1km south of the proposed development area (PDA)). These include the Parish Church and The Forge and the Manor Mill and The Church Living (now two dwellings). The church dates from the 13th C and was substantially rebuilt during the 15th C. Beyond Branscombe, there are a scattering of other designated heritage assets. The next nearest listed building (LB) is Woodhouse Farmhouse (1333292) across the coombe 600-700 meters to the north east.

There is one Scheduled Monument (SM) within the 1km radius study area around the PDA. The SM is a Bowl barrow at Bovey Fir Cross, 500m south of Bovey House (1018055). This lies at c. 145m OD and is located on a plateau of land, not dissimilar to land upslope of the PDA and beyond its edges (to its NW).

The PDA is not within a specific Archaeological Notification Area. This is a classification which is used by some local councils to flag archaeological sensitivity and such land is deemed to have a higher potential for archaeological remains. This is not a classification which is specifically used in the Historic Environment Record (HER) in this case. However, some 4km to the southeast, on the coast is Beer Head, containing the Remains of prehistoric field boundaries, a Romano British farmstead, the site of a Napoleonic gun battery, remains of RAF Beer Head and a Second World War radar station. While to the southwest, again beyond the study area, are Berry Camp and Littlecombe Prehistoric Field System. Clearly, there has been human activity along this coastline and the land alongside it for millennia.

This assessment also comments on what importance potential archaeological remains on the site may have in regional, period or topic specific terms, if they were actually present. Our ability to comment is based upon what is known at this stage measured against the research priorities we are aware of. The PDA is considered to have the potential to have remains important in these ways:

Period/Topic	Likelihood of remains being present (Low, Medium, High)	Importance (Low, Medium, High, Very High – See Table 2)
Early – Middle Prehistoric (Palaeolithic – Mesolithic)	Low – Cut Features Medium – Artefacts (Flints)	Medium Medium
Late Prehistoric (Neolithic, Bronze Age, Iron Age)	Low	Medium

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1000101?section=official-list-entry> – accessed 7-3-2022

Period/Topic	Likelihood of remains being present (Low, Medium, High)	Importance (Low, Medium, High, Very High – See Table 2)
Roman	Low	Low
Early-Medieval	Low	Low
Medieval	High	Low
Post-Medieval	High	Low
Modern	High	Low

Borehole data and reference to archaeological fieldwork nearby suggest that this land would be expected to have overburden between 300-500mm overlying the geological deposit. Therefore, if archaeological remains were present, then we would expect them to appear at between 300-500mm depth.

We note that during archaeological work at the nearby Edge Farm (Section 5.2) it was not cut features which were recorded. Instead, several hundred struck flint tools/flakes were recovered from deposit layers at the site. We note this possibility in relation to the PDA. There are natural flint nodules present within woodland at the site and the possibility that struck flint flakes are present should be considered.

We note that quarry pits exist on the site and have been infilled. These are archaeological features in themselves, albeit of modern date. Yet at the same time, have removed earlier deposits as they were created. This point is less relevant than the above as none of the known quarry pits are targeted for development within the proposals.

We note that the PDA may have ancient lynchets within it; there are certainly terraces within the PDA. However, the proposals have been designed to work with these terraces. The new structure and its access would curve around one of these (Appendix 3). It would impact the below ground remains associated with the earthwork, but the terraced landform would remain legible within the land.

The Local Planning Authority (East Devon District Council) will decide whether a condition (related to archaeology) would be appropriate. This they will do on the basis of advice from the County Archaeologist at Devon County Council.

Abrams Archaeology can liaise with the County Archaeologist on behalf of the client. On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology.

3 INTRODUCTION AND SCOPE OF ASSESSMENT

3.1 BACKGROUND

- 3.1.1 This archaeological desk-based assessment has been prepared by Joe Abrams of Abrams Archaeology. The document was produced for Marrons Planning working on behalf of a private client (landowner). Documentary Research has been carried out by Joe Abrams and John Gould. The site visit and walkover were completed by John Gould. Graphics have been prepared by Izabela Jurkiewicz of Arte-Facts.
- 3.1.2 The proposal is to remove the existing caravans and construct a wooden chalet-style structure on the location of the existing caravans. There are associated proposals for tree planting (Appendix 3). The new structure has been designed to work with the existing topography on a site which is sloping from its highest point (NW) to its lowest point (SE).
- 3.1.3 The property (Figure 1) is centred at NGR SY 20007 89666 and the plot measures c. 1.85ha in size. By way of introduction, the application site comprises two fields and an existing agricultural track, located to its west. The field is currently utilised for sheep grazing. The site is hereafter referred to as the Proposed Development Area (PDA) and/or the Site.
- 3.1.4 The report considers heritage assets of archaeological interest, including finds/findspots of artefactual (e.g. flint tools and pottery) and ecofactual material (e.g. plant remains and bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 3.1.5 This data has been collected for an area comprising a 1km radius of the PDA boundary. This study area has been selected on the basis of professional judgment, and through consultation with the Historic Environment Record (Devon County Council) as being sufficient to determine the archaeological potential of the PDA. This determination considered its location, topography, and character.
- 3.1.6 The Landscape Architect and Green Infrastructure Officer (East Devon District Council) has provided comments in their role as a consultee on the application. Part of those comments are relevant from an archaeological perspective and read as follows:

The chalet is proposed to be sited on a field terrace which is sloping relatively steeply to the east and will require earthworks to create a level base. It is likely that the terrace is an ancient strip lynchet created and used by early peoples for cultivation. Further evidence for this is found in the historic name of the field to the north which is 'Higher Lynch', and the

extensive remains of early peoples which have been found in the immediate surrounding landscape. The proposed development would have an adverse impact on the lynchett it is sited on and the appreciation of the wider historic landscape².

- 3.1.7 In terms of relevant designated heritage assets, these are illustrated on Figure 4 and tabulated in Appendix 1. The PDA lies c. 1km north of Branscombe, which is a coastal village and parish situated between Sidmouth and Beer. The chalk cliffs of the coast form part of the Dorset and East Devon Coast World Heritage Site (1000101³).
- 3.1.8 Listed Buildings are located throughout the settlement of Branscombe. These include the Parish Church, nearby farms and cottages, and The Forge and the Manor Mill and The Living (now two dwellings). The church dates from the 13th C. and was substantially rebuilt during the 15th C.
- 3.1.9 Beyond Branscombe, there are a scattering of other designated heritage assets. The next nearest LB is Woodhouse Farmhouse (1333292) across the coombe 600-700 meters to the northeast.
- 3.1.10 There is one Scheduled Monument (SM) within the study area. The SM is a *Bowl barrow at Bovey Fir Cross, 500m south of Bovey House* (1018055). This lies at c. 145m OD and is located on a plateau of land, not dissimilar to land upslope of the PDA and beyond its edges (to its NW). The land to the NW of the PDA is labelled Woodhouse Hill on Figure 4. The reader may find Figure 4 useful as it has the SM labelled and the contours of local land showing. These contours are important in terms of the types of land where barrows are likely to be located (high, prominent ground being favoured).
- 3.1.11 Built heritage issues are not a subject of this report. Therefore, the impact of the proposed development on the designated built heritage assets, in terms of setting, is not considered here. Where the existence of an historic building may help to inform the archaeological potential of the PDA, the building will be referred to.
- 3.1.12 The PDA is not within a specific Archaeological Notification Area. This is a classification which is used by some local councils in order to flag archaeological sensitivity and such land is deemed to have a higher potential for archaeological remains. This is not a classification which is specifically used in the HER in this case. However, to the southeast of the study area, on the Coast is Beer Head⁴, containing the remains of prehistoric field boundaries, a Romano British farmstead, the site of a Napoleonic gun battery, remains of RAF Beer Head and a Second World War radar station. While to the southwest is

² EDDC Landscape and Green Infrastructure response to planning application. 21/1924/FUL. Land South of Lockseys Lane, Branscombe. Dated 22-09-2021

³ <https://historicengland.org.uk/listing/the-list/list-entry/1000101?section=official-list-entry> – accessed 7-3-2022

⁴ <https://www.eastdevonaonb.org.uk/our-work/projects/peter-orlando-hutchinson/archaeology-in-the-landscape/bronze-age-tour#beer-head> – accessed 7-3-2022

Berry Camp and Littlecombe Prehistoric Field System⁵. Clearly, there has been human activity along this coastline and the land alongside it for millennia.

- 3.1.13 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the PDA, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

3.2 GEOLOGY AND TOPOGRAPHY

- 3.2.1 The British Geological Survey⁶ identifies the underlying solid geology across the western half of the PDA is Chalk, while on the eastern half, as the site slopes downwards, it is Sandstone. The superficial deposits are described as Clay, Silt, Sand and Gravel. There are several boreholes locally, which record deposits, relevant to the PDA. Partly as a result of looking at these, we can observe that topsoil is expected to be c. 300mm in depth⁷. This is relevant for below ground archaeological remains, as cut archaeological features are likely to be sealed by topsoil *only* in a location such as this.
- 3.2.2 We note these deposits lie follow the topography of the PDA and the surrounding land more generally (Figure 2). The presence of chalk, and its association with flint has been important in the ways in which this land has been used. Our site walkover has observed several extraction areas/quarries. The LIDAR data (Figure 3) shows the location of various quarry pits on and to the south of the PDA. More such extraction pits are recorded within the HER Data (Appendix 1) and Figure 6.
- 3.2.3 It is clear from visiting, and from analysis of historic maps, that there has been much change, due to development and redevelopment on the site and this will have affected the below ground deposits.

3.3 SITE VISIT

- 3.3.1 A site visit/walkover was completed on 25 February 2021 (Plate 1). Plates are shown below to aid the reader in understanding the main points recorded on that visit.
- 3.3.2 The northern boundary of the PDA is formed, as shown on the ordnance survey mapping (Figures 6-10), by an E-W band of trees. Within the northern part of the PDA there is an area of disturbed ground; this is likely the location of quarrying activity.
- 3.3.3 The centre of the PDA contains trees on a N-S and on a NNW-SSE slope. This

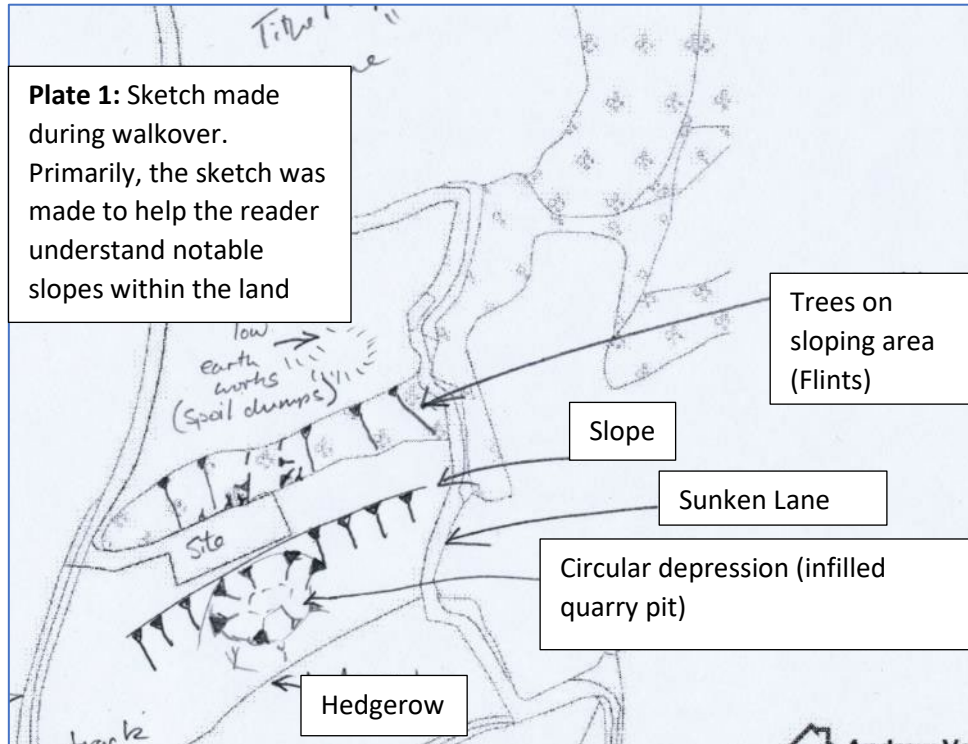
⁵ <https://www.eastdevonaonb.org.uk/our-work/projects/peter-orlando-hutchinson/archaeology-in-the-landscape/bronze-age-tour#berry-camp> – accessed 7-3-2022

⁶ <https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> - accessed 07/03/2022

⁷ BGS ID: 618388 : BGS Reference: SY19SE16. British National Grid (27700): 319870,90980. http://scans.bgs.ac.uk/sobi_scans/boreholes/618388/images/12852464.html - accessed 7-3-2022

slope shows signs of previous extraction activity after which it has been partly backfilled and trees either planted or self-planted have covered it. The sloped area, amongst the trees, is covered with many loose flint nodules. These are likely waste/upcast associated with former quarry activity (Plates 1 and 3).

- 3.3.4 The eastern boundary of the PDA is formed by one side of the zig-zag lane used for accessing Gay's Farm from the north. The southern and western boundaries of the PDA are hedgerows.



- 3.3.5 The central part of the PDA (Appendix 3) contains a level area c.15m wide immediately to south of the central belt of trees mentioned above (Plate 4).
- 3.3.6 In the southern part of the PDA, there is a marked slope and drop in land height. This is likely a natural slope somewhat accentuated by extraction activity. The slope is c. 12 m in length and continues across the site in an E-W direction (Plate 5).
- 3.3.7 This slope has been truncated by a circular depression approx. 10 -15 m wide. This appears to be a partly infilled quarry with a circular spoil dump surrounding it (Plates 6 and 7). The visit has recorded several traces of relatively recent (modern) quarrying. LIDAR data for the site has recorded exactly the same series of features (Figure 3).

There are no above ground traces of earlier earthworks, which might be associated with a prehistoric burial mound or barrow. This is mentioned as the Devon HER records a field to the immediate north of the PDA (117495) which is described as *“the site of a possible mound or earthwork is indicated by a field*

name within the 19th century Tithe Apportionment". Given the proximity we checked for signs.

- 3.3.8 Nor is there any evidence of field boundary removal. Instead, the relatively complete, and unchanged, pattern of fields together with many retained local field boundaries indicate an enclosed medieval field system with some enlargement of fields in the Post-Medieval period.
- 3.3.9 Consultee comments (Section 3.1.6) referred to the existence of possible lynchets (ancient field systems) within the PDA and close to it. There are certainly visible terraces still present within the site. Plate 1 shows these in sketch form and the LIDAR data also clearly shows them within and continuing well beyond the PDA (Figure 3).
- 3.3.10 Whether these are lynchets and of what age is not clear. They appear to be artificial terraces (landscaped by people). At what period and to what end is not certain. We note the proposals have been designed to work with the existing contours of the land (Appendix 3). In effect, the proposal curves in line with the relatively level part of one of these *terraces* as it curves around the centre of the PDA.



Plate 2: Trees on slope to N. of development site. Ground covered in (waste) flint nodules. Looking NW and NE

Plate 3: Trees on slope to N. of development site. Ground covered in (waste) flint nodules. Looking NW and NE



Plate 4: Gently sloping top part of field, adjacent to trees on northern boundary

Plate 5: Top of the field, looking east. Trees to left (north). Sloping ground to right (south)



Plate 6: Looking west across top of scarp and circular infilled former quarry

Plate 7: Looking north across the circular infilled former quarry

4 METHODOLOGY

4.1 THE SOURCES

4.1.1 In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- Devon Historic Environment Record (HER) for known archaeological sites, monuments and findspots within 1km of the PDA (i.e., the study area)
- Hoskins, WG. 1964. Devon. (A New Survey of England). Collins
- Pevsner, N. 1952. South Devon. Penguin
- Branscombe, R. 1996 A Guide to the Church of St Winifred, Branscombe
- The National Heritage List for England (Historic England)
- Air photographs held by online repositories
- The Domesday Survey <http://www.domesdaybook.co.uk/>
- Victoria County History <https://www.history.ac.uk/research/victoria-county-history>
- Our observations based upon professional experience in this vicinity

4.1.2 The information gathered from the above sources has been verified and augmented as far as possible by site inspection, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

4.2 ASSESSMENT

4.2.1 The assessment seeks to understand and define the significance of (archaeological) heritage assets identified from the sources above, considering the categories of special interest defined in the NPPF, primarily archaeological interest, historic interest, architectural interest and artistic interest (as appropriate).

4.2.2 The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 2).

4.2.3 The assessment also considers change to the setting and significance of archaeological heritage assets, where appropriate.

4.3 TABLE 2: CRITERIA FOR ASSESSING THE IMPORTANCE OF HERITAGE ASSETS

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

4.4 ARCHAEOLOGICAL POTENTIAL

4.4.1 The report concludes with

- (1) an assessment of the potential for archaeological remains to have been present, and for them to have been preserved to the present day. These are distinct factors, which both contribute to the site's archaeological potential.
- (2) an assessment on the relative importance of archaeological remains on the PDA. This considers them in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities we are aware of. The PDA is considered to have the potential to have remains important in these ways.
- (3) we consider those activities and conditions (we know of) on the site which have either truncated, compacted or removed remains and those which may have sealed and/or otherwise preserved remains and
- (4) an assessment of the likely effects of the proposed development on heritage assets, both in terms of physical impact and (where relevant) change to setting.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 WHAT IS KNOWN?

- 5.1.1 This Section reviews the available archaeological evidence for the Application Area and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the PDA.
- 5.1.2 The PDA lies north of Branscombe, a coastal village and parish situated between Sidmouth and Beer. The chalk cliffs of the coast form part of the Dorset and East Devon Coast World Heritage Site (1000101⁸) and the high cliffs, like their Dorset neighbours to the east are prone to erosion, slumping and occasional collapse. Proximity to this coast and to Branscombe and its neighbour Beer are important considerations in relation to the PDA and land immediately surrounding it.
- 5.1.3 Stone from Branscombe, and nearby Beer, has been quarried for millennia. Early extraction was for flint, located within the chalk, for use as flint tools. Much later, chalk and limestone, were extracted for use in construction of important structures such as Exeter Cathedral (c.1279 onwards) and for parish churches across East Devon. There are surviving accounts recording the cost of quarrying and transportation⁹ of materials.
- 5.1.4 The historic settlement of Branscombe stretches along an east-west road following the coombe stream until it ends at Branscombe Mouth. It has developed in several separate spots along the road. From Street in the west to Little & Great Seaside at Branscombe Mouth-in between are several distinct areas of settlement, the Fountainhead pub, several C18 cottages, the historic Parish church, the Church Living', the manor house and mill, the forge, Bridge, the Vicarage and the Mason's Arms.¹⁰
- 5.1.5 The Parish Church, dedicated to the north Welsh saint St Winifred, the daughter of Teuyth AP Eylud of Tegengle, Clwyd and niece of St Bueno. Her main shrine is at Holywell, Flintshire. The church building has some pre-conquest stonework but mainly dates the 12th and 13th C. Opposite the church, 'The Church Living', has surviving 13th C work with late 15th C stone stacks.^{11 12}
- 5.1.6 To the north of the village is higher ground and a plateau area, now used as the main east-west route of the A3052. Part if this area is bisected by steep valleys and coombes whose valley sides are the sites of farmsteads and their fields date at least from the medieval period, some laid out in enclosed strips, with

⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1000101?section=official-list-entry> – accessed 7-3-2022

⁹ Hoskins 1964, 344 Hoskins, WG. 1964. Devon. (A New Survey of England). Collins

¹⁰ Hoskins 1964, 344-345 Hoskins, WG. 1964. Devon. (A New Survey of England). Collins

¹¹ Pevsner, N. 1952. 60. South Devon. Penguin

¹² Pevsner, N. 1952. South Devon. Penguin

numerous lanes giving access to both pasture and sites of quarries.

- 5.1.7 Much of the current landscape reflects this original pattern, but the fields are interspersed with recent (19th and 20th C) woodland growth in the areas or former chalk/flint extraction and there has been some historic boundary/hedgerow removal¹³. It is within this landscape that the PDA sits, and it contains elements of both extraction of modern tree growth.
- 5.1.8 What follows comprises a review of known archaeological finds assets within a 1km radius of the site (Figures 4-5), also referred to as the study area, held on the Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 19th century onwards until the present day (Figures 6-10).

5.2 PREVIOUS ARCHAEOLOGICAL WORK

- 5.2.1 There have been no previous archaeological investigations within the PDA. Various events/investigations are recorded lie within and mainly beyond the 1km study area. There is a large body of work associated with nearby Beer which has been published in a monograph.¹⁴ The work aimed to determine the nature and extent of prehistoric stone working around the headland and to try to suggest the scale of flint importation and thus gauge the importance of Beer Head to prehistoric communities of the south-west peninsula. Given the presence of flint within the PDA and in much of the surrounding landscape, the subject is relevant to our assessment.
- 5.2.2 There have been smaller, more targeted archaeological recording works in Branscombe where The Church Living (MDV82416) was subject to building recording and a watching brief during construction works. This recorded the known historic fabric of the building and increased understanding of the phasing of this by careful recording and analysis. The report concludes "*the most important results of this project are undoubtedly those that add to our knowledge of the phasing and features of the medieval phases of Church Living Cottage. We are now able to propose an early phase of construction, apparently antedating the fabric of the south gable wall with its double lancet window, which includes a buttress and window, and some more vestigial evidence that may be interpreted as the remains of a garderobe*"¹⁵.
- 5.2.3 A separate investigation at (Iron Age) Berry Cliff Camp slightly outside and to the southwest of the study area, a "*survey identified that the defences on the eastern side of the hillfort do not continue south of the South West Coast Path and that the area has suffered localised cliff falls in the recent past*"¹⁶. From the perspective of this assessment the presence, relatively nearby, of a hillfort is of interest as the hinterland close to it will likely have been used (farmed and

¹³ <https://www.branscombeproject.org.uk/index.html> - accessed 7-3-2022

¹⁴ Tingle, M. 1998. The Prehistory of Beer Head.

¹⁵ Blaylock, S. 2013. Archaeological Watching Brief and Building Recording at Church Living Cottage, Branscombe, Devon, 2012–13

¹⁶ AC Archaeology. 2013. Berry Cliff Camp, Branscombe, East Devon. Results of Archaeological Recording.

settled) by the same population using the hillfort.

- 5.2.4 Just to the west of the study area at Edge Farm, an investigation was the subject of a watching brief. This brief *“was maintained during an initial ground reduction associated with the construction of an agricultural building. The area measured approximately 47m x 18m and was situated immediately to the north of existing agricultural buildings. This reduction exposed natural subsoil at a depth of 0.5m below the current ground level.*
- 5.2.5 *No cut archaeological features were recorded; to indicate prehistoric activity within the site, although the recovery of a large number of flint artefacts from the topsoil clearly indicates the presence of prehistoric activity within the area. This probably took the form of primary flint nodule reduction. A total of 108 worked flints were recovered, predominantly struck from mottled mid grey flint or cherty flint, probably from the same source. A small number of better quality dark grey flints is included and is likely to have been imported from elsewhere. A significant proportion of both materials represent the initial reduction of chalk derived nodules, with large amounts of cortex surviving on many flakes”¹⁷.*
- 5.2.6 The impression taken from the more important investigations (above) is that the local archaeological potential, while covering many periods, has been most productive in identifying flint tool extraction and manufacture sites. The focus of the larger investigations along the coast introduces a bias in the distribution of such remains. This is prompted by the threat (from erosion) to that coast along with its status and may not entirely reflect the distribution of remains, which are also likely to exist away from that coastline.

5.3 REVIEW OF MONUMENTS RECORDS ON THE HER

- 5.3.1 The remainder of this section reviews monuments and other selected heritage assets as a way of predicting archaeological potential within the PDA. We note there are several instances where HER records are recorded as undated. There are also record types (e.g. quarries) which could have been in use during multiple chronological periods. Where possible, we have indicated within which period we think these records belong.

5.4 TABLE 3: TIMESCALES USED IN THIS REPORT

Period (Early-Middle Prehistoric)	From	To
Palaeolithic	900,000BC	12,000BC
Mesolithic	12,000BC	4000BC
Neolithic	4000BC	2500BC
Period (Later Prehistoric)	From	To

¹⁷ Exeter Archaeology 2009. Archaeological monitoring on land at Edge Farm, Branscombe, Devon.

Bronze Age	2500BC	800BC
Iron Age	800BC	AD43
<i>Period (Historic)</i>	<i>From</i>	<i>To</i>
Roman	AD43	AD410
Early Medieval	AD410	AD1066
Medieval	AD1066	AD1485
Post-Medieval	AD1485	AD1800
Modern	AD1800	Present

5.5 EARLY TO MIDDLE PREHISTORIC - PALAEOLITHIC AND MESOLITHIC

- 5.5.1 The various investigations at Beer Head, on the western edge of the study area (MDV74302) are the most relevant to these periods of prehistory. This polygon covers a large area, and it does not extend across the valley from Beer to Branscombe. The HER Record covers a series of investigations which took place in the 20th C. It is clear the land was exploited for the raw materials needed for flint tools. The area was then used to produce tools.
- 5.5.2 The PDA is located in similar geological deposits and has many of the same soil and topographic qualities as the Beer Head area. The polygon does not extend across as the study did not reach as far as the PDA. Had it done so, the same general level of potential is likely to exist. This is not to say that flint manufacture happened on, or even particularly close to the PDA. More to note that the conditions are practically identical to those at nearby Beer Head, and this is notable.
- 5.5.3 On the basis of the available evidence, the archaeological potential of the PDA for the Palaeolithic and Mesolithic periods is considered to be low for cut archaeological features and medium for artefacts (struck flint tools).

5.6 LATER PREHISTORIC – NEOLITHIC, BRONZE AGE AND IRON AGE

- 5.6.1 The nearest HER record is located to the immediate north of the PDA. This is a place-name record from the c 1840's Tithe Map and Award for the Parish of Branscombe: 'Holestone Barrow' (MDV117495). There is a reference to a tumulus, destroyed by quarrying, at Castle Close (MDV60896) c. 100m southwest of the PDA. A further example, of a barrow, exists as a Scheduled Monument c.1km east of the PDA (1018055).
- 5.6.2 Barrows were funerary monuments, and we should note the similarity in topography (high ground) on which these remains were located. The PDA is close to high ground but is naturally sloping downwards also. It could have such

remains in it as it is still a prominent piece of ground locally. However, a short distance upslope to its northwest is ground where we may expect such remains to have been present. Barrows were associated with nearby settlements. These may have been located in the nearby valley floors and coastal areas.

- 5.6.3 There was also activity during the Iron Age, the nearby remains at Berry Camp (Section 4.2.3) are those of an Iron Age Hillfort for example. Hillforts are often described as providing temporary accommodation space for special periods of time and it is likely that other settlements existed at the same time, locally. The HER does not contain records suggesting that was on, or close to, the PDA.
- 5.6.4 On the basis of the available evidence, the archaeological potential of the PDA for the Neolithic, Bronze Age and Iron Age periods is considered to be low.

5.7 ROMAN

- 5.7.1 There are no *sites* of this date within the study area. There are physical remains associated with Beer Head, beyond the study area.
- 5.7.2 On the basis of the available evidence, the archaeological potential of the PDA for the Roman period is considered to be low.

5.8 EARLY MEDIEVAL TO MEDIEVAL

- 5.8.1 There are no specific references to early Medieval or Medieval records within the HER Data. However, the landscape around the PDA and, more specifically the boundaries of the PDA are likely to be pre 19th C and to have Medieval origins. The most likely land used during the Medieval period is as farmland close to established settlements in Branscombe and Beer.
- 5.8.2 The potential for sub-surface physical remains of the Early Medieval period is low. The potential for sub-surface physical remains of the Medieval period is considered to be high. These are likely to be field boundaries; examples of which still survive on the land.

5.9 POST-MEDIEVAL

- 5.9.1 The HER records more sites dating to this period. Many of these relate to quarrying activity (for example MDV109192, 116920). Others are related to limekilns, which were using some of the raw materials quarried locally (MDV106457).
- 5.9.2 Farms such as Gay's Farm to the immediate southeast of the PDA (MDV125790) also appear on the HER. While these records throw a spotlight on the farmhouses and central part of the farm, we should note the lanes and fields which make up the larger part of the farm are generally not highlighted. Land such as the PDA falls into this category.
- 5.9.3 The potential for sub-surface physical remains of the Post-Medieval period is

considered to be high. These are likely to be quarry pits and field boundaries; examples of which still survive on the land.

5.10 MAP REGRESSION AND THE MODERN PERIOD

- 5.10.1 There are more records within the study area (on the HER) for this period than for any preceding it. Clearly, this is because the period includes the 19th and 20th C which is when the area underwent change at an accelerated rate due to industrialisation and population change within East Devon and well beyond it, which in turn drove local change and a demand for certain resources.
- 5.10.2 In terms of physical changes to the landscape, they have left their mark in terms of extraction/quarry workings, the network of local lanes to move materials and the buildings present in many local settlements which date to the period (Figures 4 and 5 and Appendix 1). The intensification of agricultural production during this period has likely removed certain earthworks (barrows) from the landscape in some cases, and there is a noted trend in the HER Data to look for signs of past earthworks by paying attention to placenames. We note that the Historic England Aerial Archaeology Mapping Explorer does cover this area of coastline and does record cropmarks locally. But not within/adjacent to the PDA and, as with much of the existing data, shows more activity along the coastline than at the PDA's location which is slightly inland.
- 5.10.3 Of specific relevance to the archaeological potential of the PDA are those elements which we can see through checking historic maps (Plates 8-10 and Figures 6-10). Having done so, we are able to observe that we consider it likely that the present field pattern around the PDA is relatively unchanged during the Modern period, by which we mean the 19th C to the present time. Therefore, it is also likely we are viewing a landscape with origins in the Medieval period, or earlier.
- 5.10.4 The local farms and their respective lanes zig-zagging around both large and small fields are a sign of their age as are the field boundaries. Some of which are formed from local earth and stone with a hedgerow on top (similar to the Cornish Hedge). This is especially the case along local sunken lanes and tracks in the vicinity. Other boundaries consist of hedgerow only and contain recent 20th C woody growth. The Estate map 1810 and the Tithe Map c. 1840 and the later Ordnance Survey Maps of 1880, 1902 and 1959 all indicate a well preserved pre-modern (likely Medieval) landscape.
- 5.10.5 The Ordnance Survey Maps show extensive C18 and C19 chalk quarrying on the western side of the spur overlooking Branscombe, adjacent to Locksey's Lane. Quarrying, and the waste spoil heaps, and the location of the limekilns all indicate a sustained industrial extraction. One part of the quarrying area was accessed off the lane that bypasses the development site.
- 5.10.6 Local quarrying activity, which has left its mark within the PDA (Section 3.3) is part of a series of local, small scale quarries. These for flint and/or chalk are marked on the Ordnance Survey (OS) map of 1889 (Figure 6) and 1904 (Figure

7). Some shallow grassed over spoil can be seen in the field to the north of development site and across the lane to the northeast, in field 416, on the 1904 OS Map (Figure 7).

- 5.10.7 Interestingly all of the above features and in particular the circular quarry within the site are shown on the LIDAR data (Figure 3). Small areas of extraction are shown within the wooded slope to the north of the site and continue to the east across the sunken lane to Gay's Farm (Figures 6-8).
- 5.10.8 These workings are not associated with a specific limekiln on the historic maps and therefore are considered likely to represent individual landowners/farmers extraction of chalk and flints for their own building material, or for agricultural use.
- 5.10.9 The mapping, therefore, records a landscape which in certain respects shows signs of modern change (quarrying) and in others shows signs of continuity (field boundaries and lanes). The PDA contains elements of both trends. The potential for sub-surface physical remains of the Modern period is considered to be high.



Plate 8: 1810 Map of the Manor of Branscombe. (Bradley & Summers of Taunton) Drawn up for heirs of John Stuckey showing his leasehold and copyhold land held from the Lords of the Manor, the Dean & Chapter of Exeter Cathedral.

([https://www.branscombeproject.org.uk/Branscombe%20Map%20Coll%208180%20\(2\).jpg](https://www.branscombeproject.org.uk/Branscombe%20Map%20Coll%208180%20(2).jpg) - accessed 8-3-2022)



Plate 9: Law's 1793 Estate Map. Locksey's Lane site marked C24

The Apportionment for Law's 1793 Estate Map describes this plot as 'The Strings'. An unsurfaced curvilinear track off Locksey's Lane and leading to Gay's Farm winds around the PDA. Stippling within Plot C24 shows a land division which still survives.

(<https://www.branscombeproject.org.uk/EC%2098-8785North%20East.jpg> - accessed 8-3-2022)



Plate 10: 1840 Tithe Map. Locksey's Lane site at plot 753

(<https://www.devon.gov.uk/historicenvironment/tithe-map/branscombe/> - accessed 8-3-2022)

6 ASSESSMENT OF SIGNIFICANCE

6.1 ASSESSMENT OF SIGNIFICANCE (NON-DESIGNATED ASSETS)

- 6.1.1 Existing national policy guidance for archaeology (the NPPF as referenced in Section 5) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 6.1.2 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below and mapped on Figures 4-5.

6.2 TABLE 4: LIKELY POTENTIAL AND SIGNIFICANCE OF NON-DESIGNATED ASSETS

Period/Topic	Likelihood of remains being present (Low, Medium, High)	Importance (Low, Medium, High, Very High – See Table 2)
Early – Middle Prehistoric (Palaeolithic – Mesolithic)	Low – Cut Features Medium – Artefacts (Flints)	Medium Medium
Late Prehistoric (Neolithic, Bronze Age, Iron Age)	Low	Medium
Roman	Low	Low
Early-Medieval	Low	Low
Medieval	High	Low
Post-Medieval	High	Low
Modern	High	Low

6.3 ASSESSMENT OF SIGNIFICANCE (DESIGNATED ASSETS)

- 6.3.1 Designated heritage assets present within the study area are tabulated in Appendix 1 and shown on Figure 3. All designated assets are tabulated as they may indicate archaeological potential. However, in terms of setting, designated heritage assets are not covered within this document.

7 SITE CONDITIONS AND POTENTIAL IMPACTS

7.1 PRESERVATION AND DESTRUCTION

7.1.1 This Section first considers how previous land use on the PDA has both created archaeological potential and reduced it. It then goes on to consider the proposals and how they may impact upon those potential remains (if any).

7.2 FACTORS AFFECTING ARCHAEOLOGICAL SURVIVAL

7.2.1 Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.

7.2.2 The subject of archaeological preservation has been covered comprehensively elsewhere¹⁸ and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.

7.3 TYPICAL PRESERVATION CONDITIONS IN RURAL LOCATIONS

7.3.1 In rural locations, below ground remains are likely to be sealed by a relatively thin series of layers. Typically, a topsoil of c.100-200mm and a subsoil of 100-300mm. Therefore, they may be sealed by 200-500mm of deposits. There are variations to this including landscapes affected by colluvial or alluvial deposits. There are also Peat rich area where soil deposits can be significantly deeper. Earthworks are most common in areas not subject to modern, mechanised ploughing, although earthworks can be preserved in hedgerows, wooded areas and even as plough-reduced remnants within arable fields.

7.3.2 Hydrology has a significant role to play in the preservation of remains and proximity to watercourses and wetlands should be considered as it affects the variety and type of artefacts/ecofacts that could be present on a site.

Factors which enhance preservation	Factors which increase destruction
Pasture/grassland provides a relatively static condition for archaeological remains	Mechanised ploughing especially of deep rooting crops (e.g. Sugar Beet) causes truncation of archaeological deposits.
	Drainage for agricultural or mineral extraction reasons can affect hydrology and therefore remove the conditions in which waterlogged remains may survive.

¹⁸ Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development

7.4 SPECIFIC SITE CONDITIONS

- 7.4.1 Borehole data and reference to archaeological fieldwork nearby (Section 5.2) suggest that this land would be expected to have overburden between 300-500mm overlying the geological deposit. There are local variations to this, but we would not be expecting deeply stratified archaeological deposits at this location. Therefore, if archaeological remains were present, then we would expect them to appear at between 300-500mm depth.
- 7.4.2 We note that during archaeological work at the nearby Edge Farm (Section 5.2) it was not cut features which were recorded. Instead, several hundred struck flint tools/flakes were recovered from deposit layers at the site. We note this possibility in relation to the PDA. There are natural flint nodules present within woodland at the site and the possibility that struck flint flakes are present should be considered.
- 7.4.3 We note that quarry pits exist on the site and have been infilled. These are archaeological features in themselves, albeit of Modern date, Yet at the same time, they will have removed earlier deposits as they were created. This point is less relevant than the above point, at 7.4.2, as none of the known quarry pits are targeted for development within the proposals.
- 7.4.4 We note that the PDA may have ancient lynchets within it (Section 3.1.6). There are certainly terraces within the PDA. However, the proposals have been designed to work with these terraces.

7.5 PROPOSED DEVELOPMENT

- 7.5.1 The proposal is to remove the existing caravans and construct a wooden chalet-style structure on the location of the existing caravans. There are associated proposals for tree planting (Appendix 3). The new structure has been designed to work with the existing topography on a site which is sloping from its highest point (NW) to its lowest point (SE).
- 7.5.2 This development has been sensitively designed. The impact upon underlying deposits has been minimised by proposing to place the unit on the ground surface (no strip footings or piles). The underlying slope of the ground would be preserved in this way.
- 7.5.3 Where many developments would require terracing and the cutting of ground for a slab, this development will preserve the underlying slope of the ground. This can be seen best by referring to Appendix 3 and checking the proposals there.

7.6 REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

- 7.6.1 The proposed development will not directly impact on any designated archaeological assets (e.g. Registered Parks and Gardens and Scheduled Monuments).

7.6.2 This assessment considers the PDA to have a variable potential for non-designated sub-surface archaeological remains. This varies by period (Section 6.2, Table 4). Past impacts on the deposits at this site are anticipated to have been significant in parts of the land (quarry pits) and relatively benign elsewhere. For example, the boundaries of the PDA are pre-modern and likely to be Medieval in date.

8 CONCLUSIONS

8.1 SUMMARY

- 8.1.1 Land south of Locksey's Lane has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the proposed development area (PDA) and to consider possible impacts on surrounding (archaeological) heritage assets.
- 8.1.2 In terms of relevant designated heritage assets, the chalk cliffs of the nearby coast form part of the Dorset and East Devon Coast World Heritage Site (100010119). Listed Buildings are located throughout the settlement of Branscombe (1km south of the proposed development area (PDA). The Parish Church, and The Forge and the Manor Mill and The Church Living (now two dwellings) dates from the 13th C and were substantially rebuilt during the 15th C. Beyond Branscombe, there are a scattering of other designated heritage assets. The next nearest LB is Woodhouse Farmhouse (1333292) across the coombe 600-700 meters to the north east.
- 8.1.3 There is one Scheduled Monument (SM) within the study area. The SM is a Bowl barrow at Bovey Fir Cross, 500m south of Bovey House (1018055). This lies at c. 145m OD and is located on a plateau of land, not dissimilar to land upslope of the PDA and beyond its edges (to its NW).
- 8.1.4 The PDA is not within a specific Archaeological Notification Area. This is a classification which is used by some local councils in order to flag archaeological sensitivity and such land is deemed to have a higher potential for archaeological remains. This is not a classification which is specifically used in the HER in this case. However, to the southeast, on the Coast is Beer Head, containing the remains of prehistoric field boundaries, a Romano-British farmstead, the site of a Napoleonic gun battery, remains of RAF Beer Head and a Second World War radar station. While to the southwest is Berry Camp and Littlecombe Prehistoric Field System. Clearly, there has been human activity along this coastline and the land alongside it for millennia.
- 8.1.5 Borehole data and reference to archaeological fieldwork nearby suggest that this land would be expected to have overburden between 300-500mm overlying the geological deposit. Therefore, if archaeological remains were present, then we would expect them to appear at between 300-500mm depth.
- 8.1.6 We note that during archaeological work at the nearby Edge Farm (Section 5.2) it was not cut features which were recorded. Instead, several hundred struck flint tools/flakes were recovered from deposit layers at the site. We note this

¹⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1000101?section=official-list-entry> – accessed 7-3-2022

possibility in relation to the PDA. There are natural flint nodules present within woodland at the site and the possibility that struck flint flakes are present should be considered.

- 8.1.7 We note that quarry pits exist on the site and have been infilled. These are archaeological features in themselves, albeit of Modern date. Yet at the same time, have removed earlier deposits as they were created. This point is less relevant than the above one as none of the known quarry pits are targeted for development within the proposals.
- 8.1.8 We note that the PDA may have ancient lynchets within it; there are certainly terraces within the PDA. However, the proposals have been designed to work with these terraces. The proposal is to remove the existing caravans and construct a wooden chalet-style structure on the location of the existing caravans. There are associated proposals for tree planting (Appendix 3).
- 8.1.9 The impact upon underlying deposits has been minimised by proposing to place the unit on the ground surface (no strip footings or piles). The underlying slope of the ground would be preserved in this way.
- 8.1.10 The Local Planning Authority (East Devon District Council) will decide whether a condition (related to archaeology) would be appropriate. This they will do on the basis of advice from the County Archaeologist at Devon County Council.
- 8.1.11 Abrams Archaeology can liaise with the County Archaeologist on behalf of the client. On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and local policies which relate to archaeology.

9 APPENDIX 1 – TABULAR DATA SUPPORTING THE ASSESSMENT

9.1 SCHEDULED MONUMENTS

ListEntry	Name	SchedDate	LegacyUID	NGR	AREA_HA	Hyperlink
1018055	Bowl barrow at Bovey Fir Cross, 500m south of Bovey House	13/02/53	29656	SY 20916 89845	0.069529	https://historicengland.org.uk/listing/the-list/list-entry/1018055

9.2 LISTED BUILDINGS

ListEntry	Name	Location	Grade	ListDate	LegacyUID	NGR	Hyperlink
1104145	THE FORGE	Branscombe	II	22/02/55	88714	SY 19714 88689	https://historicengland.org.uk/listing/the-list/list-entry/1104145
1104168	SUNRAY AND BANK COTTAGES	Branscombe	II	08/03/88	88674	SY 20021 88688	https://historicengland.org.uk/listing/the-list/list-entry/1104168
1162892	LANCASTER COTTAGE AND YORK COTTAGE	Branscombe	II	14/10/80	88685	SY 19199 89580	https://historicengland.org.uk/listing/the-list/list-entry/1162892
1309319	THE MASONS ARMS	Branscombe	II	11/02/85	88717	SY 20328 88860	https://historicengland.org.uk/listing/the-list/list-entry/1309319
1309428	SELLERS WOOD COTTAGES	Branscombe	II	08/03/88	88687	SY 20366 89772	https://historicengland.org.uk/listing/the-list/list-entry/1309428
1333269	THREE WILLOWS AND SUNNY SIDE BANK COTTAGES	Branscombe	II	08/03/88	88673	SY 20036 88687	https://historicengland.org.uk/listing/the-list/list-entry/1333269
1333270	BARNELLS INCLUDING TERRACE TO NORTH-WEST	Branscombe	II	07/12/62	88675	SY 19826 88844	https://historicengland.org.uk/listing/the-list/list-entry/1333270
1333291	HOLE FARMHOUSE INCLUDING GATE PIERS ADJOINING EAST END	Branscombe	II*	22/02/55	88684	SY 19137 89471	https://historicengland.org.uk/listing/the-list/list-entry/1333291
1333292	WOODHEAD FARMHOUSE INCLUDING CIDER HOUSE ADJOINING TO EAST	Branscombe	II	08/03/88	88688	SY 20460 90168	https://historicengland.org.uk/listing/the-list/list-entry/1333292
1333295	CASTLE COTTAGES	Branscombe	II	24/07/85	88716	SY 20338 88808	https://historicengland.org.uk/listing/the-list/list-entry/1333295
1333515	GATE PIERS IMMEDIATELY SOUTH WEST OF BOVEY HOUSE	Beer	II	19/10/84	87729	SY 20843 90349	https://historicengland.org.uk/listing/the-list/list-entry/1333515

9.3 NON-DESIGNATED HERITAGE ASSETS (HISTORIC ENVIRONMENT RECORD)

MonUID	MI_PRI NX	RecordType	Name	MonType	Summary	Additional Details	Period	HeritageGa
MDV10930	2452	MON	Flint Quarries north of Culverwell	QUARRY	Vis=-/1979(allden, a.) flint quarries in the vicinity of weston and branscombe. The extensive quarries indicate exploitation of flint and stone in this area, dating back to prehistoric times. (allden). Chalk burnt at branscombe quarries for agricultural use (worth).		Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV10930&resourceID=104
MDV18623	9170	MON	Lower House Sawmill	MILL	Lower House Mill, Branscombe. Millhouse of stone and thatch now corrugated iron. The mill is no longer in operation. Water supplied from millpond fed by stream running south from watercombe. Large overshot wheel of iron and wood is the only machinery left. It was the sawmill of the estate of the manor house. It also generated electricity for lighting (phillips and wilson).		EIGHTEENTH to NINETEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV18623&resourceID=104
MDV23333	83861	MON	Earthwork north of Vicarage	EARTHWORK	Possible earthwork and barrow at field called Castle Close to the north of Vicarage.		Early Neolithic to Roman	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV23333&resourceID=104
MDV39172	23083	MON	Quarries, Locksey's Lane, Branscombe	QUARRY	QUARRY ((Between) Modern to XXI - 1751 AD to 2009 AD)		EIGHTEENTH to TWENTY-FIRST	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV39172&resourceID=104
MDV39173	23084	MON	Quarries, Locksey's Lane, Branscombe	QUARRY	QUARRY ((Between) Modern to XXI - 1751 AD to 2009 AD)		EIGHTEENTH to TWENTY-FIRST	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV39173&resourceID=104
MDV39271	23128	MON	Quarry west of Gay's Farm	QUARRY	QUARRY ((Between) Modern to XXI - 1751 AD to 2009 AD)		EIGHTEENTH to TWENTY-FIRST	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV39271&resourceID=104
MDV60248	96548	MON	Enclosure, Branscombe	ENCLOSURE	Enclosure at Gay's farm, Branscombe. Oval field with internal earthworks. Recorded from the air by Griffith. F in 1986.	Archive - Survey: Exeter Archaeology. 2003-2004. East Devon Area of Outstanding Natural Beauty Archaeological Survey. East Devon Area of Outstanding Natural Beauty Archaeological Survey. Site No. 2724	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV60248&resourceID=104
MDV60792	96690	MON	Ring Ditch south-east of Honiton Forest	RING DITCH	Ring ditch cut by road, south of Locksey's Lane. Recorded from the air as a cropmark.		Prehistoric	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV60792&resourceID=104
MDV60896	38971	MON	Barrow, Castle Close, Branscombe	BARROW	Possible site of former barrow, near Castle Close, Branscombe.	Report - Survey. NMR, CITING OS, Vis=4/4/1989 (os) a mound or tumulus was destroyed by quarrying operations at a place called castle close in branscombe parish around 1845. In or near it was a slab of stone c3ft x 2.5ft and 9in thick, covering a cavity containing	Lower Palaeolithic to Roman	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV60896&resourceID=104

MonUID	MI_PRI NX	Record dType	Name	MonType	Summary	Additional Details	Period	HeritageGa
						<p>bones. In 1862 the slab formed the floor of the most southerly of two lime kilns nearby. Hutchinson's plan shows the site of the mound immediately s of "castle close" earthwork, in a position which would place it inside his putative quadrangular enclosure. Recorded by Grinsell as Branscombe 9 at roughly sy195897 (nmr, citing os). Migrated Record. Nmr=sy18ne20.</p> <p>Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Recorded site lies within putative quadrangular enclosure. Additional approximate NGR given as SY 195 897. Field called Castle Close on Tithe Map/Tithe Apportionment lies further to eas at SY 1968.</p>		
MDV73105	100486	MON	Quarries south of Bickham Forest	QUARRY	Quarries marked on historic mapping	<p>Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map Three quarries are marked as 'Old Quarries' on the First Edition Ordnance Survey 25-inch map.</p> <p>Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map Three quarries are marked as 'Old Quarries' on the Second Edition Ordnance Survey 25-inch map.</p>	EIGHTEENTH to TWENTY-FIRST	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV73105&resourceID=104
MDV73107	100487	MON	Hooknoll in Branscombe	BUILDING	Group of buildings marked on historic mapping	<p>Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map A group of five buildings are marked as 'Hooknoll' on the First Edition Ordnance Survey 25-inch map.</p> <p>Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map A group of five buildings are marked as 'Hooknoll' on the Second Edition Ordnance Survey 25-inch map.</p>	EIGHTEENTH to TWENTY-FIRST	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV73107&resourceID=104
MDV74302	101569	MON	Beer Head Lithic Scatter	ARTEFACT SCATTER	Extensive scatters of Prehistoric lithic material and associated lithic working sites across Beer Head.	<p>Monograph. Tingle, M., 1998, Article in Serial. Tingle, M., 1998, Excavations of a colluvial deposit and an artefact scatter at the prehistoric flint source in Beer, Devon Details excavations at Bovey Lane 1933 and 1997 (Monument ID 11101) and at Mare Lane 1932-3 (Monument ID 62402) Report - non-specific. Hosfield, R. + Brown, T. + Basell, L. + Hounsell, S. + Young, R., 2008, The Palaeolithic Rivers of South-West Britain: Final Report (Phases I & II) Thousands of Prehistoric artefacts found in the 1920's excavations spanning the period from the Palaeolithic to the Neolithic. Interpretation. Pink, F., 2014, South Devon Coast Rapid Coastal Zone Assessment Survey Desk-Based Assessment Correspondence. 2017, Greenstone Axehead and Worked Flint, Otterton and Beer Worked flint recovered from freshly ploughed field.</p>	Prehistoric	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV74302&resourceID=104

MonUID	MI_PRI NX	Record dType	Name	MonType	Summary	Additional Details	Period	HeritageGa
						<p>Report - Watching Brief. Morris, B., 2019, Quarry Lane, Beer, East Devon: Monitoring on land at Elbow Farm Archaeological monitoring was undertaken by Southwest Archaeology Ltd. on behalf of a private client during the initial groundworks for a small horticultural shed at Elbow Farm, Beer, East Devon.</p> <p>The flint from the site was scanned for signs of deliberate working, but only one flint scraper was identified possible example was identified. Freshly-broken flint was a dark blue-grey colour; the rest of the flint was a mottled blue-white (patinated) colour. The only finds came from the topsoil: x1 (32g) brick fragment; x1 (8g) C19 refined white earthenware saucer rim with blue transfer print; x1 (5g) sherd abraded post-medieval South Somerset ware. The finds were recorded and discarded.</p>		
MDV75826	102897	MON	Disused Quarry, Branscombe	QUARRY	'Old Quarry', Branscombe. Visible on Ordnance Survey 1880s-90s First Edition 25-inch map.	<p>Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map 'Old Quarry', visible on Ordnance Survey 1880s-90s First Edition 25-inch map.</p> <p>Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map 'Old Quarry', visible on Ordnance Survey 1904-06 25-inch map.</p> <p>Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Quarry shown and marked 'Old Quarry' on OS 1890 map. Area encompasses at least part of field called Pit Close on Tithe Map/Tithe Apportionment (Tithe Apportionment No. 719, SY1985 8925). Area delineated with dashed line on modern map.</p> <p>Cartographic. Ordnance Survey, 2009, MasterMap 'Quarry', visible on Ordnance Survey MasterMap 2009.</p>	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV75826&resourceID=104
MDV75827	102898	MON	Lime Kiln, Branscombe	LIME KILN	Disused limekiln, Branscombe.	<p>Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map 'Old Limekiln', visible on the Ordnance Survey 1880s-90s First Edition 25-inch map.</p> <p>Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map 'Old Limekiln', visible on Ordnance Survey 1904-06 25-inch map.</p> <p>Cartographic. Ordnance Survey, 2009, MasterMap 'Lime Kiln disused', visible on Ordnance Survey MasterMap 2009.</p>	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV75827&resourceID=104
MDV75829	102900	BLD	Cottages, 1 and 2 Sellers Wood, Branscombe	COTTAGE NON- SPECIFIC	Cottages, 1 and 2 Sellers Wood, Branscombe. Late 18th-early 19th century.	<p>Cartographic. Unknown, 1840, Branscombe Dwelling visible on Branscombe 1840 Tithe Map, in same footprint as 1 and 2 Sellers Wood Cottage.</p> <p>Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map A row of buildings is visible on the Ordnance Survey 1880s-90s First Edition 25-inch map.</p>	EIGHTEENTH to TWENTY-FIRST	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV75829&resourceID=104

MonUID	MI_PRI NX	Record dType	Name	MonType	Summary	Additional Details	Period	HeritageGa
						<p>Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map A row of buildings is visible on the Ordnance Survey 1904-06 25-inch map. The listed buildings extend to the full footprint as shown on modern mapping. List of Blds of Arch or Historic Interest. Department of Environment, 1988, Branscombe 1 and 2 Sellers Wood Cottages. Late 18th-early 19th century. Cartographic. Ordnance Survey, 2009, MasterMap 1 and 2 Sellers Wood Cottages visible on Ordnance Survey 2009 MasterMap. One cottage may now be named 'Pooh Corner'. Website. English Heritage, 2009, Heritage Gateway. Listed Buildings Online 1 and 2 Sellers Wood Cottages. Late 18th-early 19th century, modernised circa 1985. Exposed local stone rubble and thatch roof. Plan: Pair of cottages built across the hillslope facing west. No. 1 is at the left (north) end. It has a three-room plan. The left (north) end room is a 20th century extension. The centre room has an axial (former end) stack backing onto the extension. The right room has an axial stack backing onto the centre room. No. 2, at the right (south) end has a two-room plan. Here the left room has a rear lateral stack, and the right room has a gable-end stack. Originally, they were a pair of two-room plan cottages each with a larger inner room and smaller outer room. Both are two storeys. Exterior: Irregular front fenestration with seven ground-floor windows and five first floor windows. All are 20th century casements with glazing bars. Both doorways are 20th century. That to No. 1 is in the 20th century extension and that to No. 2 is at the left end of that cottage. Nevertheless, the original arrangement was more regular. Discounting the one-window section of that 20th century extension to No. 1, each cottage originally had a symmetrical two-window section around a central doorway. Both original doorways are now blocked by windows. The main roof is gable-ended, and the extension is half-hipped. Interior: has plain carpentry detail where exposed. The fireplaces are stone rubble with plain chamfered lintels. No ceiling beams show. Roof of A-frame trusses of slender A-frame trusses with nailed lap-jointed collars.</p>		
MDV75831	102902	MON	Gravel Pit, Branscombe	GRAVEL PIT	'Old Gravel Pit', Branscombe. Visible on Ordnance Survey 1880s-90s First Edition Map.	<p>Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map 'Old Gravel Pit', visible on Ordnance Survey 1880s-90s First Edition map.</p>	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV75831&resourceID=104

MonUID	MI_PRI NX	Record dType	Name	MonType	Summary	Additional Details	Period	HeritageGa
						Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map 'Gravel Pit', visible on Ordnance Survey 1904-06 map. Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey On Ordnance Survey 1890 map. Ordnance Survey 1890 OS 1:10560 map (sheet 83SW).		
MDV75845	102915	MON	Building, Branscombe	BUILDING	Site of building, Branscombe. Visible on Ordnance Survey 1880s-1890s First Edition map.	Cartographic. Unknown, 1840, Branscombe Building not visible on Branscombe 1840 Tithe Map. Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map Small rectangular building visible on Ordnance Survey 1880s-90s First Edition 25-inch map. Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map Building not visible on Ordnance Survey 1904-06 25-inch map.	NINETEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV75845&resourceID=104
MDV75846	102916	MON	Quarry, Branscombe	QUARRY	'Old Quarry', Branscombe. Visible on Ordnance Survey 1880s-90s First Edition 25-inch map.	Cartographic. Unknown, 1840, Branscombe Quarry not visible on Branscombe 1840 Tithe Map. Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map 'Old Quarry' visible on Ordnance Survey 1880s-90s First Edition 25-inch map. Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map Quarry not visible on 1904-06 Ordnance Survey 25-inch map.	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV75846&resourceID=104
MDV75847	102917	BLD	Building at Gay's Farm, Branscombe	AGRICULTURAL BUILDING	Site of building, Branscombe. Visible on Ordnance Survey 1880s-90s First Edition 25-inch map.	Cartographic. Unknown, 1840, Branscombe Building appears in approximately the same position as that shown on the Ordnance Survey 1880s-90s First Edition map. Building is shaded grey which usually depicts an outbuilding. Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map Building visible on Ordnance Survey 1880s-90s First Edition 25-inch map. Footprint shows L-shape plan. Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map Building is visible on Ordnance Survey 1904-06 25-inch map. L-shape plan is no longer visible, only small rectangular building remains at northern end. Cartographic. Ordnance Survey, 2009, MasterMap Linear building visible on Ordnance Survey MasterMap 2009, sited east-west direction. May contain remnants of building as shown on historic maps.	EIGHTEENTH to NINETEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV75847&resourceID=104
MDV75848	102918	BLD	Building at Gay's Farm, Branscombe	AGRICULTURAL BUILDING	Site of building, Branscombe. Visible on Ordnance Survey 1880s-90s First Edition 25-inch map.	Cartographic. Unknown, 1840, Branscombe Building not visible on Branscombe 1840 Tithe Map. Digital version not very clear, original tithe map held in the Devon Record Office may need to be consulted. Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map	EIGHTEENTH to NINETEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV75848&resourceID=104

MonUID	MI_PRI NX	Record dType	Name	MonType	Summary	Additional Details	Period	HeritageGa
						Rectangular building visible on Ordnance Survey 1880s-90s First Edition 25-inch map. Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map Rectangular building visible on Ordnance Survey 1904-06 25-inch map. Cartographic. Ordnance Survey, 2009, MasterMap Building not visible on Ordnance Survey MasterMap 2009.		
MDV75849	102919	MON	Building, Branscombe	BUILDING	Building, Branscombe. Visible on Ordnance Survey 1880s-90s First Edition 25-inch map.	Cartographic. Unknown, 1840, Branscombe Building not visible on Branscombe 1840 Tithe Map. Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map Rectangular building visible on Ordnance Survey 1880s-90s First Edition 25-inch map. Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map Building not visible on Ordnance Survey 1904-06 25-inch map.	NINETEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV75849&resourceID=104
MDV82258	49563	BLD	SELLERS WOOD COTTAGES				Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV82258&resourceID=104
MDV82260	118047	BLD	Woodhead Farmhouse, Branscombe	FARMHOUSE ; CIDER HOUSE	Farmhouse probably dating to the 16th and 17th century which was partly rebuilt in the late 19th century. Adjoining the house is a cider house, probably also of 19th century date.	Pamphlet. Butters, F. C., 1980, Branscombe and the Parish and the Church The name Woodhead derives from Lucas Attawode (at the wood) recorded in 1307. Cartographic. Ordnance Survey, 2019, MasterMap 2019 Woodhead marked. National Heritage List for England. Historic England, 2019, National Heritage List for England Woodhead farmhouse including cider house adjoining to east. Farmhouse. Probably C16 and C17, refurbished and partly rebuilt in the late C19. The older part is exposed local stone and flint rubble, the C19 part is stone rubble with brick dressing and plastered on the front; stone rubble stacks, one with a Beerstone ashlar chimney shaft, and both are topped with C20 brick; thatch roof to the old part, slate to the C19 wing and corrugated iron to the outshots. Plan and development: originally this were a 3-room-and-through-passage plan house facing south. The inner room at the right (east) end has a gable-end stack. The hall has a projecting front lateral stack. In the late C19 the passage and service end were rebuilt or incorporated into a 2-room plan crosswing which projects forward from the left (west) end and includes the present main stair. Since most of the carpentry detail is hidden by late C19 plaster and the roofspace is inaccessible it is not possible to determine the early structural history of the house. Nevertheless, it seems likely that it is some form of C16 open hall house. It is now 2 storeys with secondary outshots across the back. Exterior: irregular 2:2-window front of circa 1980 aluminium-framed casements without	SIXTEENTH to NINETEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV82260&resourceID=104

MonUID	MI_PRI NX	Record dType	Name	MonType	Summary	Additional Details	Period	HeritageGa
						glazing bars. However, the hall window (right of the stack) has a late C16- early C17 Beerstone ashlar frame, ovolo-moulded and missing its mullion, and has a hoodmould. The front doorway is now on the inside of the crosswing. The main block roof is gable-ended to right and hipped to left. The crosswing roof is half-hipped. Interior is largely the result of the late C19 modernisation. The only carpentry exposed is the plain oak lintel of the hall fireplace. The roof trusses are boxed into the first-floor partitions and the roofspace is inaccessible. Nevertheless, C16 or C17 carpentry and other detail probably survives behind later plaster. A cider house is built forward from the main block joining it on the left (east) front corner. The west end includes a doorway and shuttered loft window. On the east end a flight of exterior stairs lead up to the apple loft. The roof is hipped each end. It is probably a C19 building, and the interior contains plain carpentry detail. Date first listed: 8th March 1988		
MDV106448	65970	MON	Sharpstone, west of East Combe House	BOUNDARY STONE	Nineteenth century field name which may refer to a marker stone of note, or the stone quarries in the area.	Cartographic. Devon County Council, 1838-1848, Tithe Mosaic, approximately 1838-1848 'Sharpstone' recorded. Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Field called Lower Sharpstone on Tithe Map/Tithe Apportionment (Tithe Apportionment No. 725). Meaning of name uncertain. Could refer to a marker stone of note, or the stone quarries in the area.	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV106448&resourceID=104
MDV106449	65971	MON	Higher Sharpstone, south-west of Gay's Coppices	BOUNDARY STONE	Nineteenth century field name which may refer to a marker stone of note, or the stone quarries in the area.		Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV106449&resourceID=104
MDV106451	65974	MON	Castle Close, Branscombe	CASTLE	Nineteenth century field name suggestive of an earthwork of possible prehistoric date.	Cartographic. Devon County Council, 1838-1848, Tithe Mosaic, approximately 1838-1848 Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Field called Castle Close on Tithe Map/Tithe Apportionment (Tithe Apportionment No. 661). Arable field of 6.5 acres. Name suggests earthwork, possibly prehistoric. A barrow and grave are associated with a place called Castle Close although this is recorded as further to north-west.	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV106451&resourceID=104
MDV106452	65975	MON	Limekiln south- west of Gay's Coppices	LIME KILN	Limekiln shown on 19th- and 21st century maps.	Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map 'Old Limekiln' marked. Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Limekiln (disused) marked on modern map within old, quarried area. Not marked on OS map of 1890 although presumably existed at this time.	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV106452&resourceID=104

MonUID	MI_PRI NX	Record dType	Name	MonType	Summary	Additional Details	Period	HeritageGa
						Cartographic. Ordnance Survey, 2014, MasterMap 'Lime Kiln (disused)' marked.		
MDV106454	65977	MON	Quarry north-east of Wobble, Branscombe	QUARRY	Quarry shown on 19th century map.	Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map 'Old Quarry' marked.	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV106454&resourceID=104
MDV106456	65979	MON	Ruined Building north of Wobble, Branscombe	BUILDING	'Ruins' shown on mid-19th century map.	Cartographic. Devon County Council, 1838-1848, Tithe Mosaic, approximately 1838-1848 Field 642 clearly marked. It is unclear whether the rectangle marked in the north-west corner, alongside to the (no longer extant) trackway to Wobble, represents an un-roofed building. Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Field on Tithe Apportionment called 'Ruins and Plot' (Tithe Apportionment No. 642, 0.5 acres). Numbers on Tithe Map are indistinct, NGR given is probable location of this field.	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV106456&resourceID=104
MDV106457	65980	MON	Limekiln west of Locksey's Lane	LIME KILN	Limekiln shown on 19th- and 21st century maps.	Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map 'Old Lime Kiln' marked. Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Disused limekiln marked on modern map to west of Locksey's Lane within area of former quarrying. Quarry shown on OS 1890 map, but limekiln not shown/marked although presumably existed at this date. Cartographic. Ordnance Survey, 2014, MasterMap 'Lime Kiln (disused)' marked.	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV106457&resourceID=104
MDV106966	66483	MON	Higher Lynch, south of Lower Watercombe, Branscombe	LYNCHET	Nineteenth century field name suggestive of cultivation terraces.	Cartographic. Devon County Council, 1838-1848, Tithe Mosaic, approximately 1838-1848 Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Field called Higher Lynch on Tithe Map/Tithe Apportionment (Tithe Apportionment No. 828). Lincches or lynchets are cultivation terraces found on hillsides.	Unknown	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV106966&resourceID=104
MDV106967	2028	MON	Building south-west of Higher Watercombe, Branscombe	AGRICULTURAL BUILDING	Building shown on mid-20th century aerial photography.	Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Small agricultural building visible on 1946 aerial photo. Not shown on Ordnance Survey map of 1890 or modern map.	TWENTIETH to TWENTY-FIRST	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV106967&resourceID=104
MDV109192	68531	MON	Quarry to the North of Trafalgar Barton, Branscombe	QUARRY	A quarry is shown on the First and Second Edition 25-inch Ordnance Survey maps to the north of Trafalgar Barton.	Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map An 'Old Quarry' is labelled and illustrated. Cartographic. Ordnance Survey, 1904 - 1906, Second Edition Ordnance Survey 25-inch Map A quarry is illustrated. Interpretation. Pink, F., 2014, South Devon Coast Rapid Coastal Zone Assessment Survey Desk-Based Assessment	Post Medieval to Modern	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV109192&resourceID=104

MonUID	MI_PRI NX	Record dType	Name	MonType	Summary	Additional Details	Period	HeritageGa
						An 'Old Quarry' is labelled and illustrated on the First Edition 25-inch Ordnance Survey map to the north of Trafalgar Barton. The quarry is also illustrated on the Second Edition 25-inch Ordnance Survey map but is no longer labelled. The quarry is not visible on the Ordnance Survey Master Map. Cartographic. Ordnance Survey, 2015, MasterMap The quarry is not visible.		
MDV116920	76245	MON	Quarry to the East of Lower Watercombe, Branscombe	QUARRY	'Old Quarry' shown and marked on Ordnance Survey 1891 map. Not shown on modern map.	Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey 'Old Quarry' shown and marked on Ordnance Survey 1891 map. Not shown on modern map. Tree shown on modern map may mark site. Ordnance Survey 1891 1:10560 map (sheet 83SW).	Modern	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV116920&resourceID=104
MDV117495	76802	MON	Field Name Holestone Burrow, Branscombe	EARTHWORK	The site of a possible mound or earthwork is indicated by a field name within the 19th century Tithe Apportionment.	Cartographic. Devon County Council, 1838-1848, Tithe Mosaic, approximately 1838-1848 Map object based partly on this source. Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Field called Holestone Burrow on Tithe Map/Tithe Apportionment (Tithe Apportionment No. 849). Branscombe Tithe Map/Tithe Apportionment c. 1840/1841. Cartographic. Ordnance Survey, 2016, MasterMap map object based partly on this source.	Early Neolithic to Roman	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV117495&resourceID=104
MDV117496	76803	MON	Windmill Field Names, Branscombe	WINDMILL	The site of a possible windmill is indicated by two field names within the 19th century Tithe Apportionment.	Cartographic. Devon County Council, 1838-1848, Tithe Mosaic, approximately 1838-1848 Map object based partly on this source. Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Field called Higher Windmill on Tithe Map/Tithe Apportionment with Lower Windmill at SY 9068 8987 (Tithe Apportionment No. 860, 861). Branscombe Tithe Map/Tithe Apportionment c. 1840/1841. Cartographic. Ordnance Survey, 2016, MasterMap Map object based partly on this source.	NINETEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV117496&resourceID=104
MDV117498	76805	MON	Field Name Ballings Borough, Branscombe	MOUND	Field called Ballings Borough on Tithe Map/Tithe Apportionment (Tithe Apportionment No. 879).	Cartographic. Devon County Council, 1838-1848, Tithe Mosaic, approximately 1838-1848 Map object based partly on this source. Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Field called Ballings Borough on Tithe Map/Tithe Apportionment (Tithe Apportionment No. 879). Branscombe Tithe Map/Tithe Apportionment c. 1840/1841. Cartographic. Ordnance Survey, 2016, MasterMap	Early Neolithic to Roman	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV117498&resourceID=104

MonUID	MI_PRI NX	Record dType	Name	MonType	Summary	Additional Details	Period	HeritageGa
						Map object based partly on this source.		
MDV117510	76818	MON	Quarry to the East of Hazelwood, Branscombe	QUARRY	An old quarry is marked on the Ordnance Survey surveyors' drawing and Ordnance Survey 1891 map. A quarry is still shown in this location on the 2016 Ordnance Survey MasterMap.	Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map Map object based partly on this source. Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey On Ordnance Survey surveyors' drawing and Ordnance Survey 1891 map. Ordnance Survey 1806-7 SD 45 pt 3; Ordnance Survey 1890 Ordnance Survey 1:10560 map (sheet 83SW). Cartographic. Ordnance Survey, 2016, MasterMap Map object based partly on this source.	NINETEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV117510&resourceID=104
MDV117671	3611	MON	Water Meadow at Great Knowle, Branscombe	WATER MEADOW	Watermeadow ditches visible on aerial photograph within Great Knowle.	Aerial Photograph. Royal Air Force, 1946 - 1949, Royal Air Force Aerial Photographs Archive - Survey. Exeter Archaeology, 2003-2004, East Devon Area of Outstanding Natural Beauty Archaeological Survey Watermeadow ditches visible on aerial photograph within Great Knowle. 106G/U.K. 1412: 13 APR '46: F20//540 SQDN 3212.	Post Medieval	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV117671&resourceID=104
MDV125789	117918	BLD	Lower House, Branscombe	HOUSE	Site of Lower House which was extant in the 16th century. Cartographic evidence suggests that it has been altered or rebuilt. Now East Combe House.	Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map Lower House marked. Pamphlet. Butters, F. C., 1980, Branscombe and the Parish and the Church Lower House was the home of the Fords from the 16th century. In one of the bedrooms is a plaster plaque with a double-headed eagle of the Tsars which commemorates a visit by the Grand Duchess Helene of Russia in 1831. Cartographic. Ordnance Survey, 2019, MasterMap 2019 Now East Combe House. Cartographic evidence suggests that it has been altered or rebuilt.	SIXTEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV125789&resourceID=104
MDV125790	117922	MON	Gay's Farm, Branscombe	FARMSTEAD	Farmstead shown on 19th century mapping. The name Gay is recorded in the parish register for 1686.	Cartographic. Devon County Council, 1838-1848, Tithe Mosaic, approximately 1838-1848 Triangular-shaped group of buildings with the dwelling house on the south side with further ranges of buildings creating an additional yard around the north and east sides. Cartographic. Ordnance Survey, 1880-1899, First Edition Ordnance 25-inch map Gay's Farm marked. Comparison with the Tithe Map shows the outer range of buildings to have been extended to the south. Another building is also shown on the south side of the lane. Pamphlet. Butters, F. C., 1980, Branscombe and the Parish and the Church The name Gay is recorded in the parish register for 1686. Cartographic. Ordnance Survey, 2019, MasterMap 2019	SIXTEENTH to NINETEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV125790&resourceID=104

MonUID	MI_PRI NX	Record dType	Name	MonType	Summary	Additional Details	Period	HeritageGa
						Cartographic evidence suggests that many of the buildings shown on 19th century mapping are still extant.		
MDV132341	135693	FS	Coins found south of Lower Watercombe Copse, Branscombe, East Devon	FINDSPOT	Three silver coins found south of Lower Watercombe Copse. The coins are possibly Elizabeth I sixpences. The mint mark visible on one of the coins dates to 1583.	Correspondence. 2022, Elizabeth I sixpences found south of Lower Watercombe Copse, Branscombe, East Devon.	SIXTEENTH	http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDV132341&resourceID=104

10 APPENDIX 2 - PLANNING FRAMEWORK

10.1 NATIONAL PLANNING POLICY FRAMEWORK

10.1.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2021 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF (Glossary) as follows:

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

10.1.2 Historic England advocates in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Revised December 2017) that a stepped approach should be taken to the assessment of impacts on setting and significance. This guidance, which was originally issued by English Heritage in 2011, is generally known as GPA3. It should be noted that the advice states in paragraph 1 that it does not constitute a prescriptive methodology.

10.1.3 The most recent authority relating to the concept of the setting of heritage assets is to be found in the case known as Catesby Estates²⁰, which in essence confirms that the setting of heritage assets is not confined to visual matters or views. Abstract and historical considerations are part of setting, and while it is reasonable to consider the extent of setting there is usually no fixed boundary to it.

10.1.4 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.

10.1.5 The NPPF requires any impact involving harm to the significance of a designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described in paragraphs 193 to 196 of that document. Paragraph 199 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its

²⁰ Catesby Estates Limited v Steer [2018] EWCA Civ. 1697.

significance.”

10.1.6 Paragraph 200 of the NPPF then states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

10.1.7 Paragraph 201 of the NPPF then goes on to describe the balancing exercise in cases where there is less than substantial harm as follows:

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

10.1.8 Paragraph 203 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

“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.”

10.1.9 Footnote 68 of the NPPF, which is attached to paragraph 200, states that “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.” Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that “Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence”, and paragraph 041 which in full reads as follows:

10.1.10 “What are non-designated heritage assets of archaeological interest and how important are they?”

10.1.11 The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

10.1.12 (1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:

those that have yet to be formally assessed for designation.

those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.

those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

10.1.13 The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.

10.1.14 (2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

10.1.15 Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

10.1.16 Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.

10.1.17 Paragraph 205 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

10.1.18 Paragraphs 206 and 207 of the NPPF advise on development affecting conservation areas and World Heritage Sites.

10.2 LEGISLATION

- 10.2.1 Legislation affecting scheduled monuments is contained the Ancient Monuments and Archaeological Areas Act 1979. The Act details the designation, care and management of scheduled monuments, as well as the procedures needed to obtain permission for works which would directly impact upon their preservation.
- 10.2.2 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building²¹. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm²². There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances.
- 10.2.3 The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The decision maker must also give considerable importance and weight to the desirability of those objectives²³. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm²⁴. There is a strong presumption against the grant of permission for development that would harm the character and appearance of the conservation area, though the presumption can be overcome in certain circumstances.
- 10.2.4 The decision maker is required by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building²⁵. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm²⁶. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances. In this

²¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

²² South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

²³ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

²⁴ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.

²⁵ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

²⁶ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141

instance, Heritage Setting is covered by a separate document and is not commented upon further here.

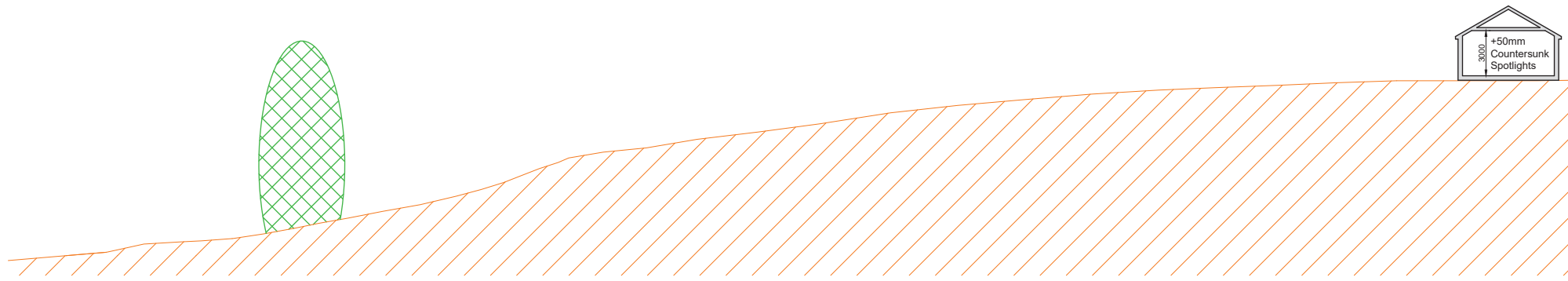
10.3 RELEVANT LOCAL POLICIES

10.3.1 The following local policies are relevant to the historic environment and this assessment. These refer to Policy Sections in East Devon District Council Local Plan²⁷. We have selected those parts of the Plan which refer to Archaeological Heritage Assets as this report focusses on such remains.

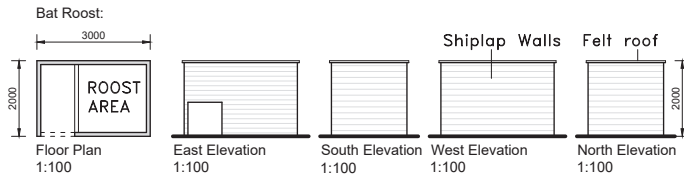
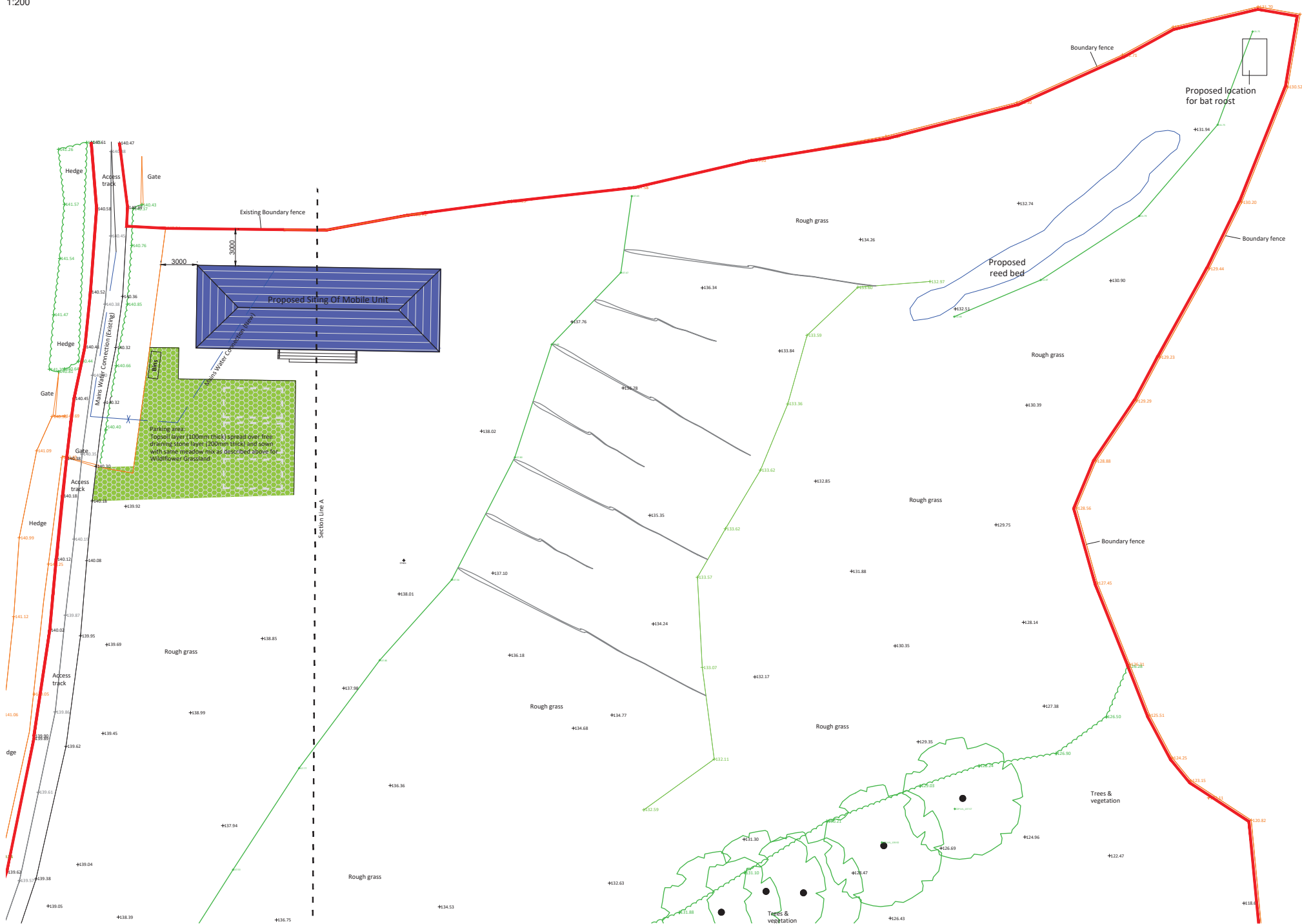
Local Plan	Relevant Policy
Strategy 49 – The Historic Environment	The physical and cultural heritage of the district, including archaeological assets and historic landscape character, will be conserved and enhanced and the contribution that historic places make to the economic and social well-being of the population will be recognised, evaluated and promoted. We will work with our partners and local communities to produce or update conservation area appraisals and conservation area management plans.

²⁷<https://eastdevon.gov.uk/media/3413423/Final-Heritage-Strategy-2019-2031.pdf> - accessed 14/22/2022.

11 APPENDIX 3 – DEVELOPMENT PROPOSALS

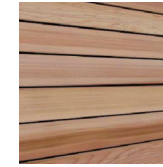


Proposed Site Layout
1:200



Proposed Materials

Walls:
Western Red Cedar
boards



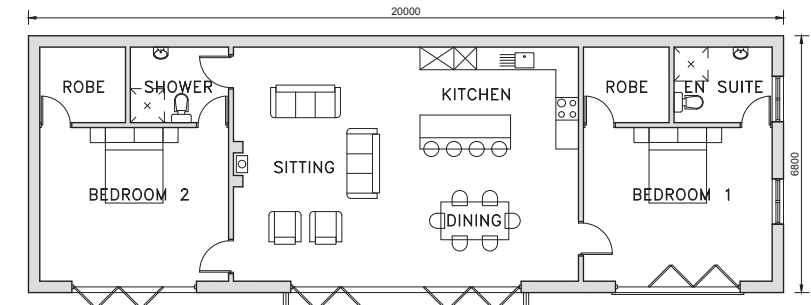
Roof:
Western Red Cedar roof
shingles



Windows:
Painted Timber



Notes:
No deviation may be made from the details shown on this drawing without prior written permission of the architect. Any discrepancy found between this drawing and any other document should be referred immediately to the designer. © IN COURT ASHC.
No dimensions to be scaled from this drawing.
This drawing is to be removed from currency immediately a revised version is issued.
All rights described in chapter IV of copyright, design and Patents Act 1988 have been generally asserted.

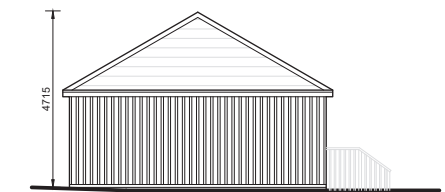


Floor Plan
1:100

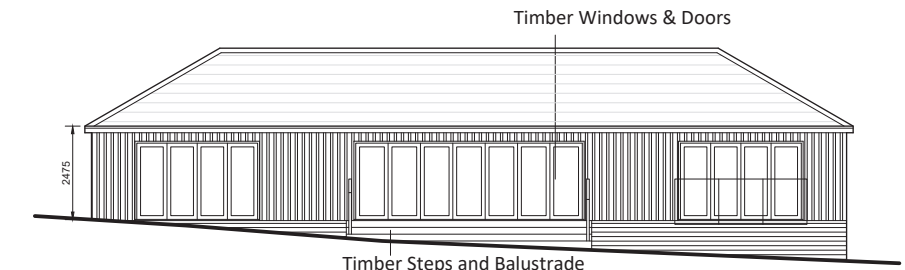
Glare control window
film applied to all
windows facing south



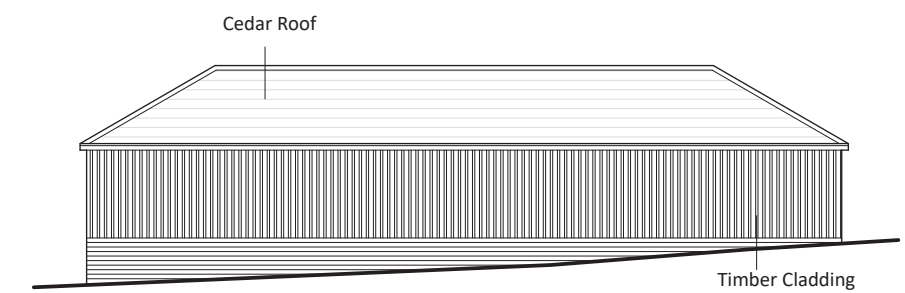
East Elevation
1:100



West Elevation
1:100

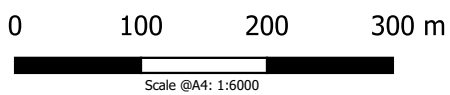
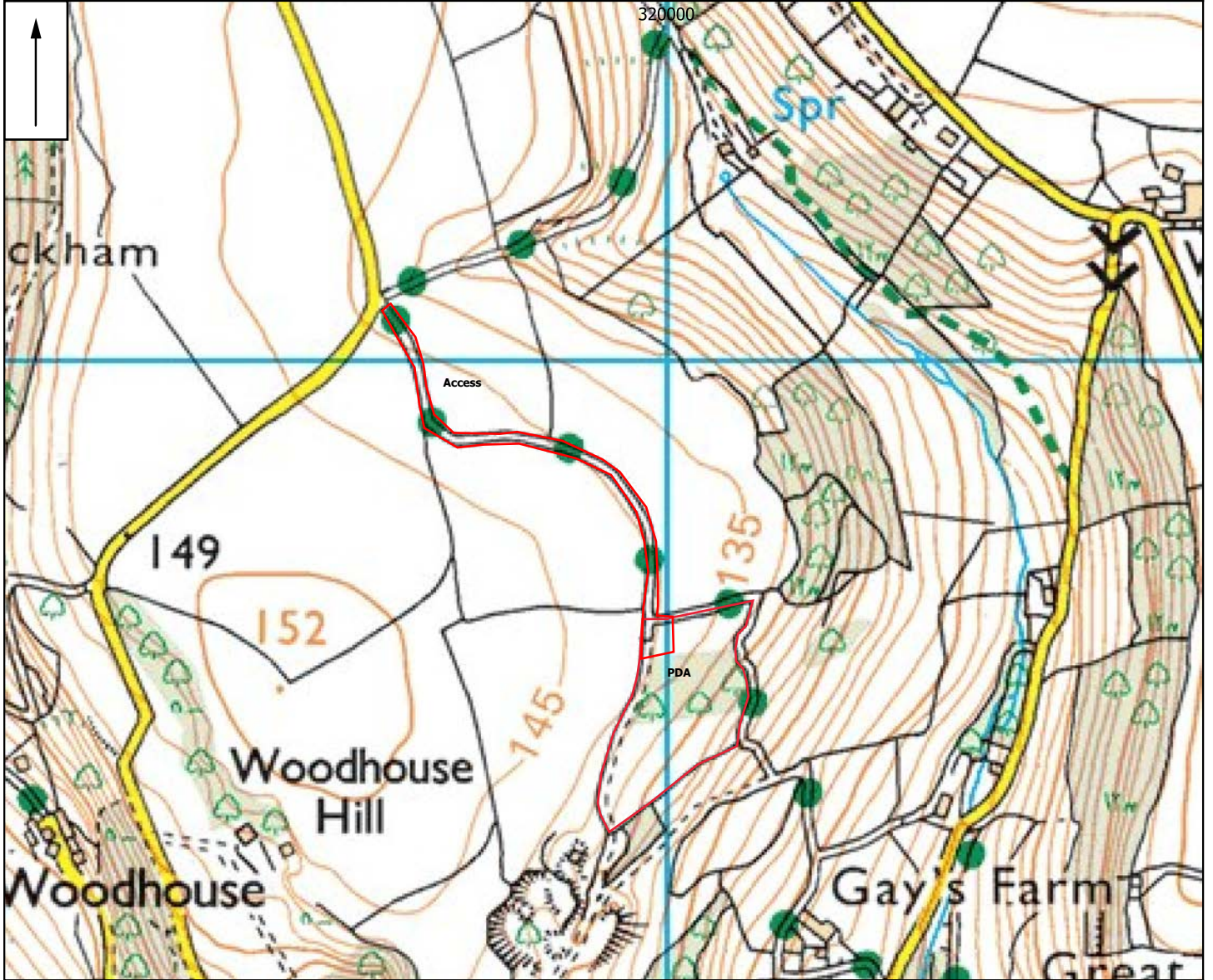


South Elevation
1:100



North Elevation
1:100

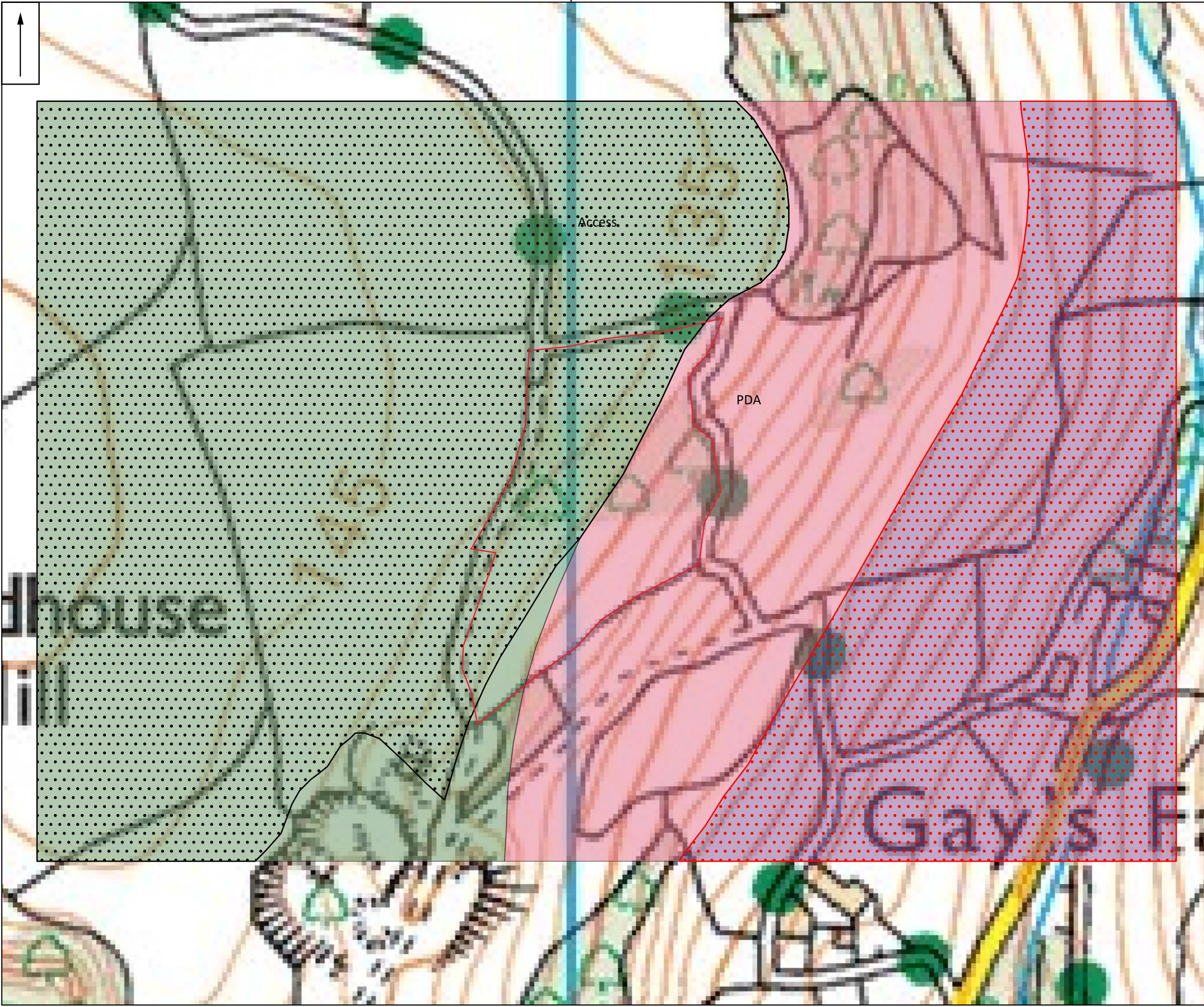
12 FIGURES



 Site Location

Figure 1. Site Location

320000



- Key:**
- Site Location
 - Clay, Silt, Sand, Gravel (superficial)
 - Sand with clay and gravel (superficial)
 - Sandstone (bedrock)
 - (Mudstone) bedrock
 - Chalk (bedrock)

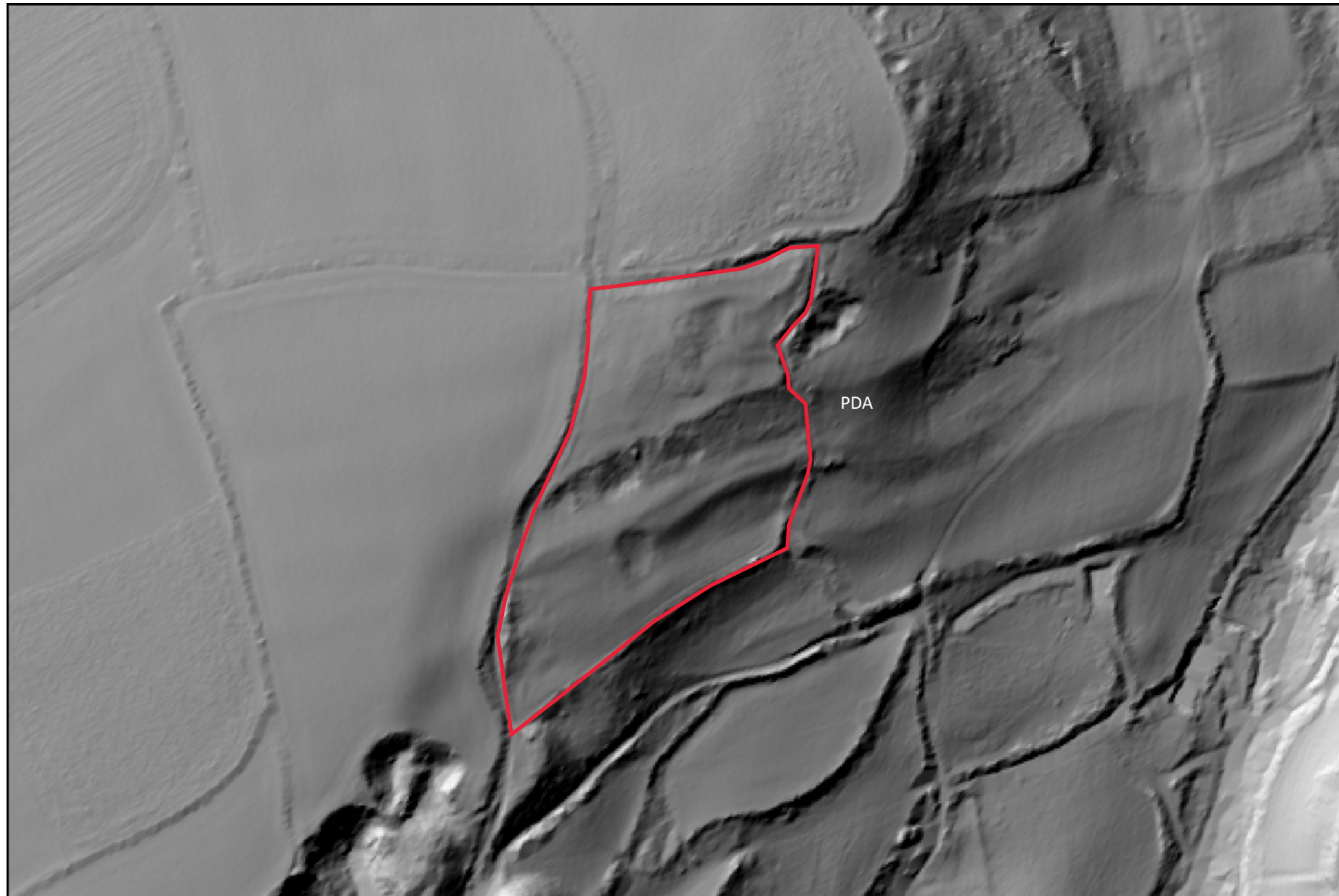
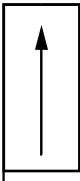
0 20 40 60 m
Scale @A3:1:2,000

**ABRAMS
ARCHAEOLOGY**

Locksey's Lane
Figure 2
Geology (created using data from the
British Geological Survey)

320000

90000



Key:

 Site Location

0 20 40 60 m

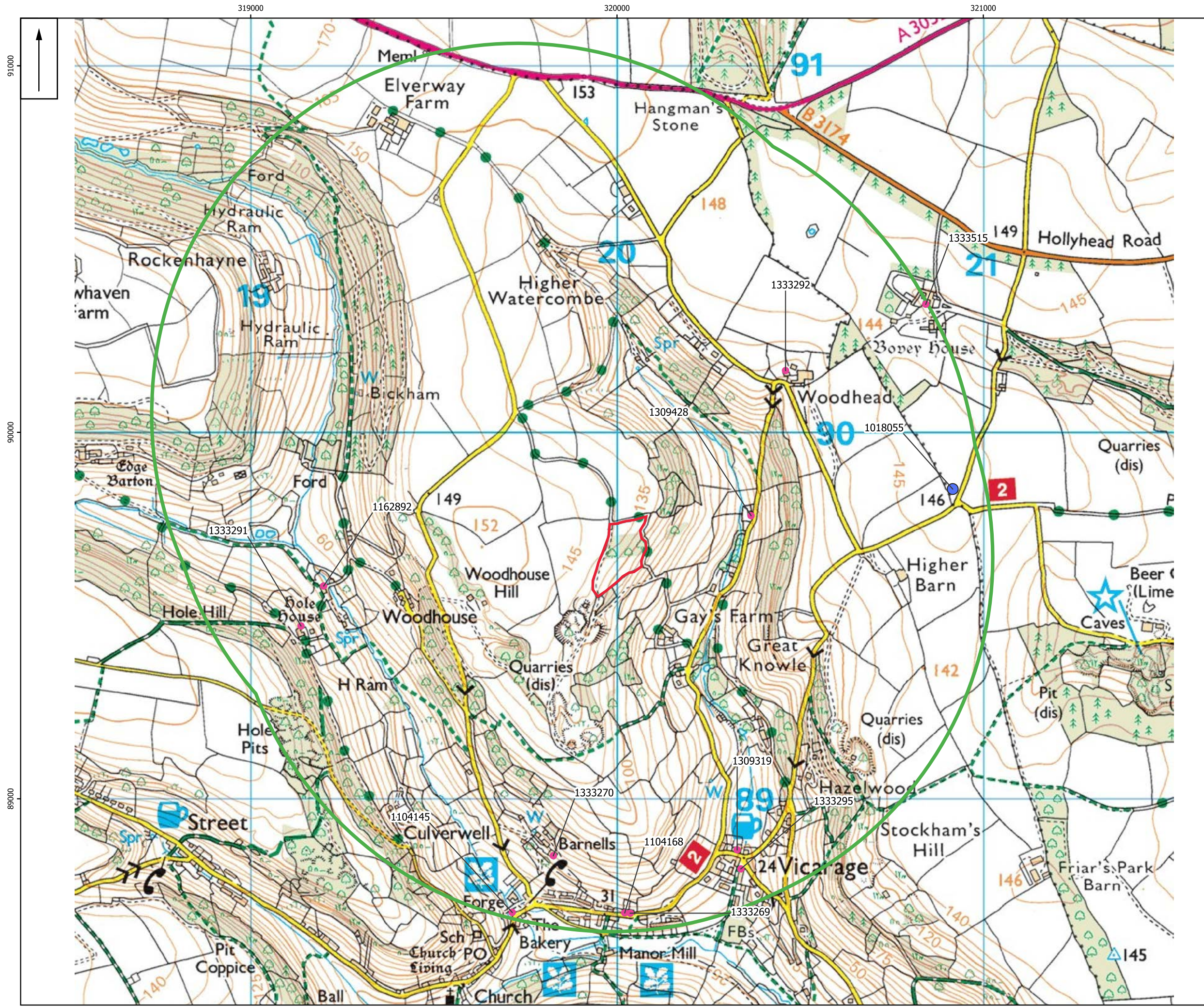
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**ABRAMS
ARCHAEOLOGY**

Locksey's Lane

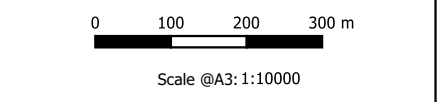
Figure 3
LIDAR (created using data from the
Environment Agency)

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Key:

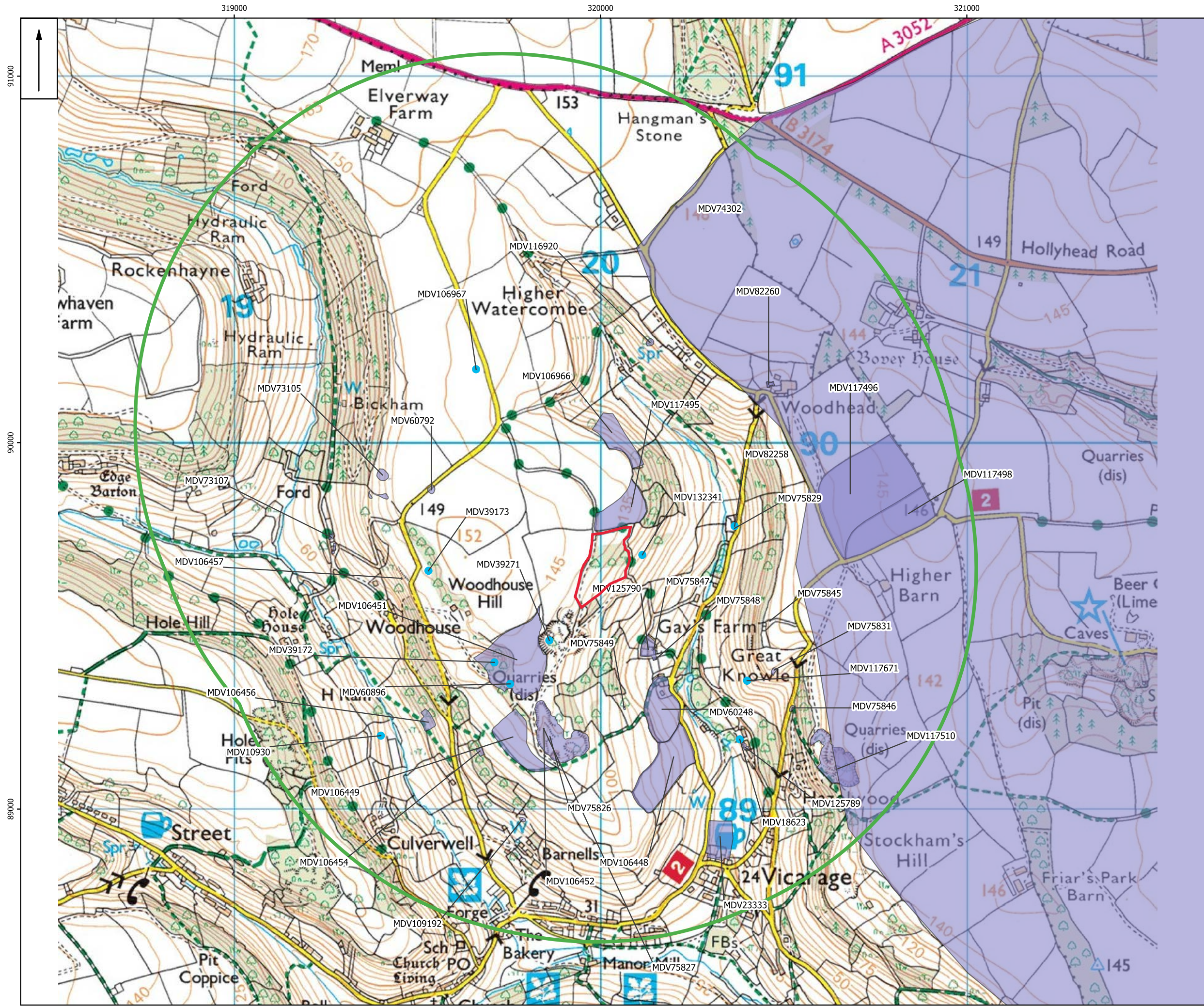
- Scheduled Monument
- Listed Buildings
- Site Location
- Study Area 1km



**ABRAMS
ARCHAEOLOGY**

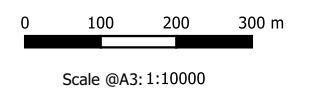
Locksey's Lane

Figure 4
Designated Records (Listed Buildings,
Scheduled Monument)



Key:

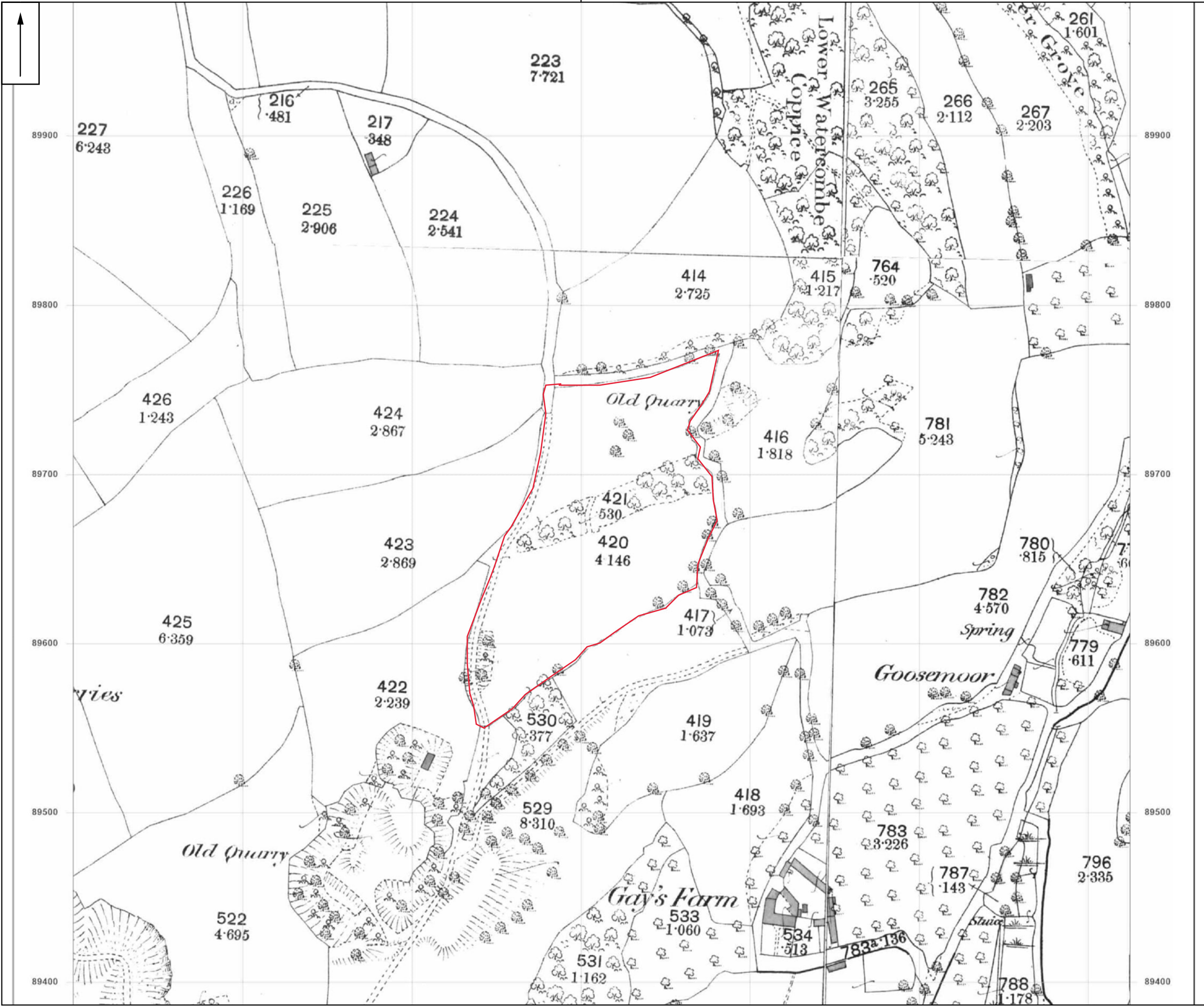
- Monument Polygon
- Monument Point
- Site Location
- Study Area 1km



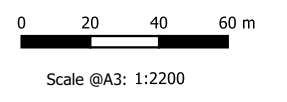
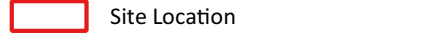
**ABRAMS
ARCHAEOLOGY**

Locksey's Lane

Figure 5
Non-designated Heritage Assets
(Monuments)



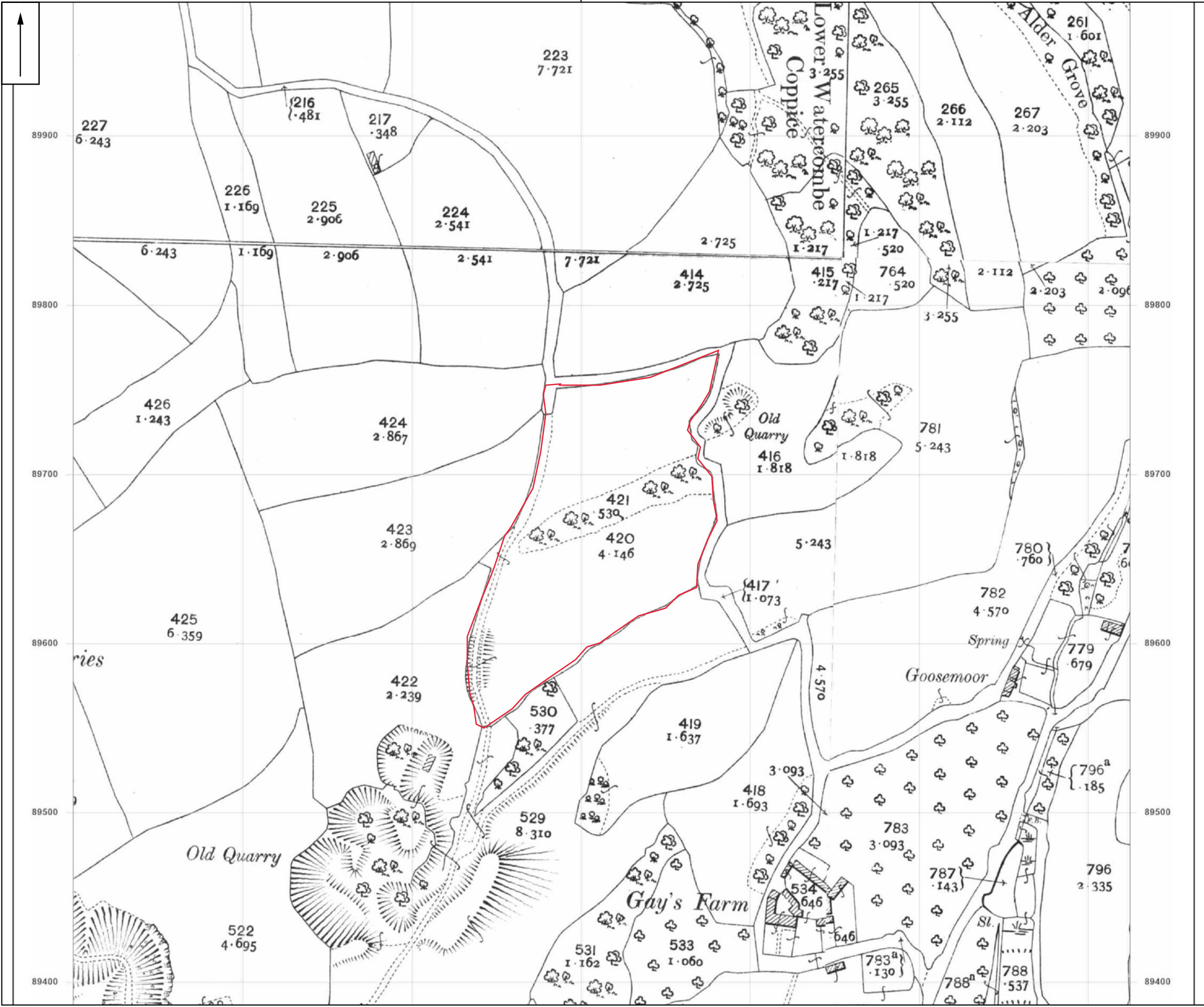
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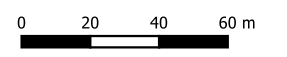
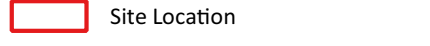
**ABRAMS
ARCHAEOLOGY**

Locksey's Lane

Figure 6
Ordnance Survey Map 1889



Key:

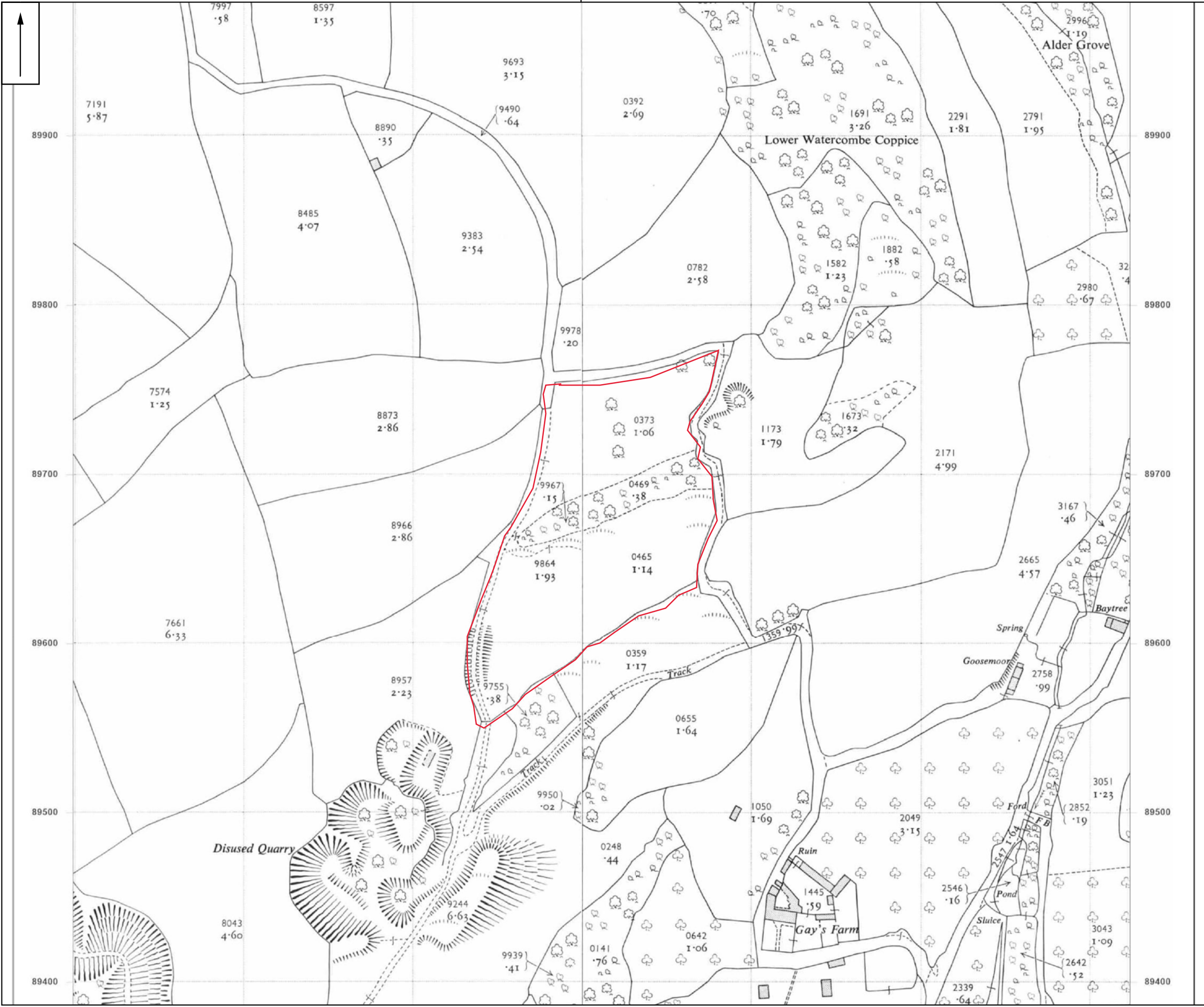


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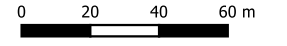
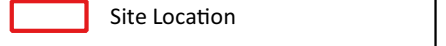
**ABRAMS
ARCHAEOLOGY**

Locksey's Lane

Figure 7
Ordnance Survey Map 1904



Key:

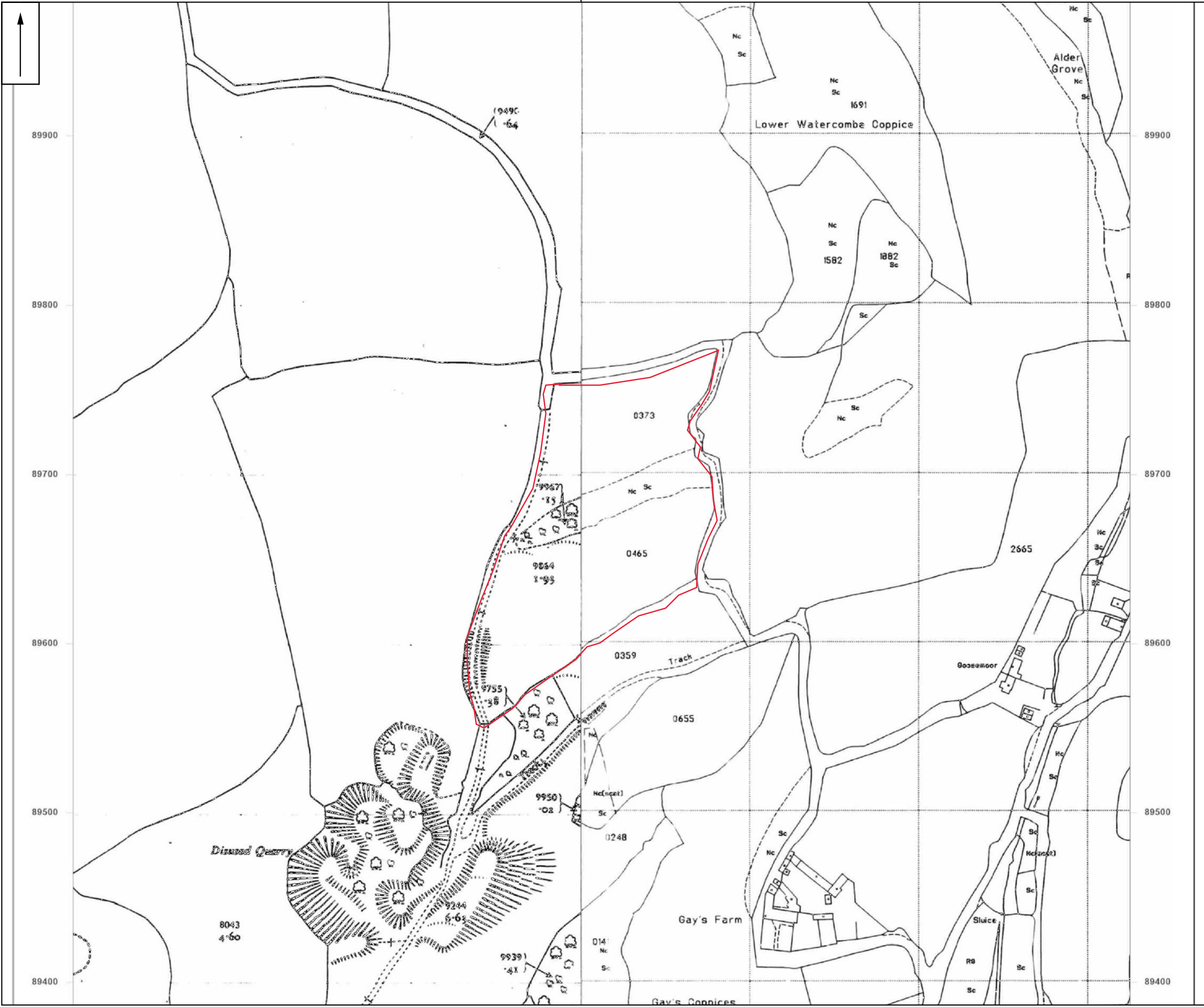


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**ABRAMS
ARCHAEOLOGY**

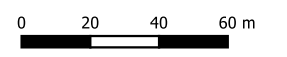
Locksey's Lane

Figure 8
Ordnance Survey Map 1959



Key:

Site Location



Scale @A3: 1:2200

**ABRAMS
ARCHAEOLOGY**

Locksey's Lane

Figure 9
Ordnance Survey Map 1989-1994

320000

319900

320000

320100

89800

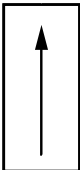
89800

89700

89700

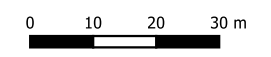
89600

89600



Key:

 Site Location



Scale @A3: 1:1200

**ABRAMS
ARCHAEOLOGY**

Locksey's Lane

Figure 10
Ordnance Survey Map 2003

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