

Archaeological Assessment - P/2013/0019 (07.01.2013)



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REPORT NO 836(Archaeological Assessment)

**CHURSTON GOLF CLUB AND PROPOSED CLUB HOUSE,  
CHURSTON, BRIXHAM  
DEVON**

**ARCHAEOLOGICAL ASSESSMENT**

**NGR: SX 898 565**

**Report No. 836  
October 2012**

Quality Assurance

This Document has been Prepared and Checked in accordance with AMS's Quality Procedures (BS EN ISO 9001: 2008)

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## GLOSSARY OF TERMS AND ABBREVIATIONS

### *Archaeology*

For the purposes of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times through to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut off point

### *HER*

Historic Environment Record.

### *Medieval*

The period between the Norman Conquest (AD 1066) and *circa* AD 1500

### *Natural*

In archaeological terms this refers to the undisturbed natural geology of a site

### *NGR*

National Grid Reference from the Ordnance Survey Grid

### *OD*

Ordnance Datum; used to express a given height above sea level

### *OS*

Ordnance Survey

### *Prehistoric*

In Britain this term is generally used for any of the traditionally defined periods such as Palaeolithic (480,000-12,000 BC), Mesolithic (12,000-4000 BC), Neolithic (c4000-2800), Bronze Age (2800-600 BC) and Iron Age (600 BC – AD 43)

### *Romano-British*

Term used to describe the synthesis of indigenous late Iron Age traditions with the invasive Roman culture. Traditionally dated between AD 43 and AD 410

### *Saxon*

Term used to describe the period between the end of Roman Britain *circa* AD 410 and the Norman Conquest (AD 1066)

### *VCH*

Victoria County Histories.

## SUMMARY

This report presents the results of an archaeological desk-based assessment which examines an area of land at Churston Golf Course, Churston, Brixham, Devon, NGR: SX 898 565 (Figure 1). The land is currently occupied by the practice ranges of the golf course. Current proposals involve relocating the club house and greens to this area and redeveloping the present site of the clubhouse for residential usage. The Senior Historic Environment Officer of Torbay Council has noted the general potential for archaeological deposits of prehistoric date to survive within the site. This document therefore assesses the impact of the proposed development on the known and potential archaeological resource.

The assessment has highlighted that the site is of **moderate** archaeological potential for the recovery of Prehistoric finds, **low** potential for remains from the Roman and Saxon date and **low** potential for the Medieval and post-Medieval periods, with the exception of former field boundaries, although evidence for these may not have survived groundworks associated with the existing golf course. Although the exact methodology used to create the golf course is unknown, typically landscaping and drainage have a significant impact on below ground deposits, therefore the potential for remains of Prehistoric origin have the adjusted potential of **low-moderate** survival beneath the golf course.

It is possible that localised pockets of undisturbed ground may exist, wherein undisturbed archaeological deposits, particularly associated with the nearby possible Bronze Age hut circle, may survive.

The proposals to reduce site levels for the ground floor of the clubhouse increase the risk of impact to any such surviving deposits and some archaeological mitigation is recommended in this area, either through a programme of pre-construction evaluation, or through a watching brief. Any such mitigation should be agreed with the Senior Historic Environment Officer of Torbay Council.

## 1 ASSESSMENT METHODOLOGY AND INTRODUCTION

- 1.1 This desk based assessment has been prepared by Roy King of Foundations Archaeology. The project was commissioned by Chris Davis of JS Bloor (Swindon) Ltd.
- 1.2 The assessment examines an area of land at Churston Golf Course, Churston, Brixham at NGR: SX 898 565 (Figure 1), which is currently occupied by the practice ranges of the existing golf course. The current proposals involve relocating the club house, which is currently located approximately 400m to the west, to the current site on the northeastern side of Bascombe Road. The Senior Historic Environment Officer of Torbay Council has noted the general potential for archaeological deposits of prehistoric date to survive within the site. This document therefore assesses the impact of the proposed development on the known and potential archaeological resource.
- 1.3 Archaeological assessment involves a desktop study of presently available archaeological, historical, air photographic and other relevant information. Government policy on archaeology (National Planning Policy Framework, 2012) encourages a consideration of the survival of any archaeological remains present on a site where development is being considered, prior to formal planning applications being submitted. This allows a full assessment of the implications of any development proposal and an appropriate archaeological mitigation strategy to be identified and implemented. This report represents the first stage of the pre-planning permission archaeological investigations recommended in NPPF.
- 1.4 This archaeological assessment will therefore form the basis for any further archaeological work. Recommendations for further archaeological work are outlined in Section 9 below.
- 1.5 This archaeological assessment was compiled in accordance with the principals of NPPF. In addition it fulfils the general requirements of a desktop assessment as set out by the Institute for Archaeologist's *Standard and Guidance for Archaeological Desk Based Assessment* (1994 rev. 2009).
- 1.6 The study area includes the site of the proposed development (Figures 1 and 2), plus an area around it. This allows the assessment to study the potential of the site and its possible impact on associated monuments.
- 1.7 The site has not previously been the subject of any archaeological works. This report represents the first stage of the pre-planning permission archaeological investigations for this proposed development.
- 1.8 The proposed development does not affect any Scheduled Monuments, Historic Parks, Gardens or Battlefields and does not affect an Archaeological Priority Area.

## 2 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

2.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. Relevant considerations are given below.

### 2.2 International Planning Policy and Guidance

#### 2.2.1 Code of Good Practice on Archaeological Heritage in Urban Development Policies, 2000.

2.2.2 The Code of Good Practice, established by the Cultural Heritage Committee of the Council of Europe (Ref.10.1), states:

*"...before taking decisions affecting the archaeological heritage, planners should obtain adequate information and advice, applying non-destructive methods of investigation wherever possible...the purpose [of assessment] will be not only to establish if it is necessary to dig but also to build a picture of the site's morphology and its potential".*

### 2.3 National Planning Policy and Guidance

#### 2.3.1 National Planning Policy Framework, 2012

2.3.2 The National Planning Policy Framework introduced in March 2012 replaced PPS5 (2010) as part of the Government's streamlining of the planning process.

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

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

2.3.5 It further notes the irreplaceability of heritage assets and states that local planning authorities should take account of the desirability of sustaining and

enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.

### **2.3.6 Ancient Monuments and Archaeological Areas Act, 1979**

2.3.7 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which the Secretary of State believes to be of sufficient importance.

## **2.4 Regional Planning Policy**

### **2.4.1 Devon Structure Plan 2001 to 2016**

2.4.2 The Devon Structure Plan contains the following policies with regard to heritage issues.

2.4.3 **Policy CO7 Historic Settlements and Buildings** states: *“The quality of Devon’s historic environment should be conserved and enhanced. In providing for new development particular care should be taken to conserve the special historic character of settlements, the character and appearance of conservation areas, the historic character of the landscape, listed or other buildings of historic or architectural interest and their settings and parks and gardens of special historic interest and their settings”*.

2.4.4 **Policy CO8 Archaeology** states: *“Internationally, nationally and regionally important archaeological sites and their settings, whether Scheduled Monuments or unscheduled, will be preserved. Other important sites and their settings should be preserved wherever possible, and in considering proposals for development which would have an adverse impact on them, the importance and value of the remains will be a determining factor. Where a lack of information precludes the proper assessment of a site or area with archaeological potential, developers will be required to arrange appropriate prior evaluation in advance of any decision to affect the site or area. Where the loss of an archaeological site or area is acceptable, proper provision for archaeological excavation and recording will be required”*.

## **2.5 Local Planning Policy**

### **2.5.1 Torbay Local Plan (UDP); adopted December 2003.**

2.5.2 The Adopted Local Plan remains in force until the adoption of the Local Development Framework. The policies set out in the Adopted Plan determine the position of archaeology as a material consideration in determining planning applications.

- 2.5.3 **Policy BE9 Archaeological Assessment of Development Proposals** states: *“Archaeological remains and their settings should be preserved where the intrinsic and historic importance of these remains outweighs the need for the proposed development. There will be a presumption that Scheduled Monuments will be preserved.*

*Where development proposals may affect a site of archaeological potential, the applicant will be required to commission an archaeological assessment or field evaluation and submit the results of any assessment or evaluation to the local planning authority before the application is determined”.*

- 2.5.4 **BE10 Recording of Archaeological Remains** states: *“Where an important archaeological site will be materially damaged as a result of development following the granting of planning permission, the developer will be required to make provision for its archaeological recording, preservation, storage and publication as a condition of the permission”.*

- 2.6 This archaeological assessment will therefore form the basis for any further pre-planning permission archaeological work, such as field evaluation.

- 2.7 This archaeological assessment was compiled in accordance with the principals of the legislative framework set out above. In addition, it fulfils the general requirements of a desktop assessment as set out by the Institute for Archaeologist’s *Standards and Guidance for Archaeological Desk Based Assessment* (1999 rev. 2009).

- 2.8 The study area includes the area defined in Figure 1, plus a wider area around it. This allows the assessment to study the general potential of the site and its possible impact on associated monuments.

### 3 SOURCES

- 3.1 The information available in the Torbay Historic Environment Record (HER) has been consulted. Only five archaeological features are known from within 500m of the site, although the historic area of common land known as Galmpton Warborough lies immediately to the northwest and west. A number of other features are known from the wider vicinity, including a scheduled ancient monument 800m to the north (AM33025), Churston Court (MTO9611 and MTO9613) and a 19<sup>th</sup> century boathouse (MTO60131) (Figure 2). No Scheduled Ancient Monuments, Registered Parks and Gardens or Battlefields are directly affected by the proposed development. A number of listed buildings are present within 1km of the site, but are not likely to have their settings adversely affected by the proposed development.
- 3.2 The National Monuments Record, the National Archives, the Devon Record Office and the Torbay Local Studies Library have also been consulted for

cartographic and other historical data. Regional and national journals have also been examined for relevant information.

- 3.3 Archaeological work comprising intensive surface collection and strip, map and sample excavations at Churston Court Farm approximately 1.1km to the south and east of the study area have been undertaken by Foundations Archaeology in 2010 and the results have been used to inform this study.
- 3.4 A desk-based assessment of the site of the existing club house and adjacent greens was undertaken in 2011 and has been used to inform this study. A programme of assessment, geophysical survey was also undertaken in 2010 on land adjacent to Churston Court Farm, which was followed up with a programme of evaluation in 2012. This latter work revealed only a single undated pit.
- 3.5 LiDAR data of the site was previewed, but only presently exists at 2m intervals. A review of this information indicated that it was not sufficiently informative for inclusion in the report.

#### **4 SITE LOCATION AND DESCRIPTION**

- 4.1 The site is located in an area of land currently utilised as part of Churston Golf Course. It is bounded to the east by a loop of the Paignton and Dartmouth Steam Railway, which is screened from the golf course by a line of mature trees, with Churston station located adjacent the southeastern corner of the site. The southwestern boundary is formed by Bascombe Road, beyond which lies a residential property known as 'Fairway'. The southern boundary to the site is formed by Dartmouth Road, beyond which lie a recreation ground and residential development. The eastern boundary comprises residential development around Warborough Road and Brakeridge Close.
- 4.2 The site is underlain by superficial deposits of silty clays forming Marine and Coastal Zone Deposits over Brixham Limestone Formation.

#### **5 ARCHAEOLOGICAL BACKGROUND**

- 5.1 Although the area assessed involves only the study area itself, as outlined in Figure 1, this report provides a broad overview of the surrounding area, to place the site in its landscape and historical context. This document is not in itself intended to discuss the history or development of the parish of Churston Ferrers or the small associated village of Galmpton.
- 5.2 There is no evidence for archaeological remains from within the proposed development area, although significant finds and features are present from the immediate vicinity of the site.

- 5.3 **Evidence for prehistoric activity:** There is a single Historic Environment Record entry for the prehistoric period in the vicinity of the study area, in the form of the cropmark of a part circular enclosure (MTO36964), which has been interpreted as a Bronze Age hut enclosure. Numerous flint scatters are known from the west, east and south, the closest of which lies to the east of Brokenbury Quarry (MTO53828). A scheduled ancient monument in the form of a Neolithic chambered tomb (SAM 33025) is located approximately 800m to the northwest and a Neolithic and Bronze Age cave site is located approximately 2.1km to the east.
- 5.4 Since the 1960s, Neolithic and Bronze Age artefacts have been recovered from within 1.9km to the west of the study area. An intensive surface collection survey and limited excavation, undertaken in 1977 to the south and southeast of Churston Court Farm, yielded a total of 1108 worked flints and stones (Parker Pearson 1981).
- 5.5 A recent intensive surface collection survey was undertaken in the same fields in May 2010. A total of 1005 worked flints were recovered, which were fairly evenly distributed across the surveyed fields, with some higher density distributions. The majority of the diagnostic flints were datable to the Neolithic and early Bronze Age, with a small number possibly dating to the Mesolithic. The assemblage included a wide range of flint artefact types, which included arrowheads, blades, knives, scrapers, piercers, flakes and cores. It is therefore highly likely that the flints from the site represented evidence for intensive activity from the early Neolithic through to the early Bronze Age.
- 5.6 A subsequent strip, map and sample exercise undertaken by Foundations Archaeology within one of these fields revealed a number of archaeological features indicative of prehistoric activity.
- 5.7 **Evidence for Roman activity:** There is no evidence for Roman activity within the vicinity of the study area other than five sherds of possible Roman pottery recovered from the surface collection at Churston Court Farm in 2010, which may represent very limited evidence for Roman activity in the vicinity of the study area.
- 5.8 **Evidence for Saxon/Medieval activity:** The site lies roughly between Churston and the small associated village of Galmpton and it is uncertain as to which manor the site fell within. It is known that both settlements existed during the Saxon period, being recorded as the manors of Cercitona and Galmetona in the Domesday Survey of AD1086 (MTO9613). '*Cercitona*' is derived from the Old English word '*cir(i)ce*', meaning church (itself from the Greek *kyriakón dôma*, meaning the Lord's house) and the Old English '*tun*', meaning 'a fenced enclosure' and therefore means 'the fenced enclosure (near) the church'. Old English is conventionally dated between AD 700 and AD 1150 and Churston may therefore have originated at any time from the early 8<sup>th</sup> century onwards; certainly it appears to have been an established settlement

by the mid-11<sup>th</sup> century. 'Galmetona' is derived from the Old English word 'Gafolsman', meaning a 'rent paying peasant', a tenurial custom peculiar to Devon and Somerset.

- 5.9 During the Medieval period Churston and Galmpton both fell within the ecclesiastical parish of Brixham.
- 5.10 In general it is impossible to state with any certainty where the earliest Saxon settlements of Churston or Galmpton were located. The Medieval cores to the villages are likely to have been located within the same area as the late Saxon settlement described in Domesday in AD 1086, although there is no guarantee that even a later (10<sup>th</sup>-11<sup>th</sup> century) Saxon settlement would have been located on the same site as an earlier Saxon settlement dating from the mid-7<sup>th</sup> century, when Devon was conquered by the Saxons; Exeter becoming a Saxon town around AD 660.
- 5.11 The area of land known as 'Galmpton Warborough', now usually referred to as 'The Common' lies to the west and northwest of the site. The land was originally part of the common land belonging to Galmpton and administered by the local squire. It was subsequently granted to the local community during the 1930s. The Warborough is located between the Dart Estuary and the sea and the land commands good views. The place name, which is of some considerable interest, means 'watch' or 'look-out hill' and is derived from the Old English '*weard*' and '*beorg*'. The word '*beorg*' can also refer to a burial mound. Suggestions that the 'borough' part of the name derives from '*burh*', are unlikely to be correct, since this term relates to a series of defended Saxon towns and forts set up to defend Wessex against Viking invasion during the later 9<sup>th</sup> century AD. The nearest known *burh* to the site is at Halwell, some eight miles to the southwest. Nonetheless, it is likely that during the tumultuous years of the 9<sup>th</sup> century there may have been a Saxon presence here and it may even then have acted as a mustering ground; a role it maintained for the local militia in 1588.
- 5.12 Quantities of Medieval pottery were recovered through a programme of intensive surface collection carried out in May 2010 on land belonging to Churston Court Farm to the east and southeast, but the dispersed distribution of these finds was almost certainly representative of agricultural manuring practice and, as such, indicated that the fields within the study area had been under arable cultivation since the Medieval period. A number of apparent concentrations were not considered to mark the location of areas of archaeological interest, particularly given the abraded nature of the pottery, which suggested it had seen significant movement through ploughing.
- 5.13 **Evidence for Post-medieval Activity:** During the early part of this period there appears to have been no significant activity within the site, although the field boundaries shown on maps are not Medieval in origin and will have probably originated during 15<sup>th</sup> century. Brockenbury Quarry (MTO 45494) is located to the south of the development and was subject to a desk-based

assessment and evaluation prior to its conversion to a sewage works in 1999-2002.

- 5.14 The earliest available map of the area comprises Saxton's map of 1575 (not illustrated), which names Churston, but gives no details of the site. The study area is also shown on Benjamin Donn's map of the County of Devon (1765) and C. and J. Greenwoods plan of 1835, although neither show any detail of the site.
- 5.15 The earliest available map to show any detail within the site is the tithe map of 1840 (Figure 3). This shows the site in good detail, falling predominantly within fields 489, 496, 487, 500 and part of 501. The field names are descriptive and give no indication of archaeological features.
- 5.16 The tithe map shows a rural landscape with significant evidence of quarrying to the east, although quarries are also shown to the south and west and a kiln/quarry is present to the north. It also illustrates the 18<sup>th</sup> century Dartmouth and Brixham turnpike roads.
- 5.17 The Ordnance Survey plan of 1862 (Figure 4) shows few general alterations from the tithe map, with only minor changes to field boundaries in the general vicinity and no changes at all within the site. The main change to the landscape is the arrival of the railway. The line was built by the Dartmouth and Torbay Railway, opening its Brixham Road station on 14<sup>th</sup> March 1861, with the line shown as terminating east of Galmpton on the 1862 plan. It amalgamated with the South Devon Railway on 1 January 1872. The South Devon Railway was subsequently amalgamated in turn with the Great Western Railway on 1 February 1876. The Brixham Road station became a junction and was renamed 'Churston' on 1<sup>st</sup> January 1868 when the Torbay and Brixham Railway (MTO22463) opened its line. The plan also shows a number of quarries, including a limekiln at the quarry to the northeast, the extent of Galmpton Warborough and the Grade II listed windmill (LB 383632).
- 5.18 The Ordnance Survey plan of 1906 (Figure 5) shows few differences from the 1862 plan in the surrounding landscape, although the Torbay and Brixham railway is now shown as continuing south of Galmpton, along with the branch line linking Brixham with Churston station, which was opened in 1868. A number of field boundaries have also disappeared in the areas around the site and the quarry to the northeast, formerly noted as 'Limekiln', is now described as 'old quarry'. The original Churston Golf Club, which was founded in 1890, is shown to the east and contains the existing clubhouse; all the earlier field boundaries within this area have been removed.
- 5.19 The Ordnance Survey plan of 1938 (Figure 6) shows no changes within the site area, although the character of the landscape has begun to change with residential development to the northeast and southwest. No changes are visible within the site on the Ordnance Survey plans of 1963 and 1968 (Figures 7-8), although there has been considerably more residential development in the

vicinity. No changes are visible within the site on the 1984 Ordnance Survey plan (Figure 9), although the site is now marked as being part of the golf course, which works are likely to have caused considerable disturbance to any surviving archaeological features, and there has been further residential development around the site.

- 5.20 Modern aerial photographs clearly show the site as a golf course, set in a predominantly residential area.

## **6 SITE INSPECTION**

- 6.1 A visual inspection of the site was undertaken in October 2012 to examine the study area.
- 6.2 The site is currently occupied by practice greens belonging to Churston Golf Club. The site is bounded by Bascombe Road and a house known as Greenmarch to the southwest and by modern residential development to the northeast. The golf club greens continue to the northeast and southwest. The nature of the current landuse means that there are no visible archaeological features within the site.

## **7 AERIAL PHOTOGRAPHS**

- 7.1 Aerial photographs held by English Heritage (Archives), formerly the National Library of Air Photographs were not examined for historical and archaeological data as the golf course was laid out in 1914-18 and archaeological features would not generally be visible beneath existing greens.

## **8 IMPACT OF THE PROPOSALS**

- 8.1 Based on the results of the desk-based assessment the perceived archaeological potential of the site can be summarised as follows:
- 8.2 **Prehistoric:** The site lies within an area of **moderate** potential for the recovery of Prehistoric activity. The presence of a cropmark to a circular enclosure (MTO36964), which has been interpreted as a Bronze Age hut enclosure less than 100m to the south is of considerable significance, as such features are rarely found in complete isolation and further features of this period may be present extending into the site area. There is a scheduled Neolithic chambered tomb approximately 800m to the north and significant evidence for Prehistoric activity to the southeast of Brockenbury Quarry and also 1.1km to the southeast. It is possible that further Prehistoric activity may extend into the site, but the nature of golf course construction, which can involve considerable degrees of landscaping and drainage, may suggest that any archaeological finds and features have been subject to considerable disturbance.

- 8.3 **Roman:** The site contains **low** potential for the recovery of Romano-British activity. Limited evidence for Roman activity was recovered during intensive surface collection 1.5km to the south, although the apparent absence of activity in the immediate vicinity may be due to limited previous archaeological fieldwork in the area, rather than a real absence.
- 8.4 **Saxon:** The site contains **low** potential for the presence of Saxon finds and features. There is no evidence for Saxon activity within 1km of the study area, with the exception of documentary references to the existence of Churston and Galmpton in Domesday, which indicates that the villages must have existed at least during the later Saxon period. It is likely that the site area was in agricultural usage, at least in the later Saxon period, but the original cores to the Saxon settlements have not yet been identified.
- 8.5 **Medieval:** The site contains **low** potential for the presence of Medieval finds and features. The study area lay within fields to the northeast of the historic core of Galmpton, although the location of the earliest Medieval village may not been on the site of the present village. In general, however, the site is almost certain to have been located in land that was predominantly agricultural used as a mixture of arable and pasture, as it was during the early 19<sup>th</sup> century. It is unlikely, therefore, that there was any occupation at the site during the Medieval period. There may, however, be the potential for features relating to agricultural usage of the site and also for early small-scale quarrying, although construction of the golf course may have had a negative impact on any such deposits.
- 8.6 **Post-medieval:** The site contains **low** potential for Post-medieval features, although evidence may survive for 19<sup>th</sup> century and earlier field boundaries, which may be considered of some historic importance. Cartographic evidence shows the site to have been part of an agricultural regime since the 1840s and the nature of the field systems suggests that these originated at some point after the 15<sup>th</sup> century.
- 8.7 The proposed development will not impact on any Scheduled Monuments, Archaeological Priority Areas or Registered Parks and Gardens. The proposed development is unlikely to affect the settings of any listed structures (Figure 2).

## 9 CONCLUSIONS

- 9.1 The assessment has highlighted that the site is of **moderate** archaeological potential for the recovery of Prehistoric finds, **low** potential for remains from the Roman and Saxon date and **low** potential for the Medieval and post-Medieval periods, with the exception of former field boundaries, although evidence for these may not have survived groundworks associated with the existing golf course.

- 9.2 The site appears to have been agricultural land throughout the Medieval and Post-medieval periods until developed into a golf course in the latter part of the 20<sup>th</sup> century.
- 9.3 The proposed development includes the construction of a new clubhouse and car parking area. The current design proposals for the clubhouse involve reducing levels below the current site levels and therefore have a significant potential to impact on any surviving archaeological deposits.
- 9.4 The proposed development therefore has some potential to impact upon preserved archaeological features of Prehistoric date, which have an adjusted **low-moderate** chance of survival beneath the golf course. The exact methodology used to create the golf course is unknown, but this typically involves significant impact from landscaping and insertion of a complex and comprehensive drainage system. It is, however, possible that localised pockets of undisturbed ground may exist, wherein undisturbed archaeological deposits, particularly associated with the possible Bronze Age hut circle, may survive. The proposals to reduce site levels for the ground floor of the clubhouse increase the risk of impact to any such surviving deposits and some archaeological mitigation is recommended in this area, either through a programme of pre-construction evaluation, or through a watching brief. Any such mitigation should be agreed with the archaeological officer of Torbay Council.

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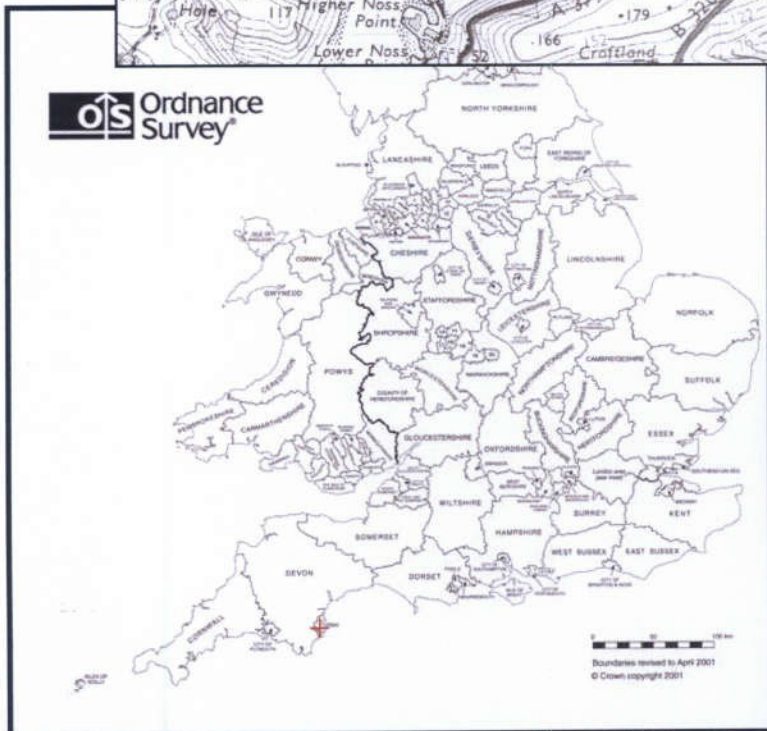
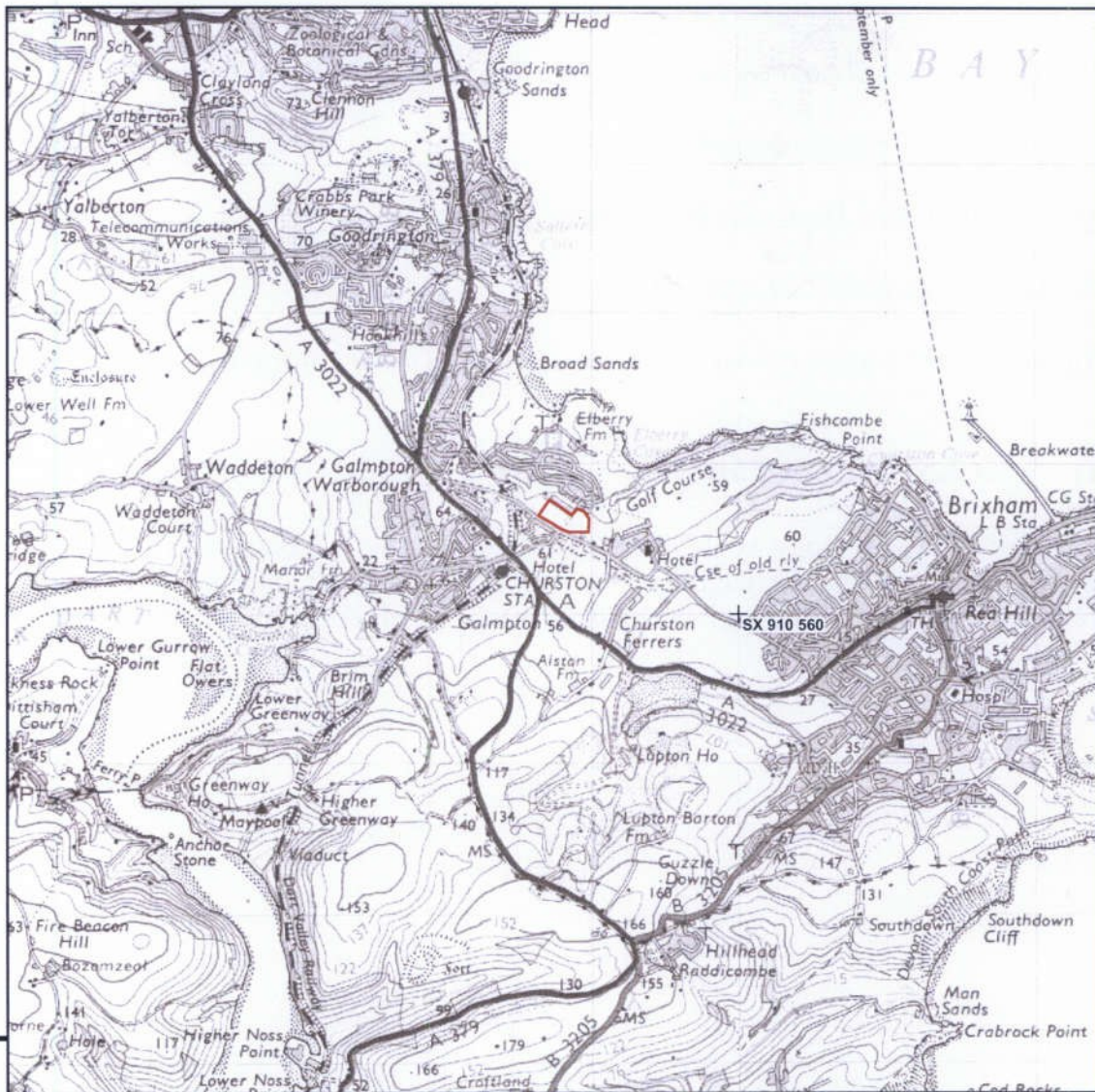
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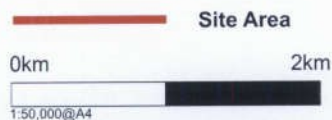
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## 11 ACKNOWLEDGEMENTS

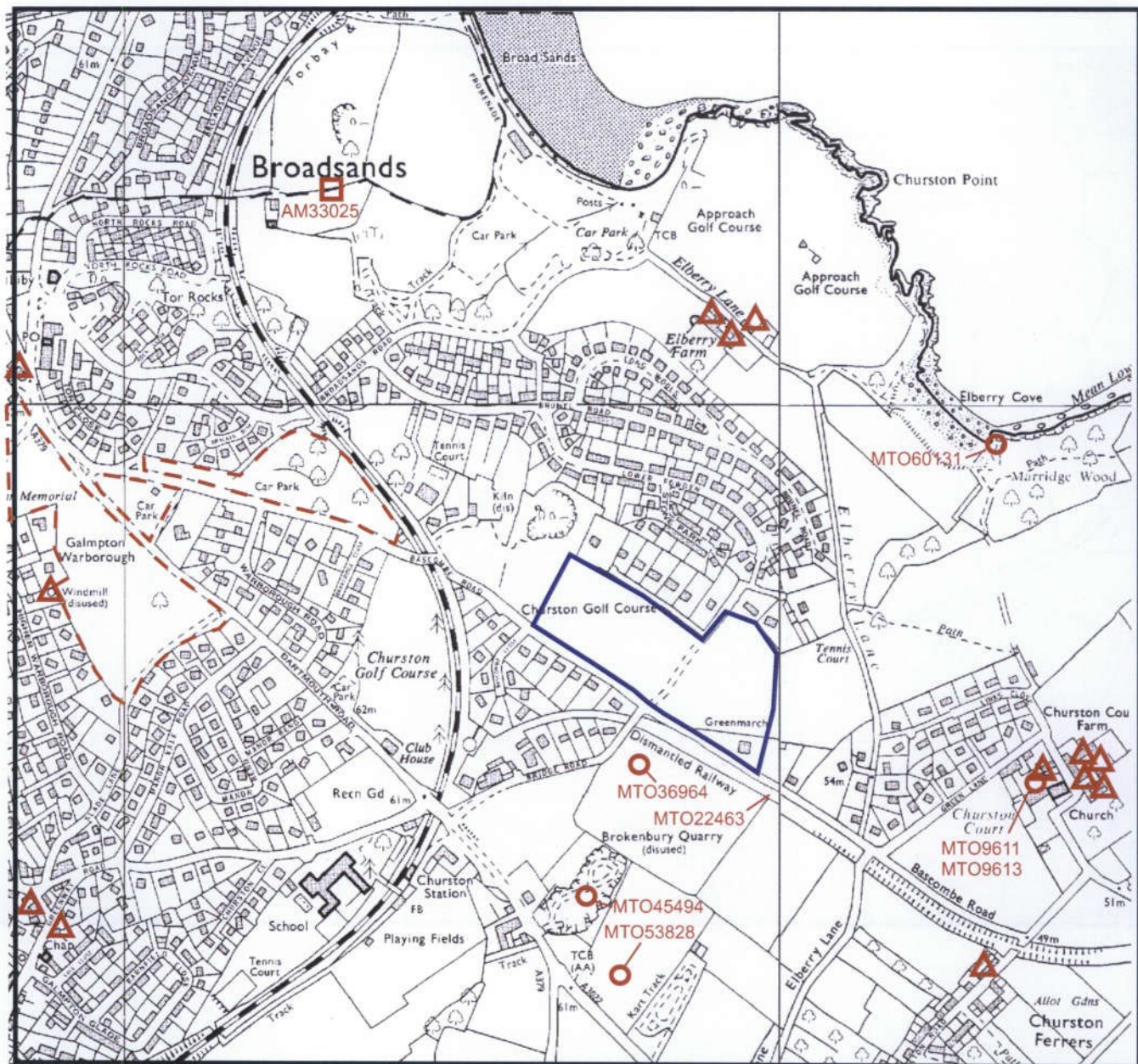
Foundations Archaeology would like to thank Chris Davis of Bloor Homes Ltd, Hal Bishop of Torbay Council, the Devon Record Office and Local Studies Library, the National Archives and the staff of English Heritage (Archives), formerly the National Monuments Record.



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**Site Code: CGC12**  
**Accession Code:**



**FIGURE 1: Site Location**



Site Code: CGC12  
 Accession Code:

N



- Scheduled Ancient Monument
- Listed Building
- HER Point
- Galampton Warborough
- The Site

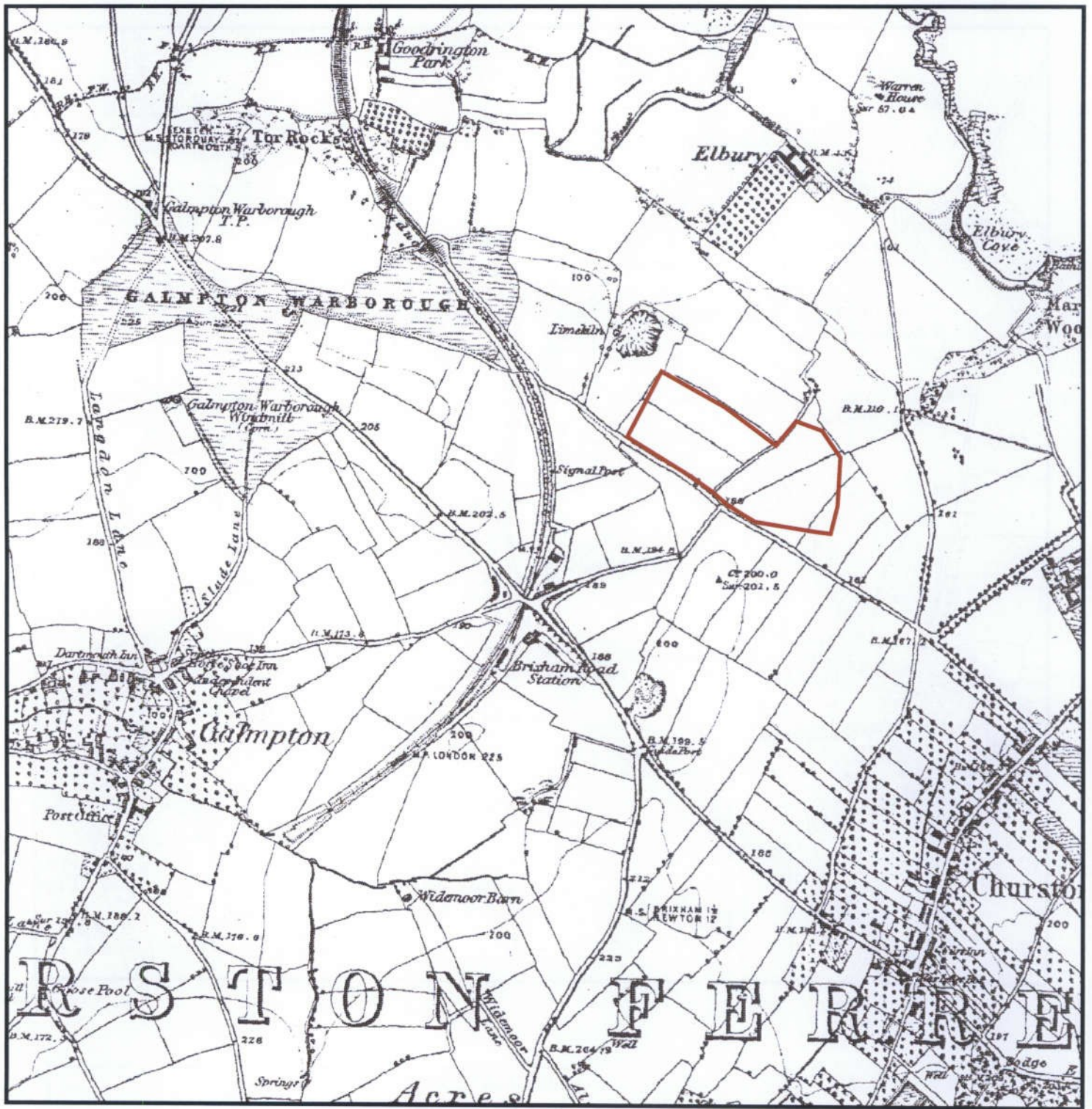
0m 400m

1:10,000 @ A4

**FIGURE 2: Historic Environment Record Map**





|  |
|--|
| Site Code: CGC12<br>Accession Code:  |
| <br> Approximate Site Area |
| <b>FIGURE 3: Tithe Map, 1840</b>   |




Site Code: CGC12  
 Accession Code:

N

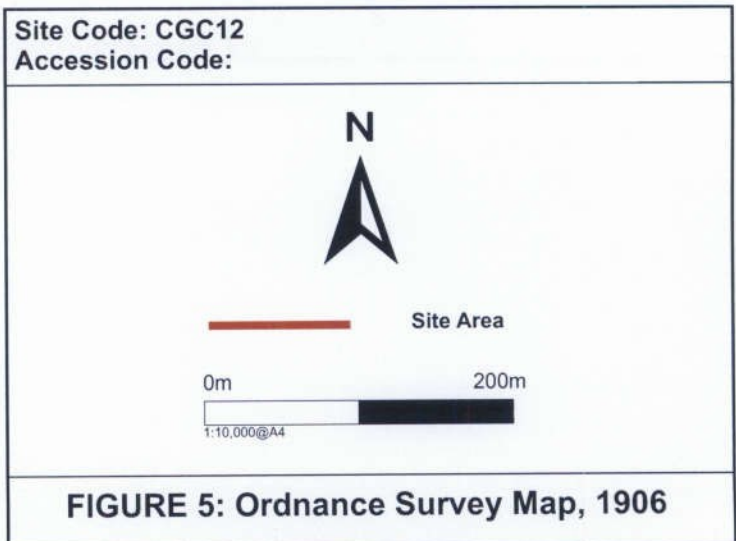
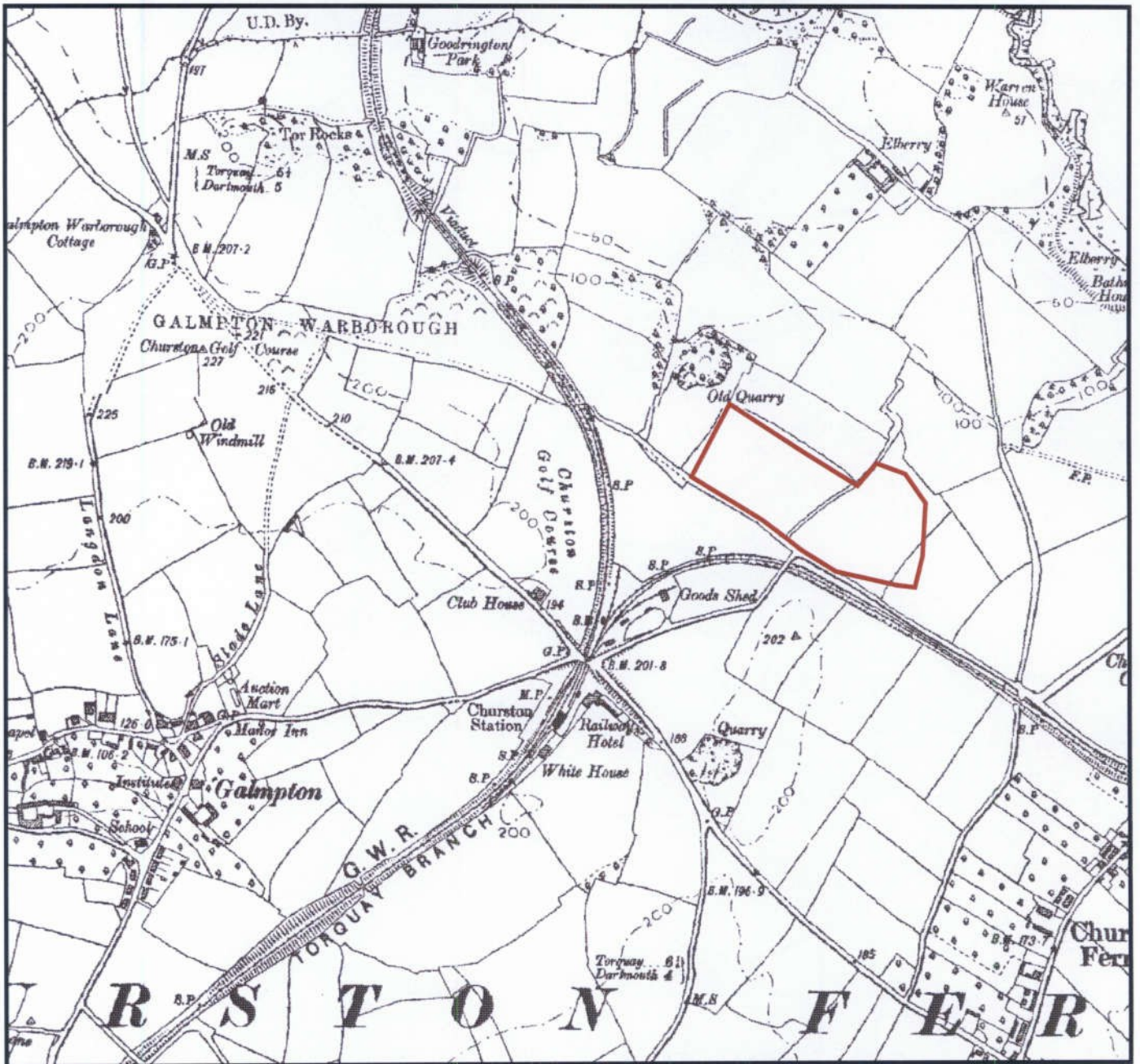
  
 Site Area

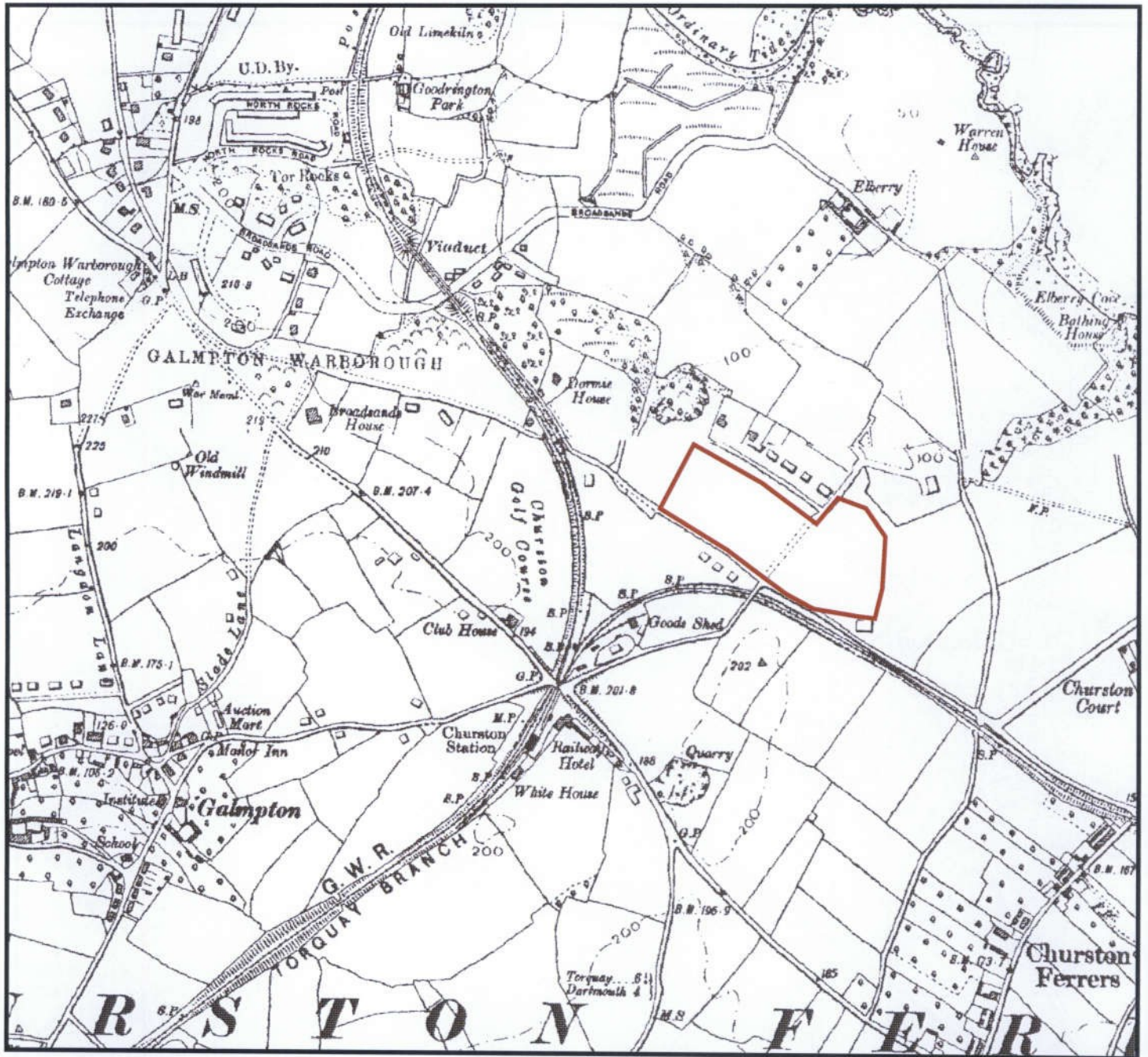


0m 200m

  
 1:10,000@A4


**FIGURE 4: Ordnance Survey Map, 1862**







Site Code: CGC12  
 Accession Code:

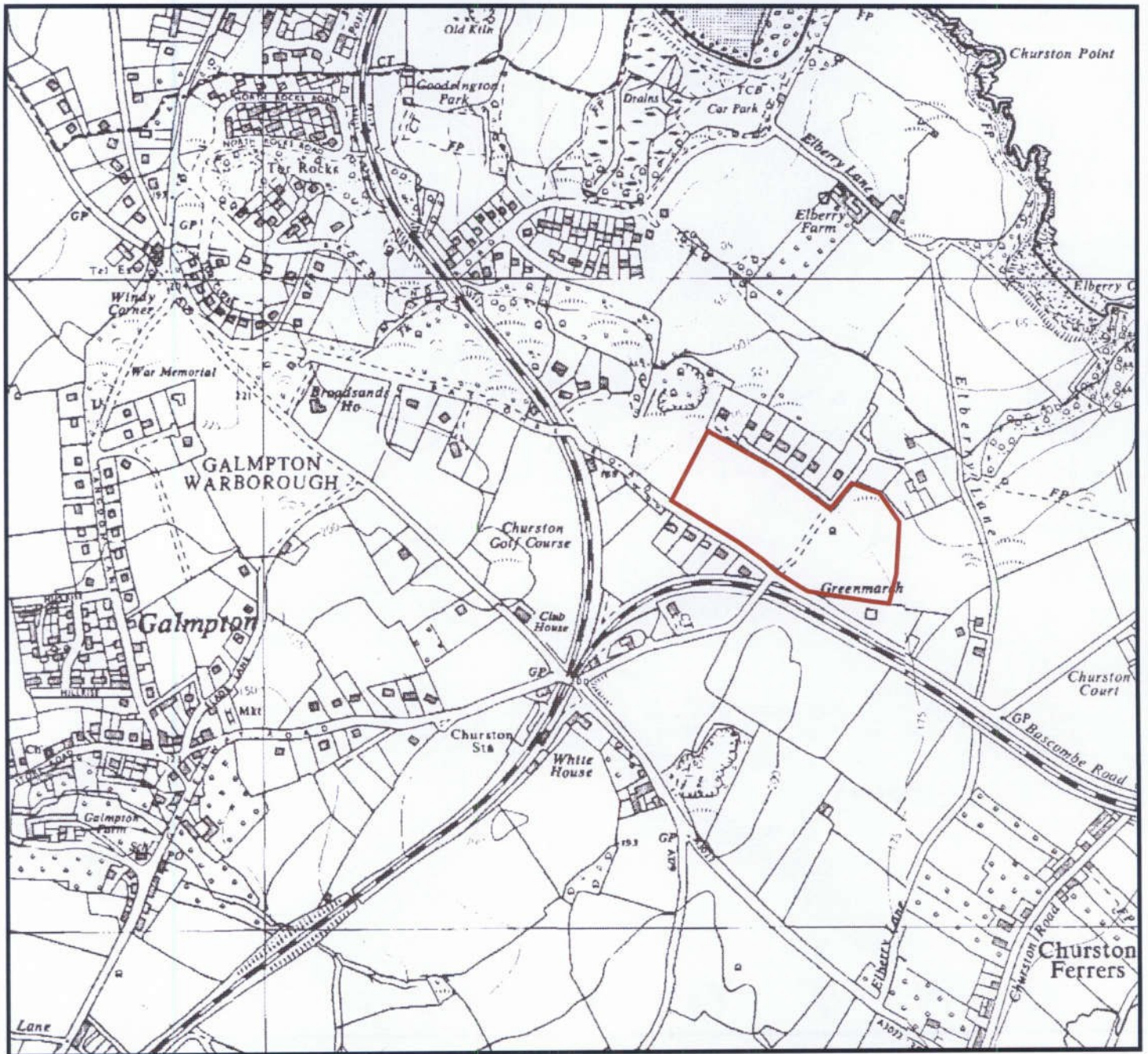
N

  
 Site Area



0m 200m  
  
 1:10,000@A4

**FIGURE 6: Ordnance Survey Map, 1938**



Site Code: CGC12  
 Accession Code:

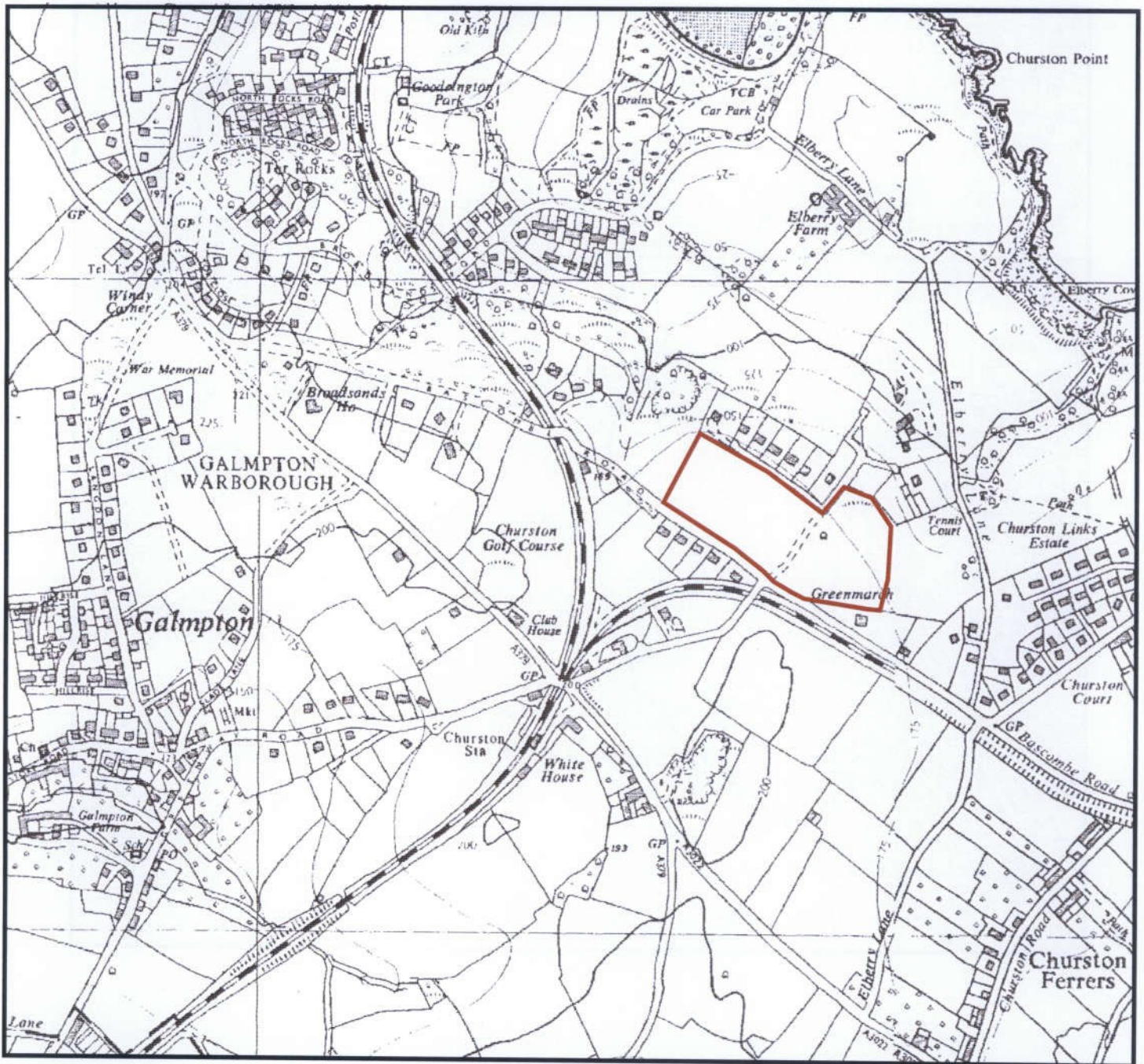
N

— Site Area

0m 200m

1:10,000@A4

**FIGURE 7: Ordnance Survey Map, 1963**



Site Code: CGC12  
 Accession Code:



— Site Area

0m 200m



1:10,000@A4

**FIGURE 8: Ordnance Survey Map, 1968**

