Norfolk Food Hub, Easton, Norfolk
An Archaeological Desktop Assessment

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SUMMARY

This archaeological desk based assessment was commissioned by Savilles on behalf of Honingham Thorpe Farms LLP to assess the potential impact of the proposed Norfolk Food Hub development (centred on TG 1238 1063) at Easton, Norfolk. The site is located approximately 10.5km west of Norwich, Norfolk. Archival, aerial and cartographic sources demonstrate that the site is located in an area with known archaeology, including prehistoric burial monuments, settlement and ritual activity, Roman occupation and industry, a dispersed Medieval settlement and later agricultural features.
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1. INTRODUCTION

1.1 This archaeological desktop assessment was commissioned to assess the known archaeology within a 0.5km radius of a proposed development on land at Easton, Norfolk. The proposed development area (PDA; centred TG 1238 1063) is located approximately 10.5km northwest of the centre of Norwich.

1.2 The principal objective of the study is to determine the presence/absence of known archaeological sites within the PDA and study area environs, and to assess the potential for archaeological remains surviving within the PDA.

1.3 Archaeology is covered by both local and national policy. Nationally the principal piece of guidance is Planning Policy Statement 5 (PPS5) supplemented by PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide to both of which the reader is directed. These documents replace earlier policies and guidance, principally PPG15 and PPG16. In Easton, the relevant local policies are the Norfolk County Structure Plan and the South Norfolk Local Plan (adopted 2003 and modified 2007).

2. METHODOLOGY

2.1 The desk-based assessment has been compiled under the guidelines of the Institute for Field Archaeologist’s (IFA) Standard and Guidance for Archaeological Desk-based Assessment 2001. The Cambridge Archaeological Unit is a Registered Archaeological Organisation of the IFA.

2.2. The archaeological baseline has been established using the following methods:

• Desk-based assessment
• Consultation with curatorial bodies
• Informal site walkover

2.3 The methodology comprises assessing the known or potential archaeological resource within the study area in order to characterise the likely character, extent, quality and worth of the resource within a local, regional, national or international context as appropriate. The assessment is based on existing sources of data including Historic Environment Records (HER), published and unpublished archaeological reports, aerial photographs and historic maps. Where there is sufficient data, this may allow modelling of the resource.

2.4 The impact assessment takes account of two factors: the potential for and relative importance of the archaeology, and the likely impact of the proposed development upon that archaeology. The following criteria will be used to determine the significance of the impact.
### Importance of feature

<table>
<thead>
<tr>
<th>Importance of feature</th>
<th>Description of feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>National</td>
<td>Scheduled ancient monuments; Grade I listed buildings.</td>
</tr>
<tr>
<td>Regional</td>
<td>Sites listed in HER or identified from other sources which comprise important examples in the context of the East Anglian area; Grade II* listed buildings.</td>
</tr>
<tr>
<td>District</td>
<td>Sites listed in the HER or identified from other sources which comprise important examples in the context of the South Cambridgeshire area; Grade II listed buildings.</td>
</tr>
<tr>
<td>Local</td>
<td>Sites listed in the HER or identified from other sources which comprise important examples in the context of the site and its immediate surroundings; locally listed buildings, hedgerows of defined archaeological or historic importance.</td>
</tr>
</tbody>
</table>

Table 2.1: Establishing importance of feature

### Magnitude of impact

<table>
<thead>
<tr>
<th>Magnitude of impact</th>
<th>Description of impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Severe</td>
<td>Site or feature entirely or largely removed / destroyed (over 75%).</td>
</tr>
<tr>
<td>Major</td>
<td>Site or feature substantially removed / destroyed (50–75%) or undergoing a fundamental alteration to its setting.</td>
</tr>
<tr>
<td>Moderate</td>
<td>Site or feature partially removed (15-50%) or with considerable alteration to its setting.</td>
</tr>
<tr>
<td>Minor</td>
<td>Site or feature suffering some disturbance / removal (&lt;15%) or with a discernible alteration to its setting.</td>
</tr>
</tbody>
</table>

Table 2.2: Establishing magnitude of impact

### Importance of receptor

<table>
<thead>
<tr>
<th>Magnitude of impact</th>
<th>Importance of receptor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>National</td>
</tr>
<tr>
<td>Severe</td>
<td>major</td>
</tr>
<tr>
<td>Major</td>
<td>major / moderate</td>
</tr>
<tr>
<td>Moderate</td>
<td>moderate</td>
</tr>
<tr>
<td>Minor</td>
<td>moderate / minor</td>
</tr>
</tbody>
</table>

Table 2.3: Establishing significance of impact
3. BASELINE CONDITIONS

3.1 The PDA is centrally located to the south of the A47, c. 10.5km to the northwest of Norwich, oriented approximately east-west, on a ridge between the rivers Tudd and Yare. The area is characterised by undulating farmland, woodland to the north and the Royal Norfolk Agricultural Showground and urban expansion of Norwich to the east. The study area and PDA are located within the administrative district of South Norfolk Council.

Layout of Study Data

3.2 This report encompasses a study area extending for a 0.5km radius from the PDA. Appendix 1 lists Gazetteer points, shown on Figure 1, and are referenced in the text in bold e.g. (1).

Topography and Geology

3.3 The underlying solid geology is chalk, overlain by Devensian Glacial Fluvial Deposits (sands and gravel; clay, silt and sand; BGS GeoIndex; Ashwin & Bates 2000: 1), the latter exploited for mineral aggregates within and immediately adjacent to the study area. The PDA is situated between 40m and 45.7m AOD above the River Tudd and A47.

Historical Background

3.4 The village is recorded as a large settlement at the time of the Domesday Survey in 1066, although lacking church. Recorded in 1086 as Estuna (Mills 1998) the origin of the name for the settlement, Estone – ‘east town’, reflects its relationship to its parent township of Hingham and not Norwich, (Bloomfield 1805) with subsequent regularisation of its spelling from the 18th century. The layout of the village suggests it originally developed around the church with a shift to the crossroad at the eastern end of a now (potentially) lost green; possibly with a roadside cross previously located on Cross Green. Elements of the earlier Medieval landscape survive within the wider environs, with evidence of ancient woodland and extant and former road layouts.

Past and Current Land Use

3.5 The PDA is located on the crest of a small plateaux and north – northeast facing slope, facing the river Tudd. Originally a small village beside the Dereham Road, post-Medieval Easton is located east of the parish church (St Peter’s), south of the A47 bypass, with recent housing development and infilling around the crossroads (Dereham and Marlingford – Ringland roads) and along the former Norwich to Dereham main road; in the late 18th and early 19th centuries the Norwich to East Dereham Turnpike road (created in the late 18th or early 19th century; no entries for the turnpike or surviving milestones, e.g. figure 7, possibly associated with the road exist at present).
3.6 Past and current land use is characterised by the small valley of the river Tudd to the north and the larger valley of River Yare to the south, stands of ancient and plantation woodland (Church plantation and Westlodge Hills to the northeast, Four Acre Plantation and Fir Covert to the east/southeast and Jane’s Wood to the southwest. Surviving field boundaries partially preserve the post-18th and earlier 19th century landscape, although elements of earlier field boundaries and heath are also present or traceable (Four Acre Plantation is recorded on the 1813 tithe map – see Section 4 below). Mineral extraction (sand and gravel) is recorded in the immediate environs and includes extant quarries/pits, with evidence of earlier, smaller gravel or clay extraction pits recorded on the historic map sequence.

3.7 Since the late 1950s, housing development has taken place within the village, oriented primarily on the former A47, with subsequent infilling between this road and the present A47 dual carriage (constructed in the early 1990s). Further development has also seen a gradual southward expansion of Easton. A site visit to the area (May 2009) identified more recent development immediately south of the village adjacent to Easton College; all the fields that constitute the PDA are currently used for agricultural purposes.

The Archaeological Assessment

3.8 The objective of this study is to collate and assess existing information relating to the archaeology and history of the study area within and immediately surrounding the PDA. This will be used to assess both areas of archaeological potential and determine the likely survival of such remains.

Sources

3.9 Principal sources consulted for this study were:

- Norfolk Historical Environment Record (HER)
- Norfolk Record Office (NRO)
- Aerial photographic evidence
- Historic map sequence 1797 – 1900
- Ordnance Survey (OS) maps – 1838 to present

Known and Potential Archaeology

3.10 Within a 4km radius of the PDA, 693 finds spots and sites of archaeological or historic interest are recorded on the Norfolk Historic Environment Record (NHER). Within the study area and closer landscape environs, several archaeological interventions have taken place over recent years, providing a large volume of archaeological data, notably along the route of the A47 Norwich Southern Bypass. Prior to the roads construction, fieldwalking and metal detecting were carried out by the Norfolk Archaeological Unit (NAU) to assess the impact the construction project would have on the underlying
archaeology (Brown 1992). In addition, an English Heritage funded watching brief and further metal detecting took place during the ground-works in 1990-91 (Ashwin and Bates 2000).

3.11 During 1979, an excavation was carried out, the site of the Bowthorpe Barrow, located approximately 5km to the east of the PDA. This investigation revealed an Early Bronze Age barrow with an inhumation burial and secondary cremations. The monument also provided a focus for later Iron Age and Roman activity (Lawson 1986). A second Bronze Age sub-circular ditch and a large Late Bronze Age hoard were also found to the east of the A47 at Lodge Farm (Beadsmoore et al. 2003); a prehistoric henge monument has also been identified east of the study area in Costessey (TG 19622 10533; Ashwin 2006). These monuments form part of a wider collection one of several similar features recorded in the wider landscape environs (Lawson 1986: 20, figure 11); a possible barrow cemetery is located immediately west of the PDA (NHER 12809; 25), with one barrow of this group falling immediately adjacent to the PDA’s boundary (NHER 12808; 22). Two Bronze Age barrows have also been identified c. 300m south of the Showground (NHER 9291, 9292), east of the study area. Significant Iron Age artefacts and settlement related features have been found close to the study area, including the Honingham hoard of over 300 silver Iceni coins deposited after AD 45 in a pot (NHER 7819; Clarke 1956).

3.12 Located to the north of the study area on the Ringland Hills and site of the Longdell Hills quarry (Clarke 195; Trimble 2002, 2004; Boyle 2004, 2006; Tatler 2004; Bates 2006) are a number of sites from which prehistoric flint tools and roughed-out hand axes have been recovered, including a possible antler hammer (indicating the exploitation and possible mining of flint sources in the area; NHER ref: 7798), and settlement related features. Within the study area several prehistoric flint scatters, pits, ditches and features have been identified during field work (e.g. Bown 1992; Timms 1998). Iron Age and Romano-British features and objects (including a Roman coin hoard and a probable road), and Medieval settlement and agricultural related activity have also been identified within the study area.

Prehistoric (to 43 AD)

3.13 The PDA is located within a landscape of known prehistoric and Roman-British activity (Bown 1992; Ashwin & Bates 2000). Within the study area, the evidence for prehistoric activity is dominated by flint scatters and monuments identified from aerial photographs and fieldwork. These include Neolithic and Bronze Age sites identified from worked flint scatters, burnt material and individual worked flint found during fieldwalking, surveying and excavation (1, 3, 5, 7, 9, 10, 11, 19, 23, 26-28, 29). Neolithic axes (11, 23, 24) and settlement related activity, including, possible hearths and structures, pits, ditches, postholes (10, 12) and Late Neolithic and Bronze Age pottery sherds (1) have also been recovered during fieldwork; a prehistoric fieldsystem was also identified during an evaluation undertaken ahead of the development of a new village hall (Bown 1992; Timms 1998). Several Bronze Age ring ditches
3.14 Settlement and agricultural related activity, including undated boundary features (although these could be later in origin), pottery (including West Harling style) and features dating from the Iron Age, including a cluster of postholes, are recorded within the study area, and also include evidence for possible ritual activity and charcoal production (1). A possible Iron Age coin hoard is recorded within the study area (15), but this may have been mistakenly confused with a hoard found in a nearby parish.

**Romano-British (43 AD - 450 AD)**

3.15 Evidence for Romano-British activity within the study area and PDA is limited. These include finds of pottery (4), a Spanish amphora handle (24), and coins (13). Significantly, a large hoard of Roman coins (15) was discovered near the Dog Inn in 1851; a coin was also found during metal-detecting (5). Containing approximately 4000 coins, the hoard was deposited around AD 340. A possible road is identified in the south of the study area, although no datable material was recovered during excavation of this road and may thus be later in origin (NHER Refs. 9275, ENF4584).

**Medieval (450 AD – 1589)**

3.16 Recorded in the Domesday survey of 1086, the parish of Easton has earlier antecedents and was possibly located beside an already existing road/crossroads that is partially preserved in the current road configuration. Saxon pottery has been recovered from the north-western part of the study area (1, 3), possibly indicative of the initial settlement focus. Sherds of Medieval pottery have also been recovered during archaeological fieldwork (1, 3, 4, 22, 27). In addition, a sword or belt fitting (8), a copper alloy vessel rim and coins, including a Quatrefoil penny minted at York (13, 16, 20), a large Medieval square buckle plate (12) and the foot from a copper alloy vessel (18) have been recovered. Dating from the Medieval period is a possible cross base (5) and St Peter’s Church (14), a Grade I listed building.

**Post-Medieval to present (1590 – 2009)**

3.17 Evidence for later activity within the study area includes several listed buildings. Situated north of the PDA is located the Grade II* listed West Lodge (6), formerly the lodge of Costessey Park. The current house dates to the 17th century arranged around a Jacobean T-shaped house, with later alterations and additions dating from the mid 18th century onwards. North of the PDA is located the Dog Inn (plot 118 on the 1813 tithe map), the main part
of which dating from the 18th and 19th centuries; however, the north with stepped gable may date to the 17th century and the rear extension was built in 1854. The Dog Inn (17) dates mainly from the 18th and 19th centuries, although part may date from the 17th century. A Methodist chapel (21) is recorded in Easton on the 1883 OS map sequence. The precise location of the site of the chapel is uncertain, but is speculated that the current cottage on the site may have been converted from the chapel.

3.18 In addition to the above mentioned buildings post-Medieval artefacts and features have been recovered from within the study area and include a number of pottery finds (1, 3, 4, 22). Several WWII cartridge cases and mortar fragments have been recovered from the north-western corner of the study area (1) and probable attesting the use of the area for training or as a rubbish dump during the war. Located in the northwest of the study area are a number of earthworks identified as possible Medieval toft (although this attribution is uncertain) and the southeast corner of the landscaped parkland associated with Honingham Hall (2).

4. CARTOGRAPHIC AND PHOTOGRAPHIC EVIDENCE

4.1 The cartographic evidence for the study area dates from the early 17th century; however, these early maps provide insufficient detail of the study area and PDA and were consequently not considered any further. The earliest detailed cartographic evidence for part of the study area is a 18th century map of the north-western corner of the parish of Easton (NRO FEL 1067; figure 2). This map shows this part of the parish divided into relatively small fields, indicating inclosure occurred here prior to the start of the 19th century, although the precise date and mechanism of inclosure (Act of Parliament or encroachment) is unclear; an accompanying note to this map suggests that land to the south was pasture or meadow. Numerous field boundaries recorded on this earlier map dating were extant on the 1824 Easton estate map (NRO BER 34) with several boundaries surviving to the present date. Importantly, this map also records several small pits, probably for gravel extraction used for the maintenance of the turnpike. William Faden’s map of 1797 (fig. 3) provides a general topographic map of the area and clearly represents the higher ridge upon which Easton and the Norwich to Dereham road are situated, and identifies that the eastern part of the parish south of the road was common and interestingly, a brick kiln is also recorded on this map. More usefully, the 1813 tithe map (NRO DN/TA84; fig. 4) covers the whole parish and demonstrates that within the PDA and south of the main road, field plots were generally larger than the current configuration, but now probably inclosed, only being subsequently subdivided into smaller fields in the late 19th and early 20th centuries. Comparison of the tithe map with an aerial photograph held in the NHER shows the farm buildings at Upper Farm recorded on the map were still extant in 1946. These buildings were subsequently demolished and the area incorporated into a large field (fig. 6).
<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18th century</td>
<td>Map of Easton (western portion) showing field names (NRO FEL 1067)</td>
</tr>
<tr>
<td>1797</td>
<td>William Faden’s map of Norfolk</td>
</tr>
<tr>
<td>1813</td>
<td>Tithe map of Easton (NRO DN/TA84)</td>
</tr>
<tr>
<td>1814</td>
<td>John Cary’s map of Norfolk</td>
</tr>
<tr>
<td>1824</td>
<td>Estate Map (NRO BER34)</td>
</tr>
<tr>
<td>1826</td>
<td>Bryant’s map of Norfolk</td>
</tr>
<tr>
<td>1835</td>
<td>Robert Creighton’s map of Norfolk</td>
</tr>
<tr>
<td>1838</td>
<td>Ordnance Survey (OS) 1st edition, Old Series</td>
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<tr>
<td>1861</td>
<td>John Dower’s map of Norfolk</td>
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<td>1882</td>
<td>OS 1:2,500 scale map, 1st edition</td>
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<td>1883-92</td>
<td>OS 1:10,560 scale map, 1st edition</td>
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<tr>
<td>1907-08</td>
<td>OS 1:10,560 scale map, 1st revision</td>
</tr>
<tr>
<td>1958</td>
<td>OS 1:10,560 scale map, 1st Imperial edition</td>
</tr>
<tr>
<td>1970</td>
<td>OS 1:2,500 scale map, National Survey 1st edition</td>
</tr>
<tr>
<td>2008</td>
<td>OS 1:25,000 scale map, Explorer sheet 237: Norwich, Wymondham, Attleborough and Watton</td>
</tr>
</tbody>
</table>

Table 4.1: Historic cartographic sequence included in assessment

4.2 Although the Ordnance Survey (OS) First Edition, Old Series (1838) denotes the study area and PDA, it is the later series of OS maps, dating from the late 19th century, that show the PDA in detail. These maps show the study area and PDA, field boundaries, field sizes (including acreage) and topography. This sequence of historical maps also records the presence of gravel pits within the study area pre-dating 1882 (although these may have been used for clay extraction for brick-making cf. Faden 1797). Subsequent maps in the sequence record the expansion of Easton and infilling, notably within the last 15 years following the construction of the A47 Norwich bypass. Furthermore, the OS record provides information of the history and extent of mineral extraction within the study area and wider landscape, such as the loss of Home Plantation, recorded on the 1882 and 1907-8 maps, and the opening of the Longdell Hills quarry immediately north of the A47, and the former sand and gravel pit between the former A47 and present dual carriageway in the north corner of the study area.

5. DISCUSSION

5.1 Located on a small ridge between two rivers the present road (excluding the more recent A47) through the village bisects a landscape that has been utilised from the Neolithic and Bronze Age to the present day. Although settlement evidence for the Neolithic and Bronze Age is minimal within the study area, extending the scope of the assessment a relatively short distance to include the wider environs results in the inclusion of several different locales, similarly situated, that were occupied during these periods. Significantly, these sites, such as those identified during the early phase of construction of the Norwich southern bypass (Ashwin & Bates 2000) and those described by Lawson (1996) revealed a number of natural hollows that contained Neolithic and Early Bronze Age artefacts, pit sites, artefact scatters, ring-ditches and barrows. The barrows and henge-monument at Costessey have been mentioned above (section 3.11), but considered with the known ring ditches,
probable barrow cemetery to the west and southeast of the PDA, and others
known in Marlingford (e.g. NHER 15764; aerial photo ref: NHER TG
1409B,C TG 1409A) south of the study area, these attest to use of the
landscape for the siting and construction of funerary monuments on the higher
ground on either side of the river valleys found here. In addition to the ring-
ditches and possible and known barrows identified within the study area
(section 3.13), a recent (22nd May 2009) inspection of the Norfolk HER aerial
photographic record identified two further ring ditches, one at Easton Lodge
Farm (TG 1380 1160; NHER ref: TG1311/C/HRZ12 – dated 18.07.1996), the
second off-set from the angle of the field southwest of St Peter’s Church ((TG
1300 1090; NHER ref: TG1310/G/DNZ4 – dated 22.08.1989); however, this
latter example may be due to agricultural activity, especially irrigation as such
practices have a differential impact on crops (see NHER ref: TG1310/BAPB4
– dated 29.06.1976).

5.2 The presence of a large number of prehistoric flint scatters, many found during
fieldwalking ahead of the construction of the A47 bypass in the early 1990s,
also attests to the use and occupation of the landscape during the Neolithic to
Iron Age periods. The prehistoric field-system found during an evaluation on
the site of the proposed new village hall highlights landscape enclosure in
prehistory indicates the likely presence of nearby settlement related features (a
number of pits, hearths and ditches were revealed during the fieldwork; Timms 1998). Similarly, the later Bronze Age pottery found in ditches
revealed during excavation at Longdell Hills quarry also suggest these formed
part of an enclosure system or were related to agricultural practices. Evidence
of Iron Age occupation and ritual activity found was also discovered here, and
included the possible manufacturing of charcoal. This evidence, considered
with the above evidence for Bronze Age barrows and ring ditches, suggest it is
thus highly likely that similar flint scatters, pits, settlement related features
(including structures), field systems, possible evidence of ritual and
‘industrial’ processes and further funerary monuments will be discovered
within the PDA dating from the Neolithic to Iron Age.

5.3 Compared to the preceding prehistoric periods the Romano-British period
lacks significant archaeological features and artefacts. Nonetheless, those that
have been found within the PDA, either by chance, or through fieldwork,
attest to probable settlement adjacent to a trackway that may have bisected the
area on the same alignment as the later Medieval and subsequent turnpike and
former A47. The recovery of a Spanish amphora handle southwest of the PDA
(35) provides evidence of imported goods entering the area from overseas
markets, as well as the presence of finewares and storage vessels found in the
western and central parts of the parish. Significantly, the coin hoard found
near to the Dog Inn and the recent nearby recovery of further Roman coins
strongly suggest that a relatively wealthy farmstead or establishment existed
within the immediate environs (a villa is recorded at Ringland c. 3.5–4km
northeast of the study area; NHER 11711 & 50602). The deposition of a coin
hoard dating from the 4th century in such a location is not that unusual with a
recent hoard excavated under archaeological control at Childerley Gate,
Cambridgeshire (Abrams & Ingham 2008). At this site, and those along the
A428 improvement works, settlement evidence dating from the Late Iron Age to the 4th century AD was found at an interval of c. 1.5km. The discovery of gullies and ditches dating to these periods at Longdell Hills quarry provisionally suggest a similar settlement distribution may exist within the study area, with the potential for field-systems, paddocks, farmsteads and enclosures being discovered within those parts of the PDA located towards the modern road alignment; this road alignment may preserve an earlier unmetalled Romano-British trackway and the undated raised road located in the southwest of the study area may be of Roman origin, although a Medieval or post-Medieval date cannot be ruled out.

5.4 Medieval features within the study area and PDA are confined to St Peter’s Church, pottery and the occasional metalwork find. Nonetheless, Late Saxon pottery was recovered at the western end of the village near to the church. The location of this pottery and the church are indicative that the earlier Medieval settlement focus was located at the western end of the present village¹, with a subsequent eastward shift; there is no evidence to suggest that the village extended further east than indicated on the 1813 tithe map; again clustering around a crossroads. The development sequence seen at Easton reflects similar patterns seen elsewhere in Norfolk and that ‘small fragmentary villages are merely the remains of former late Saxon settlements and nucleated villages’ (Aston 1985: 80-81). It is thus possible that evidence of late Saxon and Medieval settlement features will be encountered in the western part of the PDA close to the original village centre. The presence of possible Medieval charcoal pits at Longdell Hills quarry also attest to the continued importance of this industry and further evidence related to these activities, including structures, may be uncovered in the eastern part of the PDA.

5.5 Neither site visit nor examination of the aerial photographic record provided evidence of Medieval or later ridge and furrow agriculture, although this lack of evidence may be due to the time of year the photos were taken, the nature of the surface geology and crop-cover. Despite this negative evidence, the presence of such features within the landscape pre-dating the 18th century cannot be excluded from the study area, although the probability of ridge and furrow being found in the PDA is much lower. This inference is made upon the assumption that the field-system in the northwest of the parish shown on an 18th century map possibly represent early consolidation of smaller strips or parcels clustered around the homes of individual holders (Martin & Satchell 2008: 23). Field boundaries recorded on this map partially survive in current field and property boundaries and, importantly, the accompanying documentary evidence providing details of ownership indicates that the southern part of the parish was either common, heath, open fields or pasture. Faden’s map of 1797 depicts the area as open common, although it is possible that here there may have existed a blurring between land held in common and that already inclosed (‘old inclosure’) or individually held (ibid: 21-23). Thus, the field system seen within the PDA recorded on the 1813 tithe map may

¹ It is interesting to note that in 1086 that no church is recorded as having been extant 20 years earlier and further supports the interpretation that this location was the original settlement focus and that Easton was not of polyfocal origin.
reflect earlier field boundaries and assessable units. There thus exists the possibility of encountering features relating to earlier agricultural activities, such as former field boundaries/divisions, furlongs, ridge and furrow and headlands. In terms of the latter features, headlands and ridges created during ploughing can lead to the preservation of earlier archaeological features.

5.6 Post-Medieval features within the study area included in the gazetteer are confined to 18th to 20th century properties (existing or demolished/converted), pottery scatters, ditches (field boundaries and track-side ditches), extant field boundaries and the site of the Royal Norfolk Showground, onetime home of Norwich’s second airport, and the occasional find of spent World War 2 munitions (although suggested these may be from training exercises, .303 munitions were used by the RAF as the main armament on fighter aircraft and prior to the introduction of larger calibre weapons from 1940 onwards). It is thus probable that scatters of artefacts (agricultural implements, coins, clay pipes, tiles, pottery, drains, etc) and former field boundaries may be found within the PDA, with more recent objects and activity within the showground. Different agricultural regimes used by the agricultural college may also have left traces within the PDA and foundations and building debris are likely to be encountered on the former site of Upper Farm.

6. CONCLUSION

6.1 The PDA and study area lie within a known rich archaeological and historical environment with evidence of activity from the Neolithic period to the present date, notably the large number of flint scatters and potential prehistoric ring ditches and barrows that are located throughout this landscape. The discovery of a Roman coin hoard (albeit in the mid 19th century) and gullies also identifies the potential for significant occupation evidence dating from this period being found within the PDA. The presence of St Peter’s Church and Late Saxon pottery beside the former main road and crossroads would suggests that evidence of Medieval settlement evidence in the northwest of the PDA also cannot be exclude, with property plots extending backwards from the road.

7. ASSESSMENT OF IMPACTS

7.1 The impact assessment takes account of two factors: the potential for and relative importance of the archaeology, and the likely impact of the proposed development upon that archaeology. The following criteria will be used to determine the significance of the impact.
**Table 7.1:** Establishing importance of feature

<table>
<thead>
<tr>
<th>Importance of feature</th>
<th>Description of feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>National</td>
<td>Scheduled ancient monuments; Grade I listed buildings.</td>
</tr>
<tr>
<td>Regional</td>
<td>Sites listed in HER or identified from other sources which comprise important examples in the context of the East Anglian area; Grade II* listed buildings.</td>
</tr>
<tr>
<td>District</td>
<td>Sites listed in the HER or identified from other sources which comprise important examples in the context of the King’s Lynn and West Norfolk area; Grade II listed buildings.</td>
</tr>
<tr>
<td>Local</td>
<td>Sites listed in the HER or identified from other sources which comprise important examples in the context of the site and its immediate surroundings; locally listed buildings, hedgerows of defined archaeological or historic importance.</td>
</tr>
</tbody>
</table>

**Table 7.2:** Establishing magnitude of impact

<table>
<thead>
<tr>
<th>Magnitude of impact</th>
<th>Importance of receptor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>National</td>
</tr>
<tr>
<td>Severe</td>
<td>major</td>
</tr>
<tr>
<td>Major</td>
<td>major / moderate</td>
</tr>
<tr>
<td>Moderate</td>
<td>moderate</td>
</tr>
<tr>
<td>Minor</td>
<td>moderate / minor</td>
</tr>
</tbody>
</table>

**Table 7.3:** Establishing significance of impact

<table>
<thead>
<tr>
<th>Magnitude of impact</th>
<th>Description of impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Severe</td>
<td>Site or feature entirely or largely removed / destroyed (over 75%).</td>
</tr>
<tr>
<td>Major</td>
<td>Site or feature substantially removed / destroyed (50–75%) or undergoing a fundamental alteration to its setting.</td>
</tr>
<tr>
<td>Moderate</td>
<td>Site or feature partially removed (15-50%) or with considerable alteration to its setting.</td>
</tr>
<tr>
<td>Minor</td>
<td>Site or feature suffering some disturbance / removal (&lt;15%) or with a discernible alteration to its setting.</td>
</tr>
</tbody>
</table>

**Effects during construction**

7.3 The main impact upon the archaeological resource during construction will be caused by ground works, including earthmoving, levelling, vehicle movement (including compaction), landscaping, the installation of services and, more significantly, the construction of house and building foundations. In some areas of the PDA these impacts will be severe. In the broader landscape the effects will be very localised, but may be intense at a given location e.g. house foundations, earth reformation, junctions, service and access points.

**Table 7.4:** Classification of sensitive landscape receptors and impact magnitude during construction.

<table>
<thead>
<tr>
<th>Importance</th>
<th>Magnitude</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>National</td>
<td>Negligible</td>
<td>Negligible</td>
</tr>
<tr>
<td>Regional</td>
<td>Major</td>
<td>Significant</td>
</tr>
<tr>
<td>District</td>
<td>Moderate</td>
<td>Significant</td>
</tr>
</tbody>
</table>
Effects post-construction

7.4 Once construction has been completed, any lingering impact upon the archaeological resource will be minimal. The only possible continuing impact will be any further unscheduled construction, but this does not extend in general beyond the PDA and is unlikely to impact upon previously undisturbed archaeology. Such works, where necessary, will require a separate schedule of mitigation.

<table>
<thead>
<tr>
<th>Importance</th>
<th>Magnitude</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>National</td>
<td>Negligible</td>
<td>Negligible</td>
</tr>
<tr>
<td>Regional</td>
<td>Negligible</td>
<td>Negligible</td>
</tr>
<tr>
<td>District</td>
<td>Negligible</td>
<td>Negligible</td>
</tr>
</tbody>
</table>

Table 7.5: Classification of sensitive landscape receptors and impact magnitude post-construction.

Mitigation

7.5 Mitigation for the archaeology will adhere to the principles outlined in PPG 16 and reiterated in local planning policies and guidelines, which favours the preservation in situ of significant archaeological remains where they have been identified and, where preservation is not practicable, an appropriate level of recording of the archaeology will be completed prior to construction work. Based on the current level of knowledge it is presumed that archaeology will not be a constraint on development provided that mitigation is carried out in accordance with PPG16 and local planning policies.

7.6 All required archaeological fieldwork will be conducted in accordance with a Written Scheme of Investigation, drawn up in consultation with and approved by the relevant planning authority. Prior to any construction, the development area will be subject to thorough, appropriate Field Evaluation, specifically a comprehensive programme of trial-trenching tailored to the final development master plan. Any “sites” subsequently discovered will be either preserved in situ or ‘preserved by record’ (i.e. excavated).

Acknowledgements

Thanks are due to Norfolk HER and Records Office, Jane Matthews, Andy Hall and Vicky Herring for the illustrations. Alison Dickens was the project officer.
8. REFERENCES


Norfolk County Council Structure Plan (adopted 1999)

North Norfolk Local Plan: 1998

Page, W. 1906. A History of the County of Norfolk: Volume 2. Victoria County History


Planning Policy Guidance Note 15. Office of the Deputy Prime Minister

Planning Policy Guidance Note 16. Office of the Deputy Prime Minister


9. ILLUSTRATIONS

Figure 1. Location, study area and gazetteer
Figure 2. Northwest fields, Easton (NRO FEL 1067)

Figure 3. William Faden’s 1797 map of Norfolk (detail) with approximate location of the PDA superimposed
Figure 4. 1823 Easton Tithe map (NRO DT/NA84)

Figure 5. 1882 1:2,500 scale OS map
Figure 6. Hall Farm, Easton; site of former farm buildings

Figure 7. Norwich to Dereham Turnpike road milestone, Easton
## 10. APPENDICIES

### Appendix 1 Site and Finds Gazetteer

<table>
<thead>
<tr>
<th>Gaz No.</th>
<th>Grid</th>
<th>Period</th>
<th>Description</th>
<th>Refs.</th>
<th>HER Refs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>TG 12110 11830</td>
<td>Prehistoric, Neolithic, Bronze Age, Iron Age, Saxon, Medieval, post-Medieval, Modern</td>
<td>Two undated mounds are recorded and objects of prehistoric to World War Two date have been collected. The artefacts include prehistoric and Neolithic worked flints, prehistoric, Early Saxon, Late Saxon, medieval and post-Medieval pottery and World War Two ammunition fragments. The ammunition suggests that the site was used as a firing range during World War Two. In 1979 finds included: twenty prehistoric (Iron Age?) sherds; one Late Saxon rim sherd; twenty nine Medieval sherds including green-glazed; two post-Medieval stoneware sherds; scatter of Neolithic flint including two cores; twenty five flakes; two scrapers; two retouched pieces; one piece iron slag; one fragment Mayen lava millstone; two fragments iron, undated. In 1983 further fieldwalking recovered: one two platformed blade core fragment, two keeled cores (one of them with blade scars), two blades, sixteen flakes, one scraper, four possibly retouched flakes; two flint and sand gritted sherds, one of them indeterminate, the other with fingertip rustication and probably Late Neolithic/Early Bronze Age or Iron Age; two copper alloy ammunition fragments, cartridge case dated 1944 with Ministry of Defence cypher, and mortar fragment. In 1985 further sherds of pottery, including some with thumbnail decoration in West Harling style were also recovered.</td>
<td>HER ref.</td>
<td>17163, ENF11078, ENF11078, ENF6779, ENF11078, ENF8606, ENF93929</td>
</tr>
<tr>
<td>2</td>
<td>TG 11970 11320</td>
<td>Medieval, post-Medieval</td>
<td>Landscape park associated with Honingham Hall (NHER 7821) recorded on Faden's map of 1797 the tithe map and the 1st edition Ordnance Survey 6 inch map. Undated enclosures are visible on aerial photographs. They may have been part of a medieval toft. Survey in 1990 identified possible earthworks around stream, including rectangular enclosure; suggested as a possible toft. Site visited by a student from University of East Anglia, believed it was a moat. Further site visit in 1993: irregular and incomplete enclosures, bounded by former watercourse channel to south, and divided by natural depression. Low banks and irregular depressions form other partial boundaries with one enclosure extending east into adjacent field. One possible platform on eastern enclosure; probable toft remains but not very convincing. Nothing on tithe map.</td>
<td>HER ref.</td>
<td>44183, 28552</td>
</tr>
<tr>
<td>3</td>
<td>TG 13001 11200</td>
<td>Prehistoric, Medieval, post-Medieval</td>
<td>Casual finds from a walled garden include two prehistoric flint flakes and some Late Saxon/Medieval, medieval and post-Medieval pottery sherds.</td>
<td>HER ref.</td>
<td>52526, ENF12210</td>
</tr>
<tr>
<td>4</td>
<td>TG 13100 11200</td>
<td>Prehistoric, Roman, Medieval, post-Medieval</td>
<td>Fieldwalking in 1986 in 'Field 8' in advance of the Norwich Southern bypass recovered prehistoric worked and burnt flints and Roman, Medieval and post-Medieval fragments of pottery.</td>
<td>Bown 1992</td>
<td>25702, ENF9074</td>
</tr>
<tr>
<td>No.</td>
<td>TG</td>
<td>Period</td>
<td>Find Details</td>
<td>Reference</td>
<td></td>
</tr>
<tr>
<td>-----</td>
<td>-------</td>
<td>-----------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>TG 13350 11240</td>
<td>Medieval</td>
<td>Large oval shaped mass of flints in cement, at green known as The Cross. Claimed as base of cross. This is probably correct, assuming it is the pavement on which the cross stood, turned on its side. This patch of land is said to be the only piece still owned by the Stafford family.</td>
<td>Cozens-Hardy 1933, 7819, ENF95048, ENF86626</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>TG 13460 11260</td>
<td>Post-Medieval</td>
<td>Grade II* listed building (226460; DNF10222). This Jacobean T shaped house was once used as a lodge for Costessey Park. The chequered brick building has stepped north, south and west gables with a modern extensions beyond the west gable. To the west is a range of chequered brick barns. Formerly used as lodge to Costessey Park, but park did not extend this far until 19th century, so presumably originally a house. Jacobean T shaped, stepped north and south gables and west gable (modern extensions beyond this). Three pedimented windows in south wall. Chequered brickwork. Spear headed clamping. East facade three bays, two storeys, probably later. Rainheads dated 1743. To west, range of barns in chequered brick with brick louvres. Stone pinnacles set each side of road. Very good condition. English Heritage notes lobby entrance house. Five bay arrangement turned to three bay in 1743; one surviving window of that date with raised brick frame. Original fireplace in subsidiary wing. Elaborate stopped beams throughout house. Original roof and cellars. Late 17th century staircase and cellars door. Barrel vaulted tunnel through main stack, panelling and fireplaces all of 1743. Also suggested that these tunnels through stacks are original 17th century features, and not later insertions as they have been dated here and in other buildings in Norfolk.</td>
<td>HER/EH ref. 12600, ENF95048</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>TG 13100 11100</td>
<td>Neolithic/Bronze Age Medieval</td>
<td>In 2000 metal detecting recovered a Late Neolithic to Early Bronze Age dagger or discoidal knife fragment. During a watching brief and metal detecting (1991-92) in advance of the Norwich southern bypass recovered a Medieval sword or belt fitting at this site (Site 8).</td>
<td>Bown 1992, 36098, ENF92192, 29044, ENF11347</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>TG 1330 1100</td>
<td>Prehistoric, Roman</td>
<td>A Neolithic to Bronze Age pointed scraper was found on the surface of this field. Fieldwalking and metal detecting in advance of the Norwich southern bypass found two Bronze Age flint flakes, a Roman coin and an undated pit with burnt material.</td>
<td>Bown 1992, 16308, ENF10383, ENF11332, ENF11361</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>TG 12760 11000</td>
<td>Prehistoric</td>
<td>During a watching brief (1991-92) in advance of the Norwich southern bypass one flint flake was recovered from this field (Site 1).</td>
<td>Bown 1992, 29040, ENF11373</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>TG 12800 11000</td>
<td>Prehistoric</td>
<td>During a watching brief (1991-92) in advance of the Norwich southern one prehistoric flint flake was found at this site (Site 2).</td>
<td>Bown 1992, 29041, ENF11373</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>TG 12900 11010</td>
<td>Prehistoric</td>
<td>A Neolithic polished axehead was found on the surface of a field after deep ploughing about 1955; N.147. Dolerite. During a watching brief (1991-92) in advance of the Norwich southern one prehistoric flint flake was found at this site (Site 3).</td>
<td>Clough &amp; Green 1972, Bown 1992, 7809, ENF2555, 29042, ENF11373</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>TG 13001 11001</td>
<td>Medieval</td>
<td>During March to April 1999 metal detecting resulted in the recovery of a large Medieval square buckle plate, broken at the hinge (old break) and now rather worn. There are frame recesses and a pin slot; beyond are traces of wavy engraving. The centre of the plate is a sunken square field with a reversed bird in profile looking to the right. It has a long straight slanting wing and a tail</td>
<td>HER ref. 34885, ENF88808</td>
<td></td>
</tr>
<tr>
<td>No.</td>
<td>TG Code</td>
<td>Period</td>
<td>Description</td>
<td>Reference(s)</td>
<td></td>
</tr>
<tr>
<td>-----</td>
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<td>-----------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------------------</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>TG 13020 11020</td>
<td>Roman, Medieval</td>
<td>During a watching brief and metal detecting (1991-92) in advance of the Norwich southern Roman and Medieval coins and part of a Medieval copper alloy vessel (rim) were found (Site 4 to 7 and 9).</td>
<td>HER ref. 29043, ENF11349</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>TG 13000 10970</td>
<td>Medieval</td>
<td>St Peter's Church, Easton. Grade I listed building (226459; DNF9995). The oldest parts of the church are Late Norman, dating to the 12th century. In the 13th century the church was extended in Early English style and the windows were all replaced in the 15th century in Perpendicular style. The tower fell in 1778 and was replaced by a bellcote which was demolished in 1977. The church was completely restored in 1883 by the architect Phipson. West gallery inserted into church. Two holes dug into nave for supports. Fill of loose earth contained post-Medieval pammets, brick fragments etc. This may be due to removed vaults and indeed tomb slabs in nave floor seem to have no graves beneath.</td>
<td>HER/EH ref. 7827, ENF95048, ENF16094</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>TG 13400 11000</td>
<td>Iron Age, Roman</td>
<td>A hoard around 4000 Roman copper alloy coins in a large pot were found here in 1851. The hoard was probably deposited around AD 340. (Reports suggest a hoard of silver Iron Age coins was also found here but this is probably confused with the Weston hoard (NHER 7720))</td>
<td>VCH 1901 7814, ENF10378</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>TG 13480 11000</td>
<td>Medieval</td>
<td>During a watching brief and metal detecting (1991-92) in advance of the Norwich southern recovered a Medieval coin at this site (Site 12).</td>
<td>Bown 1992 29045, ENF11330</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>TG 13520 10950</td>
<td>Post-Medieval</td>
<td>The Dog Inn. The main block of this pub is a 18th to 19th century building, but the north wing has a stepped gable and may date to the 17th century. The rear extension was built in 1854. There is a 19th century outbuilding in flint and brick with stepped gables. Main block is a normal 18th to 19th century building, but rear (north) wing has a stepped gable. Central chimney and other parts of this have been repaired in 19th century brick, but main structure is of bricks narrower than these, though their date is uncertain; could be 17th century. Rear extension has date 1854. 19th century outbuilding in flint and brick with stepped gables.</td>
<td>HER ref. 12837, ENF10380</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>TG 12000 11000</td>
<td>Medieval</td>
<td>During the 1980s a foot from a late Medieval copper alloy vessel was discovered. It was found by a metal detectorist working prior to the construction of the A47 Norwich Southern Bypass. 1985 to 1989 metal detecting.</td>
<td>HER ref. 25701, ENF8614</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>TG 12120 10940</td>
<td>Bronze Age</td>
<td>An undated ring ditch, possibly the remains of a Bronze Age round barrow, is visible as cropmarks on aerial photographs. A prehistoric flint flake was found during fieldwalking carried out ahead of the construction of the Norwich Southern bypass (Field 1). Cropmark of one ring ditch in cereal crop. Site previously incorrectly located, but now located accurately as TG 1235 1090 by D. Edwards (NAU). Fieldwalking in the 1980s in advance of Norwich Southern Bypass, 'field 1' of the survey, recovered some flint flakes. NHER 12809, to the southwest, are further ring ditches; these may form part of a Bronze Age barrow cemetery.</td>
<td>HER ref. 12808</td>
<td></td>
</tr>
</tbody>
</table>
21 TG 13514 10852 Post-Medieval

A late 18th century flint and brick Methodist Chapel. Methodist Chapel (Wesleyan) shown on the 1883 OS map next to long east-west building with small detached building to west. 1840 Tithe map shows only the long building. GIS mapping current in 2005 has 'chapel' against the west end of the long building, the smaller building having gone. The building now consists of a brick cottage at the east end, dating to after c. 1770, with some flintwork in its north wall and a flat-arched door to the east; and at the west end a flint cottage; No trace of a chapel. It has been speculated that the flint cottage was converted from the chapel.

22 TG 12120 10730 Neolithic, Bronze Age, Medieval, post-Medieval

In 1980 found in fieldwalking after ploughing Neolithic and Bronze Age flint flakes and Medieval and post-Medieval pottery; south of A47, east of Blind Lane - sherd of Staffordshire combware moulded plate rim. An undated ring ditch, possibly the remains of a Bronze Age round barrow, is visible as cropmarks on aerial photographs.

23 TG 12000 10700 Neolithic, Bronze Age

Fieldwalking in 1980 found Neolithic and Bronze Age flint artefacts. They include a part of a polished axehead, flakes, scrapers and blades. Finds included: one ?crude axe; one reworked polished axe fragment; twenty four crude flakes; four scrapers; two blades; one notched piece; one pick fragment. These finds are from the immediate vicinity of at least four undated ring ditches, which may form part of a Bronze Age barrow cemetery (NHER 12808 and NHER 12809).

24 TG 12620 10690 Neolithic, Roman

A small Neolithic flint flaked axe or pick, three fragments of Roman pottery and a Spanish Roman amphora handle were found on the surface of this field.

25 TG 11580 10610 Bronze Age

Three undated ring ditches are visible as cropmarks on aerial photographs. They are probably the remains of Bronze Age barrows. See also NHER 12808.

26 TG 12380 10450 Neolithic, Bronze Age

Fieldwalking in 1979 recovered Neolithic to Bronze Age flakes and blades: nine flakes; one blade. At least four undated ring ditches, which may form part of a Bronze Age barrow cemetery (NHER 12808 and NHER 12809) are nearby.

27 TG 12200 10400 Neolithic, Bronze Age, Medieval

Fieldwalking in 1980 found Neolithic/Bronze Age flint artefacts and Medieval pottery The flint objects included: fifteen heavy flakes; one scraper, one Medieval sherd. These finds are close to at least four undated ring ditches, which may form part of a Bronze Age barrow cemetery (NHER 12808 and NHER 12809).

28 TG 12500 10400 Neolithic, Bronze Age

Fieldwalking recovered forty one flint flakes, three scrapers and four blades from the surface of this drilled field; area measured c. 71m x 82m. All the flints dated to the Neolithic to Bronze Age period. These finds are approximately 500m south-east of at least four undated ring ditches, which may form part of a Bronze Age barrow cemetery (NHER 12808 and NHER 12809) and included a flake, scapper and blade.

29 TG 13300 10000 Neolithic, Bronze Age

Fieldwalking in 1980 recovered a Neolithic to Bronze Age flake and scraper.