

wa-archaeology.com

DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
ARCHAEOLOGICAL EXCAVATION
GEOPHYSICAL SURVEY
TOPOGRAPHICAL AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
ENVIRONMENTAL SERVICES



**A39 ROUNDABOUT, BODIEVE BUSINESS PARK,
WADEBRIDGE**

HERITAGE IMPACT ASSESSMENT

January 2017

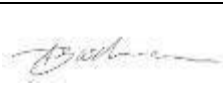
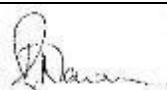

DATE ISSUED: January 2017
JOB NUMBER: CL11925
OASIS REFERENCE: **wardella2-274371**
REPORT NUMBER: RPT-001
GRID REFERENCE: SW 99958 73056

Whitbread PLC

**A39 ROUNDABOUT, BODIEVE BUSINESS PARK,
WADEBRIDGE**

HERITAGE IMPACT ASSESSMENT

January 2017

PREPARED BY:	EDITED BY:	APPROVED BY:
Ariane Buschmann	Richard Newman	Frank Giecco
		
Assistant Buildings Archaeologist	Post-Ex Manager	Technical Director

This report has been prepared by Wardell Armstrong Archaeology with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong Archaeology accepts no responsibility of whatever nature to third parties to whom this report may be made known.

No part of this document may be reproduced without the prior written approval of Wardell Armstrong Archaeology.



Wardell Armstrong Archaeology is the trading name of Wardell Armstrong LLP, Registered in England No. OC307138.

Registered office: Sir Henry Doulton House, Forge Lane, Etruria, Stoke-on-Trent, ST1 5BD, United Kingdom

UK Offices: Stoke-on-Trent, Cardiff, Carlisle, Edinburgh, Greater Manchester, London, Newcastle upon Tyne, Sheffield, Taunton, Truro, West Bromwich. International Offices: Almaty, Moscow

DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
ARCHAEOLOGICAL EXCAVATION
GEOPHYSICAL SURVEY
TOPOGRAPHIC AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
ENVIRONMENTAL SERVICES

CONTENTS

SUMMARY	1
ACKNOWLEDGEMENTS	2
1 INTRODUCTION	3
1.1 Circumstances of Project	3
1.2 The purpose of the Heritage Impact Assessment	3
1.3 National Planning Policy and Legislative Framework	3
1.4 Local Planning Policies	4
2 METHODOLOGY	6
2.1 Introduction	6
2.2 Documentary sources	6
2.3 Site Visit	6
2.4 Impact assessment tables	6
2.4 Desk Based Assessment	7
2.5 Reporting	8
3 DESCRIPTION	9
3.1 Location, Geology	9
3.2 Historic Landscape Characterisation	9
3.3 Conservation Area	9
3.4 Archaeological and Historical Background	9
3.5 Map regression	12
3.6 Setting of heritage assets	12
4 SITE VISIT	13
5 DISCUSSION	15
5.1 Summary of heritage asset significance (see Appendix 1)	15
5.2 Magnitude of impact on heritage assets	15
5.3 Heritage statement	15
6 BIBLIOGRAPHY	17
6.1 Primary Sources	17
6.2 Secondary Sources	17
APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES	19
APPENDIX 2: LIST OF HERITAGE ASSETS	22
APPENDIX 3: FIGURES	25

FIGURES

Figure 1: Site location

Figure 2: Detailed site location

Figure 3: Location of heritage assets within a 1km radius of the study area

Figure 4: First Edition Ordnance Survey Map 1881, 25inch to 1mile

Figure 5: First Edition Ordnance Survey Map 1888, 6inch to 1mile

Figure 6: Second Edition Ordnance Survey Map 1907, 25inch to 1mile

Figure 7: Ordnance Survey Map 1974, 1:2500 scale

PLATES

Plate 1: View of site to east, modern development at north..... 13

Plate 2: Bank and some rubble at eastern end of site..... 13

Plate 3: shrub partitioning the development site from southern property towards roundabout
..... 14

SUMMARY

Wardell Armstrong was commissioned by Whitbread PLC to prepare a Heritage Impact Assessment for land at the A39 roundabout, Bodieve Business Park, Wadebridge (NGR: SW 99958 73056) in support of a planning application for a redevelopment of the site. The statement consists of a desk based consultation of sources relating to the area's development and a site visit.

This Heritage Impact Assessment is designed to show the impact on the heritage significance of upstanding heritage assets, but especially of the land at the A39 roundabout. More specifically, it considers the direct impacts on land at the A39 roundabout and the direct and indirect impacts on the setting of other upstanding heritage assets within a 1km radius of the proposed redevelopment.

It has been found that there would be no appreciable impact on the heritage significance of the 41 heritage assets within the 1km radius search area. There would be a direct impact upon one heritage asset within the site, the grade II listed 19th century milestone relating to the Camelford-Wadebridge turnpike road.

Furthermore, there is a low possibility of thus far unknown buried remains of prehistoric or Roman date, which may have remained undisturbed by later development.

ACKNOWLEDGEMENTS

Wardell Armstrong Archaeology thanks Whitbread PLC who commissioned the project. Wardell Armstrong Archaeology are grateful to the staff of the Cornwall HER for their assistance.

The site visit and the documentary research was undertaken by Paul Evans.

The report was written by Ariane Buschmann and the figures were produced by Adrian Bailey and Helen Phillips. Richard Newman edited and managed the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong (WA) has been commissioned by Whitbread PLC (hereafter referred to as 'the client') to prepare a Heritage Impact Assessment for the land at the A39 roundabout, Bodieve Business Park, Wadebridge (Centred on NGR: SW 99958 73056; Figure 1). The program of archaeological investigations is required to inform of the potential archaeological resource and the impact upon it from the construction of a Premier Inn including associated services, access routes, car parking and all associated works.

1.1.2 The development is likely to affect below ground archaeological remains, should they be present, and as a result the Local Planning Authority requires a programme of archaeological investigations to establish, first, by a desk based assessment, the potential and then to test that hypothesis with a programme of evaluation by trial trenching, both to be undertaken ahead of the main development. This report summarises the results of the desk-based assessment with the evaluation to follow at a later date.

1.2 The purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of heritage assets, within a 1km radius of the proposed redevelopment area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate' (CIFA 2014a).

1.3 National Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the

Department of Communities and Local Government in March 2012. This is supported by *National Planning Practice Guidance (NPPG)* which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance. With regard to designated heritage assets, “great weight should be given to the asset’s conservation”. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional’ (NPPF, para 132). Therefore, preservation in-situ is the preferred course in relation for such sites unless exceptional circumstances exist.

1.3.3 The NPPF advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets in order to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 137).

1.4 Local Planning Policies

1.4.1 The Cornwall Local Plan Strategic Policies 2010 - 2030, which was adopted on the 22nd November 2016, contains the following relevant policy in regard to the historic environment:

- Policy 24: Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings (Cornwall Local Plan 2016, 80).
- Development proposals will be expected to: sustain designated heritage assets; take opportunities to better reveal their significance; maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal; conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens; conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage; protect the historic

maritime environment, including the significant ports, harbours and quays (Cornwall Local Plan 2016, 80).

- All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated (Cornwall Local Plan 2016, 80).
- Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset (Cornwall Local Plan 2016, 80).

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of the Heritage Impact Assessment has been undertaken in accordance with guidance recommended by English Heritage and prepared by Bassetlaw District Council (2011). Note is also taken of the English Heritage guidance on understanding place (2010 and 2011) and on the setting of heritage assets (2012).

2.1.2 The data underlying the Heritage Impact Assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the heritage assets of the land at the A39 roundabout, and of the other upstanding assets within the 1km search radius, was assessed using a series of standard tables (see appendix 2).

2.2 Documentary sources

2.2.1 The primary and secondary sources were used to provide the background to the historical character of land at the A39 roundabout. Much of the information in the Heritage Impact Assessment was derived from the Cornwall Library and Local Studies Centre and Cornwall & Scilly HER, Truro.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

2.3 Site Visit

2.3.1 The site and its environs were visited on the 16th December 2016. Access was unrestricted.

2.3.2 The study area was inspected to:

- examine the impact on the site at the A39 roundabout of the development proposals for a communal redevelopment
- consider the impact of the development proposals for a communal redevelopment on the heritage significance of the heritage assets within a 1km radius.

2.4 Impact assessment tables

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (appendix 2). These tables use standard assessment

methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance of the heritage asset against set criteria, secondly they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.4 Desk Based Assessment

2.4.1 For the purposes of this report, the term '*site*' is used to refer to the area within the proposed development site boundary (Figure 2) and the term '*study area*' is used for the wider 1km radius contextual area surrounding the site (Figure 3).

2.4.2 Several sources of information were consulted, in accordance with professional guidelines (CIfA 2014) and local curatorial requirements. A further search of online resources was undertaken in order to identify any designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources.

2.4.3 ***Cornwall & Scilly Historic Environment Record (HER)***: the HER was consulted in December 2016 and January 2017 in order to obtain information regarding known designated heritage assets (for example listed buildings, scheduled monuments and conservation areas), and non-designated heritage assets, i.e. sites of historic or archaeological interest which are not designated.

2.4.4 Full details of all these assets are included in Appendix 1 and their locations are represented by asset numbers in Figure 3.

2.4.5 ***Cornwall Library and Archive***: early cartographic sources were consulted at the archive centre at Taunton, and a search was undertaken for any other relevant documentary or cartographic information.

2.4.6 ***Wardell Armstrong Archaeology***: various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong Archaeology library and these were examined.

2.4.7 ***Websites***: various websites were checked for information relevant to the site's assessment, including Google Earth™, the British Geological Survey, and the Archaeological Data Service. These are listed, as appropriate, in the bibliography.

2.5 Reporting

2.5.1 A final bound copy of the report will be deposited with the Cornwall Record Office, Truro, where viewing will be made available on request.

2.5.2 WAA support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by WAA, as a part of this national scheme, under site code wardella2-274371.

2.6 Glossary

2.6.1 The following standard terms for compiling a Heritage Impact Statement are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 DESCRIPTION

3.1 Location, Geology

3.1.1 The site is situated to the north-east of Wadebridge, at the west side of the A39 roundabout between the A39 and B3314, NGR: SW 99958 73056 (centred). It is situated in a semi-rural area with mostly modern development. The area to the north-west appears to be recently developed.

3.1.2 The geology of the site consists of slate and siltstone of the Trevoze Slate Formation and Rosenum Formation. The sedimentary bedrock formed approximately 375 to 398 million years ago in the Devonian period. The local environment was previously dominated by open seas with pelagite deposits (BGS accessed: 06th January 2017).

3.2 Historic Landscape Characterisation

3.2.1 The wider area of the site has been characterised into nine categories. They comprise ancient enclosed land, modern enclosed land, plantation, post-medieval enclosed land, settlement, upland rough ground, intertidal and inshore water, and communications. The largest section of land can be seen as medieval farmland, post-medieval enclosed land and modern enclosed land. Only a small percentage of the settlement pre-dates 1907.

3.3 Conservation Area

3.3.1 The site does not lie within a conservation area. The closest conservation area is the Wadebridge conservation area to the west of the site, which lies within the search area. The conservation area was assigned in 1992, and extended in 2013. It stretches over an area of 74.47ha across both Wadebridge and Egloshayle. It will not be impacted either directly or indirectly by the development proposal.

3.4 Archaeological and Historical Background

3.4.1 An archaeological desk based assessment has been undertaken as part of the present phase of archaeological investigations to produce a study on the historical and archaeological background of the site and immediate vicinity.

3.4.2 Wadebridge is a small market-town, which once was partly situated in the parish of St. Breock, hundred of Pyder, and partly in that of Egloshayle, hundred of Trigg, union of Bodmin. Egloshayle, immediately to the east of Wadebridge, was located in the hundred of Trigg and deanery of Trigg-Minor (<http://www.british-history.ac.uk/magna-britannia/vol3/pp81-98>). The site is situated between these two

parishes, to the east of the Gonvena property.

- 3.4.3 **Prehistoric:** Several Iron Age settlements and hillforts are known within the wider area in Cornwall. A Bronze Age round barrow was discovered in Wadebridge (Asset 1), approximately 200m from Gonvena House. Further round barrows, cists and a larger amount of find-spots indicate that there was a fairly high activity in Bronze Age Cornwall. A subrectangular enclosure, possible part of an extensive field system or prehistoric enclosure lies within the search area (Asset 19). Further traces of a subcircular enclosure, or prehistoric barrow were found near Middle Treworder (Asset 21), and an additional prehistoric enclosure is visible as cropmarks (Asset 26).
- 3.4.4 **Romano-British:** Roman activity is known for the area. The Hendra Roman camp, and several sites and spot-finds are located in the wider area. Several Romano-British enclosures, with possible even earlier origin, are within the search area (Asset 7, 8, 9, 10).
- 3.4.5 **Early Medieval to Medieval:** One of the earliest recorded mentions of the town of Wadebridge, was in 1313 when a market and two fairs were granted to Wade, within the manor of Pawton. At this time the town was in two parishes, Egloshayle and St Breock, either side of the river Camel. Travellers gave thanks at both sides after a safe crossing. From this time the town became known as Wadebridge <http://www.cornwall-online.co.uk/north-cornwall/wadebrid.htm>. This place is chiefly known for its medieval bridge, nearly 320 feet long, over the navigable river Camel (Asset 40). The now grade II* structure was built in 1468 <http://www.british-history.ac.uk/magna-britannia/vol3/pp81-98>. It was recorded that the bridge was built upon a ford with a chapel on each side. On the eastern end, in the Egloshayle parish was the King's Chapel (Asset 12). There was, however, no evidence of the foundations recorded when the current house in its place was built. The clear location of the medieval holy well of St Wenna is not known, but it is suspected that the place-name Fentonwenna, recorded in 1538, may indicate its position (Asset 4).
- 3.4.6 Several settlements and associated field systems surrounding the site came into existence in medieval times. The Gonvena settlement (Asset 16) was first recorded in 1166. This was followed by the Trenant settlement (Asset 17), first mentioned in 1201. The Bodieve settlement (Asset 15) was first recorded in 1302. In 1327, the settlement of Trevarner was first recorded (Asset 18). The remains of a strip field system at Higher Treworder possibly dates from the medieval period (Asset 20).
- 3.4.7 Castle-Killibury, an ancient entrenchment, with a treble ditch inclosing about six acres,

is in this parish <http://www.british-history.ac.uk/magna-britannia/vol3/pp81-98>.

- 3.4.8 **Post medieval:** Wadebridge developed into a town known for its trade. Remains of this increasing shipping experience from the late 16th century can be seen with the post medieval Bradford Quay (Asset 2), to the east of the river Camel, which contains fragments of 18th and 19th century origin. A sand quay at the Egloshayle side of the river also originates from the post-medieval period. Several post medieval lime kilns are known to date to at least the 19th century (Asset 5, 6 and 30). Two post medieval malt houses, one in Wadebridge and one in Trenant, are recorded within the search area (Asset 23 and 25).
- 3.4.9 The site is situated to the east of the land of Gonvena, which was part of the lands inherited by the Treffry family in the 16th century. At this point, two messuages were noticed there, owned by Richard Treffry Esq and Nicholas Treffry Gent. It was let to Humphry Nicols Esq, whose family remained there until 1730. The estate was then conveyed to Henry Luky of Bodmin Gent (Maclean 1871, 55). It changed hands several times in the second half of the 18th century. It was sold to the merchant Edward Fox of Wadebridge in 1790, who built the Gonvena mansion and Little Gonvena (Asset 13 and 39), and created the designed gardens and plantations. Following his death in 1813, the main property was sold to Samuel Symons, who willed it to William Roberts Crawford Potter Esq., while Little Gonvena was sold to Colonel Ormsby (Maclean 1871, 56).
- 3.4.10 To the west of Gonvena is the grade II listed Spring Gardens, a late 17th to early 18th century stone rubble built house.
- 3.4.11 The Wadebridge and Bodmin Railway Line was opened in 1834 and was one of the first built in the world, it carried the first steam trains in Cornwall and was the first in West Britain to carry passengers. This North Cornwall line was closed on the 30th January 1967 <http://www.cornwall-online.co.uk/north-cornwall/wadebrid.htm>. At the same time, the old A39 was further extended following the Turnpike Renewal Act of 1838. The grade II listed Camelford 10 Milestone (Asset 33) is situated at the southern end of the site. It dates from ca 1838, as part of the route between Camelford and Wadebridge.
- 3.4.12 To the south-east of the site was the location of the Great Bee Park (Asset 35) and Little Bee Park (Asset 36), two 19th century apiaries, both owned by the Bishop of Exeter. An additional bee garden has been noted at Trenant (Asset 37).
- 3.4.13 Several grade II and grade II* listed buildings are located within a 1km radius of the

site (Asset 2, 13, 33, 38-40). With the exception of the Wadebridge Bridge, they can all be dated to the 18th to 19th century.

3.4.14 There are two scheduled monuments within the search radius. The pre-historic Round Barrow at St Giles (Asset 1), as well as the late medieval and 19th century bridge at Wadebridge (Asset 41).

3.5 **Map regression**

3.5.1 On the first edition OS map (Figure 4) the site is shown as part of a field complex along the main road to Gonvena at Wadebridge, later in 1974 referred to as A39 (Figure 7) now B3314). The road forms the southern boundary of the site. No development on site is visible. The site did not change until the late 20th century, when the A39 bypass with the roundabout at A39 and B3314 was created. The course of the road moved southwards. In the early 21st century, parts of the Bodieve Business Park were developed around the site.

3.6 **Setting of heritage assets**

3.6.1 There are 6 listed buildings within a 1km radius of the land at the A39 roundabout (Figure 3). One grade II listed building, the 19th century milestone, is at the southern edge of the site boundary and relates to the route of the road. The other four grade II listed buildings (Asset 2, 13, 38, 39) and one grade II* listed buildings (Asset 40) are all outside the visual envelope of the site.

3.6.2 There are a further 35 undesignated assets within the 1km search radius. These are mainly enclosures, settlements and structures, and documentary evidence thereof, dating from prehistoric time to the 19th century.

4 SITE VISIT

4.1.1 A site visit was undertaken on the 16th December 2016. The site is situated to the west of the A39 roundabout at the Bodieve Business Park. The site appears to have been remediated and scoured flat at some point. Areas of rubble, mainly slate rubble, are visible throughout the area. There is some scrub surrounding the site, with a bank to the north and east of the site. A modern fence separates the area from the neighbouring property to the north.



Plate 1: View of site to east, modern development at north



Plate 2: Bank and some rubble at eastern end of site



Plate 3: shrub partitioning the development site from southern property towards roundabout

5 DISCUSSION

5.1 Summary of heritage asset significance (see Appendix 1)

5.1.1 The land at the A39 roundabout has remained undeveloped since at least the 19th century. No features of archaeological interest are visible within the proposed development area, other than the grade II listed milestone. Recent development in the early 21st century may have impacted upon the site and its archaeological potential.

5.1.2 Of the heritage assets within a 1km radius, 40 lie outside the development area and one is within it (see Appendix 2). The heritage asset within the site (Asset 33), is of district or county higher significance. Of those outside the development area 33 are of local significance, four are of district or county (higher) significance and three are of national significance. None of these heritage assets are intervisible with the site, and thus would not be impacted upon by the development.

5.1.3 The risk of encountering other archaeological remains cannot be ruled out, and these would at least be of local significance.

5.2 Magnitude of impact on heritage assets

5.2.1 The impact of the development proposals on the one heritage asset within the development area will be indirect, by altering its immediate environs, through there is no reason why the milestone should be directly affected. The magnitude of impact on Asset 33 will be less than substantial (Appendix 1, Table 2).

5.2.2 The magnitude of impact of the redevelopment proposals on the remaining 40 heritage assets, including the two scheduled monuments (Asset 1 and 41), within the search radius is no change, as there will be no direct intervisibility with the development.

5.2.3 The development will not enhance the heritage asset of the grade II listed milestone, but it also will not harm it. Its context as a milestone remains and provided it is protected during the development, no change to its fabric or significance should occur.

5.3 Heritage statement

5.3.1 A less than substantial magnitude of impact on a heritage asset of district or county (higher) significance results in a limited impact on heritage significance. Such impact may require some mitigation such as a photographic survey. In addition, mitigation

measures should be implemented to ensure the asset is protected during the development process.

- 5.3.2 As any development within the site boundary is likely to result in no changes with regard to the designated heritage asset within 1km of the development site, the impact on its heritage significance by the proposed development would be at no change (Appendix 1, Table 3).
- 5.3.3 There is a possibility that further as-yet unknown archaeological features may survive within the proposed development site. This is enhanced by the fair amount of prehistoric to medieval sites in the wider search area.

6 BIBLIOGRAPHY

6.1 Primary Sources

First Edition Ordnance Survey Map 1881

First Edition Ordnance Survey Map 1888

Second Edition Ordnance Survey Map 1907

Ordnance Survey Map 1974

6.2 Secondary Sources

BGS <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, accessed 6th December 2016

British History Online (BHO), <http://www.british-history.ac.uk/topographical-dict/england/pp28-32>, accessed 6th December 2016

DCLG 2014, *Technical Guidance to the National Planning Policy Framework*, Department of Communities and Local Government: London

DCLG 2012, *National Planning Policy Framework*, Department of Communities and Local Government: London

English Heritage 2011, *Understanding Place: Conservation Area Designation, Appraisal and Management*, English Heritage: London

English Heritage 2012, *The Setting of Heritage Assets*, English Heritage: London

English Heritage 2010, *Understanding Place: Historic Area Assessments in a Planning and Development Context*, English Heritage: Swindon

English Heritage nd, *Valuing Places: Good Practice in Conservation Areas*, English Heritage: Swindon

Macleon J 1871, *Parochial and Family History of the Parish of Egloshayle in the County of Cornwall*, Liddell and Son: Bodmin

Vision of Britain, <http://www.visionofbritain.org.uk/descriptions/899580>, accessed 20th January 2017

<http://www.cornwall-online.co.uk/north-cornwall/wadebrid.htm>, accessed 20th January 2017

<http://www.british-history.ac.uk/topographical-dict/england/pp429-432#h3-0012>, accessed 20th January 2017

<http://www.british-history.ac.uk/magna-britannia/vol3/pp81-98>, accessed 20th
January 2017

APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site (NPPF s132)	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138)
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings (NPPF s132). Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132)	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138)	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139)	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings (NPPF s132). Grade B Listed Buildings in Scotland	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area (NPPF s127), grade II registered park and garden (NPPF s132)	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets (NPPF s115)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

Table 2: Establishing the magnitude of impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	<p>Major change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	<p>Moderate change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	<p>Limited change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	<p>Very small change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: LIST OF HERITAGE ASSETS

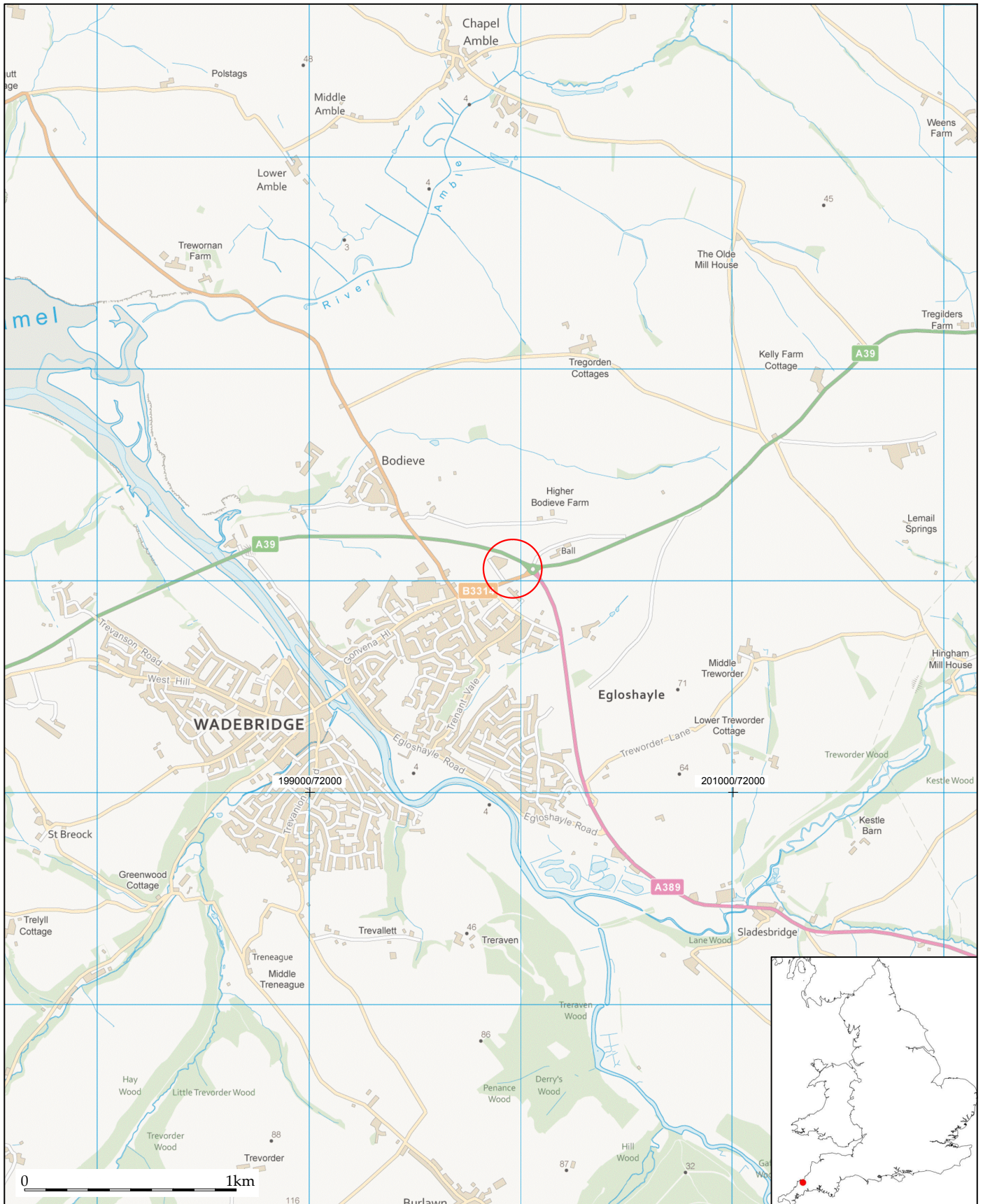
The following table lists all the heritage assets as recorded in the Historic Environment Record, on the National Heritage List and noted from historic mapping within a 1km radius of the proposed development area.

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
1	MCO2633	Round barrow at St Giles	Bowl barrow 200m north east of Gonvena House, Scheduled Monument, mound recorded on OS map,	199324,072918	National
2	MCO4941	Wadebridge, Post medieval quay	Bradford Quay, on east bank of river Camel. Fragments of Wadebridge 18th to 19th century quays. Grade II listed building	199166,072518	District or County (Higher)
3	MCO4942	Wadebridge, post medieval quay	Sand quay on Egloshayle side of Wadebridge	199253,072382	Local
4	MCO7109	St Wennas Well	Medieval holy well, documentary evidence	199900,072600	Local
5	MCO7220	Post medieval lime kiln	Documentary evidence of lime kiln, owned by Nevell Norway 19th century	199235,072405	Local
6	MCO7221	Post medieval lime kiln	Documentary evidence of lime kiln, owned by Susannah Hawken, 19th century	199296,072328	Local
7	MCO8534	Three Holes Cross	Iron age round, Romano-British round, curvilinear univallate enclosure, visible as cropmark	200720,073650	Local
8	MCO8647	Tregorden	Prehistoric enclosure, Iron Age round, Romano-British round, enclosure, cropmark	200312,073916	Local
9	MCO8648	Tregorden	Prehistoric enclosure, Iron Age round, Romano-British round, enclosure, cropmark	200361,073893	Local
10	MCO8649	Tregorden	Prehistoric enclosure, Iron Age round, Romano-British round, subrectangular enclosure, cropmark	200422,073869	Local
11	MCO9054	Post medieval blacksmith workshop	Smithy at the north of Egloshayle, cartographic evidence 19th century	200094,072156	Local
12	MCO9936	Medieval Chapel remains	Kings Chapel, part of Wadebridge bridge with chapel on each side. No clear evidence if remains incorporated in current house	199179,072497	Local

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
13	MCO10803	Gonvena House, Post medieval county house	Gonvena house built in 1790 for Edward Fox, merchant, Grade II listed, with ha-ha to the west	199174,072779	District or County (Higher)
14	MCO 12638	Post medieval mine	Tregorden lead mine in operation in 1848, disused by 1st ed OS.	200070,073690	Local
15	MCO13433	Bodieve Settlement	Early medieval- medieval settlement, first recorded in 1302.	199290,073392	Local
16	MCO14560	Gonvena Settlement	Medieval settlement, first recorded in 1166	199174,072800	Local
17	MCO17565	Trenant Settlement	Medieval settlement, first recorded in 1201	199758,072666	Local
18	MCO17823	Trevarner Settlement	Early medieval – medieval settlement, first recorded in 1327	200334,072761	Local
19	MCO20539	Ball prehistoric field system, enclosure	Subrectangular enclosure, possible part of extensive field system, or prehistoric enclosed settlement	200130,073370	Local
20	MCO21072	Higher Treworder field system	Possible remains of a strip field system, medieval or post medieval origin	200800,072600	Local
21	MC217070	Middle Treworder enclosure or barrow	Subcircular enclosure, possible a barrow prehistoric or bronze age date	200610,072430	Local
22	MCO21836	Enclosure	Possible univallate enclosure, aerial photograph	200785,073503	Local
23	MCO26561	Post medieval malt house	Malthouse recorded at Trenant occupied by J Davy, documentary evidence	199920,072600	Local
24	MCO29319	Post medieval quarry	Quarry at Trenant Girt recorded on cartographic evidence	199620,072227	Local
25	MCO29320	Post medieval malt house	Malt house recorded at Wadebridge in 19th century, converted to housing	199212,072489	Local
26	MCO29834	Prehistoric Enclosure	Possible subrectangular enclosure, visible as cropmark	200500,072570	Local
27	MCO29876	Post medieval military camp	WW2 military camp, Nisen huts and 7 buildings, mostly built over	199500,073100	Local
28	MCO32738	Nonconformist chapel	19th century Wesleyan Methodist chapel, on site of 1783 chapel	199259,072434	Local
29	MCO32739	Post medieval church hall	Methodist hall, 19th century, local stone	199245,072448	Local
30	MCO45135	Post medieval lime kiln	Demolished structure, at Bishop's Quay, cartographic evidence	199133,072589	Local
31	MCO52295	Wesleyan Methodist Association chapel	19th century chapel, demolished structure	199323,072356	Local

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
32	MCO53265	Board School	Built 1876-7, Girls and infants school, architect Silvanus Trevail	199300,072466	Local
33	MCO53288	Milestone	19th century milestone at site of old A39, between Camelford and Wadebridge Grade II listed	199968,073040	District or County (Higher)
34	MCO54352	Modern School	Secondary School, Gonvena, built 1958	199538,072944	Local
35	MCO56567	Post medieval apiary	Great Bee Park, cartographic evidence 19th century	200530,072768	Local
36	MCO56568	Post medieval apiary	Great Bee Park, cartographic evidence 19th century	200566,072907	Local
37	MCO56714	Post medieval bee garden	Cartographic evidence of bee garden, still on 2nd ed OS map, now housing	199787,072665	Local
38	DCO8876	Spring Garden	Grade II listed building, late 17th, early 18th stone rubble, 19th century alterations	199142,072645	District or County (Higher)
39	DCO10265	Manor House	GOnvena Hill, Grade II listed building, ca mid-18th century,	199188,072546	District or County (Higher)
40	DCO9067	Wadebridge Bridge	Grade II* listed building, road bridge over River Camel, ca 1468	199129,072460	National
41	DCO729	Bridge at Wadebridge	Late medieval and 19th century Bridge, scheduled monument	199110,072450	National

APPENDIX 3: FIGURES






 <p>Wardell Armstrong Archaeology 2017</p>	<p>PROJECT: A39 Roundabout, Bodieve Business Park, Wadebridge, North Cornwall</p> <p>CLIENT: Whitbread PLC</p> <p>SCALE: 1:25,000 at A4</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: AB</p> <p>DATE: January 2017</p> <p>REPORT No: CL11925</p>	<p>KEY:</p> <p> Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076</p>
---------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Figure 1: Site location.

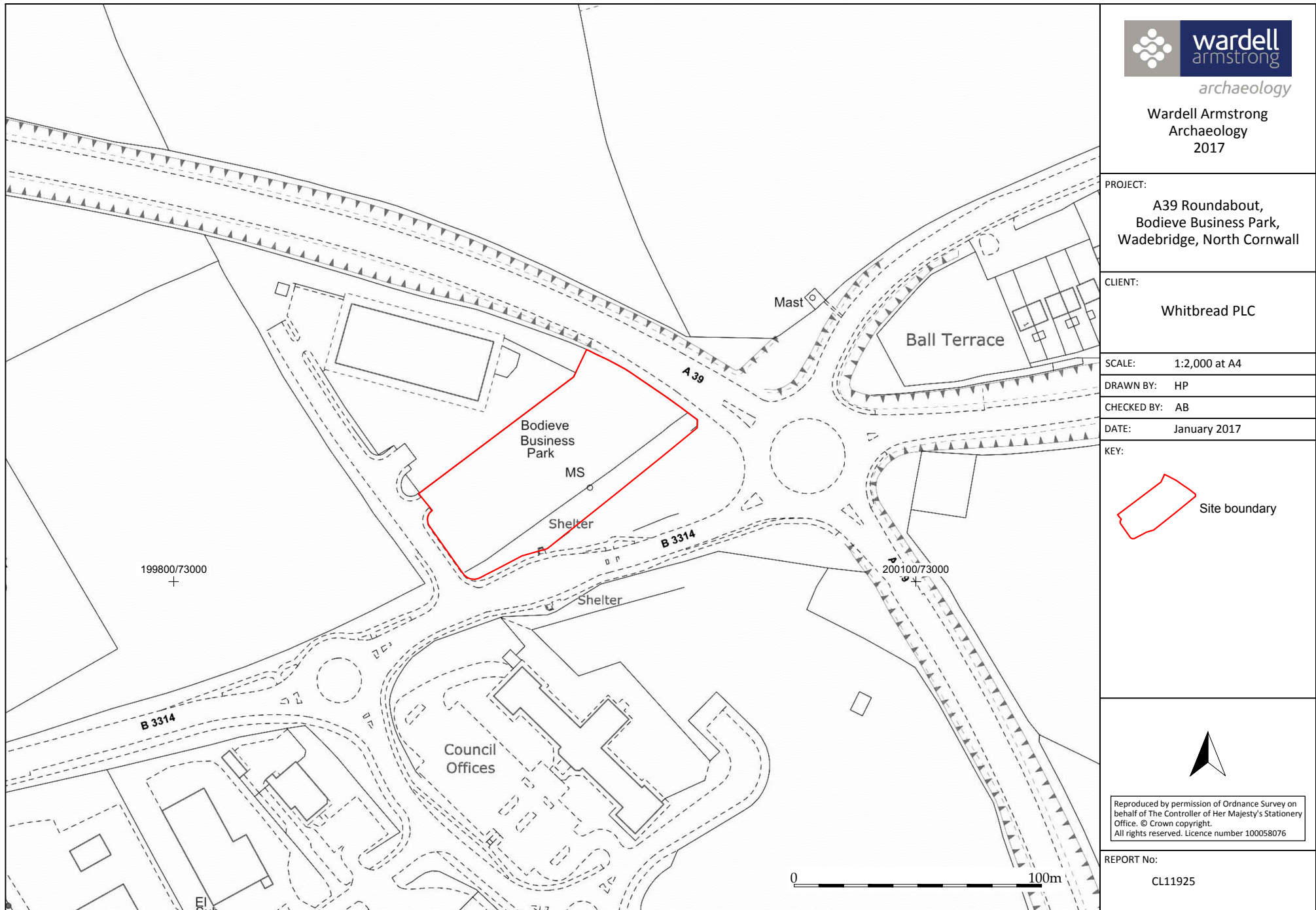
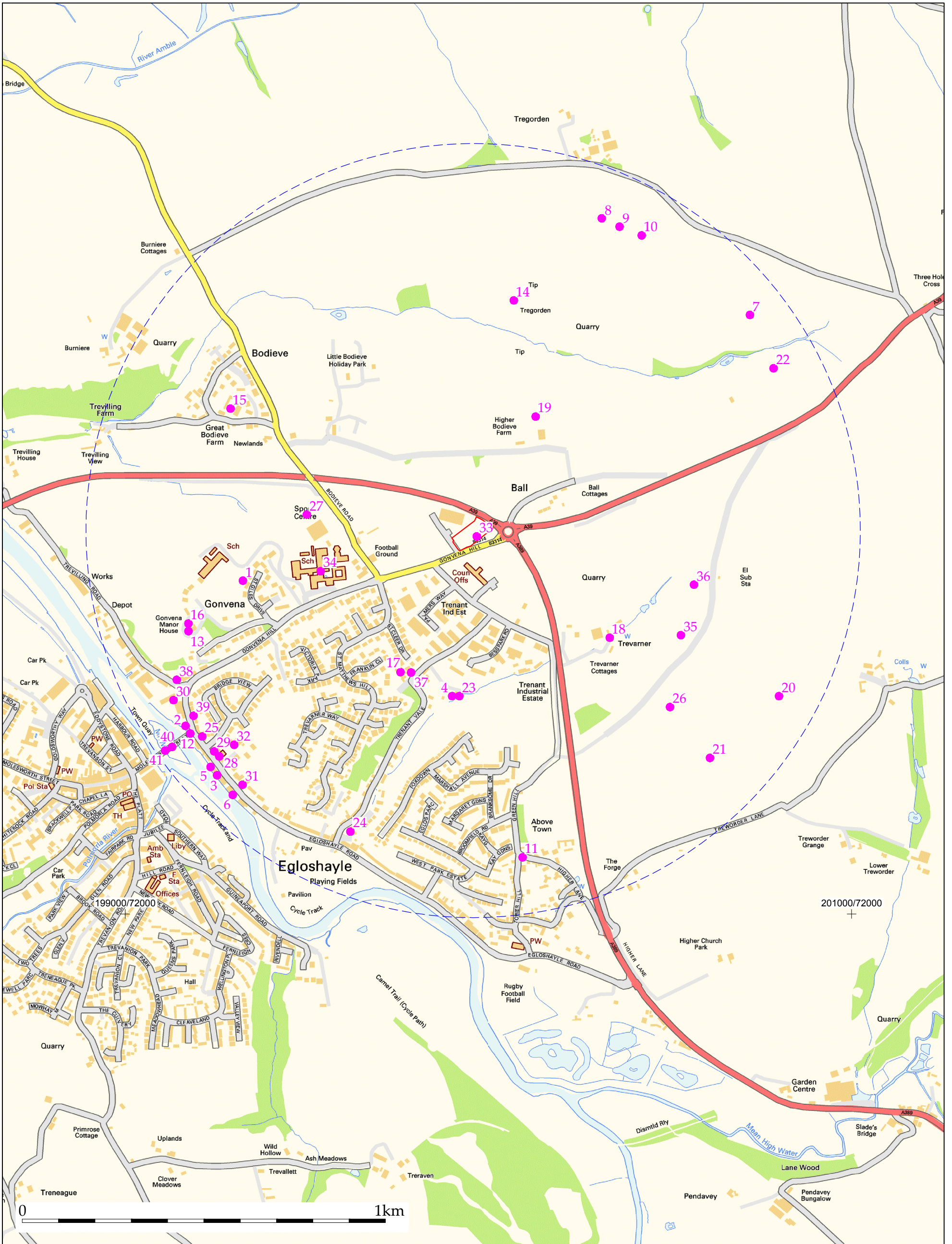


Figure 2: Detailed site location.








 <p>Wardell Armstrong Archaeology 2017</p>	<p>PROJECT: A39 Roundabout, Bodieve Business Park, Wadebridge, North Cornwall</p> <p>CLIENT: Whitbread PLC</p> <p>SCALE: 1:10,000 at A3</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: AB</p> <p>DATE: January 2017</p> <p>REPORT No: CL11925</p>	<p>KEY:</p> <ul style="list-style-type: none">  Site boundary  1km study area  Heritage assets 	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076.</p>
---------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Figure 3: Location of heritage assets within a 1km radius of the site.

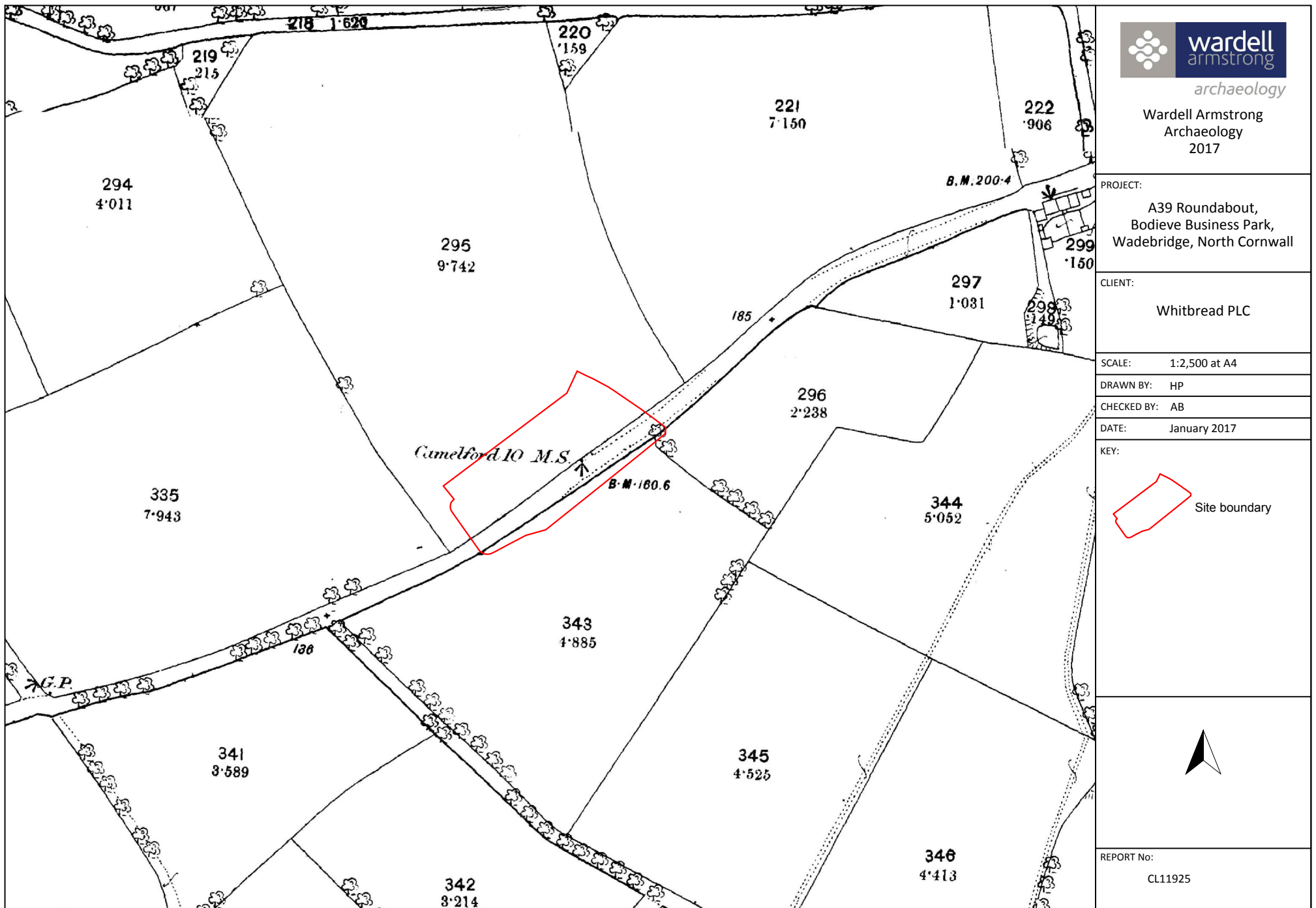


Figure 4: First Edition Ordnance Survey Map, 1881 (25 inches to 1 mile scale).

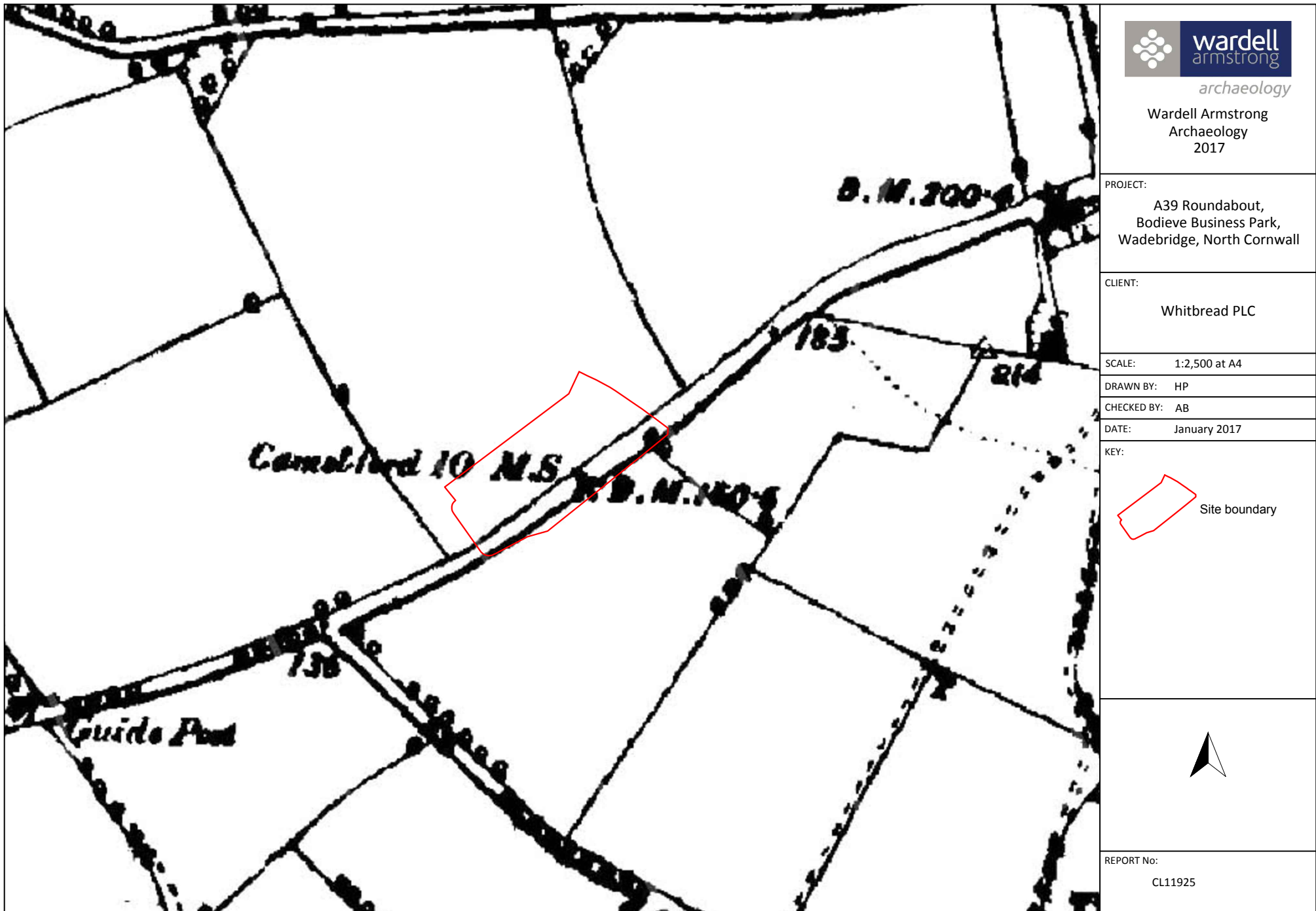


Figure 5: First Edition Ordnance Survey Map, 1888 (6 inches to 1 mile scale).

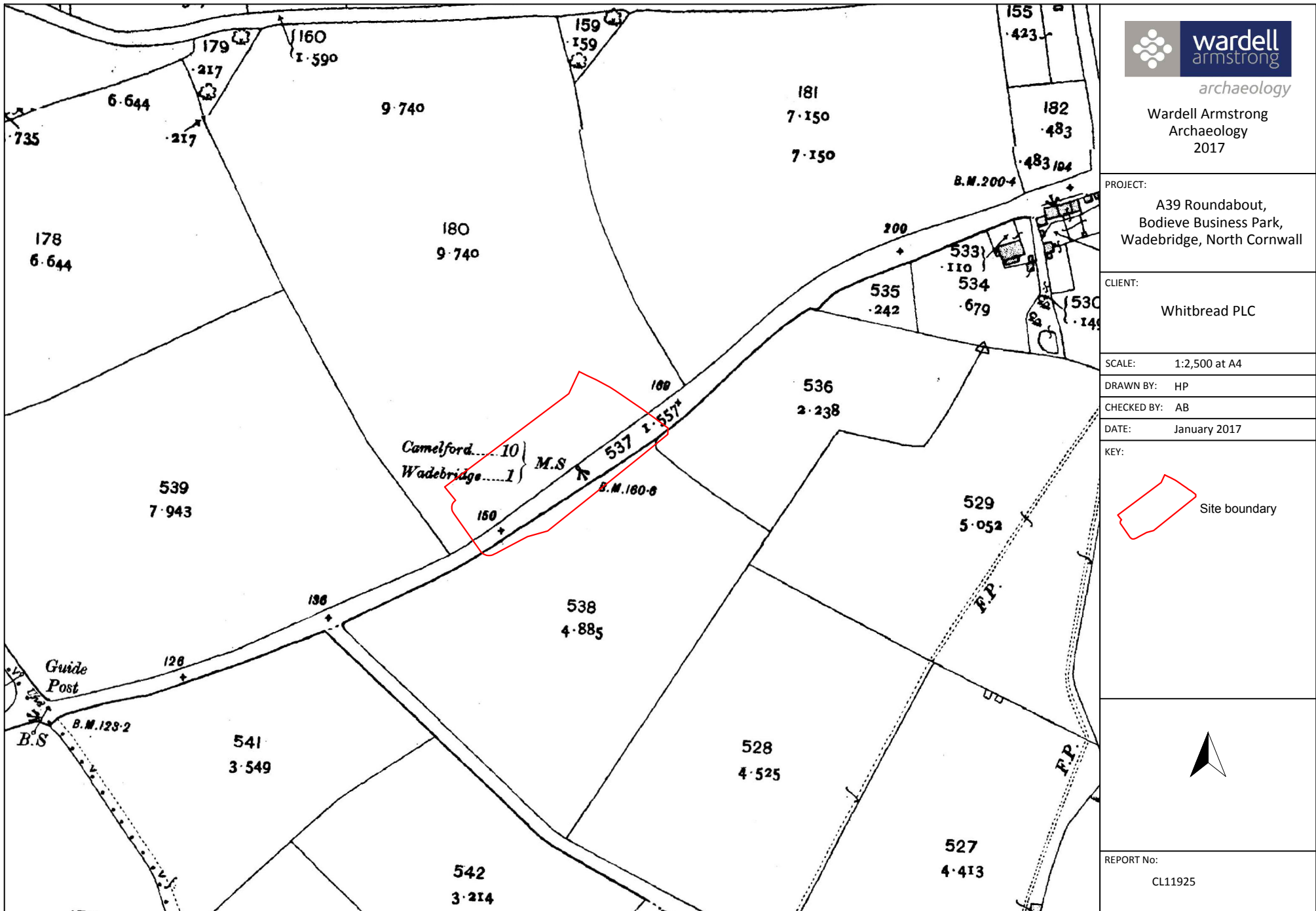


Figure 6: Second Edition Ordnance Survey Map, 1907 (25 inches to 1 mile scale).

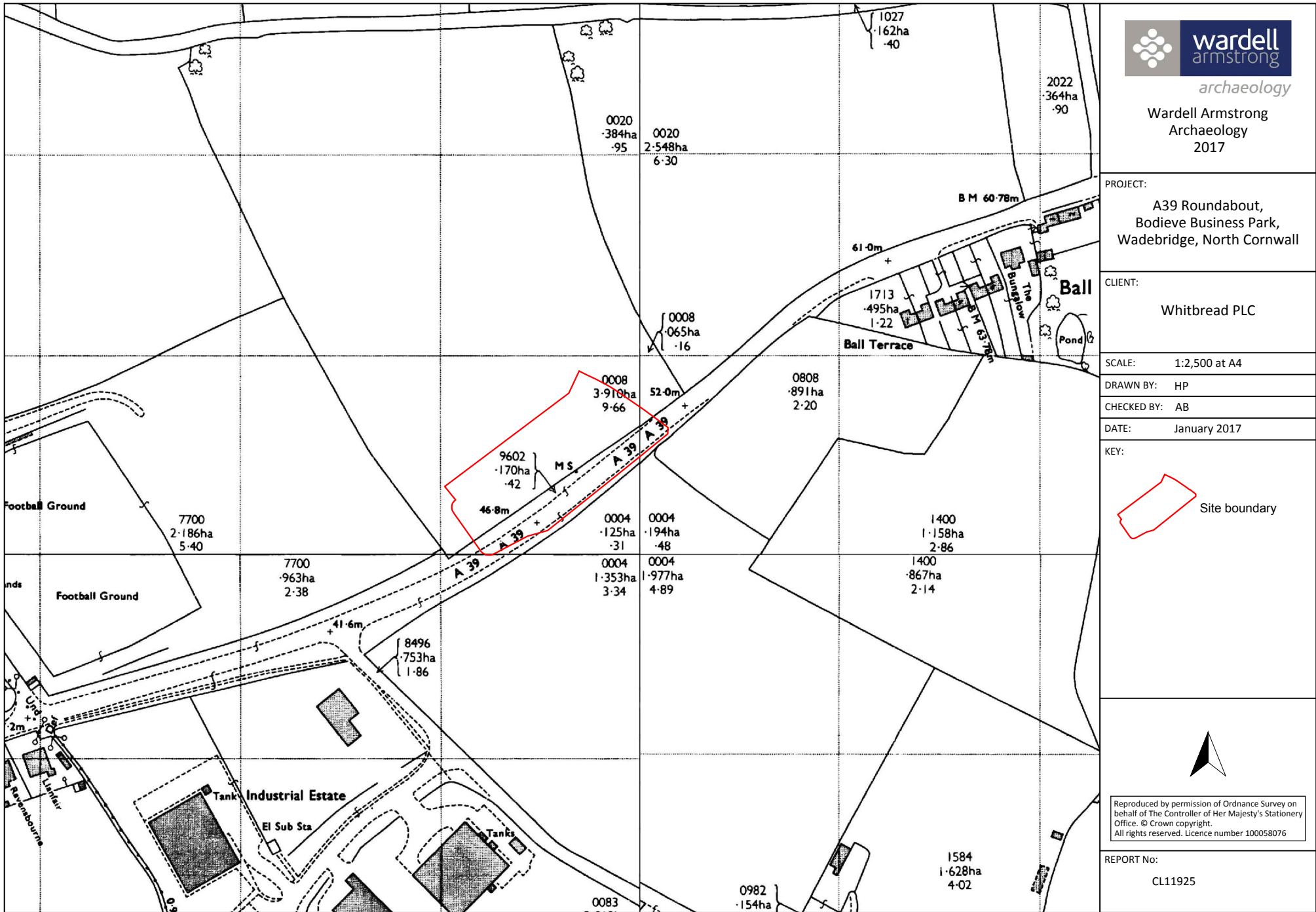


Figure 7: Ordnance Survey Map, 1974 (1:2,500 scale).

STOKE-ON-TRENT
Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)845 111 7777

CARDIFF
22 Windsor Place
Cardiff
CF10 3BY
Tel: +44 (0)29 2072 9191

EDINBURGH
Suite 2/3, Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GREATER MANCHESTER
2 The Avenue
Leigh
Greater Manchester
WN7 1ES
Tel: +44 (0)1942 260101

LONDON
Third Floor
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)20 7242 3243

NEWCASTLE UPON TYNE
City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

PENRYN
Tremough Innovation Centre
Tremough Campus
Penryn
Cornwall
TR10 9TA
Tel: +44 (0)1872 560738

SHEFFIELD
Unit 5
Newton Business Centre
Newton Chambers Road
Thorncliffe Park
Chapelton
Sheffield
S35 2PH
Tel: +44 (0)114 245 6244

TRURO
Wheal Jane
Baldhu
Truro
Cornwall
TR3 6EH
Tel: +44 (0)1872 560738

WEST BROMWICH
Thynne Court
Thynne Street
West Bromwich
West Midlands
B70 6PH
Tel: +44 (0)121 580 0909

International offices:

ALMATY
29/6 Satpaev Avenue
Rakhat Palace Hotel
Office Tower, 7th Floor
Almaty
050040
Kazakhstan
Tel: +7-727-3341310

MOSCOW
Suite 2, Block 10,
Letnikovskaya St.
Moscow, Russia
115114
Tel: +7(495) 980 07 67

Wardell Armstrong Archaeology:

CUMBRIA
Cocklakes Yard
Carlisle
Cumbria
CA4 0BQ
Tel: +44 (0)1228 564820