

**Treetops, Week St Mary
Archaeological Desk-
Based Assessment &
Heritage Visual Impact
Assessment**

Client: Treetops WSM Ltd

AB Heritage Project No:10653

Date: 29/09/2015

Treetops, Week St Mary

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Treetops WSM Ltd to produce an Archaeological Desk-Based Assessment and Heritage Visual Impact Assessment covering a proposed housing development at the former Treetops Holiday Park, Week St Mary, Cornwall.

This assessment has reviewed all of the known cultural heritage features within 2km of the proposed development site boundary in order to gain an understanding of the potential for the presence of archaeological features within the site boundary, and the potential impact of the proposed development upon these.

In addition, selected cultural heritage features within the 2km study area have been subjected to a Heritage Visual Impact Assessment, in which the potential visual impact of the proposed development upon the heritage features has been assessed.

Based on the known historical development of the site and study area, along with predicted past impacts within the limits of the site, it has been concluded that there is potential for the presence of previously unrecorded archaeological remains to be present within the boundary of the proposed development site, which may include remains relating to a Scheduled motte [**AB 77**] at c. 40m north of the boundary. Further works have therefore been recommended, consisting of vegetation removal for the identification of potential earthworks associated with the motte [**AB 77**], and possibly limited / targeted intrusive on-site investigation, to gain a better understanding of the surviving archaeological resource. Extant historic field boundary banks [**AB 183**] that were noted on site during the site visit may require recording and / or a watching brief if they are to be disturbed or levelled for the development.

A number of cultural heritage features have been identified which are likely to be subjected to visual impact, including a Grade I Listed Church [**AB 37**] at c. 50m to the north-east of the site, and a Scheduled motte [**AB 77**] at c. 40m north of the proposed development site. It is recommended that suitable screening and noise reduction options are implemented to minimise or avoid such impacts at source where possible.

All recommendations are subject to the approval of the Cornwall Planning Archaeologist and discussion with the Cornwall Conservation Officer.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Treetops WSM Ltd to produce an Archaeological Desk-Based Assessment with heritage visual impact assessment to cover the proposed development at Treetops, Week St Mary, Cornwall.
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site is centred at approximately SX 23619 97639 and covers an area of c. 1.5ha (See Figure 1). Beyond the north and west proposed development site tree-lined boundaries are fields of grassland, while housing developments of central Week St Mary are situated to the east and south of the site. A road named Church Mews is adjacent to the north-eastern boundary of the proposed development, which leads to St Mary's Church and expansive churchyard.
- 1.2.2 The most recent use of the proposed development site has been for the Treetops holiday park. As such, the site is currently occupied by wood lodges, concrete bases, the remnants of past wood lodges, and other associated structures (see Figure 2).

1.3 Geology & Topography

- 1.3.1 The proposed development site is situated upon the mudstones and siltstones of the Crackington Formation. This sedimentary bedrock was formed from accumulated material on sub-aqueous slopes.

1.4 Proposed Development

- 1.4.1 The proposed plans to redevelop the site consist of a residential development with access roads, a public house, and a central grassed area (see Figure 4). Design works have been undertaken to ensure that the proposed development plans are in-keeping with the character of the village of Week St Mary, based on consultation responses received by the client (see section 2.3).

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving cultural heritage resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Cornwall & Scilly Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The Historic England website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 16th September 2015
 - A heritage visual impact of the cultural heritage features within the study area on the 15th and 16th September 2015
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites

- Information on heritage assets recorded on the Cornwall & Scilly HER
- Readily accessible information on the site's history from readily available historic maps and photographs
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation

- 2.3.1 Phil Coplestone (Senior Development Officer (Historic Environment); Cornwall Council) confirmed with Glenn Rose (Senior Project Archaeologist; AB Heritage) that a 2km study area would be required, along with a Heritage Visual Impact Assessment, on 19th August 2015. Mr Coplestone also advised that a ZTV would be required for the Heritage Visual Impact Assessment in correspondence with Glenn Rose on 28th August 2015.
- 2.3.2 The Cornwall Conservation Officer was consulted on 24th September 2015 regarding this development, but a response was not received by AB Heritage before submission. However, the client subsequently informed AB Heritage that Conservation Officer Ms Vic Robinson has been in discussion with them regarding the proposed development, to ensure that it is completed to a satisfactory level to address any concerns and requirements.
- 2.3.3 The client has informed AB Heritage that there has also been discussion with Mr Simon Hickman of Historic England, and amendments have been made to the site layout (Figure 4) to comply with Mr Hickman's requirements.
- 2.3.4 The client also provided the following information from the Planning Policy Statement:
"5.25. (d) During the course of the 2005 Appeal regarding a previous development scheme the issue of the archaeological impact was assessed by the Inspector. He concluded;
'Given the ground disturbance likely to result from the construction and servicing of the existing chalets, along with disturbance likely to result from the completion/implementation of the extant permissions, I am satisfied that a condition could be imposed which would address the Council's concerns about archaeology, and accord with the advice in Planning Guidance Note 16 Archaeology and Planning (PPG16).
'[In addition]...Although the site adjoins a SAM, I do not believe that the redevelopment of the chalet site would, given the separation distance, harm the historic earthworks in the vicinity. The remains of the castle are now a low mound and

other earthworks, which are not prominent in the wider landscape. I do not consider that the proposal would harm the setting of the SAM. Subject to appropriate conditions, I find no conflict with Local Plan Policy ENB14 or the advice in PPG16.’ Notwithstanding this, further discussions have been held on this matter and a new archaeological report and ztv survey has been commissioned.”

‘6.9. The scale, mass and design seeks to recognise and respect the landscape character by taking fully into account the sensitivity and capacity of both landscape and townscape assets. The scheme helps sustain the local distinctiveness and character and also protect the historic environment. This is achieved by providing a layout which can be described as ‘visually permeable’ so that views of the church are maintained from as many positions on site as possible. At the same time, the retention of perimeter trees and hedgebanks protects views of the church from outside the site by effectively screening the proposed development.’

2.4 Assessment of the Cultural Heritage Resource

2.4.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.4.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.4.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Treetops WSM Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (September 2015) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 When visiting sites for the visual impact assessment, the assessment was made from the best possible position with regard to viewpoint, safety, and remaining on public land. No private property was entered as a part of the visual impact assessment, and therefore the assessment was made at ground level. A personal judgement of the validity of the position of assessment was made during the visit. This was highlighted in the results where necessary, and considered when providing an indication of the potential impact of the proposed development on the setting of each individual heritage asset, in line with Table 2.

3 PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Cornwall Local Plan: Strategic Policies 2010 – 2030

- 3.4.1 This is a combined document to support submission to the Secretary of State on Friday 6 February 2015 for examination. It sets out the county’s intentions for development management until 2030.

Policy 24: Historic Environment

‘Development proposals will need to sustain Cornwall’s local distinctiveness and character and protect and enhance Cornwall’s historic environment and assets according to their international, national and local significance through the following measures:

- a. Protect, conserve and enhance the historic environment of designated and undesignated heritage assets and their settings, including historic landscapes, settlements, Conservation Areas, marine environments, archaeological sites, parks and gardens and historic buildings.*
- b. Protect, enhance and promote the outstanding universal value of the World Heritage Site and its setting; supporting the adopted management plan.*

Assessment and mitigation

Development and management proposals should be informed by proportionate historic environment assessments and evaluations. In exceptional circumstances where the balance of a decision in favour of development results in the harm of a heritage asset, the council will require appropriate and proportionate mitigation by using planning conditions, management agreements and obligations.’

3.5 North Cornwall Local Plan – Saved Policies

Policy DVS1

‘In the Areas of Outstanding Natural Beauty, the Heritage Coast and Conservation Areas, the siting, scale, layout and design of development proposals should have particular regard to traditional building styles and local materials, characteristic patterns of settlement and the degree of exposure.’

4 ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory / Non Statutory Designated Features

- 4.1.1 There are no statutory designated features within the boundary of the proposed development site.
- 4.1.2 There are, however, 20 such features within the 2km study area, including 15 Listed Buildings [AB 37, 68, 91, 94, 97 – 98, 102, 113, 134, 163 – 167 & 172], four Scheduled Ancient Monuments [AB 1, 5, 27 & 77] and one Conservation Area [AB 181].
- 4.1.3 Within c. 50m of the northern site boundary are the Grade I Listed Church [AB 37] and a Scheduled Motte [AB 77].
- 4.1.4 There are no non-statutory designated features within the study area.

4.2 Historic Environment Record Data

- 4.2.1 The Cornwall and Scilly Historic Environment Record (HER) hold records for a total of 181 cultural heritage features within the 2km study area (see Appendix 1). This includes the 20 designated features noted above.
- 4.2.2 There is one known cultural heritage feature within the boundary of the proposed development site, consisting of place name evidence of a possible former well or spring site [AB 89].
- 4.2.3 Features [AB 182 – 184] consist of historic field boundaries [AB 183 – 183] and a water management feature [AB 184] which were not recorded by the HER. These were noted during the site visit and are discussed in the Site Visit section (see Section 4.6).

4.3 Previous Archaeological Works in the Study Area

- 4.3.1 There have been a total of 21 previous archaeological works within the study area recorded by the Cornwall and Scilly HER. These primarily centre on the historic town of Week St Mary, and the Scheduled Panhallam Manor [AB 29], c. 1km to the south-south-west of the proposed development site.
- 4.3.2 The Scheduled motte c. 40m to the north of the proposed development site boundary was subject to earthwork survey in 1987 [HER Event UID ECO106]. It was suggested in the survey report (Preston-Jones & Rose 1992) that the earthworks associated with the Scheduled monument may extend beyond the area surveyed. An earlier report suggested that the motte enclosure could have extended into the east of the proposed development site (Preston-Jones 1987) (see Cornwall Archaeology Unit 2002, Figures 5 - 6b).
- 4.3.3 Previous works within the proposed development site include an Archaeological Desk-Based Assessment (Cornwall Archaeology Unit 2002) produced in 2002 [HER Event UID ECO192] ahead of a previous re-development scheme in the same area. The assessment concluded that there was expected to be a high archaeological potential within the proposed development site, particularly in the east of the site. Evaluation was recommended to target a later watching brief or excavation, along with field boundary recording and measures to

minimise the settings impact upon the nearby designated assets, Conservation Area, and countryside.

4.4 Archaeology & History Background

2.0.1 The AB numbers which have been assigned to each cultural heritage feature within the study area can be located on the cultural heritage features maps in Figures 5 – 7.

Prehistoric (c .500, 000 BC – AD 43)

4.4.1 There are no known cultural heritage features of Prehistoric date within the proposed development site, but there are 23 within the surrounding study area [**AB 1 – 23**].

4.4.2 The earliest evidence of human activity within the study area dates to the Bronze Age and is present in the form of round barrows at Greena Moor [**AB 5 – 7**], Reeve House [**AB 13 – 15**], and Week St Mary [**AB 22**], all of which are c. 0.5 – 1.5km south of the proposed development site. Despite the number of funerary monuments within the study area, there is currently no known evidence of Bronze Age settlement recorded in the area.

4.4.3 There is extensive evidence for Iron Age settlement in Cornwall, which is evident from the large number of hillforts and settlement rounds. Within the study area, there are a number of Iron Age features including Ashbury Hillfort [**AB 1**] at c. 700m to the south-west of the proposed development site, and several settlement rounds [**AB 8, 10, 17, 20, 21 & 23**] most of which are south and west of the proposed development site and beyond 700m of the site boundary.

Roman (AD 43 – AD 410)

4.4.4 There are no known cultural heritage features of Roman date within the proposed development site, nor are there any such features within the surrounding study area.

Medieval (AD 410 – AD 1536)

4.4.5 There is one possible cultural heritage feature of Medieval date within the proposed development site [**AB 89**], but there are 70 within the surrounding study area [**AB 24 – 88 & 90 - 94**].

4.4.6 The Medieval period is represented within the study area primarily by the remnants of former field systems [**AB 24, 25, 27, 28, 39, 43, 44, 65, 70, 73, 74, 76, 81, 82, 85, 86 & 93**], and surviving and former settlements [**AB 31, 32, 38, 41, 46 – 49, 52, 53, 55, 59, 61 – 64, 66, 71, 92**] dispersed across the study area.

4.4.7 One such settlement is that of Week St Mary [**AB 32**], which originated in the early Medieval and has continued to exist as a village to the present day; centred on the village square immediately to the south-east of the proposed development site boundary. A number of Medieval monuments survive within the village, including the Grade I Listed Church of the Nativity of the Blessed Virgin Mary [**AB 37**] at c. 50m north-east of the proposed development site, and the Scheduled remains of a castle motte [**AB 77**] c.40m north of the proposed development site (See Section 4.3).

4.4.8 Within the proposed development site is the speculated location of a former well [**AB 89**], based on the field names ‘well meadow’ and ‘lower well meadow’ in the west of the site.

Post Medieval (AD 1537 – AD 1800)

- 4.4.9 There are no known cultural heritage features of Post Medieval date within the proposed development site, however, there are 70 within the surrounding study area [AB 95 – 164].
- 4.4.10 Similarly to the Medieval period, this period is also represented within the study area by dispersed settlements [AB 95, 103, 112, 116, 120, 125 – 127, 133, 137, 144, 149 & 162] and remnants of field systems [AB 106, 108, 130, 132 & 140], but there is also evidence of industrial activity in the form of quarrying [AB 100, 105, 107, 111, 114, 115, 122, 142, 146, 147, 151 –153 & 159].
- 4.4.11 However, the majority of the cultural heritage features closest to the proposed development site are buildings, including the Grade II Listed dwellings of Hayescott [AB 113] and Church Cottage [AB 163] at c. 100m east of the proposed development site.

Modern (AD 1801 – Present)

- 4.4.12 There are no cultural heritage features of modern date within the proposed development site, but there are 10 within the surrounding study area.
- 4.4.13 The Modern features within the study area consist primarily of Listed Buildings [AB 165 – 167] and monuments of the Second World War [AB 170 – 173], including a Grade II Listed war memorial [AB 172] in the square at Week St Mary c. 30m south-east of the proposed development site.

Undated

- 4.4.14 There are no undated or multi-period cultural heritage features within the proposed development site. There are, however, seven within the surrounding study area.
- 4.4.15 Six of these records consist of features identified through aerial survey, including ditched enclosures at Westwood Common, c. 1km south-west of the proposed development site, and at Sudcott, c. 1.8km south-west of the proposed development site.
- 4.4.16 The Conservation Area of Week St Mary [AB 181] covers the northern half of the village, presumably to afford some protection to the historic core of the village which lies north of the modern extension to the settlement. Approximately half of the proposed development site (the eastern half) lies within the Conservation Area [AB 181].

4.5 Historic Map Sources

- 4.5.1 The fields within the proposed development site have been given numbers for clarity in this report (see Figure 9).
- 4.5.2 The earliest available map showing the area of the proposed development site was the 1840s Tithe Map of Week St Mary (Plate 1). The Tithe Map shows that at this time, the proposed development site was divided into a number of smaller fields, all of which were used for pasture.

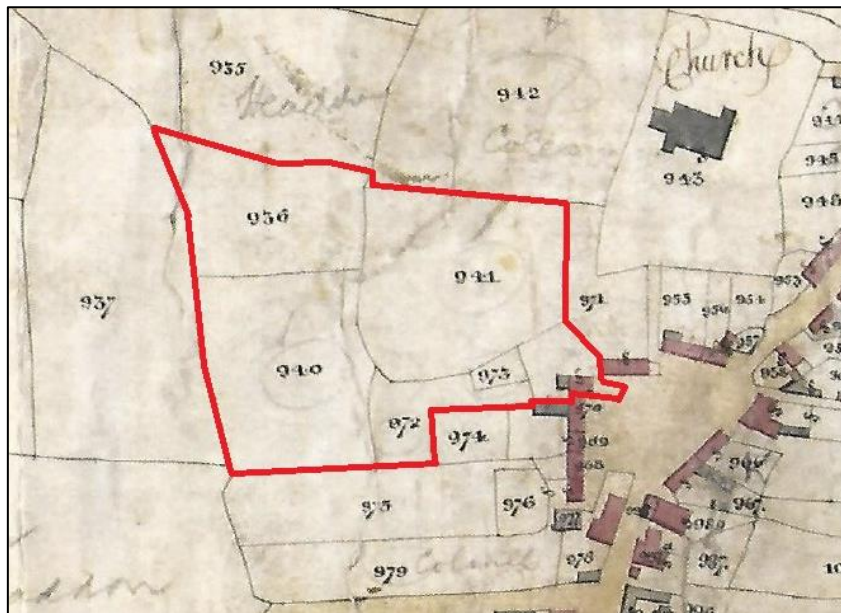


Plate 1: 1840s Tithe Map of Week St Mary, showing the proposed development site in red

- 4.5.3 The majority of these field divisions were still present by the time of the survey for the First Edition OS Map in 1883. At this time, a spring [AB 184] is labelled adjacent to the boundary between fields 2 and 3, which becomes significant during the following Site Visit section.
- 4.5.4 However, before the Second Edition OS Map survey in 1905 (published 1907, see Plate 2), the fields had been amalgamated in to three large fields as is present in the proposed development site today (see Figure 9).

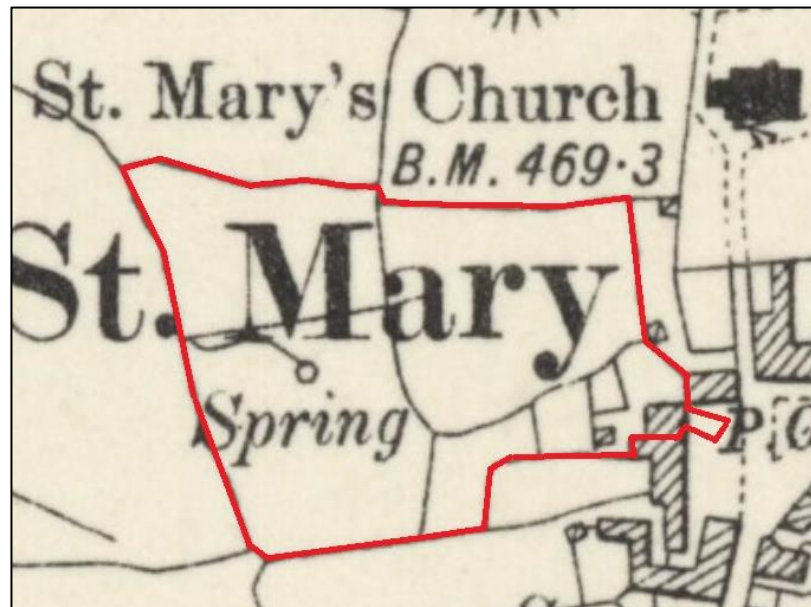


Plate 2: 1907 OS Map of Cornwall, Sheet VIII.NE, showing the proposed development site in red
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4.6 Site Visit

- 4.6.1 A site visit was undertaken by Zoe Edwards (Archaeological Technician; AB Heritage) on the 16th September 2015. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits. Figure 9 accompanies this section.

Entrance & Field 1

- 4.6.2 The site is accessed from the north-western corner of the village square, where the road leads through an overhead 'Treetops' banner into a shingled parking area. To the west of the parking area is a dilapidated building which may have been the reception of the former holiday park (Photo 1). In this area, a wooden fence encloses the site to the east adjacent to rendered modern housing, while the remaining boundaries are primarily hedgerow and tree-lined field boundaries [**AB 182**].



Photo 1: The view of the proposed development site from the entrance, looking north-west

- 4.6.3 From the entrance the parking area extends to the north, where the tower of the adjacent Church [**AB 37**] is visible to the north-east, although partially screened by a mature tree from some angles (Photo 2).



Photo 2: The view of the Church [AB 37] from the parking area of the proposed development site, looking north-east

- 4.6.4 Looking north from the car park, a row of planted trees give way to a shingled footpath towards one of three remaining standing structures which appear to be in use at the proposed development site. To the north-west are three concrete platforms which have been terraced into the sloped ground surface, and another of the standing structures. These are log-built chalet style structures (Photo 3).



Photo 3: The view to the north from the parking area of the proposed development site

- 4.6.5 Additional concrete platforms can be seen throughout field 1, where the Church [AB 37] is visible from a number of locations (Photo 4).



Photo 4: The view from the centre of field 1 at the proposed development site, looking east

- 4.6.6 The presence of earthworks in field 1 relating to the motte [AB 77] (see Section 4.3) could not be confirmed due to long grass in the area. The field is bound to the north by a hedge and tree-lined boundary, through which glimpsed views of the motte [AB 77] were noted (Photo 5).



Photo 5: The view of the motte [AB 77] from the northern boundary of field 1 at the proposed development site, looking north

- 4.6.7 A trackway from the parking area leads along the southern side of field 1 towards a bungalow which is set-back from the field and enclosed by fencing. The trackway then turns to the north towards field 3, and passes two banks within field 1. It is possible that these are partial

remnants of former field boundary banks [AB 183] (Photo 6) which appear on the 1840s Tithe Map (see Section 4.5), although they may have earlier origins.



Photo 6: One of two possible parts of a former field boundary bank between fields 1 & 2, from boundary between fields 1 & 2 looking east

Field 2

4.6.8 At the time of the site visit, a structure was being dismantled adjacent to the bungalow, in field 2. It was apparent that a number of other similar structures in the area had recently been dismantled as there were piles of wooden planks, concrete blocks, and other building debris across much of field 2 (Photo 7).



Photo 7: Building debris in field 2, from the south-east of the field looking south-east

- 4.6.9 The northern boundary of the field consisted of an apparent historic earthen field boundary bank [AB 183] beneath vegetation, and ran parallel to an adjacent drain. A linear ditch and circular hollow [AB 184] were noted extending from the boundary. This corresponds to the location of spring on the First Edition OS Map. While this would have been a natural feature, some work has been done presumably to asset drainage into the adjacent drain (Photo 8).



Photo 8: The circular hollow and linear ditch adjacent to the southern side of the boundary between fields 2 and 3

- 4.6.10 An area along the western boundary of the site in field 2 was waterlogged, and the remainder of the site was under dense vegetation. The Church [AB 37] to the north-east of the proposed development site was visible from most of field 2.

Field 3

- 4.6.11 The boundaries of field 3 were surrounded by vegetation at the time of the site visit, but the visible areas of the boundaries appeared to be hedgerow and tree-lined field boundaries [AB 182].
- 4.6.12 The centre of the site was occupied by a large mound of previously dumped debris (Landowner, R Pearce *pers. comm*, 2015), which had become overgrown and grassed over. Much of the remaining ground within this field was covered by dense vegetation (Photo 9).



Photo 9: The view from the west of field 3 towards the east

- 4.6.13 No concrete slabs or structures were visible in this field, with the exception of a small decaying shed close to the northern site boundary which was obstructed by the vegetation. A drain issuing along the western site boundary appears to lead to an area in the north-western corner of field 3, where there is a sudden drop in ground level. It could not be determined whether this was a natural or archaeological feature due to the dense vegetation in the area.

5 HERITAGE VISUAL IMPACT ASSESSMENT

5.1 Aims & Methodology

- 2.0.2 The purpose of the heritage visual impact assessment was to determine the level of visual impact (as outlined in Table 2) that the proposed development would cause on the setting of the cultural heritage features within the study area.
- 2.0.3 The visible landscape surrounding cultural heritage features contributes heavily to the settings of the features. Therefore, the visual impacts assessed in this report will be assessed in line with in the Historic England Historic Environment Good Practice Advice in Planning on the Settings of Heritage Assets (Historic England 2015). A proforma showing the criteria for the on-site assessment of the potential visual impacts as outlined in the guidance above can be found in Appendix 2.
- 2.0.4 Settings impacts are defined by in the NPPF (p56, Annex 2) as follows.

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

- 5.1.1 The overall level of potential impact upon the setting of each cultural heritage feature included in the visual impact assessment will be assessed in line with the Impact Assessment Criteria of section 2.5, with a suggested mitigation strategy where applicable.
- 5.1.2 While the primary aim was to determine the level of visual impact upon cultural heritage features, factors such as construction traffic / noise, and changes to the landscape character were also considered when assessing the impacts upon all of the assessed assets, as per the Historic England Historic Environment Good Practice Advice in Planning on the Settings of Heritage Assets (Historic England 2015).

Assessed Assets

- 5.1.3 A review of the cultural heritage features within the study area was made in order to determine which of the features that needed to be subjected to the heritage visual impact assessment.
- 5.1.4 It was concluded that the non-designated monuments in the study area gained little or no contribution to their heritage significance from their visible settings. Therefore, this study assessed only designated cultural heritage features.

ZTV

- 5.1.5 A ZTV (Zone of Theoretical Visibility) illustration has been provided by the client in order to identify the monuments that may be inter-visible with the proposed development site, based on the topography of the study area and the height of the proposed development. This was

overlain on the map of cultural heritage features to determine those monuments which may be subjected to a visual impact.

- 5.1.6 A visit was made to the designated monuments that fell within the ZTV in order to confirm inter-visibility with the proposed development site, and to assess the potential level of impact upon the significance of the asset as a result of the proposed changes within their settings.

5.2 Visual Impact and Settings Assessment

- 5.2.1 The heritage visual impact assessment was conducted within the 2km study area by Zoe Edwards (Archaeological Technician; AB Heritage) on the 15th and 16th of September 2015.
- 5.2.2 The tables below provide details of the monuments assessed and the outcome of the on-site heritage visual impact and detailed settings assessment.

Table 4: Cultural Heritage Features Assessed during the Heritage Visual Impact Assessment

AB No.	Period	Description	Status
1	Prehistoric	Ashbury Iron Age Hillfort	SAM
5	Prehistoric	7 Bronze Age Round Barrows at Greena Moor	SAM
29 & 94	Medieval – Modern	Penhallum Manor, chapel, ringwork, moat, and fishponds & Bridge about 100m north of house called Bury Court	SAM & Grade II LB
37	Medieval	Church of the Nativity of the Blessed Virgin Mary	Grade I LB
68	Medieval	The Old College, the outbuilding adjoining left gable end of college, and the wall adjoining right front of cottage	Grade II* LB
77	Medieval	Earthworks of a castle motte	SAM
91	Medieval	Well House about 4m east of The Old College	Grade II* LB
97	Post Medieval	Church Cottage, Week St Mary	Grade II LB
98	Post Medieval	Cider House about 3m south-east of Leigh Farmhouse	Grade II LB
102	Post Medieval	East Hele Farmhouse	Grade II LB
113	Post Medieval	Hayescott	Grade II LB
134	Post Medieval	Steele Farmhouse and adjoining outbuilding	Grade II LB
163	Post Medieval – Modern	Burdenwell Manor and cottage adjoining north-east	Grade II* LB
164	Post Medieval – Modern	Leigh Farmhouse	Grade II* LB
165	Modern	Goscott Farmhouse	Grade II LB
166	Modern	Lower Kitleigh Cottage	Grade II LB

AB No.	Period	Description	Status
167	Modern	New College	Grade II LB
172	Modern	Week St Mary War Memorial	Grade II LB
181	Undated / Multi-period	Week St Mary Conservation Area	CA

Table 5: Perceived Magnitude of Setting Impact on Identified Key Cultural Heritage Features

AB No.	Description	Status	Distance from Project	Potential impact		Assessment Limitations	Magnitude of Impact
				Visual Impact	Other Impacts		
1	Ashbury Iron Age Hillfort	SAM	c. 700m to SW	None	Temporary construction noise possible	Assessed from nearest accessible point. Views to site may be possible from some points at asset, although these may be inhibited by tree-lined roads and buildings.	Unknown due to assessment limitations, but assumed to be Negligible
5	7 Bronze Age Round Barrows at Greena Moor	SAM	c. 1.5km to S	None	Temporary construction traffic and permanent increase in general passing traffic possible	Assessed from nearest accessible point. Views to site may be possible from some points at asset, although these are likely be inhibited by tree-lined field boundaries and buildings.	Unknown due to assessment limitations, but assumed to be Negligible
29 & 94	Penhallum Manor, chapel, ringwork, moat, and fishponds & Bridge about 100m north of house called Bury Court	SAM & Grade II LB	c. 1km to SW	None	None	None	None
37	Church of the Nativity of the Blessed Virgin Mary	Grade I LB	c. 50 to NE, Churchyard adjacent to eastern site boundary	Yes – from tower. Very limited views through tree-lined boundary of churchyard	Temporary construction noise, ground vibration, and traffic. Permanent traffic increase and change to character of immediate surroundings	None	Low - Medium

ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE VISUAL IMPACT ASSESSMENT

AB	Description	Status	Distance	Potential impact		Assessment Limitations	Magnitude of
68	The Old College, the outbuilding adjoining left gable end of college, and the wall adjoining right front of cottage	Grade II* LB	c. 130m to E	None	Temporary construction noise, ground vibration, and traffic. Permanent traffic increase passing immediately in front of asset	Assessment made from roadside immediately adjacent to asset. No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be Low
77	Earthworks of a castle motte	SAM	c. 40m to N	Glimpsed views between tree-lined field boundary	Temporary construction noise, ground vibration, and traffic. Limited change to character of immediate surroundings, previously verified by Planning Officer (see section 2.3)	None	Low
91	Well House about 4m east of The Old College	Grade II* LB	c. 150m E	None	Temporary construction noise, ground vibration, and traffic. Permanent traffic increase	Assessment made from roadside immediately adjacent to asset. No assessment was made from within private land	Unknown due to assessment limitations, but assumed to be Low
97	Church Cottage, Week St Mary	Grade II LB	c. 100m E	None	Temporary construction noise, ground vibration, and traffic. Permanent traffic increase passing immediately in front of asset	Assessment made from roadside immediately adjacent to asset. No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be Low
98	Cider House about 3m south-east of Leigh Farmhouse	Grade II LB	c. 1.3km NE	None	None	Assessment made from roadside nearest to asset. No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be None

ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE VISUAL IMPACT ASSESSMENT

AB	Description	Status	Distance	Potential impact		Assessment Limitations	Magnitude of
102	East Hele Farmhouse	Grade II LB	c. 1.8km W	None	None	Assessment made from roadside nearest to asset. No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be None
113	Hayescott	Grade II LB	c. 100m E	None	Temporary construction noise, ground vibration, and traffic. Permanent traffic increase passing immediately in front of asset	No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be Low
134	Steele Farmhouse and adjoining outbuilding	Grade II LB	c. 800m NE	None	None	Assessment made from roadside nearest to asset. No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be None
163	Burdenwell Manor and cottage adjoining north-east	Grade II* LB	c. 100m E	None	Temporary construction noise and traffic. Permanent traffic increase	No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be Negligible - Low
164	Leigh Farmhouse	Grade II* LB	c. 1.3km NE	None	None	Assessment made from roadside nearest to asset. No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be None

ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE VISUAL IMPACT ASSESSMENT

AB	Description	Status	Distance	Potential impact		Assessment Limitations	Magnitude of
165	Goscott Farmhouse	Grade II LB	c. 1.5km SSW	None	None	Assessment made from roadside nearest to asset. No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be None
166	Lower Kitleigh Cottage	Grade II LB	c. 1.6km NNE	None	Temporary construction traffic and permanent increase in general passing traffic possible	No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be Negligible
167	New College	Grade II LB	c. 130m E	None	Temporary construction noise, ground vibration, and traffic. Permanent traffic increase passing immediately in front of asset	Assessment made from roadside immediately adjacent to asset. No assessment was made from within the private garden or dwelling	Unknown due to assessment limitations, but assumed to be Low
172	Week St Mary War Memorial	Grade II LB	c. 30m SE	Limited – depending on views between site entrance and village square	Temporary construction noise, ground vibration, and traffic. Permanent traffic increase and change to character of immediate surroundings	None	Low
181	Week St Mary Conservation Area	CA	Within E of site and in village to E	Limited – depending on views between site entrance and village square	Temporary construction noise, ground vibration, and traffic. Permanent traffic increase and change to character of the north of the village	No assessment was made from within private gardens or historic homes	Unknown due to assessment limitations, but assumed to be Medium

6 ARCHAEOLOGICAL POTENTIAL & MITIGATION

6.1 Known Heritage Resource

Within the Proposed Development Site Boundary

- 6.1.1 There are no designated cultural heritage features, and three non-designated cultural heritage features located within the boundary of the proposed development site.
- 6.1.2 These consist of the possible former location of a Post Medieval well [AB 89] based on place name evidence, and at least two field boundary banks [AB 183] and other possible field boundary bank remnants [AB 182] of Post Medieval to Modern date.

Within the 2km Study Area

- 6.1.3 There are an additional 180 cultural heritage features within the 2km study area, which portray a landscape which has been occupied from the Prehistoric period to the present day. These features consist of:
- 15 Listed Buildings [AB 37, 68, 91, 94, 97 – 8, 102, 113, 134, 163 – 7 & 172], including the Grade I Listed Church of the Nativity of the Blessed Virgin Mary [AB 37] on land immediately to the east of the proposed development site and visible from much of the area within the site boundary;
 - Four Scheduled Ancient Monuments [AB 1, 5, 27 & 77], including the Scheduled remains of a castle motte [AB 77] at c. 40m to the north of the proposed development site and visible in places along the northern site boundary;
 - The Conservation Area of Week St Mary [AB 181] that covers the village in which the proposed development site is located and the eastern half of the proposed development site; and
 - An additional 160 non-designated cultural heritage features which generally represents a historic agricultural landscape with a gradual increase in dispersed settlement.

6.2 Past Impacts within the Site Boundary

- 6.2.1 Numerous impacts within the site boundary were noted during the site visit (Section 4.6), many of which related to the recent use of the site. The impacts are summarised below.
- The two buildings (the assumed disused reception of the former holiday park, and an inhabited bungalow) in the south of the site are likely to have caused some below ground impact during their construction, including the placement of foundations and services;
 - The concrete slabs within field 1 were terraced into the slope to provide a level surface, requiring soil removal and levelling;
 - Likely levelling of the shingled parking area;
 - Ground compression where building debris has accumulated in piles across fields 2 & 3;
 - Tree root impacts from a few mature trees within the site boundary;

- A linear ditch and circular hollow (likely to be a recent drainage management feature) in the north of field 2;
- Cabling and piping providing services to the buildings and structures within the site (See Figure 3).

6.3 Potential Archaeological Resource

- 6.3.1 The results of previous archaeological work in the field immediately to the north of the proposed development site (see Section 4.3) concluded that earthwork remains relating to the Scheduled castle motte [AB 77] may extend into the eastern side of the proposed development site. This area was assessed as part of the site visit, but no trace of any earthworks could be determined due to the length of the grass in this area. The potential for above and / or below ground remains within the proposed development site relating to this feature [AB 77] therefore remain unknown.
- 6.3.2 The proposed development site is known to have been in use since the mid-19th century, and may contain field boundary banks [AB 182 – 83] of this date or earlier as noted during the site visit. There is also a HER record for a well [AB 89] which may have been located within the site boundary, based on place name evidence. Therefore the potential for the recovery of previously unrecorded archaeology dating to the Post Medieval and Modern periods is perceived to be high, with the features being most likely of local importance (see Table 1), based on the nature of the potential assets discussed.

6.4 Predicted Impact of Proposed Development

Direct Physical Impacts

- 6.4.1 The proposed development consists of a residential development with associated access roads and open spaces (see Figure 4). While the details of construction methodologies are unknown to AB Heritage, the development is likely to cause below ground impact across the majority of the proposed development site.
- 6.4.2 Should remaining earthworks associated with the motte [AB 77] in the adjacent field be present within the proposed development site, the level of impact upon the remains would depend on the condition and extent of the archaeology. Therefore the level of impact on this feature as a result of the proposed development remains unknown.
- 6.4.3 However, some physical disturbance or levelling of the partial field boundary banks [AB 183] between fields 1 and 2 may occur as part of the proposed development plans. These features [AB 183] of likely local importance (see 6.3.2). The resulting level of Significance of Effect is therefore 'Moderate' in line with Table 3.
- 6.4.4 The Week St Mary Conservation Area [AB 181] which covers the northern section of the village, and the eastern half of the proposed development site will be subject to direct and visual impacts. This is detailed further in Table 5 below. However, with consideration for the current condition of the proposed development site, the proposed development may contribute positively to the Conservation Area [AB 181] by improving the general appearance of the site.

Settings Impacts

6.4.5 Table 5 has presented the potential settings impact which may be placed upon the designated features within the 2km study area as a result of the proposed development. The Significance of Effect (Table 3) of the proposed development on features which are predicted to be subjected to a settings impact has been summarised in Table 6 below. Note that in some cases, the Magnitude of Impact has been assumed (see Table 5) due to the limitations of the visual impact assessment.

Table 6: Significance of Effect upon Designated Features within the Setting of the Proposed Development

AB No.	Description	Status	Importance	Magnitude of Impact	Significance of Effect
1	Ashbury Iron Age Hillfort	SAM	National	Assumed Negligible	Minor
5	7 Bronze Age Round Barrows at Greena Moor	SAM	National	Assumed Negligible	Minor
37	Church of the Nativity of the Blessed Virgin Mary	Grade I LB	National	Low - Medium	Moderate - Major
68	The Old College, the outbuilding adjoining left gable end of college, and the wall adjoining right front of cottage	Grade II* LB	National	Assumed Low	Moderate
77	Earthworks of a castle motte	SAM	National	Low	Moderate
91	Well House about 4m east of The Old College	Grade II* LB	National	Assumed Low	Moderate
97	Church Cottage, Week St Mary	Grade II LB	Regional	Assumed Low	Minor
113	Hayescott	Grade II LB	Regional	Assumed Low	Minor
163	Burdenwell Manor and cottage adjoining north-east	Grade II* LB	National	Assumed Negligible - Low	Minor – Moderate
166	Lower Kitleigh Cottage	Grade II LB	Regional	Assumed Negligible	Not Significant
167	New College	Grade II LB	Regional	Assumed Low	Minor
172	Week St Mary War Memorial	Grade II LB	Regional	Low	Minor

AB No.	Description	Status	Importance	Magnitude of Impact	Significance of Effect
181	Week St Mary Conservation Area	CA	Regional	Assumed Low - Medium	Minor - Moderate

6.5 Outline Recommendations

6.5.1 Based on the results of the report it has been concluded there will be some level on impact on cultural heritage features. A range of mitigation measures have therefore been proposed, below, to minimise or avoid these impacts wherever possible.

Mitigation of Direct Impacts

6.5.2 The results of this assessment show that there is an overall low potential for the presence of previously unrecorded archaeological remains within the boundary of the proposed development site. However, there is some potential for the presence of significant archaeological remains relating to the Scheduled mote [AB 77] at c. 40m to the north of the proposed development site.

6.5.3 It is therefore proposed that vegetation be removed from field 1 to allow assessment as to whether earthworks relating to the motte [AB 77] may survive. This could coincide with a limited / targeted intrusive on-site investigation, to gain a better understanding of the surviving archaeological resource.

6.5.4 Furthermore, should the proposal require any disturbance or levelling of the field boundary banks [AB 183], it is recommended that they are recorded and / or subject to a watching brief.

Mitigation of Impacts upon the Settings of Heritage Assets

6.5.5 In relation to the settings assessment, a number of cultural heritage features may be subject to temporary and / or permanent significant adverse settings impacts as a result of this proposed development. These include:

- The Grade I Listed Church of the Nativity of the Blessed Virgin Mary [AB 37]
- The Grade II* Listed Old College (and associated outbuilding and wall) [AB 68]
- The Scheduled remains of the castle motte [AB 77]
- The Grade II* Listed Well House [AB 91]
- The Grade II* Listed Burdenwell Manor and Cottage [AB 163]
- Week St Mary Conservation Area [AB 181]

6.5.6 However, the development has been designed to ensure it is in keeping with the character of the Conservation Area [AB 181], which reduces the level of impact imposed on the local landscape, the implementation of screening and noise reduction measures may result in these impacts being minimised or avoided entirely.

6.5.7 All recommendations are subject to the approval of the Cornwall Council planning archaeologist.

7 REFERENCES

7.1 Documentary Source & Cartographic Sources

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7.3 Other Sources

Personal communication between Zoe Edwards (Archaeological Technician; AB Heritage) and Raymond Pearce (landowner at Treetops) during the site visit on 16th September 2015, in which Mr Pearce stated that the grassed-over mound in the most northern field at the proposed development site was the result of previously dumped debris, which had become overgrown.

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the Cornwall & Scilly Historic Environment Record and other sources within a radius of 2km from the centre-point of the proposed development site.

Abbreviations

SAM	Scheduled Ancient Monument	HLC	Historic Landscape Characterisation Area
LB	Listed Building	CA	Conservation Area

AB No.	Period	Monument Type	Name	Summary	Easting	Northing	Ref No. or Source
1	Prehistoric	SAM	ASHBURY - Iron Age hillfort	Ashbury is a univallate hillfort 210m by 150m and enclosing approximately 4 acres, with a rampart 3.2m above the outer ditch.	222790	97470	MCO21, DCO194
2	Prehistoric	MONUMENT	BURY COURT - Iron Age round, Romano British round	The field-name 'Round Park' suggests the site of a round but there are no remains.	222300	97410	MCO8083
3	Prehistoric	MONUMENT	BURY COURT - Iron Age round, Romano British round	An oval enclosure, 95m by 50m overall, with an entrance in the north.	222420	97251	MCO7660
4	Prehistoric	MONUMENT	GOSCOTT - Prehistoric enclosure, Undated enclosure	An oval banked feature is visible as soilmarks on vertical aerial photographs.	223499	96218	MCO36135
5	Prehistoric	SAM	GREENA MOOR - 7 Bronze Age barrows	A round barrow approx 33m in diameter and 1.1m high.	223399	95937	MCO2729-35
6	Prehistoric	MONUMENT	GREENA MOOR - Bronze Age barrow	A round barrow 35m in diameter by 1.0m high.	224132	96313	MCO2736

7	Prehistoric	MONUMENT	GREENA MOOR - Bronze Age barrow	A single round mound is visible as low earthworks and cropmarks on aerial photographs and was plotted during the Cornwall NMP.	222390	96270	MCO36127
8	Prehistoric	MONUMENT	JACOBSTOW - Iron Age round, Romano British round	An enclosure approx 60m by 50m which may be the site of a round.	222390	97040	MCO8082
9	Prehistoric	MONUMENT	KNOWLE WOOD - Prehistoric field boundary, Early Medieval field boundary, Medieval field boundary	The extant field system to the west of Knowle Wood is considered to be anciently enclosed land of medieval or earlier origin.	222680	99500	MCO36166
10	Prehistoric	MONUMENT	NEWPARK - Iron Age round, Romano British round	A half circle in crops on the northern slope is visible as cropmarks on vertical aerial photographs.	222012	96961	MCO46231
11	Prehistoric	MONUMENT	NEWPARK - Prehistoric enclosure, Undated enclosure	A sub-oval feature, 44m by 40m across, is visible as cropmarks on vertical aerial photographs.	222553	96881	MCO36137
12	Prehistoric	MONUMENT	PLYMSWOOD - Iron Age enclosure, Romano British enclosure	A small rectangular enclosure, visible on air photos.	222070	98880	MCO21837
13	Prehistoric	MONUMENT	REEVE HOUSE - Bronze Age barrow	A well preserved barrow on the summit of a rounded ridge.	223990	96730	MCO35916
14	Prehistoric	MONUMENT	REEVE HOUSE - Bronze Age barrow	A ploughed down barrow approx 30m in diameter.	224042	96633	MCO3390
15	Prehistoric	MONUMENT	REEVE HOUSE - Bronze Age barrow	A round barrow (one of three barrows) in a field to the south of Reeve House.	224056	96709	MCO46252

16	Prehistoric	MONUMENT	REEVE HOUSE - Prehistoric enclosure, Undated enclosure	A curvilinear feature is visible as faint cropmarks on vertical aerial photographs.	223980	96950	MCO36132
17	Prehistoric	MONUMENT	SUDCOTT - Iron Age round, Romano British round	The probable site of an Iron Age/Romano-British settlement is visible as cropmarks on aerial photographs taken in 1989.	222010	96520	MCO35851
18	Prehistoric	MONUMENT	SUDCOTT - Prehistoric field system, Undated field system		221960	96640	MCO36141
19	Prehistoric	MONUMENT	SWANNACOTT - Prehistoric mound, Undated mound	A single round mound, 21m across, is visible as cropmarks on vertical aerial photographs.	224490	97150	MCO36150
20	Prehistoric	MONUMENT	SWANNACOTT WOOD - Iron Age round, Romano British round	An oval round, 60m by 50m, with rampart up to 1.0m high. Much mutilated by afforestation with the south-east side now destroyed.	224986	98175	MCO8531
21	Prehistoric	MONUMENT	WEEK GREEN - Iron Age round, Romano British round	The field-name 'Round Hill' suggests the site of a round but there are no remains.	224200	96900	MCO8896
22	Prehistoric	MONUMENT	WEEK ST MARY - Bronze Age barrow	The field-names 'High' and 'Lower Burrow Park' suggest the site of a barrow but there are no remains.	223500	97200	MCO2283
23	Prehistoric	MONUMENT	WEEK ST MARY - Iron Age round, Romano British round	The field-name 'Round Blacka Park' suggests the site of a round but there are no remains.	224400	97500	MCO8897
24	Medieval	MONUMENT	GREENA MOOR - Early Medieval field boundary, Medieval field boundary, Post Medieval field boundary	The extant field system in the vicinity of Greena Moor is considered to be recently enclosed land of post medieval origin.	223760	96420	MCO36131

25	Medieval	MONUMENT	GREENA MOOR - Early Medieval field boundary, Post Medieval field boundary, Undated field boundary	On Greena Moor perpendicular linear ditches are visible as cropmarks on aerial photographs and are likely to be field boundaries or drainage features of post medieval date.	224210	96030	MCO36129
26	Medieval	MONUMENT	GREENA MOOR - Early Medieval trackway, Medieval trackway, Post Medieval trackway, Undated trackway	A linear ditch is visible as earthworks on aerial photographs cutting across three modern fields at Greena Moor. It is likely to be a track or pathway, possibly predating the extant post medieval field system.	224410	96450	MCO36128
27	Medieval	MONUMENT	HIGHER WADFAST - Early Medieval field boundary	Field boundaries of medieval or later origin visible as cropmarks on aerial photographs.	222609	97201	MCO44139
28	Medieval	MONUMENT	LOWER WESTCOTT - Early Medieval field boundary	Field boundary of medieval or later origin, visible as low earthworks on aerial photographs.	225390	97456	MCO44222
29	Medieval	SAM	PENHALLAM - Early Medieval manor, chapel, ringwork, moat, and findspots	The manor of Penhallam is first recorded in the Domesday survey of 1086.	222450	97400	MCO11268, MCO10096, MCO11267, MCO1104-9
30	Medieval	MONUMENT	THINWOOD - Early Medieval field system, Medieval field system, Undated field system	The extant field system to the north of Thinwood is considered to be anciently enclosed land.	223240	99290	MCO36164
31	Medieval	MONUMENT	TREFROUSE - Early Medieval settlement, Medieval settlement	The settlement of Trefrouse is first recorded in 1387.	223049	98251	MCO17189

32	Medieval	MONUMENT	WEEK ST MARY - Early Medieval settlement, Medieval settlement	The settlement of Week St Mary is first recorded in the Domesday survey of 1086.	223732	97620	MCO18258
33	Medieval	SETTLEMENT	ASHBURY - Medieval settlement	The settlement of Ashbury is first recorded in the C12.	223058	97218	MCO13291
34	Medieval	MONUMENT	BROOMPARK - Medieval deer park	A possible deer park centred on Broompark Farm.	221640	97218	MCO46250
35	Medieval	BUILDING	BURY COURT - Medieval / Post Medieval bridge	A bridge about 100m north of a house called Bury Court is possibly medieval in origins and appears to have been largely rebuilt in C19.	222479	97427	MCO9525
36	Medieval	MONUMENT	BURY COURT - Medieval manor	Partition of the manorial lands of Penhallam had begun in 1330, and by 1428 it was divided into six parcels of land.	222380	97350	MCO11118
37	Medieval	Grade I LB	CHURCH OF THE NATIVITY OF THE BLESSED VIRGIN MARY		223710	97716	DCO10313, MCO6525
38	Medieval	SETTLEMENT	COLLATON - Medieval settlement, Post Medieval settlement	The settlement of Collaton is first recorded in 1318.	223807	99229	MCO14061
39	Medieval	MONUMENT	DELABOLE HEAD - Medieval field system	The extant field system in the vicinity of Delabole Head, to the south of Week Green is considered to be anciently enclosed land of medieval or earlier origin.	223620	96930	MCO36134
40	Medieval	MONUMENT	EAST HELE - Medieval pond, Post Medieval pond	An irregular hollow is visible as earthworks and cropmarks on vertical aerial photographs.	221700	98100	MCO36173

41	Medieval	SETTLEMENT	EAST HELE - Medieval settlement, Post Medieval settlement	The settlement of West Hele is first recorded in 1548 implies the existence of East Hele.	221656	97933	MCO14351
42	Medieval	MONUMENT	GOSCOTT - Medieval chapel	A chapel of St Lawrence at Goscott is documented in the late C14 and early C15.	223076	96217	MCO9953, MCO14592-3, MCO10637-8
43	Medieval	MONUMENT	GOSCOTT - Medieval field system, Post Medieval field system	The extant field system to the north and west of Goscott is considered to be anciently enclosed land of medieval or earlier origin.	222980	96390	MCO36136
44	Medieval	MONUMENT	HARRIS WOOD - Medieval field boundary, Post Medieval field boundary	Perpendicular field banks are visible as cropmarks on aerial photographs in a field immediately to the NW of Harris Wood and likely to be of medieval origin.	222200	98050	MCO36171
45	Medieval	MONUMENT	HAYDAH - Medieval cross	The field-name 'Cross Park' suggests the site of a cross but there are no remains.	223400	98500	MCO5190
46	Medieval	SETTLEMENT	HAYDAH - Medieval settlement	The settlement of Haydah is first recorded in 1310 when it is spelt "Haywood".	223630	98336	MCO14774
47	Medieval	MONUMENT	KITLEIGH - Medieval settlement	An area of slight earthworks on the eastern side of the road through Kitleigh.	224585	99276	MCO46210
48	Medieval	SETTLEMENT	KITLEIGH - Medieval settlement	The settlement of Kitleigh is first recorded in 1370.	224555	99301	MCO15180
49	Medieval	MONUMENT	KITLEIGH - Medieval settlement, Post Medieval settlement	An area of earthworks situated around the head of a now dry valley.	224447	99297	MCO46211

50	Medieval	MONUMENT	KITLEIGH - Medieval well	The possible site of a well or spring, which may have served Kitleigh.	224500	99200	MCO22650
51	Medieval	MONUMENT	KNOWLE - Medieval ditch, Post Medieval ditch	A linear ditch is visible as a cropmark cutting across two modern fields, to the south-east of Knowle.	222580	99010	MCO36170
52	Medieval	SETTLEMENT	LAM WOOD - Medieval settlement, Post Medieval settlement	The settlement of Lamwood is first recorded in 1302 and last recorded on the 1st Edition 1" OS map c1813.	223100	97700	MCO15202
53	Medieval	SETTLEMENT	LEIGH - Medieval settlement	The settlement of Leigh is first recorded in 1202.	224179	98907	MCO15371
54	Medieval	MONUMENT	LEIGH - Medieval well, Post Medieval well	A field at this location is called 'Well Orchard' on the Tithe Map c1840, suggesting the site of a well, which may have served the settlement of Leigh.	224200	98780	MCO22666
55	Medieval	MONUMENT	LUMWOOD - Medieval settlement	Lumwood is first recorded in 1302 and extensive earthworks, mainly platforms are still visible.	223110	97758	MCO46217
56	Medieval	MONUMENT	NESCOTT - Medieval farmstead	Above the confluence of streams to the north of Westcott (58117) is a very faint earthwork, forming a slight platform approx 0.3m high. This is possibly the site of Nestcott.	225387	97522	MCO46697
57	Medieval	MONUMENT	PLYMSWOOD - Medieval field boundary, Post Medieval field boundary	Plough-levelled field banks and ditches are visible as cropmarks on aerial photographs and are considered likely to be medieval (or post medieval) in date.	221890	98580	MCO36179

58	Medieval	MONUMENT	PLYMSWOOD - Medieval settlement, house & farmhouse	The settlement of Plymswood is first recorded in 1280.	222134	98575	MCO16321, MCO9465, MCO46224
59	Medieval	MONUMENT	SOUTH WESTCOTE - Medieval settlement	The settlement of South Westcote is first recorded in 1394, and is presumably the same as the modern Higher Westcott.	225368	96839	MCO16805
60	Medieval	MONUMENT	SPARKWELL - Medieval well, Post Medieval well	A field at this location is called 'Spark Well' on the Tithe Map c1840, suggesting the site of a well or spring. It probably refers to the head of the stream which rises in the field at SX 2321 9849.	223300	98400	MCO22656
61	Medieval	MONUMENT	STEEL - Medieval settlement, Post Medieval settlement	The settlement of Steel is first recorded in 1302.	224386	98202	MCO16886
62	Medieval	MONUMENT	STEWARTS - Medieval settlement	The settlement of Stewarts is first recorded in 1598 when it is spelt "Sturte".	223918	97963	MCO16897
63	Medieval	MONUMENT	SUDCOTT - Medieval settlement	The settlement of Sudcott is first recorded in 1525.	222089	96279	MCO16923
64	Medieval	MONUMENT	SWANNACOTT - Medieval chapel & settlement	The ruins of Swannacott House, demolished in the C19, appeared to have included a chapel.	224860	97472	MCO10237, MCO16932
65	Medieval	MONUMENT	SWANNACOTT - Medieval ridge and furrow	An area of approximately ?? hectare contains well-preserved ridge and furrow; the ridges are approx 4m wide and 0.5m high.	225190	97379	MCO46696
66	Medieval	MONUMENT	SWANNACOTT - Medieval settlement	An area of slight earthworks, possibly medieval settlement remains.	224831	97427	MCO46199

67	Medieval	MONUMENT	SWANNACOTT WOOD - Medieval deer park, Post Medieval bank (earthwork)	Long, substantial boundaries (most are of corn-ditched form) with large ditches approx 1.3m wide, 0.8m deep on average faced walls and ramped banks.	225165	98093	MCO46688
68	Medieval	Grade II* LB	THE OLD COLLEGE, OUTBUILDING ADJOINING LEFT GABLE END OF COLLEGE, WALL ADJOINING RIGHT FRONT OF COLLEGE		223807	97676	DCO10220, MCO22414
69	Medieval	MONUMENT	THINWOOD - Medieval dovecote, Post Medieval dovecote	A small field to the south of Thinwood Farm was called Culver Park in 1840	223195	98665	MCO46257
70	Medieval	MONUMENT	THINWOOD - Medieval field boundary, Post Medieval field boundary	Perpendicular banks are visible as earthworks on aerial photographs and likely to relate to the medieval settlement.	223110	98730	MCO36163
71	Medieval	MONUMENT	THINWOOD - Medieval settlement	The settlement of Thinwood is first recorded in 1202. North and West Thinwood are also documented, but these settlements are lost.	223177	98803	MCO16975
72	Medieval	MONUMENT	THWART CASTLE - Medieval mound, Post Medieval mound	A trackway and three hollows below Thwart Castle Wood; noted during fieldwork, plotted from APs and shown on OS maps - origin and function uncertain.	221940	98910	MCO36187
73	Medieval	MONUMENT	TREFROUSE - Medieval field boundary, Undated field boundary	The extant field system between Trefrouse and Haydah is considered to be anciently enclosed land of medieval or earlier origin.	223330	98230	MCO36162

74	Medieval	MONUMENT	TREHAUSA - Medieval field boundary	The extant field system in the vicinity of Trehausia is considered to be Anciently Enclosed Land of medieval or earlier origin.	221960	97690	MCO36172
75	Medieval	MONUMENT	TRETROUSE - Medieval chapel	The field-names 'Church Park' and 'Church Park Plot' suggest the site of a chapel but there are no remains.	223200	98100	MCO9892
76	Medieval	MONUMENT	WADFAST - Medieval strip field	Medieval strip fields associated with the settlement of Higher Wadfast.	225500	97700	MCO22057
77	Medieval	SAM	WEEK ST MARY - Medieval castle	The earthworks of a small Norman castle at Week St Mary.	223642	97756	MCO22421, DCO1445
78	Medieval	MONUMENT	WEEK ST MARY - Medieval cross	The field-name 'Cross Park' suggests the site of a cross but there are no remains.	223200	97700	MCO5189
79	Medieval	MONUMENT	WEEK ST MARY - Medieval extractive pit, Post Medieval extractive pit	A single oblong hollow visible as a low earthwork on aerial photographs lying 50m to the north west of the castle mound at Week St Mary. It is considered likely to be a post medieval extractive pit.	223600	97810	MCO36156
80	Medieval	MONUMENT	WEEK ST MARY - Medieval extractive pit, Post Medieval extractive pit		222330	98110	MCO36157
81	Medieval	MONUMENT	WEEK ST MARY - Medieval field system	The extant field system in the vicinity of Week St Mary is considered to be anciently enclosed land of medieval or earlier origin	223450	97510	MCO36188
82	Medieval	MONUMENT	WEEK ST MARY - Medieval field system	The extant field system in the vicinity of Week St Mary is considered to be anciently enclosed land of medieval or earlier origin.	224030	97310	MCO36154

83	Medieval	MONUMENT	WEEK ST MARY - Medieval hollow, Post Medieval hollow	A large irregular hollow area, 77m by 25m, is visible as earthworks on aerial photographs	223920	97290	MCO36153
84	Medieval	MONUMENT	WEEK ST MARY - Medieval market	The site of a market house at Week St Mary.	223824	97743	MCO22419
85	Medieval	MONUMENT	WEEK ST MARY - Medieval ridge and furrow	The extant field system in the vicinity of Week St Mary is considered to be anciently enclosed land of medieval or earlier origin.	224160	97410	MCO36155
86	Medieval	MONUMENT	WEEK ST MARY - Medieval ridge and furrow	Parallel linear features visible as cropmarks on aerial photographs are considered likely to be the remains of medieval ridge and furrow.	223460	98090	MCO36158
87	Medieval	MONUMENT	WEEK ST MARY - Medieval well, Post Medieval well	On the Tithe Map c1840 fields are called 'Higher Well Park' and 'Little Well Park', suggesting the site of a well or spring and probable refers	222900	98100	MCO22653
88	Medieval	MONUMENT	WEEK ST MARY - Medieval well, Post Medieval well	A field at this location is called 'Well Park' on the Tithe Map c1840, suggesting the site of a well or spring.	223149	97260	MCO22654
89	Medieval	MONUMENT	WEEK ST MARY - Medieval well, Post Medieval well	Two fields to the south of Week St Mary castle are called 'Well Meadow' and 'Lower Well Meadow', suggesting the site of a well or spring.	223600	97600	MCO22657
90	Medieval	HLC		Medieval Farmland			HCO4
91	Medieval	Grade II* LB	WELL HOUSE ABOUT 4 METRES EAST OF THE OLD COLLEGE		223825	97673	DCO10221
92	Medieval	MONUMENT	WESTCOTT - Medieval settlement	The settlement of Westcott is first recorded in 1327.	225353	96944	MCO18315

93	Medieval	MONUMENT	WESTWOOD COMMON - Medieval field boundary, Post Medieval field boundary, Undated field boundary	Perpendicular linear ditches, probably levelled field boundaries, are visible as cropmarks and low earthworks on aerial photographs.	222630	97420	MCO36161
94	Medieval - Modern	Grade II LB	BRIDGE ABOUT 100 METRES NORTH OF HOUSE CALLED BURY COURT		222481	97429	DCO9362
95	Post Medieval	SETTLEMENT	BROOMPARK - Post Medieval settlement	The settlement of Broompark is first recorded in 1658.	221647	96998	MCO13608
96	Post Medieval	MONUMENT	BURY COURT - Post Medieval staddle stone	An arrangement of 8 granite staddle stones, all without mushroom tops.	222389	97416	MCO46263
97	Post Medieval	Grade II LB	CHURCH COTTAGE		223779	97676	DCO10219
98	Post Medieval	Grade II LB	CIDER HOUSE ABOUT 3 METRES SOUTH-EAST OF LEIGH FARMHOUSE		224217	98899	DCO9327
99	Post Medieval	MONUMENT	COLLATON - Post Medieval house, Post Medieval house	A mound is all that survives of a cottage.	223657	99006	MCO46216
100	Post Medieval	MONUMENT	DELABOLE HEAD - Post Medieval quarry	A quarry is recorded at this location on the 1st Edition OS map c1880 and is visible as low earthworks on aerial photographs.	223570	96750	MCO36186
101	Post Medieval	MONUMENT	EAST HELE - Post Medieval butter well	A slate walled and roofed butter well survives at the bottom of the orchard at East Hele.	221735	97970	MCO46241
102	Post Medieval	Grade II LB	EAST HELE FARMHOUSE		221678	97945	DCO9040

103	Post Medieval	MONUMENT	FURZE - Post Medieval settlement	A levelled platform beside the road is all that remains of a cottage recorded in the 1840 Tithe Award.	223580	99527	MCO46215
104	Post Medieval	MONUMENT	FURZE - Post Medieval well	Possible site of a well, which may have served Furze.	223500	99600	MCO22652
105	Post Medieval	MONUMENT	GOSCOTT - Post Medieval quarry	An 'Old Quarry' is recorded at this location on the 1st Edition 6" OS map 1880's west of Goscott.	222486	96232	MCO22450
106	Post Medieval	MONUMENT	GREENA MOOR - Post Medieval cultivation marks	Parellel linear ditches, probably post medieval cultivation marks or drainage features, are visible as cropmarks on aerial photographs within a single field to the west of Greena Moor.	224400	95920	MCO36121
107	Post Medieval	MONUMENT	GREENA MOOR - Post Medieval extractive pit, Undated extractive pit	Three small negative features which are visible as cropmarks on aerial photographs at Greena Moor are likely to be extractive pits of medieval or post medieval date.	224550	96070	MCO36125
108	Post Medieval	MONUMENT	GREENA MOOR - Post Medieval field boundary	The extant field system in the vicinity of Greena Moor is considered to be recently enclosed land of post medieval origin.	224490	96310	MCO36130
109	Post Medieval	MONUMENT	HARTHAM - Post Medieval house	Hartham Cottage is recorded on the Tithe Map.	224343	97647	MCO46207
110	Post Medieval	MONUMENT	HARTHAM BRIDGE - Post Medieval bridge	A modern wooden footbridge replaces the stone bridge.	224346	97742	MCO46206
111	Post Medieval	MONUMENT	HAYDAH - Post Medieval quarry	A quarry is recorded at this location on the 1st Edition 6" OS map 1883. It is	223540	98430	MCO22448

112	Post Medieval	MONUMENT	HAYDAH BRIDGE - Post Medieval settlement	A settlement is recorded on the 1840 Tithe Map survives only as slight earthworks.	223680	98032	MCO46209
113	Post Medieval	Grade II LB	HAYESCOTT		223792	97662	DCO10645
114	Post Medieval	MONUMENT	HIGHER WESTCOTT - Post Medieval quarry	Quarry marked on the OS 1st Edition 1:2500 map.	225250	96520	MCO22065
115	Post Medieval	MONUMENT	HIGHER WESTCOTT - Post Medieval quarry	A quarry is recorded on the 1st Edition 6" OS map to the west of Higher Westcott.	224956	96702	MCO22064
116	Post Medieval	MONUMENT	HIGHER WESTCOTT - Post Medieval settlement	The settlement of Higher Westcott is recorded on OS maps of 1813 (not named) and 1888.	225357	96848	MCO14979
117	Post Medieval	MONUMENT	IMPLEHALL - Post Medieval house	Implehall is first recorded in 1650, and last in a 1738 Tithe Agreement, where it is bracketted with Burdenwell. Implehall appears to be lost.	224000	97800	MCO10830
118	Post Medieval	MONUMENT	KNOWLE - Post Medieval cider press, Post Medieval cider mill	A cider house with press is located in a red brick shed, to the north of Knowle.	222477	99272	MCO46260
119	Post Medieval	MONUMENT	KNOWLE - Post Medieval pump, Post Medieval pump house	A pump house with lead pump and trough.	222469	99270	MCO46259
120	Post Medieval	SETTLEMENT	KNOWLE - Post Medieval settlement	The settlement of Knowle is first recorded in 1748.	222455	99259	MCO15187
121	Post Medieval	MONUMENT	LEIGH - Post Medieval rabbit warren	The field-name 'Warren' suggests the site of a rabbit warren.	224160	98920	MCO22415
122	Post Medieval	MONUMENT	LUTTERIDGE WOOD - Post Medieval quarry	A scooped quarry beside a post 1883 track.	222625	98578	MCO46222

123	Post Medieval	MONUMENT	MARASS - Post Medieval farmstead	A farmstead called Marass is marked on the Tithe Map c1840 was deserted by 1883 and survives only as a slight platform into the slope approx 8m wide.	225016	98612	MCO46689
124	Post Medieval	MONUMENT	MARRIES - Post Medieval farmstead	An area of earthworks approx 25m by 10m cut 0.7m deep into the slope is all that remains of a farmstead called Marries on the Tithe Map c1840	225378	98410	MCO46686
125	Post Medieval	MONUMENT	NEWPARK - Post Medieval settlement	The settlement of Newpark is recorded but not named on the 1st Edition OS map of c1813.	225585	97044	MCO15907
126	Post Medieval	MONUMENT	NEWPARK - Post Medieval settlement	The settlement of Newpark, first recorded in 1658, has been removed to leave only a platform.	222197	96998	MCO46232
127	Post Medieval	SETTLEMENT	NORTH BROOMPARK - Post Medieval settlement	The settlement of North Broompark is first recorded on the OS map of 1907.	221952	97301	MCO15939
128	Post Medieval	MONUMENT	ODDMILL - Post Medieval corn mill	Oddmill is first recorded in 1636.	224882	99041	MCO28602
129	Post Medieval	MONUMENT	PLYMSWOOD - Post Medieval workshop	A cob and shillet shed with hipped rag-slate at a road junction - possibly a wheelwrights or smithy (no chimney).	222224	98322	MCO46230
130	Post Medieval	MONUMENT	REEVE HOUSE - Post Medieval cultivation marks	Parallel linear features are visible as cropmarks on vertical aerial photographs.	224180	96770	MCO36133
131	Post Medieval	MONUMENT	REEVE HOUSE - Post Medieval house	Reeve house is first recorded in 1607.	224065	96777	MCO10905
132	Post Medieval	MONUMENT	SOUTH DINNICOOMBE - Post Medieval field boundary		222140	96830	MCO36145

133	Post Medieval	MONUMENT	SPEARLAND - Post Medieval settlement	Abandoned post medieval settlement of Spearland.	225288	96460	MCO44129
134	Post Medieval	Grade II LB	STEELE FARMHOUSE AND ADJOINING OUTBUILDING		224373	98209	DCO7888
135	Post Medieval	MONUMENT	STEWARTS - Post Medieval garden	A walled garden to the south of Stewarts farmhouse.	223943	97942	MCO46208
136	Post Medieval	MONUMENT	STONE - Post Medieval house	The field indicated is called 'Stone House' field in the Tithe Map c1840, suggesting the site of a building which no longer survives.	223100	96000	MCO10928
137	Post Medieval	MONUMENT	STONE KNOWLE - Post Medieval settlement	An area of earthworks is the remains of the deserted settlement of Stone Knowle.	222682	99395	MCO46261
138	Post Medieval	MONUMENT	SUDCOTT - Post Medieval horse engine house	A horse engine shed, now roofless.	222124	96306	MCO46264
139	Post Medieval	MONUMENT	SWANNACOTT - Post Medieval cider mill	The Tithe Award for Week St Mary records the field-name 'Pound House'.	224900	97400	MCO22416
140	Post Medieval	MONUMENT	SWANNACOTT WOOD - Post Medieval field system	The Tithe Map indicates a number of very small fields in Swannacott Wood, some of whose boundaries are still extant.	224600	98000	MCO22667
141	Post Medieval	MONUMENT	SWANNACOTT WOOD - Post Medieval house	The Tithe Map shows a house and garden in Swannacott Wood in c1840. The house is no longer extant, although the enclosure is still shown by OS in c1970.	224860	98530	MCO10932
142	Post Medieval	MONUMENT	SWANNACOTT WOOD - Post Medieval quarry	A "Quarry" is marked at this location on the 1st Edition OS 1:2500 C1880 map in Swannacott Wood and "Old Quarry" is marked on the 1st Edition OS 1:10560 c1883.	225462	98316	MCO22062

143	Post Medieval	MONUMENT	SWANNACOTT WOOD - Post Medieval weir, Post Medieval causeway, Post Medieval bridge	An embankment causeway gives a level approach to a bridge over the parish boundary stream. The bridge, of brick and stone, has a single rounded arch. Upstream there is a weir with a curving brick structure and a fall of approx 2m.	225344	98434	MCO46687
144	Post Medieval	MONUMENT	TOWERHILL - Post Medieval settlement	The settlement of Towerhill is first recorded on Martyn's map of 1748.	222387	98139	MCO17053
145	Post Medieval	MONUMENT	TREFROUSE - Post Medieval farmstead	The remains of a settlement shown on the 1748 Martyn's Map.	222791	98669	MCO46223
146	Post Medieval	MONUMENT	TREFROUSE - Post Medieval quarry	An 'Old Quarry' is recorded at this location on the 1st Edition 6" OS map 1883.	222909	97917	MCO22449
147	Post Medieval	MONUMENT	TREFROUSE - Post Medieval quarry	A quarry is marked on 1st Edition OS and is still visible on vertical aerial photographs.	222910	98700	MCO22443
148	Post Medieval	MONUMENT	TREFROUSE MILL - Post Medieval corn mill	Trefrouse Mill recorded since 1813 is now only visible as earthworks.	222818	98792	MCO22428
149	Post Medieval	MONUMENT	TREHAUSA - Post Medieval settlement	The settlement of Trehausa is first recorded in 1627.	221775	97606	MCO17396
150	Post Medieval	MONUMENT	WAXHILL - Post Medieval house	The place called Waxhill appears first on OS map 1888 and is still occupied.	223245	97805	MCO11000
151	Post Medieval	MONUMENT	WEEK GREEN - Post Medieval quarry	A field at this location is called 'Quarry Meadow' in the Tithe Map c1840, suggesting the site of a quarry, which is not recorded on any subsequent maps.	223600	96600	MCO22665

152	Post Medieval	MONUMENT	WEEK GREEN - Post Medieval quarry	A 'Quarry' is recorded at this location on the 1st and 2nd Edition 6" OS maps c1880 and c1907 to the SE Week Green. The quarry is abandoned and marked 'Quarry (disused)'.	224200	96900	MCO22451
153	Post Medieval	MONUMENT	WEEK GREEN - Post Medieval quarry	A 'Quarry' is recorded at this location on the 1st Edition OS map c1880 SSW of Week Green has been infilled and farmed over.	223600	96820	MCO22452
154	Post Medieval	MONUMENT	WEEK GREEN - Post Medieval school	Board School, built 1876 and extended in 1907. Recorded on the 1st and 2nd Edition 1:2500 1880 and 1907 OS map. Still extant but no longer in use as a school.	223719	97130	MCO53230
155	Post Medieval	BUILDING	WEEK ST MARY - C18 house	The original core of Fuchsia Cottage is early C18, originally thatched is now corrugated asbestos. A C19 single storey outbuilding with Delabole slate roof was added to the SW end and a lean-to was added to the rear in the second half of the C20.	223776	97668	MCO56288
156	Post Medieval	MONUMENT	WEEK ST MARY - Post Medieval house	The parsonage house at Week St Mary was described in 1820 as "handsome modern building, surrounded with thriving plantations"	223720	97380	MCO11001
157	Post Medieval	MONUMENT	WEEK ST MARY - Post Medieval nonconformist chapel	A simple Gothic style Bible Christian chapel and attached Sunday school is recorded at this location on the 1st Edition 1:2500 OS map c1880.	223710	97480	MCO32746

158	Post Medieval	MONUMENT	WEEK ST MARY - Post Medieval public house	A public house called the Tree Inn is recorded at this location on the Tithe Map c1840. It appears from modern mapping that the inn has been demolished and a terrace of three houses built on the site.	223729	97583	MCO22668
159	Post Medieval	MONUMENT	WEEK ST MARY - Post Medieval sand pit	A field at this location is called 'Sand Pit Plot' on the Tithe Map c1840 (b1), suggesting the site of a sand pit at Goscott.	223080	96250	MCO22655
160	Post Medieval	MONUMENT	WEEK ST MARY - Post Medieval well	A field at this location is called 'Well Plot' on the Tithe Map c1840, suggesting the site of a well or spring.	223400	97000	MCO22663
161	Post Medieval	MONUMENT	WEEK ST MARY - Post Medieval well	The field at this location is called 'Well Meadow' on the Tithe Map c1840. The name suggests the site of a well or spring.	223900	99600	MCO22651
162	Post Medieval	MONUMENT	WESTWOOD - Post Medieval settlement	Westwood Park is a tenement recorded in the Tithe Award c1840.	222500	97900	MCO18324
163	Post Medieval - Modern	Grade II* LB	BURDENWELL MANOR AND COTTAGE ADJOINING NORTH-EAST		223931	97798	DCO8119, MCO11114
164	Post Medieval - Modern	Grade II* LB	LEIGH FARMHOUSE		224193	98913	DCO10575, MCO10855
165	Modern	Grade II LB	GOSCOTT FARMHOUSE		223094	96217	DCO8117
166	Modern	Grade II LB	LOWER KITLEIGH COTTAGE		224531	99372	DCO7886
167	Modern	Grade II LB	NEW COLLEGE		223810	97700	DCO8811

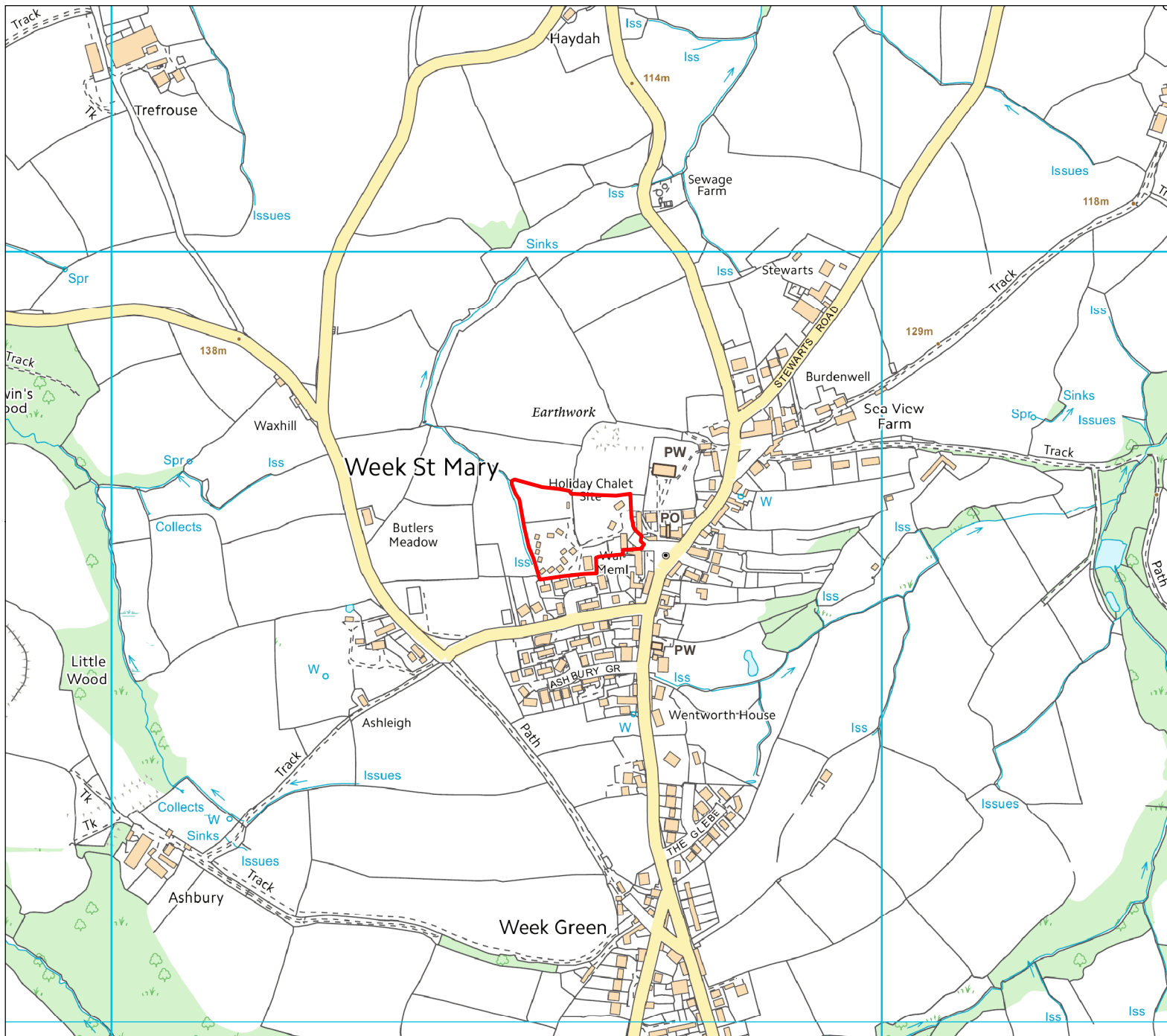
168	Modern	MONUMENT	WEEK FORD - Modern bridge	A ford and footbridge are recorded at Week Ford, south of Towerhill on the 1st Edition OS map c1880, suggesting that the present bridge is C20.	222480	97972	MCO47970
169	Modern	MONUMENT	WEEK FORD - Modern quarry	A quarry is recorded at this location is likely to be of C20 origin.	222570	97950	MCO36160
170	Modern	MONUMENT	WEEK ST MARY - Modern observation post		223400	98350	MCO36182
171	Modern	MONUMENT	WEEK ST MARY - Modern observation post	The above ground observation post was opened in 1941 and the underground post was opened in 1960. Both levels are in a very poor condition,	223404	98358	MCO42716
172	Modern	Grade II LB	Week St Mary War Memorial		223718	97608	DCO16586, MCO58131
173	Modern	MONUMENT	WESTWOOD COMMON - Early Medieval quarry, Undated quarry	A wide scarp visible as earthworks on aerial photographs lying on the west facing slopes to the west of Ashbury hillfort. The feature may be natural, however a man-made origin cannot be ruled out.	222550	97530	MCO36159
174		HLC		20th Century Settlement			HCO15
175	Undated	MONUMENT	BURY COURT - Undated hollow way	A hollow way is visible as earthworks on aerial photographs.	222420	97290	MCO36183
176	Undated	MONUMENT	GREENA MOOR - Undated extractive pit	Two sub-oval features are visible as cropmarks on aerial photographs to the north of Greena Moor and are likely to be extractive pits of uncertain date.	224440	96250	MCO36126

177	Undated	MONUMENT	NEWPARK - Undated field system	Parallel bank and ditched features, following a curved pattern, are visible as cropmarks and low earthworks on vertical aerial photographs.	222390	97180	MCO36138
178	Undated	MONUMENT	NEWPARK - Undated mound	A single round mound is visible as cropmarks on vertical aerial photographs.	222430	96940	MCO36139
179	Undated	MONUMENT	SUDCOTT - Undated enclosure	A number of ditched features are visible as faint cropmarks on aerial photographs.	221927	96817	MCO36142
180	Undated	MONUMENT	WESTWOOD COMMON - Undated enclosure	The possible site of a double-ditched curvilinear enclosure, at least 70m across, is visible as low earthworks and cropmarks on aerial photographs.	222591	97263	MCO36140
181	Undated/Multi-period	CA	Week St Mary Conservation Area	Week St Mary Conservation Area			DCO137
182	Undated	MONUMENT	Hedgerow Field Boundaries	Historic hedgerow field boundaries on the boundaries of the proposed development site			Site Visit
183	Undated	MONUMENT	Historic Field Boundary Banks	Historic field boundary banks within the boundary of the proposed development site			Site Visit
184	Undated	MONUMENT	Spring	the location of a natural spring which has been altered to assist drainage into the adjacent drain			Site Visit / Map Regression

Appendix 2 Heritage Visual Impact Assessment Proforma

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	
Surrounding Landscape/Streetscape	
Land Use	
Trees, Vegetation	
Openness, enclosure and boundaries	
Degree of change over time	

EXPERIENCE OF THE ASSET	
Surrounding landscape character (consider tranquillity & remoteness)	
Views from, towards, through and across the asset	
Visual dominance or prominence	
Noise, vibration or other intrusion	
Accessibility	
Degree of interpretation /promotion to the public	
Associative relationships between heritage assets	
Rarity of comparable survivals of setting	



Legend
 Site Boundary

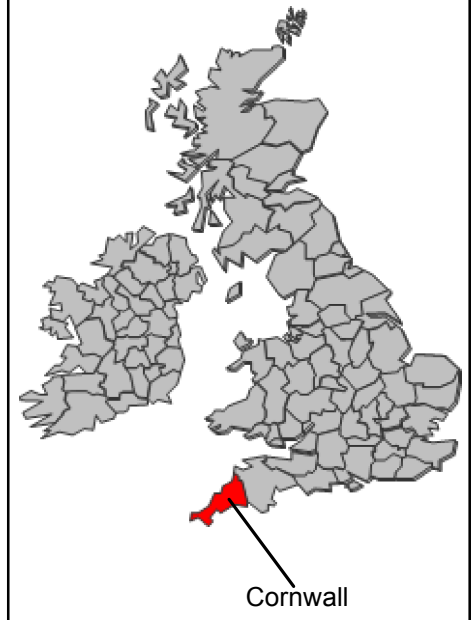
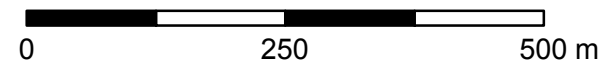


Figure 1: Site Location

Project: Treetops, Week St Mary

Date: 09/09/15 Job Number: 10653

Drawn by: ZE Approved by: AB





Legend

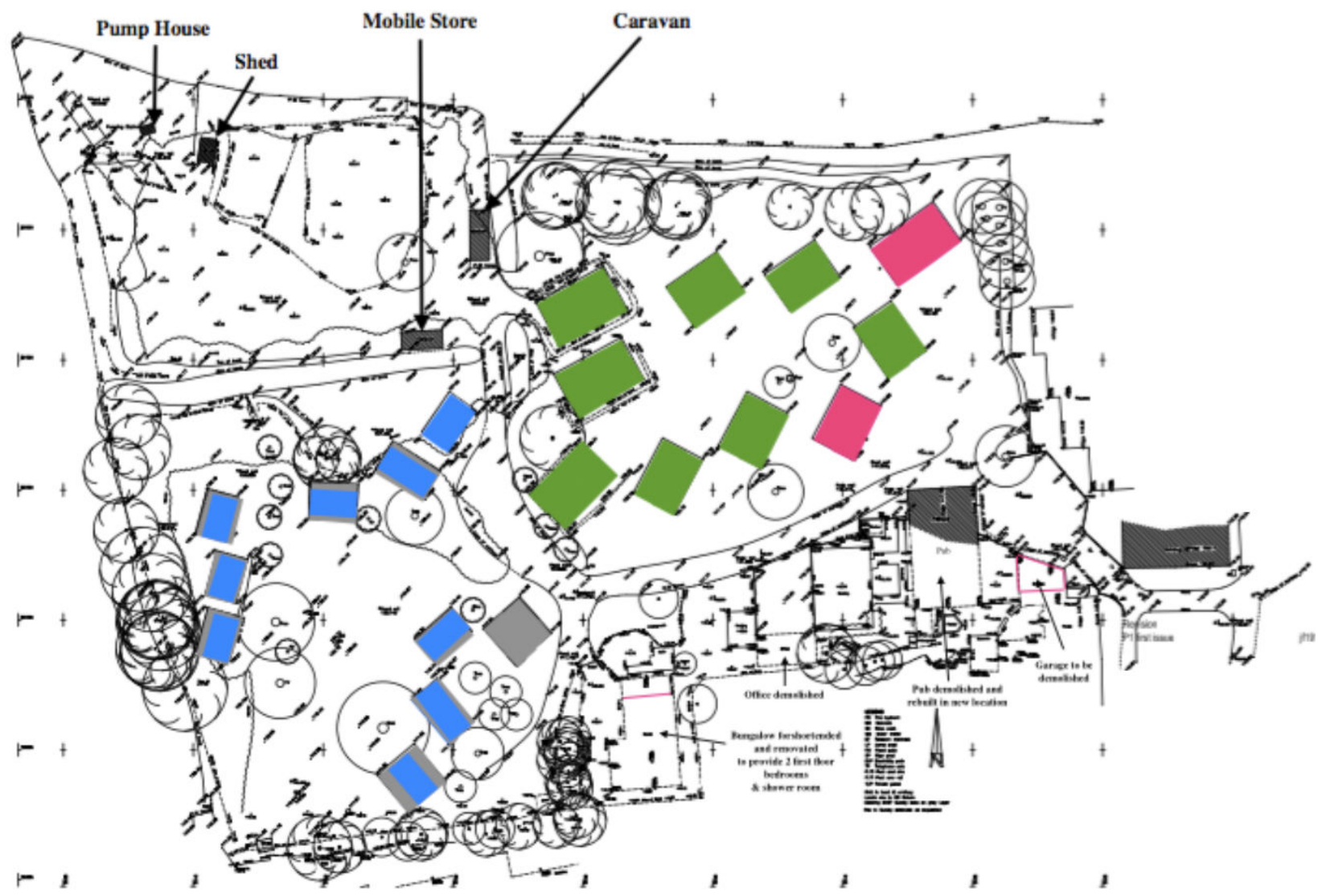


Figure 2: Existing Development Plan

Project: Treetops, Week St Mary

Job Number: 10653

Reproduced from client plans



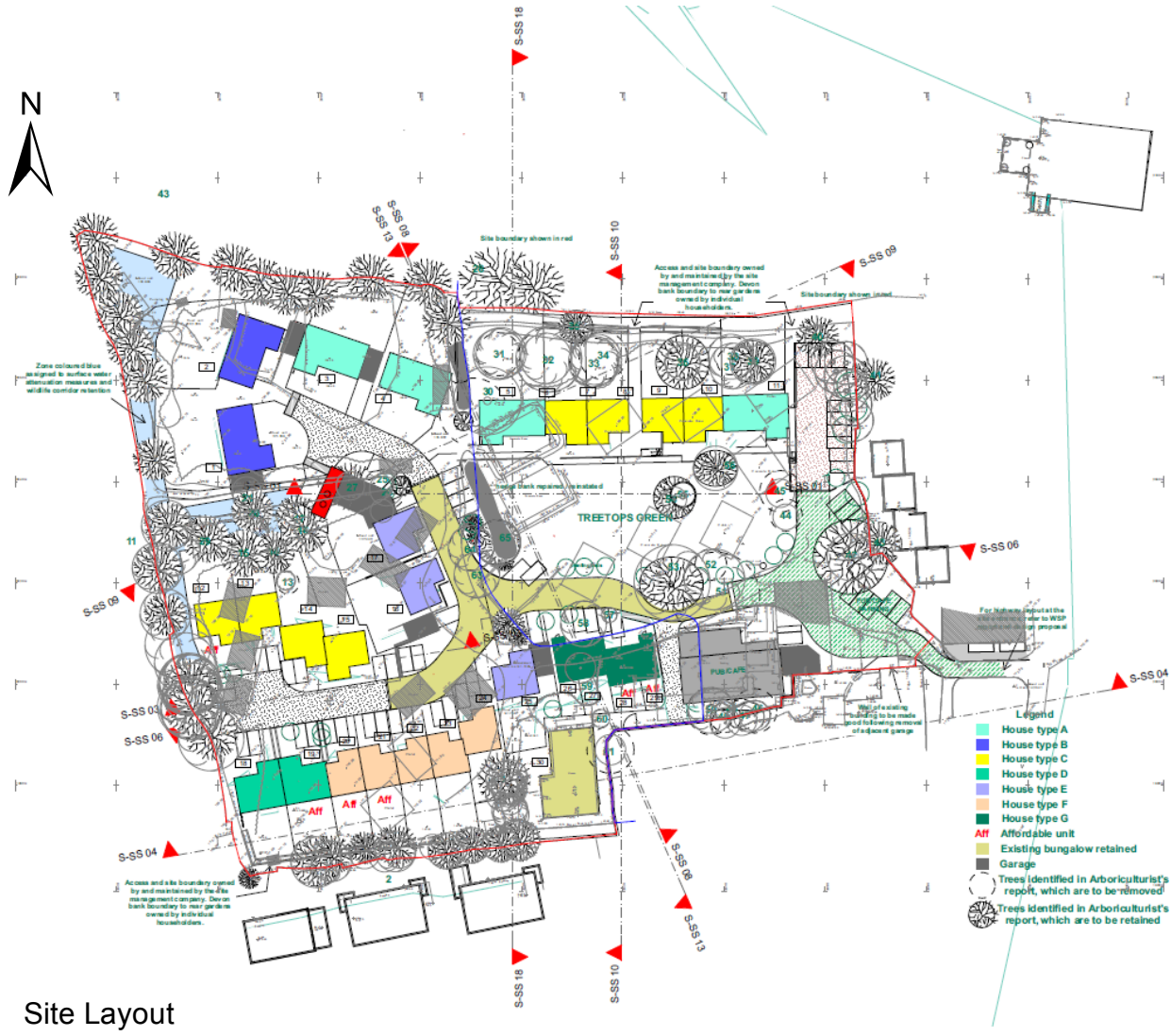


Figure 3: Existing Below Surface Services

Project: Treetops, Week St Mary

Job Number: 10653

Reproduced from client plans



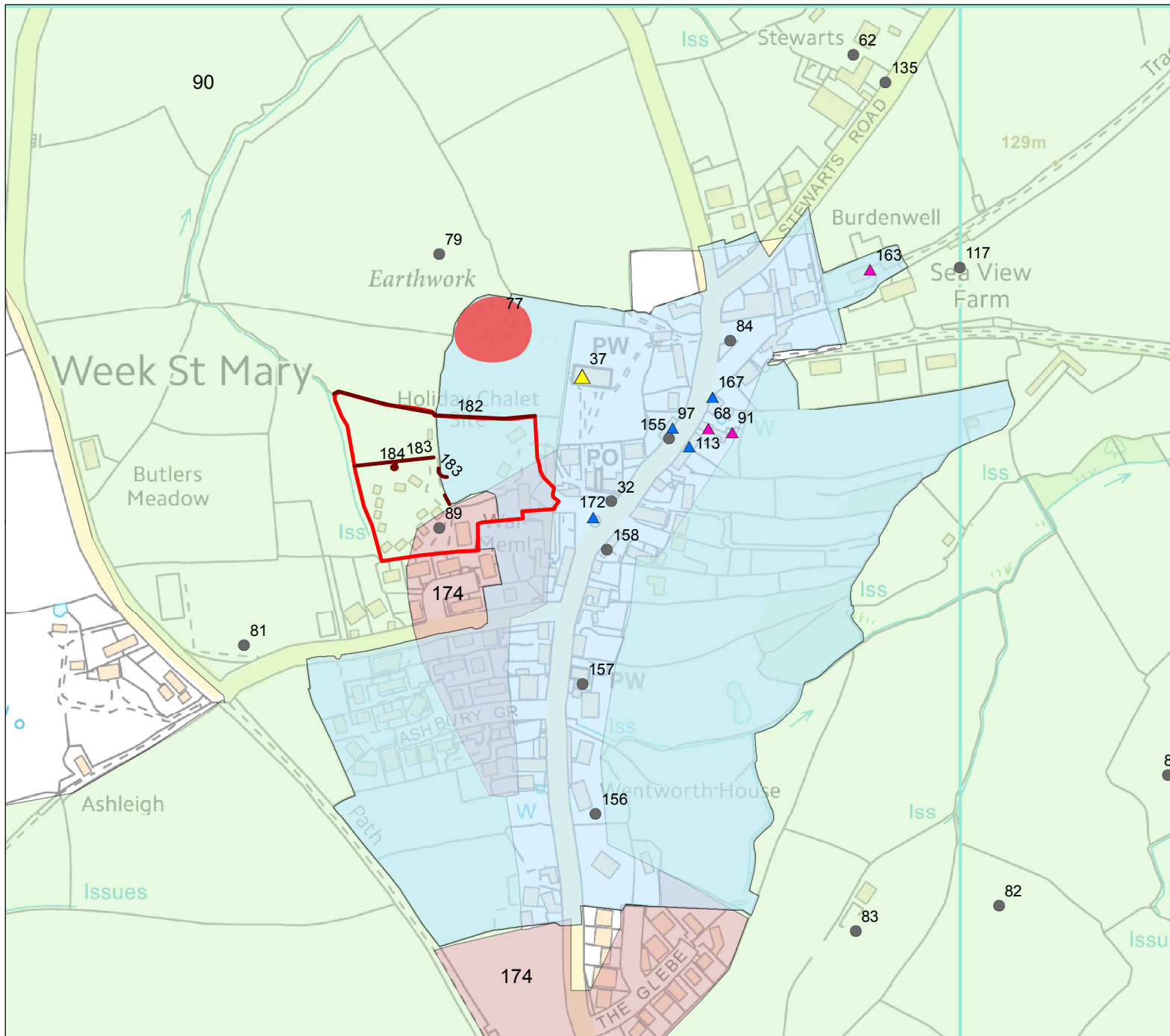
Site Layout



View north-east towards the green



View west from the green



Legend

- Monument
 - ▲ Grade I LB
 - ▲ Grade II LB
 - ▲ Grade II* LB
 - SAM
 - Monument Linear
 - Conservation Areas
 - 20th Century Settlement HLC
 - Medieval Farmland HLC
 - Site Boundary
- LB: Listed Building
 SAM: Scheduled Ancient Monument
 HLC: Historic Landscape Character Area

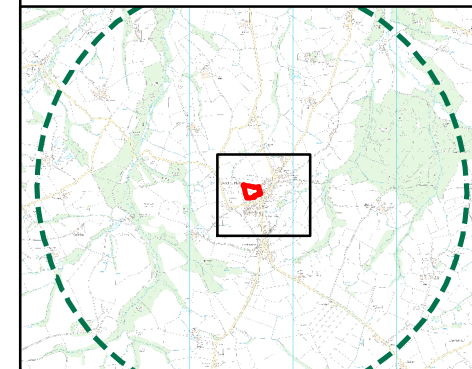
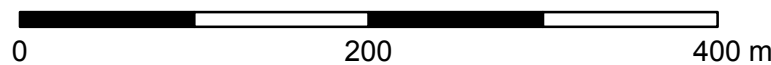


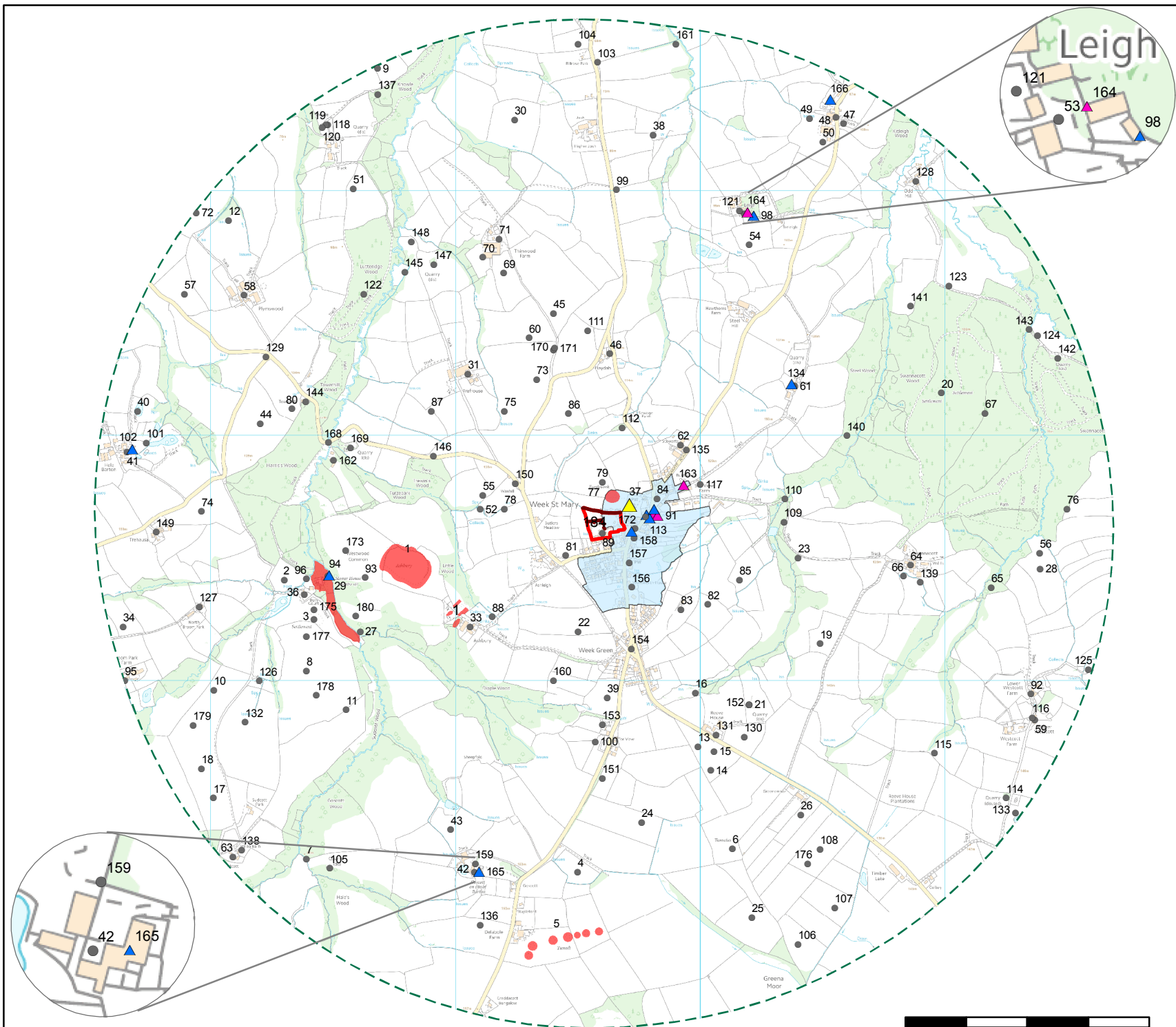
Figure 5: Map of Week St Mary Cultural Heritage Features

Project: Treetops, Week St Mary

Date: 24/09/15 Job Number: 10653

Drawn by: ZE Approved by: AB





Legend

- Monument
- ▲ Grade I LB
- ▲ Grade II LB
- ▲ Grade II* LB
- Scheduled Ancient Monument
- Monument Linear
- Conservation Areas
- Site Boundary
- 5km Study Area

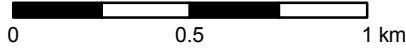
LB: Listed Building
 SAM: Scheduled Ancient Monument
 HLC: Historic Landscape Character Area

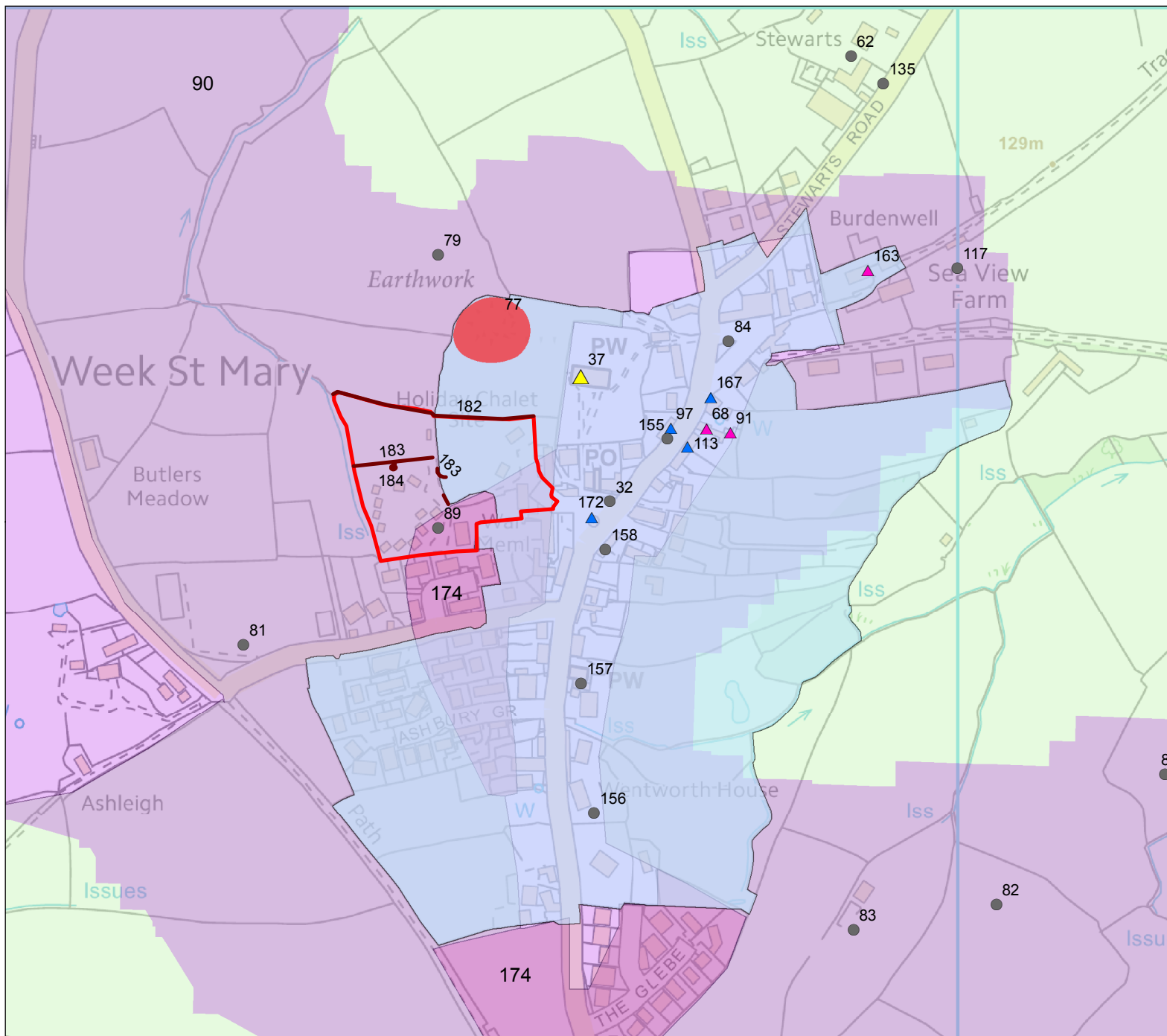
Figure 6: 2km Map of Cultural Heritage Features

Project: Treetops, Week St Mary

Date: 24/09/15 Job Number: 10653

Drawn by: ZE Approved by: AB





Legend

- Monument
- ▲ Grade I LB
- ▲ Grade II LB
- ▲ Grade II* LB
- SAM
- Monument Linear
- Conservation Areas
- 20th Century Settlement HLC
- Medieval Farmland HLC
- ZTV
- Site Boundary
- 5km Study Area

LB: Listed Building
 SAM: Scheduled Ancient Monument
 HLC: Historic Landscape Character Area
 ZTV: Zone of Theoretical Visibility

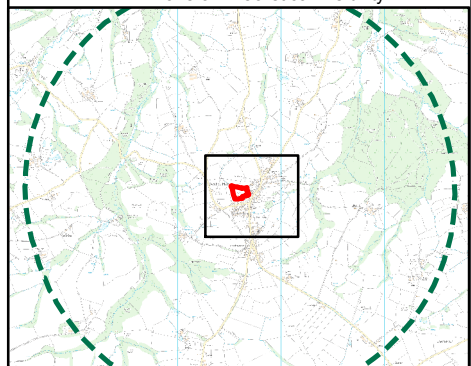


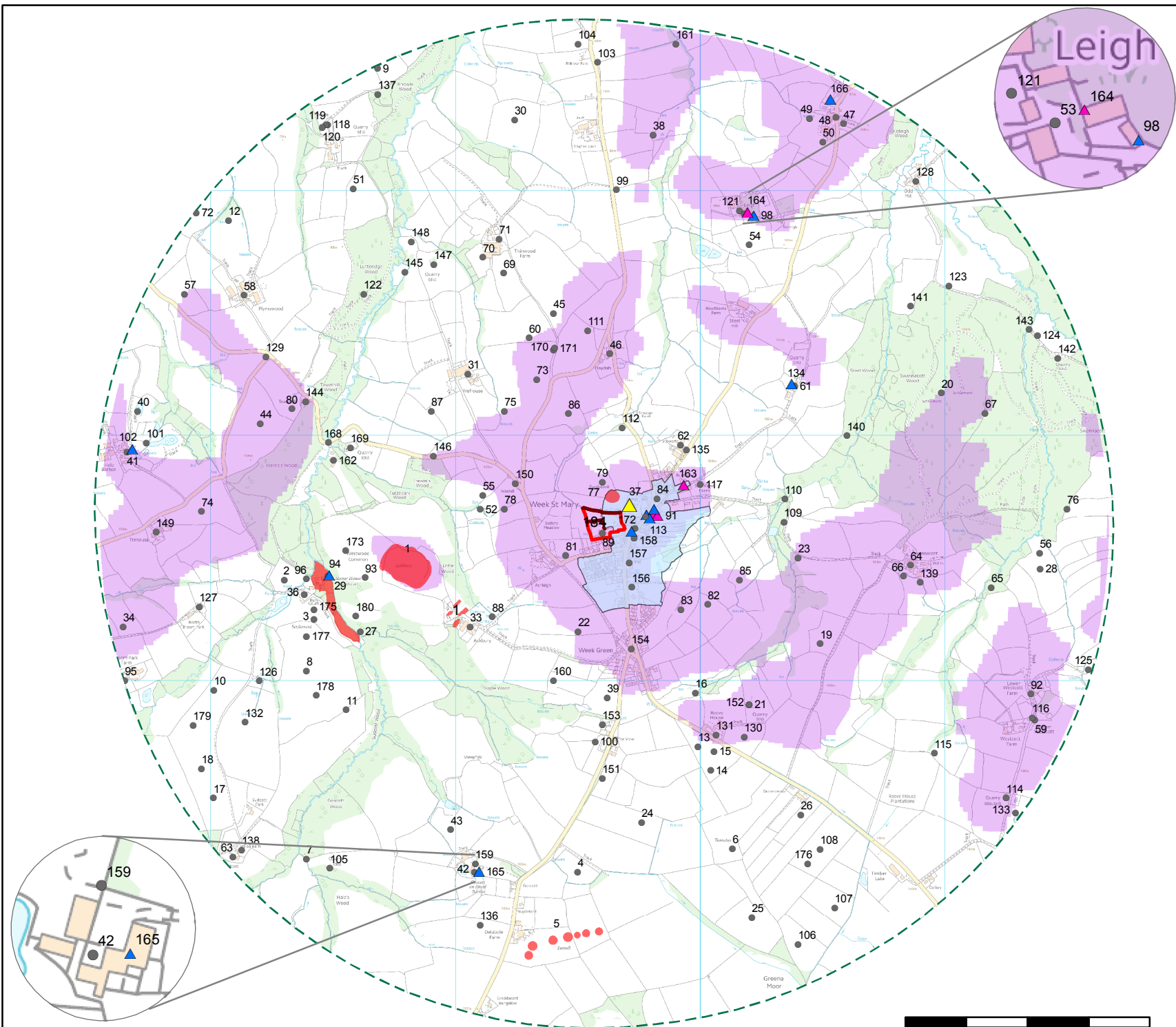
Figure 7: Map of Week St Mary Cultural Heritage Features & ZTV

Project: Treetops, Week St Mary

Date: 24/09/15 Job Number: 10653

Drawn by: ZE Approved by: AB





Legend

- Monument
- ▲ Grade I LB
- ▲ Grade II LB
- ▲ Grade II* LB
- Scheduled Ancient Monument
- Monument Linear
- Conservation Areas
- ZTV
- Site Boundary
- 5km Study Area

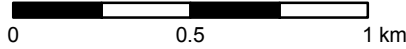
LB: Listed Building
 SAM: Scheduled Ancient Monument
 HLC: Historic Landscape Character Area
 ZTV: Zone of Theoretical Visibility

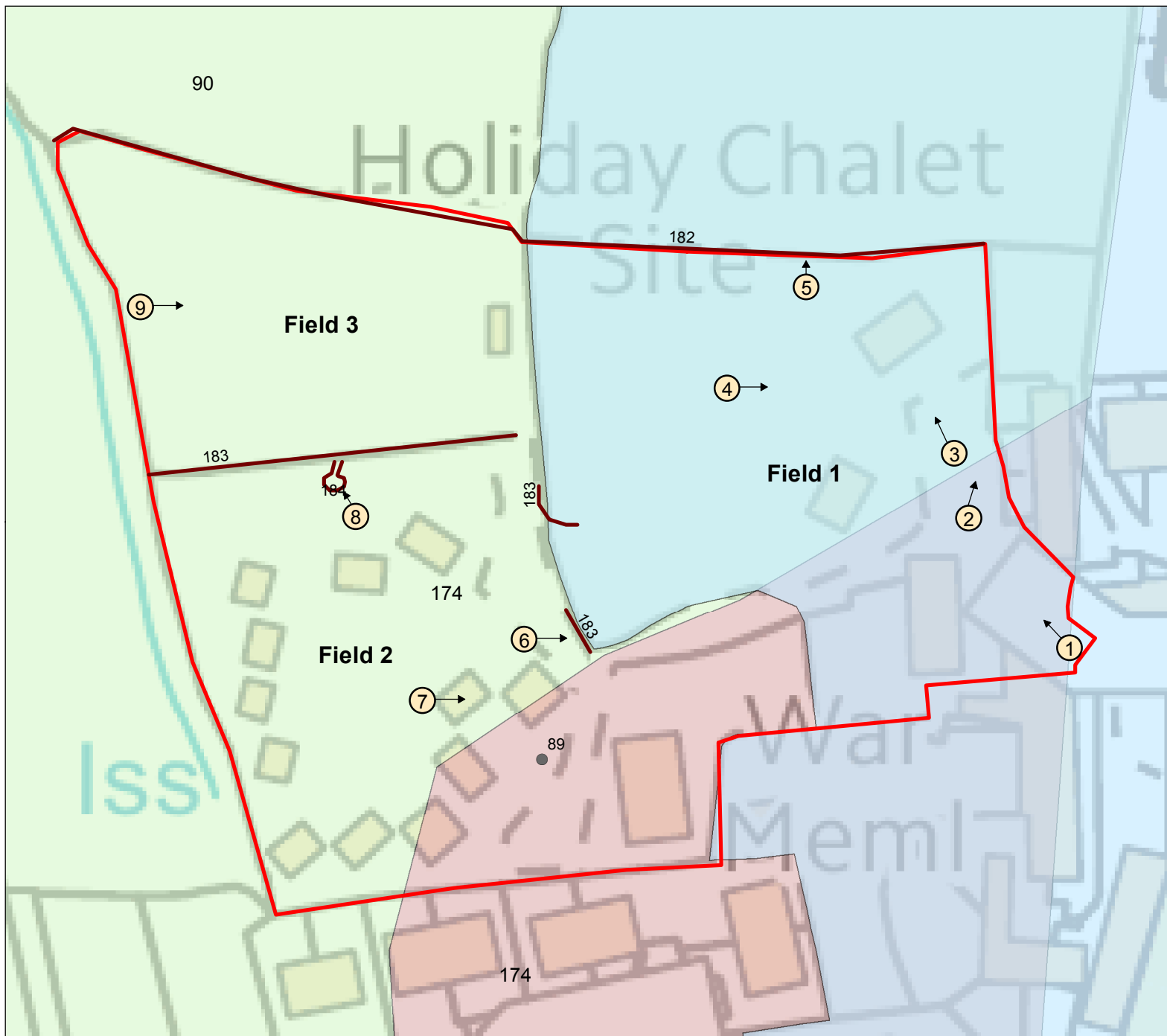
Figure 8: 2km Map of Cultural Heritage Features & ZTV

Project: Treetops, Week St Mary

Date: 24/09/15 Job Number: 10653

Drawn by: ZE Approved by: AB





Legend

- Monument
- ▲ Grade I LB
- ▲ Grade II LB
- ▲ Grade II* LB
- SAM
- Monument Linear
- Conservation Areas
- 20th Century Settlement HLC
- Medieval Farmland HLC
- Site Boundary

LB: Listed Building
 SAM: Scheduled Ancient Monument
 HLC: Historic Landscape Character Area

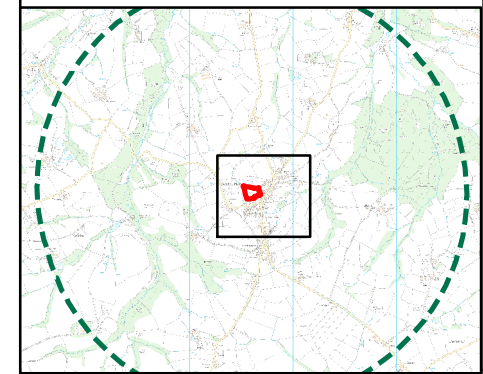
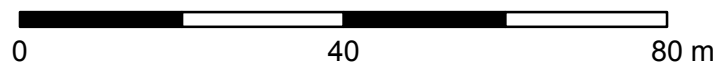


Figure 9: Site Visit Photograph Plan

Project: Treetops, Week St Mary

Date: 24/09/15 Job Number: 10653

Drawn by: ZE Approved by: AB





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