

**Chapelfield, St Mabyn,  
Cornwall**

**Historic Environment  
Desk Based  
Assessment**

Client: MR SIMON CLARK C/O L J  
ARCHITECTURE

AB Heritage Project No:10798

Date:18/04/2016

## Chapelfield, St Mabyn, Cornwall

### Historic Environment Desk Based Assessment

**Client** Mr Simon Clark c/o L J Architecture

**Project Number** 10798

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## EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Mr Simon Clark c/o L J Architecture to produce a Historic Environment Desk Based Assessment to cover the proposed development at Chapelfield, St Mabyn, Cornwall, PL30 3BG.

This assessment has reviewed all of the known cultural heritage features within a 1km study area around the proposed development site in order to gain an understanding of the potential for the survival of archaeological features within the site boundary. The known and potential archaeological resource within the study area is characterised by medieval farmland [AB 22]. A number of potential archaeological features have been identified within the site boundary from the results of geophysical survey [AB 23], and Cornish Hedges [AB 22] of potential historic importance have been noted along some of the site boundaries during the site visit.

Based on the high potential for the recovery of archaeological remains an archaeological trench evaluation is recommended at the site. This would target anomalies [AB 23] identified during the geophysical survey, along with a sample of the remaining site, in order to establish the nature of the below ground archaeological resource.

Furthermore, should there be a need to remove Cornish Hedges [AB 22] identified within the proposed development site, a discussion with the Planning Service is advised to establish whether such features would be classified as of historic importance and further works may be applicable.

All recommendations are subject to the approval of the local planning archaeologist.

## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage has been commissioned by Mr Simon Clark c/o L J Architecture to produce a Historic Environment Desk Based Assessment to accompany a full planning application covering the proposed development at Chapelfield, St Mabyn, Cornwall, PL30 3BG.
- 1.1.2 A full planning application was submitted to Cornwall Council (planning application reference PA16/00181) during January 2016. The Cornwall Council Senior Archaeologist (Phil Copleston), on 5th February 2016, recommended the completion of 'a Heritage Assessment, Geophysical Survey and Heritage Visual Impact Assessment'.
- 1.1.3 This report includes a description of the baseline conditions; an examination of readily 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 a works are deemed appropriate.
- 1.1.4 AB Heritage has also conducted a geophysical survey (magnetometer) and Heritage Visual Impact Assessment (HVIA) covering the proposed development site, in line with recommendations also made in February 2016 by Phil Copleston. Relevant details are included within this report as appropriate.
- 1.1.5 A number of percolation testing pits had been excavated across the proposed development site prior to the site visit, however no information regarding the sequence of deposits was obtained during the excavation of the percolation testing pits that could be included in this report.

### **1.2 Site Location & Description**

- 1.2.1 The site is located c. 2km to the east of the town of Wadebridge, on the north-east side of the village of St Mabyn, centred on the approximate National Grid Reference (NGR) SX 04281 73383. The proposed development site is situated c.60m north of Chapel Lane (see Figure 1).
- 1.2.2 The proposed development site consists of a sub-square field covering an area of c. 1.8 hectares (ha), within a patchwork of sub-square and rectangular fields. A narrow unnamed lane bounds the proposed development site along the western side, with agricultural fields to the north and east. A small, modern residential development situated along Chapel Lane is located immediately to the south of the proposed development site.
- 1.2.3 The field boundaries are mostly Cornish Hedges [AB 22] consisting of earth banks faced with herringbone coursed slate, with thick vegetation cover on top. The southern boundary is made up of modern fencing. Agricultural buildings are located in the south-west and south-east corners of the proposed development site.

### **1.3 Geology & Topography**

- 1.3.1 The solid geology of the proposed development site is the Trevoze Slate Formation and Rosenum Formation - Slate and Siltstone. The Trevoze Slate Formation also contains

basaltic lava bedrock. There are no recorded superficial deposits within the proposed development site (British Geological Survey (BGS), 2016).

- 1.3.2 The topography of the proposed development site has a gentle east to west slope, from approximately 114m AOD (Above Ordinance Datum) along the eastern end of the site to 109m AOD in the west (Elevation Finder, 2016).

## **1.4 Proposed Development**

- 1.4.1 The proposed development plans are for a residential development consisting of 14 dwellings comprising affordable and open market homes, associated infrastructure and services, focused in the western side of the application site. The eastern part of the application site will remain undeveloped (See Figure 2). The proposed layout will include an element of landscaping in the centre of the proposed development site and include trees throughout the development. New Cornish Hedges will be created to replace those removed along the western boundary (LJ Architecture, 2016).

## **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 archaeological 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 Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessments (December, 2014).
- 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 and
  - The National Planning Policy Framework(Section 12), 2012
- 2.2.3 The Cornwall Council 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](http://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, including the National Heritage List For England;
  - A site-walk over was undertaken on the 6<sup>th</sup> April 2016;
  - A visit to the Cornwall Record Office on the 31<sup>st</sup> March 2016 and
  - 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 Council HER;



- Readily accessible information on the site's history from readily available historic maps and photographs held at the Cornwall Record Office;
- 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 and
- 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 During consultation undertaken between Kerry Kerr-Peterson (Assistant Project Officer, AB Heritage) and Phil Copleston (Cornwall Council Senior Archaeologist) via telephone and email on the 14<sup>th</sup> March 2016, a 1km study area was agreed for the scope of the report (See Appendix 2).
- 2.3.2 This along with other heritage works undertaken by AB Heritage in 2016 were conducted in accordance with a Project Design produced by AB Heritage and approved by Phil Copleston on the 23rd March 2016 (See Appendix 3).

## **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	
<b>NATIONAL</b>	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).
<b>REGIONAL</b>	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.
<b>LOCAL</b>	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.
<b>NEGLIGIBLE</b>	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.
<b>UNKNOWN</b>	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
<b>HIGH</b>	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.
<b>MEDIUM</b>	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.
<b>LOW</b>	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.
<b>NEGLIGIBLE</b>	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.
<b>UNCERTAIN</b>	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
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	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 Mr Simon Clark c/o LJ Architecture, 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 (April 2016) 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.

### **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 Section 12, paragraph 128 of 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 The Cornwall Local Plan: Strategic Policies document (formerly referred to as the Core Strategy) will set out the strategic land use policies to meet Cornwall's economic, environmental and social needs and aims for the future until 2030. The document was submitted to the Secretary of State on Friday 6th February 2015. The Council consulted on the 'Proposed Schedule of Further Significant Changes' until the 7th March 2016. Policy 24 relates to the Historic Environment:

#### **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**

- 3.5.1 The North Cornwall Local Plan Part 1 and Part 2 was adopted in 1999, and until a Local Plan for Cornwall is prepared, planning policy in use within the North Cornwall District area at the 31 March 2009 will continue to have some weight. A number of policies from this document were 'saved' by the Secretary of State Direction in September 2007. The following policy elements are relevant to this scheme:

ENV13 Conservation Areas

- 3.5.2 Development proposals within, or outside but affecting, a conservation area will only be permitted where:
- (a) they respect the areas special architectural and historic interest and the siting, scale, form, proportions, colour and materials of any new or altered buildings or advertisements are in keeping with the character or appearance of the area; and
  - (b) they do not result in the loss of open spaces, including garden areas, which by their openness, make a valuable contribution to the character or appearance of the area, or allow important views into or out of the conservation area and
  - (c) they do not create additional traffic, noise or other nuisance that would adversely affect the character or appearance of the area.

ENV14 Archaeology & Historic Resources

- 3.5.3 Development proposals affecting nationally important archaeological remains, whether scheduled or not, and their settings, will not be permitted unless:
- (a) there will be no significant damage to, or adverse effect on, a site or its setting; and
  - (b) the development can be controlled through the use of conditions or planning obligations to ensure the remains are preserved in-situ.
- 3.5.4 Development proposals which adversely affect locally important archaeological sites or remains identified as a result of a prior archaeological investigation will only be permitted where:
- (a) physical preservation in-situ is not feasible in conjunction with the proposed development and the importance of the development clearly outweighs the case for preservation of the remains; and
  - (b) satisfactory arrangements are made for the investigation and recording of the remains before or during development.
- 3.5.5 In Areas of Great Historic Value, Historic Settlements and all other locations where there is evidence to suggest that significant remains may exist on the site of a proposed development the extent and importance of which are unknown, applicants will be requested to carry out an archaeological evaluation of the proposal before the planning application is determined. The Areas of Great Historic Value and Historic Settlements are defined on the Proposals Map.

ENV15 The Archaeological Landscape

- 3.5.6 Development proposals will not be permitted where they would adversely affect the character, appearance or setting of Areas of Great Historic Value, Historic Parks and Gardens and Historic Battlefields.

## 4. ARCHAEOLOGICAL RESOURCE BASELINE

### 4.1 Known Heritage Assets

#### Within the Proposed Development Site

- 4.1.1 The Cornwall Council Historic Landscape Character (HLC) of Medieval Farmland [AB 22] covers the proposed development site. This is described as 'agricultural heartland, with farming settlements documented before the 17th century and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins' (Cornwall Council, 2016).
- 4.1.2 It was noted during the site visit that some of the site boundaries consist of Cornish Hedges, which may be of medieval date and relate to the HLC. These were also noted throughout the study area, and consist of herringbone stone faced earthen mounds, which commonly incorporate vegetation.

#### Within the 1km Study Area

- 4.1.3 There are eleven known statutory designated heritage features within the 1km study area [AB 1, 7, 8, 10 & 12-18]. These include a Scheduled cross [AB 1], located in the churchyard of the Grade I listed Church of St Mabena [AB 1], which is situated c.100m to the south-west of the proposed development site. The remainder of these are Grade II listed buildings of architectural interest dating from the post-medieval period.
- 4.1.4 In addition, there are a further ten heritage assets [AB 2-5, 8, 9, 11 & 19-21] recorded on Cultural Heritage Features Gazetteer (Appendix 1) within the 1km study area. These relate mostly to medieval farmstead settlements, post-medieval local small scale industry as well as religious and public services.

### 4.2 Previous Archaeological Works in the Study Area

#### Within the Proposed Development Site

- 4.2.1 A geophysical (magnetometer) survey covering the proposed development site was undertaken by AB Heritage in April 2016. This identified a number of features [AB 23] within the bounds of the proposed development site that have the potential to be archaeological in nature. The nature and date of these features is as yet unknown.

#### Within the 1km Study Area

- 4.2.3 A small number of archaeological works have previously been undertaken within the 1km study area. These consist of an assessment, field study, watching brief and a scientific dating of timbers at the church of St Mabena [AB 1].
- 4.2.4 An assessment undertaken as a part of a scheme of works associated with a South West Water pipeline, the closest point of which is located c.250m to the south-east of the proposed development site, identified heritage features ranging from the Mesolithic to modern period along the length of the route (ECO3283).



### 4.3 Archaeology & History Background

#### Prehistoric (c. 500, 000 BC – AD 43)

- 4.3.1 This area of Cornwall is known to have been settled in prehistory, and is well represented in the later prehistoric period by funerary monuments of the Bronze Age. The most common form of later prehistoric activity in the region is the presence of a number of hillforts, 'round' enclosure settlements and field systems, with a concentration of 'rounds' and associated prehistoric field systems beyond the study area boundary c. 2km to the south in the region of Trescowe and c. 3km to the north-west in the region of Three Hole Cross.
- 4.3.2 Despite the evidence of prehistoric activity and settlement beyond the study area, there are no known heritage features of prehistoric date located within the bounds of the proposed development site or the remainder of the 1km study area.

#### Roman (c. AD 43 – AD 410)

- 4.3.3 The Roman military activity in the region surrounding the proposed development site is suggested by the location of a possible Roman auxiliary fort at Lower Croan, located c. 2.6km to the south-west of the proposed development site. HER points beyond the study area suggest that the large number of possible 'round' enclosures and associated field systems in the area may have been occupied into the Roman period (e.g. MCO8717).
- 4.3.4 However, there are no known heritage features of Roman date located within the bounds of the proposed development site or the remainder of the 1km study area.

#### Medieval (AD 410 – AD 1536)

- 4.3.5 The village of St Mabyn [AB 1] (centred on c.100m south-west of the proposed development site) has medieval origins and was first recorded in 1234 as *Sancto Malbano*. A number of the farmsteads surrounding the village also have medieval origins, with several mentioned in the Domesday Survey of 1086, the closest of these medieval settlement is Treveglos [AB 2], that was first mentioned in 1325 and is located c. 100m to the north of the proposed development site. The 15<sup>th</sup> century parish church of St Mabena [AB 1] at c.100m to the south-west of the proposed development site has an early medieval font. The agricultural nature of the area during the medieval period is evident from the extensive field systems in the vicinity of the proposed development site, which are likely to have medieval origins [AB 22].
- 4.3.6 However, no known heritage features of medieval date are located within the bounds of the proposed development site.

#### Post-Medieval (AD 1537 – AD 1900)

- 4.3.7 During the post-medieval period industrial activity grew in the area surrounding the proposed development site became which is evident from a number of copper mines opened during the 18th & 19th centuries. The closest of these is a possible shaft located beyond the boundary of the study area, c. 3.8km to the north-west of the proposed development site. A number of china clay works were also located in the area, which likely operated in conjunction with the Bodmin and Wenfordbirdge Railway and the North Cornwall Railway lines, beyond the study area.

- 4.3.8 Industrial activity in the study area relates to small scale industrial activity in the form of a malt house [AB 8] and a smithy [AB 9] both located within the village of St Mabyn c.300m to the south-west of the proposed development site. The site of a plain an gwarry [AB 11], or public open space, is located c.250m to the south of the proposed development site.
- 4.3.9 Meanwhile, no known heritage features of post-medieval date have been recorded within the bounds of the proposed development site.

Modern (AD 1900 – Present)

- 4.3.10 The agricultural character of the landscape is retained throughout the modern period. Small scale industrial activity continues to take place, though declining toward the late 20<sup>th</sup> century.
- 4.3.11 However, there are a no known heritage features of modern date located within the within the bounds of the proposed development site or the remainder of the 1km study area.

Undated/Multi Period

- 4.3.12 As mentioned above in Section 4.4, the geophysical survey covering the proposed development site that was undertaken by AB Heritage in April 2016 identified a number of features [AB 23] that have the potential to be archaeological in nature. The nature and date of these features is as yet unknown.
- 4.3.13 There are no additional known undated or multi period heritage features located within the 1km study area.

#### **4.4 Historic Map Sources**

St Mabyn Tithe Map, 1842 (Plate 1)

- 4.4.1 One of the earliest available maps that shows the proposed development site in any detail dates to 1842. This map shows that the site forms the northern portion of a sub-square field which was used as a chapel yard by a Methodist Chapel [AB 20] beyond the proposed development site. An agricultural structure is located in the south-west of the chapel yard. This is beyond the area proposed for direct impact (see Figure 2), but within the application boundary (see Figure 1). An extant road bounds the site to the west and the rear of the north-east of the village bounds the south of the field. Sub-square fields bound the north and east of the site. A footpath [AB 24] runs through the site south-west to north-east.



**Plate 1: St Mabyn tithe map, 1842. Approx. proposed development site outlined in red (Cornwall Record Office)**

First Edition OS 25 " Map, 1881 (Plate 2)

- 4.4.2 The 1881 OS map shows that the area of the proposed development site has not changed from the previous depiction. The plot of the Methodist chapel [AB 20] to the south west has been further developed with built structures. There are no other changes to the immediate vicinity of the proposed development site until the 1907 edition, when a house is shown to the north-west beyond the north boundary outside of the proposed development area.



**Plate 1: 1st ed 25" OS map sheet 26:1 published 1881. Approx. proposed development site outlined in red (Cornwall Record Office)**

OS Map, 1974 (Not reproduced)

- 4.4.3 The 1974 OS map shows an extant residential development has been constructed within the southern portion of the field, outside of the area of the proposed development site. There are no other changes to the immediate vicinity.

## 4.5 Site Visit

- 4.5.1 A site visit was undertaken by Kerry Kerr-Peterson (Assistant Project Officer, AB Heritage) and Joseph Critchley (Archaeological Technician, AB Heritage) on the 6th April 2016.
- 4.5.2 The area of the proposed development site covers a single sub-square field of short grass pasture, gently sloping north-east to south-west.
- 4.5.3 The northern and eastern boundaries of the proposed development site are 'Cornish Hedges' [AB 22] consisting of earth banks faced with herringbone coursed slate, with thick vegetation cover on top (Photo 1). A timber stake and wire fence forms the boundary on the western side of the field, above a hollow way that runs along the western boundary. The southern boundary is formed by a series of fences at the rear of the houses that face onto Chapel Lane.



**Photo 1: Cornish hedge along eastern boundary from the west**

- 4.5.4 A footpath [AB 24] shown on the 1842 Tithe Map (Plate 1) passes through the proposed development site south-west to north-east, with stiles within the south and west boundaries. Overhead cables cross the site east to west within the northern part of the field, with a timber telegraph pole against the west boundary (Photo 1).



**Photo 2: View of the proposed development site to the south-west, showing the church of St Mabena [AB 1]**

- 4.5.5 A building present in the south-west corner of the proposed development site (Photo 2) was apparent on an 1842 tithe map (Plate 1). A small farmyard lies in the south-east corner, with a small timber stables and temporary livestock pens (Photo 3). A number of animal trough are located throughout the proposed development site, including one against the east boundary and another, with a plastic water pipe leading to it, lies against the south boundary. A c.1.5m x 1.5m earthen grass covered mound lies in the north-east corner. This is likely to be of agricultural origin.



**Photo 3: View of the south-east corner of proposed development site showing the chapel [AB 20] beyond**

- 4.5.6 A number of percolation testing pits were seen on site during the site visit (Photo 4). No information regarding the sequence of deposits was obtained during the excavation of the percolation testing pits that could be included in this report.





**Photo 4: View of the proposed development site to the north-west showing location of percolation testing pits**

- 4.5.7 There are extensive views from the proposed development site to the west (Photo 5), with views towards the east obscured by hedging and topography. The tower of the church of St Mabena [AB 1] is visible across the entirety of the site and the nave is visible from the north east and south-west corner (Photo 2). This has been assessed further as part of a settings assessment undertaken by AB Heritage in April 2016.



**Photo 5: View from the proposed development site to the west**

## **5. ARCHAEOLOGICAL POTENTIAL & MITIGATION**

### **5.1 Known Heritage Resource**

- 5.1.1 There is one known heritage feature covering the proposed development site consisting of the ancient enclosed farmland of a medieval farmland HLC and Cornish Hedges [AB 22], which bound the site on the north and east. Cornwall Council currently has not clarified whether Cornish Hedges are subject to the Hedgerows Regulations 1997 (Cornwall Council 2016d).
- 5.1.2 The heritage features identified within the surrounding 1km study area consist of medieval farmsteads and small scale post-medieval industrial activity within the village of St Mabyn.

### **5.2 Past Impacts within the Site Boundary**

- 5.2.1 The site visit identified that the level of past impacts within the bounds of the proposed development site has been low. The construction of the agricultural building (see Section 4.4) in the south-west corner of the proposed development site may have created a localised impact upon surviving below ground archaeological deposits in this area.
- 5.2.2 The recent percolation testing pits excavated across the proposed development site may have resulted in localised impacts upon surviving below ground archaeological deposits in these areas.

### **5.3 Potential Archaeological Resource**

- 5.3.1 The geophysical survey undertaken by AB Heritage at the proposed development site identified a number of features [AB 23] of unknown date and origin.
- 5.3.2 In line with Section 2.4.1 and professional judgment the potential for surviving archaeological deposits within the proposed development site is considered to be high, especially in the south of the site where the focus of the geophysical anomalies [AB 23] lies.
- 5.3.3 In line with Table 1 and professional judgement (see Section 2.4.4), while the actual form, function and extent of archaeology remains to be clarified, should anomalies identified in the geophysical survey prove to be complex archaeology, it may be that such features are considered to be of regional- local importance, based on the potential for these remains to reflect prehistoric activity. For example, these features may represent evidence of occupation in the area and could contribute to local research objectives, such as those relating to spatial and temporal biases or settlement (Section 15.3.3 of the South West Archaeology Research Framework). The potential for the contribution to local research objectives will be better understood once the nature and date of the archaeological deposits have been evaluated.

### **5.4 Predicted Impact of Proposed Development**

- 5.4.1 In line with Table 2 and professional judgement (see Section 2.5.2) the magnitude of impact upon any potential surviving below ground archaeological deposits is considered to be high as a large proportion of the potential archaeological resource is likely to experience complete or almost complete destruction (Table 2). These impacts may be caused by the construction of

building foundations, below ground services and other intrusive activity relating to the proposed development.

- 5.4.2 Therefore, the overall significance of effect is considered to be moderate-major in line with Table 3 and professional judgement.

## **5.5 Outline Recommendations**

- 5.5.1 An archaeological trench evaluation is recommended at the site, based on the high potential for the recovery of archaeological remains and in line with Section 12, paragraph 128 of the NPPF which states 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... where necessary, a field evaluation', and policy ENV14 of the North Cornwall Plan which states that 'in areas where there is evidence to suggest that significant remains may exist on the site of a proposed development the extent and importance of which are unknown, applicants will be requested to carry out an archaeological evaluation of the proposal. ENV14 states that these works may be required pre determination but they could be requested as a condition of planning permission.
- 5.5.2 This would target anomalies **[AB 23]** identified during the geophysical survey, along with a sample of the remaining site, in order to establish the nature of the below ground archaeological resource.
- 5.5.3 Furthermore, should there be a need to remove Cornish Hedges **[AB 22]** identified within the proposed development site, a discussion with the Planning Service is advised to establish whether such features would be classified as of historic importance and further works may be applicable.
- 5.5.4 All recommendations are subject to the approval of the local planning archaeologist.



## 6. REFERENCES

### 6.1 Documentary and Cartographic Sources

AB Heritage, 2016a. Chapelfield, St Mabyn, Cornwall - Heritage Visual Impact Assessment

AB Heritage, 2016b. Chapelfield, St Mabyn, Cornwall - Geophysics Survey Report

First Edition OS 25 " Map, 1881

OS Map, 1974

St Mabyn Tithe Map 1842 (Cornwall Record Office)

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### 6.2 Online Sources

Ancient Monuments and Archaeological Areas Act 1979.

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Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk-Based Assessment [http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA\\_2.pdf](http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf) [03/03/2016]

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Historic England. 2008, Conservation Principles Policies & Guidance for the Sustainable Management of the Historic Environment <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

National Heritage List for England, 2016 <https://www.historicengland.org.uk/listing/the-list/list-entry/1393491>

National Planning Policy Framework [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

Planning (Listed Buildings and Conservation Areas) Act, 1990

[http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga\\_19900009\\_en.pdf](http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf)

South West Archaeology Research Framework (SWARF), 2007 & Research Strategy 2012-2017 <http://www1.somerset.gov.uk/archives/hes/swarf/Index.htm>

### **6.3 Correspondence**

Correspondence between Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and Phil Copleston (Senior Development Officer (Historic Environment) – Archaeologist, Cornwall Council) via email on the 14<sup>th</sup> & 23<sup>rd</sup> March 2016.

## **Appendices**

## Appendix 1      Gazetteer of Cultural Heritage Features

The gazetteer identified heritage features that have been recorded on the Cornwall Council HER, Historic England Pastscape Webpage & Other Sources within a 1km radius from the centre of the proposed development site.

Abbreviations:

NGR = National Grid Reference

NHLE = National Heritage List for England

HLC = Historic Landscape Characterisation

C12 etc = 12th century etc

LB = Listed Building

SAM= Scheduled Ancient Monument

MCO & DCO = Cornwall Council HER reference

AB No.	Period	Type	Description	Status	NGR	Ref No.
1	Medieval - Modern	Settlement / Church / Cross / Grave Stone	Settlement of St Mabyn first recorded in 1234 as Sancto malbano. St Mabyn Parish Church. Medieval cross head on a modern shaft and base in St Mabyn churchyard. Pre conquest churchyard cross on modern base. 10 Grade II listed headstones.	SAM, Grade I LB, Grade II LB	SX 04174 73201	MCO5855, 6482, 16863, NHLE1014019, 1143007, 1143008, 1143009, 1161735, 1161767, 1161775, 1161787, 1161797, 1327970, 1327971, 1327972,
2	Medieval-Modern	Settlement / Site of Holy Well	Settlement of Treveglos, first recorded in 1325. The holy well of St Paul, situated in a field near Treveglos.		SX 04500 73700	MCO7094, MCO17862
3	Medieval-Modern	Settlement	Settlement of Trethick, first recorded in 1270 spelt 'Trerisyuc'.		SX 04144 72551	MCO17777

CHAPELFIELD, ST MABYN, CORNWALL  
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

AB No.	Period	Type	Description	Status	NGR	Ref No.
4	Medieval-Modern	Settlement	Settlement of Tredinnick, first recorded in 1284 spelt 'Tredyneke'.		SX 04597 72940	MCO17141
5	Medieval-Modern	Settlement	Settlement of Burlerrow, first recorded in 1421 spelt 'Bourlerowe'.		SX 03679 73093	MCO13638
6	Medieval - Modern	Settlement and Manor / Farm buildings	Settlement and manor of Trethevy, first recorded in Domesday survey of 1086 spelt 'Tewardewi'. Trevethy Farmhouse	Grade II LB	SX 03598 73497	MCO11533, NHLE1161806
7	Post-Medieval	Granary / Gatepiers and Walls	Early to Mid C19 granary, 25m north east of Treblethick Farmhouse. Late C17 and C19 Gatepiers, Flanking Walls and Terminal Piers at Northwest Entrance to Treblethick	Grade II LB	SX 05300 73036	NHLE1161607, 1327966
8	Post-Medieval	Site of Malthouse	Malthouse recorded at St Mabyn on 1839 Tithe Map. Building named 'The Malt House' on modern OS mapping suggests the building survives.		SX 03987 73139	MCO29521
9	Post-Medieval	Site of Blacksmiths Workshop	Smithy recorded at St Mabyn on the OS map c1880, building on modern mapping suggest some survival.		SX 04213 73266	MCO9338
10	Post-Medieval	Farm Buildings	Late C16th Haywood Farmhouse	Grade II LB	SX 03832 73832	NHLE1161570
11	Post-Medieval	Plain An Gwarry	Documentary reference in 1613 to 'the pleinge place' at St Mabyn (an open public space).		SX 04248 73096	MCO45318
12	Post-Medieval	House	C18th House immediately west of Watergate. Mid C19 House named Watergate	Grade II LB	SX 03964 73130	NHLE1143010, 1143011
13	Post-Medieval	House	Mid to late C19 House, named Woodlands.	Grade II LB	SX 04344 72791	NHLE1327969
14	Post-Medieval	House	Early C19 Barn Parc Cottage	Grade II LB	SX 04031 73124	NHLE1161830
15	Post-Medieval	House	Sunny Side House, date stone 1830	Grade II LB	SX 03983 73123	NHLE1143012
16	Post-Medieval	Gatepiers and Walls	Mid C19 gatepiers and flanking walls, with terminal piers to south of watergate	Grade II LB	SX 03959 73106	NHLE1309904
17	Post-Medieval	Farm Buildings	Stables and carriage house, 10m east of Treblethick Farmhouse. Datestone of 1830.	Grade II LB	SX 05319 73014	NHLE1143042

CHAPELFIELD, ST MABYN, CORNWALL  
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

AB No.	Period	Type	Description	Status	NGR	Ref No.
18	Post-Medieval	Farm Buildings	Early C19 Tredinnick Farmhouse	Grade II LB	SX 04616 72939	NHLE1143002
19	Post-Medieval	Site of Blacksmiths Workshop	Smithy at St Mabyn on 1839 tithe map, building is recorded on the modern Mastermap 2008 suggesting some survival.		SX 04243 73217	MCO9339
20	Post-Medieval	Non Conformist Chapel	Wesleyan Methodiest chapel in St Mabyn, now converted to house and altered.		SX 04358 73313	MCO32697
21	Post-Medieval	School Building	National School, built 1842.		SX 04177 73154	MCO53277
22	Undated/Multi Period	Historic Landscape Characterisation	Ancient Enclosed Farmland -Medieval Farmland: The agricultural heartland, with farming settlements documented before the C17 and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure and boundaries may consist of Cornish hedges. These consist of earth banks faced with herringbone coursed stone, with thick vegetation cover on top. Either medieval or prehistoric origins.	HLC	Area	
23	Undated/Multi Period	Geophysical Anomalies	Medieval Farmland: A geophysical survey covering the proposed development site identified a number of features that have the potential to be archaeological in nature. The nature and date of these features is as yet unknown.		SX 04281 73383	
24	Undated/Multi Period	Footpath	Footpath shown on Tithe map, still in use in site boundary.		Linear	

## **Appendix 2 Consultation**

## Kerry Kerr-Peterson

---

**From:** Copleston Phil [pcopleston@cornwall.gov.uk]  
**Sent:** Wednesday, March 23, 2016 11:54 AM  
**To:** Kerry Kerr-Peterson  
**Subject:** RE: PA16/00181 Chapefield, St Mabyn

Dear Kerry,

Thanks for your draft Project Design for my informal comments. I have now read this and this looks fine, so please proceed following this proposal.

I look forward to reading the results. The completed report should be submitted via the planning officer, who will pass it to me as a formal consultation.

On the basis of your report (and bearing in mind any of your mitigation proposals) I can then advise the planning officer whether and archaeological recording work is required, or other mitigation measures, to be controlled as a Condition of consent.

Regards,

Phil Copleston, BA Hons, PGDipIndArch, ACIfA (658)  
Senior Development Officer (Historic Environment) - Archaeologist  
Historic Environment Planning  
Planning Housing & Regeneration

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Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, PL31 2FR  
Web: <http://www.cornwall.gov.uk>



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**From:** Kerry Kerr-Peterson [mailto:kkerr-peterson@abheritage.co.uk]  
**Sent:** 21 March 2016 15:08  
**To:** Copleston Phil  
**Subject:** RE: PA16/00181 Chapefield, St Mabyn

Dear Phil,

Further to my email on Thursday with the project design for the heritage works at Chapelfield, St Mabyn, I wondered if you have had a chance to cast an informal eye over it yet? Our geophysics team have availability on Wednesday this week (23<sup>rd</sup> March). If there was any chance you might be able to give us the go ahead today or by tomorrow afternoon, I would be very grateful.

Kind Regards



Kerry



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ASSISTANT PROJECT OFFICER •  
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**From:** Kerry Kerr-Peterson [<mailto:kkerr-peterson@abheritage.co.uk>]  
**Sent:** 17 March 2016 12:06  
**To:** 'Copleston Phil'  
**Cc:** 'Glenn Rose'; 'Hannah Rose'  
**Subject:** RE: PA16/00181 Chapefield, St Mabyn

Dear Phil,

Please find attached a draft project design for the scheme of heritage works at Chapelfield, St Mabyn for your informal advice.

Any comments you may have would be gratefully received.

Kind Regards

Kerry



KERRY KERR-PETERSON •  
AB HERITAGE LTD •  
ASSISTANT PROJECT OFFICER •  
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**From:** Copleston Phil [<mailto:pcopleston@cornwall.gov.uk>]  
**Sent:** 14 March 2016 14:32  
**To:** Kerry Kerr-Peterson  
**Subject:** RE: PA16/00181 Chapefield, St Mabyn

Dear Kerry,

Thanks for your email and summary of our discussion earlier.

Mostly correct, but the guidance for assessing historic environment setting is NOT "Landscape Institute's Guidelines for Landscape and Visual Impact Assessment", as this is entirely for other purposes (general landscape assessment) and is usually provided by landscape architects etc. We have consistently rejected heritage assessments based on this guidance as this does not provide the basis for assessment of the setting of heritage assets.

The correct guidance for an HVIA is Historic England's "The Setting of Heritage Assets" (March 2015) <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets> Please ensure you follow this guidance. Thanks.

I look forward to giving informal advice (not "approval") on your draft proposal for your DBA and HVIA, in due course. You may email it direct to me so that I can take a quick look to see that it's going in the right direction and give you feedback.

Regards,

Phil Copleston, BA Hons, PGDipIndArch, ACIfA (658)  
Senior Development Officer (Historic Environment) - Archaeologist  
Historic Environment Planning  
Planning Housing & Regeneration

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Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, PL31 2FR

Web: <http://www.cornwall.gov.uk>



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---

**From:** Kerry Kerr-Peterson [<mailto:kkerr-peterson@abheritage.co.uk>]

**Sent:** 14 March 2016 13:53

**To:** Copleston Phil

**Subject:** PA16/00181 Chapefield, St Mabyn

Dear Phil,

Thank you for taking the time to speak with me this morning regarding the above named site.

Just to confirm the details discussed, as the scheme is at the pre-determination stage a WSI/product design is not a legal requirement. However, a draft WSI/project design covering all elements of the works can be submitted to you for review and approval to confirm the scope and methodology of the works. A ZTV covering 5km from the boundary of the proposed development site is required for the HVIA to include all statutory designated and non designated heritage features within this area. A minimum 1km study area from the boundary of the proposed development site is required for the DBA, although professional discretion should be used in relation to this study area boundary. The HIVA is to be undertaken in accordance with the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment, 3<sup>rd</sup> edition and should consider the wider setting impacts, including below ground heritage features.

Could you please confirm that these details are as discussed.

Kind Regards

Kerry



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## **Appendix 3 Project Design**

**Chapelfield, St Mabyn, Cornwall**

**Project Design for Geophysical  
Survey, Historic Environment Desk  
Based Assessment & Heritage Visual  
Impact Assessment**

Client: LJ ARCHITECTURE

AB Heritage Project No:10798

Date:17/03/2016

## Chapelfield, St Mabyn, Cornwall

### Project Design for Geophysical Survey, Historic Environment Desk Based Assessment & Heritage Visual Impact Assessment

Client	LJ Architecture
Project Number	10798
Prepared By	Kerry Kerr-Peterson
Illustrated By	Zoe Edwards
Approved By	Hannah Rose

Rev Number	Description	Undertaken	Approved	Date
1.0	Draft	KKP	HR	17/03/2016
2.0	Draft – Client Amendments	KKP	HR	17/03/2016

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## FIGURES

Figure 1            Site Location



## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) have been commissioned by LJ Architecture to produce an Project Design for a Geophysical Survey (Magnetometer Survey), Historic Environment Desk Based Assessment & Heritage Visual Impact Assessment, in support of a planning application for a residential development covering the proposed development site at Chapelfields, St Maybyn, Cornwall.
- 1.1.2 A full planning application was submitted to Cornwall Council (planning application reference PA16/00181) during January 2016. The Cornwall Council Senior Archaeologist (Phil Copleston) advised on 5th February that 'this development area is located within land characterised as Anciently Enclosed Land with a high probability for the survival of buried archaeological remains.' Phil Copleston recommended the completion of 'a Heritage Assessment and geophysical survey and a specific Heritage Visual Impact Assessment'.

### **1.2 Site Location & Description**

- 1.2.1 The site is located c. 2km to the east of the town of Wadebridge, on the north-east side of the village of St Mabyrn, centred on the approximate National Grid Reference (NGR) SX 04281 73383. The proposed development site is situated c.60m north of Chapel Lane (see Figure 1).
- 1.2.2 The proposed development site consists of a sub square field covering an area of c. 1.8 hectares (ha), within a patchwork of sub square and rectangular fields. A narrow lane bounds the proposed development site along the western side, with agricultural fields to the north and east. A small residential development along Chapel Lane is located immediately to the south of the proposed development site.
- 1.2.3 The field boundaries are a combination of mature / semi-mature hedgerows on the north, east, and western edges of the site. Along the southern boundary the boundaries are made up of modern fencing. Agricultural buildings are located in the south-west and south-east corners of the proposed development site.

### **1.3 Geology & Topography**

- 1.3.1 The solid geology of the proposed development site is the Trevose Slate Formation and Rosenum Formation – Slate and Siltstone. The Trevose Slate Formation also contains basaltic lava bedrock. There are no recorded superficial deposits within the proposed development site (British Geological Survey, 2016).
- 1.3.2 Few significant distorting factors are associated with sedimentary geology. However, thermoremanent effects can occur over basaltic bedrock (Historic England, 2008).
- 1.3.3 The topography of the proposed development site has a gentle east to west slope, from approximately 114m AOD (Above Ordinance Datum) along the eastern end of the site to 109m AOD (Elevation Finder, 2016).

## **1.4 Proposed Development**

- 1.4.1 The proposed development plans are for a residential development consisting of 14 dwellings comprising affordable and open market homes, associated infrastructure and services. The proposed layout will include an element of landscaping in the centre of the proposed development site and include trees throughout the area. New Cornish hedges will be created to replace those removed along the western boundary (LJ Architecture, 2016).

## **2. HISTORIC BACKGROUND**

- 2.1.1 The proposed development site has been identified as being within an area of Anciently Enclosed Land, likely to have been enclosed and farmed since later prehistory. In prehistoric, medieval and early post-medieval periods, this type of landscape would have consisted of farming communities (Cornwall Council, 2015).
- 2.1.2 The village of St Mabyn has medieval origins and was first mentioned in 1234 (Cornwall HER ref 119248). The village is surrounded by a number of early medieval settlements, the closest of which is that of Treveglos (HER 26047), located c. 150m to the north of the proposed development site. Treveglos is associated with an early medieval holy well (HER 26023), situated c. 300m to the north-east of the proposed development site (Heritage Gateway, 2016).

### **2.2 Historic Maps**

- 2.2.1 The 1<sup>st</sup> edition of the 25" OS map of 1881 shows the proposed development site as a single sub square field with a footpath running south-west – north-east across the field. A Methodist Chapel (HER 138488) is present with a square enclosure in the south-east corner of the field, beyond the southern boundary of the proposed development site. A small number of houses are present in the south-west corner of the field, again beyond the proposed development site boundary. The 1907 edition of the 25" OS maps shows the proposed development site as unchanged (Old-Maps, 2016).
- 2.2.2 By the 1974 edition of the 25" OS map, the development immediately to the south of the proposed development site, The Crescent is present, although the remainder of the field has remained unchanged (Old-Maps, 2016).

### **3. AIMS & METHODOLOGY**

#### **3.1 Aims of Works**

##### **Geophysical Survey**

3.1.1 The aims of the archaeological geophysical survey will be to:

- Identify any geophysical anomalies of possible archaeological origin within the specified survey area and accurately plot these;
- Describe the anomalies and discuss their likely provenance in a written report; and
- Provide recommendations for any further archaeological work(s) necessary to contribute to the mitigation of the impacts of proposed development on these potential features.

##### **Historic Environment Desk Based Assessment (HEDBA)**

3.1.2 The proposed HEDBA will clarify the known and potential archaeological resource in the proposed development site in light of existing assets and features, determining the likely effect of the proposed development on such a resource. In areas where the archaeological resource cannot be determined using current information it will indicate the requirements for further investigation.

3.1.3 The proposed HEDBA will assist in informing the Planning Archaeologist's decision making process about the effect of the application on the archaeological resource when the planning application is submitted.

3.1.4 The aims of the HEDBA are to:

- Elucidate and describe the character, distribution, extent and importance of any known archaeological remains that may be present within the site;
- Determine the likely impacts the proposed development will have on any identified archaeological remains;
- Provide clear recommendations for further investigation or mitigation on known impacted areas of archaeological potential or known resource and
- Where impacts or potential is unclear, provide clear recommendations for further investigation or mitigation work that will best support protection or recording of the potential archaeological resource.

##### **Heritage Visual Impact Assessment (HVIA)**

3.1.5 The HVIA will identify and assess the significance of the likely visual impacts of the proposed development upon key heritage features through the use of a Zone of Theoretical Visibility (ZTV) and viewshed analysis and an onsite photographic survey including views from key features looking toward the development site.

3.1.6 The aims of the HVIA are to:

- Identify all designated and non designated heritage features that fall within the viewshed analysis as visible from the proposed development site, within a 5km study area from the boundary of the proposed development site;
- Identify the setting of those heritage features that fall within the area of the viewshed analysis as visible from the proposed development site;
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage features;
- Assess the effect of the proposed development on the significance of the heritage features and
- Provide recommendations for possible mitigation strategies to maximise enhancement and reduce harm upon known impacted heritage features.

## **3.2 Methodology of Works**

### **Geophysical Survey**

3.2.1 The magnetic survey is carried out using a fluxgate gradiometer, which is a passive instrument consisting of two sensors mounted vertically 1m apart. The instrument is carried about 30cm above the ground surface and the top sensor measures the Earth's magnetic field, whilst the lower sensor measures the same field but is also more affected by any localised buried field. The difference between the two sensors will relate to the strength of a magnetic field created by a buried feature, if no field is present the difference will be close to zero as the magnetic field measured by both sensors will be the same.

3.2.2 Any areas found to be disturbed/unsuitable should be excluded from the survey; however as these will not be conducive to producing reliable results. Factors affecting the magnetic survey may include soil type, local geology, previous human activity, disturbance from modern services, fences etc.

### **Survey equipment**

#### ***Magnetometer***

3.2.3 The Bartington Grad 601-2 dual magnetic gradiometer is capable of surveying to an accuracy of 0.1 nanotesla (nT).

3.2.4 The magnetometer data is collected in 30m x 30m grids at a resolution of 1m x 0.25m. This sample density is recommended for site evaluation (English Heritage, 2008). This equates to 3600 points per 30m x 30m grid. The magnetometer has a typical depth of penetration of 0.5m to 1.0m. This would be increased if strongly magnetic objects are buried within the site.

3.2.5 The readings are logged continually by the data logger during the survey, which is then downloaded on site to a site laptop. At the end of each job, data is transferred to the office PC's for processing and presentation.

3.2.6 This 'regular xy' data is then downloaded into specialist data processing software, at user defined sample intervals (in this case 1 m by 0.25 m). This is processed as standard magnetometer data.

#### GPS Methodology

- 3.2.7 During such a survey a Trimble GeoXR Differential Global Positioning System (dGPS), capable of Real Time Kinematic (RTK) is used to set out a nominal grid prior to the survey. This increases the accuracy and efficiency of the survey with accuracy better than (+/- 0.1m). The data is then downloaded from the unit on the day, using a SD card.

#### **Historic Environment Desk Based Assessment (HEDBA)**

##### Scope of Works

- 3.2.8 The aims of the HEDBA will be achieved through progression of the following objectives:
- Collection of all readily available information on the archaeological resource within the site boundary and confirmed study area;
  - A site walkover to understand key cultural heritage issues on the site, identifying any previously unrecorded features and areas of past impact
  - A wider archaeological appreciation of the site and its environs. This will inform the archaeologist of the prevailing local patterns of archaeological landuse, e.g. prehistoric activity along river terraces, industrial activity along river estuaries etc. This archaeological understanding of the wider area might highlight any shortcomings in the readily available archaeological sources, and indicate areas that might benefit from a renewed focus of investigation
  - A determination of the value of identified sites subject to potential impact by the proposed development (see below)
  - A determination for the requirement for further investigation of the identified impacted sites
  - Preparation of a fully illustrated report detailing the results of the above points.

#### **Methodology**

- 3.2.9 The objectives of the HEDBA will be fulfilled by undertaking the following methodology:
- Order and review of the Cornwall Council Historic Environment Record Data (HER) covering the site and up to a minimum 1km buffer area surrounding the proposed development boundary. The size of the buffer area has been approved by the Cornwall Council Archaeologist;
  - Confirmation of statutory designations;
  - Examination of readily accessible pre-Ordnance Survey Maps, documentary sources and historic aerial photographs covering the site of proposed development at the Cornwall Record Office, Truro & Cornish Local Studies Library, Redruth;
  - On-line research (e.g. A2A and Heritage Gateway, NHLE);
  - A site walkover/basic site survey to understand key cultural heritage issues of the site, including information on areas of past truncation within the site boundary;

- An Impact Assessment and development of a mitigation strategy, where required, which appropriately targets any future heritage works only to that required to progress through planning and
- Production of fully illustrated report and OASIS entry.

3.2.10 All works will be carried out in line with the Standards and Guidance laid down by the Chartered Institute for Archaeologists in December 2014 for the production of Historic Environment Desk Based Assessments.

#### **Heritage Visual Impact Assessment (HVIA)**

3.2.11 The aims of the HVIA will be achieved through progression of the following objectives:

- Using of a Zone of Theoretical Visibility (ZTV) and viewshed analysis provided by the client to determine the heritage features within the 5km study area that will be visible from the proposed development site;
- Undertaking a photographic survey including views from key features looking toward the development site;
- Undertaking an assessment of the setting and significance of the heritage features that fall within the area of the viewshed analysis as visible from the proposed development site;
- Conducting an assessment of the impact of the proposed development on the setting and therefore significance of the heritage features that fall within the area of the viewshed analysis as visible from the proposed development site;
- Development of a mitigation strategy, where required, which may maximise enhancement and reduce harm upon known impacted heritage features and
- Production of fully illustrated report and OASIS entry.

#### **Methodology**

3.2.12 The objectives of the HVIA will be fulfilled by undertaking the following methodology:

- Order and review of the Cornwall Council Historic Environment Record Data (HER) covering the site and up to a maximum 5km buffer area surrounding the proposed development boundary. The size of the buffer area has been approved by the Cornwall Council Archaeologist;
- Confirmation of statutory designations;
- A site walkover and visit to key heritage features within the study area that fall within the area of the viewshed analysis as visible from the proposed development site,
- Undertake a photographic survey to assess views from key features looking toward the development site;
- Assessment of the results of the Viewshed Analysis and field verification of the ZTV (provided by the client);

- An assessment of the significance and setting of all heritage features that fall within the area of the viewshed analysis as visible from the proposed development site;
- An impact assessment for key heritage features and development of a mitigation strategy, where required and
- Production of a fully illustrated report and OASIS entry.

3.2.13 The HVIA will be carried out in line with guidelines set out by Scottish Natural Heritage in *Visual Representation of Wind Farms* Version 2.1, December 2014. The setting assessment will be undertake in accordance with Historic England guidelines on *The Setting of Heritage Assets*, March 2015.

#### **Photography**

3.2.14 The photographic survey will be carried out in a digital format using a DSLR Nikon D3300 24.2 Megapixel, 18-55mm lens camera, with tripod.

3.2.15 The photographic survey will be undertaken in line with the guidelines set out by Scottish Natural Heritage in *Visual Representation of Wind Farms* Version 2.1, December 2014 & Historic England in *Digital Image Capture & Storage Guidelines for Best Practice*, July 2015.



## 4. REPORTING PROVISION AND ARCHIVING

### 4.1 Geophysics

- 4.1.1 Results will be overlain on a drawing of the site with all images in jpeg/pdf format. Interpretations will be on separate layers.
- 4.1.2 A descriptive text report will be supplied detailing background information, methodology, results and conclusions. All reporting will be in accordance with English Heritage Geophysical Survey in Archaeological Field Evaluation Standards and Guidance, 2008. And contain as a minimum:
- Non-technical Summary
  - Introduction
  - Information on the topography geology, soils and known archaeology of the site and any constraints/limitations.
  - Aims and Methodology of Works
  - Results and Interpretations
  - Conclusion
  - Archive
- 4.1.3 Illustrations for the following report will contain as a minimum
- Site Location Plan
  - Raw Geophysical data (Greyscale Plot)
  - Processed Geophysical Data (Greyscale Plot)
  - Interpretation of features plot
- 4.1.4 Draft and final reports will be issued in PDF format, with one PDF issued to the client and one to the Lancashire Historic Environment Record. An Oasis Record form will also be completed with report.
- 4.1.5 A digital copy of the report will be submitted to the Cornwall Council Senior Archaeologist (Phil Copelston) via the client and Planning Officer for consultation. A digital copy of the report will be send to the Cornwall Council Historic Environment Record upon approval. The records can be provided to the client should they wish to include them with the overall site archive.
- 4.1.6 There is currently no standard for storage of geophysical data, all of the data will be stored at the AB Heritage Head office in Taunton. The Site Archive (Table 1) will contain the following, as a minimum:

Table 1: Site Archive Data

Archive	Format
Raw Geophysical Data files	XYZ, DAT, TXT

Archive	Format
Processed geophysical data files	JPEG, BMAP, TIFF
Archaeological Interpretation	Shape Files ARC GIS, TIFF
Final Report	PDF

## 4.2 Historic Environment Desk Based Assessment & Heritage Visual Impact Assessment

4.2.1 Descriptive text reports will be supplied detailing background information, methodology, results and conclusions. All reporting will be in accordance with Chartered Institute for Archaeologists in December 2014 for the production of Historic Environment Desk Based Assessments.

4.2.2 The reports will as a minimum contain:

- An Executive Summary outlining the background and results of the project;
- A description of the site topography, geology and current land use;
- A plan showing the site location;
- A plan showing the study area;
- A plan showing the Cornwall Council Historic Environment Record and all other Cultural Heritage features identified;
- A plan showing the ZTV & Viewshed analysis (HVIA only);
- A written, chronological description of potentially impacted sites, accompanied where possible with sketches or photographs that best illustrate the item;
- Copies of all relevant maps where referred to in the report, where copyright permits;
- Any areas of known truncation not shown on maps
- Copies of any relevant photographs, drawings or engravings, where copyright permits;
- Assessment of setting of those heritage features within the study area that fall within the area of the viewshed analysis that are visible from the proposed development site (HVIA only);
- Assessment of impact upon potential below ground archaeology and those heritage features within the study area that fall within the area of the viewshed analysis that are visible from the proposed development site (HVIA only) and
- Clear and unambiguous recommendations for the requirement for further archaeological investigations or mitigation measures

4.2.3 A digital copy of the report will be submitted to the Cornwall Council Senior Archaeologist (Phil Copelston) via the client and Planning Officer for consultation. A digital copy of the report will be send to the Cornwall Council Historic Environment Record upon approval. An Oasis Record form will also be completed for the reports.

- 4.2.4 The digital archive, including all digital photographs, will be stored at the AB Heritage Head office in Taunton.

## **5. REFERENCES**

### **5.1 Documentary Sources**

Lipscombe Jones Architecture, 2016, Design & Access Statement Residential Development at Chapelfield, St Mabyn, Cornwall, PL30 3BG

Historic England, 2008, Geophysical Survey in Archaeological Field Evaluation

### **5.2 Online Sources**

British Geological Survey <http://mapapps.bgs.ac.uk/geologyofbritain/home.html?> [accessed 15/03/2016]

Chartered Institute for Archaeologists Guidelines <http://www.archaeologists.net/codes/ifa> [accessed 16/03/2016]

Cornwall Council Interactive Map

<http://map.cornwall.gov.uk/website/ccmap/?zoomlevel=10&xcoord=204230&ycoord=73381&maptype=basemap&wsName=ccmap&layerName=Historic%20Landscape%20Characterisation> [accessed 16/03/2016]

Elevation Finder <https://www.freemaptools.com/elevation-finder.htm> [accessed 16/03/2016]

Grid Reference Finder <http://www.gridreferencefinder.com/> [accessed 15/03/2016]

Heritage Gateway <http://www.heritagegateway.org.uk/Gateway/Results.aspx> [accessed 15/03/2016]

Old-Maps <https://www.old-maps.co.uk/#/Map/204197/73198/12/100115> [accessed 16/03/2016]

Scottish Natural Heritage Guidelines

<http://www.snh.org.uk/pdfs/publications/heritagemanagement/Visual%20representation%20of%20wind%20farms%20-%20version%202.1%20-%20December%202014.pdf>





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## KEY

- MACADAM ROAD
- MACADAM FOOTPATH
- GRASS AND PLANTED AREAS
- PAVING SLABS - PATIOS AND PRIVATE FOOTPATHS
- BRICK PAVED PARKING AREAS
- BRICK PAVED 'SHARED SURFACE' AREAS
- GRAVEL AREAS (WHERE A CYAN DIAGONAL LINE IS OVERLAIN THIS AREA IS TO BE LAID BY HAND ONCE ALL THE CONSTRUCTION WORK IS COMPLETED)
- 1.5m HIGH CORNER HEDGE WITH 0.3m PLANTING ON TOP (TOTAL HEIGHT 1.8m) WITHIN REAR GARDENS AS RECOMMENDED BY POLICE ARCHITECTURAL LIAISON OFFICER
- 1.5m HIGH HIT AND MISS WITH 300 TRELLIS TIMBER FENCE
- 0.40m HIGH KNEE RAIL TIMBER FENCE TO FRONT AREAS

ADEQUATE ROOT PROTECTION SPACE INDICATED IN BLUE HATCHED AREA. AREA TO BE FENCED OFF PRIOR TO ANY CONSTRUCTION WORK COMMENCING. BOUNDARY DIVIDE TO BE CONSTRUCTION OUT OF POST SPIKE FENCING TO MINIMISE AND REDUCE POTENTIAL OF DAMAGED ROOTS

STRIP FOUNDATIONS AND OUTER WALLS OF PROPOSED DWELLING SET OUTSIDE OF THE RPZ WITH ONLY THE ROOF OVERHANG PROJECTING INTO THE AREA.

GRAVEL PATH TO BE IMPLEMENTED BY HAND ONCE THE CONSTRUCTION WORK IS COMPLETED.

LOW LEVEL & LOW MAINTENANCE PLANTS TO THE OPEN SPACE AS RECOMMENDED BY POLICE ARCHITECTURAL LIAISON OFFICER

ADEQUATE ROOT PROTECTION SPACE INDICATED IN BLUE HATCHED AREA. AREA TO BE FENCED OFF PRIOR TO ANY CONSTRUCTION WORK COMMENCING.

HEDGEROW TO BE CONSTRUCTED BY HAND ONCE ALL CONSTRUCTION WORK HAS BEEN COMPLETED

PROPOSED VEHICLE ACCESS WITH VISIBILITY SPLAYS TO C/J REQUIREMENTS

ROAD SURFACE WATER SOAKAWAY. REFER TO DRAINAGE STRATEGY REPORT.  
SW01 8.0m X 6.0m X 0.8m (Deep)  
SW02 6.0m X 2.0m X 1.5m (Deep)

AREA FOR LORRY TO PARK TEMPORARILY FOR EMPTYING TREATMENT TANK. SIZE OF PARKING SUBJECT TO TREATMENT PLANT DESIGN

PACKAGE TREATMENT PLANT  
FOUL WATER SOAKAWAY. REFER TO DRAINAGE ENGINEER STRATEGY REPORT.

GRAVEL PATH AREA LAID BY HAND THROUGH RPZ ONCE ALL CONSTRUCTION WORK HAS BEEN COMPLETED. INDICATED IN CYAN DIAGONAL LINES

ADEQUATE ROOT PROTECTION SPACE INDICATED IN BLUE HATCHED AREA. AREA TO BE FENCED OFF PRIOR TO ANY CONSTRUCTION WORK COMMENCING.

8m WIDE PLANTED AREA AS 'BUFFER ZONE'

EXISTING PUBLIC RIGHT OF WAY ENTRY/EXIT

NEW ROAD MARKINGS FOR PEDESTRIANS ON EXISTING HIGHWAY, TO FACILITATE SAFE PEDESTRIAN LINK FROM THE PROPOSED SITE TO STATION ROAD



Figure 2: Proposed Development Plan

Project: Chapelfield, St Mabyn

Date: 12/04/16 Job Number: 10798

Drawn by: ZE Approved by: AB



- ▲ Listed Buildings
- Monuments
- Scheduled Ancient Monuments
- Historic Landscape Character Area [AB 22]
- Cornish Hedges on Site Boundary [AB22]
- Geophysical Anomalies [AB 23]
- Footpath [AB24]
- Site Boundary
- Application Boundary
- - - 1km Study Area

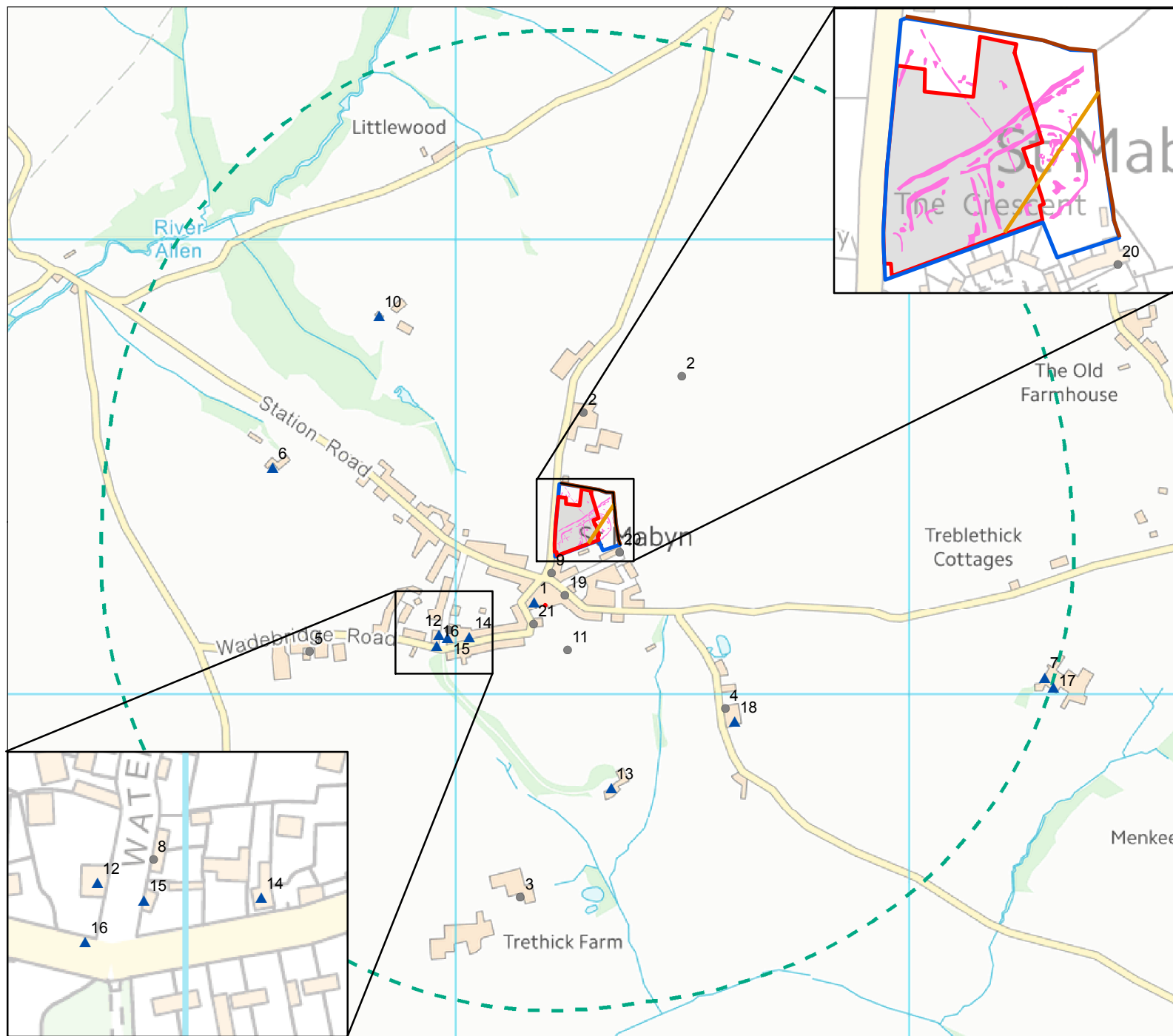


Figure 3: Map of Cultural Heritage Features

Project: Chapelfield, St Mabyn

Date: 13/04/16

Job Number: 10698

Drawn by: ZE

Approved by: AB



# Legend

- Application Boundary
- Site Boundary
- # Photo Location & Orientation

Figure 4: Site Visit Photo Plan

Project: Chapelfield, St Mabyn

Date: 12/04/16 Job Number: 10798

Drawn by: ZE Approved by: AB



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