

LAND at CHURCHTOWN FARM, SALTASH, CORNWALL

Results of a Desk-Based Assessment,
Walkover Survey & Impact Assessment



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Saltash,
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Walkover Survey & Impact Assessment**

For

Mr Tremayne Carew-Pole

of

Antony Estate

By



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June 2014

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Summary

This report presents the results of a desk-based assessment, walkover survey and impact assessment carried out by South West Archaeology Ltd. (SWARCH) on land at Churchtown farm, Saltash, Cornwall, in advance of the proposed construction of a housing development.

The proposed development would be installed on land belonging to the farm at Churchtown; the cartographic analysis indicates that the proposal site and the surrounding area have changed dramatically particularly in the 20th century. The proposed development would be located in an area of post-medieval enclosure, but within the historic core of the medieval churchtown which was potentially formerly a larger settlement than that noted in the cartographic analysis. The site is also adjacent to an area of Anciently Enclosed Land, and must be seen to have some potential for Prehistoric and or Romano-British remains, although these are likely to have been truncated by the later activity.

*In terms of the wider landscape, the site is situated on the south-west fringes of the town of Saltash, approximately 1.5km from the town centre, in the churchtown context of St. Stephens. There is significant local blocking, particularly to the south, north and east. There are also unsympathetic buildings within the proposal site, and significant development to the north-west that already impinge on the historic landscape and many of the heritage assets within, and this should serve to diminish the visual scale of the development. A number of heritage assets were considered as part of this HVIA; and the overall impact on these assets is adjudged as **negligible**. The impact upon the Church of Stephen and Trematon Castle is slightly higher (**negligible to negative/minor**) but there are mitigating factors, such as improving the view from the church porch by demolition of the existing concrete block structures and additional tree planting and wood-cladding to soften the lines of the development, to make it more in keeping with its historic setting.*

*With this in mind, the overall impact of the proposed development can be assessed as **negligible**. The impact of the development on the buried archaeological resource will be **negative/substantial** and **permanent/irreversible**.*

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1.0 Introduction

Location:	Land at Churchtown Farm
Parish:	Saltash
County:	Cornwall
NGR:	SX 41669 58226

1.1 Project Background

This report presents the results of a desk-based assessment, walkover survey, and restricted impact assessment carried out by South West Archaeology Ltd (SWARCH) on Churchtown Farm, Saltash, Cornwall (Figure 1). The work was commissioned by Neal Jillings of Jillings Hutton Planning (the agent) on behalf of Tremayne Carew-Pole (the Client) in order to identify any designated and undesignated heritage assets or sites that might be affected by the proposed development.

1.2 Topographical and Geological Background

The location of the proposed development is situated on the outskirts of the town of Saltash in an area which is currently occupied by a number of redundant 20th century farm buildings and two historic stone barns. It lies on a west facing slope near the top of a hill which drops steeply down to the west to Forder.

The soils of this area are the well-drained fine loamy soils of the Trusham Association (SSEW 1983). These overlie both the slate and siltstones, and lava, basaltic of the Saltash Formation (BGS 2014).

1.3 Historical Background

The site is in the south of the parish of St. Stephens by Saltash, in the deanery and in the south division of the hundred of East. There is a rich amount of early documentary evidence relating to the site and areas surrounding it, most notably the manorial centre, Trematon Castle (*Tremetone*), which is listed in the Domesday Book. At this date it was owned by the Count of Mortain and leased by Beohtmaer, and had an associated market. The church of St. Stephen's which lies just to the north of the proposal site is discussed in Lysons as having been given to Windsor College by the Black Prince (the Duke of Cornwall) who owned Trematon Castle (Lysons and Lysons 1814).

Three different character classifications are given to the area surrounding the proposed development site on the Cornwall and Scilly Historic Landscape Characterisation. To the north and east of the development area (towards the centre of Saltash) it is classified as *C20 Settlement*. To the south and south east it is *Post-Medieval Enclosed Land* and to the south and south west it is *Anciently Enclosed Land*. The site itself is classified as a mixture of AEL and C20 Settlement.

Land at Churchtown Farm, Saltash, Cornwall

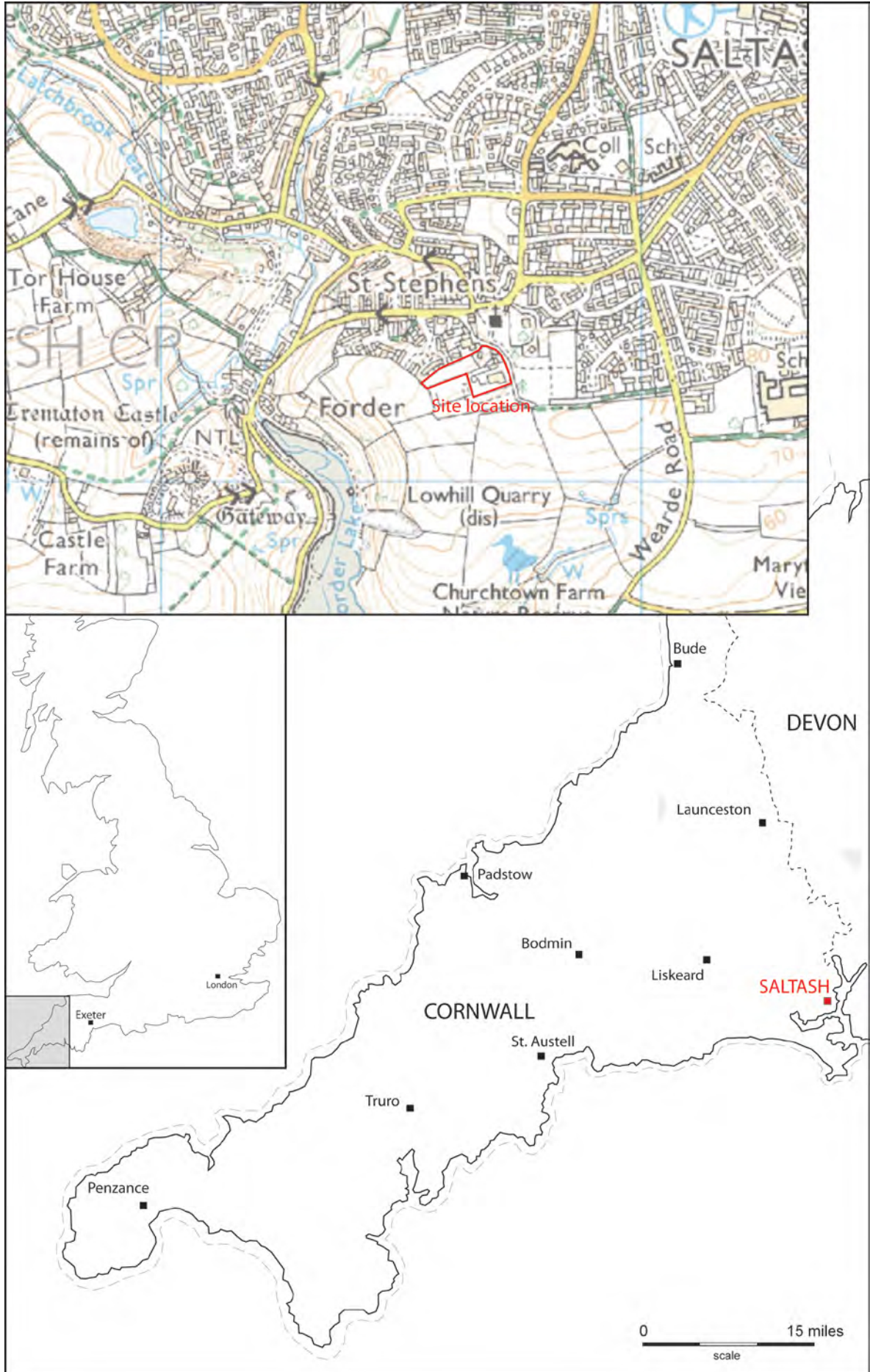


Figure 1: Site location (the location of the proposed development area is indicated).

1.4 Archaeological Background

Very little archaeological *fieldwork* has taken place in the immediate area of the proposal site, but a historical and archaeological appraisal was undertaken in the Lynher Valley in 2002 in order to inform environmental programmes in the area (Herring and Tapper 2002). A medieval strip field system at Trematon (St. Stephen) is noted in this report (MCO436). The information provided on Cornwall’s HER (Figure 2) indicates that most of the heritage assets are post-medieval or modern structures associated either with the GWR mainline to the south, or the town of Saltash to the north.

To the east of the site however, lies Trematon, a medieval settlement including a motte and bailey castle that was reconstructed as a stone keep and curtain wall, probably in the mid-12th century (MCO144). The Medieval church of St. Stephen lies immediately to the north of the site, and there is an undesignated cross shaft re-used as a gatepost within the vicarage (MCO 46160), although this appears to now be lying near the war memorial in the churchyard. There are also a number of Medieval and Early-medieval field systems and settlements in the immediate area, mainly to the south and the east of the proposal site. There is also a possible Prehistoric presence in this area; less than 1km to the south west of the proposed site there are two possible enclosures which have shown up as cropmarks on aerial photographs to the south of Trematon Castle (MCO45217) and (MCO45210).

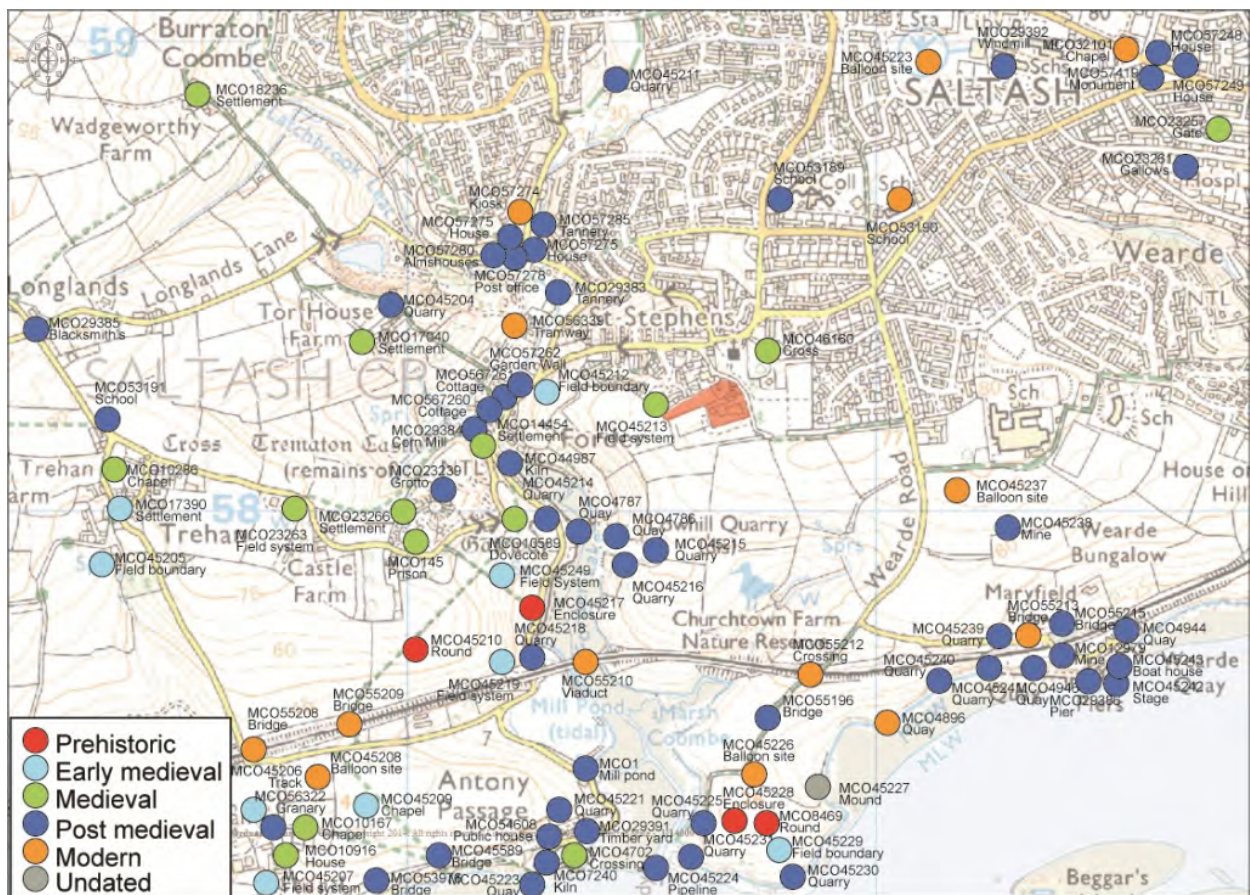


Figure 2: Map of the sites noted on the HER within the immediate area of the proposed development. Note this does not include the Listed buildings and Scheduled Monuments that fall within the ZVI (see below).

1.5 Methodology

This report follows the recommendations set out by the Institute of Field Archaeologists in Standards and Guidance for Archaeological Desk-Based Assessments and utilises existing information in order to establish, as far as possible, the archaeological potential of the site. This information can then be used in an attempt to make informed decisions regarding the potential impact of any proposed development on the archaeological resource. Mitigation strategies can then begin to be formulated which will reduce this impact.

It should be noted that this form of non-intrusive appraisal cannot be seen as a definitive statement on the presence or absence of archaeological remains within any area, but rather as an indicator of the potential of an area based on existing information. Further investigations such as geophysical survey and or machine-excavated trial trenching are usually needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

In drawing up this assessment, cartographic and documentary sources held by the Cornwall Record Office were consulted, as well as the Sites and Monuments Record maintained by Cornwall County Council. Relevant online sources were also utilised, and appropriate Internet databases investigated. These included: The English Heritage Listed Buildings online database, The Defence of Britain Project, and The English Heritage NMR Excavation Index and National Inventory.

The development site was visited and a walkover survey and impact assessment was undertaken by S. Walls on 19th May 2014.

This report follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 1994, revised 2012), *The Setting of Heritage Assets* (English Heritage 2011a), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Visual Assessment of Windfarms: Best Practice* (University of Newcastle 2002), *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011).

2.0 Results of the Desk-Based Appraisal

A brief review was made of the historic cartographic sources, largely in order to inform the impact assessment and walkover surveys discussed below.

2.1 The 1841 St. Stephens by Saltash Tithe Map

The earliest cartographic source available to this study which showed the proposal site in any detail was the 1841 tithe map of St. Stephens by Saltash. This shows a small churchtown settlement focused on the church. It shows the proposed development site and its immediate surroundings as still relatively free of development, with very few buildings forming the churchtown at this date (see Figure 2). The proposal site is formed by parts of four separate enclosures, and two non-domestic buildings (a barn and mowhay) are shown in the plot numbered 222. These two buildings may correspond with the two surviving historic farm buildings within the proposal site, although the northern building at this date is seemingly a larger structure on a different (north-south) alignment to that which survives on site, so this building is probably a mid-19th century rebuild. It is important to note that at this date the churchyard had not been extended, and that there were cottages along the south boundary of the square churchyard, which would have restricted any views from ground level to the south.



Figure 2: Extract from the St. Stephen's by Saltash tithe map of 1841. The approximate site location is indicated.

Land at Churchtown Farm, Saltash, Cornwall

The fields that form the proposal site (and much of churchtown) were owned by Thomas Edwards Esq. of Rame Barton. The plot numbered 221 is listed in the accompanying tithe apportionment as a garden leased to a Jeremiah March (see Table 1), who at time also leased the house (the present Hobbs Cross) to the north. The 1841 census lists a Jeremiah March (aged 50) living on navy half-pay in St. Stephens Village with 4 children. The agricultural field (no. 201), orchard (no. 223) and barn, mowhay and yard (no.222) are all leased to a Daniel Billing. The 1841 census lists a Daniel Billing (aged 37) living as a Yeoman in St. Stephens Village with his wife and daughter and three servants.

Field No.	Owner	Tenant/Occupier	Field Name	Landuse			
Saint Stephens							
216	James Maker	Archibald Yale & Rebecca Tippett	House & Garden	House & Garden			
247	Thomas Edwards Esq.	William Porter & Others	Houses & Gardens	Houses & Gardens			
210		John Neal Williams	Garden	Garden			
219		Robert Hodge & John Clatworthy	Cottages & Garden	Cottages & Garden			
214		Jane Buckingham & Henry Buckingham	Garden	Garden			
198		Daniel Billing		Higher South Ground	Arable		
200				Little Field	Arable		
201				Home Park	Arable		
203				Vicarage Garden	Garden		
222				Barn, Mowhay & Yard	Barn, Mowhay & Yard		
223				Orchard	Orchard		
234				Pool Park	Arable		
220				Jeremiah March		Garden & House	House & Garden
221						Garden	Garden
227				Samuel Porter		House & Garden	House & Garden
202	John Wilcocks	John Goodman	Plots	Garden			
205	Revd. Richard Budd	Philip Gilberts	Lower Barn Park	Arable			
224			Garden	Garden			
228			Yard	Yard			
229			Well Field	Meadow			
225	Samuel Porter	John Porter	Garden	Garden			
226			House, Yard & Mowhay	House, Yard & Mowhay			
Hobbs & Cross							
230	Thomas Edwards Esq.	William Porter	Garden	Garden			
231		John Goodman	Garden	Garden			
232		Orchard	Orchard				
Salters Hill							
217	George Pearce	John Widdicombe	Church House Inn	House			
249		Thomas Widdicombe	Garden	Garden			
249a		Houses & Garden	Houses & Garden				
Glebe Lands							
209	Revd. Francis Brooking Briggs	Philip Gilberts	Glebe Field	Pasture			
211		Himself	Lower Glebe Field & Houses	Pasture & Timber			
212			House, Law & Yard	House & Shrubs			
213			Gardens & Stables	Gardens & Stables			
215			-	Church & Yards	Church & Yards		

Table 1: Extracts from the 1840 St. Stephen by Saltash Tithe Apportionment.

2.2 The Ordnance Survey 1st and 2nd Edition Maps

The Ordnance Survey 1st Edition Map of 1887 appears to demonstrate the changes to the southern end of the churchyard (see Figure 3), which has been extended to incorporate the row of four cottages previously located to the south of the churchyard (no. 219 on Figure 2) and the former garden plots 214 and 213, which had also contained outbuildings on the tithe map. The proposal site appears to have still been formed by four separate plots, although the most northern plot had been reduced to the size of small garden and building (presumably a precursor to the present bungalow). The northern most of the barns within the proposal site also appears to have been rebuilt on a different alignment, most likely as part of the process of extending the churchyard.



Figure 3: Extract from the 1st Edition Ordnance Survey map of 1887. The site is outlined.

The Ordnance Survey 2nd Edition Map demonstrates that further extensions had been made to the north of the churchyard by 1908 (see Figure 5). This included the demolition of the Church House Inn (No. 217 on the tithe map) and the construction (in 1903) of the Cecil Arms at the north-west end of Farm Lane (Tait 2009). To the immediate east of the proposal site a small enclosure had been subdivided from field number 201 on the tithe map. This may represent the first part of the further southern churchyard extensions, with Farm Lane subsequently being diverted to run along the eastern edge of the proposal site, rather than bisecting these extensions.

The expansion of Saltash is also clearly visible in 1908, with the couple of houses shown at Cross Park in 1887 (Figure 4), shown as a large group on the 2nd edition. This process has continued during the 20th century with the town of Saltash growing to the south and west to envelop St. Stephen's Church.

Land at Churchtown Farm, Saltash, Cornwall

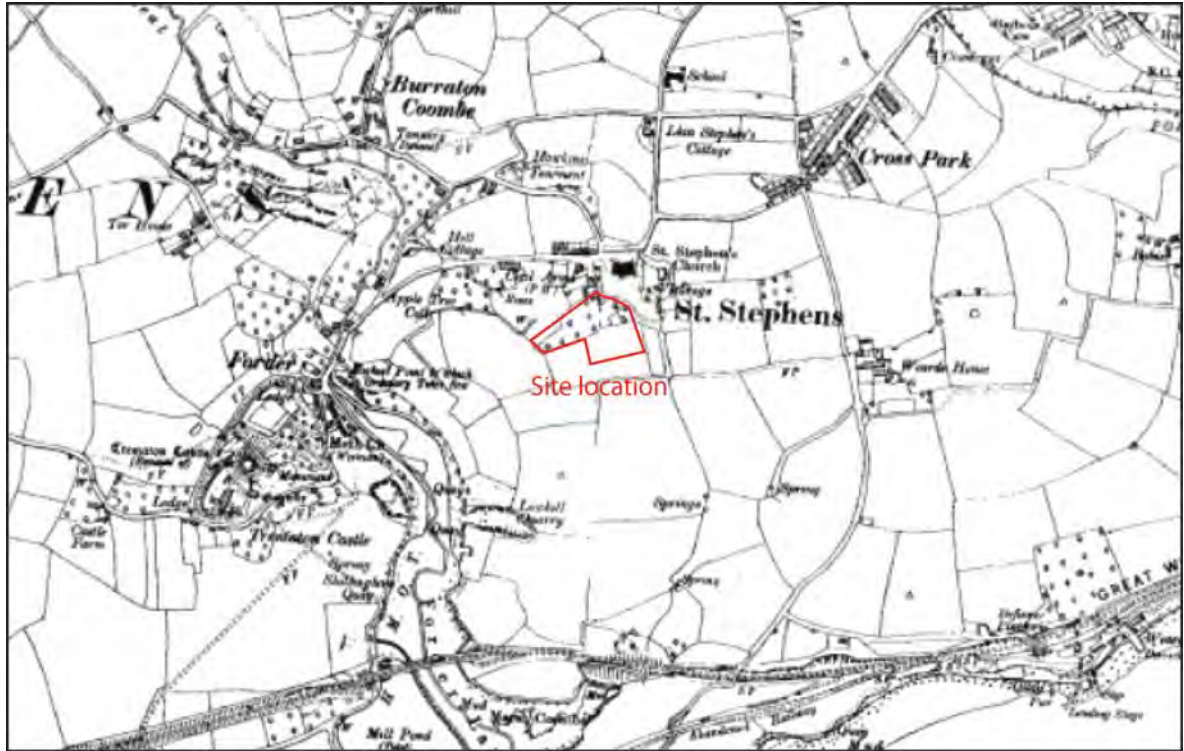


Figure 4: Extract from the Ordnance Survey 2nd Edition of 1908. The site is outlined.

3.0 Site Inspection and Archaeological Background

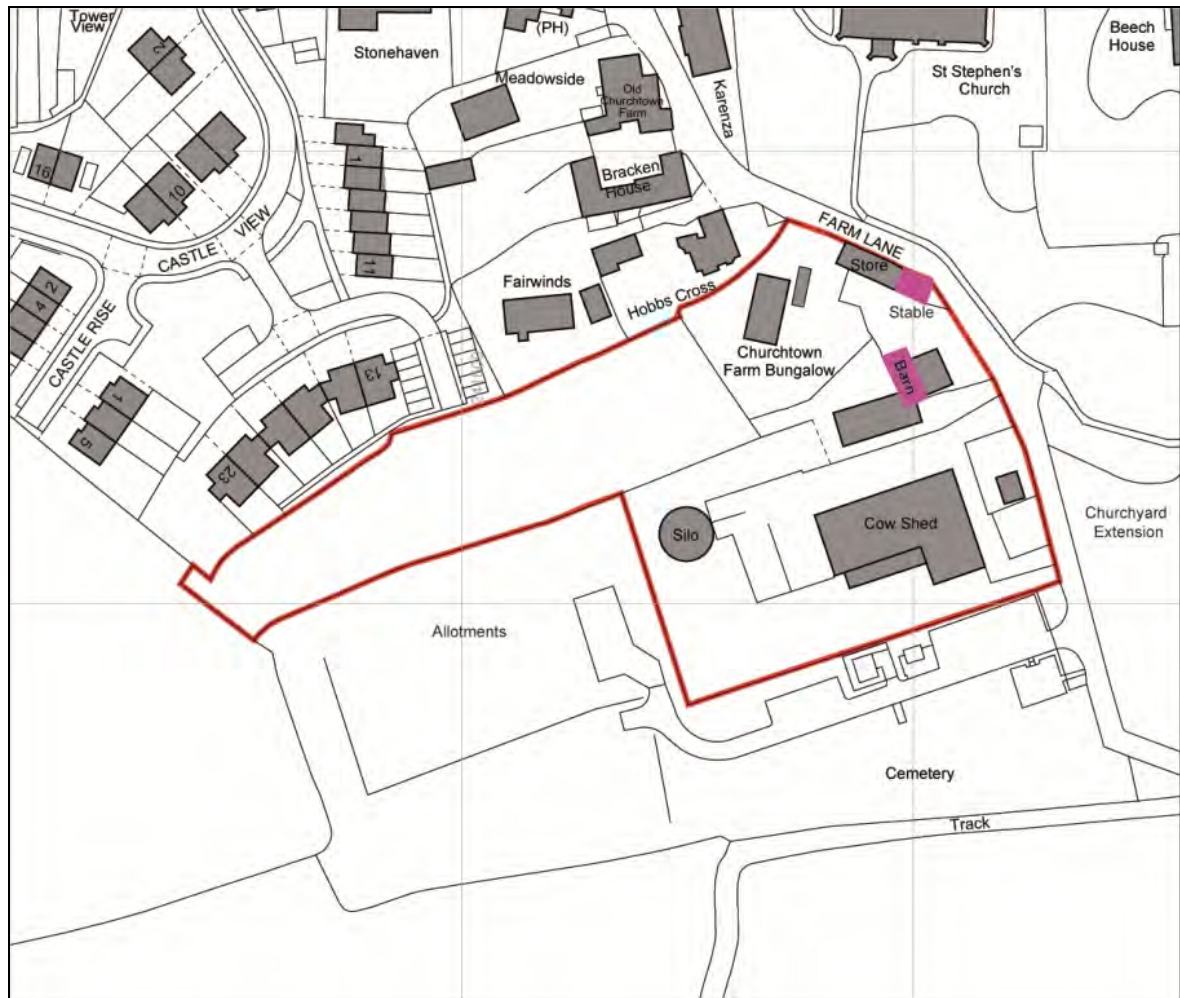


Figure 5: Plan of the existing site layout, the buildings shown in pink are the two historic structures (based on plans provided by ADG).

3.1 Site Inspection

The development site at Churchtown Farm, Saltash covers five separate enclosures (see Figure 5). The site lays with the houses and gardens of Hobbs Cross, Fairwinds and numbers 13-23 Castle View to the north, the new cemetery extension to the south, and the new allotments to the west. Farm Lane borders the eastern and north-eastern edge of the site, with the churchyard walls of St. Stephens and its extensions located flanking the lane. Farm Lane clearly curves quite dramatically around the north-east of the site, and this is not for topographical reasons and is most likely related to an earlier enclosure, presumably a sub-ovoid Early Medieval cemetery or churchyard (a Lann) or perhaps Prehistoric or Romano-British round within which the Church of St. Stephen and the vicarage (Beech House) were subsequently constructed. The very square churchyard shown on the tithe map, may indicate that this was not the case, but a larger sub-ovoid enclosure can be hypothesised, with the eastern churchyard boundary perhaps formerly flanking a north-south route (surviving in part as Church Road, and part of Farm Lane) prior to the construction of the rectory.

The proposal site is located on a slight north to north-west facing slope, dropping initially gently, and then quite steeply down to the wooded Forder Valley to the west. At the time of visiting the site was largely overgrown with grass and weeds with a number of largely derelict structures standing in a variety of conditions. Churchtown Farm Bungalow which sits on part of the site was still occupied and so an assessment of this area was made from the adjoining area.

The proposal site presently has three access points from Farm Lane. The most northern of these is the drive for Churchtown Farm Bungalow, and is a concrete surface which slopes up to the bungalow from the Lane. The central access is a small level concrete yard filling the area between the two 19th century farm buildings and there are 20th century additions, this is set above the height of the Lane. There is a modern aluminium gate at the northern end of the historic barn which provides access from this yard to the enclosures to the west. The final access to the site is a wide concrete roadway, which provides a level access to the large 20th century cow sheds. In addition there is the remnant of a concrete road or hard-standing near the southern limits of the site, although any opening that was here is now overgrown.

No earthworks were visible that did not relate to the modern activity on the site, although the level of vegetation cover means that any subtle earthworks could have easily been obscured.

3.1.1 Standing structures

Other than the various modern (largely post-1972) farm buildings on the site there are two 19th century buildings. The most northern of these has been most recently/currently used as a stable, but its original use is unclear (Figure 6). It is a roughly coursed stone built one and a half floor structure with a central (widened) door in the south elevation with a loading door above and two ground floor windows. All of the openings have brick reveals. A large concrete block (machine?) store has been added to the western end of this building.



Figure 6: Shot of stable on the northern edge of the development site, viewed from the south.

The other building is a large and quite fine two-storey barn of roughly coursed stone with brick reveals to the openings (Figure 7). There are centrally positioned 1st floor loading doors in both the eastern and western elevations, with three ground floor openings in the east elevation. There is a 20th century timber and galvanised steel lean-to standing against the eastern elevation and an open fronted barn set against the southern part of the western elevation. It appears that there are remnants of cobbled surfaces to both the east and west of this barn, although these have been partially overlain and destroyed by concrete and mud.

Neither of the historic buildings were accessible during the survey, and the preservation of any internal detail is unknown. However the two buildings do form a cohesive small group of some local merit and are worthy of retention, particularly if the various 20th century additions abutting them are demolished. Further recording of the two structures would be of merit, particularly if they were to be demolished.



Figure 7: Shot of the barn, viewed from the north.

3.1.2 Summary

The site has clearly been partially terraced into the hillside in the past, particularly in the area around the large cowsheds and the associated concrete surfaces and silo. The access and bungalow have also been terraced into the slope, whilst the area around the historic farm buildings has seen a degree of both terracing and make-up of the ground level. The majority of the plot, however, shows no signs of terracing or truncation and there is the possibility that archaeological remains or deposits may be encountered during groundworks; particularly given that the medieval churchtown was likely to have been a larger settlement than that visible on the cartographic sources, and traces of this settlement may exist within the development site. Also as an area of post-medieval enclosure which borders Anciently Enclosed Land (AEL), to the west, there is some limited potential for Prehistoric and or Romano-British remains within the proposal area; although these may have been severely truncated by later activities.

4.0 Impact Assessment

4.1 International and National Policy

National guidance on protecting the Historic Environment are now contained within *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

Paragraph 128

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, **including the contribution made by their setting**. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a 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.*

Paragraph 129

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

4.2 Likely Impacts of the Proposed Development

4.2.1 Types and Scale of Impact

Two general types of archaeological impact associated with all developments have been identified as follows:

- Construction phase – The construction will have direct, physical impacts on the buried archaeology of the site through the excavation of the foundations, services and roads. Such impacts would be permanent and irreversible.
- Occupational phase – A housing development will have a permanent visual impact on the settings of some heritage assets within its viewshed. Such factors also make it likely that the development would have an impact on Historic Landscape Character. The occupation also brings with it increased traffic, etc, which can also be considered to have detrimental impacts upon heritage assets.

4.2.2 Scale and Duration of Impact

The impacts of a development on the historic environment may include positive as well as adverse effects. However, any scale of housing development is inescapably a modern intrusive visual and physical actor in the historic landscape. The impact of a housing development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of heritage assets.

For the purposes of this assessment, these impacts are evaluated on a five-point scale:

Impact Assessment

<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the turbine may be visible but will not impact upon the setting of the heritage asset, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/unknown</i>	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
<i>Negative/minor</i>	Where the development would impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact in these instances.
<i>Group Value</i>	Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts. This can influence the overall assessment.

In addition, the significance of a monument or structure is often predicated on the condition of its upstanding remains, so a rapid subjective appraisal was also undertaken.

Condition Assessment

Excellent	The monument or structure survives intact with minimal modern damage or interference.
Good	The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.
Fair	The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement
Poor	The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features
Trace	The monument survives only where it has influenced other surviving elements within the landscape e.g. curving hedge banks around a cropmark enclosure.
Not applicable	There is no visible surface trace of the monument.

Note: this assessment covers the survival of upstanding remains; it is not a risk assessment and does not factor in potential threats posed by vegetation – e.g. bracken or scrub – or current farming practices.

4.2.3 Statements of Significance of Heritage Assets

The majority of the heritage assets considered as part of the Impact Assessment have already had their significance assessed by their statutory designations; which are outlined below:

Scheduled Monuments

In the United Kingdom, a Scheduled Monument, is considered, a historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning,

conservation etc. are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation.

Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

Listed Buildings

A Listed Building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed Buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations have their own permissions and regulatory procedures (such as the Church of England). Some structures, such as bridges, monuments, military structures and some ancient structures may have Scheduled Monument status as well as Listed Building status. War memorials, milestones and other structures are included in the list and buildings from the first and middle half of the 20th century are also now included as the 21st century progresses and the need to protect these buildings or structures becomes clear. Buildings are split into various levels of significance; Grade I, being most important; Grade II* the next; with Grade II status being the most widespread. English Heritage Classifies the Grades as:

<i>Grade I</i>	buildings of exceptional interest, sometimes considered to be internationally important (forming only 2.5% of Listed Buildings).
<i>Grade II*</i>	buildings of particular importance, nationally important , possibly with some particular architectural element or features of increased historical importance; more than mere special interest (forming only 5.5% of Listed Buildings).
<i>Grade II</i>	buildings which are also nationally important , of special interest (92% of all Listed Buildings).

Other buildings can be Listed as part of a group, if the group is said to have ‘group value’ or if they provide a historic context to a Listed building, such as a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. Larger areas and groups of buildings which may contain individually Listed Buildings and other historic homes which are not Listed may be protected under the designation of ‘conservation area’, which imposes further regulations and restrictions to development and alterations, focusing on the general character and appearance of the group.

Parks and Gardens

Culturally and historically important ‘man-made’ or ‘designed’ landscapes, such as parks and gardens are currently “listed” on a non-statutory basis, included on the ‘Register of Historic Parks and Gardens of special historic interest in England’ which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by English Heritage. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on ‘designed’ landscapes, not the value of botanical planting; sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

4.3 Methodology

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011), with reference to other guidance, particularly the *Visual Assessment of Windfarms: Best Practice* (University of Newcastle 2002). The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

Visibility alone is not a clear guide to impact: “the magnitude or size” of a development, and the “distance between them and the viewer, are the physical measures that affect visibility, but the key issue is human perception of visual effects, and that is not simply a function of size and distance” (University of Newcastle 2002, 2). People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 3), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact per se. It is an assessment of the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. In particular the settings of World Heritage Sites are recognised as making a fundamental contribution to their OUV and therefore any development inside these areas or within their ‘buffer zone’ clearly impacts upon the OUV. The schema used to guide this assessment is shown in Table 2 (below).

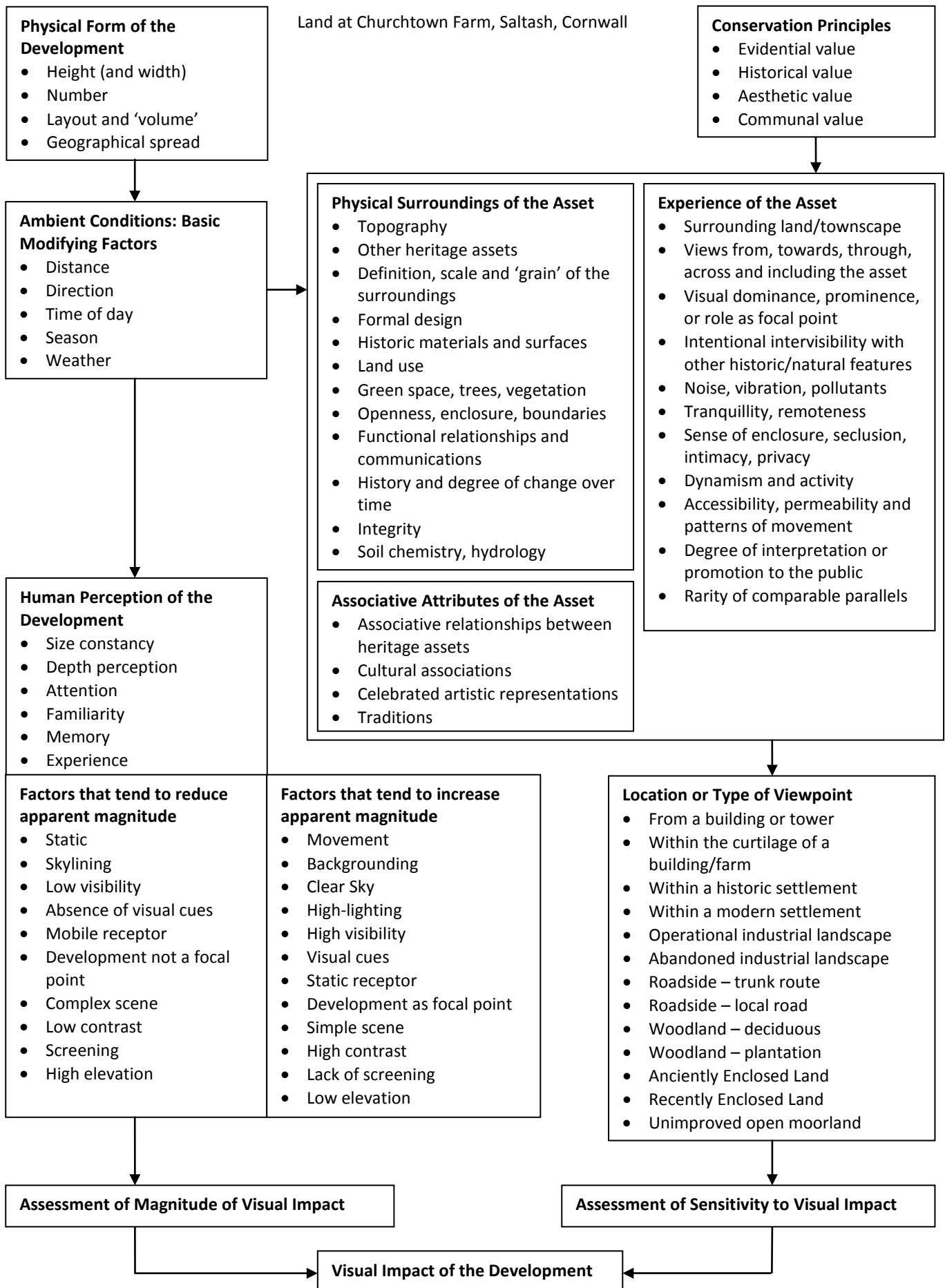


Table 2: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the *Setting of Heritage Assets* (English Heritage 2011, 19).

4.3.1 Assessment and Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

4.4 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Visual Influence (ZVI) in this landscape is extensive within 1.5km. Due to topography, views back to the site from the south are much more limited. The Zone of Visual Influence (ZVI) represents the area from which views of at least some of the site may be afforded. The visibility of the proposed development will however diminish with distance, and may be locally blocked by intervening buildings, individual trees, hedgebanks, woodlands and natural topography.

Listed Buildings (of all grades), Scheduled Monuments, Registered Parks and Gardens and Registered Battlefields were considered (see Appendix 1 for details). Undesignated assets were also reviewed (see Appendix 2), but there were no examples which were deemed likely to have their settings impinged upon by the proposed development. The assets which fall within the ZVI, include one scheduled monument, one Grade I Listed buildings, three Grade II* Listed buildings and 27 Grade II Listed buildings. Many of these assets fall within the Forder and Antony Passage Conservation Area, which partially falls within the ZVI (see Figure 8).

4.4.1 Field Verification of ZVI

On the whole, the ZVI was found to be a fair reflection of the likely visibility of the proposed development, with the caveat that it is difficult to adjudge impact on sites when only the rooftops may or may not be visible. Intervisibility was confirmed for a number of heritage assets; mostly those directly to the north, but local screening factors prevented other assets from being visible from the proposal site. Those assets which are screened include the Grade II Listed, Cross at Trehane (UID: 60480), Little Trehane Farm (UID: 60481) and Fairmead Manor House (UID: 60431).

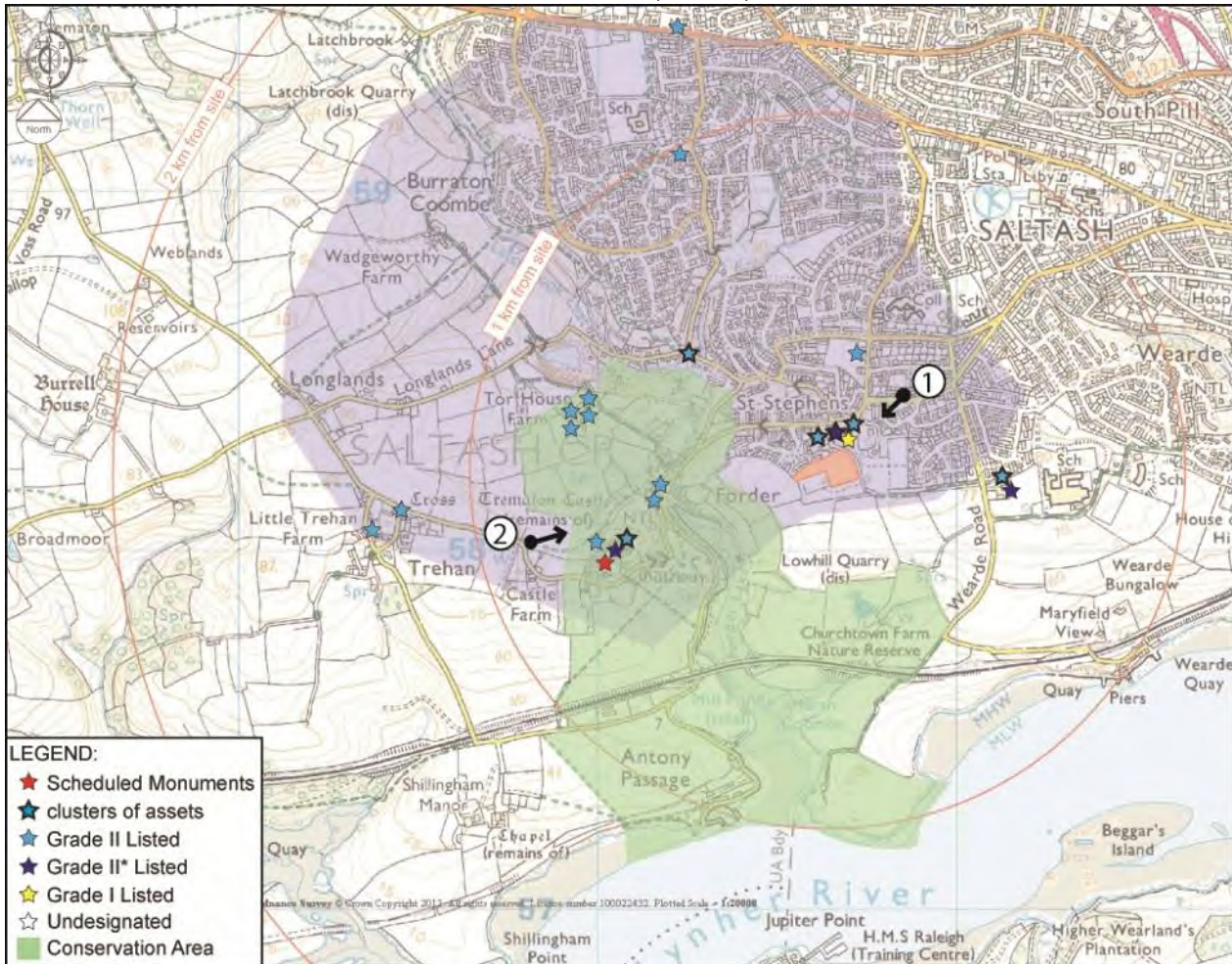


Figure 8: Distribution of designated heritage assets within the ZVI of the proposed development: within 2km (based on a ZVI supplied by Eden Design). Views 1 and 2 are included in the text below.

4.5 Impact by Class of Monument/Structure

4.5.1 Farmhouse and Farm Buildings

Listed farmhouses with Listed agricultural buildings and/or curtilage; some may have elements of formal planning/model farm layout

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the lincay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when

the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this.

Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting. Wind turbines will usually have a restricted impact on the meaning or historical relevance of these sites.

- *Torvilla*: farmhouse; Granary; Stables and Tackroom; Traphouse, Barn and Implement Shed; medium significance; Grade II Listed; conditions: good and unknown. Distance to development: c.0.75km. Set up a private drive, but with a public footpath passing to the east of the site. A nice group of largely 19th century farm buildings, some of which have been recently renovated, and may include remnants of earlier (17th century) structures. The group sits within the Forder Valley Conservation Area. There are views from the public footpath and nearby of the tower of St. Stephens Church and roofs of some of the buildings on St. Stephen's Hill and Castle View, particularly prominent is the Cecil Arms. The proposal site is largely obscured by trees and topography, although the roof of the large cattle shed can be seen in places. Local blocking will apply for some of the buildings within the complex, and the proposed development is removed from the intimate setting of the farm. Views of the Church tower will also not be affected; impact: **negligible**.
- Little Trehan Farm; medium significance; Grade II Listed; condition: good. Distance to development: c. 1.4km. Set down a narrow lane, with other historic cottages and buildings within the small hamlet blocking the majority of views to the east. The setting of the farm is restricted to the hamlet of Trehan and the development will have no impact upon this setting; impact: **neutral**.

4.5.2 Listed cottages and structures within Historic Settlements

Clusters of Listed Buildings within villages or hamlets; occasionally Conservation Areas

The context of the (usually) Grade II Listed buildings within settlement is defined by their setting within the settlement. Their significance is determined by their architectural features, historical interiors or role/function in relation to the other buildings in the settlement. The significance of their setting to the experience of these heritage assets is of key importance and for this reason the curtilage of a property and any small associated buildings or features are often included in the Listing and any changes must be scrutinised under relevant planning law.

Most settlements have expanded significantly during the 20th century, with rows of modern houses, bungalows and industrial estates being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as new buildings have been built or farm/industrial buildings have been converted to residential properties. The setting of these heritage assets within the settlements are rarely influenced by the addition of further buildings on the outskirts of the settlement, unless they are located in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

Larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, further modern housing developments may not prove particularly intrusive.

- The Old Vicarage; medium significance; Grade II Listed; condition: good. Distance to the development c.0.2km. Located to the east of the churchyard of St. Stephens in mature garden. Glimpsed views through the churchyard towards the proposed development may be possible, but these will not impinge upon the setting of the asset or its key relationship with the church and churchyard; impact: **negligible**.
- Llan Stephen's Cottage; medium significance; Grade II Listed; condition: good. Distance to the development c.0.3km. Located in a prominent and relatively isolated position, amongst 20th century housing developments. The cottage is well screened from the road by mature planting, but views are likely from the house and grounds towards the proposed development. The development site is almost certainly blocked by the church and churchyard, and will not impinge on the setting of the cottage or any views of the church from the cottage; impact: **negligible**.
- Churchtown Farm Cottage; medium significance; Grade II Listed: condition: good. Distance to the development: c.0.1km. Located on Farm Lane to the north of the proposal site, this early 19th century cottage faces east, but will have limited views of the proposal site. The intended setting of this asset within the churchtown settlement will remain unchanged as it is already surrounded by historic and modern houses, and it's views to the church will not be affected; impact: **negligible**.
- Hobbs Cross; medium significance; Grade II Listed; condition: good. Distance to the development; c.0.05km. Located to the immediate north of the proposal site, presently next-door to the Churchtown Farm Bungalow. Primary elevation faces east-north-east to the churchyard and church, this overlooks a small portion of the proposal site, currently the front garden of the bungalow. The proposed design (see Appendix 4) will see the demolition of the present Churchtown Farm Bungalow, with a replacement house being set further to the west than the existing bungalow, which may open up the setting of the Hobbs Cross slightly. There is extensive local blocking along this properties' southern border, with a mixture of mature deciduous and ever-green trees. The intended setting of this asset within the churchtown settlement will remain unchanged, as it is already surrounded by 20th century and historic houses and buildings. Its primary view towards the church will also not be impacted by the proposals; impact: **negligible**.
- Rose cottage and Riverside; medium significance; Grade II Listed; condition: good. Distance to the development: c.0.5km. Located in the hamlet of Forder and within the conservation area, these cottages have quite limited views, focused upon the hamlet in which they are set and understood. Local topography and heavily wooded slopes means there are no views possible of the proposal site; impact: **neutral**.
- Old Mill House and Mill; medium significance; Grade II Listed; condition: good. Distance to the development: c.0.6km. Located in the hamlet of Forder within the conservation area, this building was not constructed with views in mind, and its setting is restricted to the hamlet in which it is located. Local topography and heavily wooded slopes means there are no views of the proposal site; impact: **neutral**.
- Bullers almshouses and Old post office; medium significance: Grade II Listed; condition: fair. Distance to development: c.0.5km. Located in the hamlet of Burraton Coombe opposite the former tannery (see below), this building is understood in relation to its immediate and relatively intimate surrounding, and was not constructed with views in mind. Local topography and woodlands block any views of the proposal site; impact: **neutral**.
- K6 Telephone Kiosk; medium significance; Grade II Listed; condition: unknown. Distance to development: c. 0.5km. Could not be located, but the distance to the proposed development, means that is located outside of the setting of this asset, which is understood in relation to the former hamlet of Burraton Coombe and the road on which it is located; impact: **negative/unknown** but neutral expected.
- Former tannery; medium significance; Grade II Listed; condition: good. Distance to the development: c.0.5km. Located at a minor road junction within the historic core of Burraton Coombe. The building has been converted for residential use and has a small 20th century

housing development to the east. There were no views possible from ground level of the church tower (let alone the development site), and it is unlikely there will be any impact upon this assets setting, as it is understood in relation to the other historic buildings and stream nearby; impact: **neutral**.

- Furzehill; medium significance; Grade II Listed; condition: good. Distance to the development: c.0.5km. Located at a minor road junction within the historic core of Burraton Coombe. This 18th century house was not constructed with views as a primary concern and its setting is very intimate being limited to the historic core of the hamlet. Local topography and woodlands block any views of the proposal site; impact: **neutral**.
- Fairmead Manor House; medium significance; Grade II Listed; condition: good. Distance to development: c.1km. The former manor house is now positioned within the suburbs of Saltash, meaning that its setting has been irreversibly changed and is now much reduced. Local blocking by houses, means there are probably no views of the proposed development, and even if glimpses are possible from 1st floor windows, these are at such a distance that there is no impact upon the meaning or significance of the house; impact: **neutral**.

4.5.3 Lesser Gentry Seats

Older houses with an element of formal planning; may survive as farmhouses

These structures have much in common with the greater Houses, but are more usually Grade II Listed structures. In Cornwall but particularly Devon there were many minor landed gentry and thus a great number of minor Houses. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of a turbine would be commensurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may survive as farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore the sensitivity of these sites to the visual impact of a turbine is less pronounced.

- *Wearde*: Pavilion to Wearde Farmhouse; Wearde Farmhouse & Barn to the West; Grade II* Listed Pavilion, Grade II Farmhouse and Barn; conditions: fair to poor. Distance to the development c.0.5km. The setting and landscape context of the remnants of this former grand residence have been completely altered, now located on the edge of the suburban growth of Saltash and with a large modern school to the east. Setting and context to the west and south have been less significantly impinged, and development will sit to the west. High hedgebanks and additional farm buildings offer substantial blocking; impact: **negligible**.

4.5.4 Churches and pre-Reformation Chapels

Church of England parish churches and chapels; current and former places of worship

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, most churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of a wind turbine unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

As the parishes in Devon and Cornwall can be relatively small (certainly in comparison with the multi-township parishes of northern Britain) the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed turbine is located within the landscape in such a way to interrupt line-of-sight between towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern it will be affected by a new and intrusive vertical element in this landscape. However, if the turbine is located at some distance from the church tower, it will only compete for attention on the skyline from certain angles and locations.

- Church of St. Stephen; high significance; Grade I Listed; condition: good. Distance from development c.0.1km. The Church of St. Stephen is a largely 15th century building, built on top of earlier 13th century and probably Norman foundations. The original churchyard has seen a substantial amount of re-organisation of its monuments, with the gravestones now aligned back-to-back and positioned around the edge. There are a number of Listed assets within the original churchyard (see Section 4.5.5) and several others, such as the war memorial are arguably worthy of designation. It is important to note that from ground level there are currently no views from anywhere within the church or old churchyard towards the Scheduled Trematon Castle, views are however possible within the late 19th and 20th cemetery extensions to the south. These limited views of Trematon will not however be blocked by the proposed development, although some of the proposed houses may appear within the views. The churchyard has seemingly been extended at least three times, with an initial small 19th century extension to the south-east, followed by the much larger late 19th century extension beyond and mid-20th century extensions further to the east. These extensions as well as having some views of Trematon have a greater degree of screening from the proposed development, with tree planting and the churchyard wall offering some local blocking.

There is considerably less screening from the original churchyard, as there are few trees to break-up views south from the church and old churchyard. In addition the churchyard wall is set below the old churchyard. There are therefore clear views towards the proposal site, from the majority of the old churchyard and the south side of the church, including from the entrance and porch (see Figure 9). Presently these views look directly at an un-sympathetic concrete block wall (part of an extension to one of the historic barns), which completely blocks any wider views from ground-level. The two historic farm buildings and the modern bungalow of the proposal site are all widely visible from the church and old churchyard. Arguably the

Land at Churchtown Farm, Saltash, Cornwall

demolition of the concrete block structure will enhance the setting of the church and the experience of the church and churchyard. Any new development will be clearly visible from the body of the church and old churchyard, although with sympathetic design it is unlikely to intrude on the setting of the church and churchyard to the extent of the derelict concrete block barns. Impact on the body of the church and churchyard: **negative/minor to negligible**.

St. Stephen's church tower is certainly a prominent landmark (see Figure 10), but the undulating topography with deep valleys means that this prominence is surprisingly restricted, especially from the north and east where local blocking from the growth of Saltash applies. The majority of the assets which fall within the ZVI do however have views of the Church tower. The proposed development is unlikely to intrude upon its visual dominance or block many views. Most importantly the proposed development will not interrupt the views between the church tower and its former manorial centre (and owner) Trematon Castle, although it will appear within these views it will not be within the direct line of sight, and will have less of an impact than the extant housing estate along Castle View, which already sits (directly) between these assets. The development will certainly not intrude upon the visual dominance of either of these key assets (i.e. Trematon and the Church tower); impact: **negligible**.



Figure 9: View from the porch of the church towards the proposal site. The view is currently blocked by an ugly and unsympathetic concrete block structure, viewed from the north.



Figure 10: Shot of the tower of St. Stephen's Church, demonstrating its landscape primacy within the immediate locale, viewed from the north-east (View 2 from Figure 8).

4.5.5 Listed/Scheduled: Gravestones, tombs, Crosses, fonts and War Memorials

Most medieval 'wayside' crosses are *ex-situ*. Many examples have been moved and curated in local churchyards, often in the 18th or 19th century, and the original symbolism of their setting has been lost. Therefore, context and setting is now the confines of the church and churchyard, where they are understood as architectural fragments associated with earlier forms of religious devotion. Therefore wind turbines, when visible at a distance, do not affect their relationships with their new surroundings or public understanding of their meaning and significance.

This is not the case for those few wayside crosses that survive at or near their original location. This class of monument was meant to be seen and experienced in key spiritual locations or alongside main routeways, so the significance of the remaining few *in situ* examples is enhanced.

Listed (or Scheduled) gravestones/box tombs almost always lie within the graveyard of churches or chapels, and their setting is extremely local in character. Local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, will always play an important role. As such, the construction of a wind turbine is unlikely to have a negative impact.

- Family Vault North East of Church of St Stephen; medium significance; Grade II Listed; condition: good. Distance to the development c.0.2km. Setting and context will not be impacted by the development and with no views towards the proposal site; impact: **Neutral**.
- Family South East of Church of St Stephen's; medium significance; Grade II Listed; condition: poor. Distance to the development c.0.2km. Located against the eastern boundary of the churchyard with views towards part of the proposal site. The setting of this monument is restricted to the churchyard, and its meaning and significance will not be impacted by the proposed development; impact: **negligible**.
- Former Font; medium significance; Grade II Listed; condition: good. Distance to the development c.0.1km. Removed from its original setting this font derives its significance and

understanding from its churchyard setting, this will not be impinged by the proposed development despite views being possible; impact: **negligible**.

- Churchyard Cross; high significance; Grade II* Listed; condition: fair. Distance to the development c.0.1km. The setting of this cross is restricted to the churchyard. Will have views of the proposed development; impact: **negligible**.
- Milestone at Burraton Cross (SX4123859455); medium significance; Grade II Listed; condition: good. Distance to the development: c.1.35km. The setting of this monument is restricted to the road on which it is located, it has no wider landscape presence and the proposed development will have no impact on its significance; impact: **neutral**.
- Cross at Trehan (SX4044958113); medium significance; Grade II Listed; condition: good. Distance to the development: c.1.25km. Set at the northern limits of the hamlet of Trehan and a minor roadside junction. This cross head may be located in its original intended setting, although its Listing text (see Appendix 1) suggests that it may be an architectural fragment from the nearby farm. Its setting is limited to the junction and road, and it is blocked by buildings, hedges and trees from the proposal site; impact: **neutral**.

4.5.6 Fortifications

Masonry castles, motte & bailey castles, moated sites, manorial sites, Prehistoric fortifications

Castles are large masonry or timber structures with associated earthworks that were built during the medieval period (c.1050-1500). These structures were built with defence in mind, and were often constructed in highly prominent locations. They were also expressions of status and power, and thus highly visible statements about the wealth and power of their owners. They are designed to see and be seen. High status manorial sites could also be enclosed and 'defendable', both types of monument could be associated with deer parks, gardens or pleasure grounds. Prehistoric fortifications were also built in highly prominent locations, are also taken to represent visible expressions of status and power.

- Trematon Castle; high significance; Scheduled Monument; condition: good. Distance from development: c.0.7km. Viewed from public footpath to the north and public road to the west (see Figure 11), the castle is located on a spur overlooking Forder Lake and the Lynher River beyond. It has a commanding landscape presence with views of St. Stephens Church tower and the roof of the church clearly visible from the general area. The proposed development will appear in views east from the Castle, although local blocking will apply to some extent from within the Castle itself. Local (seasonal) blocking is also created by the eastern boundary of the new allotments, which contains a number of young trees. Despite the local prominence of the castle, and the fact that the development will fall within this zone, it will not compete in terms of visual prominence; and its location is too distant to dramatically impact upon the setting and significance of the asset. Also as much of the proposal site is already occupied by extant buildings the impact of these being replaced by a more thoughtful development will partially mitigate the impacts. The development is located as such that it will simply form a southern extension to the historic and 20th century housing along St. Stephens Hill, Castle View and Farm Lane, and not extend over the break of slope to the east, which would certainly encroach upon the setting of the Castle and have a more detrimental impact. Additional screening through tree planting, particularly along the eastern limits of the site, and the proposed boarding to the 1st floors will soften the impact of new housing, and will further mitigate any impact; impact: **Negative/minor to Negligible**.
- Higher Lodge at Trematon Castle; high significance; Grade II* Listed; condition: good. Distance from development: c.0.85km. Only viewed from near the development site, with part of the 1st floor and roof visible from the southern parts of the development site (i.e. around the large cow sheds). The main facade of the building is orientated to face east-south-east over Forder Lake and to the River's Lynher and Tamar beyond. The setting of this monument is relatively intimate, being restricted in its visibility by the Castle and woodlands surrounding the estate.

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Despite this intimacy this early 19th century house is of a high status and was clearly built with views in mind, primarily of the grounds of the small Trematon Castle estate, over Forder Lake, Churchtown Farm Nature Reserve and the confluence of the River's Lynher and Tamar. The development will appear in views, if largely from the 1st floor, but it will not however detract from the primary focus of the views to the east-south-east or limit/block the views of St. Stephen's Church tower. The assets meaning and significance will not be impacted by the proposed development; impact: **negligible**.

- Stables to the west of Trematon Castle; medium significance; Grade II Listed; condition: unknown. Distance to development: c.0.8km. Part of the early 19th century remodelling of the Castle grounds, these stables could not be seen from any public vantage point visited. It is likely that they are completely blocked from views of the development by the Castle itself; impact: **negative: unknown**, but neutral anticipated.
- Medieval doorway north-east of Trematon Castle; medium significance; Grade II Listed; condition: unknown. Distance to the development: c.0.7km. A possible medieval (or early 19th century imitation) doorway used within the re-designed landscapes around the Castle. It could not be seen from any public vantage point and it is likely completely blocked from views of the development by other structures; impact: **negative: unknown**, but neutral anticipated.
- Crenellated wall to the north of Trematon Castle keep; medium significance; Grade II Listed; condition: fair. Distance to the development: c. 0.7km. As above, probably an early 19th century structure. Probably set too low to have views of the proposal site, and its context and setting would not be affected by the proposals; impact: **negative: unknown**, but neutral anticipated.
- Three Tudor archways on the grounds to the east of Tramton Castle; medium significance; condition: unknown. Distance to the development: c.0.7km. These c.17th century arches are set on modern walls where they were supposedly found, but could not be viewed from any public location. They are likely to be set too low on the hill to have any views of the proposal site and given they are not within their original setting, it will not have any impact; **negative: unknown**, but neutral anticipated.



Figure 11: View from public footpath at Higher Castle Farm, with Trematon Castle and the Church Tower of St. Stephen's (View 1 from Figure 8).

4.5.7 Historic Landscape

General Landscape Character and impact on

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided Devon and Cornwall into roughly 15 ‘character areas’ based on topography, biodiversity, geodiversity and cultural and economic activity. Both of the County Councils, AONBs and National Parks have undertaken similar exercises, as well as undertaking Historic Landscape Characterisation.

In the Landscape Character Assessment for Cornwall this development falls within the East Cornwall and Tamar Moorland Fringe (CA26). This character area is described as a landscape of contrasts with bustling major roads and towns and intimate and tranquil rural villages and river landscapes. The topography is described as Undulating plateau with some higher summits and many small deeper tributary valleys flowing south and west to the Lynher and north and east to the Tamar. The field pattern of the character area is described as a widespread mixture of Anciently Enclosed land, with contrasting patches of rough ground and large areas of recently enclosed land.

This is a lived in landscape and the Landscape Character Assessment notes that the objective should be to “*Maintain the strength of landscape character of this Landscape Character Area which has enabled it to accommodate 20th century change so far; conserve rural tranquillity and..... protect the southern area from further urban influence.*” With these aspects in mind the proposed development can be seen to be sympathetically positioned within the landscape, and although within the southern part of the character area it will not extend urban expansion beyond the southwestern fringe of that which already exists in Saltash. The development will have an overall negative impact, its location, local blocking factors and the existing modern intrusions nearby, e.g. the housing in Castle View means that this is likely to be **negative/minor**.

4.6 Summary of the Evidence

ID	UID	Name	NGR	Assessment
SAM	CO578	Trematon Castle, keep built on a motte & bailey	SX4103657964	Negative/minor to Negligible
GI	60462	Church of St. Stephen	SX4170058334	Negative/minor to Negligible
GII	60464	Former Font south east of church	SX4168758325	Negligible
GII*	60463	Churchyard Cross southeast of church	SX4168958325	Negligible
GII*	60493	Pavilion to Wearde Farmhouse	SX4214058145	Negligible
GII	60494	Barn to north of Wearde Farmhouse	SX4211558173	
GII	60492	Wearde Farmhouse	SX4213158159	
GII*	60432	Higher Lodge at Trematon Castle	SX4102857960	Negligible
GII	60433	Stables to west of Trematon Castle	SX4101958013	Negative/unknown
GII	60435	Medieval doorway north east of Castle	SX4108358050	Negative/unknown
	60436	Crenellated wall to the north of Castle	SX4110558026	
	60434	3 Tudor archways in grounds to east	SX4113257975	
GII	60468	Churchtown Farm Cottage	SX4163658313	Negligible
GII	60467	Hobbs Cross	SX4165558278	Negligible
GII	60500	Family Vault NE Church of St. Stephen	SX4171758352	Neutral
GII	60465	Family Vault SE of Church of St. Stephen	SX4172658303	Negligible
GII	60466	The Old Vicarage	SX4176458328	Negligible
GII	60415	LLan Stephen’s Cottage	SX4174058564	Negligible
GII	60438	Old Mill House and Mill	SX4118058146	Neutral
GII	60437	Rose Cottage and Riverside and stone wall	SX4121158242	Neutral

Land at Churchtown Farm, Saltash, Cornwall

GII	60407	Bullers Almhouses and Old Post office	SX4125058545	Neutral
GII	60406	Furzehill	SX4124558566	Neutral
GII	60499	K6 Telephone Kiosk	SX4124958581	Negative/unknown
GII	60430	Former Tannery, boundary wall and gate piers	SX4125958582	Neutral
GII	60456	Torvilla Farmhouse	SX4097558412	Negligible
GII	60458	Stables and tackroom at Torvilla Farm	SX4095658393	
GII	60457	Traphouse, barn and implement shed	SX4095458373	
GII	60459	Granary at Torvilla Farm	SX4097358383	
GII	60431	Fairmead Manor House	SX4123859113	Neutral
GII	60447	Milestone at Burraton Cross	SX4123859455	Neutral
GII	60480	Cross at Trehan	SX4044958113	Neutral
GII	60481	Little Trehan Farm	SX4035458046	Neutral

Table 3: Summary of the impacts upon the heritage assets within the ZVI.

5.0 Conclusions

5.1 Discussion and Conclusion

The proposed development would be installed on land belonging to the farm at Churchtown; the cartographic analysis indicates this fieldscape has changed very little since 1841, although a number of farm buildings have been added to the site during the later 20th century. The surrounding area has changed dramatically in the 20th century, with the suburban growth of Saltash engulfing the former medieval settlement at Churchtown. Churchtown has medieval origins and has descended from the important manor of Trematon, which overlooks the development site.

The proposed development would be located in an area which the desk based assessment and walkover survey suggests has potential for the remains of 19th century or earlier structures. In addition, as an area of post-medieval enclosure which borders Anciently Enclosed Land (*AEL*), to the west, there is also potential for Prehistoric and or Romano-British remains within the proposal area; although these may have been severely truncated by later activities.

In terms of the wider landscape, the site is located on a slight north-west facing slope overlooking the narrow Forder Valley. There is significant local blocking, particularly to the south due to topography, and north and east by the suburban growth of Saltash. The site is on the edge of existing developments and has several large, unsympathetic structures positioned within it which already impinge on the character of the historic landscape and its assets and should serve to diminish the visual scale of the development. A number of designated and un-designated heritage assets were considered as part of this HVIA; and the overall impact upon these assets is adjudged as **negligible**. Arguably the most significant impact would be upon St. Stephen's Church, although the demolition of the existing 20th century structures will significantly enhance the setting of the church and thereby mitigates the impact to **negative/minor or negligible**. A similar level impact is likely on Trematon Castle, although this could be reduced further by additional tree planting.

The cumulative impact of housing developments within the town should be considered, and it is important that the town does not extend further to the west (or south) of the proposal site as this would have a much more detrimental impact upon the setting of Trematon Castle and possibly upon the Forder Valley Conservation Area and other heritage assets. The proposal site in contrast is already largely occupied by extant derelict buildings which are largely detrimental to the landscape character, and many of the heritage assets within it, particularly the Church of St. Stephen.

With this in mind, the overall impact of the proposed development can be assessed as **negligible**. The impact of the development on the buried archaeological resource will be **negative/substantial** and **permanent/irreversible**.

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St. Stephens by Saltash Tithe Map, 1841

St. Stephens by Saltash Tithe Apportionment, 1841

Appendix 1 Key Heritage Assets

SAM

Trematon Castle, a shell keep built on a motte and bailey castle

CO578

The monument includes a shell keep built on a motte and bailey castle situated at Forder, overlooking a navigable length of a branching coastal estuary close to the confluence of the St Germans or Lynher River with the River Tamar. The castle survives as a large steep-sided circular mound or motte with an oval stone-built shell keep on the summit. An oval bailey adjoining the motte to the south west is defined by a rampart topped with a curtain wall and includes a gatehouse, all surrounded by an outer ditch preserved as a largely buried feature. The shell keep was built in the 12th century and stands to parapet level with traces of inner buildings. The gatehouse was rebuilt in the 13th century and, although it has a modern roof, is largely complete. Much of the curtain wall also stands to wall walk or parapet level apart from a section which was removed in 1807-8 to improve the view when Higher Lodge (Listed Grade II*) was built within the bailey. A small grotto was cut into the rock at the base of the motte as a garden feature around this time. The castle, mentioned in Domesday, was bought by Richard, Earl of Cornwall in 1270 and was bestowed on the Black Prince in 1337. It was granted out from 1392 - 1443 and then returned to the Crown. It was reported as ruinous by the 16th. An accompanying deer park, named in 1282, had been lost by 1500. The garden features and structures, paths and driveway surfaces and the house are excluded from the scheduling, but the ground beneath these features is included. A section of crenellated and probably later wall (60436) and a medieval arched doorway (60435) are Listed Grade II.

SX4103657964

Listed Buildings

Church of St. Stephen

60462

The C13 church on this site was probably replaced by the present building in the C15. It is built in local stone with 3 aisles, 5 bays and a tall 3 stage north-west tower with set back buttresses and crenellations. The tower has an angled stair turret to north. The belfry windows have pierced slate filling. The north and west windows appear early Perpendicular in style. Slate roof (dated 1866). Gabled vestry to north-east (contemporary with north aisle). Gabled south porch with handsome mouldings to archway. On the exterior is an elegant incised slate slab on south-west corner. Interior: porch has good waggon roof with bosses, 3 aisles have waggon roofs roof loft opening: south-west wall of middle chancel. Font is Norman square with carved sides and 5 supports, similar to others in Cornwall, see Bodmin, SS. Nicholas and Faith in Saltash itself. 2 elaborate c 1600 monuments in north-east corner, in slate (Hitchens family) and another early C17 relief monument in a flat niche. Numerous wall monuments. Very brightly painted c 1900 7 bay Gothic style reredos. Mediaeval coffin lid in north-west corner of nave. Until 1881 this was the Parish Church of Saltash although fully a mile from the centre.

SX4170058334

Former Font south east of church

60464

Probably late mediaeval. Octagonal bowl in stone. Plain. Now a flower bed.

SX4168758325

Churchyard Cross southeast of church

60463

In angle between porch and south-west end of nave. Possibly C15. Arcaded sides containing scenes (Crucifixion, St Christopher, a Madonna and a Saint). Above is a step. Quatrefoil capping. Later slate cross on top.

SX4168958325

Pavilion to Wearde Farmhouse [Borderline]

60493

The last vestige of a great house burnt (about 1905), formerly one of a pair of flanking pavilions. South front an angled bay. Rendered with double parapet. 3 modern casement windows. Blind panels in parapet. Rustic quoins of old house to right. Interior: excellent plasterwork on the ceiling with cherubs, Neptune and supposed representation of the seasons. Good panelling, display cabinet and cornice of the period (thought to be c 1766).

SX4214058145

Higher Lodge at Trematon Castle

60432

1807-1808. Attributed by Hussey to D A Alexander (and listed to the Duchy of Cornwall). 2 storeys pointed stucco. Crenellated. 7 bays, slight break to centre 5. With band over ground floor, glazing bar sashes. Slate roofs (hipped). Modern Doric porch in centre with glazed sides. Pleasantly proportioned interior. Lobby leads into top-lit and galleried hall with stairs off. Good marble fireplace in drawing room; a number of further original fixtures and fittings; including woodwork. Part of a very important group and actually within the bailey of Trematon Castle (part of whose curtain wall was breached to obtain a view).

SX4102857960

Stables to west of Trematon Castle

60433

C1807-08, possibly also designed by D A Alexander. 2 projecting 2 window hipped roofed ranges flanking sally-port. Thin shellat coursing with random blue stones. Slate roofs. Fixed light glazing bar windows. Double doors to end of north range. Several blind in-doors. South range has double doors onto dividing pathway.

SX4101958013

Medieval doorway north east of Trematon Castle

60435

Land at Churchtown Farm, Saltash, Cornwall

Probably early C19. A short length of rubble masonry with crenellations and segmental archway. Links with former orangery of which a gable end remains and adjacent to which is a further Tudor arch stone doorway (with decorative spandrels).
SX4108358050

Crenellated wall to the north of Trematon Castle keep

60435

Probably early C19. A short length of rubble masonry with crenellations and segmental archway. Links with former orangery of which a gable end remains and adjacent to which is a further Tudor arch stone doorway (with decorative spandrels).
SX4110558026

3 Tudor archways in grounds to east of Trematon Castle

60465

C17, possibly earlier. Stone with rich mouldings and carved spandrels, one has cushion stops with incised scroll work. Now supported by modern masonry walls. (Said to stand where they were found).
SX4172658303

Churchtown farm cottage

60468

Churchtown Farm Cottage SX 4158 5/85 II GV 2. Early C19. Two and a half storeys. Half hipped alate roof with hipped double dormer. Rendered rubble on ground floor, slate hung on first floor. 3 windows, the outer ones tripartite glazing bar sashes, central one a modern casement. Modern glazed porch below. Various rear extensions.
SX4163658313

Hobbs Cross

60467

Early C18 remodelled 1902. 2 storeys, pebbledash over rubble. Hipped slate roof with tented lower slope. 3 windows cross-glazed sashes. Central gabled porch retaining original brackets and now supported by wooden posts; half-glazed door. Hipped stair turret to rear. Interior: the principal ground floor room has a large fireplace with vestiges of a bread oven. The staircase had a wide moulded handrail and turned balusters on straight string. First floor landing has 3 ovolo doorcases, matching skirting moulding. North-west first floor has eaved chimney-piece with shafted frieze and moulded cornice. Windows have cupboard seats and ovolo surrounds.
SX4165558278

Family Vault in churchyard NE Church of St. Stephen

60500

Early - mid C19 Built of local rubble with hipped slate roof and crested ridge. A small rectangle in plan with corner pins and dividing strip to long sides. Gothic-arched recesses to North and East on the North side with a slate blocking and brick dressings. Separated by a path from the vestry to North of NE end of church. Obscured to West by baffle wall and oil tanks.
SX4171758352

The Old Vicarage

60466

Early C19. Stucco with slate roof (partly replaced in concrete tiles). 2 storeys and basement. Overhanging eaves. Brick stacks. Gothic style windows to north in wooden framing, 3 with pointed heads, and glazing bar casements outer tripartite, pierced and glazed quatrefoils in side spaces. Modern aluminium openings to basement. 4 window return with glazing bar sash windows with marginal glazing, tented verandah. Central door with panelled reveals. Interior: a number of original features retained including top-lit staircase and segmental arch in hallway.
SX4176458328

Family Vault in churchyard SE of Church of St. Stephen

60465

Probably 1800. Ivy covered rectangular rubble structure now roofless. Coped gables treated as pediments. Brick fixed oculus to west. Entrance blocked with 3 tombstones.
SX4172658303

Barn to north of Wearde Farmhouse

60494

Plain rectangular beam with half hipped slate roof to left and plain gabled 1½ storey stable wing to right. Rubble built. Double doors to left, stable door with gable over and flanking windows to right hand part with brick dressings and slate hung first floor. Interior: double collar trusses. Included for group value.
SX4211558173

Wearde Farmhouse

60492

Partly mid C18 and partly early-mid C19 additions. Irregular half H plan. 2 storeys rendered. Segment headed windows, later casements, 3 to west with central porch. Projecting hipped bay in left hand angle (staircase). Slightly taller 2 storey 3 window wing to north west (mid C19 extension). Interior: retains some C18 features including a blocked newel stair, part of another staircase and cornices including modillion cornice on first floor landing. Slate roof. Formerly a rear extension to Wearde House.
SX4213158159

Llan Stephen's Cottage

60415

Early C19. 2 storey thatched cottage in pointed rubble and cob style: cottage ornee, but modified. Modern entrance to north. West side has verandah and is slightly bayed. 3 windows, lattice glazed casements. Verandah returned for 2 bays to south front which is slightly concave. 4 windows, also casements with lattice patterned glazing.
SX4174058564

Land at Churchtown Farm, Saltash, Cornwall

Old Mill House and Mill

60438

Circa 1800 and later with altered windows. 2 storeys, rendered over rubble (thin shellat courses with random blue stones). Half-hipped slate roof. The house is to the right, 3 windows same with glazing bar sashes. Central door in glazed porch. The mill is to the left (forming 'L' plan to rear). One window and a door. Inside are 2 pairs of stones on the platform wheel and machinery lacking.

SX4118058146

Rose Cottage and Riverside and stone wall

60437

Pair of vernacular early C19 cottages. 2 storeys rubble, with rendered fronts, one with ground floor rubble exposed. Gable end slate roofs. 2 windows each, sashes, glazing bars survive to "Riverside". Plain central doorways. Tall stone rubble garden wall to side of Riverside, adjacent to Latchbrook Stream.

SX4121158242

Bullers Almshouses and Old Post office

60407

Circa 1726, pointed rubble. 2 storeys with slate roof. 5 windows in all almshouses have pierced doorways. Plaque with coat of arms above. Interior gutted. Front probably rebuilt in early mid C19 (see narrow shellat and random blue stone rubble coursing).

SX4125058545

Furzehill

60406

Mid to late C18. 2 storeys, pointed rubble. Slate roof with end chimneys. Wooden modillion eaves cornice. 3 windows, glazing bar sashes, segment-headed on ground floor. Central lodged door with gabled lattice porch. Lean-to to left with garage doors. Gable lit attic. Lower 2 window 2 storey 'L' plan extension to rear with further extension with pigeon loft in gable end.

SX4124558566

K6 Telephone Kiosk

60499

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

SX4124958581

Former Tannery, boundary wall to south and to east and gate piers to south

60430

Doorway dated "C A 1843". Tall building with most of the upper floor ventilated by wide louvered bays between brick piers. Otherwise rubble. Thin shellat courses with random blue stones. Hipped slate roof. 2 windows below relieving arches and central segment headed doorway to road. Angled tower extension to south (possibly a horse engine shed) with further square projection adjacent gates (VR letterbox in gate pier). Boundary wall encloses tannery site to south and east, contemporary rubble, about 9 feet high.

SX4125958582

Torvilla Farmhouse

60456

Rebuilt 1848. 2 storeys, rendered with slate roof. 5 windows, cross-glazed sashes. 2 bays on ground floor. Moulded string to eaves. This house replaces a C17 mullioned house (traces of which survive to north east); a ruined outhouse to north-east retains an interesting stone grinder (for both apples and grain). Included for group value.

SX4097558412

Stables and tackroom at Torvilla Farm

60458

Mid C19. 2 storeys, rubble with scantle slate roof. 4 segmental arches with stone voussoirs to ground floor. South-east corner rounded. Smaller outhouse (tack-room) to east, at entrance to stable yard.

SX4095658393

Traphouse, barn and implement shed to the SW of Torvilla Farmhouse

60457

Mid C19. 2 storeys rubble with scantle elate roof. 'L' plan barn with wide entries (ground floor converted to cowshed). The traphouse is angled extension to east of barn. It has a wide segmental arch on ground floor with a window over. Steps to upper floor on return. The implement shed (known as the Linhay) is of 4 bays to west with granite posts; only one storey high.

SX4095458373

Granery at Torvilla Farm

60459

Mid C19. Weather-boarded with scantle slate roof. Stands on rubble and slate stables. The arch below has rubble walls and has been a pig sty. These buildings, with the other buildings at Torvilla Farm, form part of a pleasant and irregular farm group.

SX4097358383

Fairmead Manor House

60431

Mid C19 but with other fabric. 2 storeys, rubble with stucco front. Slate roof with gable end slate chimneys, catslide to rear. 3 windows, outer 3 light, first floor centre 2 light with granite mullions and plaster drips. Central Doric partico, glazed. Set back wing to left (an older section possibly, see carved head to door).

SX4123859113

Land at Churchtown Farm, Saltash, Cornwall

Milestone at Burraton Cross

60447

Plain white painted granite stone inscribed "1 mile to S 1766".

SX4123859455

Cross at Trehan

60480

Thought to be C15. Appears to be head and upper part of cross in granite. Chamfered sides. May have been the cross part of a mullion and transom window, possibly from Burrell and therefore early C17.

SX4044958113

Little Trehan Farm

60481

Mid C17 altered. 2 storeys, pointed rubble with modern slate roof. Extruded and stepped rubble chimney to right. Irregular fenestration, wooden lintels on ground floor, 3 light Yorkshire casements. Door to left approached by ramp (because of fall of ground). Lower single storey wing to south. Rear: hip roofed stair turret, pointed and chamfered doorway, lateral chimney. Interior: through-passage plan. Ground floor main room has wide fireplace with inserted carved lintel (removed from Shillingham where it was used as gate-post). Spiral stair to right of fireplace.

SX4035458046

Appendix 2

Table of HER entries

Mon. ID	Site Name	Record	Notes
MCO29384	Forder – Poste Medieval Corn Mill	Extant Structure	A corn mill and nearby mill pond at Forder was occupied by W Pearce in 1856
MCO14454	Forder – Medieval Settlement	Documentary Evidence	Possible alternative site of the medieval borough of Trematon
MCO44987	Forder – Post Medieval lime kiln	Extant Structure	C18 lime kiln and original adjoining limeburner's cottage
MCO45214	Castle Farm – Post Medieval quarry	Extant Structure	A quarry is visible on air photos (p1) and was plotted as part of the NMP. The quarry is marked on 1880 OS
MCO10589	Trematon – Medieval dovecote	Demolished Structure	There are no extant remains of the dovecote at trematon listed by b1.
MCO45217	Castle Farm – Prehistoric Enclosure	Extant Structure	A rectilinear enclosure is visible on aerial photographs, approximate dimensions of 50m by 100m
MCO45249	Castle Farm – Early Medieval field system	Extant Structure	The remains of a strip-field system are visible on air photos
MCO145	Trematon Castle – Medieval prison	Demolished Structure	A prison at Trematon Castle is mentioned twice, in 1540 and 1600.
MCO10958	Trematon Castle – Medieval architectural fragment	Extant Structure	grounds designed for the house Higher Lodge feature several ornamental arches which appear to be constructed from old pieces of stonework.
MCO144 SAM CO578	Trematon Castle – Medieval Chape, Medieval castle, Post Medieval House and garden	Cropmark, Documentary evidence, Extant Structure	The motte and bailey castle at Trematon is likely to be that referred to in the Domesday Book which states that the Count of Mortain had a castle in his Manor of Trematon.
MCO23266	Trematon – Medieval Settlement	Documentary Evidence	The borough of Trematon came into existence with the building of the castle in 1066
MCO23239	Tremato Castle – Post Medieval Grotto	Extant Structure	he bedrock has been quarried back for a short distance. Cut into the rock is a tunnel approx 5.0m long, 1.0m wide and 1.5m high.
MCO23263	Trehan-Medieval Strip Field	Documentary Evidence	may be the enclosed strips of an open field system associated with trehan
MCO45218	Castle Farm- Post Medieval quarry`	Extant Structure	A quarry is visible on air photos
MCO45219	Castle Farm- Early Medieval field boundary	Extant Structure	The boundary is sited within an area of Anciently Enclosed Land, and is likely to form part of a medieval field system.
MCO4787	Forder – Post Medieval quay	Documentary Evidence	A quay is marked on the 1880 OS map at this location
MCO4786	Forder – Post Medieval quay	Documenatry Evidence	A quay is marked at this location on the 1st edition OS 6-inch map
MCO45215	Lowhill Quarry – Post Medievia quarry	Extant Structure	A quarry is visible on air photos
MCO45216	Shillingham Quay – Pot Medieval quarry	Extant Structure	A quarry is visible on air photos
MCO57262 Listed Building (II) 60437	Forder – C19 Garden Wall	Extant Structure	Tall stone rubble garden wall to side of Riverside
MCO57261 Listed Building (II) 60437	Forder - C19 Cottage	Extant Structure	One of a pair of vernacular early C19 cottages. 2 storeys rubble, with rendered fronts
MCO57260 Listed Building (II) 60437	Forder – C19 Cottage	Extant Structure	One of a pair of vernacular early C19 cottages. 2 storeys rubble, with rendered fronts
MCO45212	Forder - Early Medieval field boundary	Extant Structure	The boundary is sited within an area of Anciently Enclosed Land, and is likely to form part of a medieval field system.
MCO56339	Forder – C20 Tramway	Ruined Structure	In c1906 a narrow gauge 2ft tramway was built from E-W between the quarries at Tor farmstead
MCO29383	Burraton Coombe – Post Medieval tannery	Documentary Evidence	A tannery at burraton coombe is mentioned in three trade directories.
MCO45213	Forder – Medieval field system	Cropmark	A field boundary is visible in air photographs
MCO57259	Saltash, Farm Lane – C18 House	Extant Structure	Early C18 remodelled 1902. 2 storeys, pebbledash over rubble
MCO57258	Saltash, Farm Lane – C19 Cottage	Extant structure	Early C19. Two and a half storeys. Half hipped slate roof with hipped double dormer. Rendered rubble on ground floor, slate hung on first floor.
MCO57256 Listed Building (II) 60464	Saltash, St. Staphens road – Medieval Font	Exatnt Structure	Former Font immediately south-east of Church. Probably late mediaeval. Octagonal bowl in stone.
MCO46119 Listed Building (II*) 60463	St. Stephens by Saltash – Medival Cross	Extant Structure	a granite lantern cross measures 1.727m in height, the lantern cross height is 0.788m, and width 0.355m
MCO6497 Listed Building (II*) 60463	St.Stephen by Saltash – Medival Church	Extant Structure	The church of St Stephen by Saltash is first recorded in 1269.
MCO55628 Listed Building (II) 60500	St. Stephen by Saltash – Post Medieval vault	Extant Structure	An early to mid C19 vault it is rectangular in plan built with local rubble stone under a hipped slate roof
MCO5889	St. Stephens by Saltash – Medieval Cross	Demolished Structure	A Gothic cross with crucifixion and madonna was moved to St Stephens churchyard between 1976 and 1996.
MCO57257 Listed Building (II) 60466	Saltash, St. Stephens road – C19 Vicarage	Extant Structure	Early C19. Stucco with slate roof (partly replaced in concrete tiles). 2 storeys and basement. Overhanging eaves.
MCO57255 Listed Building (II) 60415	Saltash, Church Road – C19 Cottage	Extant Structure	Early C19. 2 storey thatched cottage in pointed rubble and cob style: cottage ornee, but modified.
MCO57274 Listed Building (II) 60499	Burraton Coombe –C20 Telephone Kiosk	Extant Structure	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott.
MCO57285 Listed Building (II) 60430	Burraton Coombe, Fairmead Road – C19 Tannery	Extant Structure	Doorway dated "C A 1843". Tall building with most of the upper floor ventilated by wide louvered bays between brick piers.
MCO57275 Listed Building (II) 60406	Burraton Coombe, Barkers Hill – C18 House	Extant Structure	C18. 2 storeys, pointed rubble. Slate roof with end chimneys.
MCO57278 Listed Building (II) 60407	Burraton Coombe, Barkers Hill – C18 Post Office	Extant Structure	The Old Post Office is part of a group with the Buller Almshouses and dates to c1726

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MCO57280 Listed Building (II) 60407	Burraton Coombe, Barkers Hill – C18 Almshouses	Extant Structure	Burraton Almshouses was built c1726
MCO57275 Listed Building (II) 60406	Burraton Coombe, Barkers Hill – C18 House	Extant Structure	A two storey house of mid to late C18 date.
MCO45204	Burraton Coombe – Post Medieval Quarry	Extant Structure	A group of large quarries, each approx 150m wide, are visible on aerial photos
MCO17040	Tor House – Medieval settlement	Documentary Evidence	The settlement of Tor is first recorded in 1296.
MCO53189	St. Stephens Saltash – Post Medieval School	Extant Structure	Parish School, built 1872 Recorded on the 1st and 2nd Edition of the OS map
MCO53190	Saltash – Modern School	Extant Structure	County Secondary School (mixed), built 1927
MCO57082 Listed Building (II) 60492	Saltash – Wearde Road C18 Farmhouse	Extant Structure	Farmhouse, partly mid C18 and partly early-mid C19 additions.
MCO45237	Wearde – Modern Barrage Balloon site	Cropmark	A barrage balloon site is visible on aerial photographs
MCO10568	Saltash – Medieval Dovecote	Demolished Structure	A dovecote at Saltash is listed by Robertson and Gilbert, on the basis of information from Roger Penhallurick.
MCO23261	Saltash – Post Medieval gallows	Demolished Structure	According to Sheppard, a gallows was sited in the grounds of St Barnabas' Hospital, Saltash. It does not survive.
MCO23257	Saltash – Medieval Town Gates	Documentary Evidence	The most northerly of the three principal streets of medieval saltash, fore street, had a town gate at its west end
MCO57149	Saltash – Modern Monument	Extant Structure	Circa 1900. Granite tapering pier with modillion capping supporting crown.
MCO57249 Listed Building (II) 60408	Saltash, 2 Callington Road – C19 House	Extant Structure	Early C19. 3 storeys. Slate lining with brick side piers
MCO57248 Listed Building (II) 60409	Saltash, 4 Callington Road – C19 House	Extant Structure	Early C19. 2 storeys and attic. Brick plastered and slate roof. Front slate lining
MCO32101	Saltash – Modern nonconformist chapel	Extant Structure	Wesleyan (Methodist) chapel. Circa 1990. Rendered walls; dry slate roof. Central clerestory with pyramidal roof.
MCO45223	Saltash – Modern barrage balloon site	Extant Structure	A barrage balloon site is visible on aerial photographs
MCO45211	Burraton – Post Medieval quarry	Extant Structure	A quarry is visible on air photos
MCO18236	Wadgeworthy – Medieval Settlement	Documentary Evidence	The settlement of Wadgeworthy is first recorded in 1296
MCO29385	Antony Passage – Modern Pier	Documentary Evidence	A pier is marked on the 1880 6 inch OS map
MCO53191	Longlands – Post Medieval School	Extant Structure	built 1876 Recorded on the 2nd Edition of the 1907 and 1914 Revision OS map
MCO6007 SAM: 24278	Trehan – Medieval Cross	Extant Structure	well-preserved medieval latin cross. The cross has chamfered angles giving it an octagonal section
MCO10286	Trehan – Medieval Chapel	Documentary Evidence	A private chapel at Trehan is recorded in 1332 of which no remains are extant
MCO17390	Trehan – Early Medieval settlement	Documentary Evidence	The settlement of Trehan is first recorded in 1328.
MCO45205	Trehan – Early medieval Field Boundary	Cropmark	A field boundary is visible in air photos
MCO45210	Castle Farm – Prehistoric round	Cropmark	A sub-circular enclosure is visible on aerial photographs
MCO55208	Shillingham – Modern Railway Bridge	Extant Structure	A bridge carrying a farm lane over the GWR main line at 253m 21c
MCO55209	Castle Farm – Post Medieval railway bridge	Extant Structure	A bridge carrying a farm lane over the GWR main line at 253m
MCO45208	Shillingham Manor – Modern Barrage Balloon site	Extant Structure	A barrage balloon site is visible on aerial photographs
MCO45206	Shillingham Manor – Early Medieval trackway	Extant Structure	A trackway is visible as an earthwork ditch on aerial photos
MCO16756	Shillingham – Medieval Settlement	Documentary Evidence	The settlement of Shillingham is first recorded in 1306
MCO56321	Shillingham Manor – C17 Animal drinking trough	Extant Structure	A drinking trough, fragments of which are likely to be of C17 date
MCO56322	Shillingham Manor – C19 Granary	Extant Structure	A granary supported by nine granite staddle stones and considered likely to be of C19 date
MCO10916 Listed Building (II) 60469	Shillingham – Medieval Country House/ Post Medieval country house	Documentary Evidence / Extant Structure	Documentary evidence exists for a mansion at Shillingham in 1318. The present day Shillingham Manor is a much altered house of c1700.
MCO10167 Listed Building (II*) 60470	Shillingham – Medieval Chapel	Extant Structure	chapel at Shillingham is recorded in 1318 a chapel survives here, dated to C17
MCO45207	Shillingham Manor – Early Medieval field boundary	Extant Structure	The remains of a field system are visible on air photos
MCO45589	Shillingham Path – Post Medieval railway bridge	Extant Structure	A bridge, retaining wall, and flight of masonry steps built to carry the Cornwall Railway of 1859
MCO53976	Shillingham – Post Medieval accommodation bridge	Extant Structure	A bridge carrying the line of the Cornwall Railway over a farm access at 253m
MCO45224	Antony Passage – Post Medieval pipeline	Extant Structure	A linear feature 59m long is visible on aerial photos
MCO29391	Antony Passage – Post Medieval timber yard	Documentary Evidence	The Tithe Award for 1841 records a timber yard occupied by E. Bennett
MCO4702	Antony Passage – Medieval ferry crossing	Documentary Evidence	It is mentioned in documents as early as 1324 as 'the passage across the water of Lynher'
MCO54608 Listed Building (II) 60403	Antony Passage – Post Medieval public house	Extant Structure	The Ferry House Inn is C19, of two storeys, with a rendered front elevation.
MCO7204	Antony Passage – Post Medieval lime kiln	Documentary Evidence	A limekiln is recorded at this location on the 1880 6 inch OS map
MCO45223	Antony Passage – Post Medieval Quay	Extant Structure	The stone remains of a quay are visible on aerial photos
MCO45211	Antony Passage – Post Medieval quarry	Extant Structure	A quarry is visible on air photos
MCO55210	Forder Viaduct – Modern railway viaduct	Extant Structure	Forder Viaduct on the GWR main line at 252m 60c was opened in 1908
MCO45209	Shillingham Manor – Early Medieval field boundary	Extant Structure	A field boundary is visible in air photos
MCO1	Antony Passage – Post Medieval tide mill/mill pond	Extant Structure	The tidal corn mill at Antony Passage survives, now converted to a dwelling.
MCO55212	Wearde Road – Post Medieval railway bridge	Extant Structure	A bridge carrying a lane over the GWR main line at 252m
MCO55196	Wearde Road- Post Medieval railway bridge	Demolished Structure	A bridge carrying a lane over the line of the Cornwall Railway at 252m 44c. The bridge was demolished at some time after 1930.
MCO45226	Antony Passage – Modern barrage balloon site	Extant Structure	A barrage balloon site is visible on aerial photographs
MCO45230	Antony Passage – Post Medieval Quarry	Extant Structure	A quarry is visible on air photos
MCO45229	Antony Passage – Early Medieval field boundary	Extant Structure	A field boundary is visible in air photos
MCO8469	Sand Acre Bay – Iron Age round/ Romano British round	Extant Structure	A possible ditch or terracing may be the remains of a round.
MCO45228	Antony Passage – Prehistoric enclosure	Cropmark	The remains of a possible enclosure are visible on aerial photographs

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MCO45225	Antony Passage – Post Medieval quarry	Extant Structure	A quarry is visible on air photos
MCO45231	Antony Passage – Post Medieval quarry	Extant Structure	A quarry is visible on air photos
MCO45227	Sand Acre Bay- Undated mound	Extant Structure	A small earthwork mound, approximate diameter 10m, is visible on aerial photographs
MCO4896	Sand Acre Quay – Modern Quay	Documentary Evidence	A quay north of Sand Acre Bay is marked on the 1908 6 inch OS map
MCO45242	Wearde – Post Medieval Landing Stage	Extant Structure	A landing stage is visible on aerial photos
MCO29386	Wheal Harrison Quay – Post Medieval Pier	Documentary Evidence	A pier is marked on the 1908 6 inch OS map
MCO4946	Wheal Harrison Quay – Post Medieval quay	Documentary Evidence	Quay built in connection with the Wheal Harrison lead and silver mine
MCO45241	Sand Acre Bay – post Medieval quarry	Extant Structure	A quarry is visible on air photos
MCO45240	Sand Acre Bay – post Medieval quarry	Extant Structure	A quarry is visible on air photos
MCO45300	Wearde – Post Medieval quarry	Extant Structure	A small earthwork hollow, approx. width 10m, is visible on aerial photos
MCO12979	Wheal Harrison – Post Medieval Mine	Documentary Evidence	Mining started here in 1837. Copper, lead and silver were mined and the site was abandoned the following year, 1838
MCO55213	Wearde Quay Road – Post Medieval railway bridge	Extant Structure	A bridge carrying the public road over the GWR main line at 252m
MCO55215	Wearde Quay Road – Post Medieval railway bridge	Extant Structure	A bridge carrying the public road over the line of the Cornwall Railway at 252m
MCO45243	Wearde – Post Medieval boat house	Extant Structure	A boat house is visible on aerial photos from 1941
MCO4944	Wearde Quay- Post Medieval quay	Extant Structure	Wearde Quay is marked on the 1908 6 inch OS map
MCO45238	Wearde – Post Medieval Mine	Extant Structure	An area of rough ground is visible on aerial photos; possible remains of mining activity
MCO29392	Saltash – Post Medieval Windmill	Extant Structure	A windmill is mentioned in the 1841 tithe award as occupied by benett

Appendix 3
Supporting Jpegs

Walkover Survey



Shot of Churchtown Farm Bungalow (within the proposal site), viewed from north-east.



Shot of the northern limits of the site, viewed from the north-west.



Shot of 20th century extension to the historic 'stable', viewed from the north.



View of Hobbs Cross from in front of the historic 'stable', viewed from the east-south-east.



View of the main entrance to the site presently, with Hobbs Cross is visible beyond, viewed from the south-east.



The historic barn within the proposal site, viewed from the north-east.



Large cow sheds within the proposal site, viewed from the east-north-east.



Shot of former milking parlour against eastern boundary to the proposal site, viewed from the north.

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Shot of the former silo, and immature hedge to west of the allotments, viewed from the east.



View from the south-west corner of the development site, showing the large cow sheds and Churchtown Farm Bugalow, viewed from the north.



View east from the south-west corner of the proposal site, encompassing the keep of Tremayne Castle.



View north-west from the south-west corner of the proposal site.



View of the southern boundary to the development site, viewed from the north-east



View along the southern boundary, viewed from the east.



View along the eastern boundary to the site, from the south.



View across the new cemetery extension and development site, showing the rolling countryside beyond, viewed from the south-east.

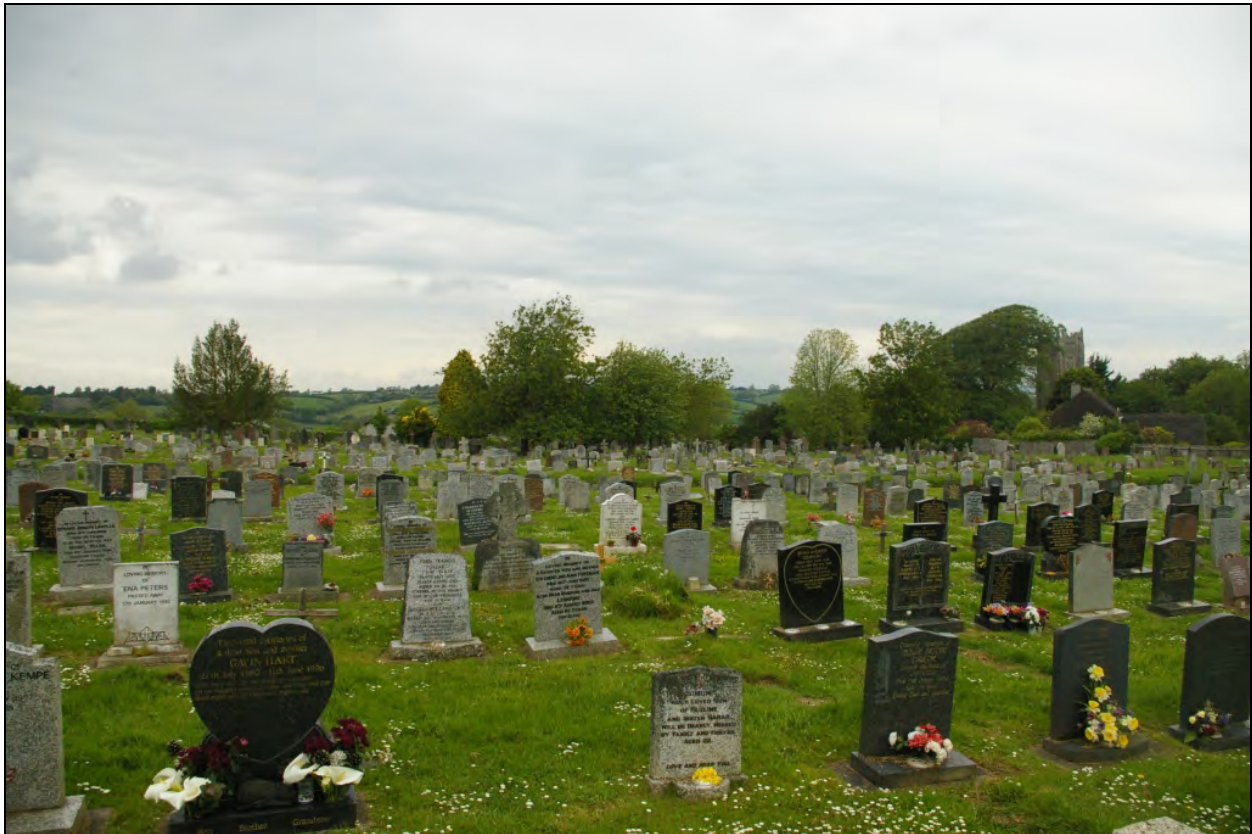


View across the new cemetery extension and development site, showing the rolling countryside beyond, viewed from the south-east.

Impact Assessment



St. Stephen's Church, viewed from the north-east.



St. Stephen's Church (and proposal site), viewed from the 20th century churchyard extension, from the south-east.



The Old Vicarage, with mature planting and gardens, viewed from the north-west.



Shot of the churchyard, including the Grade II Listed family vault in south-east of the churchyard, viewed from the north.



Shot of the Grade II Listed family vault in south-east of the churchyard, viewed from the north-west.



View of the historic barns of the development site from the south-east corner of the old churchyard, now re-organised as a remembrance garden, from the north-east.



Shot towards the development site from the 19th century cemetery extension, viewed from the east.



Shot of the Grade II* Listed Cross and Grade II font by the porch of St. Stephens Church, viewed from the west.



Shot of entrance to Trematon Castle, viewed from the west.

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Old Churchtown Farm, at the northern end of Church Lane, viewed from the south-south-east.



Hobbs Cross, viewed from the south-east.



View from gateway to Meadowside Farm, immediately below Torvilla, viewed from the west.



Shot of Wearde Farm, viewed from the south.



Shot of Trehan Cross, viewed from the west.

Appendix 4

Proposal Plan



The Old Dairy
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