

# LAND OFF WESLEY ROAD CUBERT CORNWALL

Results of a Desk-Based Assessment, Geophysical Survey and  
Heritage Impact Assessment



South West Archaeology Ltd. report no. 180811



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# Land off Wesley Road, Cubert, Cornwall

## Results of a Desk-Based Assessment, Geophysical Survey and Heritage Impact Assessment

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Work undertaken for Kingsley Real Estate

### Summary

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*This report presents the results of a desk-based assessment, geophysical survey, and heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for land off Wesley Road, Cubert, Cornwall, in advance of a planning application for the site.*

*The proposed site would be located in the eastern edge of Cubert village. There are documentary references to Cubert from 1269, part of the Domesday Manor of Ellenglaze. The archaeological potential of this landscape is demonstrable, with a number of cropmark enclosures within 1km of the proposed site, and the seven probable roundhouses identified in the 12ha geophysical survey undertaken in advance of the Carines Farm solar farm. The geophysical survey undertaken for this site identified multiple linear anomalies representing relict field boundaries and reflecting earlier agricultural activities. The southern part of the site contains several archaeologically significant anomaly groups, including a probable roundhouse and its associated enclosure. On the basis of this survey, in its wider context, the archaeological potential of the site is **high**.*

*Most of the designated heritage assets in the wider area are located at such a distance that it minimises the impact of the proposed development, or the contribution of setting is less important. In some cases, like the round on Cubert Common, the view towards the village already shows modern development and the proposed site would have little further influence. The main heritage assets in close proximity to the site are the Grade I Church of St Cubert and its associated GII Vicarage. Both are screened from the site by residential buildings as well as mature trees. The approach to the vicarage will be affected, but overall the impact is likely to be **minor**, and that the proposed development will have a **negligible** negative impact.*

*With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**, subject to appropriate mitigation. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible**.*

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## ACKNOWLEDGEMENTS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	LAND OFF WESLEY ROAD
<b>PARISH:</b>	CUBERT
<b>COUNTY:</b>	CORNWALL
<b>NGR:</b>	SW 78779 57917
<b>PLANNING NO.</b>	PA18/08384
<b>SWARCH REF.</b>	CWR18

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Kingsley Real Estate (the Client) to undertake a desk-based assessment, geophysical survey and heritage impact assessment for land off Wesley Road, Cubert, Cornwall, in support of a planning application. This work was undertaken in accordance with best practice and CIfA guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Cubert is located on the summit of a narrow ridge orientated south-east to north-west at an altitude of c.80m AOD. To the south-west the land drops away to the Penhale Sands; to the north-east the ground slopes more gently and is dissected by a series of small rivers that discharge into the sea at Porth Joke. The site comprises two fields on the eastern side of Wesley Road (Figure 1) on the north-eastern side of the ridge, just below the summit.

The soils of this area are the well-drained and fine loamy soils over slate or slate rubble of the Denbigh 2 Association (SSEW 1983). These overlie the mudstones and siltstones of the Trendrean Mudstone Formation; the southern end of the site is bisected by a feldspar-porphry dyke (BGS 2018).

### 1.3 HISTORICAL BACKGROUND

Cubert is located in the Hundred and Deanery of Powder; it is first documented in 1269 as *Sancti Cuberti*, the name of a Cornish saint. A settlement is recorded just north of the site as Lanlovey, recorded as *Lanowny* or *Lanwoven* in 1622; this contains the Cornish element 'lann' meaning enclosed cemetery/church site, and implies early medieval origins. Cubert probably fell within the Domesday manor of Ellenglaze, held by the Canons of St Petroc at Bodmin until the Dissolution, and held by the Agar-Robartes and Hosken families in the 17<sup>th</sup> and 18<sup>th</sup> centuries.

### 1.4 ARCHAEOLOGICAL BACKGROUND

There are a limited number of designated heritage assets within the settlement itself, and there is one Scheduled round c.1km to the south-east of the site. A small amount of archaeological fieldwork has taken place in the immediate area, the principal example being the geophysical survey that was undertaken in advance of the Carines Farm solar farm (Stratascan 2011), which identified at least seven probable Prehistoric roundhouses and a contemporary fieldsystem. There is abundant cropmark evidence for Prehistoric fieldsystems and settlement in the surrounding area, and its archaeological potential is accordingly *high*.

## 1.5 METHODOLOGY

This work was undertaken in accordance with best practice. The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008b) and *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014b).

The historic impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008a), *The Setting of Heritage Assets* (Historic England 2015), *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 Wind farms: Best Practice* (University of Newcastle 2002) and *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> edition* (Landscape Institute 2013).

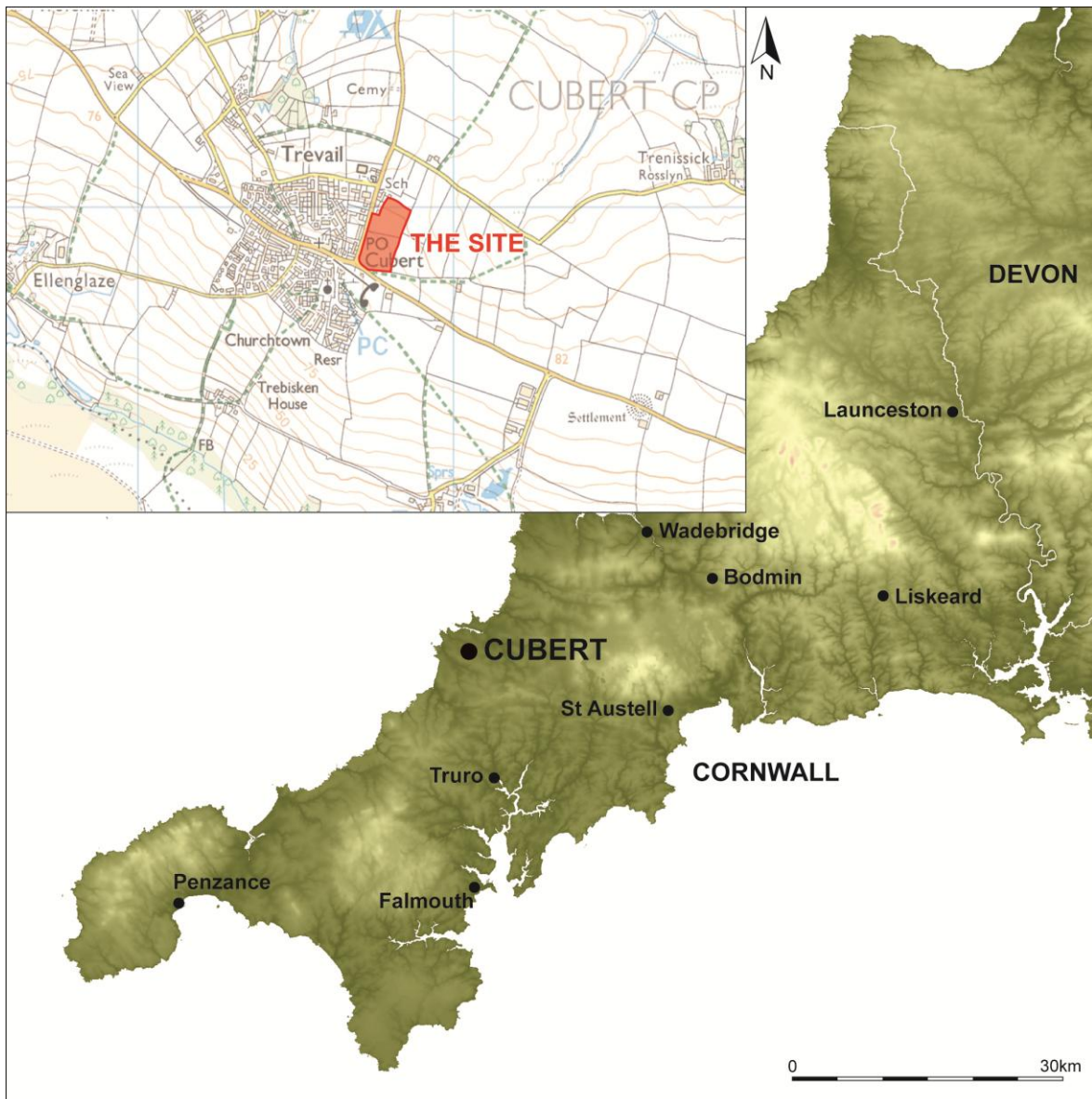


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

## 2.0 HERITAGE IMPACT ASSESSMENT

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### 2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of a heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). The methodology employed in this assessment is based on the approach outlined in the relevant Department of Transport (DoT) guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 2.

### 2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

*Paragraph 189*

*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 190*

*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.*

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

## 2.3 LOCAL POLICY

Policy 24: *Historic Environment* in *The Cornwall Local Plan: Strategic Policies 2010-2030* makes the following statement:

*All development proposals should be informed by proportionate historic environment assessments and evaluations... identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any affects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.*

*Great weight will be given to the conservation of Cornwall's heritage assets... Any harm to the significance of a designated or non-designated heritage asset must be justified... In those exceptional circumstances where harm to any heritage assets can be fully justified, and the development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in public archive.*

## 2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

This assessment is broken down into two main sections. Section 3.0 addresses the *direct impact* of the proposed development *i.e.* the physical effect the development may have on heritage assets within, or immediately adjacent to, the development site. Designated heritage assets on or close to a site are a known quantity, understood and addressed via the *design and access statement* and other planning documents. Robust assessment, however, also requires a clear understanding of the value and significance of the *archaeological* potential of a site. This is achieved via the staged process of archaeological investigation detailed in Section 3.0. Section 4.0 assesses the likely effect of the proposed development on known and quantified designated heritage assets in the local area. In this instance the impact is almost always indirect *i.e.* the proposed development impinges on the *setting* of the heritage asset in question, and does not have a direct physical effect.



## 3.0 DIRECT IMPACTS

### 3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.5 examine the documentary, cartographic and archaeological background to the site; Section 3.6 details the results of the geophysical (gradiometer) survey undertaken. Section 3.7 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 2 details the methodology employed to make this judgement.

### 3.2 HISTORIC PRÉCIS

The site is located within the ecclesiastical parish of Cubert, in the Hundred and Deanery of Powder. The settlement is first recorded in 1269 as *Sancti Cuberti*, settlement at Lonlovey, formerly *Lanowyn*, is first documented in 1622 and is taken to indicate early medieval origins, from the Cornish *lan* meaning [religious] enclosure (Watts 2004). The principal manor appears to have been Ellenglaze (formerly *Hellanclase*, perhaps *hel+glas* 'green/blue/grey hall'), held by the canons of St Petroc in Bodmin and assessed as having land for 8 ploughs. At the Dissolution the Canons held both the manor of *Elynglas*, income valued at £18/17s, and the church of 'St Cuthberti', worth £25/4s/1d. After the Dissolution Ellenglaze fell into the hands of the Trencreek Family, passing to Digory Polwhele and then the Agar-Robartes of Lanhydrock. It was sold in 1750 to the Hosken family (Lysons 1814).

### 3.3 CARTOGRAPHIC DEVELOPMENT

The first cartographic source available to this study is the 1810 Ordnance Survey surveyors draft map of St Columb Major (Figure 2). It shows the church and its small churchtown. The site is shown as a single field, but as the depiction of fields on these draft maps is generally speculative rather than accurate, the evidence is not conclusive.



FIGURE 2: EXTRACT FROM 1810 ORDNANCE SURVEY SURVEYOR'S DRAFT MAP; THE APPROXIMATE SITE AREA IS INDICATED (BL).

The next detailed cartographic source available to this study is the tithe map of 1842 (Figure 3). This shows the site as comprised of two fields, *Plot nos.55 and 141*. It also shows the village to have expanded to the west along Holywell Road, and north-east of the church. A house and garden are shown at the north-west corner of the site (*Lanlovey & Cross Ground*), but while it bears a suggestive ecclesiastical place name (*lan*), it is likely to be a 19<sup>th</sup> century cottage subdivision of an earlier tenement. The field names as recorded in the tithe apportionment document are generally prosaic, the name *Quarry Close* indicating proximity of the site to an earlier quarry. The exception is the field immediately to the north of the site (*Plot no.231*), *Tregarras*, which contains a habitative element (*tre*). The layout of the fields, and the scattered pattern of land ownership and tenancy, points to a former common open field system, enclosed in the late or early post-medieval period.

TABLE 1: EXTRACT FROM THE 1840 CUBERT TITHE APPORTIONMENT.

No.	Landowner	Lessee	Occupier	Field Name	Cultivation
<b>Lanlovey and Cross Ground</b>					
53	Francis Thomas Glasson	Himself	Himself	Homestead	-
54				Garden	Arable
55				Quarry Close	Arable
<b>Lanlovey</b>					
141	Richard Hoskin Esq.	Solomon Butson	Himself	Quarry Close	Arable
231	James Theodore Hoskin Esq.	James Mitchell J.J. Hosken Esq.	John Hitchens	Tregarras	Arable
<b>Church Town</b>					
213	James Theodore Hoskin Esq.	James Mitchell	Himself	Green	
214				Higher Meadow	Arable
215				Middle Meadow	Arable
216				Lower meadow	Arable
<b>Glebe</b>					
649	Rev. Thomas Stabback	Himself	Francis Thomas Glasson	Trap Close	Arable
650				Lower Close	Arable
651			John Delbridges	Granny's Meadow	Arable
652				Lower Meadow	Arable

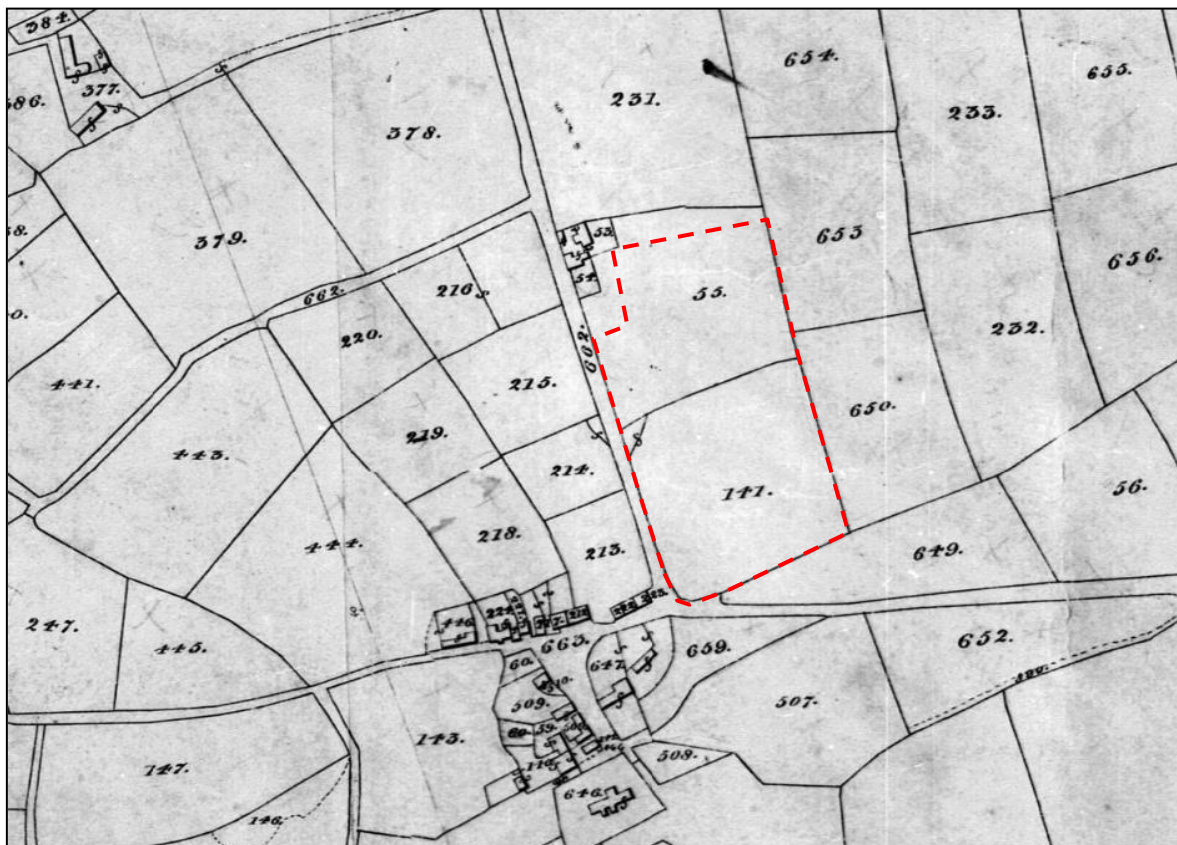


FIGURE 3: EXTRACT FROM THE CUBERT TITHE MAP OF 1842; THE SITE IS INDICATED (CRO).

Subsequent historic Ordnance Survey mapping (Figures 4-5) shows the layout of the village and its surrounding fields to have changed remarkably little since 1842. By 1879 the cottages on the corner of Wesley Road and High Lanes has been replaced by a *School*, and by 1907 by a *Sunday School* with a new school shown to the north off Wesley Road. By 1963 the existing housing estates were under construction on the southern, western and northern sides of Cubert, and by 1972 a new house (*Homes-Link*) has been built next to Lanlovey (now labelled *Barnwell*). By 1993 the village had almost reached its current extent, with only the addition of *Parc an Rose* after 2009. After c.1993 the field to the north of the site (*Tregarras*) was subdivided into three smaller paddocks, with a large modern steel-portal framed shed built after 2009.

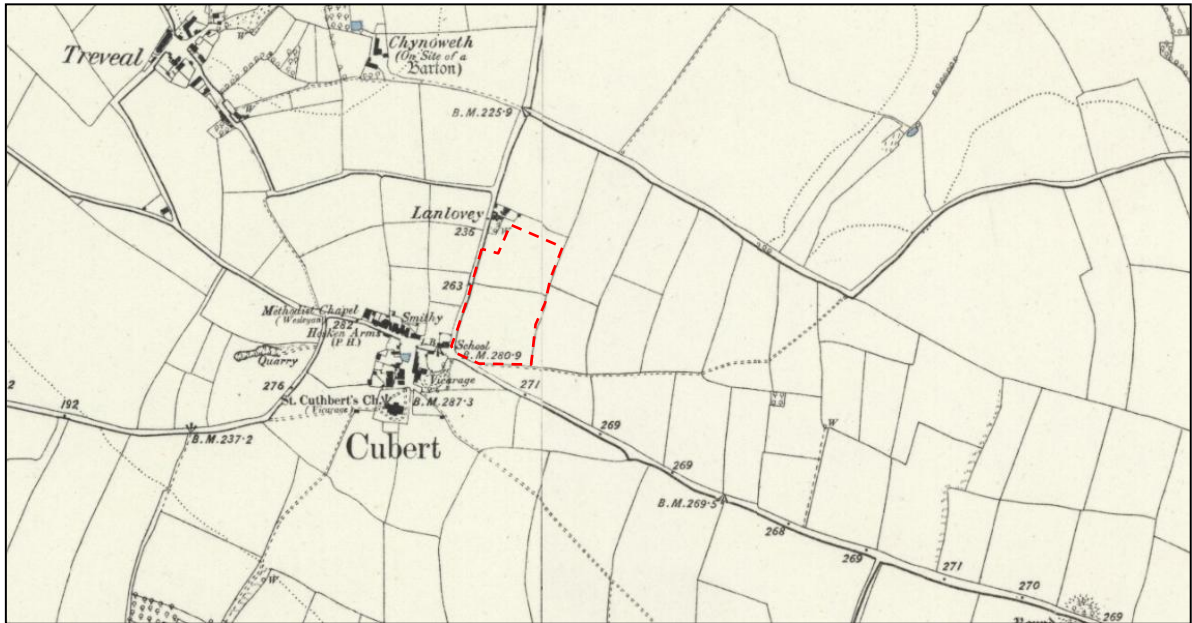


FIGURE 4: EXTRACT FROM THE 1879 1<sup>ST</sup> EDITION OS 6INCH MAP; THE SITE IS INDICATED (CRO).

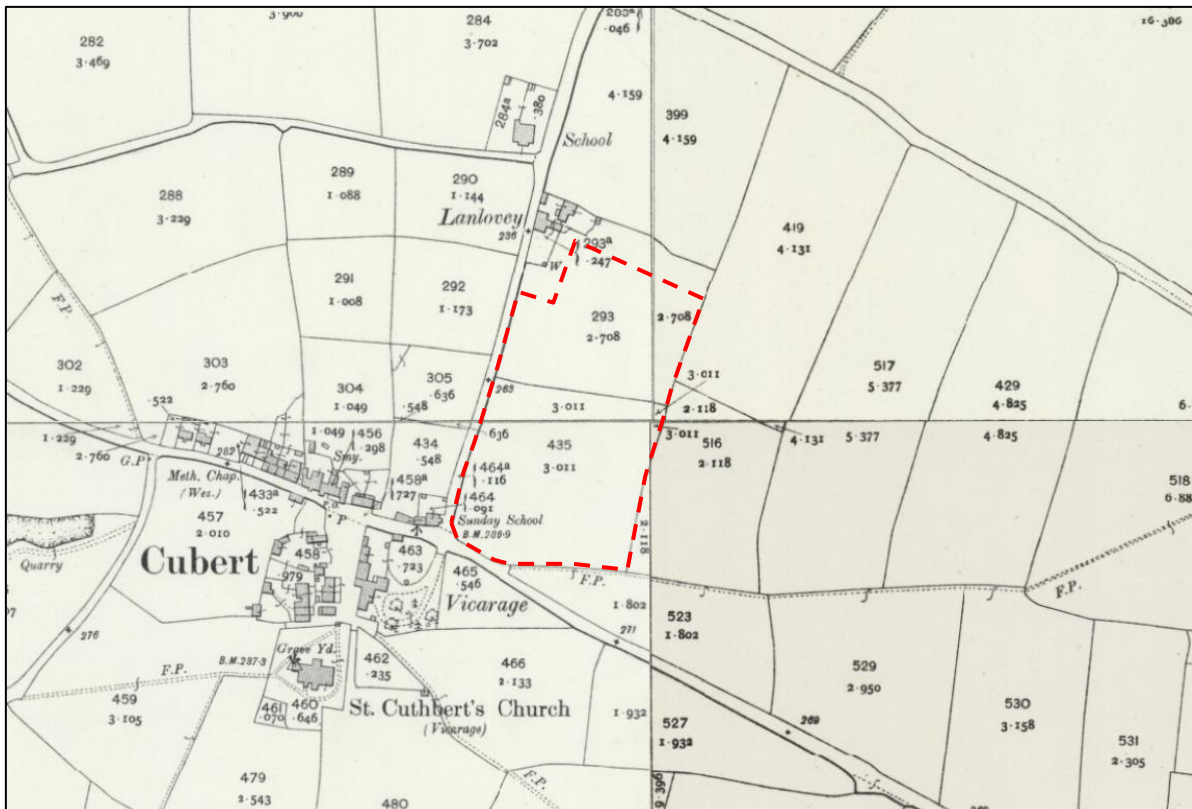


FIGURE 5: EXTRACT FROM THE 1907 2<sup>ND</sup> EDITION OS 25INCH MAP; THE SITE IS INDICATED (CRO).

### 3.4 ARCHAEOLOGICAL BACKGROUND

Whilst only a small amount of archaeological fieldwork has been undertaken in the immediate vicinity of the site; the wider landscape has seen a number of large-scale surveys (most notably of the Gannel Estuary and Penhale Sands) and intrusive interventions. The key piece of fieldwork undertaken in this area is the 12ha geophysical survey undertaken in advance of a solar farm c.250m to the north (Stratascan 2011).

The Cornwall and Scilly Historic Environment Record (HER) identifies a series of designated and undesignated assets in the local area. The historic landscape characterisation (HLC) for Cornwall shows this as *medieval farmland*, areas containing farming settlements documented before the 17<sup>th</sup> century and forming a component part of *Anciently Enclosed Land* (AEL). AEL is regarded as having a *high* potential for Prehistoric or Romano-British archaeological remains; and is represented by the earthwork remains of the Late Prehistoric or Romano-British enclosure ('round') c.830m east of the site (MCO95).

#### 3.4.1 PREHISTORIC AND ROMANO-BRITISH 4000BC - AD410

There is clear evidence for extensive Prehistoric activity in this area. The geophysical survey carried out in advance of the solar farm (Stratascan 2011) identified a Prehistoric field-system and a scatter of at least seven probable roundhouses (Figure 6 & 7). This pattern of scattered Prehistoric settlement is mirrored on the proposed site (see Section 3.6, below). In addition, there are the upstanding remains of the Scheduled round to the south-east of the site (MCO95), the cropmarks of Prehistoric enclosures to the north-north-west (MCO21516) and south (MCO32855), three further undated enclosures that may be Prehistoric (MCO32037; MCO32859; MCO32858), and a lithic scatter in woods to the north-east (MCO6638). There is also a (fairly dubious) reference in 1939 to a 'menhir' buried at the crossroads immediately to the south-west (MCO7390). Some or all of these sites may have been occupied in the Romano-British period.

#### 3.4.2 EARLY MEDIEVAL AD410 – AD1065

A number of monuments of early medieval date are recorded in the HER including an inscribed stone built into the structure of the tower at Cubert Parish Church with Hiberno-Saxon lettering (MCO7142), the church enclosure itself (MCO25227), a trackway identified as a cropmark at Trebiken House (MCO32816) and a cropmark fieldsystem at Trenissick (MCO32852).

#### 3.4.3 MEDIEVAL AD1066 - AD1540

A number of settlements in the vicinity of the site are medieval in origin including: Trelaske (MCO11442), Trebiken (MCO11349), Lanlovey (MCO15297), Cubert (MCO14202), Hendra Goth (MCO14850) and Trebellan (MCO32857). The current church at Cubert dates to the medieval period. A number of cropmark fieldsystems (MCO32860; MCO32857; MCO20847), strip fields (MCO32854) and field boundaries MCO32333; MCO32856; MCO30092) are also dated to this period.

#### 3.4.4 POST-MEDIEVAL AND MODERN AD1540 - PRESENT

The settlement at Cubert expanded during the post-medieval period with the addition of two Nonconformist chapels (MCO32462; MCO32161), a school (MCO53082; MCO51342), a mine (MCO12613), a blacksmith's workshop (MCO9041) and a quarry (MCO32808). Most of the post-medieval monuments within 1km of Cubert are located within the settlement itself. The only modern monument is the war memorial close to Cubert church (MCO58391).



LEFT: FIGURE 6: PLOT OF THE CARINES FARM SOLAR FARM PROCESSED GRADIOMETER DATA (STRATASCAN 2011, FIG.11).

RIGHT: FIGURE 7: INTERPRETATION OF THE CARINES FARM SOLAR FARM GEOPHYSICAL SURVEY DATA (STRATASCAN 2011, FIG.12).

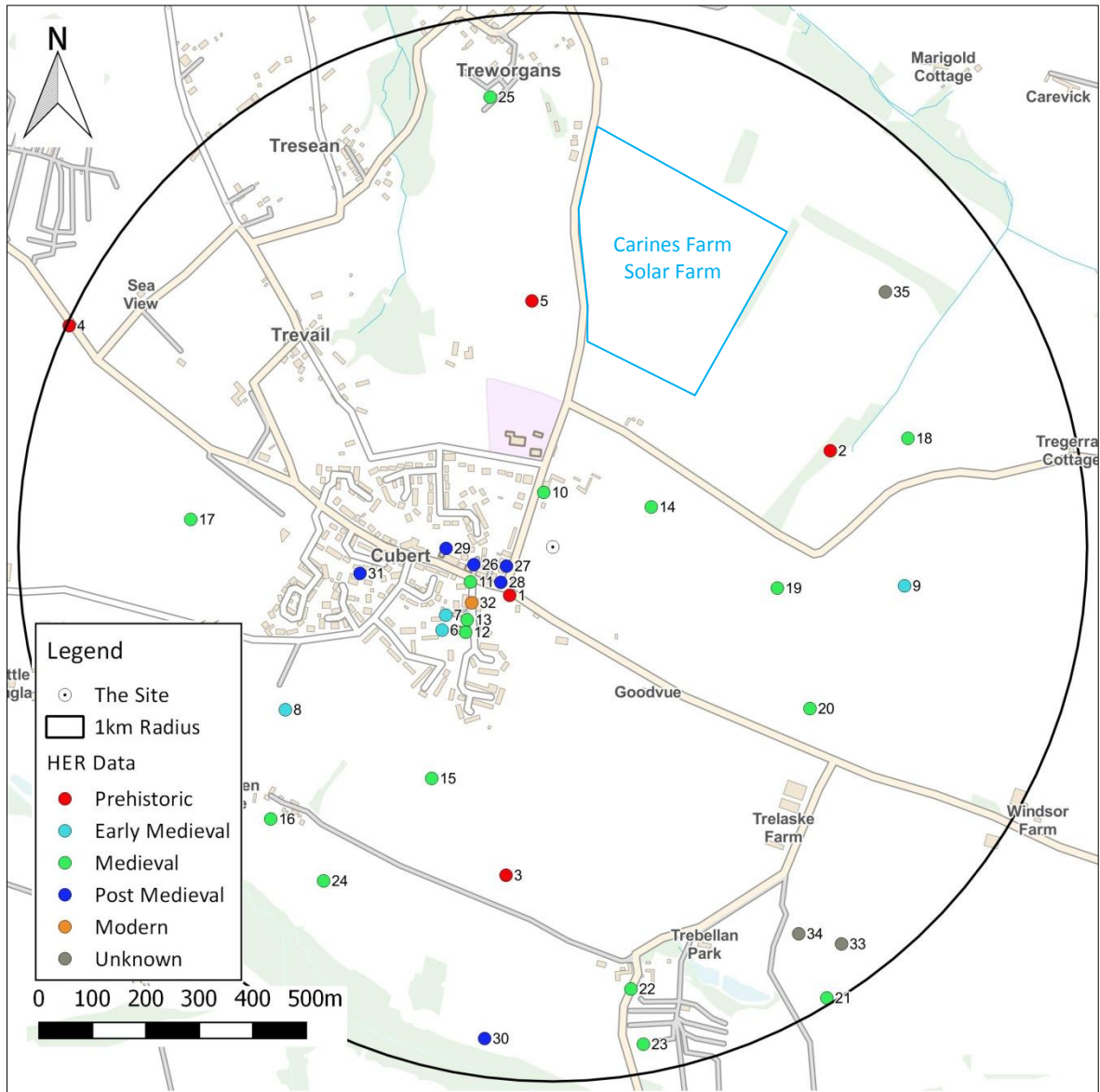


FIGURE 8: NEARBY UNDESIGNATED HERITAGE ASSETS; SEE TABLE 2 (SOURCE: CORNWALL & SCILLY HER).

TABLE 2: TABLE OF NEARBY UNDESIGNATED HERITAGE ASSETS (SOURCE: CORNWALL & SCILLY HER).

No.	Mon ID.	Name	Record	Details
1	MCO7390	Standing stone	Documentary	'Menhir' under crossroads
2	MCO6638	Lithic scatter	Find	Lithic scatter
3	MCO32855	Trebellan Prehistoric enclosure	Cropmark	Sub-triangular enclosure
4	MCO7234	Prehistoric enclosure	Cropmark	Triangular ditched enclosure
5	MCO21516	Prehistoric enclosure	Cropmark	Oval enclosure visible
6	MCO7142	Early medieval inscribed stone	Extant Structure	Stone pillar 1.3m long built into church tower
7	MCO25227	Early medieval Lann	Documentary	Cubert Church is probably of early medieval origin
8	MCO32816	Trebisken House	Cropmark	Early medieval trackway
9	MCO11442	Trelaske settlement	Documentary	Settlement first recorded in 1305 as <i>Treglasc</i>
10	MCO15297	Lanlovey settlement	Documentary	Settlement first recorded in 1622 as <i>Lanowyn or Lanwoven</i>
11	MCO14202	Cubert settlement	Documentary	Settlement first recorded in 1269 as <i>Sancti Cuberti</i>
12	MCO6303	Cubert medieval church	Extant Structure	Cubert parish church is dedicated to St Cuby
13	MCO5230	Medieval cross	Extant Structure	Wheelheaded cross formerly at Ellenglaze lane is now attached to a shaft in the churchyard
14	MCO14850	Hendra Goth settlement	Documentary	Settlement first recorded in 1337 as <i>Hendrekrogh</i>
15	MCO32853	Medieval fieldsystem	Cropmark	Medieval fieldsystem
16	MCO32854	Medieval strip field	Cropmark	Medieval strip field
17	MCO20847	Medieval fieldsystem	Documentary	Medieval fieldsystem on Cubert Common
18	MCO32333	Medieval field boundary	Cropmark	Medieval field boundary
19	MCO32856	Medieval field boundary	Cropmark	Medieval field boundary
20	MCO32856	Medieval field boundary	Cropmark	Medieval field boundary

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No.	Mon ID.	Name	Record	Details
21	MCO32860	Medieval fieldsystem	Cropmark	Medieval fieldsystem at Trelaske
22	MCO11347	Trebellan settlement	Documentary	Settlement first recorded in 1233 as <i>Trebellem</i>
23	MCO32857	Trebellan medieval fieldsystem	Cropmark	Medieval fieldsystem
24	MCO32854	Trebisken medieval strip field	Cropmark	Medieval strip field
25	MCO30092	Treworgans medieval field boundary	Cropmark	Medieval field boundary
26	MCO9041	Post-medieval blacksmith's workshop	Documentary	A smithy shown at this position on the 1879 map
27	MCO32161	Post-medieval Non-Conformist Chapel	Extant Structure	Probably the earliest purpose-built Wesleyan chapel in Cornwall, last used as a restaurant. Built by Joseph Hosken of Carines in 1765
28	MCO53082	Post-medieval school	Extant Structure	National School, Cubert Churchtown. Recorded 1880 map. In use as a Sunday school by 1907, a new school built in 1891. In residential use
29	MCO32162	Non-Conformist Chapel	Extant Structure	Wesleyan Methodist chapel with early C20 school
30	MCO12613	Post-medieval mine	Extant Structure	Post medieval mine
31	MCO32808	Post-medieval quarry	Demolished	Now under a housing estate
32	MCO58391	C20 War Memorial	Extant Structure	WWI memorial erected in 1920
33	MCO32858	Undated enclosure	Cropmark	Undated enclosure at Trebellan
34	MCO32859	Undated enclosure	Cropmark	Polygonal enclosure at Trebellan
35	MCO32037	Undated enclosure	Cropmark	Four enclosures and a probably trackway

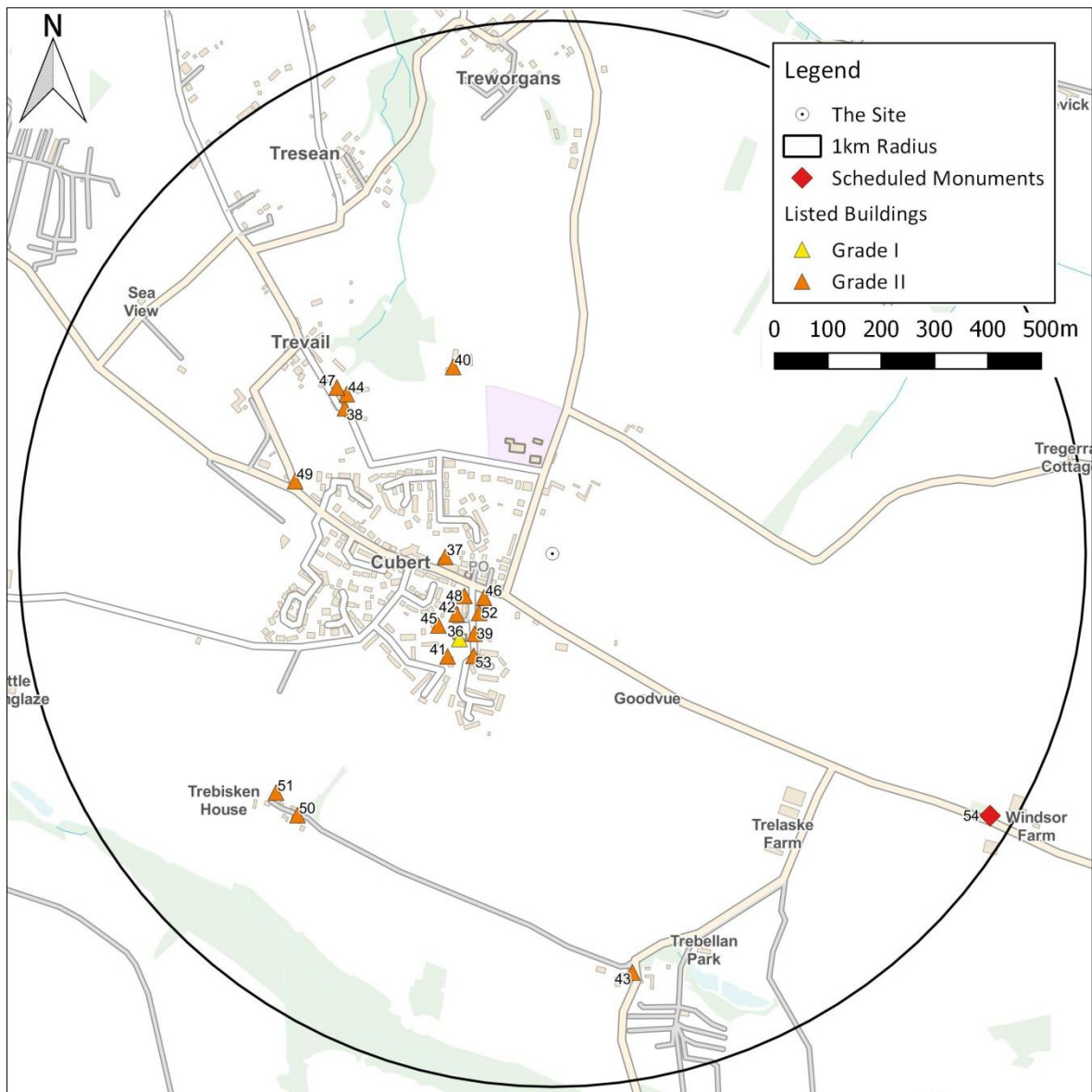


FIGURE 9: DESIGNATED HERITAGE ASSETS WITHIN 1KM; SEE TABLE 3 (SOURCE: CORNWALL & SCILLY HER).  
 TABLE 3: TABLE OF NEARBY DESIGNATED ASSETS CONTINUED (SOURCE: CORNWALL & SCILLY HER).

No.	Mon ID.	Name	Grade
36	DCO4230	Church of St Cubert	I
37	DCO5592	Former Cubert Methodist Chapel	II
38	DCO5517	Thatched Cottage	II
39	DCO5522	Three monuments in the churchyard c.6m north of the chancel	II
40	DCO4224	Chynoweth Farmhouse	II
41	DCO4391	Five monuments to the Lawer family c. 1m south of south aisle	II
42	DCO5523	Gateway, Coffin Rest and Lamppost at north-east entrance to churchyard	II
43	DCO4228	Smugglers Den Inn	II
44	DCO4404	Wychwood Cottage	II
45	DCO4231	Cross in the churchyard against west wall of the north transept	II
46	DCO4232	Cubert Vicarage	II
47	DCO4234	Haven Cottage	II
48	DCO5519	Church Room	II
49	DCO5587	Guidestone	II
50	DCO5588	Little Trebiskan Farmhouse	II
51	DCO5589	Trebiskan House	II
52	DCO17043	Cubert War Memorial	II
53	DCO5591	Four monuments to the Christian and Andre families	II
54	-	Round c650m north east of Trelaske	SAM

### 3.5 AERIAL PHOTOGRAPHY AND LIDAR

A review of readily-available aerial photography for the site revealed no additional detail. Analysis of Environment Agency LiDAR data shows no evidence of significant archaeological features. Linear striations parallel to the edges of the site probably represent trackways or agricultural activity. Relict field boundaries and possible holloways can be seen in the wider landscape.



FIGURE 10: IMAGE DERIVED FROM LIDAR DATA (PROCESSED USING QGIS VER2.18.4, TERRAIN ANALYSIS/SLOPE, VERTICAL EXAGGERATION 3.0). DATA: CONTAINS FREELY AVAILABLE DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY) 2018.



## 3.6 GEOPHYSICAL SURVEY

### 3.6.1 INTRODUCTION

An area of c.1.90ha was the subject of a magnetometry (gradiometer) survey. The purpose of this survey was to identify and record magnetic anomalies within the proposed site. While identified anomalies may relate to archaeological deposits and structures the dimensions of recorded anomalies may not correspond directly with any associated features. The following discussion attempts to clarify and characterise the identified anomalies. The survey was undertaken on the 9<sup>th</sup> of July 2018 by P. Bonvoisin; the survey data was processed by P. Bonvoisin.

### 3.6.2 METHODOLOGY

The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008b) and *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014b).

The survey was carried out using a twin-sensor fluxgate gradiometer (Bartington Grad601). These machines are sensitive to depths of up to 1.50m. The survey parameters were: sample intervals of 0.25m, traverse intervals of 1m, a zigzag traverse pattern, traverse orientation was circumstantial, grid squares of 30×30m. The gradiometer was adjusted ('zeroed') every 0.5-1ha. The survey grid was tied into the Ordnance Survey National Grid. The data was downloaded onto *Grad601 Version 3.16* and processed using *TerraSurveyor Version 3.0.25.0*. The primary data plots and analytical tools used in this analysis were *Shade* and *Metadata*. The details of the data processing are as follows:

Processes: Clip +/- 3SD; DeStripe all traverses, median. DeStagger of particular grids.  
Details: 1.6963ha surveyed; Max. 103.31nT, Min. -100.24nT; Standard Deviation 4.20, mean -0.11nT, median 0.00nT.

### 3.6.3 SITE INSPECTION

The site is located across two fields on the eastern edge of Cubert; immediately to the east of Wesley Road; High Lanes road runs along the southern border of the site. The site is bounded by Cornish hedgebanks to the east, south and west; the northern boundary of the site is formed of post-and-wire fencing along a residential garden (Figures 11 and 12). The fields are bisected by a Cornish hedgebank on a rough east-west alignment with an open gateway in the centre. Access to the site is via gateways off Wesley Road. Round bales from the recently-cut crop were present within the fields and caused some minor obstruction to the survey grid, but this seems to have had little effect upon the results. Further site photographs can be found in Appendix 3.



FIGURE 11: VIEW ACROSS THE SOUTHERN FIELD; VIEWED FROM THE NORTH-WEST.

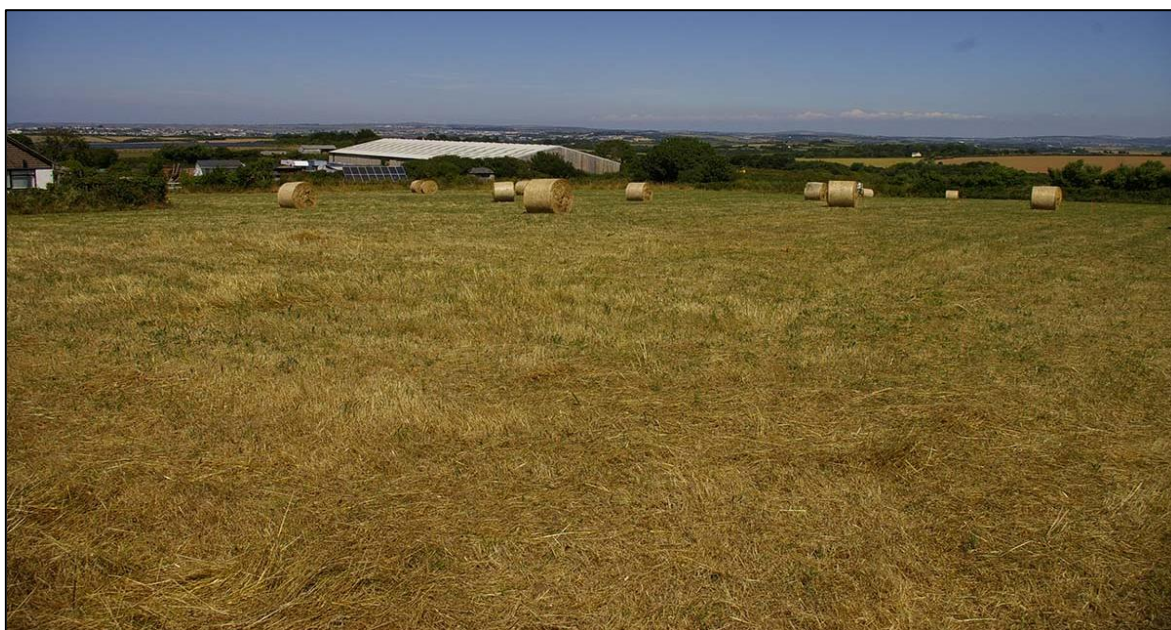


FIGURE 12: VIEW ACROSS THE NORTHERN FIELD; VIEWED FROM THE SOUTH-WEST.

### 3.6.4 RESULTS

Table 4 with the accompanying Figures 13 and 14 show the analyses and interpretation of the geophysical survey data. Additional graphic images of the survey data and numbered grid locations can be found in Appendix 1.

TABLE 4: INTERPRETATION OF GRADIOMETER SURVEY DATA.

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
1	Moderate to weak positive, probable	Curvilinear with internal small areas	Possible domestic feature with internal pits	Indicative of discrete cut features, a roundhouse with internal features. Responses of c. +12.12nT to +1.74nT.
2	Moderate to weak positive, probable	Small roughly circular areas	Associated pits	Indicative of discrete cut features, associated pits or postholes, may be related to anomaly group 1. Responses of c. +12.52nT to +3.54nT.
3	Moderate positive, probable	Junctioned linear	Ditch/ enclosure ditch	Indicative of a cut linear feature, possible enclosure or boundary ditch. Likely associated with anomaly groups 4, 5 and 6. Responses of c. +9.78nT to +2.47nT.
4	Moderate positive, probable	Linear	Ditch/ enclosure ditch	Indicative of a cut linear feature, possible enclosure or boundary ditch. Likely associated with anomaly groups 3, 5 and 6. Responses of c. +8.78nT to +2.10nT.
5	Moderate to weak positive, probable/possible	Fragmented linear	Ditch/ enclosure ditch	Indicative of a cut linear feature, possible enclosure or boundary ditch. Likely associated with anomaly groups 3, 4 and 6. Responses of c. +6.22nT to +1.33nT.
6	Moderate positive, possible	Linear	Ditch/ enclosure ditch	Indicative of a cut linear feature, possible enclosure or boundary ditch. Likely associated with anomaly groups 3, 4 and 5. Responses of c. +5.77nT to +3.21nT.
7	Strong positive, probable	Fragmented linear	Ditch or boundary	Indicative of a cut linear feature, ditch or boundary. Responses of c. +16.07nT to +4.08nT.
8	Moderate positive,	Curvilinear	Linear cut feature	Indicative of a discrete cut feature,

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
	possible			may be related to ploughmarks or partially obscured by ploughmarks. Responses of c. +7.98nT to +1.91nT.
9	Moderate positive to moderate negative, probable	Parallel fragmented linears	Previous field boundary, ditch with parallel banks	Indicative of a ditch with banks to either side, likely represents a previous field boundary. Responses of c. +5.38nT to -5.43nT.
10	Moderate positive, possible	Fragmented linear	Possible agricultural response	Indicative of a discrete cut feature, possibly related to the ploughmarks across fields 1 and 2. Responses of c. +8.30nT +2.25nT.
11	Moderate positive and moderate negative, possible	Partially-parallel fragmented linear	Possible previous field boundary	Indicative of a raised feature, possible bank representing possible previous field boundary. Responses of c. +5.04nT to -6.67nT.
12	Moderate negative, possible	Fragmented linear	Possible previous field boundary	Indicative of a raised feature, possible bank representing possible previous field boundary. Responses of c. -1.34nT to -5.09nT.
13	Moderate mixed, probable	Amorphous area	Geological response	Indicative of a geological response. Responses of c. +12nT to -13nT.

### 3.6.5 DISCUSSION

The survey identified seven groups of geophysical anomalies. Cartographic and visual sources supporting the discussion and comments can be found above.

Group 1 (+12.21nT to +1.74nT) shows a fragmented near-circular linear feature with four discrete features in the middle. This anomaly group probably represents a structure (roundhouse), with pits or postholes within. Possibly related to anomaly Group 2 due to proximity and similarity of readings. It may also be related to anomaly Groups 3, 4, 5 and 6, which mostly surround anomaly Groups 1 and 2.

Group 2 (+12.52nT to +3.54nT) is indicative of discrete cut features, likely pits or postholes. Their position indicates that they may be related to anomaly Group 1, and may suggest that Group 2 represents an associated structure. May also be related to anomaly Groups 3, 4, 5 and 6, which mostly surround anomaly Groups 1 and 2.

Groups 3 (+9.78nT to +2.47nT), 4 (+8.78nT to +2.10nT), 5 (+6.22nT to +1.33nT) and 6 (+5.77nT to +3.21nT) appear to represent a single feature, broken up by anomaly Group 13, and forming a boundary around anomaly Groups 1 and 2 indicating a relationship. Indicative of discrete cut features and representative of probable ditches. Anomaly Group 13 partly obscures the ditch to the south; anomaly Group 5 may split into two linears.

Group 7 (+16.07nT to +4.08nT) is indicative of cut feature, likely a ditch or boundary. Possibly indicative of a previous field division, though post-dates anomaly Group 9 as it cuts through it.

Group 8 (+7.98nT to +1.91nT) is a small curvilinear indicative of a discrete cut linear. The location and orientation may relate to the agricultural linear features or ploughmarks.

Group 9 (+5.38nT to -5.43nT) is indicative of a ditch or cut feature with raised bank, possibly representative of a previous field boundary. Possibly represented on LiDAR imagery (Figure 10).

Group 10 (+8.30nT to +2.25nT) is indicative of a discrete cut feature, possibly related to the agricultural responses or ploughmarks within the site.

Groups 11 (+5.04nT to -6.67nT) and 12 (-1.34nT to -5.09nT) are indicative of raised ground, similar to anomaly Group 9, possibly represent a previous field system. Like anomaly Group 9 these groups follow the site boundaries and may be related.

Group 13 (c. +12nT to -13nT) is indicative of a geological response, its location matches with an unnamed dyke of igneous bedrock (BGS18). Note that the tithe field name (*Quarry Close*) could refer to quarrying active along this dyke, and some of the anomalies could belong to quarry pits.

### 3.7 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

The direct *effect* of the development would be the disturbance or destruction of archaeological features or deposits present within the footprint of the development; the *impact* of the development would depend on the presence and significance of archaeological features and deposits.

Based on the results of the desk-based assessment and the geophysical survey, and taking into account, in particular, the results of the Carines Farm survey, the archaeological potential of the site is *high*. The archaeological remains identified by the geophysical survey – a possible roundhouse and associated features/enclosure – are of regional significance. Further archaeological works on this site would be recommended, and further mitigation (*i.e.* intrusive investigation) will be required prior to any development.

TABLE 5: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Archaeological features	U/D	Onsite	Medium	Major	Moderate/Large	Negative/Substantial
<i>After mitigation</i>			Medium	Minor	Slight	Negative/Minor

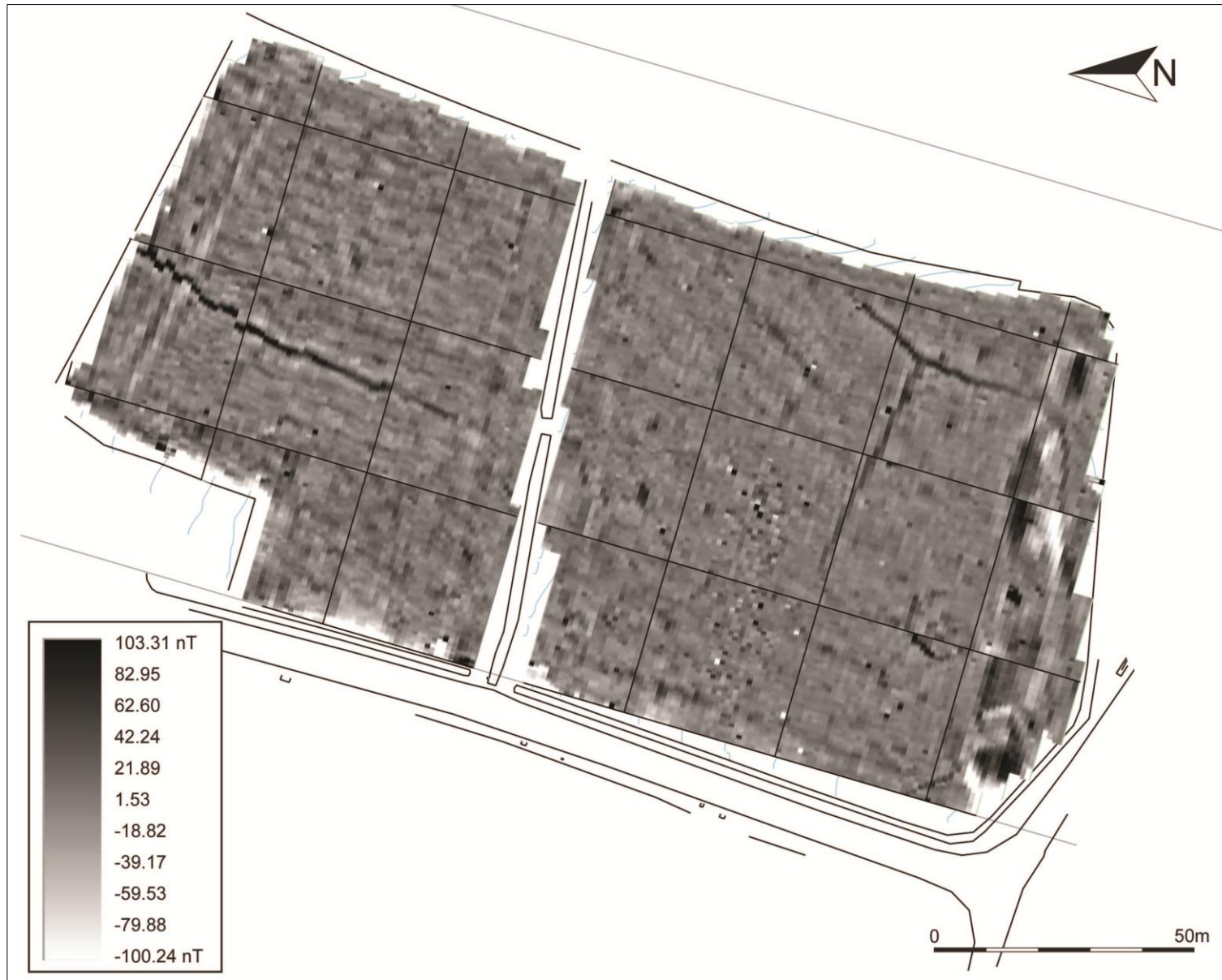


FIGURE 13: SHADE PLOT OF GRADIOMETER SURVEY DATA; MINIMAL PROCESSING.

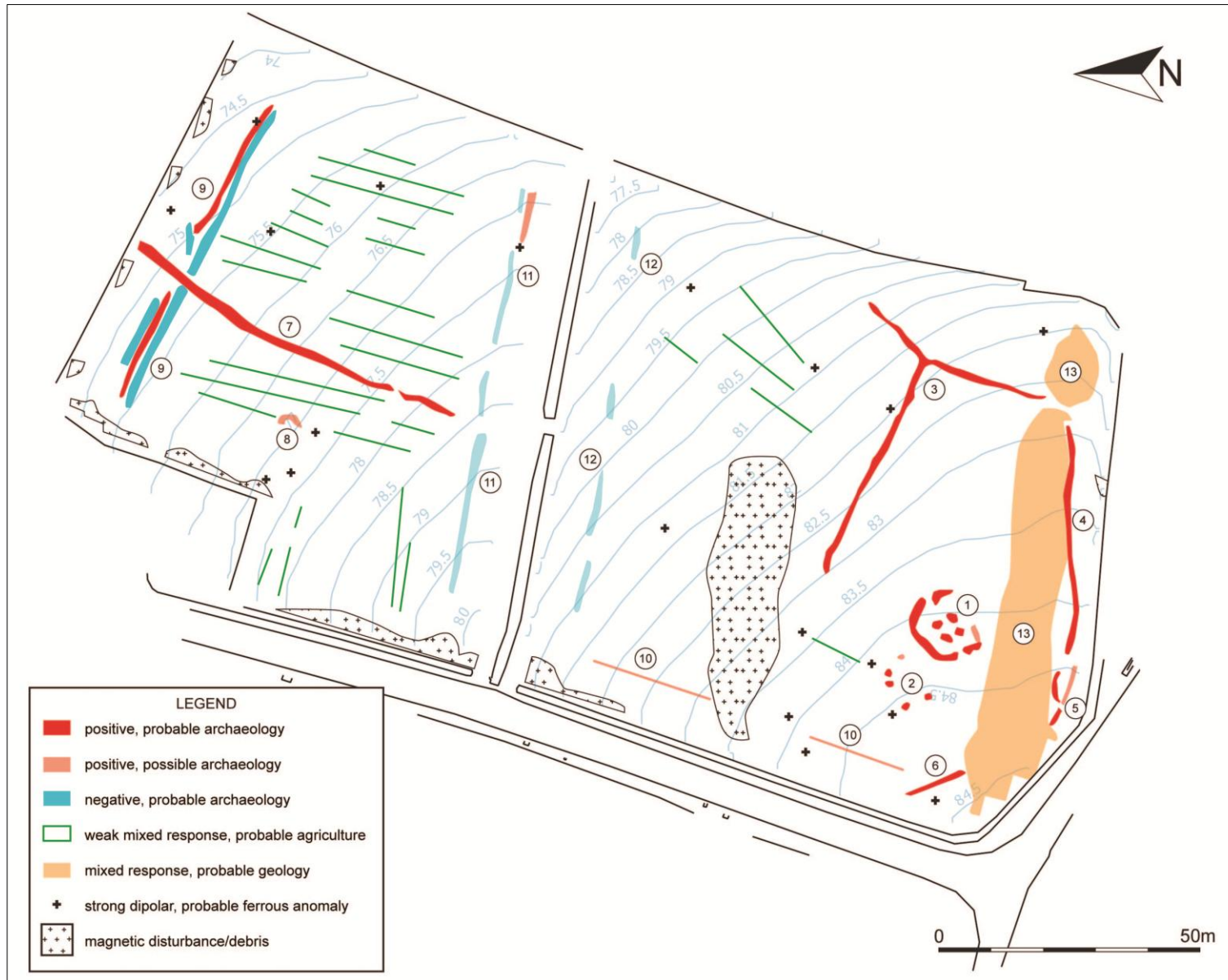


FIGURE 14: INTERPRETATION OF GRADIOMETER SURVEY DATA.

## 4.0 INDIRECT IMPACTS

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### 4.1 STRUCTURE OF THE ASSESSMENT

For the purposes of this assessment, the *indirect effect* of a development is taken to be its effect on the wider historic environment. The principal focus of such an assessment falls upon identified designated heritage assets like Listed buildings or Scheduled Monuments. Depending on the nature of the heritage asset concerned, and the size, character and design of a development, its effect – and principally its visual effect – can impact on designated assets up to 20km away.

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 Historic England 2015), with reference to ICOMOS (2011) and DoT (DMRB, WEBTAG) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors. Appendix 2 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2015, 6). *Step one* is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. The second stage in the process is to look at the heritage assets within the search radius and assign to one of three categories:

- Category #1 assets: Where proximity to the proposed development, the significance of the heritage asset concerned, or the likely magnitude of impact, demands detailed consideration.
- Category #2 assets: Assets where location and current setting would indicate that the impact of the proposed development is likely to be limited, but some uncertainty remains
- Category #3 assets: Assets where location, current setting, significance would strongly indicate the impact would be no higher than negligible and detailed consideration both unnecessary and disproportionate. These assets are still listed in the impact summary table.

For *Step two* and *Step three*, and with an emphasis on practicality and proportionality (*Setting of Heritage Assets* p15 and p18), this assessment then groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the potential effect, the individual entry elaborates on local circumstance and site-specific factors. The individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

### 4.2 QUANTIFICATION

The size and prominence of the proposed site would indicate a search radius of 1km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced.

There are only a few designated heritage assets in the local area: seventeen GII Listed structures; one GI listed structure (Church of St Cubert); and the Scheduled round 650m north-east of Trelaske (Cubert Common Round). There are no Registered Parks and Gardens or Battlefields within this area. The nearest Conservation Area is in Crantock c. 2.5km from the site.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for a effect greater than negligible (see Table 8 in Appendix 2) are considered here in detail – the rest have been scoped out of this assessment, but are listed individually in Table 5.

- Category #1 assets: The GI Church of St Cubert and associated structures
- Category #2 assets: Cubert Common Round
- Category #3 assets: the other GII assets within the 1km

### 4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

#### 4.3.1 PREHISTORIC SETTLEMENTS

Enclosures, ‘rounds’

Rounds are a relatively common form of enclosed settlement in Cornwall and, to a lesser extent, in Devon, where they are often referred to as hillslope enclosures. These settlements date to the Iron Age and Romano-British periods, most being abandoned by the sixth century AD. Formerly regarded as the primary settlement form of the period, it is now clear that unenclosed – essentially invisible on the ground – settlements (e.g. Richard Lander School) were occupied alongside the enclosed settlements, implying the settlement hierarchy is more complex than originally imagined.

These monuments are relatively common, which would suggest that decisions about location and prospect were made on a fairly local level. Despite that – and assuming most of these monuments were contemporary – visual relationships would have played an important role in interactions between the inhabitants of different settlements. Such is the density of these earthwork and cropmark enclosures in Cornwall (close to one every 1km<sup>2</sup>), it is difficult to argue that any one example – and particularly those that survive only as a cropmarks – is of more than local importance, even if it happens to be Scheduled.

#### What is important and why

Smaller Prehistoric earthwork monuments contain structural and artefactual information, and represent a time and resource investment with implications of social organisation; they may also be subject to reoccupation in subsequent periods (evidential). The range in scale and location make generalisations on aesthetics difficult; all originally had a design value, modified through use-life but then subject to hundreds if not thousands of years of decrepitude, re-use and modification. The best examples retain their earthworks, but many no longer exist in an appreciable form.

Asset Name: <b>Cubert Common, round 650m north east of Trelaske</b>	
<i>Parish:</i> Cubert, Carrick	<i>Value:</i> High
<i>Designation:</i> SAM	<i>Distance to Development:</i> c.970m
<i>Summary:</i> Listing: A circular bank and ditch has been bisected by the Newlyn to Cubert road. Although probably a round in origin, there is evidence of field names and from the extreme roundness of the ramparts that it may have been reused as a <i>plain an gwarry</i> . The diameter of the earthwork is approx. 30m and the ramparts are up to 3.0m high. The external ditch is gradually being ploughed-in and the entrance is undetectable, presumably being under the road. The site does not appear to have attracted much interest in the past, although it is visible on a number of aerial photographs.	
<i>Supplemental Comments:</i> The historic map sources (above) indicate the round survived into the 20 <sup>th</sup> century as a fairly well-preserved earthwork; the farmstead appearing to post-date the 1 <sup>st</sup> edition OS mapping. Elements of the farm lie both to the south and north-east of the round, but outside of the	



monument boundary.
<i>Evidential Value:</i> Potentially considerable, as the monument has not been archaeologically investigated. However, the fact that most of the ramparts have been levelled, with one of the main access roads to Cubert bisecting the monument, would imply much of the archaeology has been damaged or disturbed.
<i>Historical Value:</i> It is representative of this class of monument.
<i>Aesthetic Value:</i> The surviving rampart has some aesthetic merit, albeit limited.
<i>Communal Value:</i> None.
<i>Authenticity:</i> This is undoubtedly an enclosed late Prehistoric and/or Romano-British settlement, though was likely re-used as a medieval <i>plain an gwarry</i> , limiting its authenticity but adding later relevance.
<i>Integrity:</i> The monument is in poor and declining condition, classified as having <i>extensive significant problems</i> .
<i>Topographical Location and Landscape Context:</i> The round is located towards one end of the ridge leading towards Cubert, perched above a shallow valley and Trelaske farm to the south.
<i>Principal Views:</i> The location enjoys sweeping landscape views to the north-east and south-west. The site is situated on a slight ridge on a north-west to south-east axis which somewhat restricts views in those directions.
<i>Landscape Presence:</i> Minimal. The surviving rampart is concealed within vegetation and masked by the recent and modern structures and road across the site.
<i>Immediate Setting:</i> The round is located adjacent to a modern farm. The north-east and south-west parts of the enclosure feature vegetation and hedges. The road runs through the centre of the site on a north-west to south-east axis.
<i>Wider Setting:</i> The round is located towards the summit of a broad, gently-sloping hill. The sides and summit of the hill feature fairly large but irregular fields arising from enclosure in the medieval and early post-medieval period. Field boundaries tend to be low and managed, with few trees. The road leading to Cubert is lined with hedgerows, mostly open farmland around the site, with Trelaske and a wooded river valley c.700m to the south.
<i>Enhancing Elements:</i> The asymmetrical profile of the low trees/tall shrubs.
<i>Detracting Elements:</i> Extensive. Modern road bisecting the interior.
<i>Direct Effects:</i> None.
<i>Indirect Effects:</i> The proposed development would be located nearly 1km to the north-west of the monument. Views towards Cubert from the round would possibly see the new development, though this would little change the outline and appearance of Cubert within those views.
<i>Contribution of Setting to the Significance of the Asset:</i> The choice of location is deliberate and combines sweeping panoramic views with a measure of concealment. It would have been located within its agrarian and social landscape. Its current setting adds little of value, and provides minimal opportunity to better reveal its significance.
<i>Magnitude of Effect:</i> The proposed development would be located nearly 1km to the north-west. With Cubert visible from the remains of the site, the hedgebanks between the proposed development site and the round would provide some screening. There would be a change in the views of Cubert from the round, and in views back across to the round from the south-east. However, this is unlikely to have any pronounced effect upon the significance of the monument.
<i>Magnitude of Impact:</i> High value asset and Negligible impact = Slight
<i>Overall Impact Assessment:</i> <b>Negligible</b>

#### 4.3.1 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. 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, many churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by most development unless they are 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.

Where parishes are relatively small, 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 development is located within the landscape in such a way to interrupt line-of-sight between church 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 element in this landscape.

Churchyards often contained Listed gravestones or box tombs, and associated yard walls and curtilage are usually also Listed. The setting of all of these assets is usually extremely local in character, and local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, always plays an important role. As such, most developments are unlikely to have a negative impact.

#### **What is important and why**

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with

notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19<sup>th</sup> century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19<sup>th</sup> century also saw the proliferation of churches and parishes in areas like Manchester, where industrialisation and urbanisation went hand-in-hand. Churches are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the 'patina of age' (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value.

Asset Name: <b>Church of St Cubert and Vicarage</b>	
<i>Parish:</i> Cubert	<i>Value:</i> High
<i>Designation:</i> GI (Church); GII (Vicarage)	<i>Distance to Development:</i> c. 120m
<p><i>Summary: Listing church:</i> C13 origin; tower added circa 1300; additions of circa mid C15. Restored by G.E. Street 1846-9; tower rebuilt 1852. Slatestone rubble with granite dressings. Tower in slatestone rubble with broached stone spire. Slate roofs with ridge tiles and gable ends; the south transept retains some hand-made crested ridge tiles. Plan: The church may originally have been cruciform, the nave with north and south transepts; the chancel was extended, the masonry showing an irregular joint between the nave and the chancel on the north side. Circa 1300, the west tower was added. Circa mid C15, the south aisle was added, with south transept and south porch. Exterior: Of the nave, only the north wall and north doorway are visible; the doorway has 2-centred arch with triple hollow mouldings, C19 plank double doors. The chancel east end has C19 Perpendicular window of 3 cusped lights with tracery, hood mould and relieving arch. Small 2-light C19 north window with cusped lights, upper quatrefoil, 2-centred arch and hood mould. There is an irregular joint in the masonry to the nave at the north side. The north transept has raised coped verges and cross finial to the north gable. 2-light north window, probably C14, with trefoil lights and upper hexfoil, with 2-centred arch, hood mould and relieving arch. C19 east window of 2 cusped lights with square head and hood mould. West tower on chamfered plinth, in 3 stages, with set back weathered buttresses rising to the level of the first stage; weathered string course at the top of the second and third stage; octagonal broached. Spire with finial. C19 2-light west window of 2 cusped lights, with trefoil and 2-centred arch. Second stage has lancet to west. Third stage has C19 2-light bell-openings with 2-centred arches, cusped lights with trefoil and slate louvres and hood mould. The south aisle is of 5 bays including the porch and the transept. The east gable end has C20 cross finial and 3-light C19 window with sharply pointed trefoil lights, 4-centred arch and hood mould; upper relieving arch remaining from earlier window opening. The west gable end has similar C19 2-light window with trefoil lights, elongated upper quatrefoil, 2-centred arch and hood mould. To south, at the east end there is a C15 3-light window with 4-centred arch and hood mould, cusped lights and C19 mullions. To left of the porch a 3-light C19 window with cusped lights, square head and hood mould; to right a 2-light C19 window with trefoil lights, upper trefoil, 2-centred arch and hood mould. The south porch is gabled, with raised coped verges and 2-centred arched moulded outer doorway; C19 east iron gate with spear finials and circles to the mid rail. The interior of the porch has slate floor and stone benches; roof of circa C18 with principal rafters and cambered collars. Granite inner doorway with triple roll- mouldings, 4-centred arch with recessed spandrels with quatrefoils, C17 plank door with studs and fleur-de-lys strap hinges on the inside. The south transept has south gable end with C19 2-light window with 2-centred arch and hood mould, sharply pointed trefoil lights and elongated quatrefoil above, banded relieving arch with keystone and recessed springers remaining from the earlier window. No windows to east or west. Interior: Plastered walls and slate paved floor. The nave has a ceiled wagon roof, with part of a carved C15 wall-plate visible on the south wall; there may be further C15 carved members remaining above the ceiling. The chancel has C15 wagon roof with carved ribs and bosses, ceiled, with carved wall-plates, to south supported on granite corbels. The south aisle has C15 wagon roof with moulded ribs, no bosses, and carved wall-plate, unceiled. The south transept is ceiled. The north transept has unceiled wagon roof of C15, with moulded collar purlin and chamfered wall-plate. Tall 2-centred tower arch with 2 convex-mouldings and triple shafts to sides in darker stone and ring-moulded capitals and bases. 6-bay C15 south arcade, with Pevnsner A-type piers, the capitals carved with primitive leaves, 3-centred arches and wave and hollow mouldings. The chancel has an aumbry to south. The south transept has 4-centred arch with wave and hollow mouldings, Pevnsner A-type piers with carved capitals as in the south arcade. To south, in the transept, there is a tomb</p>	

recess below the window, with cambered arch with roll-mouldings. Fittings: C13 stone font in north transept, with cylindrical bowl with star carving, central stem and four outer shafts with ring-moulded capitals and bases. Wooden pulpit in nave, incorporating panels from C15 bench ends showing the instruments of the Passion, including a shroud. Plain C19 pews in nave and aisle and low C19 screen across the east end. The south wall of the nave has Royal Arms of George IV, dated 1820, oil on board in moulded frame, signed John Blee, painter, Truro. In the nave, two C19 painted boards with 2-centered arches, with the Ten Commandments. Monuments in nave: warble tablet on slate ground, to Joseph Hosken, 1780; granite ledger to Revd. Michael Prust, 1808. In south aisle: a fragment of an C18 slate with verses and carved border. In chancel: Gothic style marble monument on slate ground, to James Hosken, 1839, by Pearce of Truro; slate monument with later stone border and pediment top, with urn, flowers and pilasters, with Latin inscription, to Arthur Lawrence, 1669; marble monument with sarcophagus, on slate ground, by Pearce of Truro, to Joseph Hosken, 1833; paired marble tablets on slate ground with pediment top, to Jean Anderson,, 1821 and Joseph Hosken, 1823; marble monument with pilasters and draped urn, with apron, on slate ground, by Isbell of Truro, to John Hosken, 1810; marble tablet with dove on slate ground, to Jean Hosken, 1859; a group of marble monuments on slate ground, to Richard and Frances Hosken, 1872 and 1858, to Jean Logan, 1838, Alicia Findlay, 1907 and Constantia Hosken, 1916. Late C19 stained glass in chancel and south aisle. Source: Pevsner, N.: Buildings of England: Cornwall 1970.

**Listing for Vicarage:** C18 origin; enlarged circa 1800, with stable/coach house added in later C19 and C20 alterations. Granite rubble with granite dressings. Partly rendered. Rag slate roof with ridge tiles; hipped over the main range, with axial stack with brick shaft. The range to right is hipped at the front end, with stack with rendered shaft. Plan: The original building is a 3-room plan range to right; this has become a service range at the right side, with the front room projecting to right. Circa 1800, the vicarage was enlarged; an addition was made to left of 2-room plan with entrance hall and stair hall; the 2 rooms are to left, heated from back-to-back fireplaces from the axial stack, with the entrance hall to right, and stair hall to rear right. In C20, the plan of this range has been altered, with a rear lateral corridor at ground and first floor. In the later C19, a tack room, stable and coach house was added to rear right. Exterior: 2 storeys; asymmetrical front with the circa 1800 range to left, a nearly symmetrical 1:1:1 bays, with the central bay advanced, with a hipped roof over: The centre bay has C19 paired 4-pane sashes with margin-glazing, flat arches and keystones at ground floor, first floor similar single sash with flat arch and keystone. The bay to left has C19 4-pane sash with margin-glazing and keystone at ground and first floor. The bay to right has C20 conservatory set in the angle to the front wing to right, with C19 4-panelled inner door with over-light; 4-pane sash with margin-glazing and keystone at first floor. The 2-storey wing to right has two C19 4-pane sashes with margin-glazing and keystones at ground and first floors; the front end has similar sash with brick segmental arch at first floor to right. The left end has similar sash with keystone at ground and first floor. At the right side, there is a single storey lean-to of C19, with slurried slate roof, rendered, with C20 door and 2-light casement. To right, there are four C20 casements at ground floor, first floor has one single light and 4-pane sash with margin-glazing. Attached to right, and projecting to right, is the single storey tack room with loft, with C20 half-glazed door and hipped roof. The stable and coach house projects to right, of single storey; there is a 2-light 8-pane casement, plank door to the stable and C20 double garage doors to the coach house. Blind gable end. At the rear, the main range has 15-pane C19 sash lighting the stair, with round arch with granite surround and keystone. C20 9-pane sash at ground and first floor to right. To left, the tack room projects beyond the line of the main range, with a 6-pane window and plank door. Interior: In the early range, the rear room has a C18 cupboard with glazed door with Gothic glazing bars, of the same design as the cupboard at Ellenglaze Manor (q.v.). The other rooms have been much remodelled in C20, and the stair in the main stair hall is an open-well, with stick balusters, of C19.

*Conservation Value:* Listed for its architectural value, but also valued for its aesthetic appearance and churchyard setting, historical and communal value. The spire of the church is a noted local landmark.

*Authenticity and Integrity:* The church and yard appears to be in good condition, but the comprehensive character of the 19<sup>th</sup> century renovation has diminished its architectural integrity. Some 15<sup>th</sup> century elements still remain. The vicarage retains much of its original immediate setting and location of prominence within the village.

*Setting:* The church is located within a small churchyard located on the east side of Churchtown Road and south of Holywell Road. It stands the southern section of the main settlement; the 18<sup>th</sup> century mapping shows the church and churchyard as the southern extent of the settlement. Modern housing surrounds

the churchyard, the Vicarage lies immediately to the north-east of the churchyard. Screening the church from the proposed development site. The vicarage is located within a small enclosed area, and has gated access to High Lanes, via a small private lane. The house lies adjacent to churchtown road, with trees and a wall screening the rest of the enclosed area.

*Contribution of Setting to the Significance of the Asset:* The original setting of the church was that of an elevated location overlooking the valley that drops down to the south. Views from and to the church are now limited by the housing surrounding it. Its short tower is mostly concealed by the housing surrounding it. The mature trees screening the vicarage from the development site also screen the church tower. Some of the vicarage's original setting remains, with an open field to the south-east. However, the original placement on the exterior of Cubert no longer exists. The main approach to the vicarage is via the private lane, this can be seen from Wesley Road, the proposed development will have a significant effect upon the approach from the north.

*Magnitude of Effect:* The proposed development would be located to the north-west of the church and vicarage. There are unlikely to be any clear views to the site from the immediate setting of the church or the vicarage itself due to the screening of the mature trees. However, the approach to the Vicarage and the view from the driveway of the vicarage will be impacted by the development. Meaningful views of the church in its landscape would not be affected by the proposed build, though would affect the vicarage, eroding its original edge of the settlement setting further.

*Magnitude of Impact:* High value assets and Minor impact = Moderate/Slight

*Overall Impact Assessment:* **Negative/Minor**

#### 4.3.2 HISTORIC LANDSCAPE

##### *General Landscape Character*

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, modern housing estates, quarries, and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, and site specific, but as intrusive new visual elements within the landscape, it can only be **negative**.

The proposed site would be constructed within the Newlyn Downs Landscape Character Area:

- The Newlyn Downs LCA is characterised as an open and exposed gently-undulating plateau landscape with extensive views. The fieldsystems are dominated by medieval or derived strip fields, with a mixture of arable and pastoral use. Stone-faced Cornish hedgerows are common, but mature hedgerow trees are rare. Settlement tends to be small and scattered, with some larger churchtown settlements. The construction of new a housing estate on the edge of Cubert would not be out of keeping with the settlement dynamic in this landscape. Impact assessed as **negative/minor**.

#### 4.3.3 AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly

difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **negligible**.

#### 4.3.4 CUMULATIVE IMPACT

*Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.*

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. The principal issue for this development is the effect on the Cubert Church and the associated vicarage. With that in mind, an assessment of **negative/minor** is appropriate.

TABLE 6: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
<b>Indirect Impacts</b>						
Cubert Vicarage	GII	50m	Medium	Minor	Moderate/Slight	Negative/Minor
Gateway, Coffin Rest and Lamppost	GII	100m	Medium	Negligible	Neutral/Slight	Negligible
Cubert War Memorial	GII	100m	Medium	Negligible	Neutral/Slight	Negligible
Church Room	GII	100m	Medium	Negligible	Neutral/Slight	Negligible
Church of St Cubert	GI	115m	High	Minor	Moderate/Slight	Negative/Minor
3 monuments in the churchyard	GII	115m	Medium	No Change	Neutral	Neutral
5 monuments, Lower family	GII	115m	Medium	No Change	Neutral	Neutral
Cross in the churchyard	GII	115m	Medium	No Change	Neutral	Neutral
4 monuments, Christian & Andre families	GII	120m	Medium	No Change	Neutral	Neutral
Former Cubert Methodist Chapel	GII	130m	Medium	Negligible	Neutral/Slight	Negligible
Chynoweth Farmhouse	GII	0.45km	Medium	Negligible	Neutral/Slight	Negligible
Guidestone	GII	0.45km	Medium	No Change	Neutral	Neutral
Thatched Cottage	GII	0.5km	Medium	No Change	Neutral	Neutral
Thatched Cottage	GII	0.5km	Medium	No Change	Neutral	Neutral
Wychwood Cottage	GII	0.5km	Medium	No Change	Neutral	Neutral
Little Trebysken Farmhouse	GII	0.6km	Medium	No Change	Neutral	Neutral
Trebysken House	GII	0.6km	Medium	No Change	Neutral	Neutral
Smugglers Den Inn	GII	0.7km	Medium	No Change	Neutral	Neutral
Round c.650m north east of Trelaske	SAM	0.85km	Medium	Negligible	Negligible/Slight	Negligible
<b>Indirect Impacts</b>						
Historic Landscape	n/a	n/a	High	Minor	Neutral/Slight	Negative/Minor
Aggregate Impact	n/a	n/a				Negligible
Cumulative Impact	n/a	n/a				Negative/Minor

## 5.0 CONCLUSION

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The proposed site would be located at the eastern edge of Cubert village. There are documentary references to Cubert from 1269, part of the Domesday Manor of Ellenglaze. The archaeological potential of this landscape is demonstrable, with a number of cropmark enclosures within 1km of the proposed site, and the seven probable roundhouses identified in the 12ha geophysical survey undertaken in advance of the Carines Farm solar farm. The geophysical survey undertaken for this site identified multiple linear anomalies representing relict field boundaries and reflecting earlier agricultural activities. The southern part of the site contains several archaeologically-significant anomaly groups, including a probable roundhouse and its associated enclosure. On the basis of this survey, in its wider context, the archaeological potential of the site is **high**.

Most of the designated heritage assets in the wider area are located at such a distance that it minimises the impact of the proposed development, or the contribution of setting is less important. In some cases, like the round on Cubert Common, the view towards the village already shows modern development and the proposed site would have little further influence. The main heritage assets in close proximity to the site are the Grade I Church of St Cubert and its associated GII Vicarage. Both are screened from the site by residential buildings as well as mature trees. The approach to the vicarage will be affected, but overall the impact is likely to be **minor**, and that the proposed development will have a **negligible** negative impact.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**, subject to appropriate mitigation. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible**.

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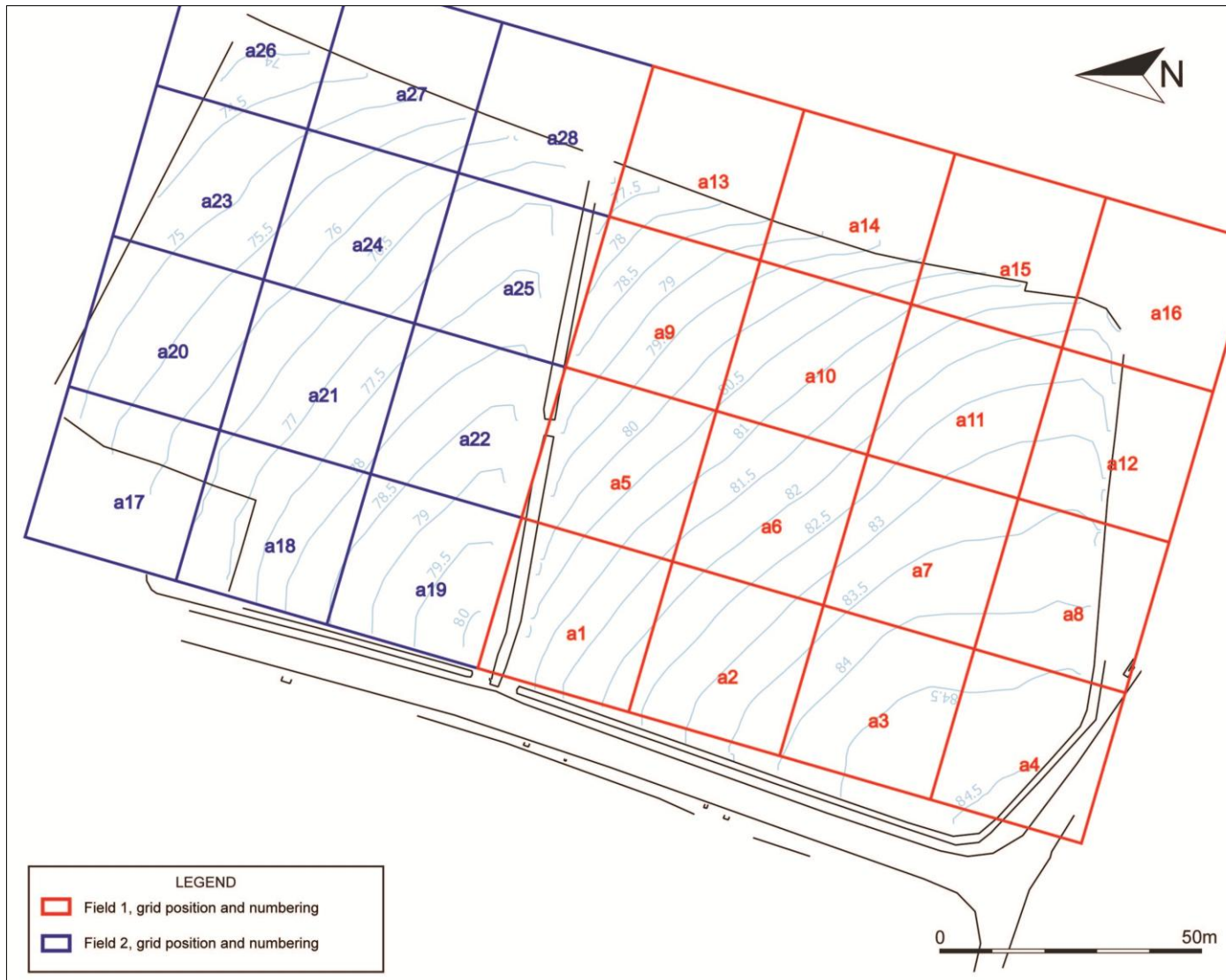
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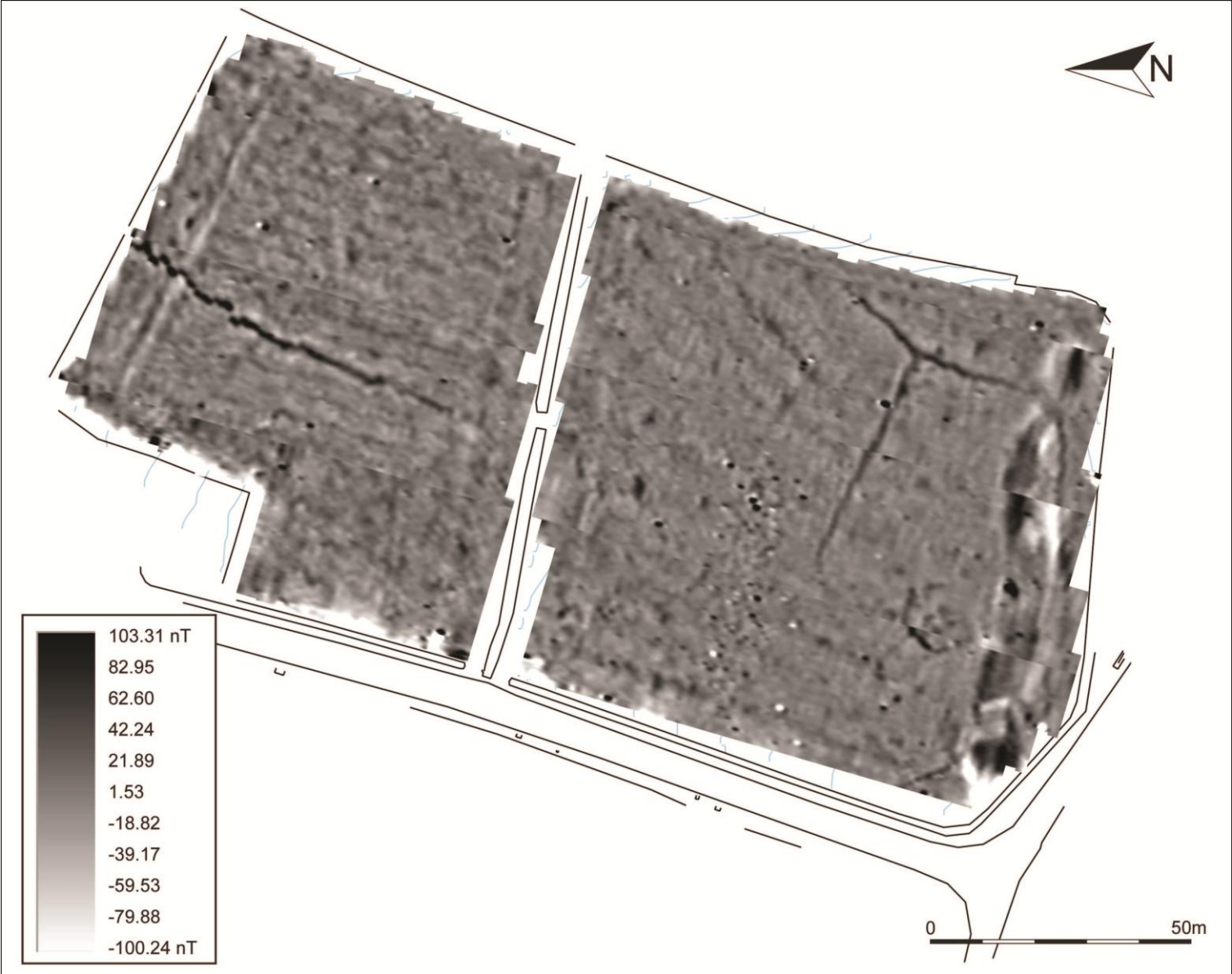


APPENDIX 1: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY



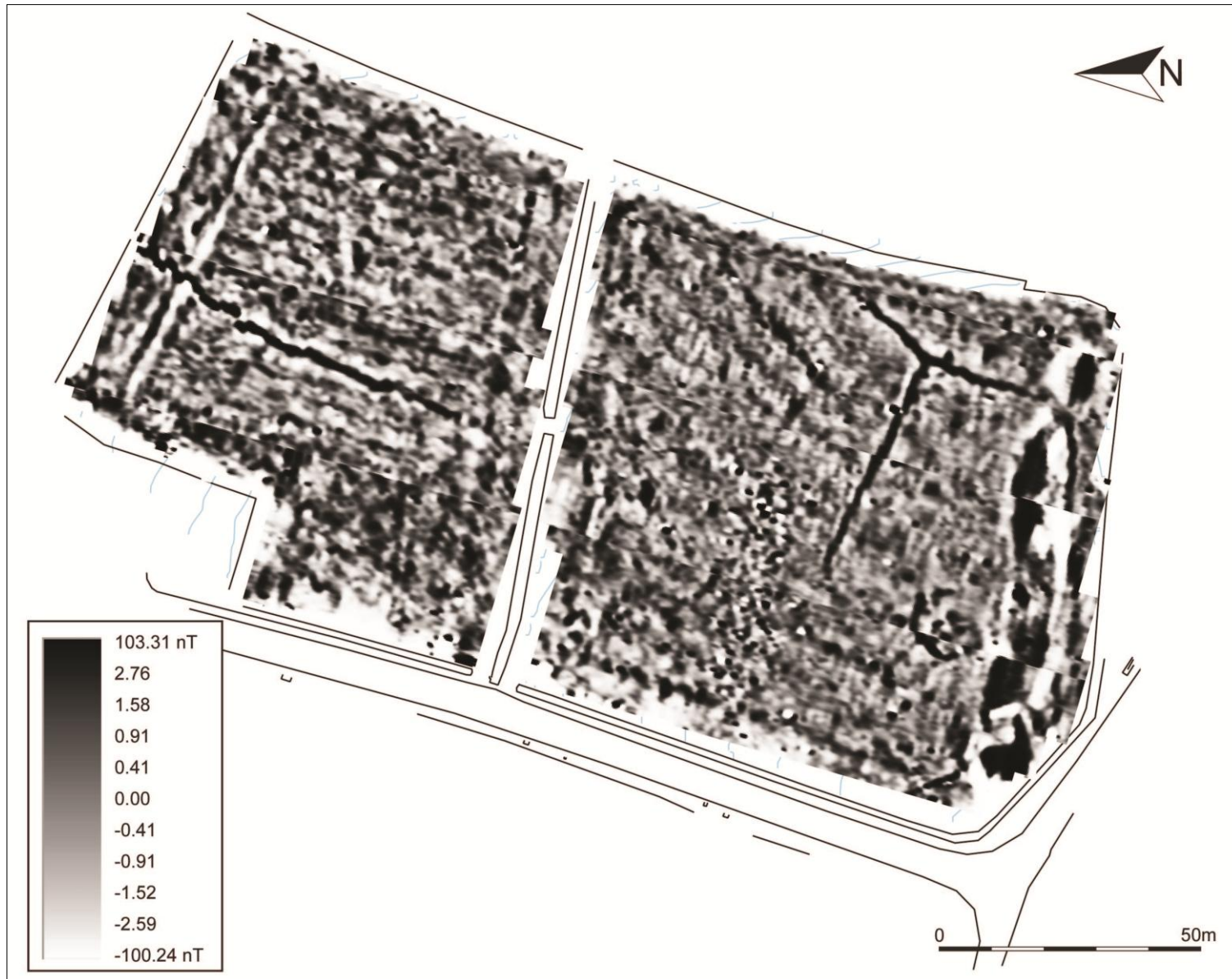
GEOPHYSICAL SURVEY GRID LOCATION AND NUMBERING.

LAND OFF WESLEY ROAD, CUBERT, CORNWALL



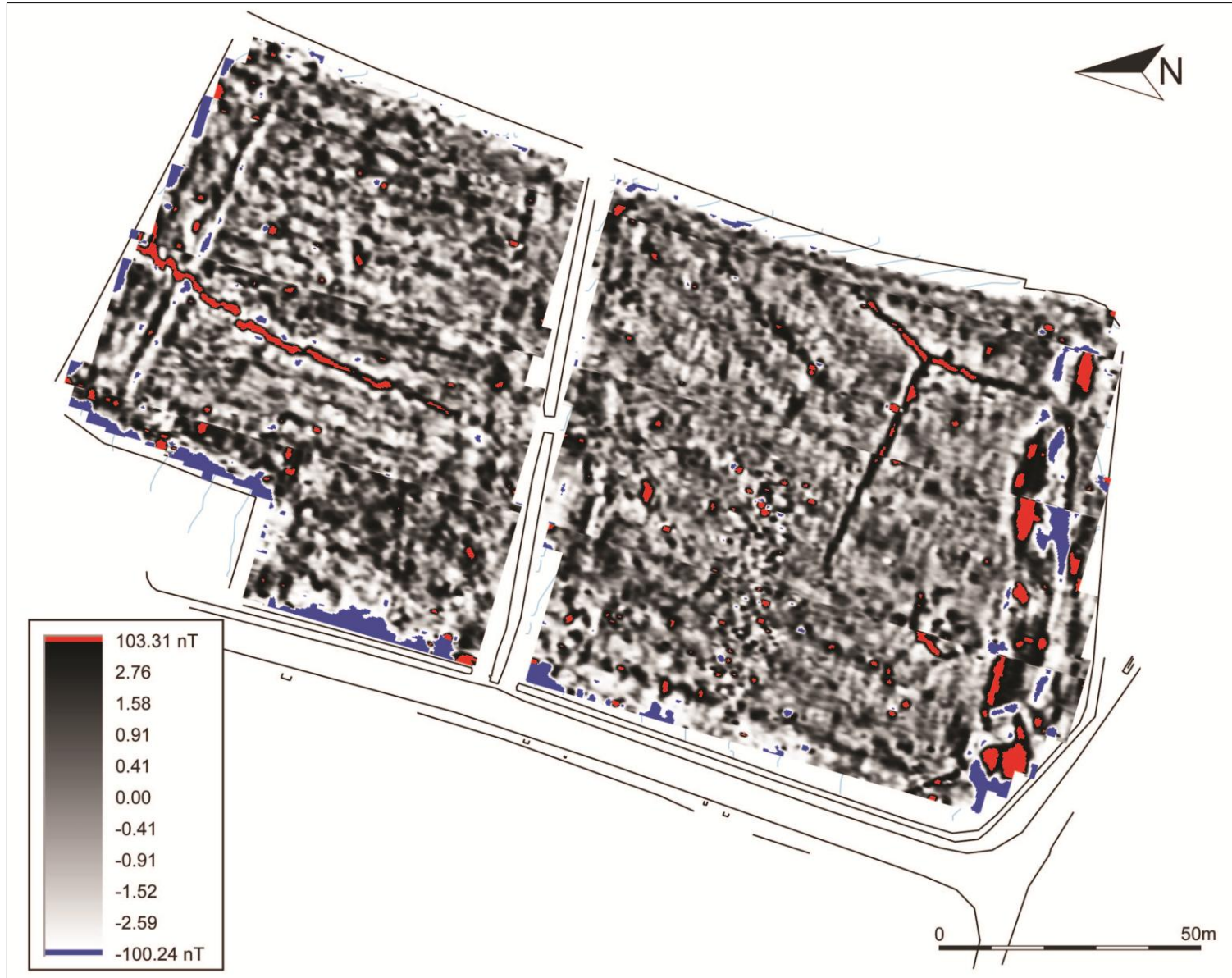
SHADE PLOT OF GRADIOMETER SURVEY DATA; GRADIATED SHADING.

LAND OFF WESLEY ROAD, CUBERT, CORNWALL



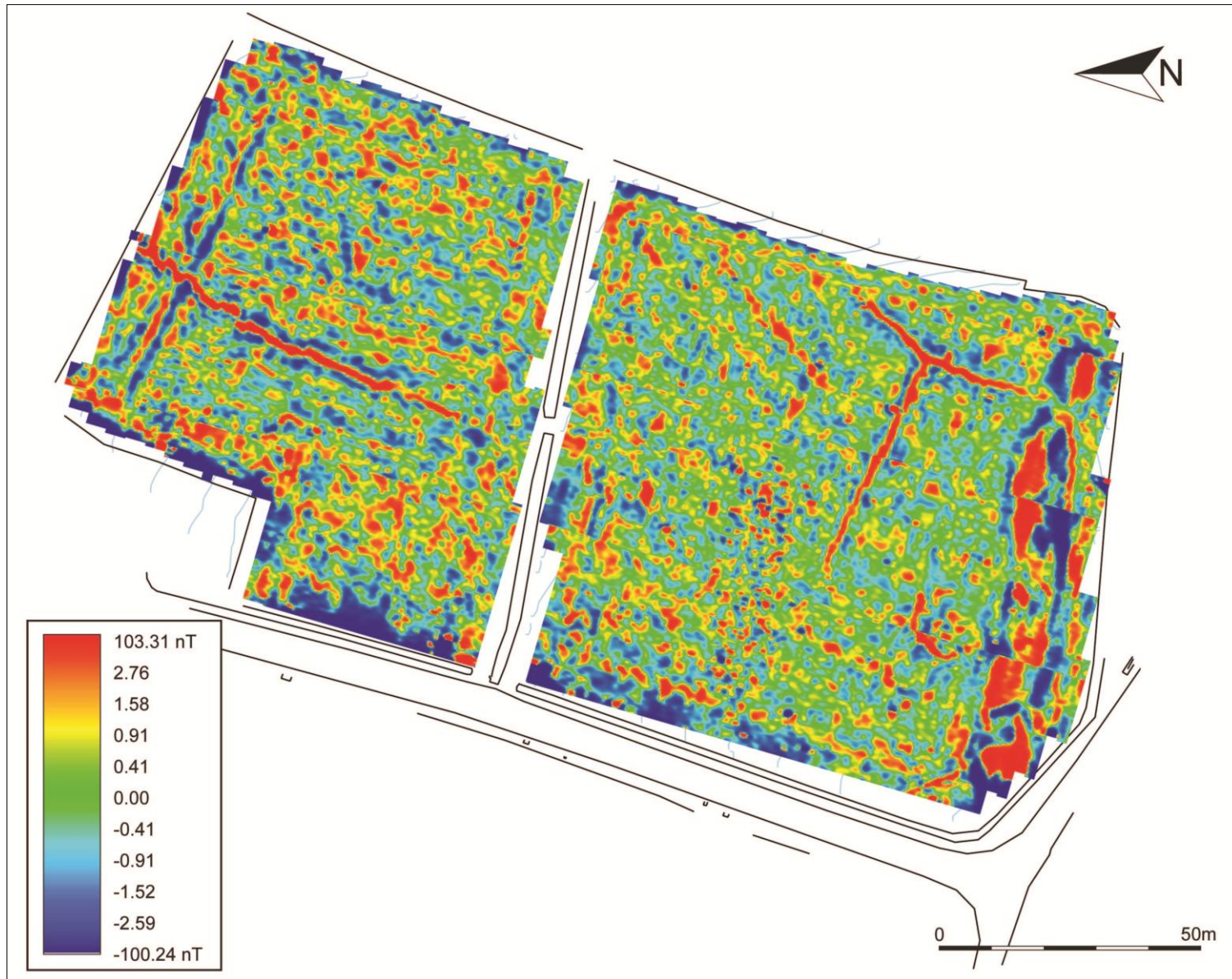
SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.

LAND OFF WESLEY ROAD, CUBERT, CORNWALL



RED GREYSCALE BLUE SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.

LAND OFF WESLEY ROAD, CUBERT, CORNWALL



RED-BLUE-GREEN(2) SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.

## APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY

### Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonable practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the methodology used in this report.

### National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *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.*

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

### Cultural Value – Designated Heritage Assets

The majority of the most important (‘nationally important’) heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

### 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 (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II\* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19<sup>th</sup> century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals.

Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

### Conservation Areas

Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

### Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an 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 19<sup>th</sup> 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 20<sup>th</sup> 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.

### Registered 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 Historic England. 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.

### Registered Battlefields

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to 'read' the battle on the ground.

### World Heritage Sites

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: ‘Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity’. These sites are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

### Value and Importance

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated ‘monuments of Schedulable quality and importance’ should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 7: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

### Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity*



as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

### **Evidential Value**

*Evidential value* (or research potential) is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective. However,

### **Historical Value**

*Historical value* (narrative) is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

*Illustrative value* is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

*Associative value* arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

### **Aesthetic Value**

*Aesthetic value* (emotion) is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

*Design value* relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where proposed developments usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

### **Communal Value**

*Communal value* (togetherness) is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative*, *symbolic*, *social* or *spiritual*.

*Commemorative and symbolic value* reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable

associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

### **Authenticity**

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farmbuildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

### **Integrity**

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

### **Summary**

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, or the impact on setting, but the relative contribution of setting to the value of the asset.

### **Setting – The Setting of Heritage Assets**

The principle guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

*The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*

*Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.*

*While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.*

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a

heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

### 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. Together, these determine the character and extent of the setting.

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.

### Views

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape ‘naturally’ brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

*Views play an important part in shaping our appreciation and understanding of England’s historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.*

*The Setting of Heritage Assets* (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still

be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. 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 2), some of which are seasonal or weather-related.

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below).

### **Type and Scale of Impact**

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

Construction phase: construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

Operational phase: the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect, and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

Cumulative Impact: a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact: a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

### **Scale of Impact**

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 8: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 9: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 10: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 11: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eyecatchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones

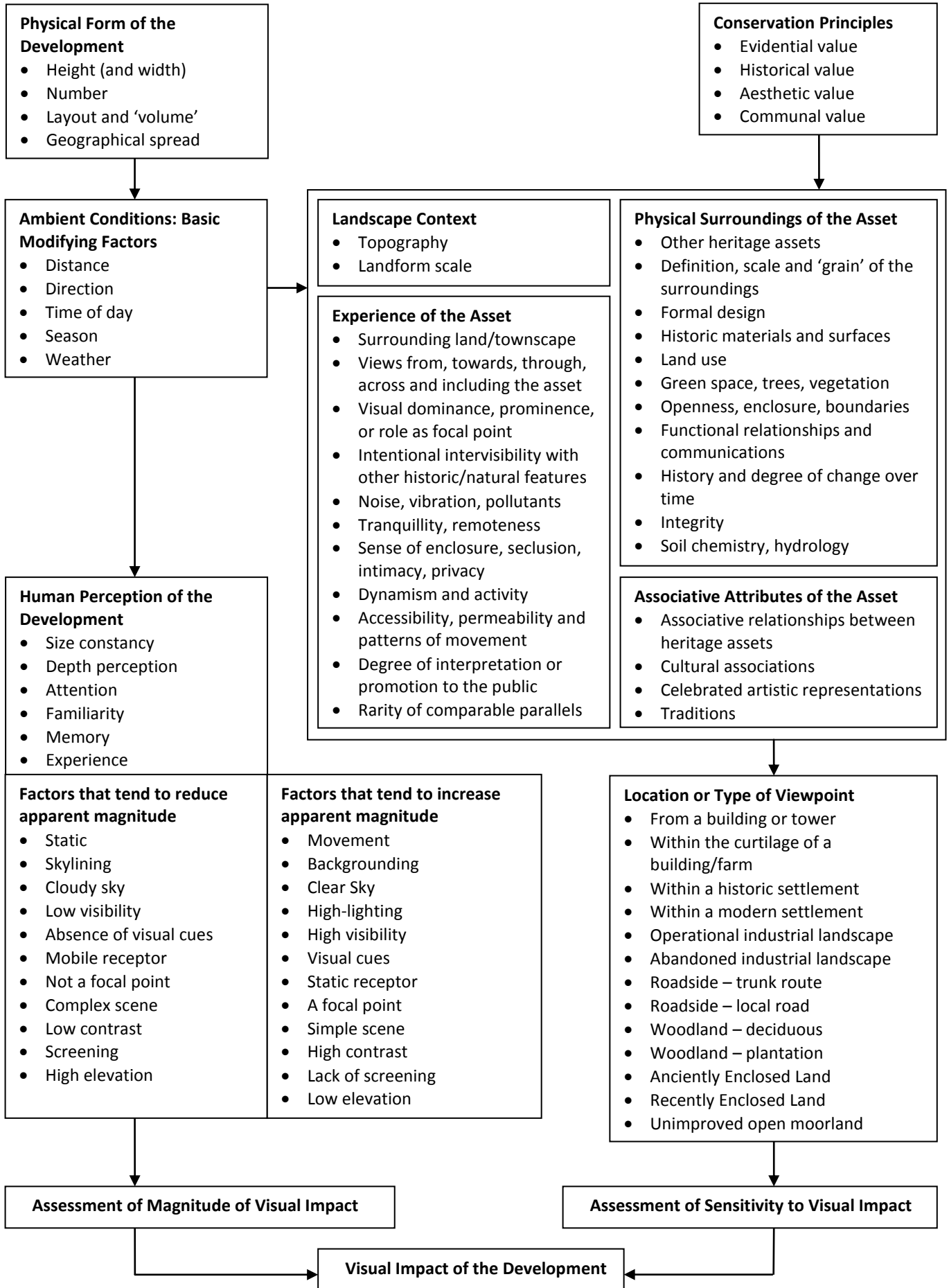


TABLE 12: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 3: PHOTOGRAPHIC ARCHIVE - WALKOVER



VIEW OF THE ENTRANCE TO THE SITE SHOWING BOTH GATEWAYS; VIEWED FROM THE WEST.



VIEW OF THE ENTRANCE TO THE SITE SHOWING BOTH GATEWAYS; VIEWED FROM THE SOUTH-WEST.



VIEW OF THE WESTERN BOUNDARY OF THE SOUTHERN FIELD; VIEWED FROM THE NORTH.



VIEW OF THE SOUTHERN FIELD; VIEWED FROM THE SOUTH.





VIEW OF THE SOUTHERN FIELD; VIEWED FROM THE SOUTH-EAST.



VIEW OF THE HEDGEBANK BETWEEN THE FIELDS, SHOWING THE GATEWAY; VIEWED FROM THE SOUTH.



VIEW OF THE HEDGEBANK BETWEEN THE FIELDS; VIEWED FROM THE WEST.



VIEW OF THE ENTRANCE TO THE SITE, THE SOUTHERN GATE POST; VIEWED FROM THE NORTH.



VIEW OF THE NORTHERN FIELD; VIEWED FROM THE SOUTH-WEST.



VIEW OF THE NORTHERN FIELD, SHOWING GEOPHYSICAL SURVEY BEING UNDERTAKEN; VIEWED FROM THE NORTH.



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