

JOHN MOORE HERITAGE SERVICES

HERITAGE STATEMENT

ON

LAND TO THE SOUTH OF

SOUTHERN ROAD, CALLINGTON, CORNWALL

NGR SX 3675 6940

On behalf of

PH Warr PLC

JUNE 2013

REPORT FOR PH Warr PLC
Basepoint Business Centre
Yeoford Way
Marsh Barton
Exeter
EX2 8LB

PREPARED BY David Gilbert

ILLUSTRATION BY Andrej Čelovský

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ENQUIRES TO John Moore Heritage Services
Hill View
Woodperry Road
Beckley
Oxfordshire OX3 9UZ

Tel/Fax 01865 358300
Email: info@jmheritageservices.co.uk

JMHS Project No: 2838

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SUMMARY

This Heritage Statement was commissioned by CTE Ltd as part of the consideration to develop land to the south of Southern Road, Callington, Cornwall. This study has established that there are no designated or undesignated heritage assets of high significance situated within the study site. Therefore the potential is regarded as low. This does not preclude the possibility of archaeological remains being present, nevertheless.

1 INTRODUCTION

1.1 Origins of the Report

This heritage statement was commissioned as part of the consideration of a proposal for a development at land to the south of Southern Road, Callington.

1.2 Planning Guidelines and Policies

This report has been prepared in accordance with National Planning Policy Framework issued by the Department for Communities and Local Government (2012); and with the policies relevant to archaeology in the Cornwall Local Plan. In format and contents this report conforms to the standards outlined in the Institute for Archaeologists' guidance paper for desk-based assessments (IfA 2010).

1.2.1 Government Planning Policy Guidance

The National Planning Policy Framework (2012) provides guidance related to archaeology within the planning process. The following Policy points are key to this development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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.

1.2.2 Cornwall Local Plan (Strategic Policies Pre Submission Version)

Policy 24 - Historic Environment

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

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

Assessment and mitigation

Development and management proposals should be informed by proportionate historic environment assessments and evaluations. Where the balance of a decision in favour of development results in the loss of a heritage asset, the Council will seek appropriate and proportionate mitigation by using planning conditions, management agreements and obligations.

1.3 Aims and Objectives

The primary aim of the desk-based assessment is to provide a professional appraisal of the archaeological potential of the site. This follows the Government guidance in NPPF by presenting a synthetic account of the available archaeological and historic data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.

In accordance with NPPF, the report presents a desk-based evaluation of existing information. It additionally follows the Institute for Archaeologists (IfA) *Standard* definition of a desk-based assessment (IfA 2010). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The IfA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with NPPF, the heritage statement forms the first stage in the planning

process as regards archaeology as a material consideration. It is intended to contribute to the formulation of any informed and appropriate mitigation strategy.

1.4 Methodology

The format of the report is adapted from an Institute for Archaeologist *Standard Guidance* paper (IfA, 2010).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources

The principal sources consulted in assessing this site were the Historic Environment Records for Cornwall and the Isles of Scilly and the Cornwall Records Office. The first holds details of known archaeological sites. The Records Office contained copies of relevant early editions of Ordnance Survey maps, other cartographic sources and documentary sources. Archaeological sites in Cornwall within 500 m of the proposal site have been noted. These were cross-referenced with the site information held at the National Monuments Record in Swindon. Aerial photographs of the area held at the National Monuments Record were consulted.

The extent to which archaeological remains are likely to survive on the site will depend on the previous land use. The destructive effect of the previous and existing buildings/infrastructure/activity on the site has therefore been assessed from a study of available map information and other documentary sources.

In order that the appropriate archaeological response/s can be identified, consideration has been given to the need for further assessment and evaluation by fieldwork, in order to identify and locate surviving archaeological deposits on the site.

2 THE SITE (Figure 1)

2.1 Location

The location of the proposed development site is at land to the south of Southern Road, Callington. The site is centred at grid reference NGR SX 3675 6940.

2.2 Geology and topography

The geology of the site has been identified from British Geological Survey Map (sheet 348) as on the border of Brendon Formation – slate, siltstone and stone and Un-named Igneous Intrusions to the south-west.

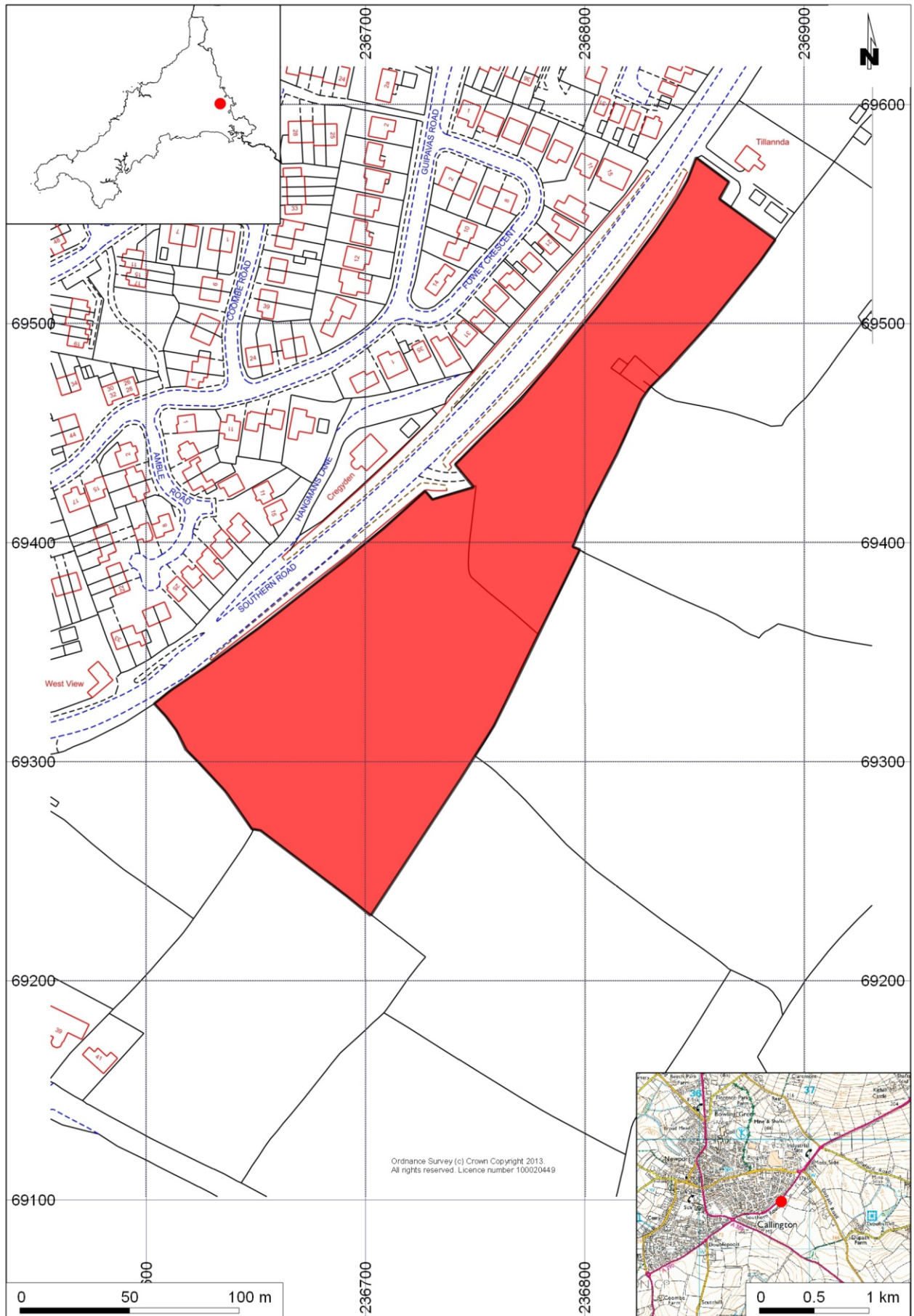


Figure 1. Location Map

3 PROPOSED SCHEME OF DEVELOPMENT

It is proposed to use this site as a health/medical park with a nursing home dementia centre and assisted (extra-care) flats, a doctors/dental surgery and dispensary.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Historical Background

Callington is mentioned in the Domesday Book as being held by the King. There are 4 hides, but it paid geld for only 2 hides. There is land for 50 ploughs. Of this one hide is in demesne and there are 3 ploughs and 11 slaves; and 24 villagers and 14 boarders with 15 ploughs. There is pasture, 3 leagues long and half a league broad and woodland half a league long and a furlong broad. It renders c6 by weight (Williams & Martin 2003).

4.2 Known Archaeological Sites

Prehistoric

Field-walking 450m to the south-east recovered a number of flint artefacts including a Neolithic tranchet type arrowhead (MCO571) along with sherds of Iron Age pottery (MCO573). A Neolithic stone axe was found 500m to the south of the site and other find scatters have been reported in the vicinity of this find (MCO46969).

Roman

A 2nd-3rd century engraved glass intaglio (MCO326) was found 500m to the southwest. A 2nd century brass coin is poorly located to the Parish (NMR436675).

Medieval

A whetstone of medieval or later date was recovered from a field 450m to the south-east during field-walking (MCO572). A medieval cross is known to be located in the Parish in 1438, but its exact location is unknown (NMR436687).

Post Medieval, Imperial & Modern

A gunflint was found during field-walking 450m to the south-east (MCO571) also recovered were pottery sherds ranging dating from the 15th century onwards (MCO573).

The grade II listed late 16th century Pengelly Farmhouse (DCO2498) is situated 500m to the north-west. It has seen restoration, rebuilding and extension during the 17th-19th centuries. Pengelly was a tenant farm of Callington Manor in the 14th and 15th centuries.

A grade II listed milestone dated 1764 (MCO48481, DCO1837) is situated on the A338 approximately 250m to the south-west of the site.

The former site of a standard, hatted, prisoner of war camp built to house Italian soldiers during World War 2 was situated 150m to the north of the site (MCO42745, NMR1411291).

An Orlit Type Aircraft Post, used during the 1950's is located 250m to the south of the site. This was associated with an underground observation post that was demolished in 1992 (MCO42643, NMR1411293).

4.3 Cartographic Evidence

The area does not appear on the Enclosure Award of 1864. The 1:2,500 OS map of 1883 shows the site as split between nine different fields (Fig. 2), this has been reduced to four with the removal of several hedges by the publication of the 1:2,500 OS map of 1906 and three fields by 1954 (1:2,500 OS map). This remains unaltered in 1964 (1:2,500 OS map). Buildings are first seen on the northern side of Southern Road in 1986 (1:2,500 OS map) although the road is yet to be redeveloped.



Figure 2. Detail from the OS First Edition map of 1883 (not to scale)

A building is shown towards the north-east of the site in 1883 and 1906. By 1954 this building has become a range with presumably outbuildings, which take their present shape by 1986.

4.4 Aerial photographs

Air photographs were consulted at the National Monuments Record Centre in Swindon. Details of all individual photographs examined are in Appendix A.

5 DISCUSSION

The desk-based assessment has examined the known archaeological, cartographic and air photographic evidence with a view to establishing the archaeological potential of the proposal site.

No known designated or undesignated heritage assets are located within the development area. In the wider area (500m) there are a few undesignated assets of local significance as well as the nationally significant Pengelly farmhouse (DCO2498) and Callington milestone (MCO48481, DCO1837). The proposed development will have no impact upon these assets.

A Scheduled Monument (Westcott Farm Henge) lies 830m to the south of the proposed site, however, the ground contours suggest that the development will not be visible from this Monument and there would be no other type of impact on the monument.

6 CONCLUSION

It is the opinion of John Moore Heritage Services that while the records would suggest that there is a relatively low potential for buried archaeological remains within the development area this is entirely due to lack of fieldwork conducted in the area. It is not possible to assert, despite closer investigation of the known archaeology and historic environment, the potential for buried archaeological remains to exist within the area of the proposed development.

7 BIBLIOGRAPHY

7.1 Books and Documents

Department for Communities and Local Government 2012 *The National Planning Policy Framework*

Institute for Archaeologists 2010 Standard and Guidance for archaeological desk based assessment. – Working Draft

Williams, A. and Martin, G.H. (eds) 2003 *Domesday Book: A Complete Translation*, London: Penguin

7.2 Historic Maps

Enclosure Map 1864 (QSPDA/3)

1:2,500 OS Map 1883

1:2,500 OS Map 1906

1:2,500 OS Map 1954

1:2,500 OS Map 1964

1:2,500 OS Map 1986

APPENDIX A: Aerial Photographs

| Sortie number | Library number | Camera position | Frame number | Held | Centre point | Run | Date |
|-------------------|----------------|-----------------|--------------|------|--------------|-----|-------------|
| RAF/3G/TUD/UK/137 | 283 | V | 5422 | P | SX 360 697 | 16 | 11 APR 1946 |
| RAF/CPE/UK/2149 | 673 | RS | 4102 | P | SX 375 687 | 16 | 11 JUN 1947 |
| RAF/CPE/UK/2149 | 673 | RS | 4103 | P | SX 369 686 | 16 | 11 JUN 1947 |
| RAF/CPE/UK/2149 | 673 | RS | 4104 | P | SX 363 685 | 16 | 11 JUN 1947 |
| RAF/CPE/UK/2149 | 673 | RS | 4127 | P | SX 358 689 | 17 | 11 JUN 1947 |
| RAF/CPE/UK/2149 | 673 | RS | 4128 | P | SX 364 691 | 17 | 11 JUN 1947 |
| RAF/CPE/UK/2149 | 673 | RS | 4129 | P | SX 370 693 | 17 | 11 JUN 1947 |
| RAF/540/483 | 1156 | RS | 4215 | P | SX 362 701 | 20 | 24 APR 1951 |
| RAF/540/483 | 1156 | RS | 4216 | P | SX 369 703 | 20 | 24 APR 1951 |
| RAF/540/483 | 1156 | RS | 4217 | P | SX 375 702 | 20 | 24 APR 1951 |
| RAF/540/483 | 1156 | RS | 4227 | P | SX 364 692 | 21 | 24 APR 1951 |
| RAF/540/483 | 1156 | RS | 4228 | P | SX 370 692 | 21 | 24 APR 1951 |
| RAF/540/483 | 1156 | RS | 4229 | P | SX 377 692 | 21 | 24 APR 1951 |
| RAF/540/483 | 1156 | RS | 4307 | P | SX 374 688 | 24 | 24 APR 1951 |
| RAF/540/483 | 1156 | RS | 4308 | P | SX 367 687 | 24 | 24 APR 1951 |
| RAF/540/483 | 1156 | RS | 4309 | P | SX 359 687 | 24 | 24 APR 1951 |
| RAF/58/6399 | 8079 | F65 | 71 | P | SX 369 696 | 13 | 02 JUL 1964 |
| RAF/58/6399 | 8079 | F65 | 72 | P | SX 363 693 | 13 | 02 JUL 1964 |
| OS/69317 | 9484 | V | 15 | P | SX 359 690 | 2 | 29 JUN 1969 |
| OS/69317 | 9484 | V | 16 | P | SX 360 697 | 2 | 29 JUN 1969 |
| OS/69292 | 9499 | V | 12 | P | SX 360 687 | 2 | 28 JUN 1969 |
| OS/69292 | 9499 | V | 13 | P | SX 359 693 | 3 | 28 JUN 1969 |
| OS/95246 | 14869 | V | 14 | N | SX 371 693 | 1 | 08 OCT 1995 |
| OS/95246 | 14869 | V | 15 | N | SX 369 698 | 1 | 08 OCT 1995 |
| RAF/58/3373 | 15397 | F21 | 77 | P | SX 364 692 | 4 | 06 JAN 1960 |
| RAF/58/3373 | 15397 | F21 | 78 | P | SX 366 696 | 4 | 06 JAN 1960 |
| RAF/58/3373 | 15397 | F21 | 79 | P | SX 366 699 | 4 | 06 JAN 1960 |
| OS/98411 | 22665 | V | 7934 | N | SX 370 683 | 3 | 09 AUG 1998 |
| OS/98411 | 22665 | V | 7935 | N | SX 363 683 | 3 | 09 AUG 1998 |
| OS/98411 | 22665 | V | 8032 | N | SX 363 696 | 4 | 09 AUG 1998 |
| OS/98411 | 22665 | V | 8033 | N | SX 371 696 | 4 | 09 AUG 1998 |