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**ARCHAEOLOGICAL  
DESK BASED  
ASSESSMENT**

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**YEW TREE COTTAGE  
CORNWALL  
TR10 9BX**

**Planning • Heritage**

Specialist & Independent Advisors to the Property Industry

**AUGUST 2012**

**Planning Authority:  
CORNWALL COUNTY  
COUNCIL**

**Site centred at:  
174500, 32790**

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FINAL**

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## **Executive Summary**

This assessment considers land at Yew Tree Cottage Farm, Cornwall, comprising approximately 15.86ha in area, which is proposed for a solar farm development.

This assessment has also established that the impact from the proposed development is likely to be minimal, with no ground reduction or landscaping planned. Moderate potential for Prehistoric remains has been identified, and it is known that a small Medieval farmstead was situated immediately to the south of the study site at Goodagrane. However any remains encountered are unlikely to be of such significance that they would preclude development of the site. Combined with the minimal level of impact of the proposed development it is not considered that the presence or as yet unrecorded heritage assets would present a constraint to the proposed development.

A number of designated assets are present within the wider study area, however this assessment has determined that these would not be affected by the development proposals given their distance from the study site and the topography of the surrounding area and separation from the study site established hedgerows.

This report forms the heritage statement required by the NPPF and has identified the known heritage assets, the potential for as yet unknown heritage assets and the effect of the proposed development on those assets. It also forms the initial archaeological assessment required by local development plan policies.

## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This cultural heritage desk-based assessment has been researched and prepared by William Bedford and James Gidman of CgMs Consulting for Lightsource Renewable Energy Ltd.
- 1.2 The assessment considers land at Yew Tree Farm, Cornwall, hereafter referred to as the study site. The study site is 15.86ha in extent and comprises numerous, which are centred at grid reference 174500, 32790 (Fig. 1).
- 1.3 In accordance with government policy on archaeology and planning (Section 12 of the National Planning Policy Framework), the Cornwall Structure Plan and the Kerrier Local Plan, this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.
- 1.4 Additionally, in accordance with the Standard and Guidance for Archaeological Desk Based Assessments (Institute of Archaeologists 2011), the assessment includes the results of a site inspection, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and assesses the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.

## **2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment).

2.1.1 Section 12 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition that heritage contributes to our knowledge and understanding of the past.

2.1.2 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.1.3 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority (including local listing).

2.1.4 Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the

primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.1.5 A Designated Heritage Asset comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.1.6 Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.1.7 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
- Protects the settings of such designations.
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions.
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.2 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.3 The Localism Act, which came into being 15 November 2011, contains provisions which will result in the abolition of regional strategies. However, their abolition will require secondary legislation and until such time as this is introduced they will remain part of the development plan. The policy contained within the RSS relating to the historic environment states:

**ENV 1 – PROTECTING AND ENHANCING THE REGION'S NATURAL AND HISTORIC ENVIRONMENT**

**THE QUALITY, CHARACTER, DIVERSITY AND LOCAL DISTINCTIVENESS OF THE NATURAL AND HISTORIC ENVIRONMENT IN THE SOUTH WEST WILL BE**

**PROTECTED AND ENHANCED, AND DEVELOPMENTS WHICH SUPPORT THEIR POSITIVE MANAGEMENT WILL BE ENCOURAGED. WHERE DEVELOPMENT AND CHANGES IN LAND USE ARE PLANNED WHICH WOULD AFFECT THESE ASSETS, LOCAL AUTHORITIES WILL FIRST SEEK TO AVOID LOSS OF OR DAMAGE TO THE ASSETS, THEN MITIGATE ANY UNAVOIDABLE DAMAGE, AND COMPENSATE FOR LOSS OR DAMAGE THROUGH OFFSETTING ACTIONS. PRIORITY WILL BE GIVEN TO PRESERVING AND ENHANCING SITES OF INTERNATIONAL OR NATIONAL LANDSCAPE, NATURE CONSERVATION, GEOLOGICAL, ARCHAEOLOGICAL OR HISTORIC IMPORTANCE. TOOLS SUCH AS CHARACTERISATION AND SURVEYS WILL BE USED TO ENHANCE LOCAL SITES, FEATURES AND DISTINCTIVENESS THROUGH DEVELOPMENT, INCLUDING THE SETTING OF SETTLEMENTS AND BUILDINGS WITHIN THE LANDSCAPE AND CONTRIBUTING TO THE REGENERATION AND RESTORATION OF THE AREA.**

#### **ENV5 – HISTORIC ENVIRONMENT**

**THE HISTORIC ENVIRONMENT OF THE SOUTH WEST WILL BE PRESERVED AND ENHANCED. LOCAL AUTHORITIES AND OTHER PARTNERS WILL IDENTIFY AND ASSESS THE SIGNIFICANCE OF THE HISTORIC ENVIRONMENT AND ITS VULNERABILITY TO CHANGE, USING CHARACTERISATION TO UNDERSTAND ITS CONTRIBUTION TO THE REGIONAL AND LOCAL ENVIRONMENT AND TO IDENTIFY OPTIONS FOR ITS SENSITIVE MANAGEMENT.**

2.4 From 1 April 2009, the six District Councils and the Cornwall County Council became a single unitary authority - Cornwall Council. Work is underway to produce a Local Development Framework for the new authority, and until this is produced, existing planning policy – at a national and local level - will be used to determine applications. The Cornwall Structure Plan contains the following policies relating to the historic environment:

#### **POLICY 1 - PRINCIPLES FOR SUSTAINABLE DEVELOPMENT**

**DEVELOPMENT SHOULD BRING ABOUT A LONG TERM AND SUSTAINABLE IMPROVEMENT TO CORNWALL'S ECONOMIC, SOCIAL AND ENVIRONMENTAL CIRCUMSTANCES WITHOUT HARMING FUTURE OPPORTUNITY. DEVELOPMENT SHOULD BE COMPATIBLE WITH:**

- **THE CONSERVATION AND ENHANCEMENT OF CORNWALL'S CHARACTER AND DISTINCTIVENESS;**
- **THE PRUDENT USE OF RESOURCES AND THE CONSERVATION OF NATURAL AND HISTORIC ASSETS;**
- **THE REGENERATION OF TOWNS AND VILLAGES IN MEETING THE NEEDS OF THEIR POPULATION AND SURROUNDING AREA;**

- **FOSTERING THE LINKS BETWEEN THE ENVIRONMENT AND THE ECONOMY;**
- **A REDUCTION IN THE NEED TO TRAVEL, WHILST OPTIMISING THE CHOICE OF MODES, PARTICULARLY OPPORTUNITIES FOR WALKING, CYCLING AND THE USE OF PUBLIC TRANSPORT;**
- **ACCESS FOR ALL SECTORS OF THE COMMUNITY TO WELL PAID AND REWARDING EMPLOYMENT, SATISFACTORY HOUSING AND ADEQUATE SERVICES AND FACILITIES; AND**
- **MEETING NEEDS WHERE THEY ARISE.**

## **POLICY 2 - CHARACTER AREAS, DESIGN AND ENVIRONMENTAL PROTECTION**

**THE QUALITY, CHARACTER, DIVERSITY AND LOCAL DISTINCTIVENESS OF THE NATURAL AND BUILT ENVIRONMENT OF CORNWALL WILL BE PROTECTED AND ENHANCED. THROUGHOUT CORNWALL, DEVELOPMENT MUST RESPECT LOCAL CHARACTER AND:**

- **RETAIN IMPORTANT ELEMENTS OF THE LOCAL LANDSCAPE, INCLUDING NATURAL AND SEMI-NATURAL HABITATS, HEDGES, TREES, AND OTHER NATURAL AND HISTORIC FEATURES THAT ADD TO ITS DISTINCTIVENESS;**
- **CONTRIBUTE TO THE REGENERATION, RESTORATION, ENHANCEMENT OR CONSERVATION OF THE AREA;**
- **POSITIVELY RELATE TO TOWNSCAPE AND LANDSCAPE CHARACTER THROUGH SITING, DESIGN, USE OF LOCAL MATERIALS AND LANDSCAPING;**
- **CREATE SAFE, AESTHETICALLY PLEASING AND UNDERSTANDABLE PLACES;**
- **CONSIDER, WHERE APPROPRIATE, A MIX OF USES THAT CREATE VIBRANT AND ACTIVE PLACES, INCLUDING TENURE, SIZE AND DENSITIES.**

**LOCAL PLANS SHOULD DEFINE CHARACTER AREAS TO INFORM PLANNING DECISIONS TAKING INTO ACCOUNT REGIONAL AND COUNTY-WIDE LANDSCAPE ASSESSMENTS. THE CONSERVATION AND ENHANCEMENT OF SITES, AREAS, OR INTERESTS, OF RECOGNISED INTERNATIONAL OR NATIONAL IMPORTANCE FOR THEIR LANDSCAPE, NATURE CONSERVATION, ARCHAEOLOGICAL OR HISTORIC IMPORTANCE, INCLUDING THE PROPOSED WORLD HERITAGE SITE, SHOULD BE GIVEN PRIORITY IN THE CONSIDERATION OF DEVELOPMENT PROPOSALS.**

**WITHIN AREAS OF GREAT LANDSCAPE VALUE AND OTHER AREAS OR SITES OF COUNTY-WIDE SIGNIFICANCE FOR THEIR BIODIVERSITY, GEODIVERSITY OR HISTORIC INTEREST, DEVELOPMENT PROPOSALS WILL BE REQUIRED TO RESPECT THOSE INTERESTS.**

**ARCHAEOLOGICAL EXCAVATION AND RECORDING WILL BE REQUIRED.**

- 2.5 The Kerrier District Local Plan 1997 – 2011 (adopted 2004) currently provides the local planning policies relating to development and the historic environment, until the Local Development Framework is completed and adopted. The following policies are relevant in relation to the study site.

**POLICY B.EN1: HISTORIC HERITAGE – ARCHAEOLOGY**

**DEVELOPMENT THAT WOULD SIGNIFICANTLY HARM SITES, BUILDINGS AND OTHER REMAINS OF ARCHAEOLOGICAL AND HISTORIC IMPORTANCE, OR THEIR SETTING, WILL NOT BE PERMITTED UNLESS THERE IS A NEED FOR THE PROPOSED DEVELOPMENT AND THE BENEFITS FOR THE COMMUNITY OUTWEIGH THE ARCHAEOLOGICAL IMPORTANCE. WHERE IT AFFECTS AN ARCHAEOLOGICAL SITE THAT IS FOUND TO BE OF NATIONAL IMPORTANCE, DEVELOPMENT WILL ONLY BE PERMITTED IF THE REMAINS CAN BE PRESERVED IN-SITU WITHOUT SIGNIFICANT HARM TO THEM AND TO THEIR SETTING; WHERE IT AFFECTS AN ARCHAEOLOGICAL SITE FOUND TO BE OF LOCAL IMPORTANCE AND ON-SITE PRESERVATION IS IMPRACTICABLE OR UNNECESSARY, THE DEVELOPMENT SHOULD INCLUDE EXCAVATION AND RECORDING OF SIGNIFICANT REMAINS AND A PLANNING OBLIGATION TO SECURE THIS WILL BE SOUGHT.**

**POLICY B.EN2: HISTORIC HERITAGE – SCHEDULED ANCIENT MONUMENTS**

**DEVELOPMENT THAT WOULD SIGNIFICANTLY HARM A SCHEDULED ANCIENT MONUMENT, ITS SETTING OR ARCHAEOLOGICAL INTEREST WILL NOT BE PERMITTED.**

**POLICY B.EN3: HISTORIC HERITAGE - AREAS OF GREAT HISTORIC VALUE**

**DEVELOPMENT WITHIN THE AREAS OF GREAT HISTORIC VALUE THAT WOULD SIGNIFICANTLY HARM THEIR HISTORIC CHARACTER OR THE PRESERVATION OF ARCHAEOLOGICAL OR HISTORIC REMAINS AND THEIR SETTING WILL NOT BE PERMITTED.**

**POLICY B.EN4: HISTORIC HERITAGE - MINING REMAINS**

**DEVELOPMENT LIKELY TO SIGNIFICANTLY HARM INDUSTRIAL ARCHAEOLOGY, MINING HERITAGE, HISTORICAL, INDUSTRIAL AND MINING BUILDINGS AND SITES, INCLUDING FORMER MINERAL RAILWAYS, TRAMWAYS, ENGINE HOUSES AND CHIMNEYS, WILL NOT BE PERMITTED UNLESS THE IMPORTANCE OF THE ARCHAEOLOGY IS OUTWEIGHED BY THE NEED FOR THE PROPOSED DEVELOPMENT AND BY THE BENEFIT OF THE DEVELOPMENT TO THE COMMUNITY.**

**POLICY B.EN5: HISTORIC HERITAGE – CONSERVATION AND ENHANCEMENT OF MINING REMAINS**

**DEVELOPMENT FOR THE CONSERVATION, INTERPRETATION AND DISPLAY OF INDUSTRIAL ARCHAEOLOGICAL SITES AND BUILDINGS WILL BE PERMITTED WHERE:**

- (i) THERE IS NO SIGNIFICANT HARM TO THE CHARACTER AND APPEARANCE OF THE LANDSCAPE, BUILT ENVIRONMENT OR THE QUALITY OF THE NATURAL ENVIRONMENT;**
- (ii) THERE IS NO SIGNIFICANT HARM TO THE CHARACTER, APPEARANCE, HISTORIC, CULTURAL AND HERITAGE VALUE OF THE BUILDINGS AND REMAINS THEMSELVES, THEIR SETTING OR TO OTHER NEARBY HERITAGE FEATURES;**
- (iii) THERE IS NO SIGNIFICANT HARM TO THE RESIDENTIAL AMENITIES OF OCCUPIERS OF NEARBY PROPERTY;**
- (iv) THERE IS SAFE PARKING IN ACCORDANCE WITH THE COUNCIL'S GUIDELINES AND THE ACCESS AND APPROACH ROADS CAN PROVIDE SAFELY FOR THE LEVEL AND TYPE OF TRAFFIC LIKELY TO BE GENERATED; AND**
- (v) THERE IS A SCHEME OF DIRECTIONAL OR INTERPRETATIONAL SIGNAGE, OR EXTERIOR ILLUMINATION, FORMING PART OF THE PLANNING APPLICATION THAT IS COMPATIBLE WITH THE CONSERVATION OF THE SITE AND ITS SETTING WHERE THERE IS A REQUIREMENT FOR SIGNAGE OR ILLUMINATION.**

**POLICY B.EN6: HISTORIC HERITAGE – HISTORIC SETTLEMENTS**

**DEVELOPMENT WITHIN THE HELSTON HISTORIC SETTLEMENT AREA WILL BE PERMITTED WHERE IT DOES NOT SIGNIFICANTLY HARM THE CHARACTER FORM AND LAYOUT OF THE HISTORIC STREET, BLOCK AND BUILDING PATTERNS AND, WHERE THERE ARE ARCHAEOLOGICAL REMAINS, CONDITIONS WILL BE IMPOSED ON THE PLANNING PERMISSION TO SECURE EXCAVATION AND RECORDING APPROPRIATE TO THEIR SIGNIFICANCE AND, IF JUSTIFIABLE AND PRACTICABLE, THEIR PRESERVATION.**

**POLICY B.EN8: HISTORIC HERITAGE – HOUSES AND GARDENS OF LOCAL HISTORIC INTEREST**

**DEVELOPMENT WITHIN OR ADJOINING HOUSES AND GARDENS OF LOCAL HISTORIC INTEREST WILL BE PERMITTED WHERE THERE IS NO SIGNIFICANT HARM TO:**

- (i) THE PRESERVATION OF THE SIGNIFICANT HISTORIC AND ARCHITECTURAL FEATURES OF INTEREST, LAYOUT AND ORNAMENTATION OF THE HOUSE AND GROUNDS;**
- (ii) THE CONSERVATION OF THE HISTORIC CHARACTER OF THE HOUSE WITHIN ITS PARKLAND OR GARDEN SETTING; AND**
- (iii) THE CONSERVATION OF THE HISTORIC CHARACTER, LANDSCAPE AND SETTING OF THE PARKLAND, INCLUDING ITS TREES AND WOODLAND.**

2.6 This assessment therefore seeks to establish whether archaeological evidence from the site or its vicinity suggests that the study site contains heritage assets as defined by the NPPF and falls within the scope of policies contained within the Cornwall Structure Plan and the Kerrier Local Plan 2006.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

3.1.1 The solid geology of the study site is granite of the Carnmenellis Intrusion, with localised areas of alluvium near to the course of a small waterway which forms the eastern boundary of the study site (British Geological Survey, online geology viewer).

3.1.2 No site-specific geotechnical reports are currently available.

#### **3.2 Topography**

3.2.1 The study site lies approximately 6km east of Falmouth. The topography of the study site comprises an east facing slope, situated at a height of approximately 170m Above Ordnance Datum (AOD) at its western boundary and 145m AOD at its eastern boundary. A small waterway runs just beyond the eastern boundary of the study site.

## **4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND INCLUDING ASSESSMENT OF SIGNIFICANCE**

Timescales used in this report:

### **Prehistoric**

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

### **Historic**

Roman	AD	43	-	410
Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1899
Modern	AD	1900	-	Present

## **4.1 Introduction**

- 4.1.1 This assessment is based on a consideration of evidence in the Cornwall and Scilly Historic Environment Record (HER), the National Monuments Record (NMR) and the National Heritage List for England (NHL) for the study site and a zone 1km in extent around its boundary (the study area). The Cornwall County Record Office was also visited in order to examine historic maps relating to the site.
- 4.1.2 There are no designated heritage assets within the study site, however the HER does record an undesignated asset, evidence of a possible Medieval field system, in the northwest of the study site. A number of designated and undesignated heritage assets are also recorded in the wider study area. These are considered in the relevant sections below and are identified as either HER, NMR or NHL depending on the data source followed by the unique reference number. A map showing the location of data mentioned in the text can be found in Appendix 1.
- 4.1.3 This chapter reviews existing archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with

the NPPF, considers the potential for as yet undiscovered archaeological evidence on the site. Chapter 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive.

#### 4.2 **Previous Archaeological Investigations**

4.2.1 No previous archaeological investigation has been undertaken within the study site and no intrusive investigations are recorded in the wider study area.

#### 4.3 **Prehistoric (Palaeolithic - Iron Age)**

4.3.1 No designated assets are recorded from this period within the study site. A number of Prehistoric and potentially Prehistoric assets recorded within the wider study area surrounding the study site.

4.3.2 A Bronze Age cist is recorded approximately 500m to the southeast of the study site which was uncovered in 1848 during quarry works (HER MCO25008). The cist contained two urns (HER MCO765). Nearby to this, the HER also records a round (an enclosed settlement site), which may have origins in the Prehistoric period (HER MCO8067 and MCO8066).

4.3.3 Rounds with potential Prehistoric origins are recorded 950m to the south (HER MCO8220 and MCO8221) and 900m to the northwest (HER MCO8280) of the study site. A Prehistoric standing stone is also recorded 975m to the east of the study site (HER MCO7159 and SAM NHL 1016159). Further afield, beyond the study area, two scheduled bowl barrows are situated 1.35km west of the study site (SAM NHL 1001730).

4.3.4 It is clear that the surrounding study area has considerable evidence for archaeological activity from this period, although the main focus seems to be situated at some distance from the study site. However no intrusive investigations have been undertaken to clarify the nature and extent of the known features, it is possible that some related agricultural activity extends into the study site. On this basis it is considered that the study site has a moderate potential for remains from this period.

#### 4.4 **Roman**

- 4.4.1 No heritage assets dated to the Roman period are recorded within or immediately adjacent to the study site. However, a number of potentially Roman heritage-assets are recorded within the wider study area surrounding the study site.
- 4.4.2 The four rounds recorded within the wider study area which are described above, located 500m to the southeast (HER MCO8066 and MCO8067), 950m to the south (HER MCO8220 and MCO8221) and 900m to the northwest (HER MCO8280), are all listed as potentially being occupied during the Roman period. Despite this, no other records dating to this period are recorded within the wider study area.
- 4.4.3 On this basis, it is considered that the study site is situated away from the known potential foci of settlement from this period, and therefore has a low potential for settlement remains from this period.

#### 4.5 **Early Medieval**

- 4.5.1 Neither the HER or NMR record heritage assets dating to the Early Medieval period within the study site.
- 4.5.2 A field system which may be of Early Medieval origin is recorded 500m south of the study site (HER MCO34153). A small settlement is recorded at Trevone Farm, 600m to the southeast of the study site (HER MCO17963). The prefix "Tre" indicates an Early Medieval origin for this settlement (Padel 1985).
- 4.5.3 The settlement at Mabe (HER MCO15600) contains a church burial ground which is called Iann (HER MCO25018). The term iann means 'enclosed cemetery' and is also an indicator of Early Medieval origins (Padel 1985).
- 4.5.4 Beyond this, no other evidence of Early Medieval activity is recorded within the wider study area.
- 4.5.5 On the basis of the available information, it is likely that the study site formed part of the general hinterland surrounding the settlements identified above. Therefore a low potential for settlement activity from this period is identified.

#### 4.6 **Medieval**

- 4.6.1 There are no designated Medieval heritage assets recorded within the study site. A field system dating to this period is recorded in the north-eastern part of the study site (HER MCO34170), evidenced by cropmarks. Additional field systems are recorded in the wider study area.
- 4.6.2 A small settlement at Goodagrane is recorded adjacent to the southern boundary of the study site (HER MCO14562). This is first recorded in AD 1399 (Gover 1948). A number of other settlements are also recorded in the wider study area, at Great Halvosso Farm 500m north (HER MCO14725), Hantertavis Farm, 600m north (HER MCO14743), Lestraines farm, 900m west (HER MCO15398), Kalevan Farm, 800m to the southwest (HER MCO13701), at Higher Spargo, 850m to the south east (HER MCO14949) and at Lower Spargo, 925m to the east (HER MCO15558). The early Medieval settlements described above at Mabe (HER MCO15600) and Trevone (HER MCO17963) would have also continued to develop during this period.
- 4.6.3 It seems clear that, on the basis of the available evidence, the study site was situated outside the known settlements during this period and would have comprised an agricultural landscape, as evidenced by the presence of a possible Medieval field system within the study site (HER MCO34170). It is therefore considered that activity from this period would mostly comprise evidence of agricultural practices, although a moderate potential for limited small scale settlement activity is recognised in the corner of the study site closest to the settlement at Goodagrane, which lies adjacent.

#### 4.7 **Post-Medieval and Modern**

- 4.7.1 No heritage assets from the Post-Medieval period are recorded within the study site. The settlements noted above are all recorded as surviving into the Post-Medieval period, and are still occupied today.
- 4.7.2 Within the farmstead at Goodagrane, just to the south of the study site, two storage 'gooseholes' are recorded (HER MCO56232 and MCO56233). These are Grade II listed (NHL 1158663 and 1374129) and date to the 18<sup>th</sup> or 19<sup>th</sup> century. They are discussed in more detail in section 4.8, below.

- 4.7.3 Evidence of quarrying during this period is also recorded near to the study site, immediately to the south, southeast and east (HER MCO34158, MCO34156, MCO34162 and MCO33884), as well as to the northeast (HER MCO34163).
- 4.7.4 In these periods understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources, which can give additional detail to data contained within the HER and NMR.
- 4.7.5 The first map to show the study site in any detail is the Mabe Tithe Map of 1840 (Fig. 2). The area of the study site is divided into a number of fields, which are listed under a mixture of arable regime and pasture. The small farmstead at Goodagrane is clearly illustrated and the study site is located just beyond the area of settlement as can be seen in Fig. 2. This configuration of fields is similar as can be seen in the 1888 OS map (Fig. 3), however some field boundaries are lost by this point.
- 4.7.6 The configuration of fields within the study site does not change until the present day, as can be seen in the 1908, 1962 – 3 and 1974 – 5 OS maps (Figs 4 – 6).
- 4.7.7 On the basis of the above, the study site is likely to have been under agricultural regime during this period. There is some potential for limited evidence of settlement activity to survive, such as pits and post holes, in a small area of the corner of the study site which is nearest to Goodagrane Farm.

#### 4.8 **Designated Heritage Assets**

- 4.8.1 There are no designated heritage assets within the study site.
- 4.8.2 A number of listed buildings and two Scheduled Ancient Monument (SAM) are present within the wider study area. The SAMs comprise the Prehistoric standing stone described above, (NHL 1016159) and a Medieval cross (NHL 1017800). These features and a number of associated listed structures centred around the Grade II\* listed church of St Laud (NHL 1328122). Listed buildings are also recorded at Higher Spargo (a grade II listed 'crow' structure, NHL 1264336) and Kalevan Farm (Callevan Farmhouse, grade II listed, NHL 1158763). All of these heritage assets are located at some distance from the study site, and none are situated within 800m of the study site. Furthermore, the topography of the surrounding landscape is such that it prevents any intervisibility between these and the study site, and as such no impact on the setting of these assets is anticipated. Therefore these are not discussed in further detail here.

4.8.3 There are also two listed 'goose house' structures, dating to the 18<sup>th</sup> or 19<sup>th</sup> centuries, which are located approximately 30m south of the study site, to the south of the main farm buildings at Goodagrane Farm. Both structures are Grade II listed and may have been used for storage. These are describe in the NHL as follows:

**List entry number: 1158663, Goose house at SW745 325 - GV II**

Goose house, possible ash-house or possibly a dog's kennel or even a larder. Probably C18 or early C19. Granite rubble and some partly dressed granite. Rounded rectangular plan chamber wider on the right, about 1 metre deep, built into a stone and earth hedge. Roofed with granite lintels which carry the upper part of the hedge. Small square doorway faces east and has holes for 2 pintail hinges in the right-hand jambstone and a single hole, for fastening a door, in the left-hand jambstone. The door is missing. One of 2 similar structures in front of a house which it is said was used as a buttery. These chambers may have been for butter storage.

**List entry number: 1374129, Goose house at SW745 325 - GV II**

Goose house, possibly ash-house, or possibly a dog's kennel or even a larder. Probably C18 or early C19. Granite rubble and some partly dressed granite. Quadrant-on-plan chamber, probably reduced from a semi-circular-on-plan chamber but later infilled on the left hand-side. About 1 metre deep. Roofed with granite lintels. Small narrow doorway faces east and has holes for 2 pintail hinges in the right-hand jambstone and a single hole, for fastening a door, in the left-hand jambstone. The door is missing. One of 2 similar structures in front of a house which it is said was used as a buttery. These chambers may have been for butter storage.

4.8.4 The significance of these assets is discussed below.

#### 4.9 **Historic Landscape**

4.9.1 The study site is situated outside of any known early settlement and is likely to have always been used for agricultural purposes. The Cornwall Historic Landscape Characterisation lists the eastern half of the study site as Anciently Enclosed Land and the western half as Post Medieval enclosed land (Appendix 1).

4.9.2 A number of hedgerow boundaries which subdivide the study site are recorded in the 1840 Mabe Tithe map still survive today. These could therefore be considered important under the Hedgerows Regulations 1997.

#### 4.10 **Assessment of Significance**

4.10.1 This assessment has established that no designated heritage assets lie within the study site.

4.10.2 The designated assets described above – the SAMs, grade II and grade II\* listed buildings – and their settings are all considered of national significance.

4.10.3 Any surviving remains relating to the small settlement at Goodagrane within the study site would be of local significance.

4.10.4 The Hedgerows surviving within the study site are considered important under the Hedgerow Regulations 1997.

4.10.5 Should as yet unknown Prehistoric or Roman remains related to agriculture present within the study site, these would likely be of Local Significance. Any evidence of settlement remains related to the other recorded remains in the wider study area could be of higher significance, depending on the level of preservation.

4.10.6 Should remains related to Medieval agricultural activity be present, these would be of local significance.

4.10.7 Should remains related to Post Medieval agricultural activity be present, these would be of low significance.

## **5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON HERITAGE ASSETS**

### **5.1 Site Conditions**

5.1.1 A site visit was carried out in August 2012. The study site comprises a number of small fields which are separated by Cornish hedgerow boundaries (Plates 1 - 7).

5.1.2 The study site slopes down to the east from approximately 170m AOD in the west to 135mAOD in the east and incorporates a total of twelve fields under a mixture of pasture and arable cultivation. The study site also has a number of small topographical variations throughout.

5.1.3 The north of the study site drops gently west to east (Plates 1 and 2). The extent of the eastern most field drops steeply to a stream (Plate 3). The three northern most fields undulate down from the trackway, before raising again at the northern study site boundary. (Plates 4 and 5)

5.1.4 The western fields also undulate southward (Plate 6) ending at the southern limit at approximately 170m AOD. Views towards the listed building in the south-east of the study site show the buildings are set low behind a tall hedge (Plate 7).

5.1.5 The study site has been shown by this assessment to have undergone no known previous development modern development. Therefore any remains which may be present will not have suffered significant truncation, although the agricultural regime for the field, which would have included recent ploughing, may have eroded any potential remains.

### **5.2 The Proposed Development**

5.2.1 It is proposed to install a Solar Farm comprising arrays of photovoltaic panels across the study site. The study site is arranged in discontinuous rows set 10m apart with a maximum height of just over 3m. The foundations for the solar panels will be supported on driven "H"-shaped piles made of galvanised steel, which measure approximately 0.1m in width at the widest point. These will be driven up to 1.5m into the ground.

5.2.2 Two small single storey cabins will be constructed along the southern end of the western boundary of the study site to house the inverter and transformer and other electrical equipment, with service trenches linking the nearest end of each row of panels to the transformer housing. Foundations for these small structures are yet to be finalised, but are understood to be minimal and the total footprint for both buildings would be approximately 14m<sup>2</sup>.

5.2.3 No ground reduction or landscaping is planned for the development.

### 5.3 **Potential Archaeological Impacts**

5.3.1 The physical impact of the proposed development is small and very localised, and will not involve large scale ground reduction or landscaping.

5.3.2 Of the designated assets listed above, the SAMs and the majority of the listed buildings are located at a considerable distance and are further separated from the study site by the presence of multiple hedgerows and the hilly topography of the surrounding area. It is therefore considered that any development would not impact on the setting of these. Two of the listed buildings, the grade II listed 'goose house' structures, are situated close to the southern boundary of the study site. They are situated approximately 30m south of the study site, to the south of the main farm buildings at Goodagrane Farm and are enclosed by farm buildings to the north and established hedges to the west and south. These assets will not be directly impacted on by the development proposals. Their setting comprises the Goodagrane farm complex of which they are a part. As this will not be changed by the proposed development it is considered that any impact on these assets would be negligible.

5.3.3 While the proposed development impact is small, it is possible that this activity could have a limited impact on the potential archaeological remains identified. It is unlikely, however, that these remains would be of such significance (i.e. national significance) that they would preclude the development of the study site as planned. This likely level of significance, combined with the low level of impact of the proposed development indicate that the presence of as yet unrecorded heritage assets are unlikely to present a constraint to the development of the site.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 This desk-based assessment has established that there are no designated heritage assets within the study site.
- 6.2 This assessment has also established that the impact from the proposed development is likely to be minimal, with no ground reduction or landscaping planned. Moderate potential for Prehistoric remains has been identified, and it is known that a small Medieval farmstead was situated immediately to the south of the study site at Goodagrane. However any remains encountered are unlikely to be of such significance that they would preclude development of the site. Combined with the minimal level of impact of the proposed development it is not considered that the presence or as yet unrecorded heritage assets would present a constraint to the proposed development.
- 6.3 A number of designated assets are present within the wider study area, however this assessment has determined that these would not be affected by the development proposals given their distance from the study site and the topography of the surrounding area and separation from the study site established hedgerows.
- 6.4 This report forms the heritage statement required by the NPPF and has identified the known heritage assets, the potential for as yet unknown heritage assets and the effect of the proposed development on those assets. It also forms the initial archaeological assessment required by local development plan policies.

## **SOURCES CONSULTED**

### **General**

Cornwall Historic Environment Record (HER)  
Cornwall Structure Plan  
Draft Regional Spatial Strategy for the Southwest  
National Heritage List for England (NHL)  
National Monuments Record, Swindon (NMR)  
National Planning Policy Framework  
Kerrier Local Plan

### **Bibliographic**

Gover, J.E.B                    1948 Place-Names of Cornwall  
Institute Of Cornish        1987 Place-Names Index  
Studies  
Padel, O.J.                    1985 Cornish Place-Name Elements

Williams, A and              1992 Domesday Book, A Complete Translation  
Martin, G

### **Cartographic**

1840 Mabe Tithe Map  
1880 Ordnance Survey 1:2500  
1907 Ordnance Survey 1:2500  
1970 Ordnance Survey 1:2500  
1995 Ordnance Survey 1:2500  
1888 Ordnance Survey 1:10560  
1908 Ordnance Survey 1:10560  
1938 Ordnance Survey 1:10560  
1962 - 1963 Ordnance Survey 1:10000  
1974 - 1975 Ordnance Survey 1:10000  
1987 Ordnance Survey 1:10000  
1997 Ordnance Survey 1:25000  
2000 Ordnance Survey 1:10000  
2012 Ordnance Survey 1:10000

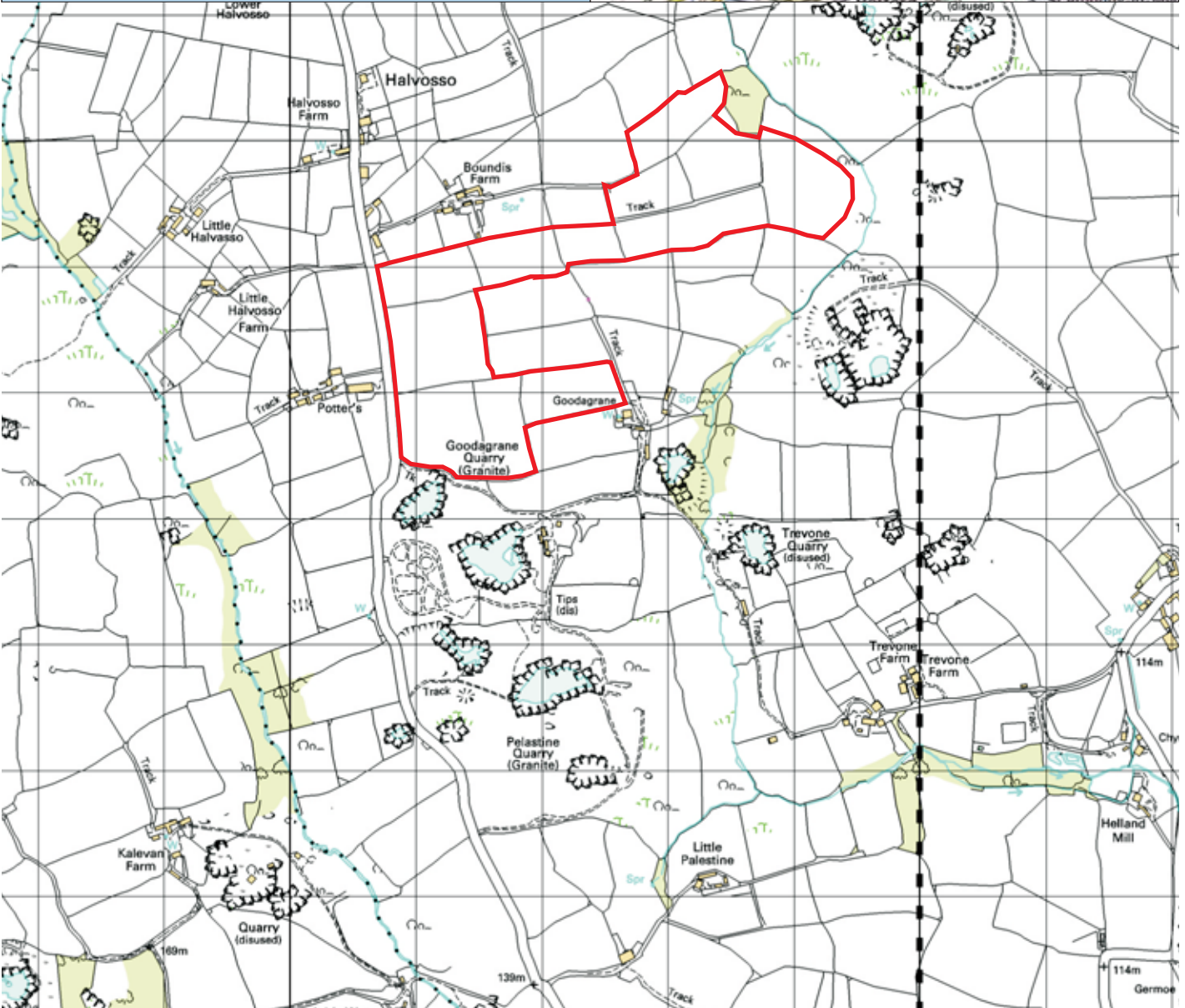
**Websites**

Archaeological Data Service - [ads.ahds.ac.uk](http://ads.ahds.ac.uk)

Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

MAGIC - [www.magic.gov.uk](http://www.magic.gov.uk)

British Geological Society Geology of Britain Viewer -  
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

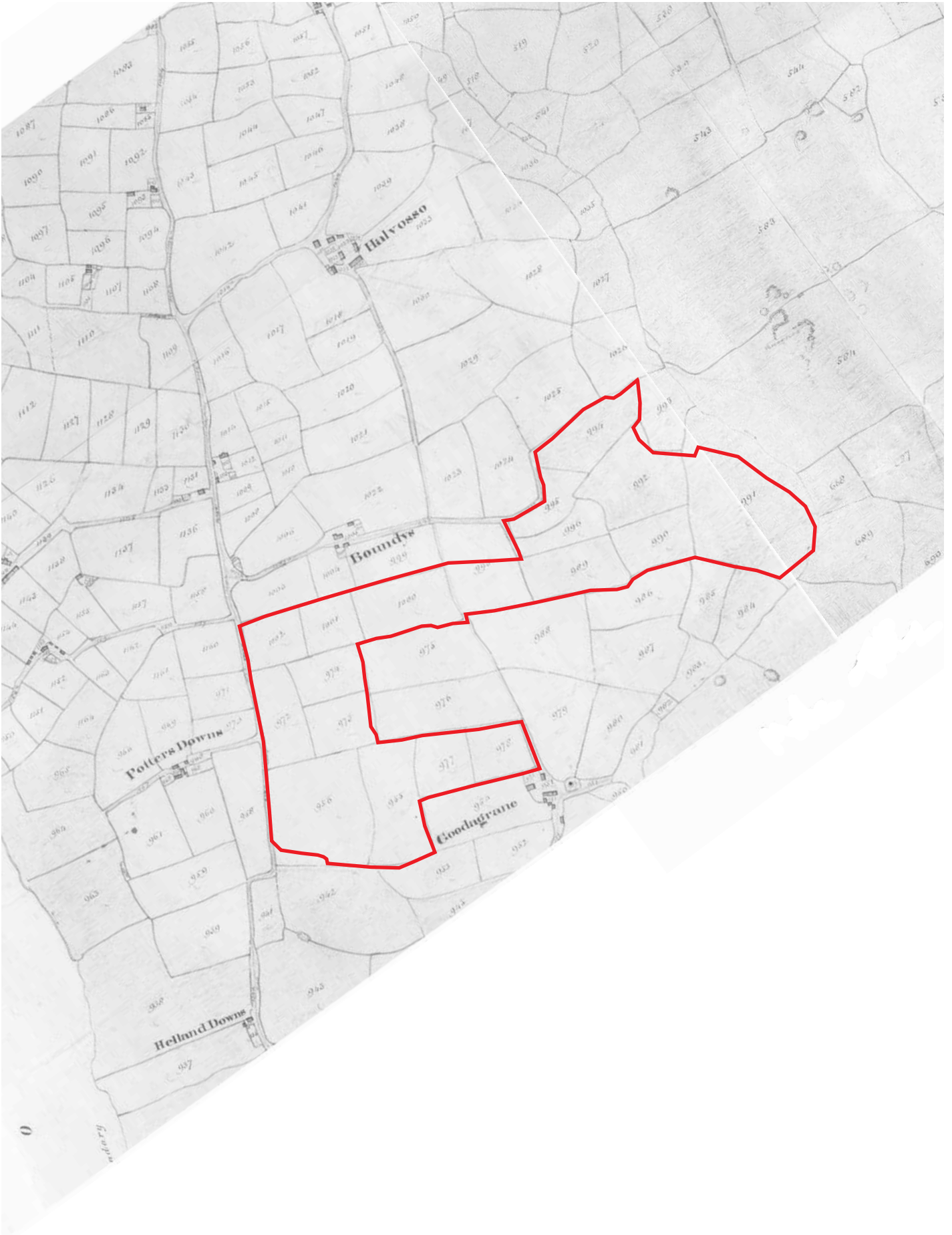


□ Site location

  
 London  
 Cheltenham  
 Kettering  
 Newark  
 Birmingham  
[www.cgms.co.uk](http://www.cgms.co.uk)  
 Planning & Development  
 Archaeology & Historic Buildings

Project title: Yew Tree Cottage, Truro,	
Not to scale Illustrative only	
Date printed: AUGUST 2012	Drawn by: NW Checked by: WB

Figure 1: Site location



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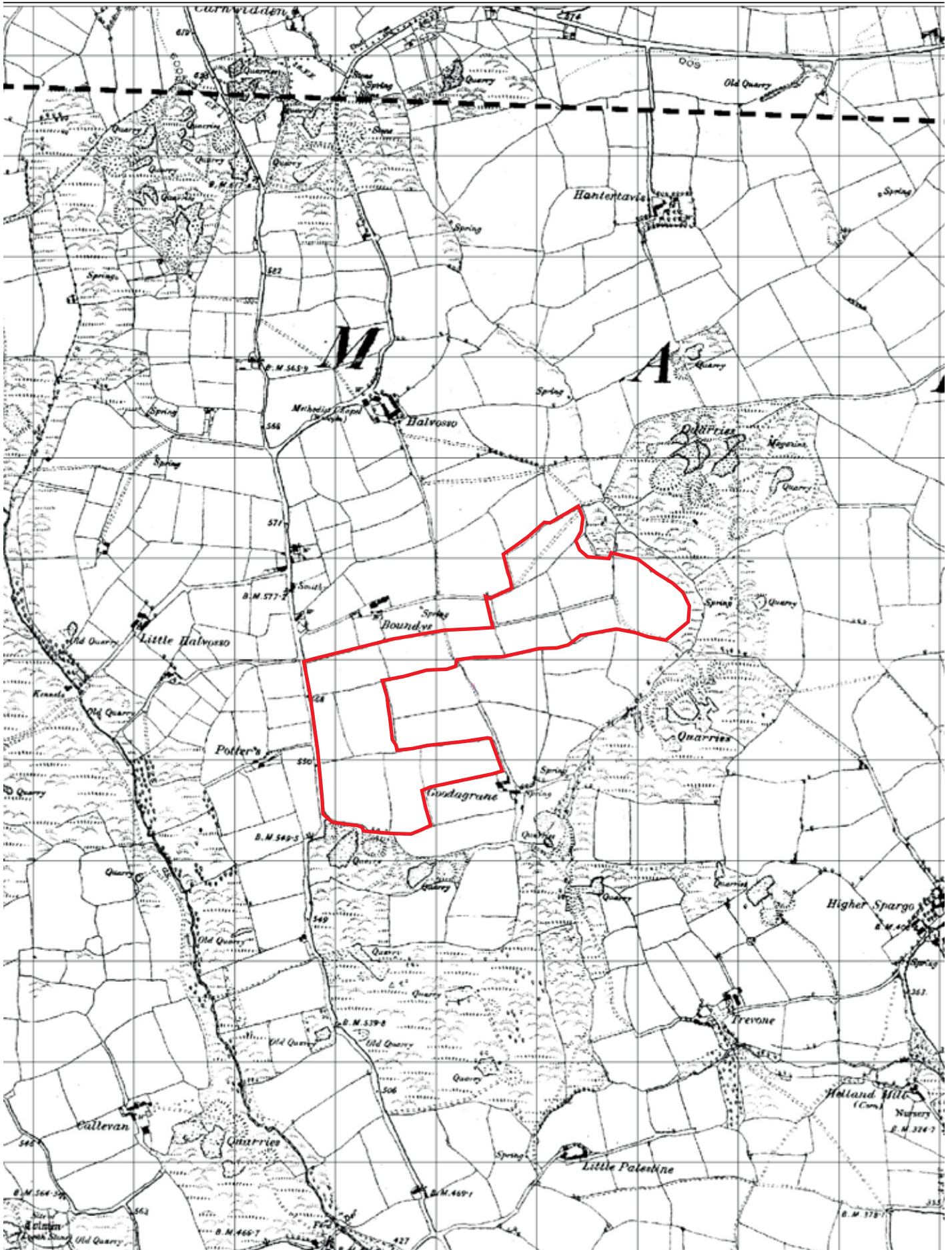
 Site boundary		Project title: Yew Tree Cottage, Truro		 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings
		Not to Scale		
Date printed: AUGUST 2012		Drawn by: NW Checked by: WB		

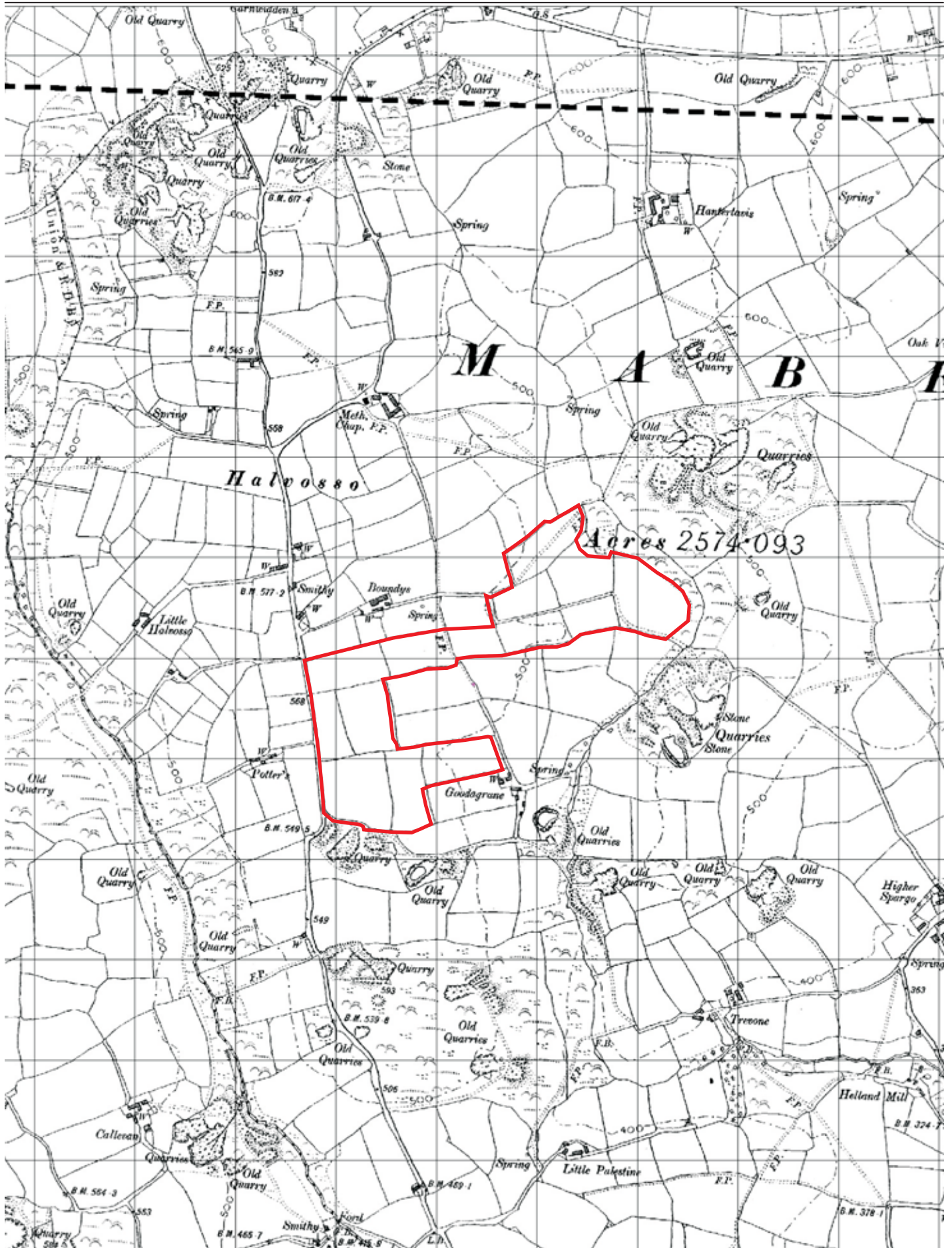
Figure 2: Mabe Tithe Map, 1840



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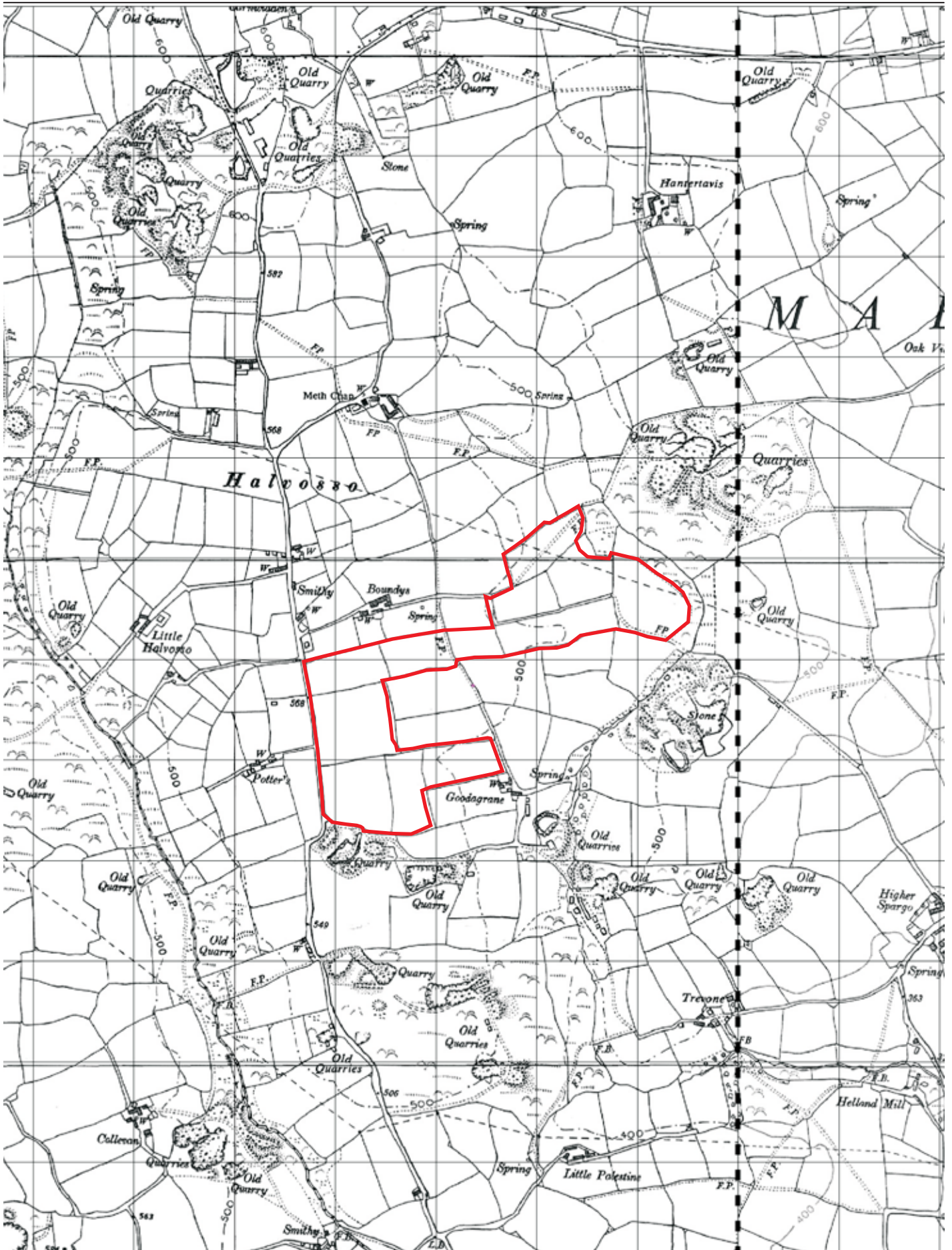
Figure 3: 1888 Ordnance Survey



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Figure 4: 1908 Ordnance Survey



Site boundary



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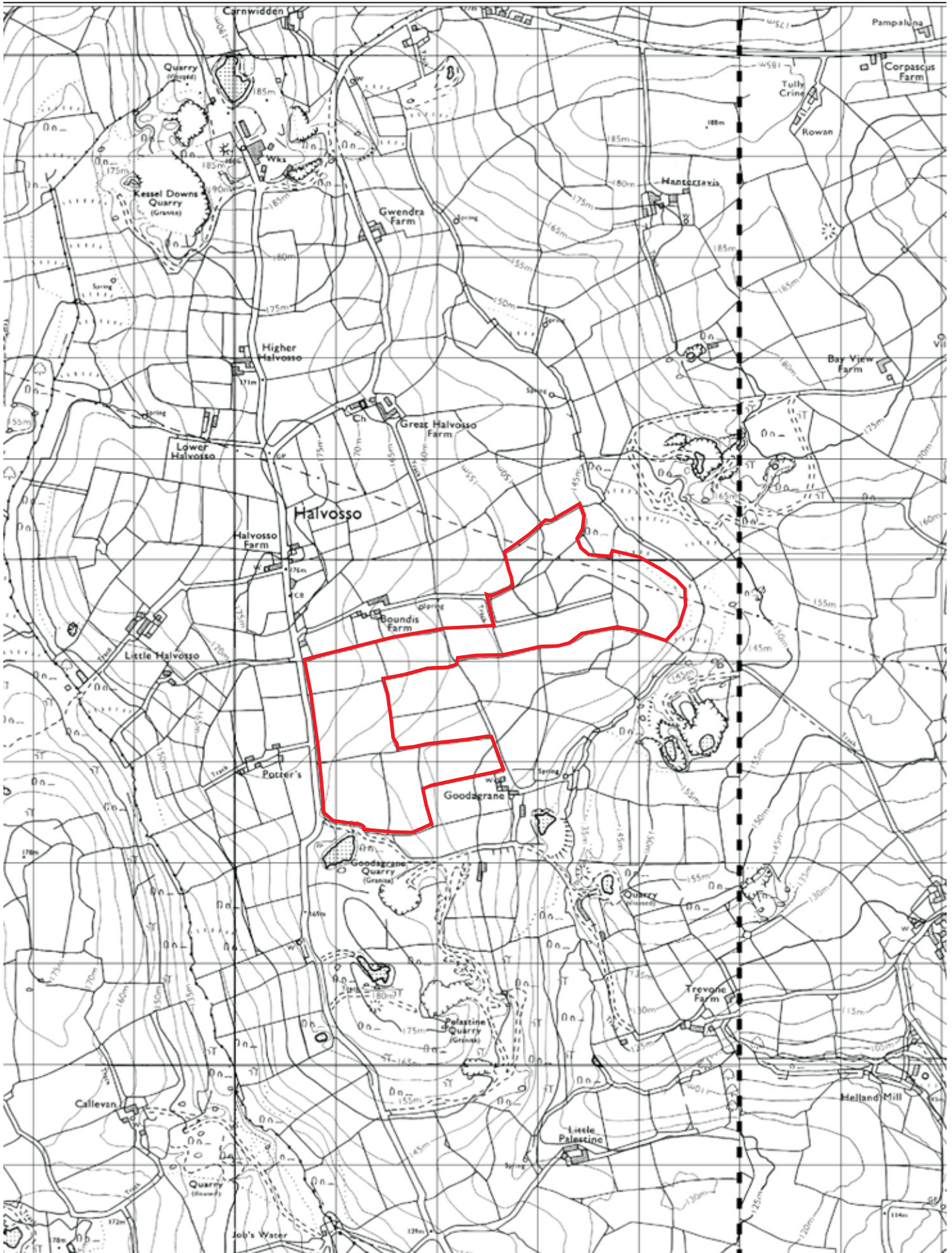
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Figure 5: 1962-1963 Ordnance Survey



 Site boundary



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Figure 6: 1974-1975 Ordnance Survey



Plate 1: Looking east from the north-east of the study site



Plate 2: Looking west from the centre of the study site



Plate 3: Looking north from east of the study site



Plate 4: Looking south-east from the north of the study site



Plate 5: Looking west from the north of the study site



Plate 6: Looking south from the west of the study site



Plate 7: Looking east towards Goose House at Goodagrane

**Appendix 1: NMR and HER data**



Additional information:

**Key**

- 1km search radius
- Site boundary

**HLC**

**BroadTypeC**

- Ancient Enclosed Land
- Communication
- Industrial
- Modern Enclosed Land
- Plantation and Scrub
- Post-medieval Enclosed Land
- Settlement
- Upland Rough Ground

**Project title:** Yew Tree Farm

**Scale at A3:** 1:10,000

**Date printed:** 14/08/2012

**Drawn by:** JG

**Checked by:** GP

**www.cgms.co.uk**

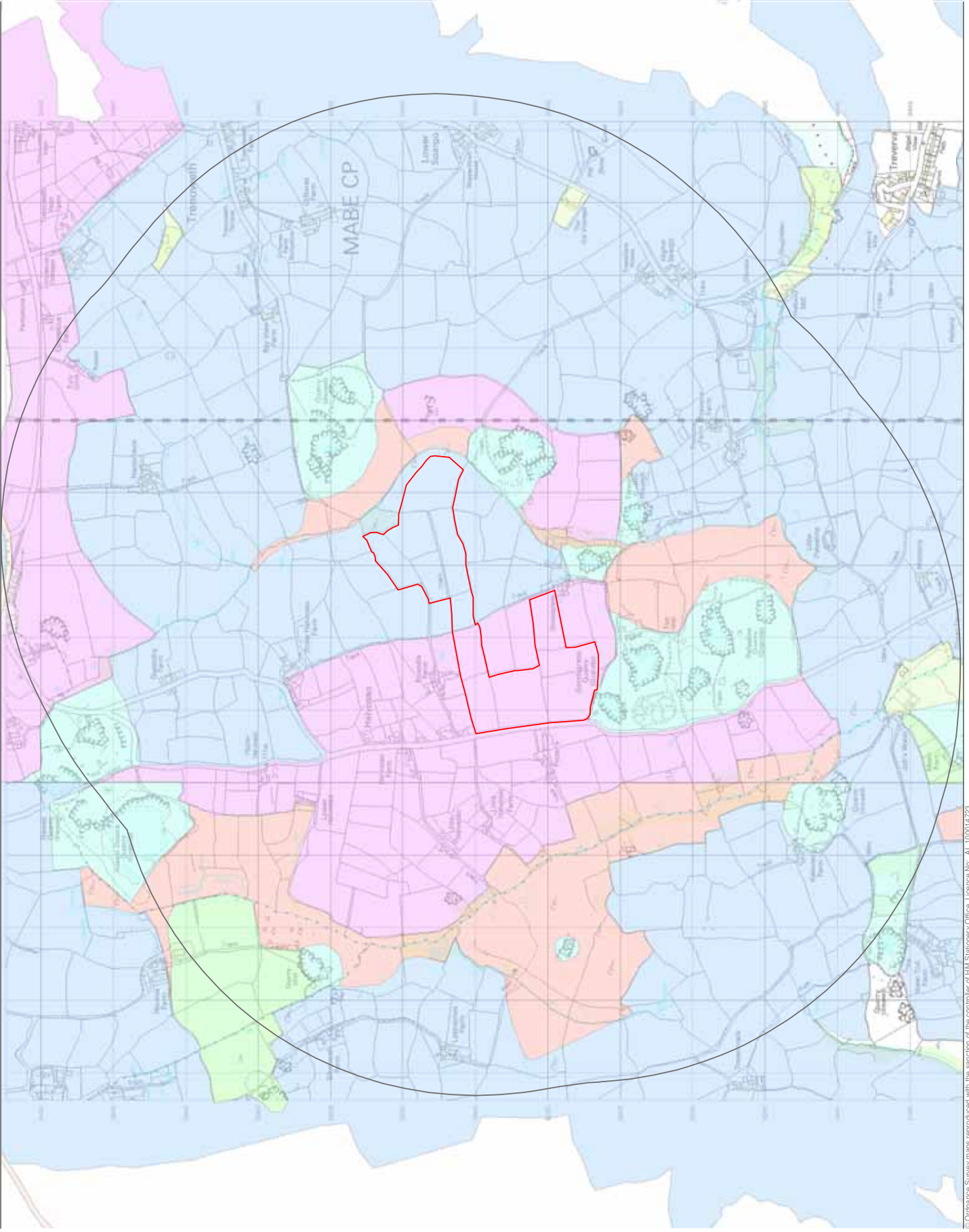
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