

# PROJECT NOVA, TREWITHEEN DAIRY, GREYMARE FARM, NR LOSTWITHIEL, CORNWALL

(Centred on NGR SX 12744 63725)

## Heritage Impact Assessment

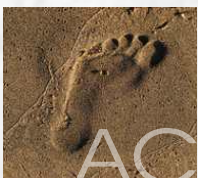
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On behalf of:  
Bailey Partnership

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archaeology

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The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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## Summary

*A heritage impact assessment was prepared by AC archaeology, on behalf of the Bailey Partnership, in May 2021 to provide accompanying information for a planning application for extensions to the existing factory building at Trewithen Dairy, Greymare Farm, nr Lostwithiel, Cornwall (SX 12744 63725). The dairy dates to the later 20th century, and although there is a history of settlement at Greymare since the early 19th century, the dairy itself is of no historic or architectural interest.*

*The dairy is located within a landscape enclosed in the 19th century. Entries on the Historic Environment Record for field boundaries, located in close proximity to the dairy, are related to this phase of enclosure, and to later 20th-century reorganisation of the 19th-century field system.*

*The three extensions are located within land previously landscaped for the dairy, including a significant terrace for the existing building and associated external hardstanding. The potential for survival of any (currently unknown) buried archaeological deposits is therefore concluded to be very low to locally non-existent.*

*The dairy is situated in a landscape containing groups of Bronze Age barrows, many of which are designated as Scheduled Monuments. They are of 'national importance', and for planning decisions made under the NPPF are heritage assets of **high** significance, with this significance deriving principally from their evidential (archaeological) value, but also with contributions from their historical value and from elements of their setting.*

*The scheme involves no direct, physical impact to any of the Scheduled or non-designed barrows. Using the methodology outlined in The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition) any impacts of the proposed development upon the setting of the barrow groups within the vicinity of the site has been assessed. Whilst the scheme represents a change to a part of the landscape within the setting of the barrows at Greymare and Bofarnel Downs, the proposals either do not change any elements of setting contributing towards their significance resulting in **no change** to their significance, or the change within their setting is so negligible that again there is **no change** to their significance.*

### 1. INTRODUCTION (Fig. 1; Plate 1)

**1.1** This heritage impact assessment has been prepared by AC archaeology in May 2021 to provide accompanying information for a planning application for extensions to Trewithen Dairy, Greymare Farm, nr Lostwithiel, Cornwall (SX 12744 63725; Fig. 1). It has been commissioned by Trewithen Dairy through their agents the Bailey Partnership, and the scope of the assessment draws on the pre-application advice received by Cornwall Council (reference PA21/00682/PREAPP).

**1.2** Trewithen Dairy is an irregularly-shaped property covering an area of approximately 0.75 hectares. It is situated approximately 5km to the southeast of Bodmin and 4.2km northeast of Lostwithiel, and located within agricultural land between the A38 to the north (within the Glynne Valley) and the A390 to the south. The dairy falls within the boundaries of two parishes: Cardinham and St Winnow. The dairy is bisected by an unclassified road leading from Lostwithiel to the A38 (and north onwards to Cardinham Castle). The main dairy complex is located on the west side of the road and includes the dairy and associated external infrastructure including tanks, loading areas and external stores (Plate 1). To the east of the road are offices and a staff canteen, and car parking for staff and visitors.

- 1.3 The site is situated on a south-facing hill slope that lies between 160m and 150m above Ordnance Datum (aOD). The land rises up to a ridgeline north of the dairy, to a height of 173m aOD (the highest point in the area), and down to the south to valleys containing tributaries of the River Fowey. The underlying solid geology comprises sandstone, siltstone and mudstone of the Staddon Formation; there are no superficial deposits (British Geological Survey 2021).

#### **The scheme**

- 1.4 The proposed scheme is to extend the existing dairy with the addition of:
- an extension to the existing process room chemical store;
  - a new 30m x 60m refrigerated loading bay element, with a relocated trolley depot and possible high level automated bridge; and
  - a two-storey extension to the factory main pedestrian entrance with associated changing rooms.

## **2. LEGISLATION AND POLICY**

- 2.1 Legislation, government policy and local plan policies relating to the protection, maintenance and enhancement of heritage assets relevant to this development may be summarised as follows:

#### **Statutory**

- 2.2 Scheduled Monuments, as defined under the *Ancient Monuments and Archaeological Areas Act 1979*, are sites which have been selected by a set of non-statutory criteria to be of national importance. These criteria comprise period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. There is also a presumption against developments which have a significant impact on the integrity of the setting of scheduled monuments. Any works, other than activities receiving class consent under *The Ancient Monuments (Class Consents) Order 1981*, as amended by *The Ancient Monuments (Class Consents) Order 1984*, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument require consent from the Secretary of State for the Department for Digital, Culture, Media & Sport.

#### **The National Planning Policy Framework**

- 2.3 General policy and guidance for the conservation of the historic environment are contained in Chapter 16 (Paragraphs 184-202 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government 2019a). This document provides the definition of a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)' (*ibid*, 67). Designated heritage assets are defined as 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (*ibid*).

- 2.4 The following policies are relevant to this scheme:

#### **Paragraph 184**

*Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value.*

*These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

**Footnote 62 to paragraph 184**

*The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.*

**Paragraph 189**

*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.*

**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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

**Paragraph 191**

*Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*

**Paragraph 192**

*In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

**Paragraph 193**

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

**Paragraph 194**

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

**Footnote 63 to paragraph 194**

*Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

**Paragraph 195**

*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

**Paragraph 196**

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

**Paragraph 197**

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

**Paragraph 200**

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

**Local authority plan**

- 2.5** The Cornwall Local Plan Strategic Policies 2010-2030 was formally adopted on the 22nd November 2016. The adopted plan includes the following policy related to the historic environment:

**Policy 24: Historic Environment**

*Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.*

*Development proposals will be expected to:*

- sustain designated heritage assets;*
- take opportunities to better reveal their significance;*
- maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;*
- conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;*
- conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;*
- protect the historic maritime environment, including the significant ports, harbours and quays.*

*Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.*

*All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.*

*Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.*

*Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.*

*In those exceptional circumstances where harm to any heritage assets can be fully justified, and 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 a public archive.*

*Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.*

### **3. AIMS AND METHODOLOGY**

**3.1** The assessment is based on a desk-based assessment, as defined by the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (updated 2020) and the NPPF.

**3.2** The scope of the study has included designated heritage assets, non-designated heritage assets and other historic environment data. The study area comprises a 1km radius from the centre of the proposed development site, but where appropriate assets beyond the study area have also been considered.

**3.3** The information derived from the study has been used:

- To identify any heritage assets recorded within the boundaries of the site;
- To assess the potential for the discovery of additional heritage assets within the boundaries of the site;
- To assess the significance of any heritage assets potentially affected by the development; and,
- To consider possible effects, whether adverse or positive, of the scheme on identified heritage assets and on the significance of these assets, in particular the impact on buried archaeological remains within the site and on the settings of designated sites nearby.

**3.4** The following data sources have been examined:

- Archaeological records, historic building information and other relevant cultural heritage data held by the Cornwall and Scilly Historic Environment Record (HER);
- Historical cartographic, photographic and documentary information held online;
- Historic England National Heritage List for England (NHLE) website;
- British Geological Survey online database;



- Cornwall Council Interactive Map; and,
- Other relevant published or unpublished information.

**3.5** The results of the searches are discussed in Sections 4 and 5 below. The locations of all relevant historic environment data are shown on Fig. 1. Relevant extracts of historic maps are included as Figs 2-4.

**3.6** This assessment has provided a summary of all recorded historic environment data within the study area as a result of a search of a range of archaeological databases. Each source has its own limitations. Documentary sources were seldom compiled for archaeological purposes, contain inherent biases, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data. The assessment was also limited by being prepared at a time of restrictions, imposed by the Government, in the wake of the Covid-19 pandemic. National and local repositories, such as Kresen Kernow, were closed, and their archives and libraries inaccessible.

**3.7** A site inspection was undertaken on 11 May 2021.

### **Assessment of significance**

**3.8** Advice on the criteria to be used in assessing the significance of heritage assets is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment*, *Historic Environment Good Practice Advice in Planning: 2* (2015) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (2019), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The NPPF also includes the criteria of archaeological, architectural and artistic value, and states that setting can also contribute to an asset's significance.

**3.9** Taken together these documents identify the need (a) to understand the importance of heritage values, (b) to understand the level of significance (of an asset), and (c) for an assessment of the impact on significance; the latter two being requirements of the NPPF. However, neither document provides a methodology for the ranking of relative significance of heritage assets. This historic environment impact assessment therefore expresses the ranking using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in paragraphs 189, 190, 193 and 197 of the NPPF. The ranking is presented in Table 1 below.

SIGNIFICANCE (VALUE)	FACTORS FOR RANKING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values Hedgerows of national interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values Hedgerows of regional interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values Hedgerows of local interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

Table 1: Ranking of significance

### Assessment of settings

**3.10** Guidance on the potential impacts of any development upon the setting of heritage assets, including an outline methodology for assessment, is contained within Historic England's *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017), in particular Sections 10-13 which identify views which may add to the significance of heritage assets, and assets which were intended to be intervisible. The NPPF *Planning Practice Guidance* (Ministry of Housing, Communities and Local Government 2019b) has also been used to assess the contribution of setting to significance.

**3.11** Any potential impacts of the proposed scheme on the settings of heritage assets have been assessed in accordance with the methodologies outlined in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Second Edition)* as set out below:

*Step 1: Identify which heritage assets and their settings are affected*

*Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

*Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it*

*Step 4: Explore ways to maximise enhancement and avoid or minimise harm*

*Step 5: Make and document the decision and monitor outcomes*

### Assessment of effects on significance

**3.12** In the absence of a standard terminology for the scale of effects on heritage assets the magnitude of change is expressed using a five-point scale of impacts, whether negative or beneficial, based on the *Design Manual for Roads and Bridges* and guidance from ICOMOS (Table 2).

DEGREE OF CHANGE	FACTORS AFFECTING CHANGE
Major	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is totally altered
Moderate	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is substantially modified
Minor	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is slightly altered
Negligible	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the change in significance of the resource is barely perceptible
No Change	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is not altered.

Table 2: Assessment of effects on significance

#### 4. HISTORIC ENVIRONMENT DATA WITHIN THE 1KM STUDY AREA (Fig. 1)

##### Designated heritage assets

- 4.1 There are four designated heritage assets within the 1km study area surrounding the site. These are Scheduled Monuments consisting of groups of barrows: to the north of the site the monument is a group of four bowl barrows (NHLE entry 1003080); to the south of the site at Ironmine Plantation is a group of three bowl barrows (NHLE entry 1004438), one of which is just beyond the 1km study area; to the southwest of the site is a group of four bowl barrows on Bofarnel Downs (NHLE entry 1004437), one of which is just beyond the 1km study area. To the southeast is a group of five bowl barrows located north of Trewindle (NHLE entry 1004436), with all but one beyond the 1km study area. An associated group of three barrows (NHLE entry 1004617) is located further east, outside the study area.

##### Non-designated heritage assets and other historic environment data

- 4.2 There are a further 40 records on the HER, which relate to sites, structures, field systems/boundaries and findspots within the 1km study area. These are briefly discussed below by chronological period.

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

- 4.3 The HER holds records of additional barrows at the scheduled groups of barrow described above. At the group to the north of the site at Greymare there are two additional barrows (HER entries MCO56603 and MCO2743). At the group to the south of the site at Ironmine Plantation there is an additional barrow (HER entry MCO2922). At the group to the southwest of the site on Bofarnel Downs there are three additional barrows (HER entries MCO2127, MCO42128 and MCO42132). At the group to the southeast of the site, north of Trewindle, there are 11 additional barrows (HER entries MCO42166, MCO42170-MCO42175, and MCO 42177-MCO42180 (all but one being outside the 1km study area).

- 4.4 At the group of barrows to the south at Ironmine Plantation there are also HER entries for a sub-circular enclosure that is attributed to the Bronze Age (HER entry MCO42135), and a Bronze Age findspot of an urn (HER entry MCO42138).

##### *Early Medieval to Medieval (AD 410 to AD 1540)*

- 4.5 To the north of the site are three records related to field boundaries (HER entries MCO42156-42158). To the east of the site there are three records related to field systems; two at Hollycombe (HER entries MCO42159-42160) and one at Penadlake Farm (HER entry

MCO42165). To the southeast of the site there is a record of another field system at Greymare (HER entry MCO42161) along with a field boundary (HER entry MCO42167). To the southwest of the site are two records related to field boundaries (HER entries MCO42130 and MCO42131). All these entries have dates starting with the 'early medieval period' but the entries also include wide date spans extending up to the modern (present-day) period. Entry MCO42157 – the closest to the site – includes the following note on its date within its description: 'the remains are sited within an area of Recently Enclosed Land and are likely to be of post-medieval origin.'

#### ***Post-medieval (AD 1540 to AD 1900)***

- 4.6 To the northeast of the site there is a quarry recorded at Hollycombe (HER entry MCO42613). To the east of the site a cider press is recorded at Penadlake Down (HER entry MCO23376). To the southeast of the site extractive pits are recorded at Grey Mare (HER entry MCO42162), and there are two records for milestones (HER entries MCO48470 and MCO55095). To the south of the site a mine is recorded at Ironmine Plantation (HER entry MCO12195) and to the southwest of the site a quarry is recorded at Bofarnel Downs (HER entry MCO42129).

#### ***Modern (AD 1901 to present)***

- 4.7 There is a record of building platforms lining the road between Bofarnel Downs and West Taphouse which are thought to have a military function (HER entry MCO43388), probably for storage in advance of the D-Day invasion during the Second World War.

## **5. HISTORICAL DEVELOPMENT OF THE AREA (Figs 2-4)**

### **Introduction to the map progression**

- 5.1 This section of the report is based on a map progression exercise undertaken on a series of historic maps relating to the proposed development site. Research has been conducted using maps available online. Extracts of relevant maps are included here as Figs 2-4.

### **Ordnance Survey 2-inch to 1-mile map, 1805 (Not illustrated)**

- 5.2 The earliest accessible detailed map to depict the area is the Ordnance Survey 2-inch to 1-mile map of 1805. The map shows the area of and around the site as unenclosed, but does depict highways including the road passing through the current dairy, and the road to the south; enclosed land is shown to the north within the side valleys of the larger Glynne Valley. The Grey Mare is depicted and named but its character (as a boundary stone) is not shown. The map also depicts the groups of barrows. It shows four to the north of the site on 'Four Barrow Hill', nine to the southeast on 'Five Barrow Hill' (i.e. those north of Trewindle), five to the south of the site in the Ironmine Plantation area, and the group to the southwest including 'Branson Barrow'; the name Branson is also annotated for a farm to the northwest of the barrows.

### **Tithe maps and apportionments (Figs 2 and 3)**

- 5.3 At the time of the tithe survey in the 1830s and 1840s the majority of the future site of the dairy was located within Cardinham (or Cardynham) Parish, with a small portion in St Winnow parish to the south. The tithe maps of 1840 and c.1842 respectively record that the landscape had been enclosed. The maps and apportionments give different arrangements. On the Cardinham tithe map the site was located within a large field (plot 2103) that extended to the east of the road and extended into Sr Winnow parish. In the accompanying apportionment (of 1839) this plot was recorded as being owned and occupied by Lord Vivian Cardynham. It was called Part Gray Mare Down and described as heath, etc. The map records a building within a small enclosure at the junction of the roads to the south of the site, along with five barrows to the north – three to the east of the road, and two to the west. The St Winnow tithe map and apportionment (of 1839) record a different arrangement. The fields to the west and east of the road are described as in separate ownership, as plots 850 and 851 respectively. The former

was owned and occupied by Lord Richard Hussey Vivian, called *lodge & exchange land*, and described as 'garden & rough pasture', whilst the latter was owned by Lady Anne Grenville and occupied by William Lobb, called *Part of Drift Down*, and described as 'rough pasture'. The map (as with the Cardinham tithe map) does not show any field boundaries along the border of the parishes, but does mark the Grey Mare and a further boundary stone to the west. It also shows Glynn Lodge and its grounds, located slightly to the west of the junction, as well as a barrow (unlabelled) on 'Bofarnel Down'; this is the 'Branson barrow' recorded on the 1805 map.

#### **The First Edition 25-inch Ordnance Survey maps of 1881 and 1882 (not illustrated)**

- 5.4** The First edition 25-inch Ordnance Survey maps of the 1880s record the future site of the dairy as within a rectangular field, under rough pasture; the plot extends west into an area of cultivated land but there is no boundary between the fields. Land to the east and west is also divided into a number of generally regular rectangular fields depicted as both in rough pasture and in agricultural use. There is woodland to the south alongside the road and to the west representing part of what is now Grey Mare Plantation. A number of the barrows in the nearby groups described in Section 4 above, and recorded on the earlier maps, are also depicted. One of the barrows depicted and marked in Iron Mine Plantation is shown with a broad oval shape and with mining spoil adjacent, perhaps indicating it relates to other mining within this plantation rather than being a barrow. Within the woodland is a small D-shaped enclosure that may also be associated with the mine (? a pond); it is mentioned within the HER entry (71454) for an enclosure of possible prehistoric date within the woodland, being of the same character as this possible enclosure.

#### **The Second Edition 25-inch Ordnance Survey maps of 1907 (Fig. 4)**

- 5.5** The Second Edition 25-inch Ordnance Survey map of 1907 covering the future site of the dairy records a new group of buildings located within an enclosure adjacent to the road (within the current dairy site). These comprise two small buildings adjacent to the lane and a pair of longer attached buildings arranged in an L-shape. The local landscape is otherwise largely unchanged, although the woodland to the west has increased in size, and an extractive pit east of Grey Mare (HER entry MCO42162) is now present (beyond the east boundary of the depicted map area).

#### **Post-war maps (not illustrated)**

- 5.6** The next detailed map of the area is the Ordnance Survey 1:2,500 map of 1975. This map records that the group of buildings within the site has been expanded with small structures attached to the L-shaped range, and larger buildings extending to the south. The lodge, further south, is now labelled as Grey Mare Farm.

#### **Historic Landscape Characterisation**

- 5.7** The Cornwall Historic Landscape Characterisation project has classified the land within the dairy as 'Post-Medieval Enclosed Land', which is described as 'Land enclosed in the 17th, 18th and 19th centuries usually from land that was previously Upland Rough Ground and often medieval commons. Generally in relatively high, exposed or poorly-drained parts of the county', along with 'Modern Enclosed Land', which is described as 'Mainly Anciently Enclosed Land or Post-Medieval Enclosed Land whose field systems have been substantially altered by large-scale hedge removal in the 20th-century. It also includes, however, 20th-century intakes from rough ground, woodland and marsh'.

## **6. SITE INSPECTION (Plates 2-3)**

- 6.1** The purpose of the field visit was to provide a familiarisation of the land-use and topography of the proposed development site, to visually check any recorded heritage assets within the

study area, and was an opportunity to identify evidence for any previously unrecorded assets. Within the study area particular attention was paid to the location and setting of nearby barrows. However, the inspection of these assets was limited to publicly accessible areas such as roads and footpaths. The field visit was undertaken on the 11 May 2020 when the weather was overcast and wet but with good visibility for distant views.

- 6.2** The three extensions to the existing building are located entirely within the developed dairy complex to the west of the lane (Plates 2 and 3). The extension for the refrigerated loading bay and relocated trolley depot is located immediately to the north of the existing building, and is currently used as a hardstanding for the trolley store. This part of the dairy is significantly terraced into the hillside, and the proposed extension extends across the northern scarp of the terrace into an area of landscaping to the north of the main complex. Here there are some trees, mainly adjacent to the lane.

## **7. ARCHAEOLOGICAL POTENTIAL**

- 7.1** The data held within the Cornwall HER is relatively limited, but can be used to assess archaeological potential; two strands of evidence have been identified. The first relates to prehistoric activity, specifically burial or settlement activity associated with the nearby barrows. The presence of further barrows is unlikely, since all the barrows in the surrounding landscape are on ridgetop locations, or located on the slopes of hilltops along the axis of ridges; generally there is a linear arrangement (as to the north of the site), or clusters of barrows within a wider broadly linear group (such as the group to the southeast of the site). Based on this topographical location of local barrows, the presence of barrows on the lower slopes, well below the ridge lines, would be unusual. The potential for such features within the dairy is therefore very low.
- 7.2** In addition to the barrows is the potential for associated settlements. At present the HER only contains a single entry (MCO71454) for prehistoric settlement within the study area – a possible enclosure, attributed a Bronze Age date, located within a group of barrows to the south of the site within Ironmine Plantation. The site has only been identified from aerial photographs, and has not been assessed on the ground. The HER entry notes the similarity of the enclosure with a feature recorded on Ordnance Survey maps and possibly associated with 19th-century mining (see Section 5.4 above). Caution should therefore be exercised in assuming the feature is a prehistoric enclosure, and if it is such an enclosure, that it is of Bronze Age date, and contemporary with the barrows; it could also date to the later Bronze Age. The potential therefore for any associated settlement contemporary with the barrows, along with later prehistoric settlement is therefore unknown.
- 7.3** The third area of archaeological potential relates to historic field boundaries. The HER contains a number of entries within the study area, including entry MCO42157 located to the north of the application area. These are confusingly dated from the ‘early medieval period’ onwards, but are likely to be of much later date, given the 19th-century enclosure of the land at Greymare. The plotted boundaries associated with entry MCO42157 do not match the mapped (19th-century) field boundaries as recorded on Ordnance Survey maps. However, the main plotted boundary does align with boundaries recorded on aerial photographs taken in 2001, 2005 and 2009, and appears to represent part of the reorganisation of the fields west of the lane following the construction of the current Greymare Farm north of the dairy in the later 20th century. The ER entries for historic field boundaries are not therefore considered to give the site archaeological potential in relation to buried archaeological remains associated with former boundaries. However, a short length of the parish boundary between Cardinham and St

Winnow was located within the dairy, but was removed in sections when the land around the initial factory building was landscaped (including initially for a pond).

- 7.4 The site visit, and assessment of aerial imagery showing the development of the dairy has indicated that the site has been subject to extensive landscaping. This is greatest at the northeast corner of the dairy where the building and surrounding landscaping has been significantly terraced into the hillside, to the north and the east, to a level well below the top of natural ground – a level at which archaeological deposits and cut features would be expected. Here, these activities will have removed any surviving below-ground archaeological remains. Elsewhere, the impact is likely to have been less, but neither the less significant phases of landscaping have taken place and impact may be equally high. These include episodes of terracing along the northwest side of the dairy, the construction of hardstandings capable to supporting multiple 40-ton lorries, and underground services. In conclusion, the potential for the survival of buried archaeological remains across the site is considered to be very low to locally non-existent.

## 8. IMPACT ASSESSMENT (Plates 4-13)

- 8.1 Heritage assets may be affected by direct physical change or by change in their setting, both of which could affect their significance.

### Physical impacts

- 8.2 As discussed in Section 7 above, no heritage assets or other archaeological sites are recorded within the site, and no potential for currently unknown buried archaeological remains has been identified. Additionally, the site visit has identified the very low to non-existent potential for the survival of any buried archaeological remains.

### Impacts on setting and significance

- 8.3 Other impacts to heritage assets are likely to involve change to their setting, where this setting or elements of this setting, forms part of their significance. An appraisal has been carried out in accordance with the methodology contained within *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)*.

### **Step 1: Identify which heritage assets and their settings are affected**

- 8.4 The following designated heritage assets have been selected for further assessment following pre-application advice from the Cornwall Council:

- Four Bowl Barrows North of Greymare Farm, forming part of a round barrow cemetery (HER DCO1346; NHLE entry 1003080);
- Grey Mare Lodge Bronze Age barrow (HER MCO56603)
- Grey Mare Lodge Bronze Age barrow (HER MCO2743)

- 8.5 As these assets form part of the same group of barrows they are considered together rather than individually as designated and non-designated heritage assets. The assessment below also includes reference to, and as appropriate assessment of, the groups of barrows (including Scheduled and non-designated assets) within the wider local landscape.

### **Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated**

- 8.6 Bowl barrows are the most numerous form of round barrow, which in turn are the most common form of prehistoric funerary monuments. Round barrows were mainly constructed in the early Bronze Age (2200-1500BC), although some earlier, Neolithic examples dating up to 800 years earlier are known. They were constructed as earthen or rubble mounds, usually ditched and

occasionally with an external bank, which covered single or multiple burials. They occur either in isolation or grouped as cemeteries and often acted as a focus for burials in later periods. The size of round barrows varies greatly, from 5m in diameter to 40m. There is variation in form, sometimes on a regional basis, including specific regional variants in the Southwest and other upland areas (Historic England 2018a; 2018b).

- 8.7** Bowl barrows surviving as earthworks will have evidential (archaeological) value contributing to their significance. Although the barrows at Greymare have not been subject to excavation (either antiquarian or modern), the Schedule description includes the following statement, that the barrows:

*will contain archaeological and environmental evidence relating to their construction, longevity, relative chronology, territorial significance, social organisation, ritual and funerary practices and overall landscape context.*

- 8.8** Given the size of these barrows as upstanding earthworks (Plate 4), whilst they have been reduced in size from ploughing (noting there is no evidence for external ditches and the varying heights of surviving earthworks) and damaged by grazing animals, there is no reason to question the above statement, and the barrows are likely to contain evidence as described above, through their form, structure, and presence of burials and other artefacts within or below their mounds (see also Historic England 2018b for a greater description of the archaeological potential of Bronze Age Barrows).

- 8.9** The barrows (both at Greymare and in the wider landscape) have historical illustrative value, since where accessible and visible in the landscape (see below) their form identifies the earthworks as barrows (Plates 4 and 5); in some cases, but less so at Greymare, this is enhanced by the linear nature of closely-grouped individual barrows (Plate 6).

- 8.10** Although prehistoric in date, barrows can have historical associative value as their archaeological potential includes evidence for the understanding of associated societies, (nearby) settlements, wider travel of individuals and trading networks. At Greymare (and the wider barrow groups), this is limited by the lack of evidence for known or potential associated contemporary settlement in the local landscape (as discussed in section 7 above). There is also no evidence for any associated funerary or other ritual activity. Similarly, due to the lack of current evidence a relationship with other forms of contemporary monuments (specifically settlement) in the local landscape does not form a part of the setting of the barrows contributing towards their significance.

- 8.11** However, elements of their setting also contribute to the significance of the barrows. The six barrows are situated in a linear arrangement on a hilltop location, just below the highest point of the hill, on its southern slopes. This hill is the highest in the local area. The other Scheduled barrow groups within or on the edge of the study area all have similar topographic locations being located either on the highest points of ridges, or along the axis of an undulating ridgeline. The former locations are all on the watershed of the River Fowey to the north and tributaries of this river to the south, and the latter on watersheds between these tributaries.

- 8.12** As noted above, barrows can form a focus for later activity, influencing the history and character of their setting. In the landscape around the site there is currently no evidence that this has taken place, specifically in the context of the reuse of barrows or their settings for later ritual or burial activity, or the incorporation of barrows along parish boundaries. The creation of the parish boundaries (with three joining at Grey Mare) completely ignores the presence of barrows in the nearby landscape and the ridgelines on which they are located. Instead, the key topographic features of the area, followed by the boundaries off the higher ground are the steeper valleys containing small tributaries of the River Fowey both to the north and south of



the main watershed as described above. Reuse of the barrows and evolution of the landscape due to the presence of the barrows does not form a part of their setting contributing towards their significance.

- 8.13** The above assessment leads on to the current character of the setting of the barrows. This is a late post-medieval enclosed landscape with regular, linear field boundaries of hedgebanks, many topped with trees (cf Plate 6 that shows the general character of the wider landscape). The landscape includes roads, which although local are busy, with the north-south aligned routes providing links between the A38 to the north and the A390 to the south. North of the dairy the road bisecting the barrow group is not used by traffic associated with the factory. The dairy, and surrounding properties of Greymare Farm, The Lawns and Greymare Cottage, form part of this setting, as part of a working agricultural landscape, with this settlement having evolved and expanded from the early-19th century onwards. The local landscape also includes other features such as a mast, a building (?well and pumphouse), and a pair of agricultural silage clamps.
- 8.14** The barrow group at Greymare forms part of a wider complex of barrows in the study area, also extending to the south and southeast; this complex is described in the Schedule descriptions as a cemetery. Whilst it is possible that some barrows between these groups have been lost – and the HER data does indicate there are barrows within each group that are not Scheduled – it is clear that the groups do represent clear clusters (see Fig. 1). This is supported by the relatively recent enclosure of the landscape indicating that fields between the groups have not been under cultivation (causing plough damage) for hundreds of years; it is also supported by the specific topographical locations of the barrow groups separated by lower ground and valleys.
- 8.15** There is no doubt that barrows in the area would have been, at the time of construction, intervisible, certainly within each group; where barrows can be publicly accessed or are visible from adjacent highways this observation has been confirmed (Plates 6 and 7). Whether there was intervisibility between the groups of barrows, and whether this was intended is less clear. In part this statement is made due to the character of the historic and modern landscape that restricts views between the groups, and part due to the topography. For example, intervisibility between the group at Greymare and the group to the southwest at Bofarnel Downs is significantly restricted by the intervening Greymare Plantation as well as by trees on the boundaries along the road across this down (Plates 8 and 9). The two groups are not intervisible from the public highway that bisects the group at Greymare. For the barrows within or adjacent to Ironmine Plantation, this woodland acts as a barrier to the barrow groups to the northwest (Bofarnel Down), north (Greymare) and northeast. Distance is clearly a factor, and from Greymare only two of the barrows in the group to the southeast north of Trewindle (within the middle field) are clearly visible as ‘discrete’ landscape features (Plate 10); due to the distance involved other barrows surviving as earthworks (in the eastern and western fields) blend into the enclosed landscape and are not distinct individual landscape features. In the reverse view the barrow group at Greymare is not visible from the public highway east of the group north of Trewindle (Plate 6). Due to the distances involved and intervening green belts along roads there is no intervisibility between the barrows on Bofarnel Down and the group north of Trewindle. Similarly, due to the distance and the topography there is no intervisibility between the barrow group at Greymare and the barrows southeast of Ironmine Plantation.
- 8.16** Historic England’s guidance states that setting or views can include the surroundings that allow an asset’s significance to be appreciated. For the barrow group at Greymare this is essentially local, comprising the fields in which they are situated and the surrounding highway and fields to the southeast (see for example Plates 7 and 11). Long-distance views are restricted (as discussed above in relation to intervisibility of barrow groups), and due to the local topography, the generally low height of the barrows, and field boundaries they are best appreciated from

the ridgeline on which they are located including the highway bisecting the group (Plate 1). Their presence in the landscape becomes less clear down the slope to the south of the ridgeline (Plates 7 and 11), and they cannot be experienced on the approach to the ridgeline from the north or from the west. Nowhere, from publicly accessible land, is the group visible as a whole, with at most only two of the six barrows being visible in any given view (Plate 7).

- 8.17** The site visit identified that only the eastern barrow of the group on Bofarnel Downs can be viewed from publicly accessible land. At certain locations, due to its size and the well-preserved earthwork, its form and significance can be appreciated. These locations are from the roads to the south and west of Greymare (Plate 12), along with a glimpsed view through the dairy from the road at Greymare (Plate 13).
- 8.18** As Scheduled Monuments the majority of the barrows at Greymare and Bofarnel Downs are of 'national importance'. For planning decisions made under the NPPF all of the barrows (whether designated or undesignated due to their group value) are heritage assets of **high** significance with this significance deriving principally from their evidential (archaeological) value, but also with contributions from their historical value and from elements of their setting.

***Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it***

- 8.19** The two extensions to the dairy building will represent a change to the character of the setting of the Scheduled barrow group at Greymare, increasing the footprint of the existing dairy building. The extensions are located within the existing developed dairy complex, within land that has already been landscaped. The proposals therefore do not alter the wider landscape around the dairy, nor do they represent a change of use of the land within the barrows' setting. The visual impact of this change is mitigated by the existing topography of the dairy, being terraced into the hillside, that reduces its prominence in the landscape.
- 8.20** The wider topographic location of the barrows, contributing to their significance, remains unaltered.
- 8.21** The extensions will not impact any views of the Scheduled barrow group at Greymare in which either the barrows are experienced or their significance appreciated. The extensions, and in particular the northern extension, will be visible within some views of the barrows west of the lane, but as noted above will be viewed as a change within the existing dairy complex; they will not block or obscure current views of any of the barrows. Due to the location of the extensions in relation to the topography of the dairy, they will not be visible in any longer-distance views of the barrows, specifically the views looking northwest taking in the easternmost barrows, east of the lane.
- 8.22** There will be no impact on any identified views, in either direction, within which the Greymare barrow group is intervisible with other nearby barrow groups.
- 8.23** It is therefore concluded that, since the proposals do not physically harm the Scheduled and non-designated barrows at Greymare, and do not impact any element of their setting contributing towards their significance, the scheme will result in **no change** to the significance of the barrow group at Greymare.
- 8.24** The north extension will impact on one glimpsed view of the eastern barrow on Bofarnel Downs – the view looking southeast from the lane northeast of, and through, the dairy. The current view is over a wide entrance to land north and west of the dairy; views of the barrow have been created through the recent cutting down of trees inside this entrance. It is predicted that part of this view will be lost, but that the barrow will still be visible from the north side of the entrance,

beyond the new extension. Other views of the barrow, including those showing its topographic location and its form and size, will remain unaltered.

- 8.25** Similarly, there will be no impact on any identified views within which the barrow group on Bofarnel Downs is intervisible with other nearby barrow groups.
- 8.26** It is therefore concluded that, since the proposals do not physically harm the Scheduled and non-designated barrows at Bofarnel Downs, and the impact is to part of one view of one of the barrows, the impact is so negligible that it results in **no change** to the significance of the barrow group at Bofarnel Downs.

## **9. CONCLUSIONS**

- 9.1** The proposals are located entirely within the existing Trewithen Dairy complex, and comprise three extensions to the existing building. The dairy dates to the later 20th century, and although there is a history of settlement at Greymare since the early 19th century, the dairy itself is of no historic or architectural interest.
- 9.2** The dairy is located within a landscape enclosed in the 19th century. Entries on the HER for field boundaries, located in close proximity to the dairy, are related to this phase of enclosure, and to later 20th-century reorganisation of the 19th-century field system.
- 9.3** The three extensions are located within land previously landscaped for the dairy, including a significant terrace for the existing building and associated external hardstanding. The potential for survival of any (currently unknown) buried archaeological deposits is therefore concluded to be very low to locally non-existent.
- 9.4** The dairy is situated in a landscape containing groups of Bronze Age barrows, many of which are designated as Scheduled Monuments. They are of 'national importance', and for planning decisions made under the NPPF are heritage assets of **high** significance, with this significance deriving principally from their evidential (archaeological) value, but also with contributions from their historical value and from elements of their setting.
- 9.5** The scheme involves no direct, physical impact to any of the Scheduled or non-designed barrows. Using the methodology outlined in *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)* any impacts of the proposed development upon the setting of the barrow groups within the vicinity of the site has been assessed. Whilst the scheme represents a change to a part of the landscape within the setting of the barrows at Greymare and Bofarnel Downs, the proposals either do not change any elements of setting contributing towards their significance resulting in **no change** to their significance, or the change within their setting is so negligible that again there is **no change** to their significance.

## **10. SOURCES CONSULTED**

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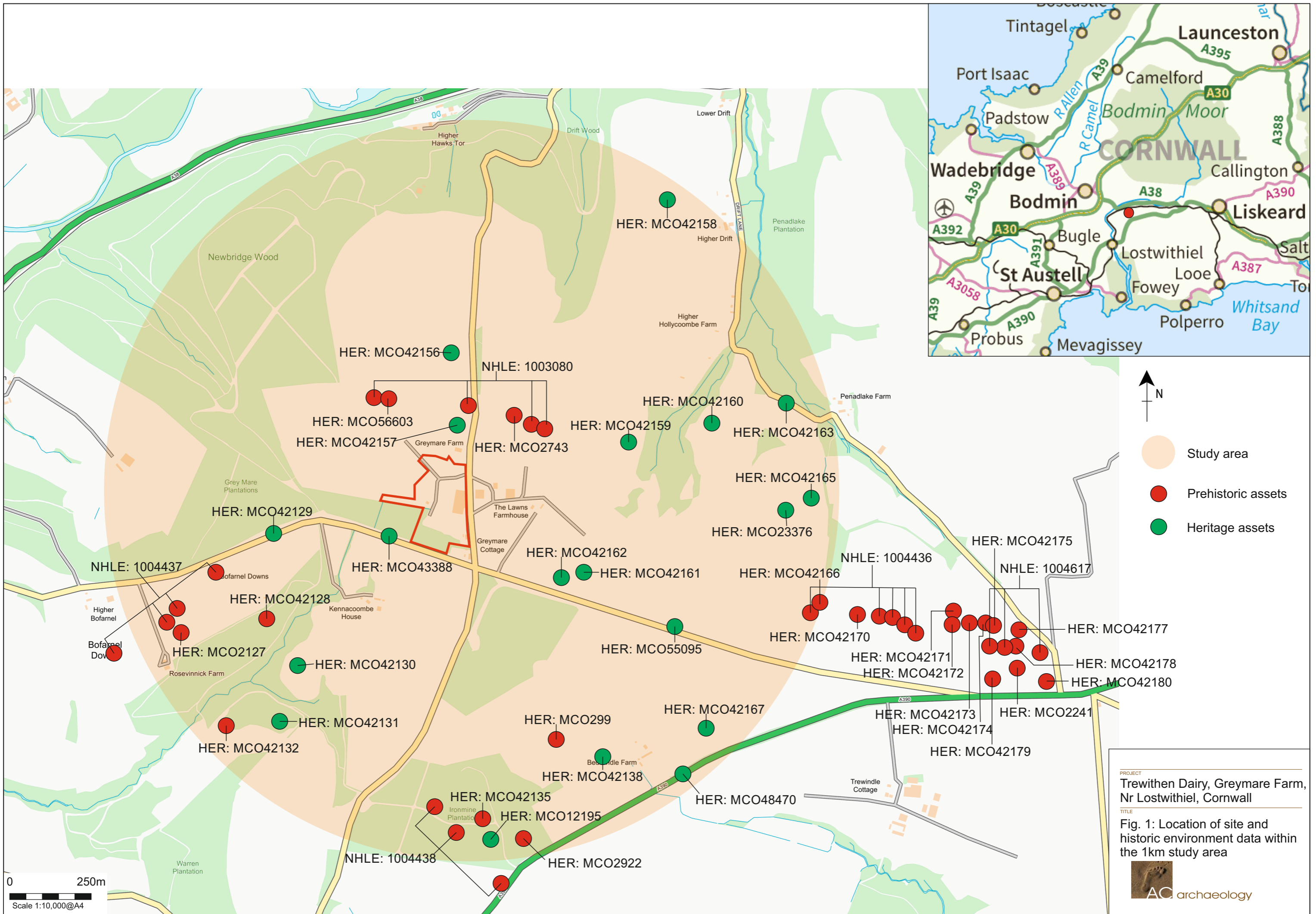
Cardinham tithe map (1840) and apportionment (1839)

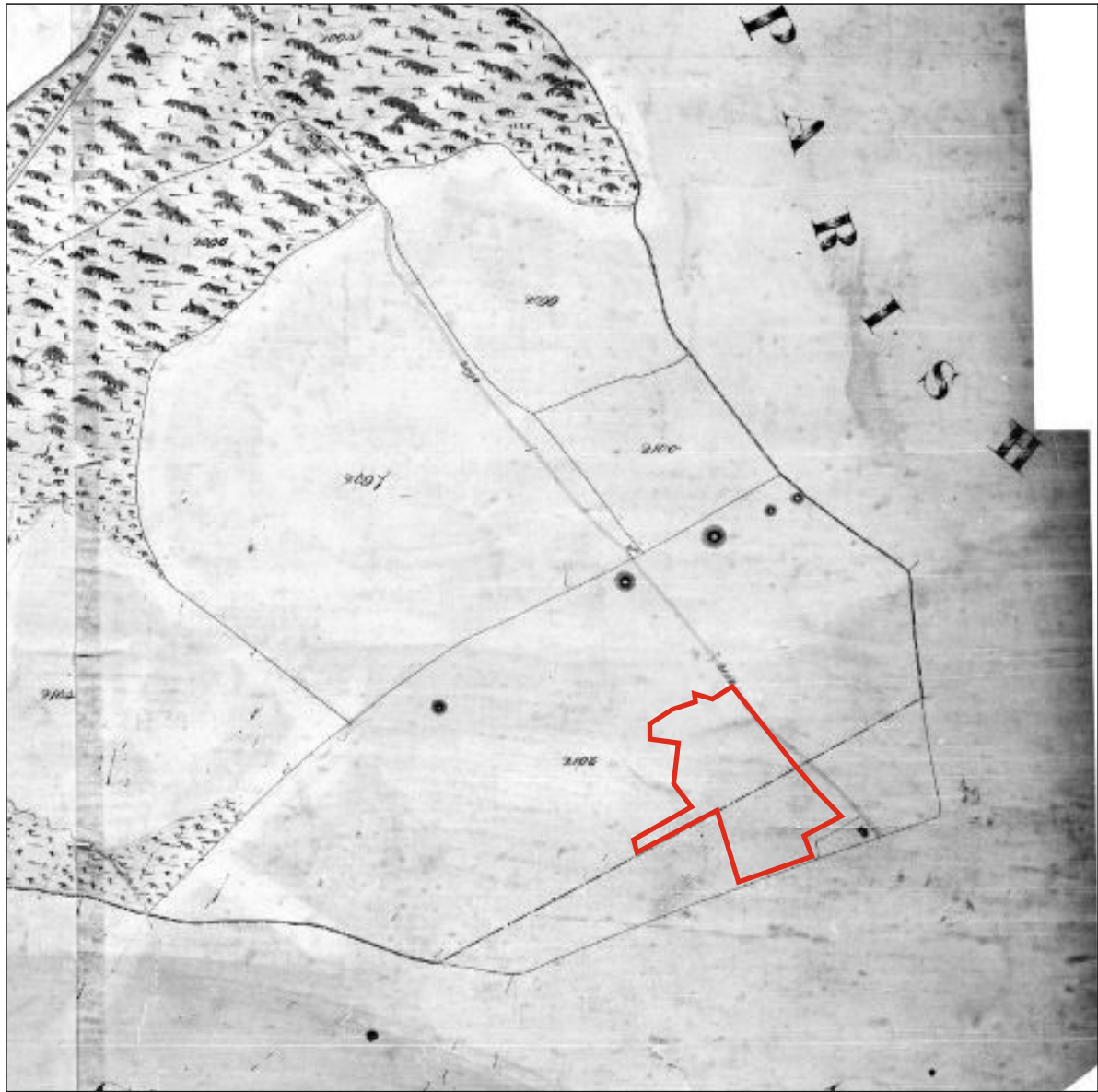
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- The Genealogist: <https://www.thegenealogist.co.uk>





PROJECT

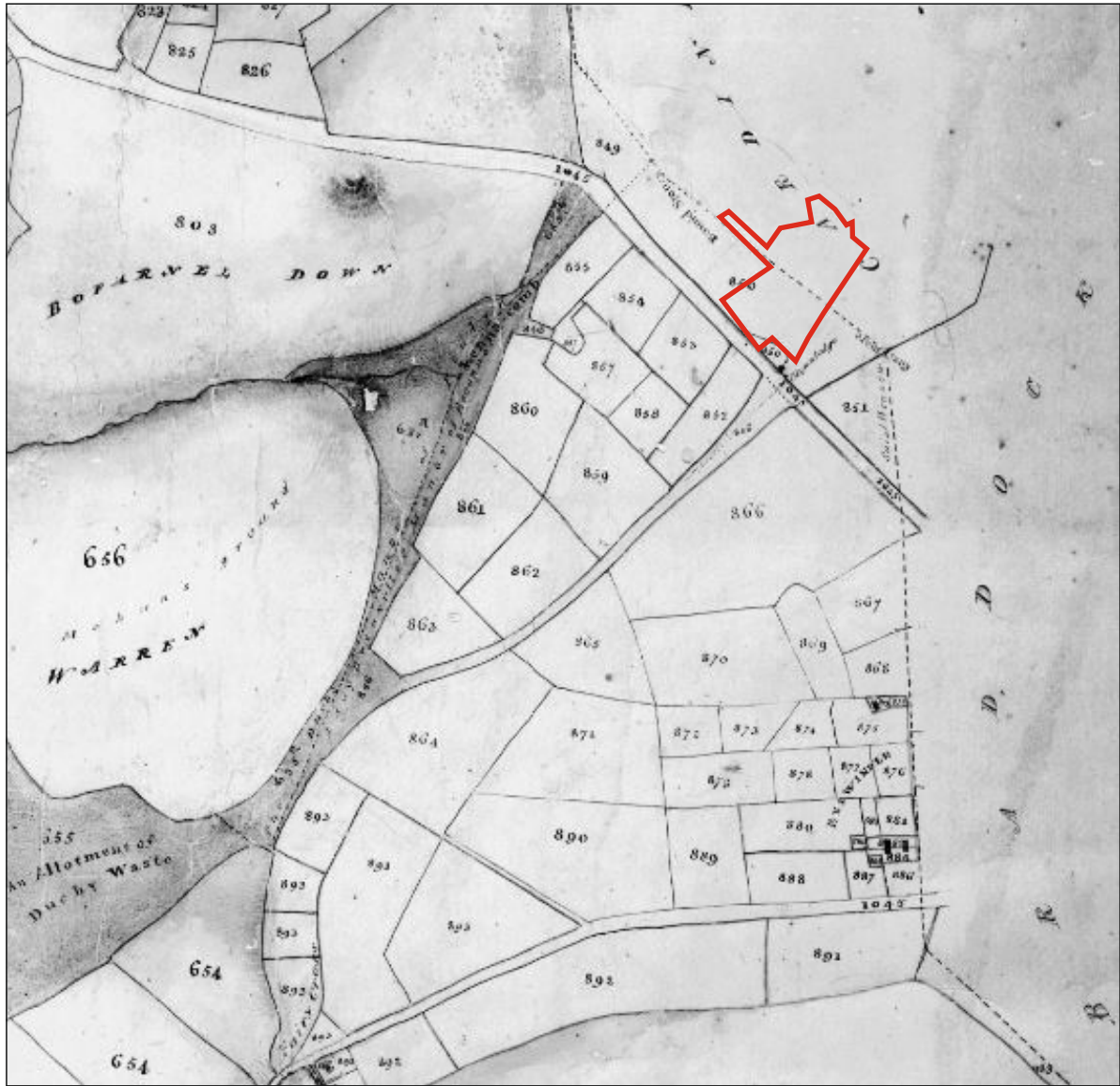
Trewithen Dairy, Greymare Farm, Nr Lostwithiel,  
Cornwall

TITLE

Fig. 2: Extract from the  
Cardinham tithe map, 1842



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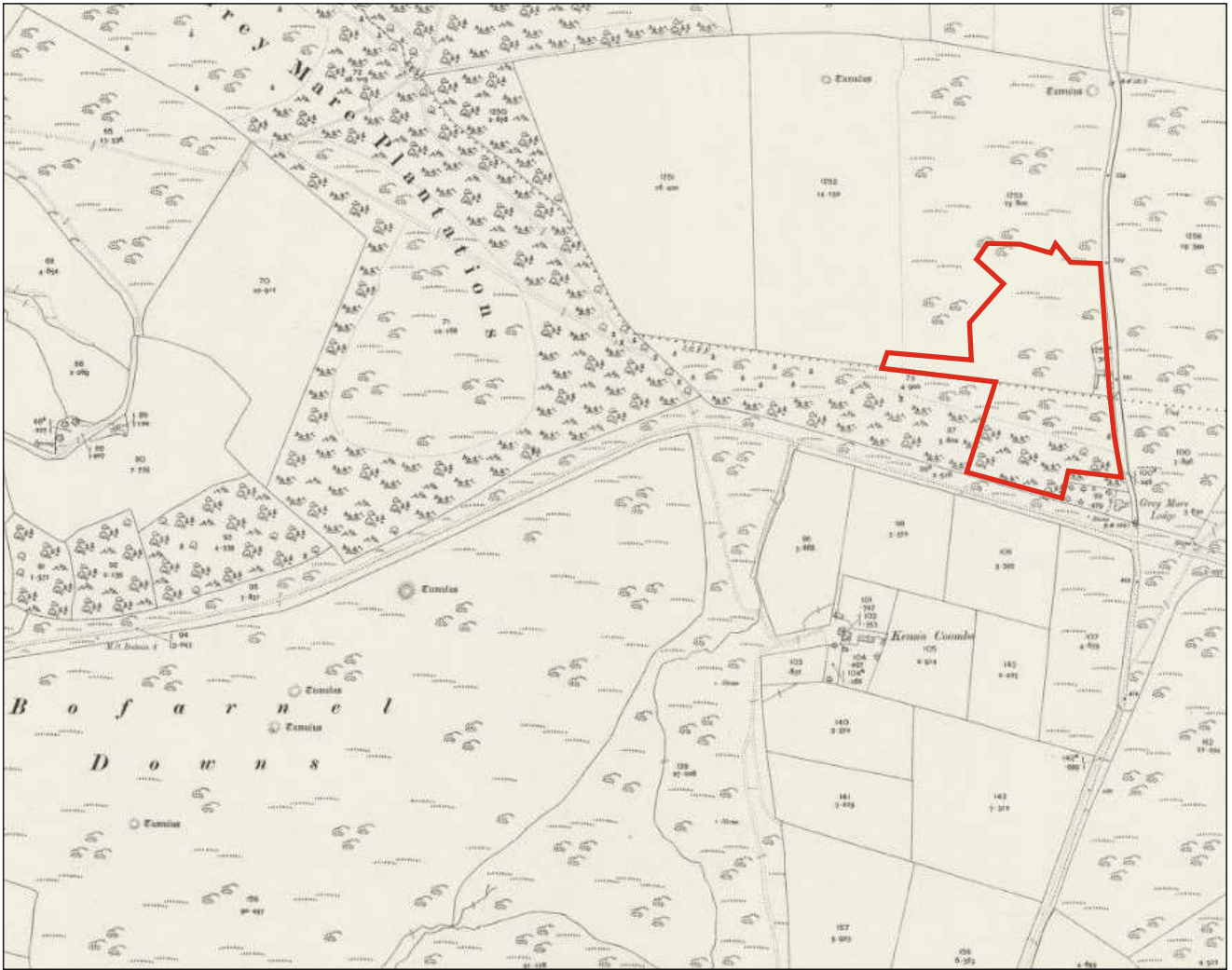
Trewithen Dairy, Greymare Farm, Nr Lostwithiel, Cornwall

TITLE

Fig. 3: Extract from the St Winnow tithe map, 1842



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TITLE

Fig. 4: Extract from the Second Edition 25-inch Ordnance Survey Map, 1907



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Plate 1: The dairy looking north up the lane, with the factory on the left



Plate 2: The dairy looking northwest from its vehicular entrance towards the site for the extension to the process room



Plate 3: The site of the proposed refrigerated loading bay extension, looking northwest. The extent of terracing for the existing infrastructure is clearly visible



Plate 4: The large barrow immediately west of the lane at Greymare, looking west



Plate 5: The large eastern barrow at Bofarnel Downs, looking southwest



Plate 6: View looking northwest towards the barrows on Greymare from the public road east of the barrow group north of Trewindle. The linear arrangement of upstanding barrows can be seen on the left, with part of the dairy in the rear centre. The barrows at Greymare are not visible, but the mast (centre right) provides a marker, being located on the ridgeline to the west of the barrows



Plate 7: Two of the three barrows at Greymare looking northeast up the hill from the lane



Plate 8: View looking east-northeast towards Greymare from the field entrance close to the eastern barrow at Bofarnel Downs. The barrows at Greymare are not visible



Plate 9: View looking southwest towards Bofarnel Downs from the barrow immediately west of the lane at Greymare. The barrows on the downs are not visible



Plate 10: View looking southeast from the lane at Greymare towards the barrow group north of Trewindle. Two of the barrows are visible as vegetation covered mounds in the field to the far left



Plate 11: View looking northwest from the lane at Greymare up the hill towards the western barrow, which is just visible on the horizon to the left of the mast and above the track



Plate 12: View looking west towards the eastern barrow at Bofarnel Downs from the road south of Greymare



Plate 13: View looking southwest through the dairy towards the eastern barrow at Bofarnel Downs from the lane at Greymare

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