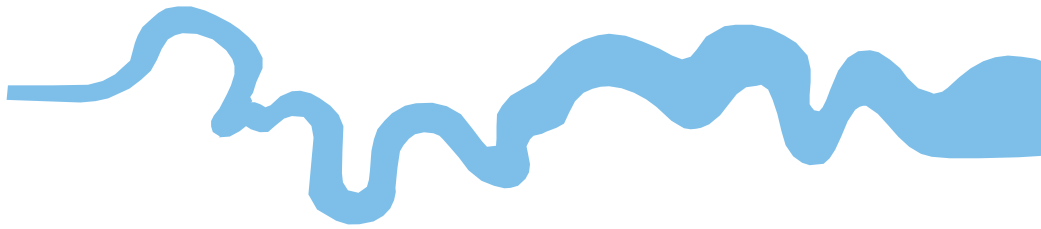


T V A S



SOUTH WEST

**Land at West Hill, Wadebridge,
Cornwall**

Archaeological Desk-based Assessment

by Genni Elliott

**Site Code: WHW 23-150
(SW 9813 7217)**

**Land at West Hill,
Wadebridge, Cornwall**

**Archaeological Desk-based Assessment
for Wadebridge LVA LLP**

by Genni Elliott
TVAS South West

Site Code WHW 23/150dsk

August 2023

Summary

Site name: Land at West Hill, Wadebridge, Cornwall

Grid reference: SW 9813 7217

Site activity: Archaeological desk-based assessment

Project coordinator: Genni Elliott

Site supervisor: Genni Elliott

Site code: WHW 23/150

Area of site: c.17.5ha

Summary of results: The proposal site is located between the St Breock and Wadebridge conservation areas within an area rich in archaeological remains dating from prehistory onwards. A Bronze Age barrow lies within the proposal site but has been severely disturbed having been ploughed over in part. Due to the wealth of prehistoric materials found further afield, it is possible that the barrow could be indicative of further Bronze Age and prehistoric material located below ground in the area which is yet to be uncovered. The immediate environs of the site is also particularly rich in post-medieval archaeology. As such it is believed the site has high archaeological potential. It is anticipated that further investigation will be required to determine the presence or absence of below ground archaeology.

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Report edited/checked by:	Steve Ford✓ 31.08.23
	Steve Preston✓ 31.08.23

Land at West Hill, Wadebridge, Cornwall Archaeological Desk-based Assessment

by Genni Elliott

Report 23/150

Introduction

This report is an assessment of the archaeological potential of a large parcel of land at West Hill, Wadebridge, Cornwall (Fig. 1). The project was commissioned by Mr Archie Korrie, of Wadebridge LVA LLP, 247 Westbury, Sherborne Dorset, DT9 3EJ, and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from Cornwall Council for the development of the site for residential purposes. This desk-based assessment will accompany the application in order to allow an informed decision to be made regarding the proposal's archaeological implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2021) and the Council's local plan policies.

Site description, location and geology

The town of Wadebridge is just inland from the north-west coast of Cornwall, about 7km south-east of Padstow and about 10km north-west of Bodmin. The town straddles the River Camel which becomes estuarine to the north-west, before reaching the North Atlantic. The site is located west of Wadebridge, south of West Hill, and south-west of the A39 Wadebridge by-pass. It is located north of the small village of St Breock (Fig. 1). A site visit conducted on 21st August 2023 showed that it currently consists of a series of grassy fields sub-divided by mature hedging (Pls 1–12). The site is bounded by West Hill, the properties fronting onto the road and fields to the north, Dunveth Farmhouse and an unlabelled road to the south-east, fields to the south-west and further fields, Dunveth Business Park and a superstore to the north-west. The development area is centred on NGR SW 9813 7217 and is situated on trevose slate and rosenum formations (undifferentiated) (BGS 2023). The highest point of the site is approximately 88m above Ordnance Datum at its western-most corner, sloping downwards to approximately 75m at the northern and eastern edges. The far north-western portion of the proposed area along West Hill is 70m aOD to the west sloping to 65m aOD to the east.

Planning background and development proposals

Planning permission is to be sought from Cornwall Council for residential development to the south-west of Wadebridge. No detailed proposals were present at the time of writing.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2021 (NPPF 2021) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.

The Historic Environment is defined (NPPF 2021, 67) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 194 and 195 state that

‘194. 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.

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

A ‘heritage asset’ is defined (NPPF 2021, 67) 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).’

‘Designated heritage asset’ includes (NPPF 2021, 66) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2021, 65) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 197 to 203:

- ‘197. In determining planning 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.’
- ‘199. 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.
- ‘200. 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 exceptional⁶⁸.

Footnote 68 extends the application of this provision considerably:

‘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.’

- ‘201. 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.
- ‘202. 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.
- ‘203. 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 205 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2021, 71–2) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

while ‘setting’ is defined (NPPF 2021, 71) as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

Cornwall Local Plan for 2030 was adopted in November of 2016 and details the policies relating to planning decisions within the County. The relevant policy in this document that relates to the management or protection of heritage assets is as follows:

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 un-designated 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.’

The proposal site does not lie within the Cornwall and West Devon Mining Landscape World Heritage Site or anywhere near any of the sites, nor does it lie within a conservation area.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists’ paper *Standards in British Archaeology* covering desk-based studies (CIFA 2020). These sources include historic and modern maps, the Cornwall Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

Cornwall is particularly rich in prehistoric archaeology, with finds and sites from Palaeolithic times through to the Roman period (Webster 2007; Croft and Grove 2012). The environs of Wadebridge is no exception with, for example, an early Bronze Age round barrow located to the east of nearby Egloshayle Church, and a dolerite polished stone axe recovered from Trevanion Road. A large standing stone and barrow cemetery are recorded at St Breock, to the west of Wadebridge (EH 2011; HE 2023) and at Pawton Quoit is a Neolithic portal dolmen (burial monument) (Daniel 2013). An Iron Age hillfort with Late Bronze Age origins known as Killibury Camp lies to the east of the town (HE 1992).

During the Late Bronze Age, it is believed that Cornwall formed part of an Atlantic maritime trading network based on its tin and copper sources (Cunliffe and Koch 2010, 384). Originally, Cornwall was believed not to have held much importance in Roman Britain, however archaeological excavation in 1935 uncovered a Roman-style villa at Magor Farm (O’Neil 1931, 128). Additionally, there are a number of Roman forts within the county (Fox and Ravenhill 1972; Fox 2000; Hartgroves and Smith 2008). After AD410, Cornwall reverted to the rule of Romano-Celtic chieftains as part of the Brittonic kingdom of Dumnonia.

Wadebridge, *Ponswad* in Cornish, and originally known only as *Wade* (from the Old English *wæd*, ‘ford’) was first recorded as late as 1358 as the fording point across the River Camel, until a bridge was constructed in the 15th century, changing its name to *Wadebrygge* (1478) and the present Wadebridge (Mills 1998, 361). The first church in Egloshayle dating to the Norman period, when the settlement is thought to have consisted of a quay and workers’ cottages (The Parish of Wadebridge n.d.).

St Breock, located to the west of Wadebridge is the site of the St Breock Downs Monolith, the largest and heaviest prehistoric standing stone in Cornwall. The stone fell in 1945, and excavations related to its 1956 re-erection uncovered quartz pebbles below in two small hollows similar to those at other sites containing human bone or ashes (EH 2011). The site is possibly associated with the St Breock Downs Barrow Cemetery, located approximately 5km to the south-south-east of Wadebridge (Wadebridge Museum n.d.). The cemetery consists of three barrows (HE 2023)

The area is also significant in the industrial heritage of the county, as the first steam railway in Cornwall was opened in 1834 from Bodmin to Wadebridge (Bone and Dawson 2007, 226).

Cornwall Historic Environment Record

A search was made on the Cornwall Historic Environment Record (HER) on 27th July 2023 for a radius of 1km around the proposal site. This revealed 131 entries within the search radius, almost all for post-medieval listed buildings. Excluding entries for desk-based research, these are summarized as Appendix 1 and their locations are plotted on Figure 1. There are no Scheduled Ancient Monuments within the vicinity of the proposal site.

Palaeolithic/Mesolithic and Neolithic

There are no HER entries pertaining to these time periods in the search area.

Bronze Age

There is only one HER entry pertaining to this time period. Located on the northern site boundary is a cropmark interpreted as a 10m diameter round barrow, which LiDAR data suggest has been ploughed out [1].

Iron Age and Roman

Two HER entries pertaining to these time periods, are purely speculative, consisting of hypothetical Iron Age or Roman ‘rounds’ based on the etymology of the place name *s Dunveth* [2] immediately east of the proposal site and Tredinick, further west [3]. Nothing is visible at either site to substantiate this speculation.

Medieval

There are multiple HER entries pertaining to this time period, including one listed building. Located on the same site as the theoretical round, immediately east of the proposal site, the place name of Dunveth is first recorded in 1249 as *Dinvegh* [2]. The name contains the Cornish elements of *dyn* meaning *fort* and *bighan* meaning *small*.

The Church of St Breock, dedicated in 1259, is located to the south-west of the proposal site and is Grade II listed [9]. This entry is further detailed in the listed buildings section. Located in the same area was also a carved lintel, excavated from Burlone Eglos chapel in 1961, now located at St Breock.

A settlement of Tredinick is first recorded in 1208 as *Tredinofic*, containing the Cornish elements of *tre* meaning *estate/farmstead* and *dynek*, meaning *fort* [3]. The land is now part of the Royal Cornwall Agricultural Showground and contains Boscawen House. A granite stone cross head is built into the east wall of Boscawen House [3].

Three of the remaining HER entries are of further settlements recorded during the Medieval period. These are: Trevanson, first recorded in 1259 as *Travansun* to the north of the proposal site [6]; St Breock, first recorded in 1201 as *de Lansent* before being renamed *Ecclesia Sancti Brioci* in 1269, located to the south-west of the proposal site [10]; and Polmorla, first recorded in 1208 as *Polmorya*, located to the south-east of the site [12].

Associated with St Breock is documentary evidence of a dovecote in the garden of the St Breock rectory, recorded 1613 [11].

There are two entries for this time period that refer to cropmarks visible in aerial photography and LiDAR survey that could be field systems of either prehistoric or Medieval date. The first is to the south-west of the proposal site [4], and the second is a potential strip field system also to the south-west [8]. Additionally, to the north-west of the proposal site are the medieval field boundaries west of Trevanson, recorded on 1880s and 1970s Ordnance Survey maps (Fig. 15) [7].

Assessments ahead of the Polmorla Flood Defence Scheme to the south of the site resulted in the discovery of a potential Medieval mill site and associated watercourses and channels [5]. Additionally, the Cornish Bridges, Milestones and Crosses in North Cornwall Council: Heritage Protection Partnership Site Visit covered the area of the proposal site and surrounding environment.

Post-medieval

The majority of the HER entries relate to post-medieval evidence, consisting mainly of listed buildings and cartographic evidence. Located on the proposal site itself is a pit marked on Ordnance Survey 1st edition mapping of the area [28]; this pit has since been infilled and levelled, as shown in LiDAR imaging.

Adjacent to the site there are multiple HER entries, though the majority of these consist of stiles, both within the site [13, 38] and on its edges or immediately around it [35, 37, 39, 40]. However, there is present a second pit evidenced on the Ordnance Survey 1st edition map which also has since been infilled and levelled, as shown by LiDAR [27].

The vast majority of Post-medieval HER entries are for listed buildings. Of these, one is a Grade II* listed former rectory [9], and the remainder are Grade II listed. These are detailed further in the listed buildings section, but are summarised as follows:

An empty house 25m southeast of Trehane and a remodelled mid-18th century house [6]; two cottages north of Arcadia, gate piers and flanking walls to the west entrance of St Breock Place, headstones and tomb chests of St Breock churchyard, lynchgate at the north entrance to the churchyard, eight bee boles and Burrow Cott [9]; Endicot cottage and the house attached to the northeast of Burrow Cottage [10]; 1 and 2 Whiterock terrace, 3 Whiterock Terrace, 4 and 5 Whiterock Terrace, Glawildor and garden wall, Greystones and adjoining house, and walls and steps to the northeast of Whiterock terrace [14]; six shops and the accommodation above; house now used as a conservative club house and The Molesworth Arms Hotel [15]; the police station; a house now divided into two homes; the garden wall at Pridham House [16]; a granite millstone [17]; The Old House [18]; and Tollgate House [19].

Of the Post-medieval HER entries, several refer to extant structures that are not listed. These are as follows.

A corn mill owned by the Molesworth family and shown on the St Breock tithe map of 1841 (Fig. 8), as well as the 1978 Ordnance survey map Fig. 15) [13]. A congregational chapel by Austin Stripp, built in 1874 [16]. An extant house associated with The Foundry constructed in 1850, a building in use from 1833 to 1958 that has since been demolished [20]. Bible Christian chapel, which is now a Methodist club and was recorded on the 1st and 2nd editions of the 1880, 1907 and 1930s Ordnance Survey maps (Figs. 9-12) [22]. A single arch bridge built in the 19th century [23]. A boys boarding school built in 1878 by Silvanus Trevail and recorded on the 1840 tithe map as well as the 1st and 2nd edition of the 1880 and 1907 Ordnance Survey maps [24]. The remainder of the extant structures are stiles, including those adjacent or on the proposal site, in addition to a further one located to the southwest of the proposal site [10], as well as one to the north [33], one to the northwest [34] and one to the south southwest [36].

In addition to these extant structures, there are several demolished structures within the search radius, evidenced by documentary and cartographical sources. The Foundry [10] is one of these and was in use from 1833 to 1958 before being demolished. Gas works founded in 1842 are shown on the 1st and 2nd edition

Ordnance Survey maps but are no longer present [21]. A limekiln is visible on the 1840 tithe map in addition to the 1st and 2nd edition Ordnance Survey maps that became derelict by 1910 [22]. The town hall, constructed over 1887-8 and originally referred to as Molesworth Hall [25]. The town hall was taken over by the parish council in 1961 and appears on the 2nd edition of the 1:2500 1907 OS map (Fig. 12). The pre-1880 Town Hall is visible on the 1st edition 1880 Ordnance Survey map (Fig. 9), has also since been demolished [26]. Finally, there are two mooring posts marked on the 1st edition OS maps on the west side of the river Camel that are no longer present [30].

There is also a historical quarry at Polmorla Road, recorded on the 1880 Ordnance Survey map (Fig. 9) and expanded to the size it remains currently on the second edition [21]. The quarry floor was partially overbuilt by the gas works, though the backface survives as a cut feature.

The remainder of the Post-Medieval HER entries are quarry pits marked on the Ordnance Survey 1st edition map and visible on LiDAR scans of the area [28, 29, 31, 32].

Modern, undated, negative

On the south-east edge of the site is a 20th century boundary stone that marks the boundary between Wadebridge Urban and Wadebridge Rural District Councils [42], one of four in the area [41, 43, 44].

Directly south-east of the proposal site is the war memorial at the top of Coronation Park, designed by Charles Derry and constructed by Nankivell and sons out of Cornish granite.

The final HER entry is a large semi-circular pit visible on LiDAR to the northwest of the proposal site, undated and currently grassed over [45].

Portable Antiquities Scheme

A search of the online database of the Portable Antiquities Scheme for grid squares SW9871, SW9772, and SW9872 on 25 July 2023 yielded 9 entries: three coins and a belt buckle of Medieval date and 2 mounts, 1 coin, skilnet part and a thimble of post-Medieval dates. No exact locations of these items are known other than their findspots are located within the 1km grid squares. All but one of the mounts came from grid square SW9871 which forms only a small area of the proposal site.

Cartographic and documentary sources

The place name was first recorded in 1358 simply as '*Waed*', meaning ford as in river crossing (Cameron 1996). A bridge was built at the location around 1485, and as of 1478 was referred to as '*Wadebrygge*' essentially

meaning 'bridge at the ford' (Mills 1998; Lyson and Lysons 1814). The original bridge was 32 feet in length and was supported by 16/17 arches. Upkeep for the bridge was paid for by rents from the lands of the manor of Pawton, the rector of St. Breock, and the vicar of Egloshayle until it was made a county bridge during the reign of James I. For much of its history the town, being on crossing point on the River Camel, was split between the parishes of Egloshayle in Trigg hundred and St. Breock in Pyder hundred (Lyson and Lysons 1814).

There is no specific entry for a settlement at Wadebridge in Domesday Book, but there is a record of the granting of a market in 1312 by King Edward II to Walter Stapleton, Bishop of Exeter (Lyson and Lysons 1814). Close by to the south-east is Pawton which at the time of Domesday Book (AD1086) was held by the Bishop of Exeter. Pre-Conquest it was appraised at 44 hides but only paid 8 in geld. There was arable land for 60 plough teams, 3 teams worked under the lord and 40 by the inhabitants. In residence were 6 slaves, 40 villagers, and 40 bordars. There was 12 square leagues of pasture for animals and 2 leagues of woodland. Pre-conquest the manor was valued at £10, and post-conquest at £24 (Williams and Martin 2002, 343). Also close by but on the eastern side of the river is Pendavey, which was a settlement of one hide from the manor of Blisland which was held directly by King William. Pendavey was held by Boia the priest for the Count of Mortain, and was worth 20s pre-conquest and 10s post-conquest (Williams and Martin 2002, 342).

A range of Ordnance Survey and other historical maps of the area were consulted at Cornwall Record Office and online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Saxton's map of Cornwall from 1576 (Fig. 3). No detail of the proposal site itself can be observed on this map, but the approximate location can be determined relative to the locations of '*Waidbridge*' on the south-west bank of the river Camel, the medieval bridge, and St Breock. Although Wadebridge is labelled there is no associated marker indicating the presence of a settlement, but there is a marker for its parish of St Breock. Jansson's 1646 map of Cornwall (Fig. 4) shows less detail excluding a label for Wadebridge altogether, but keeping the bridge itself allowing for a general location of the site, while Gascoyne's 1699 map includes major road systems, as well as a label for Wadebridge (Fig. 5). St. Breock has acquired its modern spelling, as has Wadebridge. The next map, Martyn's 1748 map of Cornwall (Fig. 6), also depicts major roads, though in more detail, which allows the placing of the proposed development area with more accuracy. Wade Bridge is labelled on the east bank of the river Camel, but there is still no indication of a settlement on either side of the river. The hamlet of Dunveth also makes its first appearance. This was originally

an estate that served as the seat of the Tredinick family, but by 1702 it changed hands and became a farmhouse (Lyson and Lysons 1814).

The Preliminary Ordnance Survey map of 1805 (Fig. 7) is the first map to allow for the precise placement of the proposed site with the aid of roads, plots, and buildings. Although unlabelled, the roads bounding the north and south of site (West Hill and Whiterock Road respectively) are present as is Dunveth to the south-east. Wade Bridge is still in two words but this map is the first to show the outline of buildings on either side of the bridge showing that by this point there is a settlement worth recording. Outlines of clusters of buildings also depict the hamlets of Dunveth, Trevanson, St Breock, Roskear, and Penleese.

The 1842 St Breock Tithe map (Fig.8) shows the area of site split unevenly between 5 plots, and the scaling might not be quite as accurate as modern mapping. The fields are numbered 1317-1319, 1333 and 1371, and the forms of the field boundaries are here closely recognizable as their current forms. The fields are described in the accompanying apportionment as:

- 1317 – Landowner Sir William Molesworth Bart, occupier David Williams, Homer Betty Field – arable
- 1318– Landowner Sir William Molesworth Bart, occupier David Williams, Five stiles - arable
- 1319 – Landowner Sir William Molesworth Bart, occupier David Williams, New Park - arable
- 1333 - Landowner Sir William Molesworth Bart, occupier David Williams, Barn Park - arable
- 1371 – Landowner Sir William Molesworth Bart, occupier Thomas Werry, Lamblocks - arable

There is a trackway starting just south of the village of Trevanson and running south and weaving in and out of the protrusions of the proposed area. It is labelled as ‘church path.’ A second path is present south-west of Dunveth, similarly labelled. The appearance that a small building in plot 1329 is within the site’s eastern boundary is almost certainly due to a scaling error.

The 1881 Ordnance Survey map (Fig. 9) provides extra detail. The field numbers are 500, 502, and 556 falling entirely within the proposed area, as well as aspects of 452, 453, 499, 503, 554, and 557. The north-south trackway from the tithe map (through fields 499, 500, and 554) is still present along with the trackway south-west of Dunveth which is now shown to extend further to the north-west whilst a further trackway is now present from Dunveth heading in a westerly direction. All three of the tracks intersect where fields 503 and 557 meet at a point adjacent to field 554. A small quarry pit labelled ‘old quarry’ lies at the half-way point of the south-western boundary of field 554. Dunveth is annotated as an antiquity: ‘on site of mansion’.

The Ordnance Survey maps for 1888 (only the 6-inch version was available) (Fig. 10) and 1906-1907 (Fig. 11) show essentially the same detail with the inclusion of St Breock and its own developments, and the reservoir and Wadebridge U.D.C Waterworks south-east of site and across the street from Dunveth. The Union & Urban District Boundary is shown on the 1906-1907 map and shares much of the same line as the proposal site

boundary, and is marked by boundary stones (BS). There is also an Ordnance trig point within the site (293). The 1907 edition (not illustrated) shows no more detail other than the renumbering of the fields, with site containing at least part of fields 60, 61, 62, 104, 106, 107, 108, and 292. The case is much the same for the 1958 Ordnance Survey map (Fig. 12), with the site now containing parts of land parcels 240 and 293.

The 1974 map at 1:2500 (Fig. 13) shows no change within the site except a switch to decimal measurement, but depicts further structures in Dunveth, as well as a row of structures to the north of the site that are not depicted in detail prior to this point. This trend of little change aside from the expansion of the settlements surrounding the proposal site continues in the 1978 1:10,560 map (not illustrated). Though the same is mostly true for the 1994 map (Fig. 14), it is noteworthy that the southwest church path is missing from the southwestern field. Additionally, to the southwest of Dunveth is what appears to be a carpark which falls within the proposed site boundary, though is not labelled.

The detail has dropped significantly with the change of cartographic style for the 2001 Ordnance Survey map (Fig. 15), therefore field boundaries, paths, and less significant structures are no longer visible. However, the map does note the construction of a supermarket to the west of the site which is also seen in aerial photography. There no change on the site between the 2001 and the 2010 OS map (not illustrated), however Dunveth Business Park is now visible immediately west of the site. There are no significant changes between this map and the 2023 OS map (Fig. 16).

Listed buildings

There are 54 listed buildings within 1km of the proposal site, with many of these referring to grave markers in the churchyard of the Church of St Breock, and the remainder being, for the most part, located within the town of Wadebridge. Due to the presence of intervening buildings, as well as the fact that any listed buildings overlooking the area of the proposal site are shielded by trees and hedgerows, it is unlikely that development will disturb their local character. Of these listed buildings, the vast majority are Grade II, however there is one Grade II* listed: St Breock Place.

St Breock Place

Grade II*. Late 17th century rectory, now a private house. Remodelled early and mid 18th century [**Fig. 1: 11**]. Additionally, the 18th century gate piers and garden wall flanking the west entrance are Grade II listed [**9**].

Church of St Breock

Grade II. Parish church dedicated in 1259, extended in the 15th century, partially rebuilt in 1677 and restored in 1881 and 1966 [**9**]. Several Grade II listed grave markers are associated with its churchyard:

Chest Tomb Pair of H Werry and M and L Werry (1714 and 1691).
 Chest Tomb of William Hickers (1713).
 Headstone and Tomb Chest of Joan Kendell and John Blake (1802 and 1721).
 Headstone of Elizabeth Ching (1739).
 Headstone of Mary Pulkinhorn (1740).
 Chest Tomb of Anne Bate (1740).
 Chest Tomb of Anne and Samson Buscomb (1740 and 1765).
 Chest Tomb of Jane Collins (1747).
 Chest Tomb of Alice Morrish (1748).
 Chest Tomb of Elizabeth Warne (1750).
 Headstone of Thomas Key (1753).
 Headstones of E and E Rescorla (1758 and 1780).
 Headstone of Richard Lobb (1761).
 Headstone Pair of John Wollcock, and Samiel, Rebecca and Richard Woolcock (1799 and 1762).
 Headstone of Richard Lobb (1781).
 Headstone of William Stribley (1787).
 Headstone of Stephen Carveth (1788).
 Headstone of Edward Roberts (1790).
 Headstone of Roger Harris (1792).
 Chest Tomb of Charles Nickell (1793).
 Headstone of William Nankivell (1803).
 Headstone of Charity Harris (1809).
 Chest Tomb of Rickard Family (1844).

Also associated with the church is the Grade II listed early 19th century lychgate at the north entrance of the churchyard.

Whiterock Terrace Houses and Wall and Steps to Northeast

Three Grade II listed buildings. No 1 and 2 are a pair of 1830s houses in terrace. No 3 is an 1830s house in terrace. No 4 and 5 are a pair of 1840s houses in terrace. Grade II listed wall, steps and wrought iron rail erected in 1840 [14].

2 Cottages Directly to North of Arcadia

Grade II. A pair of early to mid-19th century cottages [9].

Burrow Cott

Grade II. 17th century house [10].

Caroline's Weens and Teens Ltd. And C H Paul & Son

Grade II. Two shops and the accommodation above. Probably 18th century with early 19th century remodelling and late 19th century shop fronts [15].

Endicot

Grade II. 17th century cottage [10].

Glawildor and Garden Wall to Front

Grade II. Early 19th century house and garden wall extended in the mid 19th century [14].

Greystones and House Adjoining on Southwest and Garden Wall to Front

Grade II. Early 19th century house divided into two with a garden wall to front.

House Attached on Northeast of Burrow Cott

Grade II. Late 16th century house extended in the 18th and 19th centuries [10].

Lawrence

Grade II. Mid 19th century shop with accommodation above [15].

Milestone 300 metres to Southwest of Trevanson

Grade II. Granite milestone dated to 1760 [17].

Pauls

Grade II. Late 18th century shop with accommodation, remodelled in mid 19th century and with late 19th century shop front [15].

Police Station

Grade II. Late 19th to early 20th century police station [16].

Saunders Footwear Limited

Grade II. Late 18th century shop extended in mid 19th century with accommodation to rear and above [15].

Swab Shop

Grade II. 18th century shop with accommodation above, remodelled in early 19th century [15].

The Conservative Club

Grade II. 18th century house, remodelled in the 19th century and now used as a club house [15].

The Elms and Pridham House

Grade II. Mid to late 17th century house now divided into two houses [16]. Associated with the houses there is a Grade II listed mid to late 19th century wall with mid 19th century gate that encloses the garden to the front and side [16].

The Molesworth Arms Hotel

Grade II. Late 17th century Inn, now a public house [15].

The Old House

Grade II. Mid 19th century house with possible earlier origin [18].

Tollgate House

Grade II. Early 19th century toll house, now a private house [19].

Trehane

Grade II. Mid 18th century house remodelled in early to mid 19th century and extended in early 20th century.

Associated is the Grade II listed currently disused 17th century house 25m southeast of Trehane [6].

The local setting of all the Wadebridge buildings already consists of several modern developments, therefore development within the vicinity would not significantly alter the setting of these buildings.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within close proximity of the site.

Historic Hedgerows

There are hedgerows on the site that could qualify as ‘important’ as defined by Schedule 1 of the Hedgerows Regulations 1997 (now modified by government guidance to include boundaries depicted on pre-1845 maps). The St Breock Tithe map dates to 1842 and shows a number of the existing fields have early origins. The majority of the proposal site boundary follows historic boundaries quite closely (allowing for very slight divergences in mapping accuracy) with the exception of the northwest extension southern boundary and the eastern boundary immediately to the south of Dunveth. Internal field boundaries are historic also. Permissions would therefore probably be required for any proposals to remove or break through these hedgerows.

Aerial Photographs

A search was made on the Historic England Archive’s database of aerial photographs on 3rd August 2023. This revealed 26 vertical prints from 12 sorties flown between 13th May 1946 and 6th August 2009, including 26 vertical and 2 specialist (oblique) photographs (Appendix 3). These photographs were viewed on 15th August 2023 (apart from 10 verticals which were not available to view).

Sortie number RAF/106G/UK/1498, flown on 13th May 1946, included two frames in which the site was fully visible. The majority of the site did not show any signs of cropmarks or parchmarks, however the north-eastern field contained a small area that appears also on the LiDAR, discussed below. Also visible is evidence of agricultural activity. Additionally, the southern end of this field appears darker than the rest. The barrow recorded as a cropmark on these photographs in the HER is not visible at the precise location given in the HER in these nor any other aerial photographs consulted but may be slightly further south.

In sortie RAF/CPE/UK/1904, structures are present to the south of the northeastern field, however these do not appear in any record. It is possible that they could be associated with agricultural activity, however the likelihood of this is uncertain as the sortie was flown in December of 1946. Similar structures appear in the surrounding fields. There is also a possible NW-SE linear across the northeastern field—this appears to align with the trackway and is discussed further in the LiDAR section and leads into a likely agricultural structure.

Sortie MAL/68062, flown in 1968, includes three views that depict the area of the proposal site. Aside from clouds partially obscuring the site, nothing of note is visible in these photographs. However, this is the final point at which the structure associated with the NW-SE trackway is visible in aerial photography.

OS/71306, flown in 1971, consists of two frames. There is nothing new of note visible in frame 91, however in frame 92 there is a possible linear visible to the south of the site which likely corresponds to the church path visible on maps from this period. OS/85090, flown in 1985, does not contain anything of note, though in both frames of OS/93086, flown in 1993, the trackway across the north-eastern field is overgrown, and a possible E-W linear is visible in the south-western field, potentially a continuation of the previously noted church path. OS/96087, flown in 1996, contains two frames that depict a structure constructed to the northwest of the proposal site, likely the supermarket. The south-eastern linear is no longer visible, though it remains on the LiDAR.

Two obliques were also viewed. These were taken on 6th August, 2009 and only contain a small area of the site. CCR 22633/053 displays a possible linear mark visible in a field south of the proposal site as cropmarks, while CCR 22633/054 illustrates more cropmarks to the south of the site.

LiDAR

National LiDAR Programme data tile DTM-2019-SW97SE was downloaded from the Environment Agency website and added to a Geographical Information System programme, QGIS. The single tile gives complete coverage of the site and its surrounding area.

Terrain analysis was carried out in QGIS using the 'hillshade' function. Virtual shade plot files were created using the Relief Visualization Toolbox 2.2.1 software (Fig. 17). A multi-directional hillshade visualisation was created with a vertical angle of 35° from the earth's surface at 45° intervals from azimuth 0° to 315° with vertical exaggeration of 2 in order to emphasise low-lying earthwork features. The hillshade visualisation was analysed and a number of features of potential archaeological interest were identified (Fig. 18); six linear features which look to be small ditches or gullies, a possible pit or dewpond which predates detailed historic mapping and a trackway that appeared as early as 1888 on Ordnance Survey mapping running east-west across the proposal site. There is also no sign of the 'old quarry' from the Ordnance Survey First Edition. A fairly large depression near the south corner of the field supposed to contain a ploughed out barrow on its northern edge is a possible candidate to be that feature if the HER grid reference is slightly misplaced.

Discussion

There are a number of possible heritage assets on the site and within the site's immediate environs. Most notable would be the ploughed-out barrow recorded as being on the northern site boundary. This barrow was noted in the HER as already damaged due to ploughing, but in such cases the original ditch often survives and would be archaeologically significant. However it does not appear at this location on any aerial photographs (including those listed in the HER) nor on LiDAR and its existence must be in doubt. LiDAR does offer a second potential candidate in that field but it appears more as a depression than a ditch. A small area within the boundaries of the proposal site is a quarry pit that was already old in 1881 and has since been infilled and levelled. This tiny area will have no archaeological potential. In addition to this there are several post-medieval stiles located within the site and around its boundaries. Although not listed buildings these do contribute to the area's local character and it may be advisable to attempt to retain them in the development plans. As the hedgerows on the site are also likely to be considered 'important' and it may be desirable to retain these, these two aims could be combined.

It remains to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

There has been no archaeological fieldwork in the study radius (other than assessments of aerial photographs and cartographic evidence), so the absence of any confirmed archaeological sites is likely to reflect this lack of opportunity to investigate rather than a genuine absence of past human activity. Immediately east of the site's eastern boundary is the likely site of a medieval settlement (though unsubstantiated as a 'manor' as marked on the earlier Ordnance Survey maps) whose place name might suggest even earlier remains: Dinvegh, or 'small fort'. In the wider area there is a known Bronze Age barrow cemetery so the possible barrow on the site should not be ruled out. Though the known archaeology in the immediate area is primarily post-medieval, the presence of megalithic structures and even burial sites within this region of Cornwall support the possibility that there may be more below-ground prehistoric archaeology waiting to be discovered.

No details of the development proposal are to hand but any construction is likely to involve the potential to damage or destroy archaeological remains if any are present in area of building footprints, services, landscaping, etc.

It will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Borough and implemented by a competent archaeological contractor. It could be implemented by a suitably worded condition applied to any consent gained.

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APPENDIX 1: Historic Environment Records within a 1km search radius of the development site

No	HER Ref	Grid Ref (SW)	Type	Period	Comment
1	MCO2569	9811 7228	Photographic	Bronze Age	Dunveth round barrow 10m in diameter, visible on aerial photographs but ploughed out.
2	MCO7933 MCO14329	983 722 98295 72213	Documentary	Iron Age Roman Medieval	The place-name of Dunveth suggests the site of a round. Settlement of Dunveth first recorded in 1249 as " <i>Dinvegh</i> ", (small fort)
3	MCO8575 MCO17142 MCO46499	972 721 97215 72143 97222 72162	Documentary Structure	Iron Age Roman Medieval	The place-name of Tredinick suggests the site of a round. Settlement of Tredinick is first recorded in 1208 as " <i>Tredinofic</i> ", ('estate, farmstead' and 'fort'. Stone cross built into the east wall of Boscawen House.
4	MCO29878	9738 7187	Photographic	Prehistoric Medieval	Potential prehistoric and/ or Medieval field system(s) viewed as cropmarks in aerial photography and LiDAR survey.
5	ECO1163	9824 7150	Fieldwalking	Prehistoric Medieval	Potential Medieval mill site and its associated watercourses and channels, and possible palaeoenvironmental deposits in valley floor.
6	MCO17817 DCO9954 DCO9760	97845 72884 97880 72887 97856 72913	Documentary Listed building	Medieval Post-Medieval	Settlement of Trevanson first recorded in 1259 as " <i>Travansun</i> ", ('estate, farmstead' and an unknown second element). House 25m to southeast of Trehane, probably C17. Grade II listed house. Mid C18, remodelled mid C19 and extended early C20.
7	MCO26563	974 727	Cartographic	Medieval	Field boundaries present on 1880s and 1970s OS maps.
8	MCO29879	9755 7174	Photographic	Medieval	Potential strip field system visible in aerial photographs.
9	DCO9888 MCO6444 MCO26560 DCO9726 DCO10516 DCO8015 DCO8210 DCO9953 DCO9139 DCO10762 DCO10342 DCO10275 DCO9889 DCO9472 DCO10550 DCO10684 DCO10683 DCO9475 DCO8213 DCO9473 DCO9474 DCO9951 DCO9314 DCO9314 DCO8212 DCO8207 DCO10966 DCO8859 MCO5981 ECO2580 DCO131	97710 71718 9769 7172 97738 71790 97753 71823 97738 71753 97721 71748 97732 71761 97693 71754 97743 71753 97729 71756 97722 71747 97736 71741 97697 71742 97715 71709 97741 71755 97739 71745 97724 71767 97718 71756 97721 71759 97736 71758 9773271742 97718 71766 97717 71750 97695 71759 97691 71748 97693 71761 97700 71741 97711 71798 9771 7178	Listed building Structure	Medieval Post-Medieval	Church of St Breock, dedicated in 1259, extended in 15th century and partially rebuilt in 1677, restored in 1881 and 1966. A carved lintel, excavated from Burlorne Eglos chapel in 1961, now at St. Breock. Multiple tombs and headstones (18th, 19th century, one 17th) all listed separately. C19 unroofed lychgate at north entrance to churchyard. Eight bee boles photographed in 1993 for the International Bee Research Association bee boles register. Gate piers and flanking walls to west entrance of St Breock Place, C18. Two cottages north of Arcadia, early-mid C19.
10	MCO16830 DCO8214 DCO10685 DCO9759 MCO72547	97760 71832 97776 71846 97771 71843 97779 71859 97801 71867	Documentary Listed building Structure	Medieval Post-Medieval	Settlement of St Breock first recorded in 1201 as " <i>de Lansent</i> ". The name changed to " <i>Ecclesia Sancti Brioci</i> " by 1269. All listed: Burrow Cott, C17 origins. Endicot, C17 cottage with later alterations. House attached to north-east of Burrow Cottage. Late C16 with C18 and C19 additions. Stile.
11	MCO10571 DCO9476	97699 71900 97714 71862	Documentary Listed Building	Medieval Post-Medieval	Documentary evidence of a dovecote in the garden of the St. Breock rectory in 1613. Grade II* listed, former rectory of St. Breock, late C17, remodelled in early and mid C18.
12	MCO16399 MCO29321	98350 71522 9842 7159	Documentary Cartographic	Medieval Post-Medieval	Settlement of Polmorla first recorded in 1208 as " <i>Polmorva</i> " ('pool or stream' and 'sea-marsh'). Corn mill owned by the Molesworth family, shown on the St. Breock tithe map of 1841, and 1978 OS map.
13	MCO72768	97893 72296	Structure	Post-Medieval	Stile.
14	DCO7999 DCO8244 DCO8882 DCO8243 DCO8881	98669 72223 98664 72233 98654 72242 98632 72205 98620 72196	Listed building	Post-Medieval	All of 1 to 5 Whiterock Terrace, c. 1830, listed individually or in pairs. Glawildor and garden wall to front, Whiterock Road, early C19, extended mid C19. Greystones and house adjoining on southwest and garden wall to front, Whiterock Road, early C19. Walls and steps to north-east of Whiterock Terrace, C18.

No	HER Ref	Grid Ref (SW)	Type	Period	Comment
	DCO9467	9865772244			
15	DCO9465 DCO7998 DCO9310 DCO7997 DCO8241 DCO8242 DCO8880	9891272344 98919 72379 98925 72344 98887 72336 98896 72343 9886172375 9890572375	Listed building	Post-Medieval	Caroline's Weens and Teens Ltd and CH Paul & Son, Molesworth Street, two shops and accommodation above, probably C18 remodelled early C19 with late C19 shop fronts. Several shops along Molesworth Street, 18th and 19th century with alterations. The Molesworth Arms Hotel. Coaching Inn, now public house, late C17, with C19 and C20 alterations.
16	DCO9309 DCO8746 MCO54213 DCO9466 MCO32741 ECO5791 ECO5861	98757 72393 98797 72351 98765 72403 98812 72397 9876 7240 9876 7243	Listed building Structure	Post-Medieval Modern	Garden wall and gate to south, southwest and southeast of 74 Molesworth Street, mid-late C19 enclosing gardens to the Elms and Pridham House. Police station, 41 Molesworth Road, Wadebridge. Late C19 to early C20. House now divided into 2 houses. Mid to late C17, with later remodellings. Garden Wall at Pridham House. Congregational chapel by Austin Stripp, 1874. The Elms, Molesworth Street, potentially C16 or C17. Granite milestone, c. 1760.
17	DCO9479 MCO48701	97570 72538 97582 72544	Listed building	Post-Medieval	
18	DCO9075	97880 72848	Listed building	Post-Medieval	The Old House, mid C19.
19	DCO9317 MCO26564	97181 72576	Listed building	Post-Medieval	Tollgate House. Early C19.
20	MCO4701 MCO46995	98935 72248 98947 72277	Documentary Structure	Post-Medieval	The Foundry, in use 1833 to 1958. Demolished, but the offices in Polmorla Road and a house built in 1850 survive..
21	MCO6931 MCO29322	98845 72206 98824 72194	Cartographic	Post-Medieval	Gas Works, founded in 1842. Shown on the 1st and 2nd Edition OS maps, latterly a telephone exchange. Quarry at Polmorla Road, recorded on the c1880 Ordnance Survey map and had expanded to its present size by the second edition. Quarry floor partially overbuilt by the gas works, remains overbuilt, but back face survives as cut feature.
22	MCO7333 MCO32740	99005 72240 99011 72203	Cartographic Extant structure	Post-Medieval	Limekiln on the tithe map of 1840 and the 1 st and 2 nd edition OS maps, derelict by 1910. Bible Christian chapel, now a Methodist club. Recorded on 1880, 1907 and 1930s OS Maps.
23	MCO46996	98924 72165	Structure	Post-Medieval	Single-arch bridge built C19.
24	MCO46997	98671 72391	Structure	Post-Medieval	Boys boarding school built 1878 by Silvanus Trevail. Recorded on the 1 st and 2 nd editions OS maps.
25	MCO54348 MCO67196	99013 72292 9901 7231	Structure	Post-Medieval	Town Hall, built 1887-8. Originally Molesworth Hall, taken over by Parish Council in 1961. Recorded on the 2nd Edition of the 1:2500 1907 OS map. Boundary stone, one of the Cornwall County bridge stones.
26	MCO54350	98880 72294	Cartographic	Post-Medieval	Town Hall, recorded on the 1st Edition OS map. Now demolished.
27	MCO65614	9798 7188	Cartographic	Post-Medieval	Quarry on Ordnance Survey 1 st edition. LiDAR shows pit has been infilled and levelled.
28	MCO65615	9794 7208	Cartographic	Post-Medieval	Quarry on Ordnance Survey 1 st edition. LiDAR shows pit has been infilled and levelled.
29	MCO65616	9848 7148	Cartographic	Post-Medieval	Quarry on Ordnance Survey 1 st edition. LiDAR suggest pit has been infilled and levelled.
30	MCO66011	9893 7261	Cartographic	Post-Medieval	2 mooring posts marked on OS 1st Edition maps on the west side of the Camel River passing through Wadebridge.
31	MCO66012	9872 7211	Cartographic	Post-Medieval	Quarry on Ordnance Survey 1 st Edition Visible on recent LiDAR.
32	MCO66013	9769 7298	Cartographic	Post-Medieval	Quarry on Ordnance Survey 1 st Edition. Visible on recent LiDAR.
33	MCO69343	97805 72987	Structure	Post-Medieval	Stile.
34	MCO72544	97424 72831	Structure	Post-Medieval	Stile.
35	MCO72548	97868 72176	Structure	Post-Medieval	Stile.
36	MCO72549	97653 71437	Structure	Post-Medieval	Stile.
37	MCO72765	97882 72401	Structure	Post-Medieval	Stile.
38	MCO72766	98156 72093	Structure	Post-Medieval	Stile.
39	MCO72767	98225 72033	Structure	Post-Medieval	Stile.
41	MCO58209	9836 7204	Structure	Modern	War memorial at the top of Coronation Park. Designed by Charles Derry and made by Nankivell and sons of St Breward of Cornish granite and was formerly unveiled in June 1922.
42	MCO64212	9811 7194	Structure	Modern	C20 boundary stone marking the boundary between Wadebridge Urban and Rural Districts.
43	MCO64213	9842 7176	Structure	Modern	C20 boundary stone as 42
44	MCO64215	9801 7280	Structure	Modern	C20 boundary stone as 42
45	MCO66031	9721 7276	Photographic	Undated	Semi-circular pit visible on LiDAR. Not marked on maps, though slight kink in 1st Edition field boundaries suggests it might predate them.

Listed

Buildings

Grade

II

unless

stated.

APPENDIX 2: Historic and modern maps consulted

1576	Saxton's map of Cornwall (Fig. 3)
1646	Jansson's map of Cornwall (Fig. 4)
1699	Gascoyne's map of Cornwall (Fig. 5)
1748	Martyn's map of Cornwall (Fig. 6)
1805	Ordnance Survey map (Fig. 7)
1842	St. Breock Tithe map (Fig. 8)
1881	Ordnance Survey map (Fig. 9)
1888	Ordnance Survey map (Fig. 10)
1906-1908	Ordnance Survey map (Fig. 11)
1907	Ordnance Survey map
1958	Ordnance Survey map (Fig. 12)
1973-1974	Ordnance Survey map (Fig. 13)
1978	Ordnance Survey map
1994	Ordnance Survey map (Fig. 14)
2001	Ordnance Survey map (Fig. 15)
2010	Ordnance Survey map
2023	Google satellite map (Fig. 2)
2023	Ordnance Survey Explorer Digital Map 1:12500 (Fig. 1)
2023	Ordnance Survey map (Fig. 16)

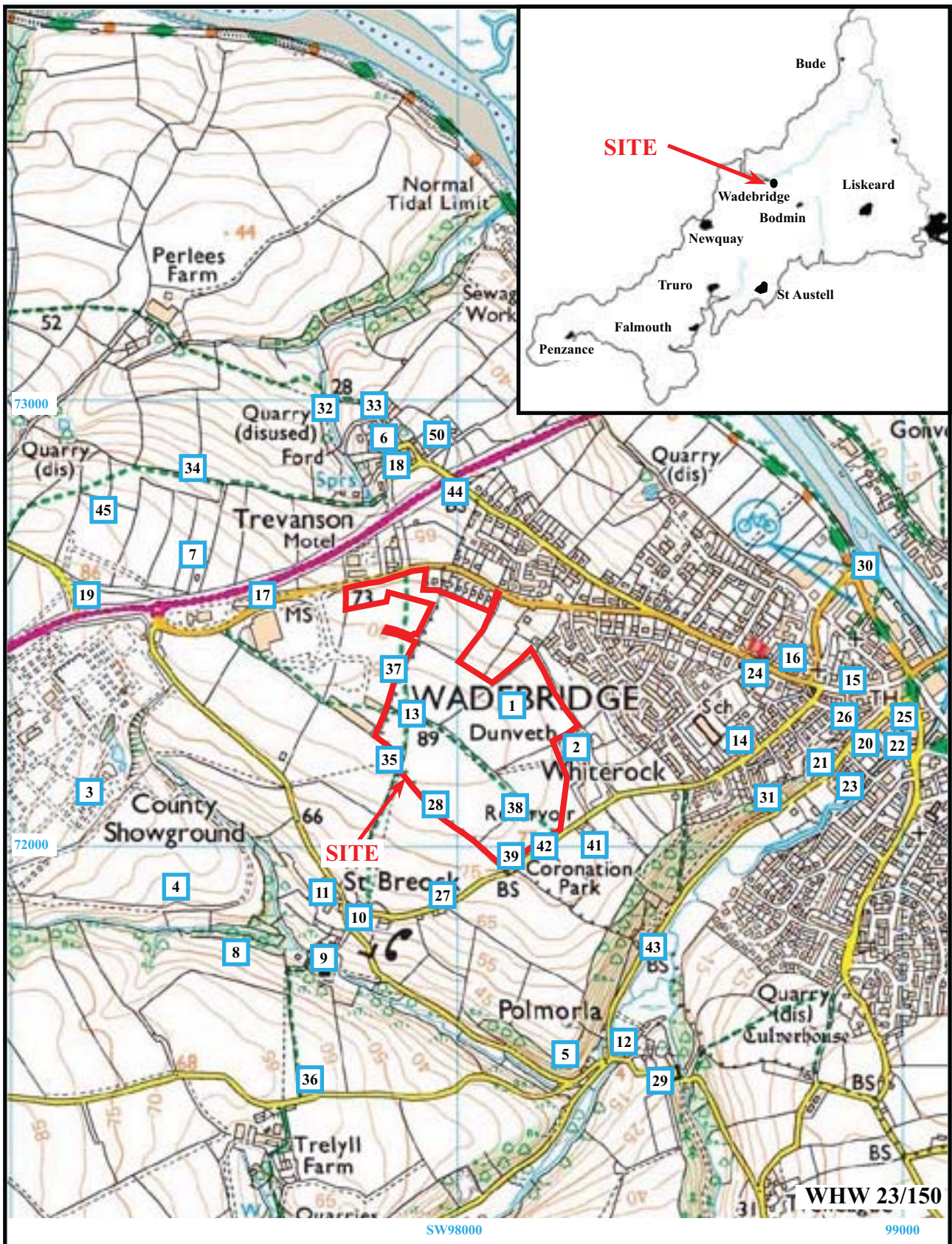
APPENDIX 3: Aerial Photographs consulted

Vertical

<i>No</i>	<i>Sortie number</i>	<i>Frame</i>	<i>Grid ref (SW)</i>	<i>Date</i>	<i>Comment</i>
1	RAF/106G/UK/1498	4373	979 724	13 MAY 1946	Small circular cropmark in northeastern field.
2	RAF/106G/UK/1498	4374	985 724	13 MAY 1946	Small circular cropmark in northeastern field.
3	RAF/CPE/UK/1904	3129	976 717	18 DEC 1946	Unrecorded structures and possible NW-SE linear across the northeastern field
4	RAF/CPE/UK/1904	3130	981 716	18 DEC 1946	Unrecorded structures and possible NW-SE linear across the northeastern field
5	MAL/68062	96	979 723	27 AUG 1968	Nothing of note.
6	MAL/68062	97	981 722	27 AUG 1968	Nothing of note.
7	MAL/68062	137	979 723	27 AUG 1968	Nothing of note.
8	OS/71306	91	982 723	05 JUL 1971	Nothing of note.
9	OS/71306	92	975 723	05 JUL 1971	Possible linear visible to the south of the site.
10	OS/85090	4	984 727	01 JUL 1985	Nothing of note.
11	OS/85090	5	988 721	01 JUL 1985	Nothing of note.
12	OS/93086	12	974 718	27 APR 1993	Trackway across the northeastern field is overgrown, and a possible E-W linear in southern field.
13	OS/93086	13	980 718	27 APR 1993	Trackway across the northeastern field is overgrown, and a possible E-W linear in southern field.
14	OS/93086	14	985 718	27 APR 1993	Trackway across the northeastern field is overgrown, and a possible E-W linear in southern field.
15	OS/96087	143	975 718	07 MAY 1996	Structure to northwest.
16	OS/96087	144	982 718	07 MAY 1996	Structure to northwest.
17	OS/70211	44	977 720	05 JUN 1970	Negative.
18	OS/70211	45	984 731	05 JUN 1970	Negative.
19	OS/01061	152	976 721	08 MAY 2001	Negative.
20	OS/01061	153	976 728	08 MAY 2001	Negative.
21	OS/02158	53	977 718	22 AUG 2002	Negative.
22	OS/02158	54	977 722	22 AUG 2002	Negative.
23	OS/02158	55	977 727	22 AUG 2002	Negative.
24	OS/03543	103	990 725	06 APR 2003	Negative.
25	RAF/58/3504	14	981 731	21 APR 1960	Negative.
26	RAF/58/3504	15	988 728	21 APR 1960	Negative.

Oblique

<i>No</i>	<i>Film & Frame number</i>	<i>Grid ref (SW)</i>	<i>Date</i>	<i>Comment</i>
1	CCR 22633 / 053	SW 977721	06 AUG 2009	Possible linear south of site.
2	CCR 22633 / 054	SW 978720	06 AUG 2009	Possible feature south of site.



**Land at West Hill,
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Figure 1. Location of site within Wadebridge and Cornwall, showing locations of HER entries.

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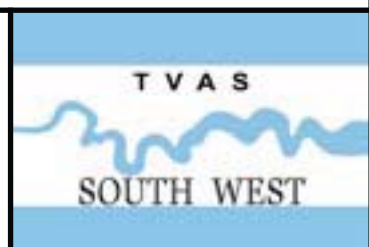


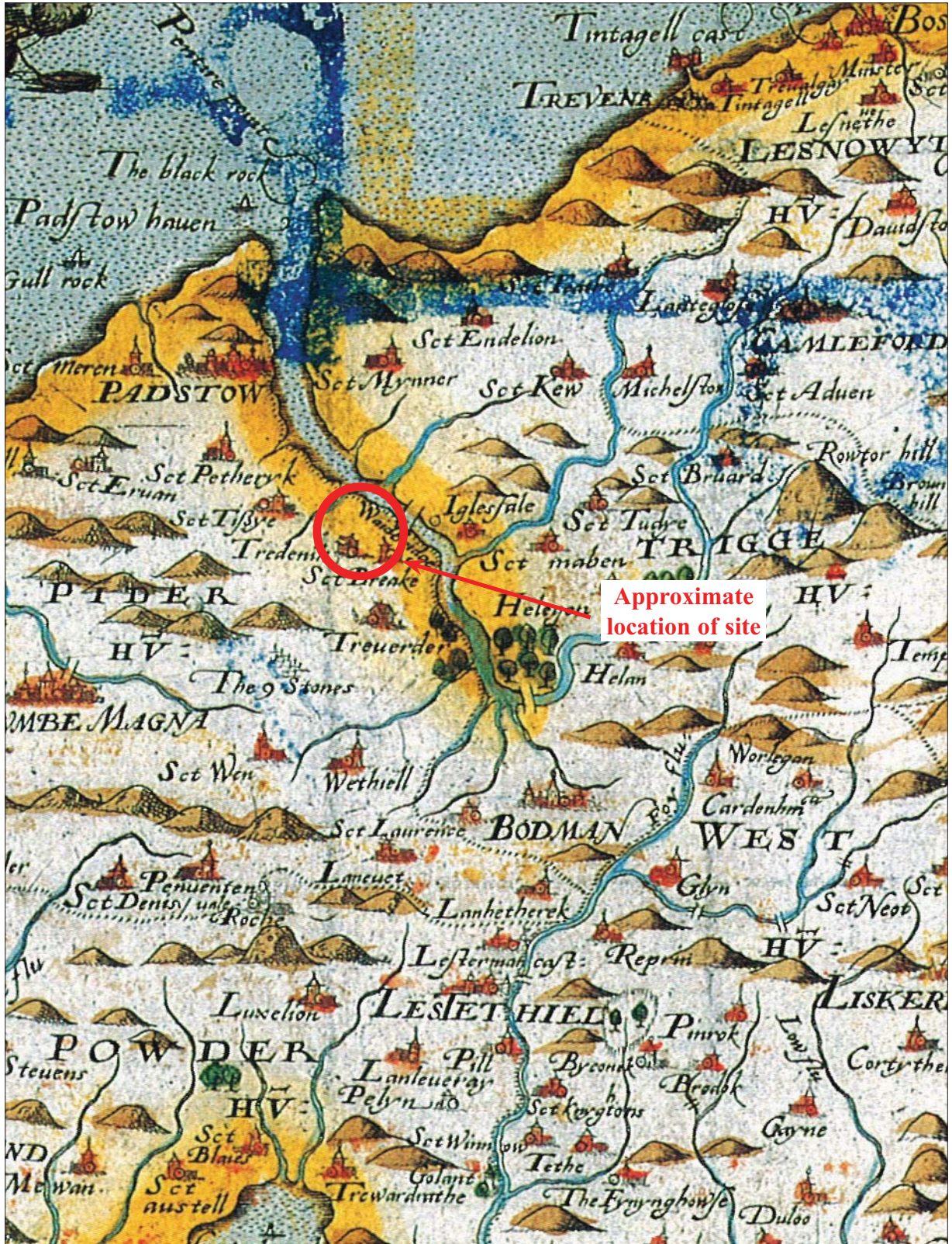


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**Land at West Hill,
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Archaeological Desk-based Assessment
Figure 2. Current site layout.

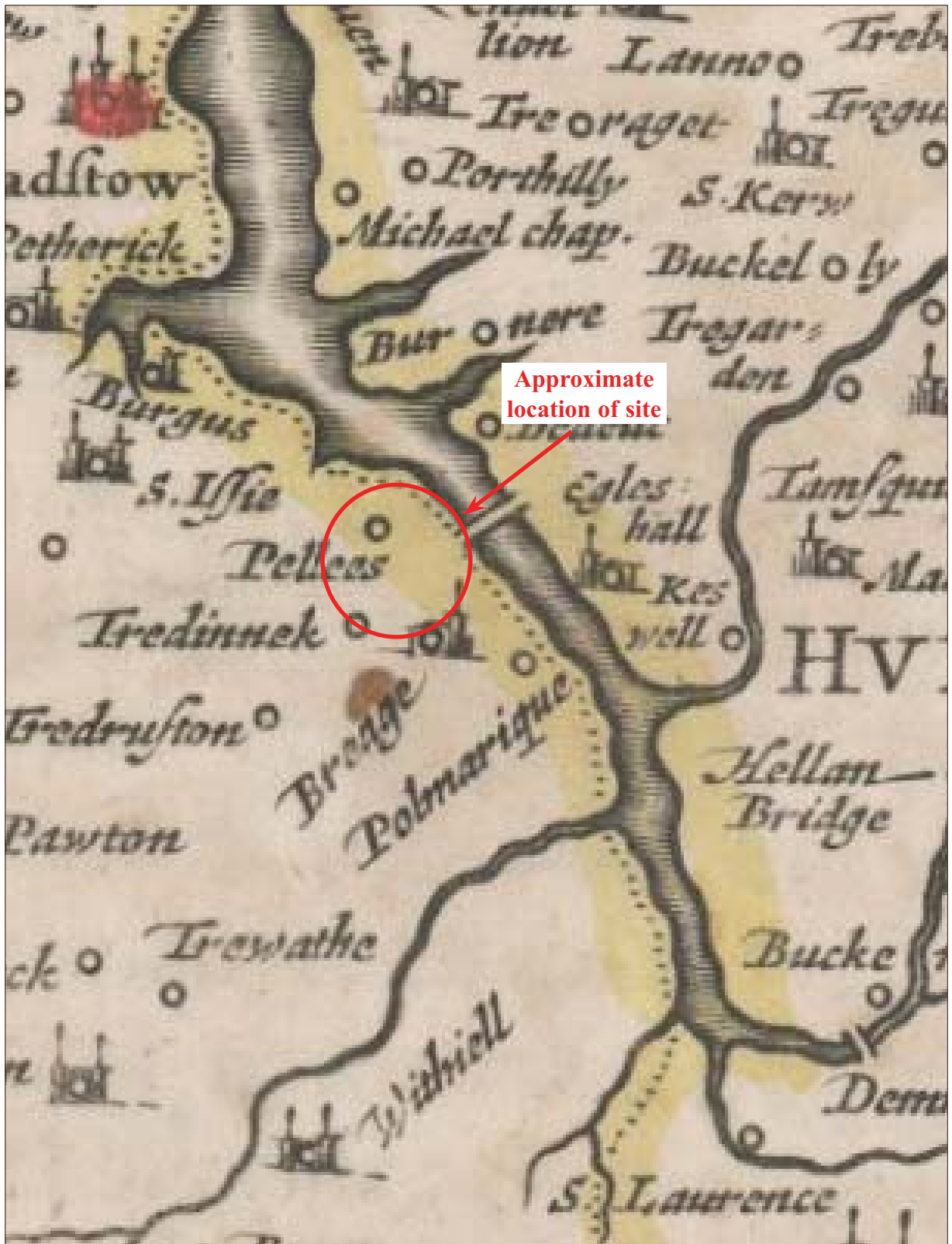




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Figure 3. Saxton's map of Cornwall, 1576.



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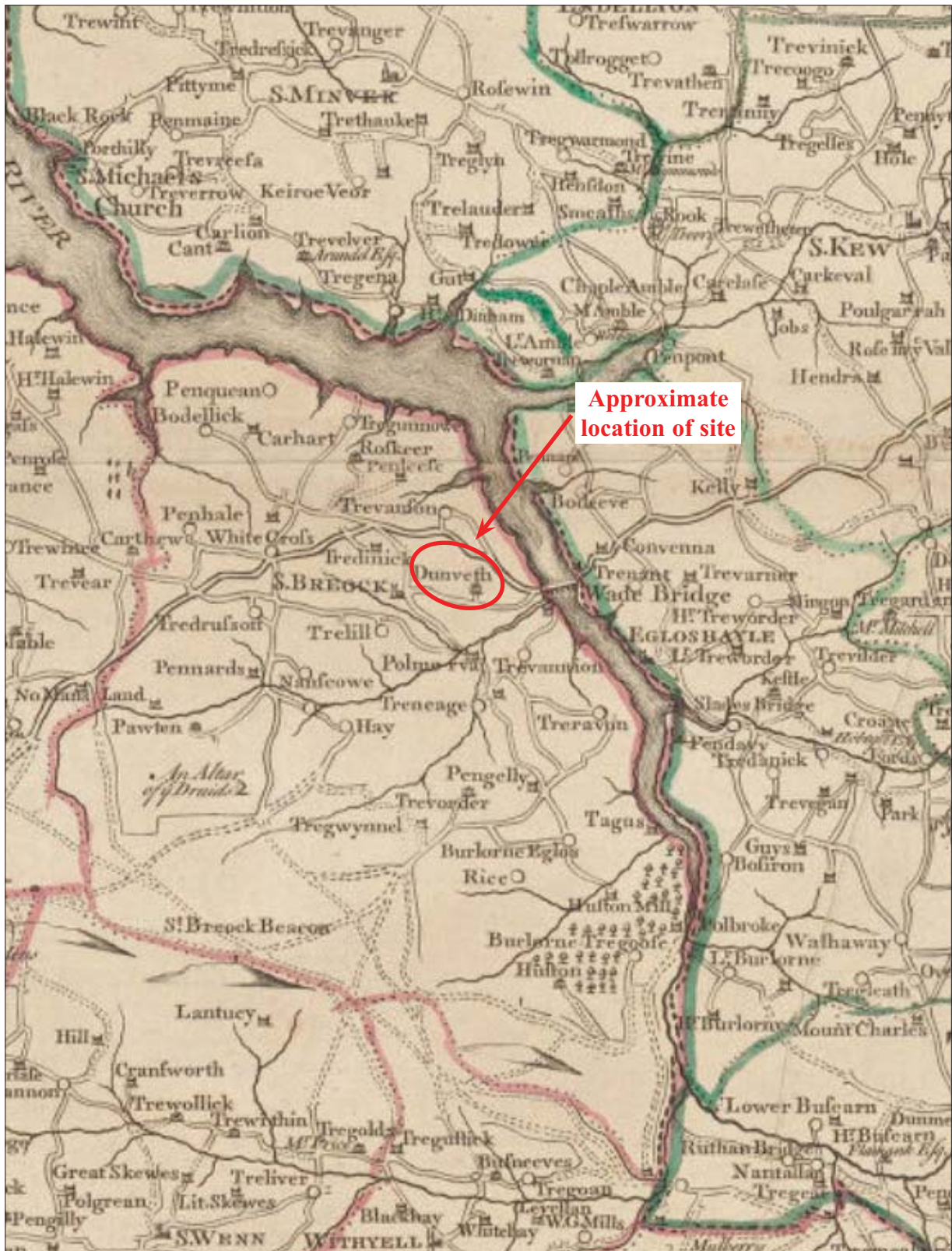
Land at West Hill,
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Figure 4. Jansson's map of Cornwall, 1646.



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Figure 5. Gascoyne's map of Cornwall, 1699.



Approximate location of site

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Figure 6. Martyn's map of Cornwall, 1748.

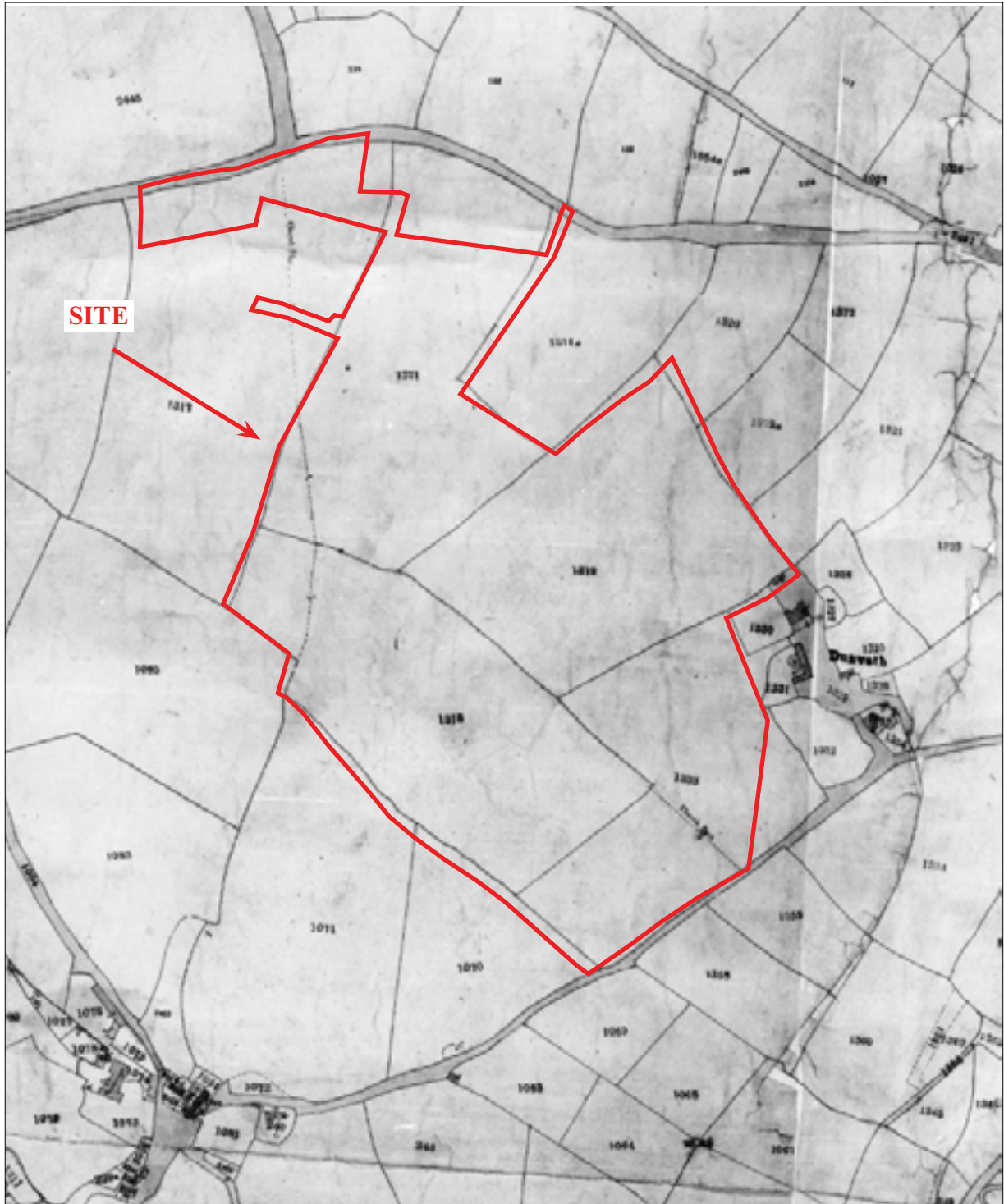


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Figure 7. Preliminary Ordnance Survey, 1805.





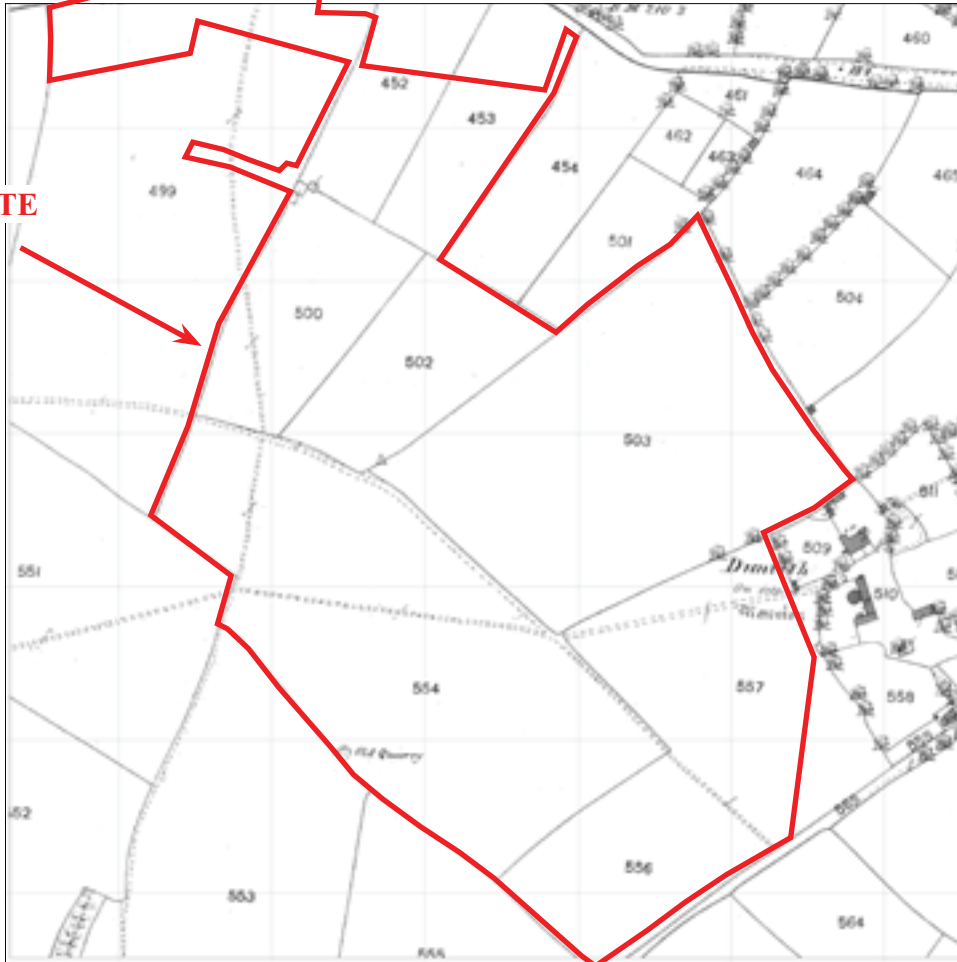
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Figure 8. St Breock Tithe Map, 1842.



SITE

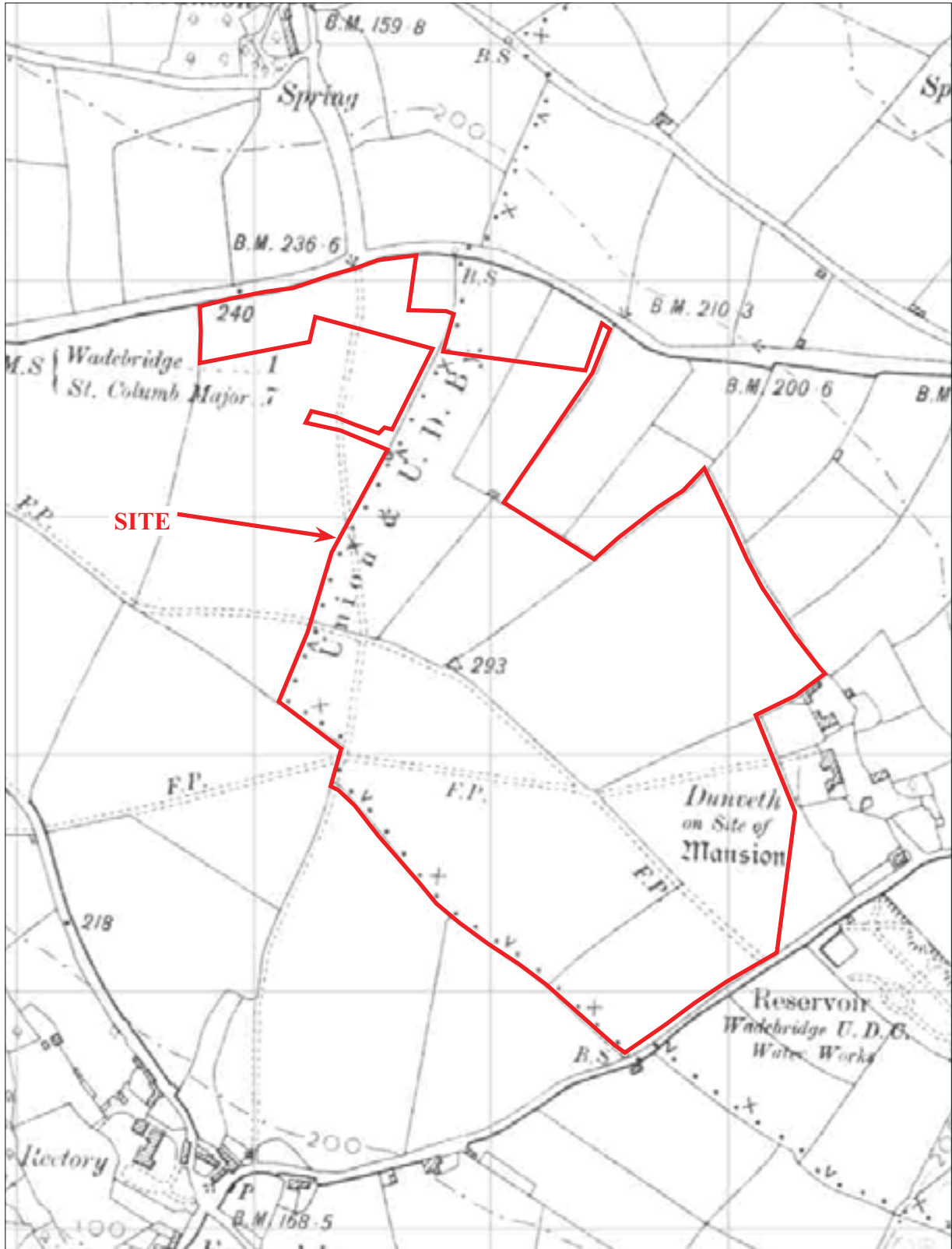


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Figure 9. Ordnance Survey, 1881.



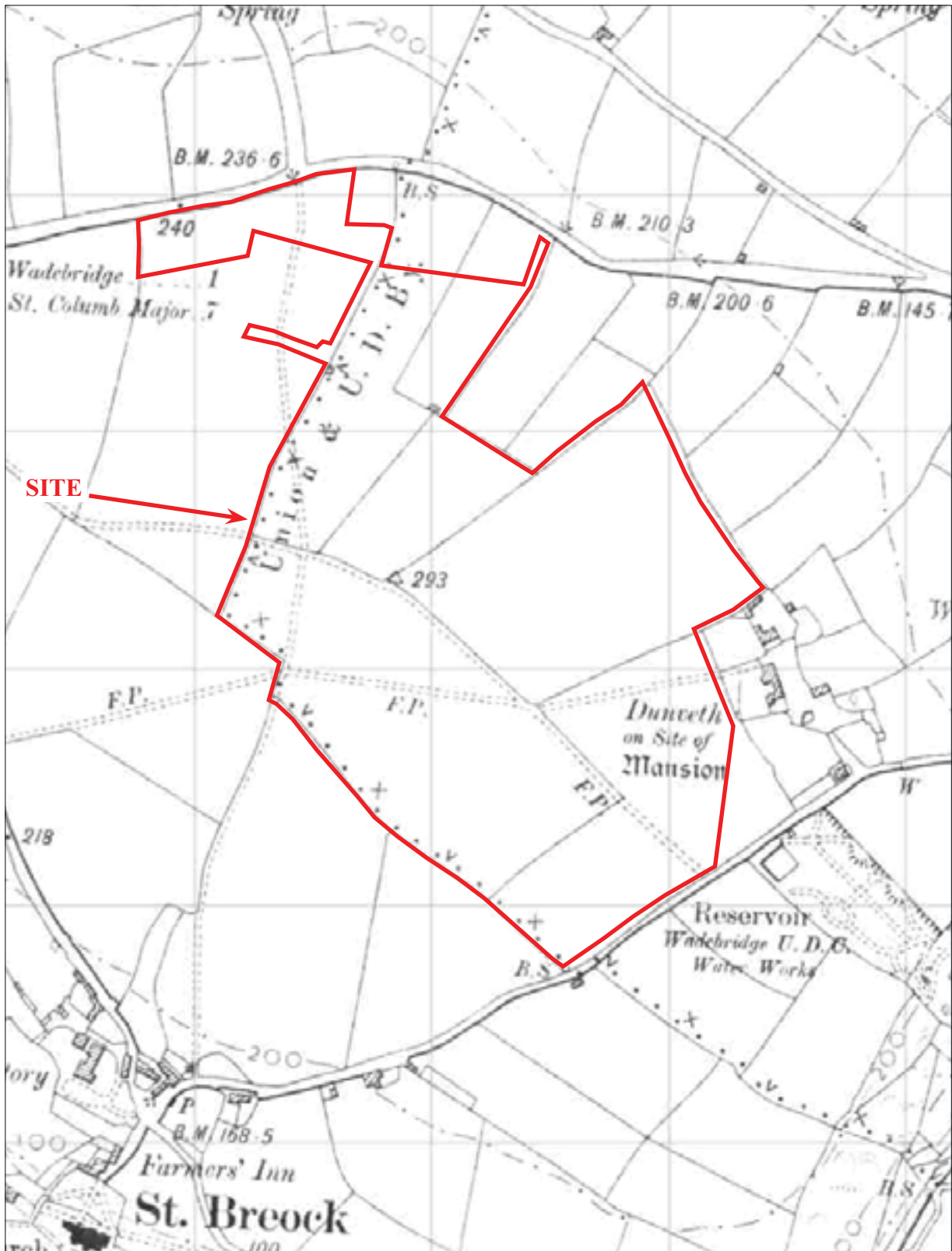


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Figure 10. Ordnance Survey, 1888.



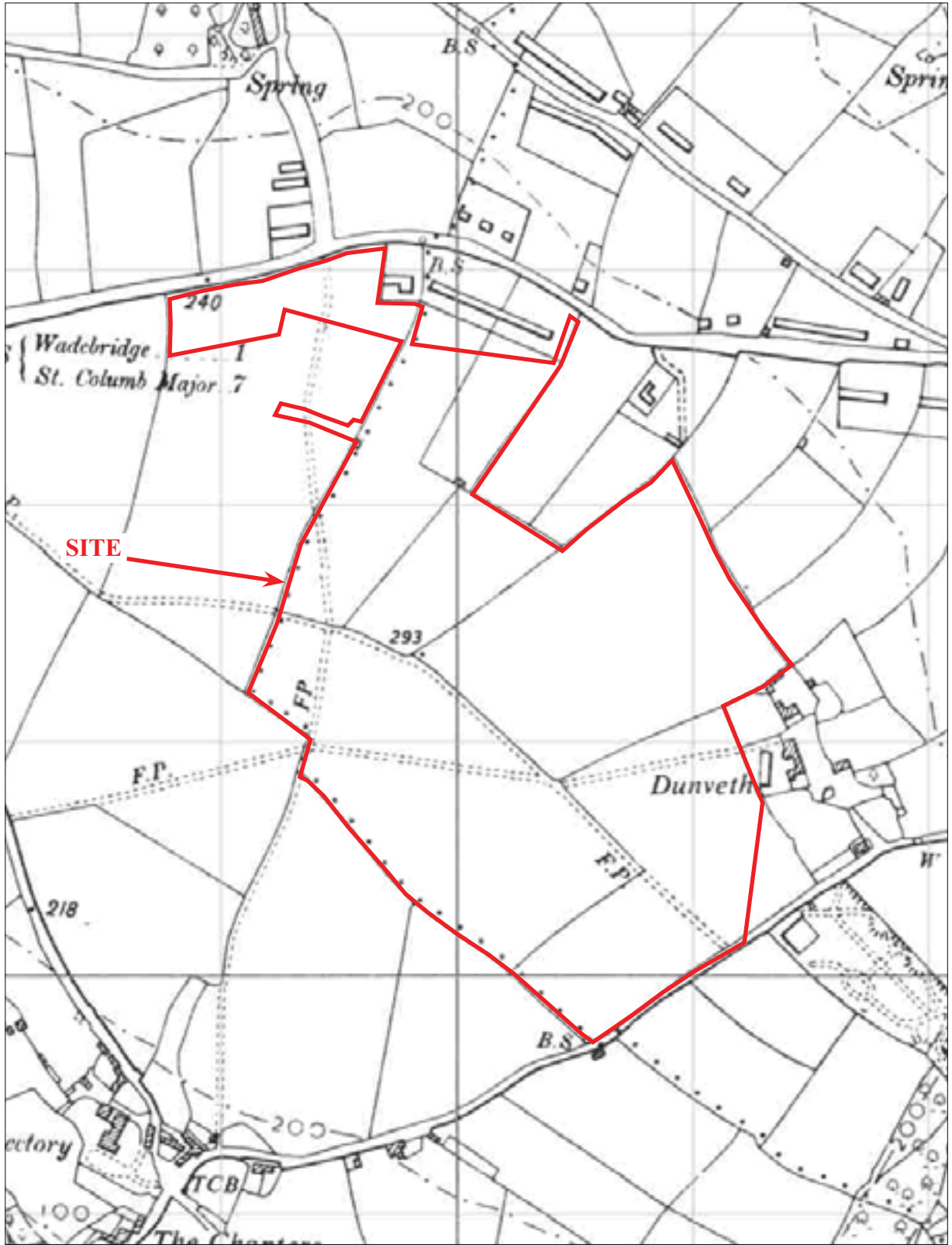


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 Figure 11. Ordnance Survey, 1906 - 1908.





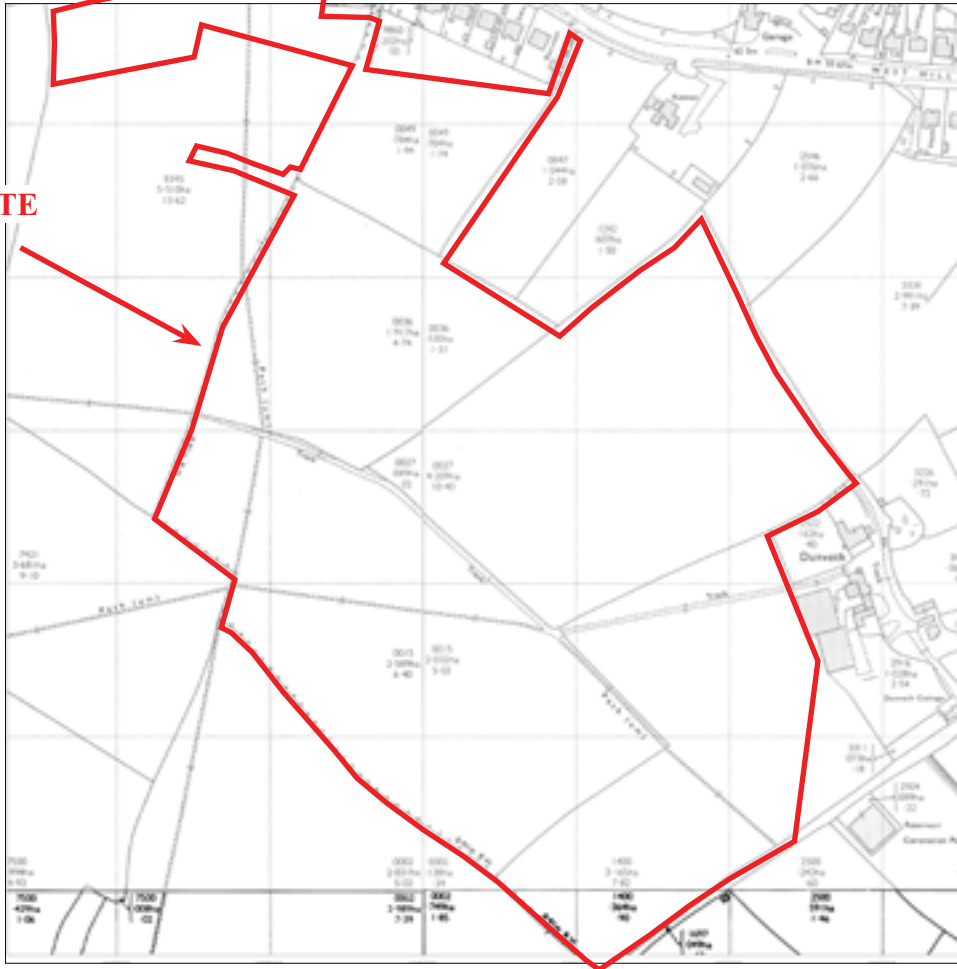
WHW 23/150



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Figure 12. Ordnance Survey, 1958.



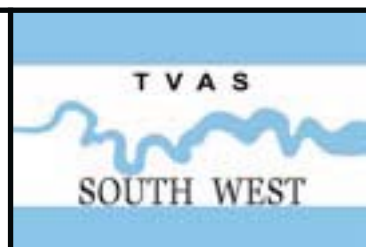
SITE

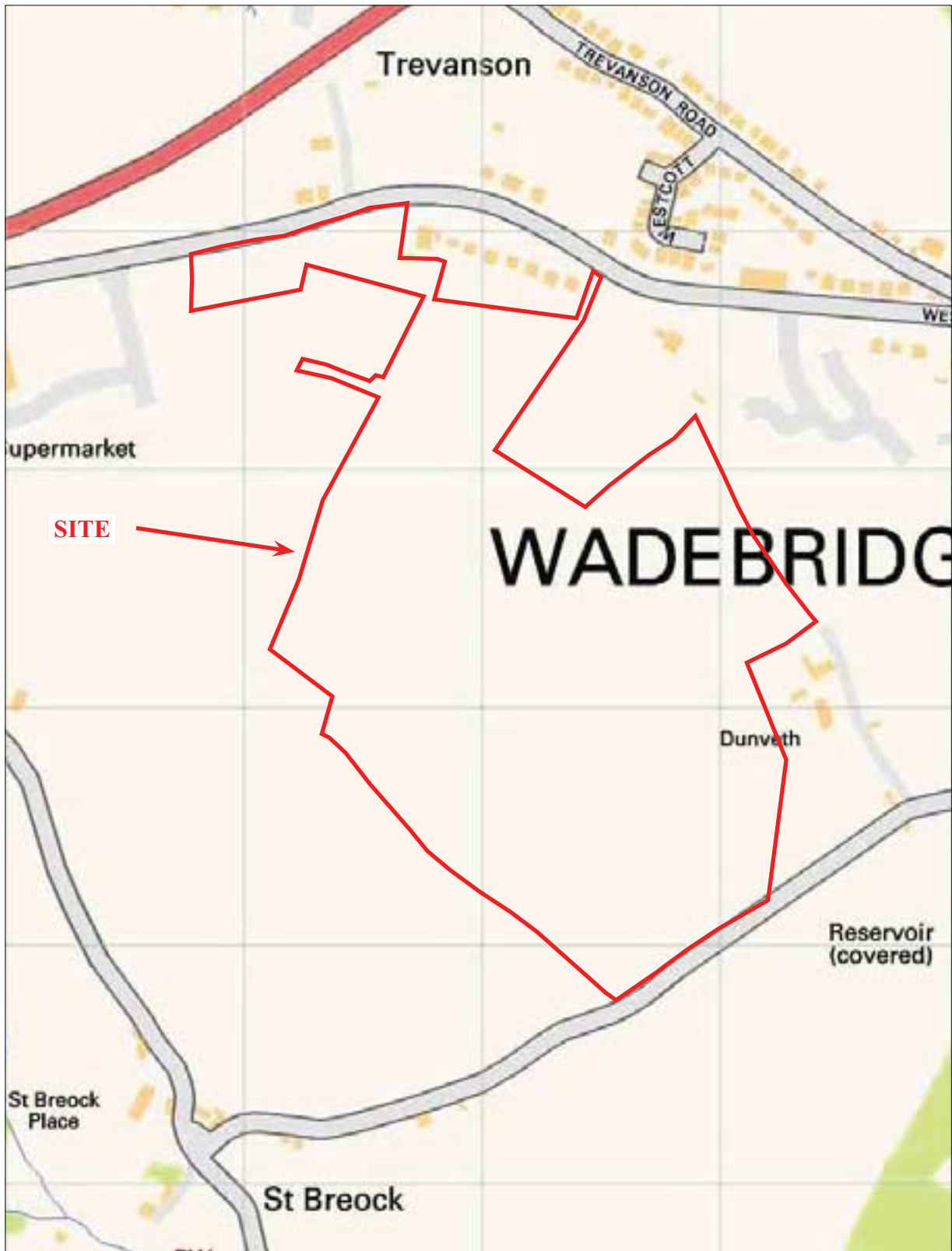


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Figure 13. Ordnance Survey, 1973 - 1974.



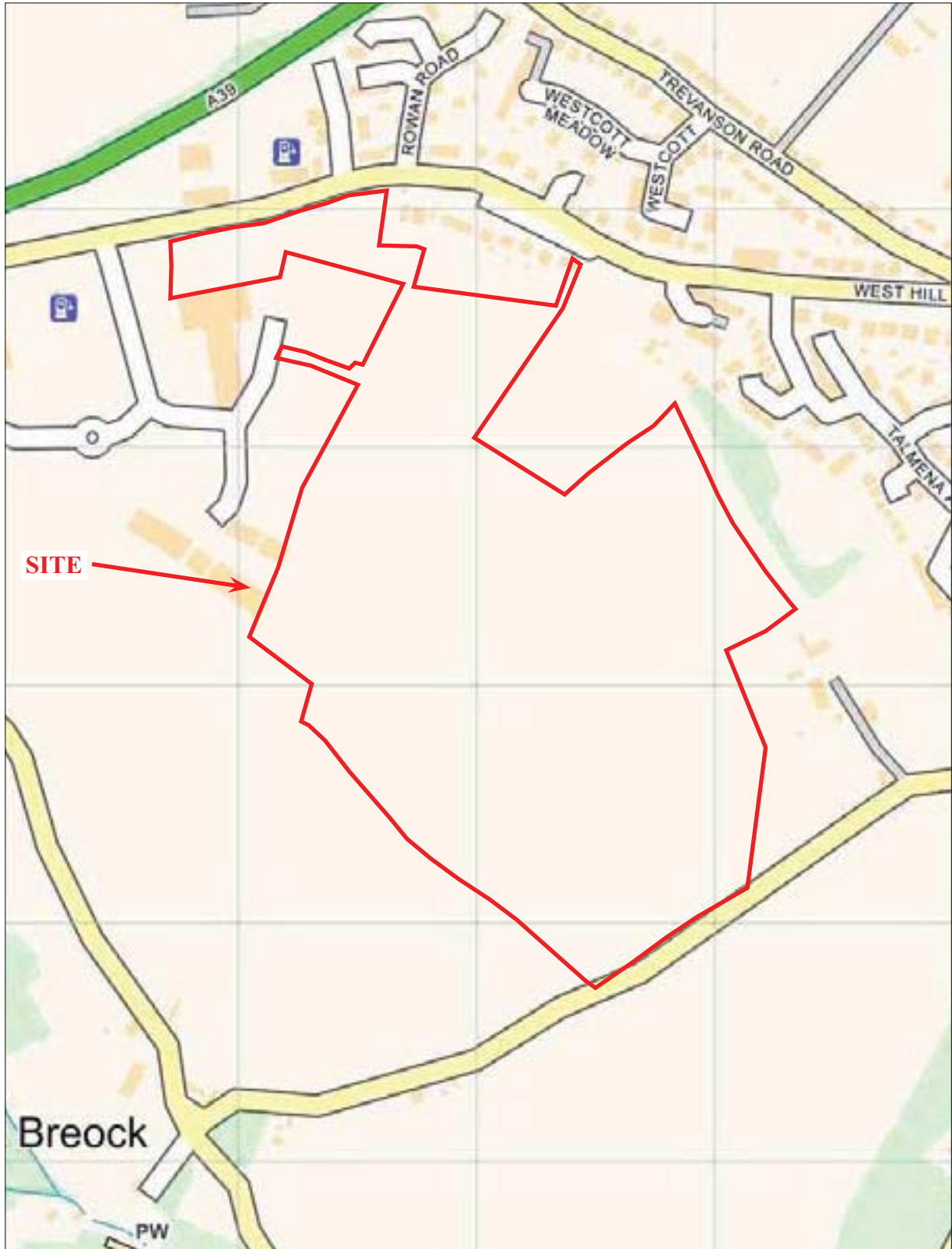


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Figure 15. Ordnance Survey, 2001.



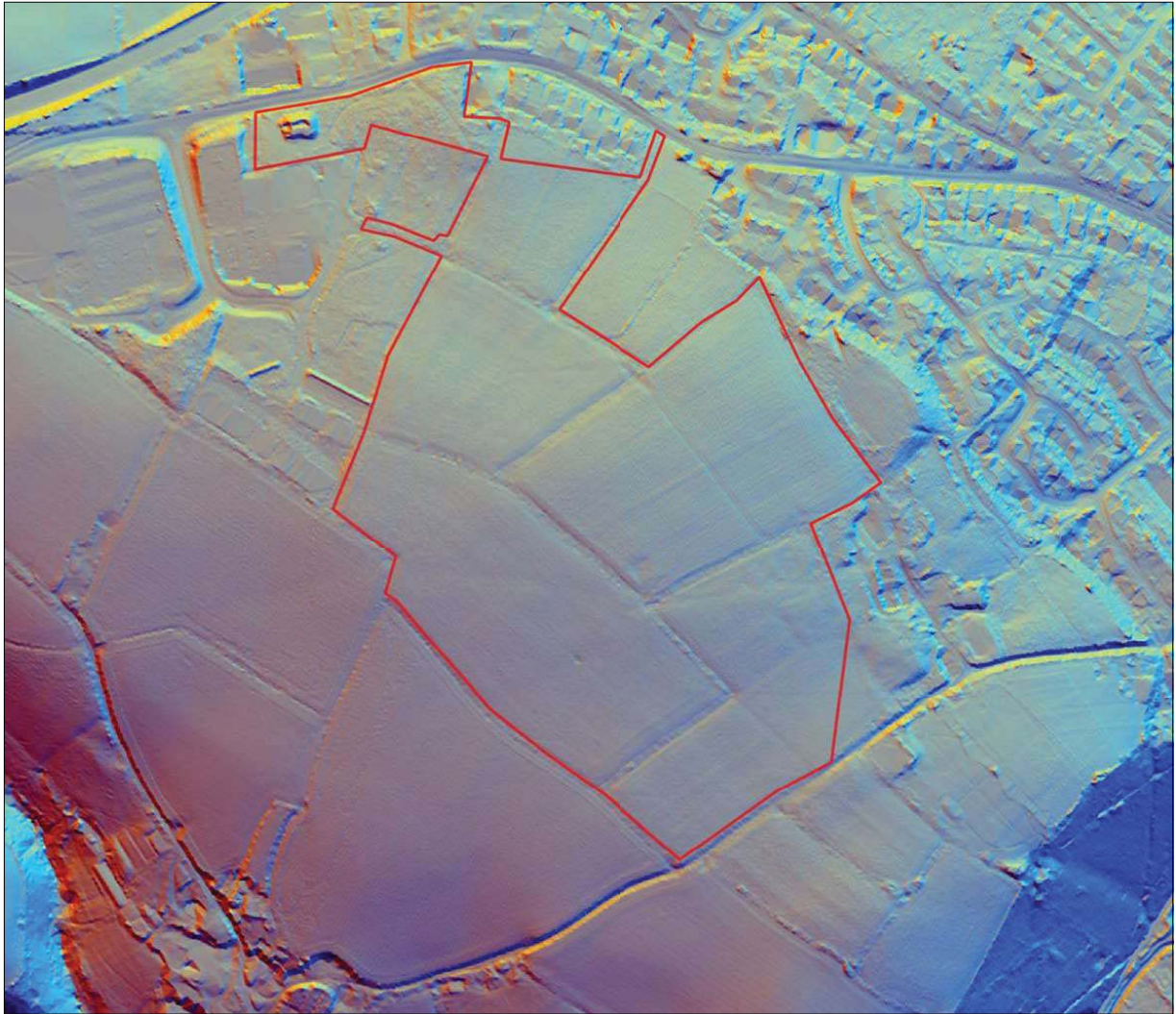


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Figure 16. Ordnance Survey, 2023.





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Figure 17. Lidar DTM, multi-directional hillshade
visualisation.





Plate 1. Subject, looking southeast towards the barrow site (?)



Plate 2. Subject, looking northwest towards the barrow site (?)



Plate 3. Subject, looking west across the proposal site.



Plate 4. Subject, looking south across the proposal site.



Plate 5. Subject, looking north across the site from the southern corner of the proposal site



Plate 6. Subject, looking southeast along the southern boundary.

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Plates 1-6**

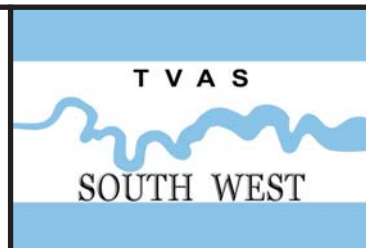




Plate 7. Subject, looking west across the northern section of the site.



Plate 8. Subject, looking southeast from the western boundary of the southern section of the site.



Plate 9. Subject, looking northeast across the proposal site from the western boundary.



Plate 10. Subject, looking southwest from the northern site boundary.



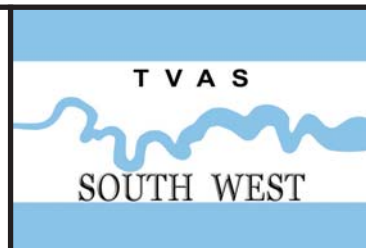
Plate 11. Subject, looking west from the eastern site boundary across the proposal site.



Plate 12. Subject, looking north across the proposal site.

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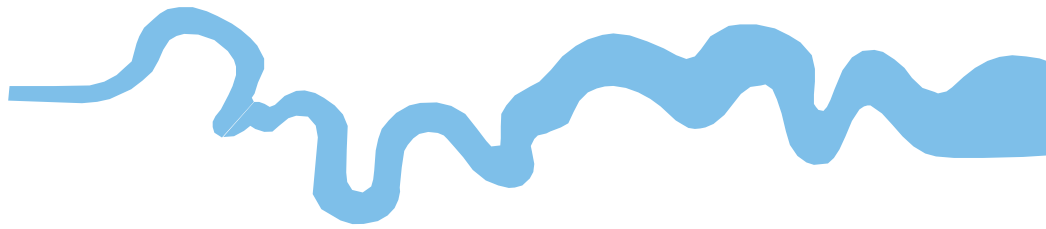
**Land at West Hill,
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Archaeological Desk-based Assessment
Plates 7-12**



TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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