

LAND NORTH OF WELLESLEY FARM

MITCHELL CORNWALL

Results of a Heritage Impact Assessment



South West Archaeology Ltd. report no. 220810



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Land North of Wellesley Farm, Mitchell, Cornwall

Results of a Heritage Impact Assessment

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Work undertaken by SWARCH for a private client (The Client)

SUMMARY

This report presents the results of a heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for a proposed residential development on land north of Wellesley Farm, Mitchell, Cornwall.

The site lies on the northern side of the main road through the settlement of Mitchell, to the south of the A30. The Grade II Listed Wellesley House lies just to the south of the proposed development site. The proposed site appears to lie along the western boundary and just within the parish of St Newlyn East. It is thought the trackway along the eastern side of the proposed site historically comprised the old road to St Columb and is probably Medieval in origin, formed at the time of the laying out of burgage plots.

There are 10 Listed Buildings, all Grade II within 1km of the site. The site lies within the Mitchell Conservation Area. There are no Registered Parks and Gardens or Scheduled Monuments within 1km of the site. The area surrounding the proposal site has been subject to significant change in recent decades, with residential development taking place to the east, west and south of the site. Archaeological fieldwork has been carried out in association with these developments, with features and finds of Prehistoric to Modern date recorded. Historic mapping suggests much of the site has been a garden/pleasure ground and possibly an orchard in the past two centuries although the access into the site and along the eastern boundary comprises a probable Medieval routeway to St Columb. The archaeological potential of the site is unknown.

In terms of indirect impacts, most of the designated heritage assets in the vicinity of the site are effectively screened from the site by a combination of topography, orientation, other buildings and trees and/or the contribution of setting to overall significance is less important than other factors. Mitigation measures to reduce the potential impacts on those that would experience an impact have been suggested. There is a potential constructional phase impact on the closest heritage assets in terms of aural and visual intrusion, though this impact will only be temporary.

*The overall impact of the proposed development is considered to be **neutral/slight adverse**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible** but can be mitigated through an appropriate programme of archaeological investigation and recording.*



August 2022

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1.0 INTRODUCTION

LOCATION:	LAND NORTH OF WELLESLEY FARM
PARISH:	ST NEWLYN EAST
COUNTY:	CORNWALL
CENTROID NGR:	SW 85990 54622
PLANNING REF:	PRE-APPLICATION
SWARCH REF:	MLNW22
OASIS REF:	SOUTHWES1-508445

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned to undertake a heritage impact assessment for a proposed residential development on land north of Wellesley Farm, Mitchell, Cornwall. This work was undertaken in accordance with best practice and ClfA guidelines.

1.2 TOPOGRAPHY

The proposed site is located to the south of the A30, north of Wellesley Farm House and west of a residential development at St Francis Meadow. Further residential development lies to the west of the site. The site lies at c. 96m AOD.

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The site lies on the northern side of the main road through the settlement of Mitchell, to the south of the A30. The Grade II Listed Wellesley House lies just to the south of the proposed development site. Mitchell lies in the parish of St Newlyn East, in the deanery and hundred of Pydar. Mitchell formed part of Degembris manor until 1284 when this arrangement was ended and Mitchell formed its own independent community, a chapel being recorded since the early 13th century. In 1306 it was restyled from a small village and taxed as a borough. The borough of Mitchell lay partly in the parish of St Newlyn East and partly in St Enoder. The proposed site appears to lie along the western boundary and just within the parish of St Newlyn East. Mitchell is believed to have been at its most prosperous in the 14th century however its prosperity declined in the 15th century. Mitchell was a 'rotten borough', returning two Members of Parliament until the Reform Act of 1832. Members of Parliament for Mitchell included Sir Arthur Wellesley (Duke of Wellington) and Sir Walter Raleigh.

The origin of the name Mitchell appears uncertain although it appears to have alternately been named St Michael on historic mapping. It was recorded as 'Meideshol' in 1239. Lysons (1814) records ownership of the manor residing with John de Arundell in 1301 whose ancestor had purchased the manor from Peter de Raleigh. The manor was then sold to the Scawens of Carshalton, Surrey, then to Sir Francis Basset before its purchase by Sir Christopher Hawkins. Research carried out by Gossip (CAU 1999) suggests that the trackway along the eastern side of the site historically comprised the old road to St Columb and is probably Medieval in origin, formed at the time of the laying out of burgage plots.

The area surrounding the proposal site has been subject to significant change in recent decades, with residential development taking place to the east, west and south of the site. Archaeological fieldwork has been carried out in association with these developments and recorded finds and features of Prehistoric to Modern date.

The Cornwall and Scilly Historic Landscape Characterisation records the site as *Farmland: Medieval; The agricultural heartland, with farming settlements documented before the 17th century AD and*

whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins. There are 10 Listed Buildings, all Grade II within 1km of the site. The site lies within the Mitchell Conservation Area. There are no Registered Parks and Gardens or Scheduled Monuments within 1km of the site.



FIGURE 1: SITE LOCATION.

1.4 METHODOLOGY

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2020) and *Understanding Place: historic area assessments in a planning and development context* (Historic England 2017).

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (Historic England 2017), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2016), and with reference to *Visual Assessment of Wind Farms: Best practice* (University of Newcastle 2002) and *Guidelines for Landscape and Visual Impact Assessment 3rd edition* (Landscape Institute 2013). The site visit was undertaken by Samuel Walls on 25th July 2022 in dry, slightly overcast conditions.

2.0 HERITAGE IMPACT ASSESSMENT

2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). The methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB LA 104 2020), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 2nd Ed Historic England 2017). The methodology employed in this assessment can be found in Appendix 3.

2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2021). The relevant guidance is reproduced below:

Paragraph 194

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

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

In addition, the Ancient Monuments and Archaeological Areas Act 1979¹, the Protection of Wrecks Act 1973², and the Historic Buildings and Ancient Monuments Act 1953³ also contain relevant statutory provisions. Unitary councils, county councils, and district councils usually have local policies and plans, based on national guidelines, which serve to guide local priorities.

¹ <https://www.legislation.gov.uk/ukpga/1979/46/contents>.

² <https://www.legislation.gov.uk/ukpga/1973/33/contents>.

³ <https://www.legislation.gov.uk/ukpga/Eliz2/1-2/49/contents>.

2.3 LOCAL POLICY

Policy 24: Cornwall Local Plan: Strategic Policies 2010-2030:

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.

2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

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

2.5 DEVELOPMENT PROPOSALS

The proposed development comprises five detached residential dwellings.

3.0 DIRECT IMPACTS

3.1 STRUCTURE OF ASSESSMENT

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

3.2 DOCUMENTARY HISTORY

Mitchell lies in the parish of St Newlyn East, in the deanery and hundred of Pydar. Mitchell formed part of Degembris manor until 1284 when this arrangement was ended and Mitchell formed its own independent community, a chapel being recorded since the early 13th century. In 1306 it was restyled from a small village and taxed as a borough. The borough of Mitchell lay partly in the parish of St Newlyn East and partly in St Enoder. The proposed site appears to lie along the western boundary and just within the parish of St Newlyn East. Mitchell is believed to have been at its most prosperous in the 14th century however its prosperity declined in the 15th century. Mitchell was a 'rotten borough', returning two Members of Parliament until the Reform Act of 1832. Members of Parliament for Mitchell included Sir Arthur Wellesley (Duke of Wellington) and Sir Walter Raleigh.

The origin of the name Mitchell appears uncertain although it appears to have alternately been named St Michael on historic mapping. It was recorded as 'Meideshol' in 1239. Lysons (1814) records ownership of the manor residing with John de Arundell in 1301 whose ancestor had purchased the manor from Peter de Raleigh. The manor was then sold to the Scawens of Carshalton, Surrey, then to Sir Francis Basset before its purchase by Sir Christopher Hawkins. Research carried out by Gossip (CAU 1999) suggests that the trackway along the eastern side of the site historically comprised the old road to St Columb and is probably Medieval in origin, formed at the time of the laying out of burgage plots.

At the date of the Tithe survey, the proposal site appears to have been in the ownership of CHT Hawkins of Trewithen and occupied by Elizabeth Lawer. She does not appear to have resided at the property by 1841. The census information for Mitchell (St Newlyn East) is unhelpful in identifying any further residents of Wellesley Farm House in the 19th and 20th centuries, with all of the properties in settlement of Mitchell which lay in the parish of St Newlyn East recorded simply as 'Mitchell'. Unusually few properties were identified by name even in the early 20th century census data and the 1939 England and Wales Register. It is therefore not possible to say with any certainty from the census data who the occupants of the property may have been. It is likely that the Lawer family (or the mid 19th century occupants of Wellesley Farm House) may have been non conformists as the tithe apportionment clearly indicates a Methodist Chapel within the plot which contained the house and outbuildings. The north easternmost building within the complex around Wellesley Farm House is named 'The Old Chapel' and it is therefore likely that this was the Methodist Chapel referred to in the tithe apportionment. It appears to have been a small structure and possibly of short lived use as the later 19th century First Edition map shows a Methodist Chapel just to the west of Wellesley Farm House whilst no chapel is labelled at the property itself.

Wellesley Farm House is Grade II Listed. Its listing description states:

House with stables attached on west side. c.1800-1820. Gritstone ashlar, with slate roof. Plan: Main block double pile with through stair hall and flanking reception rooms, the stair at the back of the hall. Attached block on right, a separate dwelling in form of cross wing, the rear of which is storage. On left, building parallel to road, probably originally stables with loft over, and ostler's dwelling at

west end. Elevation of main block has central entrance within later pitched glazed porch. Four-panelled door with overlight and panelled reveals set in rusticated opening with voussoirs and high open pediment on consoles. Plat band. Twelve-paned sashes with boxes concealed, stone sills and flat arch with raised keystones. Raised rusticated quoins. Paired modillion eaves. Rendered stacks. Pointed arch to through passage on left before rubble and cob stable block, having a central blocked arched opening and flanking arched windows, and to left, a two-bay ostler's dwelling. Wing to right, probably added late C19. Central door and flanking casement windows, all with segmental heads and raised keystones. Above door, a 4-paned semi-dormer with gable. Interior: Left parlour fully panelled, with cornice and dado rail, and C18 type fire surround with swag-decorated frieze. Room to right of hallway has simple cornice and fire surround. Unoccupied at time of survey. (Jan 1988).

The wing referred to in the listing text appears to be the dwelling now known as 'The Wedge'. A building is shown in this location on the tithe map, suggesting a late 19th century date for this addition is incorrect, or else it was rebuilt on the location of an earlier structure. The listing description suggests a date of between c.1800-1820 for the house. If its original name was Wellesley Farm House then it seemingly must post date the election of Sir Arthur Wellesley as MP for Mitchell in 1807. Alternatively, it is possible that the house is of earlier origin and renamed and possibly aggrandised in the early 19th century; the 1810/11 surveyors draft map does appear to suggest buildings in the location of the property. There appears to be a lack of documentary references to the property, which considering its distinctive name and scale is interesting. It is possible that further details about this property and any accompanying land holding may be found within the records of the Trewithen Estate, including details of its sale however this is likely to require significant further research to determine.

3.3 CARTOGRAPHIC DEVELOPMENT

The first available map to show the site is the 1810/11 Ordnance Survey Draft Maps for Grampond and St Columb Major (Figure 3). The site lies on the edge of both maps. The site lies on the northern side of the main road through Mitchell, which comprises a linear settlement at this date, with agricultural fields extending to the north and south.

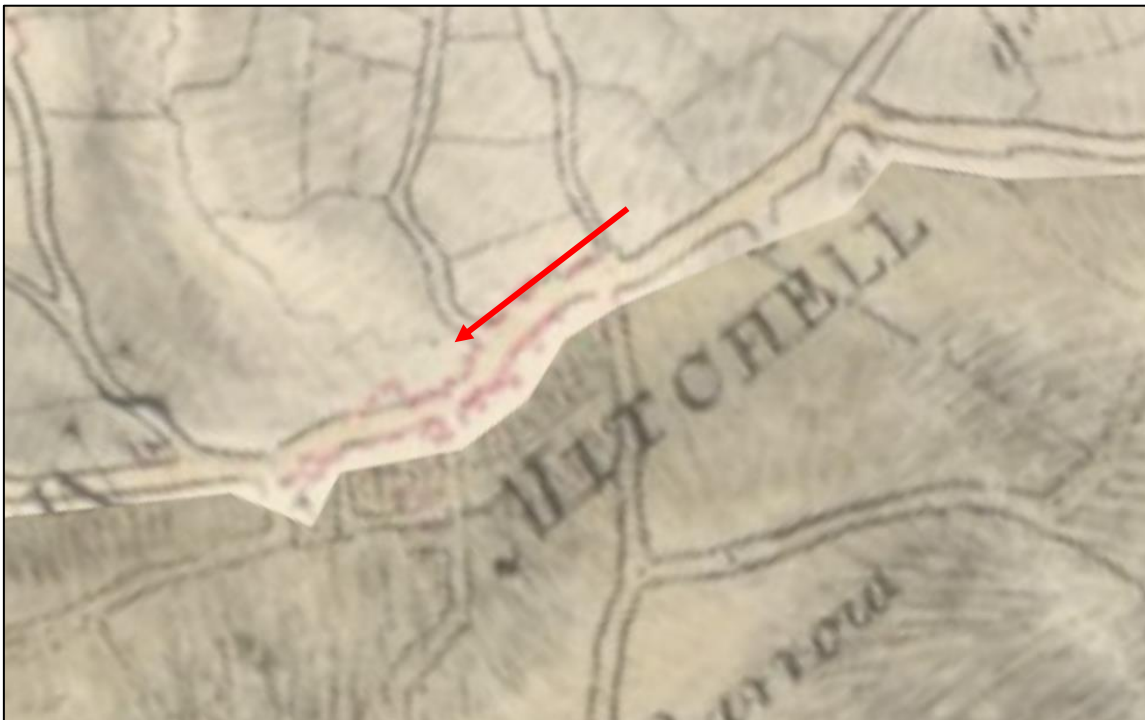


FIGURE 2: EXTRACT FROM 1810/11 SURVEYORS DRAFT MAPS FOR GRAMPOUND AND ST COLUMB MAJOR (BRITISH LIBRARY) THE APPROXIMATE SITE LOCATION IS INDICATED.

The Tithe map (Figure 4) and 1840 Tithe Apportionment (Table 1) for St Newlyn East show the site as part of a large field named Well Meadow with a smaller intake in the south eastern corner which formed part of the garden and pleasure grounds to the north of the house occupied by Elizabeth Lawer. This property appears to be depicted as a sizable dwelling and includes the Methodist Chapel as part of its plot number. The long, slightly curving fields around the site suggest their origins as enclosed Medieval strip fields. Research carried out by Gossip (CAU 1999) suggests that the trackway along the eastern side of the site historically comprised the old road to St Columb and is probably Medieval in origin, formed at the time of the laying out of burgage plots.



FIGURE 3: EXTRACT FROM THE TITHE MAP FOR ST NEWLYN EAST (TNA)

TABLE 1: EXTRACT FROM THE 1840 TITHE APPORTIONMENT FOR ST NEWLYN EAST (TNA). PLOTS WITHIN THE SITE ARE SHADED GREEN.

Plot	Owner	Occupier	Name	Cultivation
968	Mrs Johnstone		Malthouse Meadow	Pasture
987	Christopher Henry	Elizabeth Lawer	House Court and Methodist Chapel	
988	Thomas Hawkins Esq.		Garden and Pleasure Ground	
989			Well Meadow	Pasture
990			Well Meadow	Pasture
991			Green Close	Pasture
995		William	House and Court	
996		Nancarrow	Garden	Garden

The First Edition Ordnance Survey map surveyed 1879 (Figure 5) shows the proposed site comprising the large field shown on the Tithe map, depicted as edged with trees, probably as a tree topped bank. The site also includes the small rectangular enclosure shown on the Tithe map as part of the garden to the house sited to the south. A lane or access track runs along the western side of the site and also comprises the parish boundary. The house to the south of the site is depicted as broadly similar to that shown on the Tithe map; it appears to be a courtyard arrangement of buildings with an opening on the northern side to allow entry to the gardens (depicted as an area

of trees, possibly an orchard on the OS First Edition map). A well is marked to the south of the proposed site. The Second Edition Ordnance Survey map (Figure 6) shows little change to the site at the beginning of the 20th century although a small structure is shown in the rectangular enclosure at the south eastern corner of the site. A covered access is indicated along the eastern side of Wellesley Farm House, between the northern and south eastern buildings.

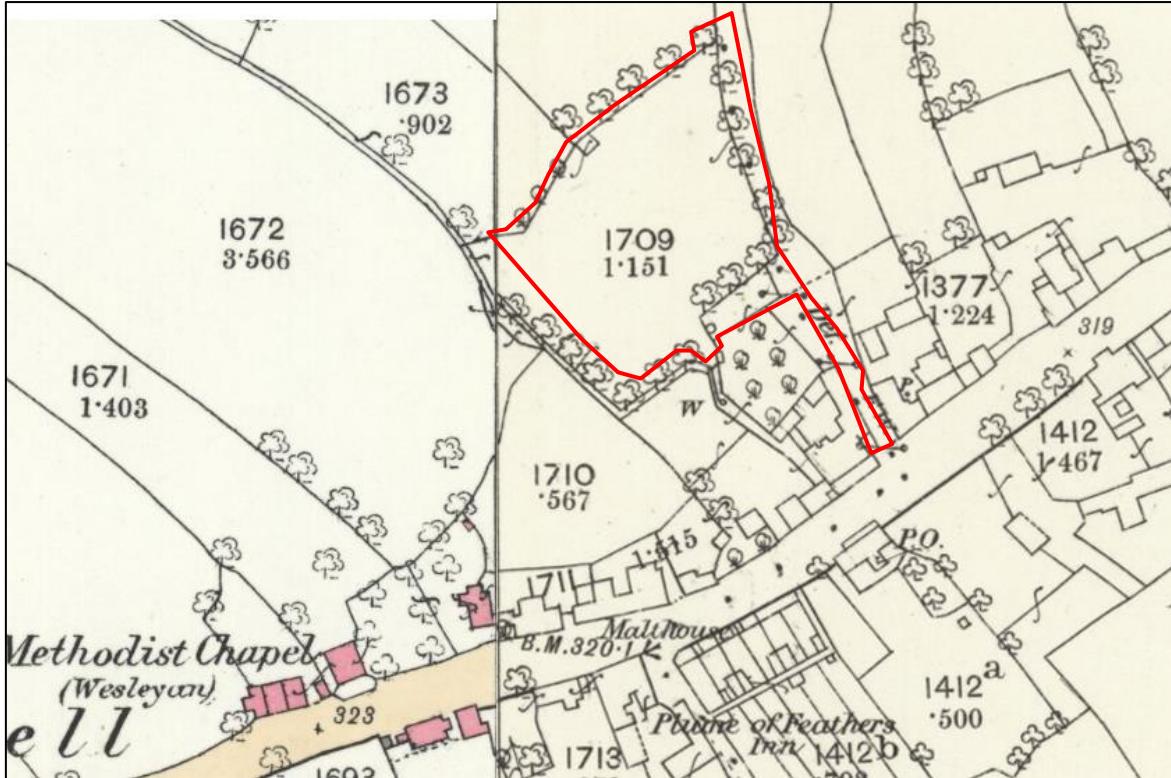


FIGURE 4: EXTRACT FROM THE ORDNANCE SURVEY FIRST EDITION 25 INCH MAP SURVEYED 1879 (NLS). THE APPROXIMATE PROPOSED SITE IS INDICATED IN RED.

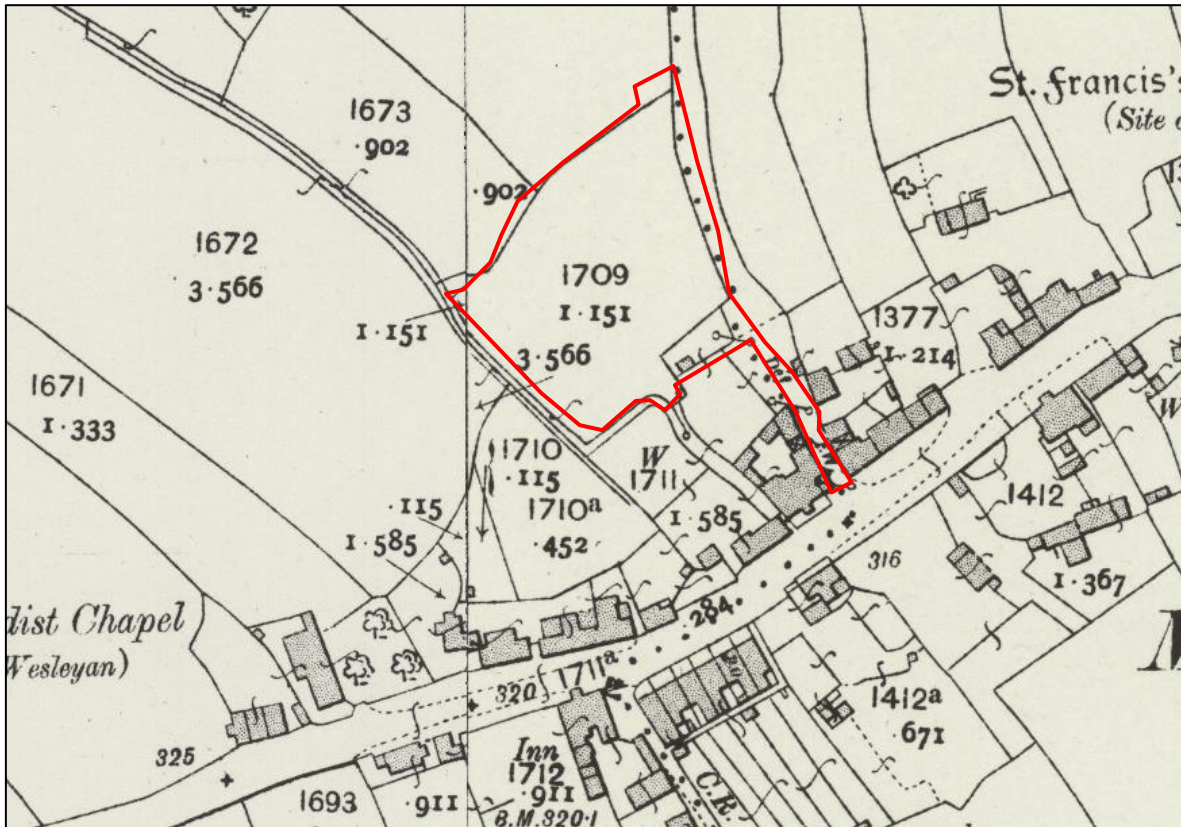


FIGURE 5: EXTRACT FROM THE SECOND EDITION 6 INCH ORDNANCE SURVEY MAP, SURVEYED 1906 (NLS). THE APPROXIMATE PROPOSED SITE IS INDICATED IN RED

3.1 ARCHAEOLOGICAL BACKGROUND

The area surrounding the proposal site has been subject to significant change in recent decades, with residential development taking place to the east, west and south of the site. Archaeological fieldwork has been carried out in association with these developments. Archaeological monitoring of groundworks during residential development to the east of the site revealed a structure and culvert of Post Medieval date, Medieval field boundaries and other features which may be of Prehistoric date. Finds of Mesolithic to Bronze Age flint, pottery possibly from Bronze Age to modern date, glass, slag and metalwork were recorded (CAU 2022). Archaeological monitoring at Ivy House, to the south of the site revealed only a section of wall shown on historic mapping and finds from the 16th-20th centuries (CAU 2010). Archaeological monitoring ahead of residential development at Mitchell Fruit Farm, to the south east of the site, recorded no archaeological features and a notable lack of finds within sealed stratigraphy (SWARCH 2019).

The Cornwall and Scilly Historic Landscape Characterisation records the site as *Farmland: Medieval; The agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins.* Due to the urban nature of the site and the proximity of the A30 to the northern boundary and the likelihood that the surrounding buildings provide significant screening to the proposed development, a 500m radius around the site has been considered in detail although reference is made to archaeological features and assets within the wider landscape of the site. There are 10 Listed Buildings, all Grade II within 1km of the site. The site lies within the Mitchell Conservation Area. There are no Registered Parks and Gardens or Scheduled Monuments within 1km of the site.

3.1.1 PREHISTORIC 4000BC - AD43

There is limited evidence for prehistoric activity in the immediate vicinity of the site although finds of Prehistoric date were recovered during development of land immediately west of the site. A prehistoric enclosure is recorded in the CSHER as a cropmark to the north of the site (MCO32269). There is more extensive evidence for Prehistoric occupation in the wider landscape, particularly to the south and south west of the site. A barrow group is documented to the south west of Mitchell whilst a number of barrows are also recorded at Carland Cross and Hendra Wood.

3.1.2 ROMANO-BRITISH AD43 – AD409

There is no documented evidence for Romano-British activity in the vicinity of the site. A possible Romano British trackway was identified to the east of Mitchell near Lower Penscawn (MCO32270).

3.1.3 MEDIEVAL AD410 – AD1540

The settlement at Mitchell has its origins in the Medieval period. To the north east of the site, a Medieval chapel was documented although its precise location is not determined (MCO10066). Medieval field systems are also recorded to the north and south of Mitchell (MCO32268; MCO21220).

3.1.4 POST-MEDIEVAL AD1540 -1899

A number of sites of Post Medieval date are recorded in the vicinity of the site in the CSHER, largely buildings located along the main street through Mitchell, including the Plume of Feathers Public House, two toll houses, a non conformist chapel, malthouse and two milestones.

3.1.5 MODERN 1900-PRESENT AND UNKNOWN

A modern school and sign post are documented in the CSHER within the settlement of Mitchell. An undated hollow way located to the north of the site is also recorded, possibly the continuation of the track running northwards along the eastern boundary of the site comprising the medieval road to St Columb.

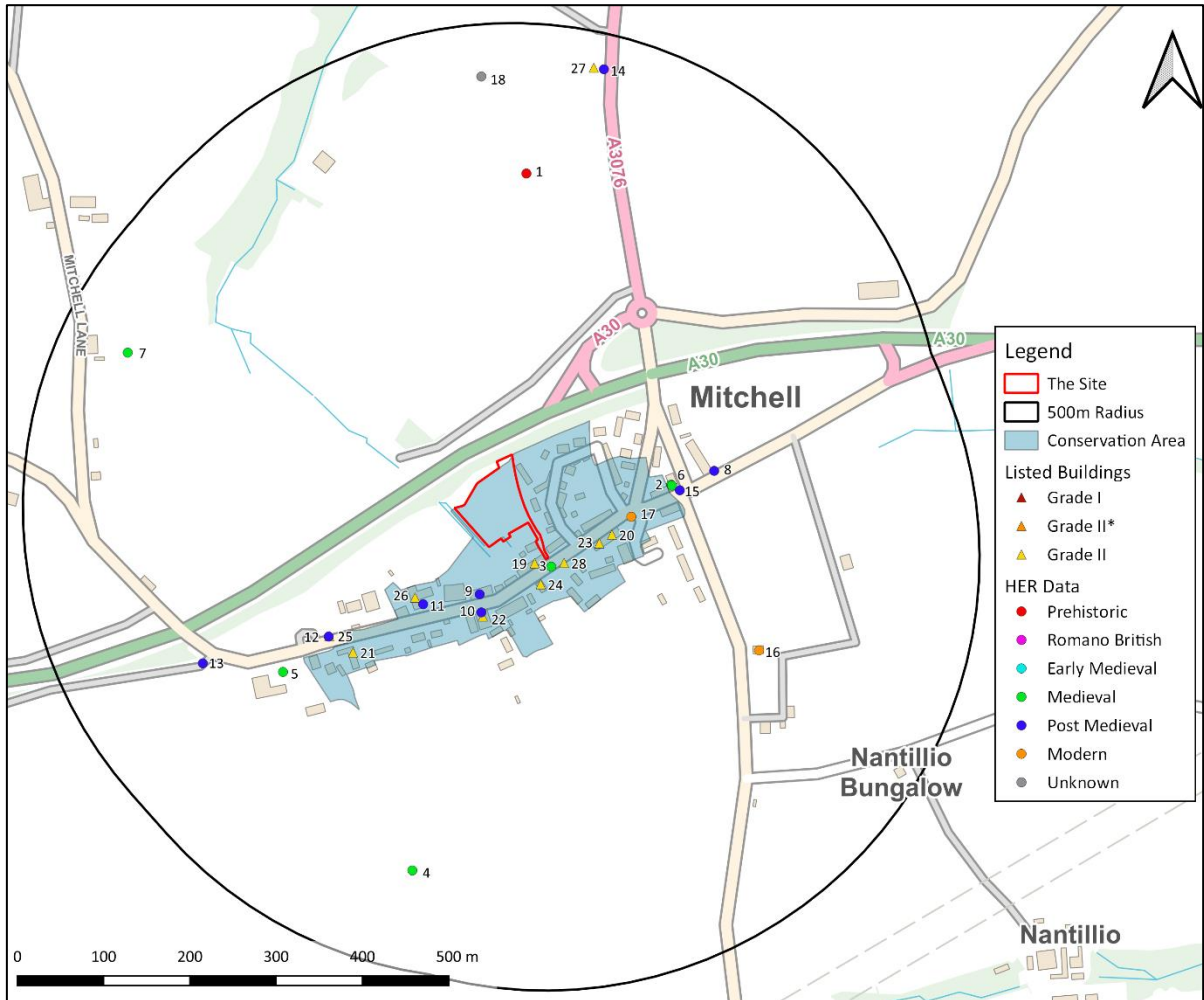


FIGURE 6: HERITAGE ASSETS WITHIN 250M OF THE PROPOSAL AREA RECORDED IN THE CSHER HER. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2022

TABLE 2: TABLE OF NEARBY HERITAGE ASSETS (SOURCE: CSHER).

No	Mon ID/ List No	Name	Summary
1	MCO32269	MITCHELL - Prehistoric enclosure	Faint cropmarks of a curvilinear banked feature are visible on vertical aerial photographs.
2	MCO10066	MITCHELL - Medieval chapel	A chapel to St Francis once stood at the eastern end of Mitchell.
3	MCO15745	MITCHELL - Medieval settlement	The settlement of Mitchell is first recorded in 1239 when it is spelt "Meideshol".
4	MCO21220	MITCHELL - Medieval field system	
5	MCO26061	MITCHELL - Medieval road	The present road through Mitchell runs on a different course to its medieval predecessor, the remains of which can be seen as a deep holloway.
6	MCO26062	MITCHELL - Medieval leper hospital	A lazaret house was probably situated in Mitchell, and may have been associated with the chapel of St Francis
7	MCO32268	MITCHELL - Medieval strip field	Closely spaced, parallel banks are visible as cropmarks on vertical aerial photographs and are considered likely to be the plough-levelled remains of medieval strip fields.
8	MCO9180	MITCHELL - Post Medieval blacksmiths workshop	A smithy at Mitchell
9	MCO29220	MITCHELL - Post Medieval malt house	A malthouse at Mitchell, occupied by Woon Parks, is shown at this location on the Tithe Award map of 1840.
10	MCO32348	MITCHELL - Post Medieval public house	Public house, now a private house in Mitchell and one of the places where John Wesley stayed
11	MCO32350	MITCHELL - Post Medieval nonconformist chapel	Wesleyan chapel with attached Sunday school at rear, now being converted to house
12	MCO49090	MITCHELL - Post Medieval milestone	A milestone, C18 or early c19, survives on the north side of the unclassified road on the western side of Mitchell - Truro 7.
13	MCO52579	MITCHELL - Post Medieval toll house	The site of a toll-house to the west of Mitchell is recorded on the 1st Edition OS map but not recorded on the 2nd Edition OS map c1907, suggesting that it was demolished between 1880 and 1907.
14	MCO53375	MITCHELL - Post Medieval milestone	A stone milestone survives on the western side of a lay-by of the A3076 approximately 400m north of Mitchell - Newquay 7.
15	MCO55736	MITCHELL - Post Medieval toll house	The possible site of a toll house and gate.
16	MCO53114	MITCHELL - Modern school	School, built post 1907. Recorded on the Mastermap as 'The Old School'. Extant but converted to a house.
17	MCO55735	MITCHELL - Modern signpost	An aluminium fingerpost is located on the southern side of A3076. This modern signpost probably replaced a cast iron fingerpost which was sited to the NE at the crossroads.
18	MCO33563	MITCHELL - Undated hollow way	
19	1137022	WELLESLEY HOUSE, AND ATTACHED STABLES BLOCK	House with stables attached on west side. c.1800-1820. Gritstone ashlar, with slate roof. Grade II Listed
20	1137077	PILLARS HOTEL	Farmhouse, now hotel with flat on first floor. C17 origin (date 1683 V/F.P on timber panel over door).

			Rendered and painted stone and cob, with slate roof. Grade II Listed
21	1141449	MITCHELL FARMHOUSE	Farmhouse, now guest house. Early-mid C19. Coursed killas stone with contrasting quoins and dressings. Graded stone slate roof. Grade II Listed
22	1141450	PLUME OF FEATHERS PUBLIC HOUSE	Inn. Early C18, remodelled later C19. Rendered cob and stone, with east wing of stone. Slate roof. Grade II Listed
23	1141451	RALEIGH HOUSE	Farmhouse, now smallholding. C17 rewindowed in C19. Uncoursed killas rubble with slate roof. Grade II Listed
24	1312483	IVY HOUSE	House. Late C18. Gritstone rubble with slate roof. Grade II Listed
25	1312510	MILESTONE AT WEST END OF VILLAGE	Milestone. C18 or early c19. Painted stone. A rectangular stone, rounded at top, with inset inscription, now painted, reading FROM TRURO 7 MILES. Grade II Listed
26	1328705	WESLEYAN CHAPEL	Wesleyan Chapel. 1845. Uncoursed killas stone, but coursed on south front, with granite quoins to windows. Slate roof with crested ridge tiles. Grade II Listed
27	1395404	MILESTONE 620M N OF MITCHELL	Milestone erected in the mid-C19 for the Newquay Highway Board. Granite monolith. It is sited on the west side of a lay-by which marks the former route of the A3076. It is rectangular on plan and approximately 0.60m high. It has a pent head with chamfered shoulders and is painted white. Its front (east) face is inscribed in sans serif capital letters: NEWQUAY/ 7. The lettering is picked out in black. Grade II Listed
28	1395870	K6 TELEPHONE KIOSK	The K6 is a standardised design made of cast iron, painted red overall with long horizontal glazing in the door and sides and with the crowns situated on the top panels being applied not perforated. There are rectangular white display signs, reading TELEPHONE beneath the shallow-curved roof. It has modernised internal equipment. It appears to be intact and in good condition (2009). The kiosk is situated on the south side of the main road through the village. On the opposite side of the road, at a distance of approximately 20m, stands Wellesley House and attached stable block, listed at Grade II. Ivy House, also Grade II, stands 30m to the west of the kiosk. The kiosk has a strong visual relationship with both these buildings, with the three forming a triangular grouping on this stretch of road. Raleigh House, also Grade II stands approximately 40m to the north east of the kiosk, but there is a minimal visual relationship between the two owing to the angle at which both are situated along the road. Grade II Listed



FIGURE 7: ARCHAEOLOGICAL INTERVENTIONS WITHIN 500M OF THE PROPOSAL SITE RECORDED IN THE CSHER (SOURCE: SOMERSET HISTORIC ENVIRONMENT RECORD) CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2022.

TABLE 3: TABLE OF NEARBY EVENTS RECORDED IN THE CSHER.

No	Event ID	Name	Summary
1	ECO3911	Assessment; Walkover Survey	A30 Carland Cross to Chiverton Cross
2	ECO3919	Assessment	A30 Carland Cross to Chiverton Cross Improvements Wider Study Area Assessment
3	ECO3918	Watching Brief; Evaluation	A30 Chiverton Cross to Carland Cross Road Improvements Watching Brief and Test Pits
4	ECO4511	Management Recommendations; Assessment	A30 Longrock to Innis Downs CHAMP
5	ECO2190	Assessment	Carland Cross Windfarm
6	ECO4619	Assessment; Walkover Survey	Land south of the A30
7	ECO5168	Assessment; Geophysical Survey; Walkover Survey	Mitchell Fruit Garden
8	ECO666	Assessment; Geophysical Survey	Mitchell to Newlyn East, SWW
9	ECO2372	Minor Excavation; Watching Brief	Mitchell to Newlyn East, watching brief
11	ECO3088	Watching Brief	Mitchell, Ivy House WB
12	ECO1339	Assessment	Mitchell, near Newquay

14	ECO2371	Assessment	Mitchell, Plume of Feathers
15	ECO381	Evaluation	Raleigh Farm, Mitchell
10	ECO1937	Geophysical Survey	St Newlyn East to Mitchell pipeline
13	ECO363	Assessment	The Centre, Mitchell

3.2 AERIAL PHOTOGRAPHY AND LIDAR DATA

A review of available aerial photographs shows the changes which have taken place in the last two decades. A 2001 photograph (Figure 9) shows the site prior to recent residential developments while a 2021 photograph (Figure 10) shows the site now surrounded by modern residential development.



FIGURE 8: AERIAL PHOTOGRAPH FROM 2001 SHOWING THE SITE BEFORE RECENT RESIDENTIAL DEVELOPMENTS TO THE EAST AND WEST © INFOTERRA LTD AND BLUESKY



FIGURE 9: AERIAL PHOTOGRAPH FROM 2021 SHOWING THE EXTENT OF MODERN RESIDENTIAL DEVELOPMENT IN MITCHELL © GOOGLE

LiDAR data is available at a survey interval of 1m for the site and surrounding area. While a 25cm interval is preferable for the identification of archaeological features, especially within woodland, a 1m resolution can be used, particularly for identifying larger archaeological features. The LiDAR data is a 2013 data set. LiDAR Digital Terrain Model (DTM) data has been processed and examined. While the DTM data digitally removes the vegetation cover, the 1m survey interval can mean that in areas of extensive vegetation cover where no return from the ground surface is detected, the blank spaces are digitally filled. This can therefore lessen the usefulness of this data to observe any archaeological features, especially in wooded areas.

The two LiDAR images below show the proposed site but are limited in their depiction of any potential archaeological features. A possible mound or raised area is visible in the north western area of the site.

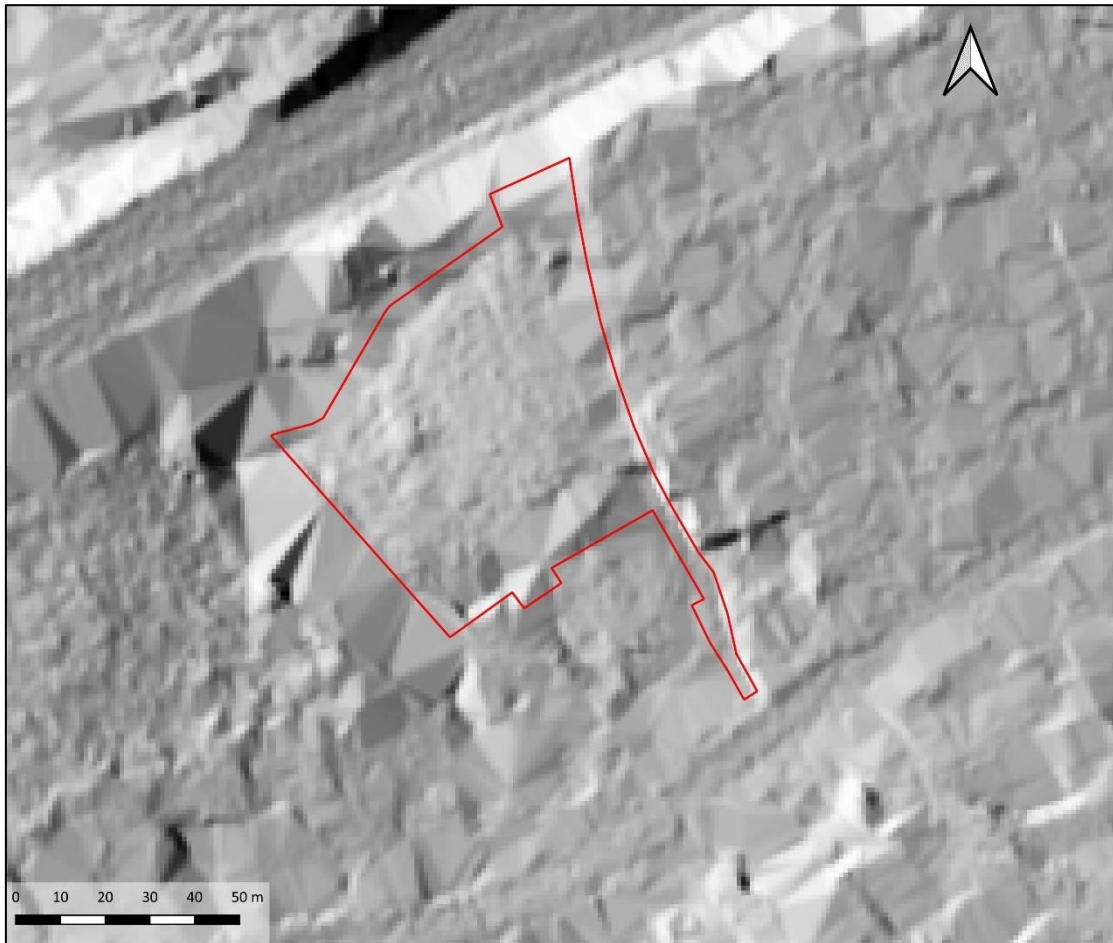


FIGURE 10: 1M LIDAR DTM DATA. PROCESSED USING QGIS 3.22 MULTIHILLSHADE 315_35_2. CONTAINS FREELY AVAILABLE DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY). ©NERC (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY)

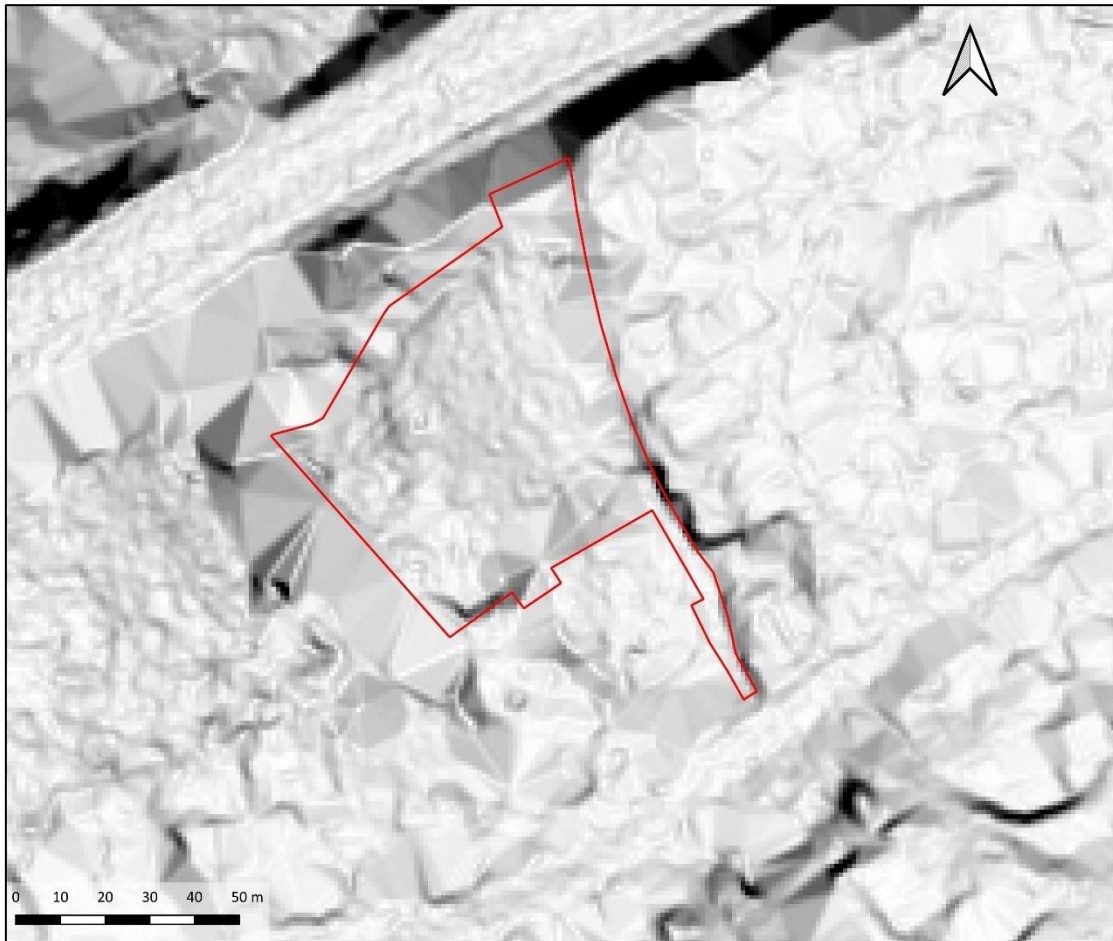


FIGURE 11: 1M LIDAR DTM DATA. PROCESSED USING QGIS 3.22 SLOPE_z2. CONTAINS FREELY AVAILABLE DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY). ©NERC (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY)

3.3 WALKOVER SURVEY

A walkover survey of the site was undertaken on the 25th July 2022 in slightly overcast, dry conditions.

Site description

The site comprises a field, currently with grass up to 1.4m high, with brambles and nettles encroaching on all sides, especially from the north. No earthworks were visible earthworks but unless substantial, visibility is almost impossible under current ground conditions.

The field which comprises the proposed site slopes to the west and is highest to the north-east. The northern and eastern boundaries are up to 1m high earth banks, possibly stone faced in places. The western and southern boundaries are massively spread and covered with vegetation to the point of not being visible; the south boundary appears to be largely formed by a mix of garden fences, although part of the garden wall to Wellesley farm with gothic arched doorway is visible behind a recently cleared area, at the eastern end of the south boundary (wire fence in this location).

Access to the field is in the south-east corner, with timber gate posts and modern narrow galvanised metal gate. The access track is flanked by a concrete retaining wall and modern housing to the east. There is modern timber fencing to the west of this access track. To the east is modern housing, visible through the hedge and trees. This appears to be vernacular in influence. To the west is

another area of modern housing; this does not appear to be as in keeping with the vernacular styles of the area.

A trackway lies to the west and north of the field, now very overgrown and largely inaccessible, it is slightly sunken to the west. The northern arm has a modern galvanised gate at its eastern end. To the south are garden walls and former farmhouse and farm buildings, screened by a mature sycamore and other trees. The site is more open to west end of southern boundary, and views of buildings in the village are possible.

3.4 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

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

The site may have the potential to encounter buried archaeological remains relating to buildings, structures or boundaries previously located within the proposed development area. Historic mapping suggests much of the site has been a garden/pleasure ground and possibly an orchard in the past two centuries although the access into the site and along the eastern boundary comprises a probable Medieval routeway to St Columb. The archaeological potential of the site is unknown although fieldwork to the west encountered remains from the Prehistoric to Modern periods. Damage to archaeological deposits would be considered **permanent/irreversible**. Mitigation could take the form of archaeological monitoring and recording during groundworks.

TABLE 4: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Buried archaeological deposits		On site	Unknown – potentially high	Major Adverse	(potential) Large/Very Large	(potential) Large/Very Large adverse
<i>After mitigation</i>						Moderate/Slight Adverse

4.0 INDIRECT IMPACTS

4.1 STRUCTURE OF THE ASSESSMENT

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

The staged approach for the assessment of indirect impacts references the *Setting of Heritage Assets*⁴. The aim of this assessment is to identify the designated heritage assets outside the redline boundary that might be impacted upon by the proposed development, determine if an effect on their significance via setting is possible, and establish the level of impact. The staged approach advocated by GPA3 contains the following steps⁵:

1. Identify which heritage assets and their settings are affected.
2. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
4. Explore ways to maximise enhancement and avoid or minimise harm.
5. Make and document the decision and monitor outcomes.

Step one is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. For this assessment, the second part of the process is to examine the heritage assets within the search radius and assign them to one of three categories:

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

Dependant on the nature of the development, this work may be informed, but not governed, by a generated ZTV (zone of theoretical visibility).

Pursuant to *Steps Two and Three*, a series of site visits are made to the designated heritage assets of Categories #1 and #2. Each asset is considered separately and appraised on its significance, condition, and setting/context by the assessor. The potential impacts the development are assessed for each location, taking into account site-specific factors and the limitations of that assessment (e.g. no access, viewed from the public road etc.). Photographic and written records are compiled during these visits. If a ZTV has been used in the assessment, the accuracy of the ZTV is corroborated with reference to field observations.

⁴ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 9.

⁵ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 9.

Step 4 is possible where the required information is available from the developer/client/agent, and where design is an iterative process rather than *fait accompli*. In many instances, adverse outcomes (and more rarely, beneficial outcomes) are unavoidable, as mitigation would have to take place at the heritage asset concerned or within an intervening space, and not the proposed site itself.

Assessment and documentation, *Step 5*, takes place within this document. The individual asset tables are completed for each assessed designated heritage asset, and, with an emphasis on practicality and proportionality,⁶ assets are grouped by category (e.g. churches, historic settlements, funerary remains etc.) and provided with a generic preamble that avoids repetitious narrative. This initial preamble establishes the baseline sensitivity of a given category of monument or building to the potential effect; the individual entries that follow then elaborate on local circumstance and site-specific factors. The individual assessments are to be read in conjunction with the overall discussion, as the assessment of impact is reflection of both.

4.2 QUANTIFICATION

Due to the now suburban nature of the site and the proximity of the A30, a 500m radius has been considered suitable for the assessment of any likely impacts upon heritage assets as a result of the proposed development. There are 10 Listed Buildings (all Grade II) within 1km of the site. The site lies within the Mitchell Conservation Area. There are no Registered Parks and Gardens or Scheduled Monuments within 1km of the site. Assets scoped out of the assessment following the fieldwork are only represented in the Table 6 (below).

The assets selected for assessment were: Mitchell Conservation Area, Wellesley Farm House, Mitchell Farmhouse, Plume of Feathers PH, Ivy House, Raleigh House, Pillars Hotel, Wesleyan Chapel. Based on their perceived value and locations relative to the site, these have been treated as a both *Category #1* and *Category #2* assets. All other designated heritage assets within the vicinity of the site were scoped out of the assessment following a site visit due to the lack of visibility of the site to and from their locations as a result of topography and screening effects of other structures.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for an effect greater than negligible (see Table 4 in Appendix 2) are considered here in detail and in summary Table 5. All other Scheduled and Listed assets can be seen listed and mapped in section 3.1, although they have been scoped out of this assessment due to their neutral relationship to the proposed development.

- Category #1 assets: Mitchell Conservation Area, Wellesley Farm House
- Category #2 assets: Mitchell Farmhouse, Plume of Feathers PH, Ivy House, Raleigh House, Pillars Hotel, Wesleyan Chapel
- Category #3 assets: All other assets listed in 3.1.

⁶ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraphs 2, 17, 19, 21, 23, 41.

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.3.1 NONCONFORMIST CHAPELS

Non-Conformist places of worship, current and former

Non-Conformist chapels are relatively common across the whole of Devon and Cornwall. They tend to be fairly modest structures in all but the largest settlements, lacking towers and many of the ostentatious adornments of older Church of England buildings. They are usually Grade II Listed structures, most dating from the 19th century, and adjudged significant more for their religious and social associations than necessarily any individual architectural merit. They can be found in isolated locations, but are more often encountered in settlements, where they may be associated with other Listed structures. In these instances, the setting of these structures is very local in character and references the relationship between this structure and other buildings within the settlement. The impact of a wind turbine is unlikely to be particularly severe, unless it is built in close proximity.

What is important and why

Nonconformist chapels are typically 18th century or later in date, and some retain interior period fittings (evidential). Some of the better preserved or disused examples are representative of the particularly ethos of the group in question, and buildings may be linked to the original preachers (e.g. John Wesley) (historical value). Congruent with the ethos of the various movements, the buildings are usually adapted from existing structures (early) or bespoke (later), and similar in overall character to Anglican structures of the same period (aesthetic value). They often have strong communal value, where they survive as places of worship (communal value).

Asset Name: Wesleyan Chapel	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 80m
<p><i>Summary:</i> Listing: Wesleyan Chapel. 1845. Uncoursed killas stone, but coursed on south front, with granite quoins to windows. Slate roof with crested ridge tiles. Plan. Gable end to street, with central entrance to cross lobby. Four window bays with schoolroom at north end, with hipped roof. Centre panelled doors within painted arched entrance, with hood moulding. Body of hall has raised choir and gallery over entrance. Tall flanking round-headed windows with ashlar red stone arches and granite keystones. Gable coped, with roundel, also with hood mould. Timber window frames of 2-arched lights and circle at head. Two transoms. stained glass of c.1910-20. Side windows similar but glazing bars recurved to form lozenge head. Brick arches and stone key. Diamond pattern glazing. Schoolroom has two round-headed closely spaced windows. Two-flue chimney on rear wall of chapel. Two windows to rear and entrance at side. Interior: Walls rendered and lined as ashlar in black mortar. Panelled boarded ceiling. Fittings probably later C19 and complete. Raised central pulpit slightly cantilevered with curved front. Organ behind, flanked by 3 tiers of choir benches. Iron openwork panelling to front. Body of hall has 31 numbered pine pews in 3 blocks. Screen to lobby under gallery with stained glass lights at centre. Railings around communion table. Side passage to schoolroom, now meeting room. Exposed ceiling trusses and wall dado panelling. Small kitchen annex. The chapel was converted to a dwelling, workshop and offices in the mid-1990s and it is not clear what survives of the original interior fittings.</p>	

<p><i>Conservation Value:</i> The chapel is well maintained, aesthetically pleasing, with clear evidence of some architectural aggrandisement. The building has been converted to a dwelling, but it likely it holds some limited further evidential value in its historic fabric. As a former place of worship it may have some communal value.</p>
<p><i>Authenticity and Integrity:</i> The chapel has retained its historic character and exterior appearance. However, it has been converted to a dwelling, and is no longer an authentic religious building. Its integrity is expected to be reduced through the loss of internal historic fittings and the subdivision of space.</p>
<p><i>Setting:</i> The chapel stands in a historic village setting, on the north side of the main street and west of the historic core of the village. It stands in a position of some prominence, just along from the public house. It is flanked to the west by a short row of terraced cottages, of local stone; to the east is a late 20th century house, with a garage in close proximity to the chapel. The area to the north has recently been developed as a residential estate, beyond which is the A30. There are late 20th century houses to the south, across the road, making the chapel and cottages feel slightly detached from the rest of the conservation area and edge of settlement. There is a very linear character to this area of Mitchell, with the buildings running along either side of the road.</p>
<p><i>Contribution of Setting to Significance of Asset:</i> The setting of the chapel has changed during the second half of the 20th century. Lying opposite and to the east are modern houses and garages, dividing it from the rest of the historic settlement. This adds to the group importance of the chapel with the adjacent cottages to the west. The chapel is now largely subsumed by residential development, with the A30 beyond.</p>
<p><i>Magnitude of Effect:</i> The proposed development would be located within a small field to the north east of the Chapel. Views out from the village to the north are largely blocked by recent residential development, the A30 and the associated dense tree planting. The principle façade of the chapel is the south and this will be unaffected by the proposed development. Views from the Conservation Area towards the chapel may include glimpses of the proposed development..</p>
<p><i>Magnitude of Impact:</i> Medium value asset + Negligible Minor change = Neutral/Slight adverse impact</p>
<p><i>Overall Impact Assessment:</i> Neutral/slight adverse Impact.</p>

4.3.2 FARMHOUSE AND FARM BUILDINGS

Listed farmhouses with Listed agricultural buildings and/or curtilage; some may have elements of formal planning/model farm layout

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the linnhay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been

converted to residential use, affecting the original setting. Wind turbines will usually have a restricted impact on the meaning or historical relevance of these sites.

What is important and why

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). However, working farms are rarely aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

Asset Name: Mitchell Farmhouse	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.200m
<i>Summary:</i> Listing: Farmhouse, now guest house. Early-mid C19. Coursed killas stone with contrasting quoins and dressings. Graded stone slate roof. Plan: Central stair hall with flanking reception rooms. Rear wing on left bay, of 2 bays, extended a further two bays, each extension with gable stack. Single storey outbuildings, formerly washhouse, attached at right angles on east face of wing. Glazed C20 door within pitched glazed porch. Sixteen paned replacement sashes within openings with slightly cambered stone arches. Roof hipped, with brick stacks on gable walls. Interior not seen.	
<i>Conservation Value:</i> Large and generously proportioned, this is an aesthetically pleasing building, of typical Late Georgian/Victorian 'Cornish farmhouse' vernacular style. It appears to be of a single phase of build, well maintained and considerably restored and altered over the years, unlikely to have much further evidential value. It has historical illustrative value in the development of the settlement of Mitchell but as a private residential dwelling it has no known communal value.	
<i>Authenticity and Integrity:</i> This building appears to back onto fields and has some rear outbuildings, possibly still of semi-agricultural function, its barns may now be holiday cottages. Still of historic character and appearance, it is well maintained, its structural integrity may be high. However, it looks to have been considerably modernised so it is not clear what its interior historical integrity may be like; the interior was not inspected during Listing.	
<i>Setting:</i> The farm sits on the western edge of the settlement at present, a typical 'in-town' farm setting. It is enclosed by walled gardens to the east and on its north front side, between it and the road, with a large walled plot, containing a yard and barns to the west and south-west. There are now fence divisions between the farmhouse and some of the barns, which have been converted, and this may indicate a breaking up of the site and different ownership. To the far west there is a large modern farmyard of metal-framed sheds, which appears to confirm a working function for the holding. To the south, the farmyard opens out onto an extensive block of agricultural fields.	
<i>Contribution of Setting to Significance of Asset:</i> The surviving barns, walled plot and open fields to the south have preserved the edge of settlement setting for this farmhouse and allow us to understand it as such, not a village house. The aural intrusion, light pollution and visual impact of the A30 which is just to the north intrudes significantly onto this edge of settlement setting, a detracting element.	
<i>Magnitude of Effect:</i> The farmhouse will be unlikely to have views to the proposed development, being screened by the recent development which has taken place to the west of the proposed development site and by the existing buildings fronting onto the road through Mitchell. There is the potential for cumulative impact from the number of residential developments which have taken place in Mitchell, with further potential to increase road use in front of the farmhouse, which may add to the aural intrusion from the A30 and a general indirect feeling of encroachment of the modern world on this traditional farmstead.	
<i>Magnitude of Impact:</i> Medium value asset + Negligible Adverse change = Neutral/Slight adverse impact.	
<i>Overall Impact Assessment:</i> Neutral/Slight adverse impact.	

Asset Name: Raleigh House	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.55m
<p><i>Description:</i> Listing: Farmhouse, now smallholding. C17 rewindowed in C19. Uncoursed killas rubble with slate roof. Plan: Five bays, approximately symmetrical about central entrance to through hall to stair block on rear. Dairy wing on left, and kitchen in narrow linhay room behind living room to right of hall. Two storeys. Elevation has porch with gabled chamber over supported on painted granite columns, later infilled at sides. Five x fielded panelled door. Sixteen-paned sash windows with timber lintels, the windows of the inner bays of upper floor blocked, but twin 8-paned sashes to ground floor left of porch. Porch chamber has tripartite 16-paned sash with 16-paned sashes Brick stacks. Interior: Fully panelled screen between hall and living room. Bead moulded joists. Some good 4- and 6-panelled doors. Fireplaces blocked and dairy ceiled.</p>	
<p><i>Conservation Value:</i> Complex farmhouse, of vernacular character and unusual style and form, older than most in the village, aesthetically striking and forming an important character group with the adjacent Pillars Hotel building. Inherent evidential value in its atypical plan. No communal value, or known associative historical value apart from its name which is clearly derived from the Raleigh family. It has historical illustrative value in its contribution to the development of the settlement of Mitchell.</p>	
<p><i>Authenticity and Integrity:</i> The building is authentic, in that it is of external historic appearance. It is no longer a farmhouse, subsumed in the 20th and 21st century expansion of the eastern end of Mitchell. It has now become a village house and is consequently of unsuitable proportions for its now reduced plot. The building is quite tired and does not appear to have received much recent maintenance; it may well be internally quite intact. It appeared to be undergoing replacement of windows at time of site visit.</p>	
<p><i>Setting:</i> On the former eastern edge of the village. It would have farmed the fields to the south and possibly to the north, the landscape now truncated by the A30. In the 20th century, the village was extended past the farmhouses, it now forms a small, historic group with adjacent Pillars Hotel, somewhat disconnected from the rest of their now irrelevant setting. Residential developments to the north and east of the property in the last two decades have eroded its rural setting, replacing it with a more suburban one.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The Mitchell conservation area is cohesive in its general 18th and 19th century character, however, this building significantly predates most of the village, relating to a less settled, pre-industrial rural landscape. New houses in this vicinity have been carefully built with reference to vernacular materials and slate roofs, but encroach on this building on all sides, giving it a crowded feeling. The late 20th century social housing in the eastern part of the village is not complementary and the development of the road network and bus stops, with signage, noise and light pollution from the nearby A30 are all detracting elements.</p>	
<p><i>Magnitude of Effect:</i> There may be some limited views from this asset from the proposed development, although these are likely to be largely screened by the existing housing and any aural or light pollution from added houses or the constructional phase of the development would be drowned out by the existing constant aural intrusion from the A30 and its associated road lighting. The only slight expected impact may be a further increase in use of the road here, which further emphasises the ingress of the modern world on this asset, its intended setting long since removed.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset + Negligible adverse = Neutral/slight adverse Impact.</p>	
<p><i>Overall Impact Assessment:</i> Neutral/slight adverse Impact.</p>	

<i>Asset Name: Pillars Hotel</i>	
<i>Parish: St Newlyn East</i>	<i>Value: Medium</i>
<i>Designation: GII</i>	<i>Distance to Development: c.75m</i>
<i>Description: Listing: Farmhouse, now hotel with flat on first floor. C17 origin (date 1683 V/F.P on timber panel over door). Rendered and painted stone and cob, with slate roof. Plan: Probably linhay plan in origin but much altered. Now approximately central entrance to former passage, both flanking rooms now bars, with servery in opened up rear narrow bay. Gable stacks. Large rear extension added to rear of left bay, and further bay developed from lean-to on left end gable. Elevation of 5 bays. Near central entrance with C20 door and painted date panel over. Painted granite columns of former porch reset wider apart. Paned two-light timber windows deeply set in wall. Interior. Gable open fireplaces rebuilt. ceiling joists renewed. Roof has low angled struts to principal rafters. Listed primarily for group value with other listed buildings nearby.</i>	
<i>Conservation Value: Older building in poor condition, likely of complex developmental history, with clear phases of styles of architectural details. Inherent evidential value. Aesthetically compromised at present by its poor condition. Many have some communal value as a hotel. No known historical associative value.</i>	
<i>Authenticity and Integrity: Of historic character and appearance and little altered in recent times, poorly maintained, its structural integrity and any interior details are at increasing risk of being lost.</i>	
<i>Setting: To the east of the core of the historic settlement. This would have farmed the fields to the south and possibly to the north, the landscape now truncated by the A30. In the 20th century, the village was extended out past the asset; it now forms a small historic group with the adjacent Raleigh House, within this more modern part of the settlement.</i>	
<i>Contribution of Setting to Significance of Asset: The Mitchell conservation area is cohesive in its general 18th and 19th century character, however, this building significantly predates most of the village, relating to a less settled, pre-industrial rural landscape. New houses in this vicinity have been carefully built with reference to vernacular materials and slate roofs, but encroach on this building on all sides, giving it a crowded feeling. The late 20th century social housing in the eastern part of the village is not complementary and the development of the road network and bus stops, with signage, noise and light pollution from the nearby A30 are all detracting elements.</i>	
<i>Magnitude of Effect: There will be no views or impact on this asset from the new development, views will be screened by the existing housing and any aural or light pollution from added houses or the constructional phase of the development would be drowned out by the existing constant aural intrusion from the A30 and its associated road lighting. The only slight expected impact may be a further increase in use of the road here, which further emphasises the ingress of the modern world on this asset, its intended setting long since removed.</i>	
<i>Magnitude of Impact: Medium value asset + No change = Neutral Impact.</i>	
<i>Overall Impact Assessment: Neutral Impact.</i>	

4.3.3 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

Clusters of Listed Buildings within villages or hamlets; occasionally Conservation Areas

The context of the (usually) Grade II Listed buildings within settlement is defined by their setting within the village settlement. Their significance is determined by their architectural features, historical interiors or role/function in relation to the other buildings. The significance of their setting to the experience of these heritage assets is of key importance and for this reason the curtilage of a property and any small associated buildings or features are often included in the Listing and any changes must be scrutinised under relevant planning law.

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been

converted to residential properties. The setting of these heritage assets within the village can be impacted by new residential developments especially when in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant development is unlikely to prove particularly intrusive.

What is important and why

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20th century has homogenised most, with streets of terraced and semi-detached houses and bungalowoid growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Ledbury), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19th century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. the Valleys of South Wales for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

Almost every village or town will have a public house, usually several. They may have been specially constructed perhaps by a landowning industrialist as a means of profiting from travellers or his own workforce; or arose organically, being converted from a residential property. Their setting is often local in character, along thoroughfares with a clear concern for visibility from the road. An important facet of these buildings is its communal value: places where disparate elements of the population could meet and serving as a focus for local sentiment.

Asset Name: Mitchell Conservation Area	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> CA	<i>Distance to Development:</i> Within
<p><i>Summary:</i> Mitchell appears to lack a CA Appraisal, so the following characterisation is attempted: Village of distinct 18th and 19th century overall character which has developed in linear or ribbon development pattern along the old toll road, which rose up onto Carland Down, leading to Truro. The village owes its heritage to the busy mining industry of these post-medieval periods, somewhat detached from older settlement patterns, set out on the eastern flank of an exposed down, within a formerly rural landscape. Defined by detached houses and attached rows of small cottages of vernacular slate, shale and killas rubble, with slate roofs. Where exposed, stone is of soft earthy browns, umber yellows and light greys, complemented by white painted, rendered elevations and dark grey slate roofs. Pavements, some driveways and alleys between buildings appear to retain granite sets and cobbles. There are nine Listed buildings within the village, all Grade II, a Listed milestone and a Grade II Listed phonebox. The oldest building is probably Raleigh House, which is likely early or mid 17th century.</p>	
<p><i>Supplemental Comments:</i> The conservation area is very cohesive in colour, style and period, with a few key structures, such as the Wesleyan Chapel, Plume of Feathers Pub, Wellesley House and Raleigh House. The visitor to the village leaves with an impression of an aesthetically pleasing and well kept community, linked to the industrial/mining boom in this region. The conservation area spreads over the main part of the village but is really defined by the main streetscape views. Other than the addition of parked cars, these views are likely little altered.</p>	
<p><i>Evidential Value:</i> The village has evidential value within its buildings and in below ground deposits.</p>	
<p><i>Historical Value:</i> None.</p>	
<p><i>Aesthetic Value:</i> Mitchell is a very cohesive village of 18th and 19th century appearance, with lots of small, vernacular, stone built cottages and some larger, grander buildings. It is of soft local tones, with greys, browns, beiges and yellowish stones, pretty historic houses and carefully manicured gardens. Its conservation area status has protected it from the usual modern development, with new housing limited to the village limits or tucked behind historic buildings. Overall, the buildings are well maintained, as are the village amenities and public spaces.</p>	
<p><i>Communal Value:</i> None.</p>	
<p><i>Authenticity:</i> The village is an active community, attracting new housing, with a public house, playground, village groups and activities visible on its noticeboard. The main street is still authentically of 18th and 19th century character.</p>	
<p><i>Integrity:</i> The village has seven Listed buildings, Grade II and two other Listed structures, one a milestone, the other a K6 telephone kiosk. There are numerous other undesignated heritage assets as the main street is lined by historic cottages. The houses of the village are generally well maintained and in good condition, structural historic integrity is high.</p>	
<p><i>Topographical Location and Landscape Context:</i> The village sits in a slight natural hollow on the mid slopes of the eastern flank of the high ridge which culminates with Carland Down to the west.</p>	
<p><i>Principle Views:</i> Principle views are on the approach from the east of the village, with Carland Down to the west. On leaving the village, there are long views out over the World Heritage Site at St Stephens, to the east. There would have been views north to St Newlyn East and the coast, but these have been screened by the A30.</p>	
<p><i>Landscape Presence:</i> The village is tucked into a slight natural hollow within the eastern flank of the down, on an undulation, mid-slope, protected from the brusque western and north-western winds. The village was purposefully located here to be less visible and therefore in a more protected setting for improving living conditions. It did not need to announce itself in the landscape like early settlements, as it was located on a main toll-road. The A30 and its associated landscaping and light signature dominates the wider landscape now, the village hidden, screened by the road and associated planting.</p>	

<p><i>Immediate Setting:</i> The village developed along the old toll road which rose up onto Carland Down, leading to Truro. It is flanked to east, west and south by agricultural fields, to the north the landscape is truncated by the busy dual carriageway, the A30, with associated landscaping and screen planting. This road, running into a cutting, then rising up the hill on embankments, dominates the immediate setting of the village.</p>
<p><i>Wider Setting:</i> The village owes its heritage to the busy mining industry of these post-medieval periods, somewhat detached from older settlement patterns, set out on the eastern flank of an exposed down, within a formerly rural landscape. There is now a large roundabout at Carland Cross just to the west, where two busy A roads join. There is also a large windfarm at the top of this hill and lines of pylons crossing the landscape.</p>
<p><i>Enhancing Elements:</i> The development of the A30 bypassed and therefore retained Mitchell; its reduced traffic burden has allowed for better maintenance and a continued level of status in the settlement, which has retained its historic character and cohesive appearance.</p>
<p><i>Detracting Elements:</i> The aural and light pollution from the A30 dominate the wider setting and conservation area, intruding on the individual setting of the Listed assets and on the general experience of the historic settlement.</p>
<p><i>Direct Effects:</i> The development will infill the last surviving field/green space between the village and the A30. This will enlarge the village, making the historic core a smaller percentage of the settlement. It will also change the views to the north, adding new rooflines to the banking and hedging alongside the A30. It will mask the linear nature of the settlement at the western end.</p> <p>The character of the new development will be residential, so will not change this aspect of the settlement character and the number of houses is quite limited, so it will remain a small village. The appearance of the houses is designed to be sympathetic to local vernacular materials and the character of the settlement and there will be no significant visual relationship between the main streetscape and the development, screened by existing houses.</p> <p>Any buried deposits associated with the historic settlement of the village in these rear plots and fields will be permanently removed by the development, although this can be mitigated by archaeological monitoring or early evaluation.</p>
<p><i>Indirect Effects:</i> The building of houses on this side of the village may indirectly slightly benefit the conservation area by deflecting road noise, reducing the existing aural intrusion into the main street. Any effect will be very slight. The development and associated planting will also serve to screen the A30 at the western end of the village.</p> <p>Formerly open spaces between detached houses or rows of cottages will be infilled, creating a sense of enclosure on this side of the village.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> Mitchell is cohesive, of strong 18th and 19th century character, protected as a conservation area, as nine of its historic buildings are worthy of Listing and others are of cohesive historical appearance, collectively enhanced by their surroundings. Visual markers of age/period, style and vernacular materials define the setting/value of the conservation area. Many of the modern houses which have already been built in this village have taken care to respect this, with slate hanging, use of slate and shale cladding, pale render, slate roofs, stone-effect elevations, heritage-style and cottage proportions. Most important is the 'shape' of the settlement, its linear form along the roadside.</p>
<p><i>Magnitude of Impact:</i> Some direct views from the north elevations of Listed and other undesignated heritage assets on the north side of the main street may affect the interpretation of status of these buildings and their sense of place. The proposed development will expand the village at its western end, masking the linear nature of the settlement to a degree as this development would complete the infill of land between the village and the A30. There are limited views from the main core of the conservation area.</p>
<p><i>Overall Impact Assessment:</i> Neutral/slight Impact.</p>

Asset Name: The Plume of Feathers PH	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.73m
<p><i>Description:</i> Listing: Inn. Early C18, remodelled later C19. Rendered cob and stone, with east wing of stone. Slate roof. Plan: Main block of 3 bays with central entrance under porch chamber on granite columns. Left wing formerly service range, extends front by 1 bay to left, formerly with large stack on gable end. Right bay extended to rear by 3 bays, now kitchens, with two raking buttresses, the wings forming a narrow rear courtyard, enclosed in C20. Elevation: Pair of glazed door over 2 steps. All front windows double hung sashes, the upper sash of 2 panes. Sill band. Porch gabled, with shaped and perforated C19 bargeboards. Brick stack to left bay, rebuilt. Twelve paned sashed to upper floor of west wing. Interior: Much altered C20.</p>	
<p><i>Conservation Value:</i> Very charming, rustic in character, with some unusual historic details, such as the projecting porch, this is an aesthetically pleasing building, which is well maintained and has been sympathetically restored. Significant potential evidential value as the east elevation indicates features which suggest different phasing from that noted by the Listing, building may have an older and more complex developmental history. Some associative historical value in the building being a public house for a long period of time and certainly there is some limited and ongoing communal value to the occupants of Mitchell and surrounding areas, as this is a popular public house.</p>	
<p><i>Authenticity and Integrity:</i> Still a public house, busy and actively used, this is of historic character and appearance. Structurally, its integrity is high, but the interior layout has been much altered and is heavily modernised, obscuring original details and over exposing/misidentifying others, creating pastiche in its design.</p>	
<p><i>Setting:</i> Located in a dominant position right in the heart of the conservation area, on the south side of the village, its projecting porch drawing the eye along the main street and flanked by other historic buildings.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The historic core of Mitchell is a conservation area, of strong 18th and 19th century character. The building is identified in its Listing as also being of this period and therefore unusually its setting has been maintained since construction, little altered. The low rows of attached rubble cottages to the north and taller 19th century row of houses to the east flank and complement the pub, focusing the eye down the street towards the building, making it the defining building of the conservation area. The aural intrusion from the A30 is very much a detracting element.</p>	
<p><i>Magnitude of Effect:</i> There will be no direct effects on the public house, as it lies to the south side of the village. It may have some glimpses of the roofs of the new development in the gaps between the houses and cottages on the north side of the street. Provided the new dwellings utilise vernacular building material, this change in views is unlikely to affect the public house in any real sense, since it was designed to sit at the heart of a settlement. Views to the north side are largely blocked by extant cottages with the A30 beyond.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset + No/Negligible change = Neutral Impact.</p>	
<p>Overall Impact Assessment: Neutral Impact.</p>	

Asset Name: Wellesley House and attached Stable Block	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to access into development:</i> c.1m <i>Distance to residential development:</i> c.40m
<p><i>Description:</i> Listing: House with stables attached on west side. c.1800-1820. Gritstone ashlar, with slate roof. Plan: Main block double pile with through stair hall and flanking reception rooms, the stair at the back of the hall. Attached block on right, a separate dwelling in form of cross wing, the rear of which is storage. On left, building parallel to road, probably originally stables with loft over, and ostler's dwelling at west end. Elevation of main block has central entrance within later pitched glazed porch. Four-panelled door with overlight and panelled reveals set in rusticated opening with voussoirs and high open pediment on consoles. Plat band. Twelve-paned sashes with boxes concealed, stone sills and flat arch with raised keystones. Raised rusticated quoins. Paired modillion eaves. Rendered stacks. Pointed arch to through passage on left before rubble and cob stable block, having a central blocked arched opening and flanking arched windows, and to left, a two-bay ostler's dwelling. Wing to right, probably added late C19. Central door and flanking casement windows, all with segmental heads and raised keystones. Above door, a 4-paned semi-dormer with gable. Interior: Left parlour fully panelled, with cornice and dado rail, and C18 type fire surround with swag-decorated frieze. Room to right of hallway has simple cornice and fire surround. Unoccupied at time of survey. (Jan 1988).</p>	
<p><i>Conservation Value:</i> Designed to be visually pleasing and dominant, announcing its owners wealth and good taste, this house has high aesthetic value. It appears to be of one cohesive phase from the exterior, already meticulously (possibly over) restored and well maintained so therefore may have slightly lower inherent evidential value. It has no communal value. Its historical illustrative value is in its contribution to the narrative of the development of Mitchell as a settlement and its name derives from the Duke of Wellington's brief tenure as an MP for Mitchell; it is unknown if the house had an earlier name or was built at this date and whether there is any associational link.</p>	
<p><i>Authenticity and Integrity:</i> The house appears from the exterior to be meticulously restored and very well maintained, still one of the largest and grandest houses within the village. The building complex has been divided, the service ranges converted to separate dwellings, significantly reducing the size of its plot and therefore complicating its visual presence; the usual status markers of a detached residence no longer apply. It would appear from its condition and careful observance of its character, despite the conversions, that within the main block of the house its historic integrity is still quite high. There are expected losses of historic fabric from the converted service ranges.</p>	
<p><i>Setting:</i> Located in the middle of the current village, but at the eastern edge of the historic core of the village, set back from the street behind a small front garden enclosed with low stone walls and iron railings. The road narrows here between Wellesley House and Ivy House, widening to the east, where there are more modern houses to the north and to the south is a small playground and open grassed area with trees. Driveways to east and west appear to serve the various separate dwellings formed from the service ranges, possible shared drive to west, with stables, to rear gravelled courtyard. It is unclear how the gardens to the north are now divided.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The aural intrusion from the A30 is very much a detracting element within Mitchell, which is cohesive, protected via a conservation area designation, of strong 18th/19th century character. This house is visually striking and goes a long way to setting the character of the village. This house is particularly complemented by Ivy house opposite, a detached property of similar age, but lesser status, and a shared character. Wellesley House was designed to be seen from its road facing elevation and as such derives most of its significance from its setting on this aspect. As a gentrified property however its pleasure grounds would have comprised an important part of the enjoyment of the property by its residents and so some significance is derived from its garden setting. The house is compromised by its immediate setting, the division of its surrounding spaces and loss of original grounds or gardens to the north.</p>	

Magnitude of Effect: The proposed development, may deflect some noise from the A30, having a slight positive effect. However there will be direct views from the northern elevation of Wellesley House towards the new houses, screened only by the northern boundary of the garden of Wellesley Farmhouse. On this north side, any larger views out to the surrounding countryside have already been blocked by the A30 road landscaping, including dense planting. The access to the proposed development passes immediately east of Wellesley House, along a probable Medieval lane. The increase in traffic movements along the boundary of Wellesley House would complete the erosion of its setting, which has been largely diminished by modern development.

Magnitude of Impact: Medium value asset + Minor change = Slight adverse Impact.

Overall Impact Assessment: **Slight Adverse Impact.**

Asset Name: Ivy House	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to access into development:</i> c.28m <i>Distance to residential development:</i> c.63m
<i>Description:</i> Listing: House. Late C18. Gritstone rubble with slate roof. Plan: Three bays, 'T'-plan, with central wide hall and flanking reception rooms. Rear wing off-centre containing rear entrance passage with stair, and kitchen. Two storeys. Elevation has central recessed entrance, a 6x bead-panelled door the upper 2 panels glazed, and later elementary pitched canopy. 6-paned sash windows within segmental headed openings. Roof hipped. Brick stack to left gable. Interior. West side partition of hall removed to form large kitchen-living space. Moulded overmantel to gable stack.	
<i>Conservation Value:</i> Well presented and maintained, this house has the solid, square appearance of late 18 th century buildings, historic in character, with aesthetically pleasing proportions. Possible inherent evidential value, unclear if of one phase or if back block is different phase. Any historical associative value is tied to its contribution to the narrative of the development of Mitchell; no communal value.	
<i>Authenticity and Integrity:</i> The house is a mid-status detached private village dwelling house, with gardens to rear. The building has been well maintained and restored. Structural integrity is high, interior is unknown, the historic plan is noted as altered in the Listing text. Much of its original garden appears to have been utilised for a 21 st century residential development, with a residential dwelling now opposite the western elevation of Ivy House and a further dwelling to the south, the access driveway passing immediately west of Ivy House.	
<i>Setting:</i> Enclosed by gardens to the immediate south which are now much diminished from their original form, a playground to the east, which may once have been further gardens, and a relatively recent residential driveway and properties to the west/south, it fronts directly onto main street of village. Neighboured on the north side by the grander Wellesley House and to the west the historic core of the village, with rows of attached stone cottages.	
<i>Contribution of Setting to Significance of Asset:</i> The historic core Mitchell is a conservation area, protected from too much change. The house is one of the largest in the village, close set to the road where it narrows, visually prominent and forming a cohesive group with Wellesley House. The aural intrusion from the A30 is very much a detracting element within Mitchell. Ivy House was designed to be seen from its road facing elevation and as such derives most of its significance from its setting on this aspect. As a higher status property however its gardens would have comprised an important part of the enjoyment of the property by its residents and so some significance is derived from its garden setting. The significant reduction of these gardens for recent residential development has substantially compromised the significance it gains from this aspect of its setting.	
<i>Magnitude of Effect:</i> It is unlikely that there will be any direct effects on the house, other than maybe a slight glimpse between buildings on the north side of the road, where the new roofs of the development may be visible to the north. There may in fact be a small positive impact, in that the new houses may help deflect some road noise from the A30, diluting the aural intrusion experienced along the main street. There would be some potential additional vehicle movements from the access driveway to the new dwellings into the main street, diagonally opposite Ivy House.	
<i>Magnitude of Impact:</i> Medium value asset + Negligible change = Neutral/Slight adverse Impact.	
<i>Overall Impact Assessment:</i> Neutral/Slight Adverse Impact.	

4.3.4 AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **negligible adverse**. There is the potential for some constructional phase impacts on the heritage assets in closest proximity to the proposed development, predominately in the increased aural intrusion. This would be a temporary effect but some mitigation to lessen this may be possible (see 4.3.5).

4.3.5 CUMULATIVE IMPACT

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

The Setting of Heritage Assets 2011a, 25

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

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. Substantial residential development has already taken place in the area around the proposed development. This development is small in scale compared to the surrounding developments but marks the infill of the last area of open land between this area of Mitchell and the A30. As the scale of this development is smaller than those surrounding it and the loss of the former character of this landscape has already taken place as a result of those developments, it is considered the cumulative impact of this development is **negligible adverse**.

4.3.6 HISTORIC LANDSCAPE

The proposed development lies within Mitchell Conservation Area and historic mapping suggests much of the site has been a garden/pleasure ground and possibly an orchard in the past two centuries although the access into the site and along the eastern boundary comprises a probable Medieval routeway to St Columb. Recent residential development has encroached on the eastern and western sides of the site and the A30 has been constructed to the north. It historically comprised part of an agricultural landscape which has been subsumed in the modern period into residential and infrastructure development.

TABLE 5: SUMMARY OF IMPACTS AND EFFECTS

Asset	Type	Distance	Value	Magnitude of Impact	Significance of Effects
Indirect Impacts					
Mitchell Conservation Area	CA	Within	Medium	Negligible Adverse	Neutral/Slight Adverse
Wellesley Farmhouse	GII	1m	Medium	Minor Adverse	Slight Adverse
Mitchell Farmhouse	GII	200m	Medium	Negligible Adverse	Neutral/Slight Adverse
Plume of Feathers PH	GII	73m	Medium	No Change	Neutral
Ivy House	GII	28m	Medium	Negligible Adverse	Neutral/Slight Adverse
Raleigh House	GII	55m	Medium	Negligible Adverse	Neutral/Slight Adverse
Pillars Hotel	GII	75m	Medium	No Change	Neutral
Wesleyan Chapel	GII	80m	Medium	Negligible Adverse	Neutral/Slight Adverse
Landscape Character					
Historic Landscape	n/a	n/a	Low	No Change	Neutral
Aggregate Impact	n/a	n/a			Neutral
Cumulative Impact	n/a	n/a			Neutral

4.3.7 MITIGATION

The Grade II Listed Wellesley House is the heritage asset with the most potential to be impacted by the proposed development. Some screening is currently provided from the development by the vegetated northern garden boundary of the property; the maintenance and possible enhancement of this screening could provide some mitigation against the visual intrusion of the proposed development into the garden setting of Wellesley House. Adoption of vernacular materials and styles in the design of the proposed development could also provide some mitigation against the impact upon the setting of the identified designated assets including the Conservation Area.

5.0 CONCLUSIONS

The site lies on the northern side of the main road through the settlement of Mitchell, to the south of the A30. The Grade II Listed Wellesley House lies just to the south of the proposed development site. Mitchell formed part of Degembris manor until 1284 when this arrangement was ended and Mitchell formed its own independent community, a chapel being recorded since the early 13th century. In 1306 it was restyled from a small village and taxed as a borough. The borough of Mitchell lay partly in the parish of St Newlyn East and partly in St Enoder. The proposed site appears to lie along the western boundary and just within the parish of St Newlyn East. It is thought the trackway along the eastern side of the proposed site historically comprised the old road to St Columb and is probably Medieval in origin, formed at the time of the laying out of burgage plots. Mitchell was a 'rotten borough', returning two Members of Parliament until the Reform Act of 1832. Members of Parliament for Mitchell included Sir Arthur Wellesley (Duke of Wellington) and Sir Walter Raleigh.

There are 10 Listed Buildings, all Grade II within 1km of the site. The site lies within the Mitchell Conservation Area. There are no Registered Parks and Gardens or Scheduled Monuments within 1km of the site. The area surrounding the proposal site has been subject to significant change in recent decades, with residential development taking place to the east, west and south of the site. Archaeological fieldwork has been carried out in association with these developments, with features and finds of Prehistoric to Modern date recorded. The site may have the potential to encounter buried archaeological remains relating to buildings, structures or boundaries previously located within the proposed development area. Historic mapping suggests much of the site has been a garden/pleasure ground and possibly an orchard in the past two centuries although the access into the site and along the eastern boundary comprises a probable Medieval routeway to St Columb. The archaeological potential of the site is unknown.

In terms of indirect impacts, most of the designated heritage assets in the vicinity of the site are effectively screened from the site by a combination of topography, orientation, other buildings and trees and/or the contribution of setting to overall significance is less important than other factors. Mitigation measures to reduce the potential impacts on those that would experience an impact have been suggested. There is a potential constructional phase impact on the closest heritage assets in terms of aural and visual intrusion, though this impact will only be temporary.

The overall impact of the proposed development is considered to be **neutral/slight adverse**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible** but can be mitigated through an appropriate programme of archaeological investigation and recording.

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APPENDIX 1: SUPPORTING PHOTOGRAPHS - WALKOVER SURVEY



1. Wellesley House and The Wedge (from the south east). Proposed access to the development would be to the east of The Wedge.



2. View along the main street through Mitchell with Wellesley House on the right.



3. Boundary of development site showing modern galvanised gate.



4. View of the development site (from the south)



5. Arched gateway in the garden wall of Wellesley House (from the north)



6. View across to the north western corner of the proposed development site (from the south)



7. Possible former Medieval routeway to St Columb, along the eastern side of the proposed development site (from the south)



8. Cobbled trackway leading along the eastern side of Wellesley farmhouse (from the south). This would become the entrance into the proposed development.



9. The Plume of Feathers Public House (from the north west)



10. Ivy House (from the north east)



11. Raleigh House on the right and The Pillars on the left (from the north west)

APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). The methodology employed in this assessment is based on the approaches advocated in *Managing Significance in Decision-Taking in the Historic Environment* [GPA2 Historic England 2015] and *The Setting of Heritage Assets 2ND Edition* [GPA3 Historic England 2017], used in conjunction with the ICOMOS [2011] and National highways [DMRB LA 104 2020] guidance. This Appendix contains details of the statutory background and staged methodology used in this report.

National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012 revised 2021)⁷. The relevant guidance is reproduced below:

Paragraph 194

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted, and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 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 further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990⁸, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

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

In addition, the Ancient Monuments and Archaeological Areas Act 1979⁹, the Protection of Wrecks Act 1973¹⁰, and the Historic Buildings and Ancient Monuments Act 1953¹¹ also contain relevant statutory provisions.

Unitary councils, county councils, and district councils usually have local policies and plans, based on national guidelines, that serve to guide local priorities.

Development within a Historic Environment

Any development within a historic environment has the potential for both *direct* and *indirect* impacts. Direct impacts can be characterised as the physical effect the development may have on heritage assets within, or immediately adjacent to, the redline boundary. These impacts are almost always adverse, i.e. they represent the disturbance or destruction of archaeological features and deposits within the footprint of the Scheme. Indirect impacts can be characterised as the way the development affects the visual, aural, and experiential qualities (i.e. setting) of a

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf.

⁸ <https://www.legislation.gov.uk/ukpga/1990/9/contents>.

⁹ <https://www.legislation.gov.uk/ukpga/1979/46/contents>.

¹⁰ <https://www.legislation.gov.uk/ukpga/1973/33/contents>.

¹¹ <https://www.legislation.gov.uk/ukpga/Eliz2/1-2/49/contents>.

designated heritage asset in the wider area, where the significance of that asset is at least partly derived from those qualities. These impacts can be adverse, beneficial, or neutral.

The *designated heritage assets* (see below) potentially impacted by a development are, by definition, a known quantity and, to a greater or lesser extent, their significance is appreciated and understood. In general, undesignated heritage assets of comparable value to designated assets are also readily identifiable. Nonetheless, understanding of the value and significance of the designated heritage assets must be achieved via a staged process identification and assessment in line with the relevant guidance.

In contrast, unknown archaeological assets are, by definition, unidentified, unquantified and their significance is not understood. Clear understanding of the value and significance of the archaeology must therefore be achieved via a staged process of documentary and archaeological investigation in line with the relevant guidance.

Significance in Decision-Making

It is the determination of *significance* that is critical to assessing level of impact, whether the effect is determined to be beneficial or adverse. The PPG states: *Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals*¹².

The relevant Historic England guidance is *Managing Significance in Decision-Taking in the Historic Environment*¹³. The following is a staged process for decision-taking, largely based on that document.

1. Identify the heritage asset(s) that might be impacted.
2. Understand the significance of the affected asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise, and mitigate impact in a way that meets the objectives of the NPPF.
5. Look for opportunities to better reveal or enhance significance.
6. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change.
7. Offset negative impacts on aspects of significance by enhancing through recording, disseminating, and archiving archaeological and historical interest of the important elements of the heritage assets affected.

In general, impact assessment addresses Steps 1-3 and 7, but may include Steps 4-6 where the required information is available from the developer/client/agent, and where design is an iterative process rather than *fait accompli*.

For designated heritage assets, which have been designated *because* they are deemed significant, Step 1 is relatively straightforward, and Step 2 is also, to a degree quantified, as the determination of significance, to a greater or lesser extent, took place then the heritage asset was designated¹⁴. For undesignated heritage of assets comparable value, or for archaeological sites that may have not been investigated (or were unknown or poorly understood prior to identification), a staged process of assessment is required (below).

Once an assessment of value and significance has been made, either by reference to designation or comparable importance if undesignated, the significance of the effect (TABLE 8) and magnitude of the impact (TABLE 9) can be determined. The former is logical and objective, the latter is a more nuanced but subjective, and the accompanying discussion provides the more narrative but subjective approach advocated by Historic England. This is a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of substantial adverse is almost never achieved). This is in adherence with GPA3¹⁵.

In the NPPF, adverse impact is divided into the categories: *total loss*, *substantial harm*, and *less than substantial harm*. The bar for substantial harm was set at a very high level in 2013 by the case *Bedford BC v SSCLG38*. However,

¹² <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. Paragraph 007.

¹³ Historic England 2015: *Managing Significance in Decision-Taking in the Historic Environment Good Practice Advice in Planning Note 2*. Paragraph 6.

¹⁴ With the caveat that Listed building descriptions vary in quality between authorities, and interiors may not have been inspected.

¹⁵ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 19.

following a recent High Court action¹⁶ it is possible a *major adverse impact* may now qualify as a *substantial harm*. Any lesser adverse impact will constitute a *less than substantial harm*. TABLE 10 shows how this report correlates the two systems.

It is important to state that, whereas the assessment of direct effects to archaeological sites (where the identified heritage asset falls within the footprint of the development and thus is very likely to be damaged or destroyed) is relatively straightforward, the assessment of indirect effects (where the effect is communicated by the impact on the *setting* of a heritage asset) is more nebulous and harder to convincingly predict.

In this context it is useful to remember that *setting is not itself a heritage asset, nor a heritage designation... its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*¹⁷. Thus it is not simply the contribution to significance that is important, but also how a setting facilitates or hinders an appreciation of the significance of a heritage asset. *The contribution of setting to the significance of a heritage asset is often expressed by reference to views*¹⁸, *but ...setting is different to general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting*¹⁹. Thus it is possible for views between and across heritage assets and a development to exist without there necessarily being an effect.

In addition, and as PPG states²⁰: *The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell, and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

The concept of setting is explored in more detail below (see *Definitions*).

Value and Importance

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated 'monuments of Schedulable quality and importance' should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit. TABLE 6: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB LA104 2020 TABLE 3.2N). TABLE 6 is taken from the current DMRB;

TABLE 7 refers back to the 2011 DRMB which more usefully defines value in relation to designation.

TABLE 6: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB LA104 2020 TABLE 3.2N).

Value (Sensitivity) of Receptor / Resource	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale.

¹⁶ UK Holocaust Memorial in Victoria Tower Gardens in Westminster, reference APP/XF990/V/193240661.

¹⁷ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 9.

¹⁸ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 10. The sentiment is also expressed in the PPG glossary.

¹⁹ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 16.

²⁰ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. Paragraph 013.

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

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

TABLE 8: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB LA 104 2020; ICOMOS 2011, 9-10).

	Value of Heritage Asset	Scale and Severity of Change/Impact				
		No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Significance of Effect or Overall Impact (either adverse or beneficial)						
Environmental Value (Sensitivity)	WHS sites that convey OUV	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
	Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
	High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
	Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
	Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
	Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 9: MAGNITUDE OF IMPACT (BASED ON DMRB LA 104 2020 TABLE 3.4N).

Magnitude of Impact (Change)		Typical Description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features, or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features, or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality, or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features, or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features, or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features, or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features, or elements.
No change		No loss or alteration of characteristics, features, or elements; no observable impact in either direction.

TABLE 10: SCALES OF IMPACT AS PER THE NPPF, RELATED TO TABLE 9.

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

Staged Investigation – Direct Impact

The staged approach for the assessment of direct impacts references the publication *Significance in Decision-Taking in the Historic Environment*²¹. The aim of this assessment is to establish the *archaeological baseline* for the site and determine the likely significance of the archaeological resource. This staged approach starts with desk-based assessment²², may conclude with intrusive investigations, and may reference some or all of the following:

1. Documentary research (published works, primary and secondary sources in record offices).
2. Existing archaeological reports or surveys for the site.
3. Historic maps.
4. Archaeological research (historic environment records (HER), event records (HER), Historic England National List; Portable Antiquity Scheme (PLS) records, grey literature reports (available from the Archaeological Data Service).
5. Historic Landscape Characterisation (HLC).
6. Aerial photography (National Mapping Programme, historic aerial photographs (Historic England, Cambridge, Britain from Above), recent commercial photography (Google Earth)).
7. LiDAR analysis (Environment Agency data, TELLUS data).
8. Oral testimony.
9. Walkover survey (or for historic buildings, a historic building appraisal²³).

²¹ Historic England 2015: Managing Significance in Decision-Taking in the Historic Environment: *Historic Environment Good Practice Advice in Planning Note 2*.

²² ClfA 2014 updated 2020: *Standard and guidance for historic environment desk-based assessment*.

²³ Historic England 2016: *Understanding Historic Buildings: A Guide to Good Recording Practice*.

10. Geophysical survey, if suitable (magnetometry, electrical resistance, ground-penetrating radar)²⁴.
11. Archaeological trench evaluation²⁵, if appropriate.

Following the conclusion of this staged process, an assessment of the archaeological potential of the site is produced and (if appropriate) recommendations made, including for further investigation, analysis, and publication to be undertaken, as mitigation for the proposed development. This document will normally only cover Items 1-10.

Type of Impact

Developments can readily be divided into several phases which are marked by different types and level of impact. However, the only one relevant to direct impact is the *construction phase*. Construction works have direct, physical effects on the buried archaeology of a site. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. *Operational* and *decommissioning* phases are only relevant where elements of the buried archaeological resource survive, but in most instances (excluding PV sites and wind turbines), these impacts are permanent and irreversible.

Staged Investigation – Indirect Impact

The staged approach for the assessment of indirect impacts references the *Setting of Heritage Assets*²⁶. The aim of this assessment is to identify the designated heritage assets outside the redline boundary that might be impacted upon by the proposed development, determine if an effect on their significance via setting is possible, and establish the level of impact. The staged approach advocated by GPA3 contains the following steps²⁷:

8. Identify which heritage assets and their settings are affected.
9. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
10. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
11. Explore ways to maximise enhancement and avoid or minimise harm.
12. Make and document the decision and monitor outcomes.

Step one is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. For this assessment, the second part of the process is to examine the heritage assets within the search radius and assign them to one of three categories:

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

Dependant on the nature of the development, this work may be informed, but not governed, by a generated ZTV (zone of theoretical visibility).

Pursuant to *Steps Two and Three*, a series of site visits are made to the designated heritage assets of Categories #1 and #2. Each asset is considered separately and appraised on its significance, condition, and setting/context by the assessor. The potential impacts the development are assessed for each location, taking into account site-specific factors and the limitations of that assessment (e.g. no access, viewed from the public road etc.). Photographic and written records are compiled during these visits. If a ZTV has been used in the assessment, the accuracy of the ZTV is corroborated with reference to field observations.

Step 4 is possible where the required information is available from the developer/client/agent, and where design is

²⁴ CIfA 2014 updated 2020: *Standard and guidance for archaeological geophysical survey*. Schmidt, A., Linford, P. Linford, N. David, A. Gaffney, C., Sarris, A. & Fassbinder, J. 2016: *EAC Guidelines for the Use of Geophysics in Archaeology*.

²⁵ CIfA 2014 updated 2020: *Standard and guidance for archaeological field evaluation*.

²⁶ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 9.

²⁷ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 9.

an iterative process rather than *fait accompli*. In many instances, adverse outcomes (and more rarely, beneficial outcomes) are unavoidable, as mitigation would have to take place at the heritage asset concerned or within an intervening space, and not the proposed site itself.

Assessment and documentation, *Step 5*, takes place within this document. The individual asset tables are completed for each assessed designated heritage asset, and, with an emphasis on practicality and proportionality,²⁸ assets are grouped by category (e.g. churches, historic settlements, funerary remains etc.) and provided with a generic preamble that avoids repetitious narrative. This initial preamble establishes the baseline sensitivity of a given category of monument or building to the potential effect; the individual entries that follow then elaborate on local circumstance and site-specific factors. The individual assessments are to be read in conjunction with the overall discussion, as the assessment of impact is reflection of both.

As discussed (elsewhere, this document), the critical assessment is to determine the contribution of setting to the significance of the heritage asset, and/or the ability of the setting to facilitate an appreciation of that significance. Views are important but not paramount, and views to and from a proposed development can exist without adverse effect. Some assets are intrinsically more sensitive to change in their environment than others; a useful shorthand for this can be found in TABLE 11.

TABLE 11: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

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

Type of Impact

Developments can readily be divided into several phases which are marked by different types and level of impact: the *construction phase*, the *operational phase*, and the *decommissioning phase*. In most instances, impacts are impermanent and reversible, as a turbine can be dismantled, a tower block demolished, or trees may grow up to screen an ugly elevation.

Construction Phase

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

Operational Phase

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

Decommissioning Phase

Relevant to wind turbines and PV sites, less relevant to other forms of development. These impacts would be similar to those of the construction phase.

Group Assessment

Individual assessments give some indication as to how a development may affect a particular cottage, historic park, or hillfort, but collective assessment are also necessary, reflecting the effect on the historic environment in general.

Cumulative Impact

A single development will have a direct physical and an indirect visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. PPG states²⁹: *When*

²⁸ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraphs 2, 17, 19, 21, 23, 41.

²⁹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. Paragraph 013.

assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

GPA3 states³⁰: Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing key views of it.

However, the cumulative impact of a proposed development can be difficult to determine, as consideration must be given to consented and pre-determination proposals as well as operational or occupied sites.

Aggregate Impact

A single development will usually affect multiple individual heritage assets. In this assessment, the term *aggregate impact* is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole, rather than multiple developments on a single asset.

³⁰ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 9.3.

Definitions

Heritage Assets

The NPPF Glossary defines heritage assets 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)*³¹. This is a fairly broad definition for an expanding range of features, as what is considered of little heritage interest today may – due to location, rarity, design, associations, etc. – be considered of heritage value in the future.

Significance

The NPPF Glossary defines significance 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*³².

Conservation Principles

In making an assessment, this report adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in the English Heritage 2008 publication *Conservation Principles*³³. These are used to determine and express the relative importance of a given heritage asset. The definition of those terms is summarised below:

Evidential Value

Evidential value (or research potential) is derived from the potential of a structure or site to provide physical evidence about past human activity and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. However, it is an assessment of *potential* – known value falls under the umbrella of historical value (below).

Historical Value

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

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

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

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

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

Aesthetic Value

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

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure,

³¹ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>.

³² <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>.

³³ English Heritage 2008: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.

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

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

Communal Value

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

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. Social value need not have any relationship to surviving fabric, as it is the continuity of function that is important. Spiritual value is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

Significance in the NPPF

The NPPF operates on a slightly differently set of criteria to the Conservation Principles, a divergent trajectory that will doubtless be addressed when the Conservation Principles are revised. Under the NPPF, value is expressed as *archaeological interest*, *architectural and artistic interest*, and *historic interest*. The following is taken from the NPPF PPG³⁴ document, followed by commentary:

Archaeological Interest

As defined in the Glossary to the National Planning Policy Framework, 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. This interest most closely accords with evidential value. While it usefully extends that definition to include known elements, the emphasis on *archaeological* interest unhelpfully seems to preclude the built environment.

Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. This interest most closely accords with aesthetic value, but the use of the term *architectural* seems prejudiced against vernacular forms of built heritage, and fortuitous aesthetics.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. This interest most closely accords with historical value, and extends to include communal value, though with diminished emphasis.

³⁴ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. Paragraph 006.

Concepts from World Heritage Guidance

World Heritage Sites are assessed with reference to their own, non-statutory, guidance³⁵. This includes the useful concepts of *authenticity* and *integrity*³⁶:

Authenticity

Authenticity is the ability of a property to convey the attributes of the outstanding universal value of the property. *The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful.* Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farm buildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

Integrity

Integrity is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument, or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

Designated Heritage Assets

The majority of the most important ('nationally important') heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a World Heritage Site. The NPPF Glossary defines a designated heritage asset 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*³⁷.

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures, and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19th

³⁵ ICOMOS 2011: *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties: a publication of the international Council on Monuments and Sites.*

³⁶ UNESCO 2021: *Operational Guidelines for the Implementation of the World Heritage Convention.* Paragraphs 79-95.

³⁷ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>.

century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals.

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

Conservation Areas

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

Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin), or archaeological site of national importance. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent.

Registered Parks and Gardens

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by Historic England. Sites included on this register are of national importance, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting. Sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

Registered Battlefields

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

World Heritage Sites

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

Setting

The assessment of direct effects to archaeological sites (where the identified heritage asset falls within the footprint of a development and thus is very likely to be damaged or destroyed) is relatively straightforward, the assessment of indirect effects (where the effect is communicated via impact on the *setting* of a heritage asset) is more nebulous and harder to convincingly predict.

The NPPF Glossary defines the setting of a heritage asset 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*³⁸.

The principal guidance on this topic is contained within one publication: *The Setting of Heritage Assets: Good Practice Advice 3*³⁹. Where the impact of a proposed development is largely indirect, the importance of the setting to the significance of the heritage asset becomes the primary consideration of the impact assessment. The following extracts are from GPA3⁴⁰:

The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve'. Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time, and because new information on heritage assets may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage asset.

There are two ways in which change within the setting of a heritage asset may affect its significance:

- Where the setting of the heritage asset contributes to the significance of the heritage asset (e.g. the historic park around the stately home; the historic streetscape to the Listed shopfronts).
- Where the setting contributes to the ability to appreciate the significance of the heritage asset (e.g. clear views to a principal façade; well-kept garden to a Listed cottage).

GPA3 states: *The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place...*⁴¹ *The Setting of Heritage Assets*⁴² lists a number of instances where views contribute to the particular significance of a heritage asset:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations, including viewing points and the topography of battles.
- Those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
- Those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.
- Those assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial, or religious reasons, including military and defensive sites, telegraphs or beacons, prehistoric funerary and ceremonial sites, historic parks and gardens with deliberate links to other designed landscapes and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary.

However, as stated in PPG⁴³: *Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell, and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.*

Furthermore, as stated in GPA3⁴⁴: *Similarly, setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.*

³⁸ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>.

³⁹ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.).

⁴⁰ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraphs 8, 9.

⁴¹ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 10.

⁴² Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 11.

⁴³ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#assess-substantial-harm>. Paragraph 013.

⁴⁴ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 16.

These documents make it clear that views to, from, or including, a heritage asset can be irrelevant to a consideration of setting, where those views do not contribute to either the significance of the asset, or an ability to appreciate its significance.

In addition, visibility alone is no clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons⁴⁵ has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development, some of which are seasonal or weather-related.

Thus, the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development.

GPA3 also details other area concepts that exist in parallel to, but separate from, setting. These are *curtilage*, *historic character*, and *context*⁴⁶.

Curtilage

Curtilage is a legal term describing an area around a building and, for listed structures, the extent of curtilage is defined by consideration of ownership, both past and present, functional association and layout. The setting of a heritage asset will include, but generally be more extensive than, its curtilage. The concept of curtilage is relevant to Listed Building Consent, and where development occurs within the immediate surroundings of the Listed structure.

Historic Character

The historic character of a place is the group of qualities derived from its past uses that make it distinctive. This may include: its associations with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Character is a broad concept, often used in relation to entire historic areas and landscapes, to which heritage assets and their settings may contribute. The concept of character area⁴⁷ can be relevant to developments where extensive areas designations (Registered Parks and Gardens, Registered Battlefields, Conservation Areas, and World Heritage Sites; also towns and larger villages) are divisible into distinct character areas that a development may impact differently due to proximity, visibility etc.

Context

The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which is relevant to its significance, including cultural, intellectual, spatial or functional. Contextual relationships apply irrespective of distance, sometimes extending well beyond what might be considered an asset's setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect. A range of additional meanings is available for the term 'context', for example in relation to archaeological context and to the context of new developments, as well as customary usages. Setting may include associative relationships that are sometimes referred to as 'contextual'. This concept is a useful, though non-statutory one, as heritage assets may have a relationship with the surrounding landscape that is non-visual and based e.g. on their historical economy. This can be related to landscape context (below), but which is a physically deterministic relationship.

Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform and modified by cultural and biological factors like field boundaries, settlements, trees, and woodland. Together, these contribute to local character and extent of the setting.

Landscape context is based on topography and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views.

⁴⁵ Hull, R.B. & Bishop, I.D. 1988: 'Scenic Impacts of Electricity Transmission Towers: the influence of landscape types and observer distance', *Journal of Environmental Management* 27, 99-108.

⁴⁶ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraph 7.

⁴⁷ Historic England 2017: *Understanding Place: Historic Area Assessments*.

Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

Principal Views, Landmark Assets, and Visual Impact

Further to the consideration of views (above), historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*).

On a landscape scale views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste (this is the *amenity value* of views⁴⁸). Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving, where they contribute to significance.

It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing, and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Where a new development has the potential to *visually dominate* a heritage asset, even if the contribution of setting to the significance of a heritage asset is minimal, it is likely to impact on the ability of setting to facilitate an appreciation of the heritage asset in question and can be regarded as an adverse effect.

Visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see **ERROR! REFERENCE SOURCE NOT FOUND.**), some of which are seasonal or weather-related.

⁴⁸ Historic England 2017: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd ed.). Paragraphs 14-16.



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