

**LAND AT HALT ROAD
ST NEWLYN EAST
NEWQUAY
CORNWALL**

Results of a Heritage Impact Assessment & Geophysical Survey



South West Archaeology Ltd. report no. 180206



www.swarch.net
mail@swarch.net

01769 573555
01872 223164

Land at Halt Road, St Newlyn East, Cornwall Results of a Heritage Impact Assessment & Geophysical Survey

By P. Bonvoisin
Report Version: FINAL
9th February 2018

Work undertaken by SWARCH for Mike Jeffs of Gilbert and Goode (the Client)

Summary

This report presents the results of a heritage impact assessment (HIA) and geophysical survey carried out by South West Archaeology Ltd. (SWARCH) for future residential development on land at Halt Road, St Newlyn East, Cornwall. This work was undertaken in order to assess the potential impact of development of the site and set it within its historical and archaeological context.

The desk-based assessment suggests that the site appears to have previously been five separate agricultural fields, with the divisions within the larger field changing between the Tithe and Ordnance Survey (OS) mapping, and opened into two separate fields after the early 20th century. A few assets are located in the village including the church and listed cottages and buildings. The site inspection did not reveal any evidence of earthworks or artefactual material.

The geophysical survey identified fifteen groups of anomalies, twelve of which relate to probable or possible archaeological activity. Numerous clear cut features or ditches are visible across the site, these are not visible on, and therefore likely predate, the historic mapping, possibly representing former field boundaries. Further anomalies appearing to relate to agricultural activity are also present, as well as a small number of discrete features of unknown archaeological origin or date.

A Heritage Impact Assessment was conducted to determine the impact on heritage assets within 1km, including 17 Grade II Listed, the Grade II Listed Church of St. Newlyna and the Grade I Listed Cargoll Farm Barn. The proposed development will have a neutral to negligible impact on all assets and the Conservation Area. The impact is therefore predicted to be **negligible**.*

Taking into consideration the results of the geophysical survey and the recorded heritage assets in the wider area, the archaeological potential of the site is medium. Based on the results of the walkover and geophysical surveys, further archaeological works on this site will verify the results of the geophysical survey. As any development is likely to proceed in a staged manner with the northern field (Field 2), developed first, it is suggested that this area could be subject to a watching brief, as the northern half of the field has been stripped previously and the geophysics results are limited in this area. The southern field would in contrast require a staged programme of archaeological works beginning with a series of evaluation trenches, which would inform the need, scale and nature of subsequent archaeological work.



February 2018

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project.

CONTENTS

<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGEMENTS</i>	4
<i>PROJECT CREDITS</i>	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND	5
1.4 METHODOLOGY	6
2.0 HERITAGE IMPACT ASSESSMENT	8
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	8
2.2 NATIONAL POLICY	8
2.3 LOCAL POLICY	9
2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS	9
3.0 DIRECT IMPACTS	10
3.1 STRUCTURE OF ASSESSMENT	10
3.2 DOCUMENTARY HISTORY	10
3.3 CARTOGRAPHIC DEVELOPMENT	11
3.4 ARCHAEOLOGICAL BACKGROUND	15
3.5 GEOPHYSICAL SURVEY	19
3.6 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY	24
4.0 INDIRECT IMPACTS	27
4.1 STRUCTURE OF THE ASSESSMENT	27
4.2 QUANTIFICATION	27
4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	28
5.0 CONCLUSION	40
6.0 BIBLIOGRAPHY & REFERENCES	41

LIST OF FIGURES

Cover plate: View from the centre of field 1 towards the southern boundary of the field; viewed from the north.

FIGURE 1: SITE LOCATION.	7
FIGURE 2: ORDINANCE SURVEY SURVEYORS DRAFT 1810.	11
FIGURE 3: EXTRACT FROM THE NEWLYN TITHE MAP OF 140.	12
FIGURE 4: EXTRACT FROM THE OS FIRST EDITION 25" MAP OF 1880.	13
FIGURE 5: EXTRACT FROM THE SECOND EDITION OS 25" MAP OF 1907.	14
FIGURE 7: MAP OF NEARBY HERITAGE ASSETS.	18
FIGURE 6: VIEW ACROSS FIELD 1; TAKEN FACING SOUTH.	21
FIGURE 7: VIEW ACROSS FIELD 1; TAKEN FACING SOUTH-EAST.	21
FIGURE 8: SHADE PLOT OF GRADIOMETER SURVEY DATA; MINIMAL PROCESSING.	25
FIGURE 9: INTERPRETATION OF GRADIOMETER SURVEY DATA, WITH FEATURES NUMBERED.	26

LIST OF TABLES

TABLE 1: EXTRACT FROM THE NEWLYN TITHE APPORTIONMENT OF 1840.	12
TABLE 2: TABLE OF NEARBY HERITAGE ASSETS.	15
TABLE 3: INTERPRETATION OF GRADIOMETER SURVEY DATA.	22
TABLE 4: SUMMARY OF DIRECT IMPACTS.	24
TABLE 5: SUMMARY OF IMPACTS.	39
TABLE 6: THE HIERARCHY OF VALUE/IMPORTANCE.	51
TABLE 7: MAGNITUDE OF IMPACT.	56
TABLE 8: SIGNIFICANCE OF EFFECTS MATRIX.	56
TABLE 9: SCALE OF IMPACT.	56
TABLE 10: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.	57
TABLE 11: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT.	58

LIST OF APPENDICES

APPENDIX 1: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY	43
APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY	49
APPENDIX 3: SUPPORTING PHOTOGRAPHS: SITE INSPECTION	59

ACKNOWLEDGEMENTS

MIKE JEFFS, GILBERT AND GOODE (THE CLIENT)
 THE STAFF OF THE CORNWALL RECORD OFFICE (CRO)

PROJECT CREDITS

DIRECTOR: DR. SAMUEL WALLS
 FIELDWORK: PETER BONVOISIN
 REPORT: PETER BONVOISIN; NATALIE BOYD
 EDITING: NATALIE BOYD; DR. SAMUEL WALLS
 GRAPHICS: PETER BONVOISIN; NATALIE BOYD

1.0 INTRODUCTION

LOCATION:	LAND AT HALT ROAD
PARISH:	ST NEWLYN EAST
COUNTY:	CORNWALL
NGR:	SW 82825 56007
SWARCH REF.	SNH17

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Mike Jeffs of Gilbert and Goode (the Client) to undertake a heritage impact assessment and geophysical survey for Land at Halt Road, St Newlyn East, Cornwall, in advance of a proposed residential development. This work was undertaken in accordance with Cornwall Council and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

St Newlyn East is a village located in a parish of the same name. It is approximately 6km south of the coastal town of Newquay and less than 3km north of the A30; between the A30 and A392, the main east-west highways of the county. The village is located on relatively high ground in a rolling countryside of agricultural fields and occasional woodland areas. The surveyed area is located across two fields, to the south of the centre of the village. The centre of the site is located c. 300m south of the Church of St. Newlina, on the western side of Halt Road. The site is relatively level and ranges from 88m to 91m AOD with the highest point being on the eastern side of field 1 (see Figure 1).

The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983). This overlies the Trandrean Mudstone Formation, a sedimentary mudstone and siltstone bedrock formed in the Devonian period (BGS 2018).

1.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

Limited archaeological fieldwork has taken place in the immediate area, but work along the route of the St Newlyn East to Mitchell Pipeline, and geophysical surveys within Anciently Enclosed Land at Tregonning Farm, Trevarthian Farm and Nancolleth Farm, have revealed relict Prehistoric field-systems and settlements (see Jones and Taylor 2004; Sturgess and Sharpe 2011; Wilkins 2008; Wapshott *et al* 2012).

In the immediate surrounding area there is extensive cropmark evidence for Prehistoric enclosures with associated and later field-systems, although none of these are recorded within the limits of the site. The Church of St Newlina is Grade II* listed and thirteen Grade II listed structures exist within the village, including Redwing on Churchtown and Pophams Farm on Halt Road. The core of the village is included within a conservation area, although the development site lies outside of this. A possible Iron Age hillfort has been scheduled west of Cargol Farm. A list and map of local Historic Environment Record (HER) entries can be seen in Bampton 2014.

The area around much of the village is classified primarily as Anciently Enclosed Land on the Cornwall Historic Landscape Characterisation, although some is categorized as Post-Medieval Enclosed Land (Cornwall Council).

Geophysical survey and excavations carried out by SWARCH in 2013 and 2014 on the land north of the site identified a series of features associated with post-medieval agricultural and industrial activity. It also identified a rectilinear enclosure on an alternative alignment to the surrounding field system which dated to the Romano-British period (Bampton 2014).

1.4 METHODOLOGY

This work was undertaken in accordance with best practice. The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2014a) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008) and *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014b).

The heritage impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008a), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (Landscape Institute 2013).

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

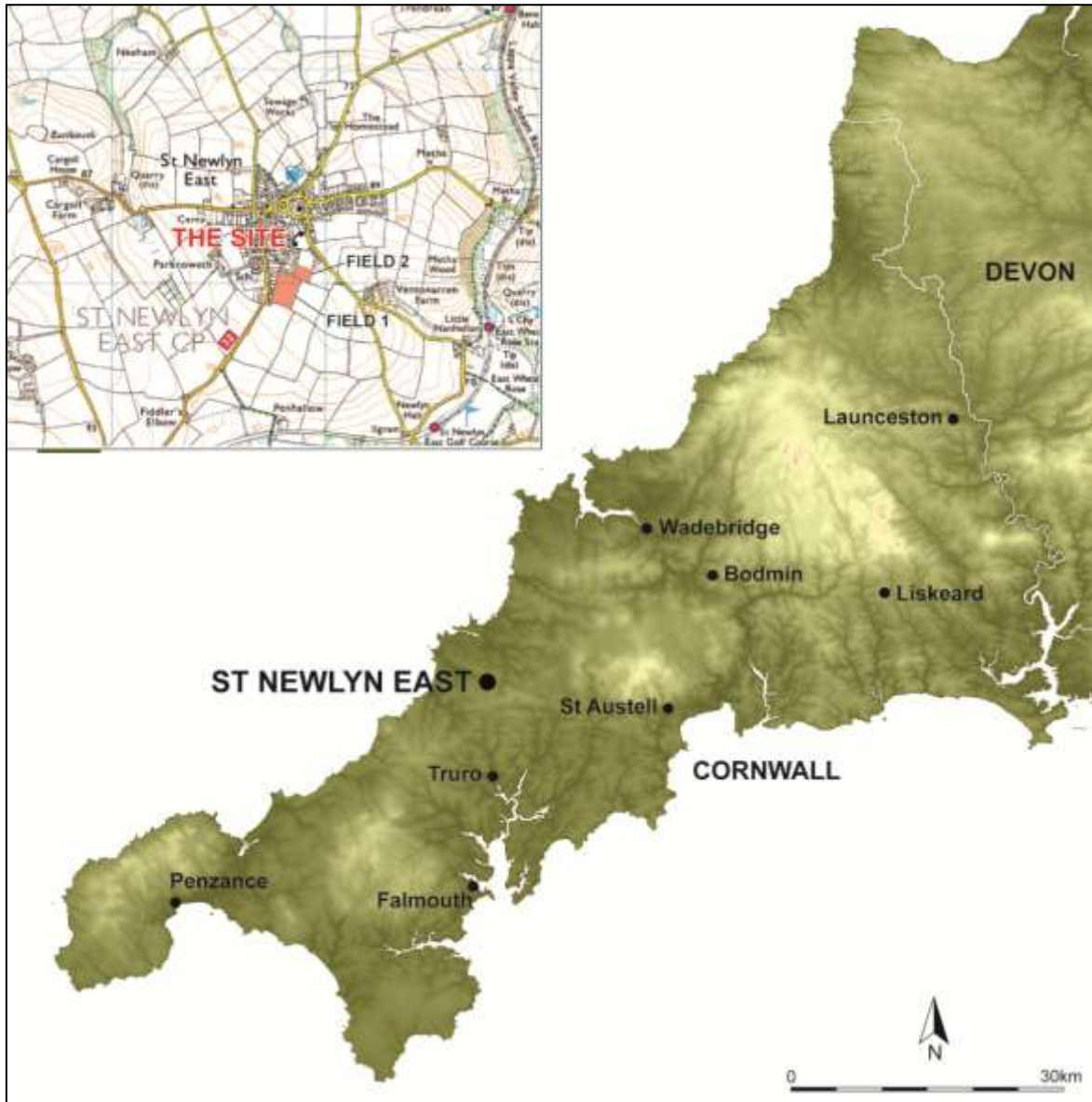


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

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). This methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 2.

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 2012). The relevant guidance is reproduced below:

Paragraph 128

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 129

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

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.

2.3 LOCAL POLICY

Policy 24: *Historic Environment* in *The Cornwall Local Plan: Strategic Policies 2010-2030* makes the following statement:

All development proposals should be informed by proportionate historic environment assessments and evaluations... identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any affects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Great weight will be given to the conservation of Cornwall's heritage assets... Any harm to the significance of a designated or non-designated heritage asset must be justified... In those exceptional circumstances where harm to any heritage assets can be fully justified, and the 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 public archive.

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.

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 details the results of the geophysical (gradiometer) survey undertaken. Section 3.7 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 1 details the methodology employed to make this judgement.

3.2 DOCUMENTARY HISTORY

The parish of St Newlyn East lies in the Deanery and Hundred of Pyder. The settlement of St Newlyn East is first recorded in 1311 when it is spelt "Villa de Sancta Newelina". The settlement takes its name from the Church of St Newlyn. This church, dedicated to St Newlina, was originally built in the Norman period and may be on a site of early medieval origin and it is likely that there has always been a settlement associated with the church (Cornwall Council HER; Gillard et al 2004). Early maps of St Newlyn East suggest that the present churchyard is not original. The earlier churchyard had a small sub-rectangular form. This, together with the upland location and the name element *eglos suggest that Newlyn East may have originated in the later part of the early medieval period. It is also possible that the roughly circular churchyard set in an elevated position was once the site of an iron-age camp. The core of St Newlyn East church as it stands today is of a 12th century cruciform plan, enlarged and developed in the 14th and 15th centuries and 'restored' in c.1883. Norman elements of the church survive or were reused in the chancel and north transept and include the Bodmin type font (Cornwall Council HER).

It would appear that the village originally developed on the eastern side of the churchyard. A terrier of 1746 lists the vicarage, garden and glebe between the present day Metha Road and the Butts. In the eighteenth century the present site of the Wesleyan Chapel was a village green, bisected by a road leading to Cargoll. By 1809 the parish had a population of 735 and the village had developed to the north and western sides of the church (Cornwall Council HER).

The manor of Newlyn was not recorded in the Domesday survey. But was in existence by the 14th century, when it belonged to the Arundells of Lanherne and passed in the early 19th century from Lord Arundell to Lady Clifford. Eleven manors that now fall within the parish were listed in the Domesday survey and the site was on land belonging to the manor of Cargoll. The manor of Cargoll (Cargau) was the dominant of the eleven manors at this time and was originally held by Robert, Count of Mortain from St Petroc church, Bodmin and then taken by the Bishop of Exeter, who procured a grant to fair and market in 1312. Another substantial manor was that of Trevice (Treuret), originally held by Jovin, an original occupying thegn, from the Count of Mortain. It had passed in the 14th century to the Arundell family, until the 19th century when it passed to Sir Thomas Acland Bart. Other manors and bartons within the parish include that of Degembris and Cragantallan, both at one point also owned by the Arundells; the Manor of Nancolleth, successively held by the Arundell, Carew, and Rashleigh families, and until 1919 by Lord Falmouth; Tresilian and Treluddra (based on Lysons & Lysons 1814; Gillard et al 2004).

3.3 CARTOGRAPHIC DEVELOPMENT

3.3.1 OS SURVEYOR'S DRAFT MAP 1809

The earliest large-scale mapping of any value is the 1810 Ordnance Survey surveyor's draft map of the area (Figure 2); the Greenwood (1827) and Donn (1765) maps do not give any additional details. The only detail of note is that the current boundaries, or the boundaries from the Tithe and later Ordnance Survey mapping, do not appear to match those present on the surveyors draft map. The Draft is not usually reliable in regard to the field boundaries, but the immediate landscape appears to have not yet undergone as much enclosure as that evident on the 1840 tithe map.



FIGURE 2: ORDINANCE SURVEY SURVEYORS DRAFT 1810. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED (CRO).

3.3.2 ST NEWLYN EAST TITHE MAP AND APPORTIONMENT 1840

The Newlyn Tithe Map of 1840 shows the site as divided into five plots. The site is located in an area of mostly arable fields which form a single holding, Bunny's Tenement; the site and surrounding area is mostly owned by Charles Woon Parks and occupied by Robert Stephens. The site is currently divided into two fields, the northern field contains the plots *Jenkin's Meadow* and *Beef Close*, the southern field contains *Outer Carveth* and *House Carveth*. All plots within the site area are listed as arable.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



FIGURE 3: EXTRACT FROM THE NEWLYN TITHE MAP OF 140. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED (CRO).

Landowner	Occupier	Farm name	Plot number	Plot name	Usage	
Christopher Henry Thomas Hawkins Esquire & Maria Hoblyn	William Veale Rowe	Tophams Tenement	1034	Higher Carveth	Arable	
	James Parks	Bunneys Tenement	1651	Town Close		
Charles Woon Parks	Robert Stephens		1653	Inner Close		
			1659	Argalls Meadow		
			1660	Outer Carveth		
			1661			
			1662	House Carveth		
			1663	Garden		Garden
			1664	Garden Close		Arable
			1665	Jenkin's Meadow		
1666	Beef Close					
1667	Waste	Waste				
William Tremain	Vigurs & Harris	Polgrean Tenement	1725	Off Meadow	Arable	
William Tremain & John Jenkins	Jenkins and Others		1745	Cottage	-	
			1746	Garden	Garden	

TABLE 1: EXTRACT FROM THE NEWLYN TITHE APPORTIONMENT OF 1840. THE SITE OCCUPIES THE PLOTS HIGHLIGHTED.

3.3.3 OS FIRST & SECOND EDITION MAPS, 1881 AND 1907

The Ordnance Survey 1st edition map of 1880 shows continuity with the tithe map across the northern area of the site. Houses have been built along the western side of the southern section of the site, including the westernmost portion of the fields. The boundaries within the southern section of the site have also changed, with a rough north-south boundary bisecting the site. The southern section is still split into three fields though these now have different dimensions. The pattern of enclosure, common with changes in farming practices, over the 19th and 20th century may be indicative of the changes in land holdings or land use over this period. In this case the enclosures seem to represent restructuring of land owned by the same person in the tithe apportionment after some land was used to build houses; this may suggest some continuity in tenement ownership through the 19th century. There is no significant change between 1880 and 1907 visible on the OS maps.



FIGURE 4: EXTRACT FROM THE OS FIRST EDITION 25" MAP OF 1880. THE APPROXIMATE LOCATION OF THE SITE IS INDICATED (CRO).

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

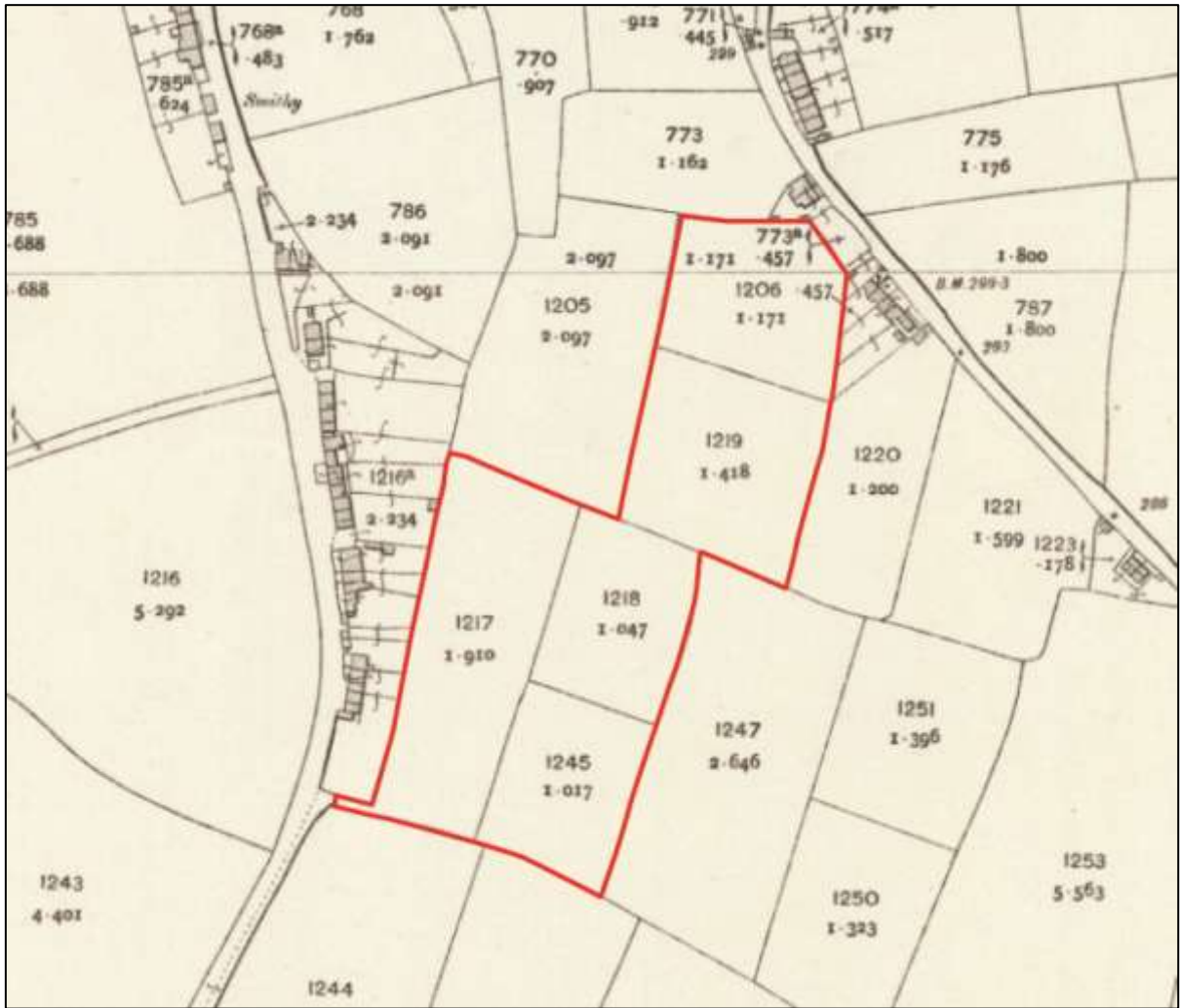


FIGURE 5: EXTRACT FROM THE SECOND EDITION OS 25" MAP OF 1907. THE APPROXIMATE LOCATION OF THE SIRE IS INDICATED (CRO).

3.4 ARCHAEOLOGICAL BACKGROUND

A limited amount of archaeological investigation has taken place in this area. The site falls within the area assessed for the China Clay Leader II programme area (CAU1997). Fields to the east of the site were subject to a walkover survey (Swarch 2012; ECO3658) and monitoring prior to and during the construction of residential properties in 2016; no archaeological features or finds were uncovered during monitoring work on the nearby site (SWARCH 2016).

The Cornwall and Scilly Historic Environment Record (HER) records evidence for human activity in the surrounding area from medieval to the post-medieval period (see Figure 6 and Table 2); however, as the Cornwall and Scilly HLC characterises this area as *post medieval enclosed land*, the absence of Prehistoric and Romano-British sites may reflect a lack of fieldwork rather than a genuine absence of earlier features.

TABLE 2: TABLE OF NEARBY HERITAGE ASSETS (SEE FIGURE 6) (SOURCE: CORNWALL AND SCILLY HER).

No.	HER No.	Name	Record	Description
1	55558	Cargoll; Prehistoric enclosure, Undated enclosure	Documentary	A large oval banked enclosure is visible as a cropmark on vertical aerial photographs taken in 1988 immediately to the north of Cargoll Cottages. The site lies 100m to the south-east of the prehistoric round 25050 and is considered likely to also be of prehistoric date. It is 72m by 65m in size, with a wide entrance gap facing west. SW 8178 5657. North-east of this is a possible hillfort (UID:32926) c.400m west of Cargoll farm, labelled as an earthwork on the map below.
2	25049.01	Cargoll; Post Medieval findspot	Findspot	The only piece of definite evidence that the barn was used as a prison (25049.21) is 'a French bayonet in the possession of ald. William Lanyon: he dug it out of an ancient hedge adjoining the barn during the early years of his tenancy at Cargoll'. SW 819 563.
3	25070	Cargoll; Prehistoric findspot	Findspot	Creswell Payne records that on Cargoll (and Parkenoweth and Treluddro farms - 25071, 25072) flints, some showing working, have frequently been turned up by the plough. No one appears to have any good examples. SW 820 563.
4	25058	Newlyn; Prehistoric findspot	Findspot	A 'celt found at Newlyn' was donated to the Ric Museum, Truro, by the Rev Al Barnwell, in about 1863. (This could alternatively have been found at Newlyn near Penzance). SW 82 56.
5	55545	Fiddlers Elbow; Iron Age round, Romano-British round	Documentary	A curvilinear banked enclosure, 61m by 51m in size, is visible as cropmarks on vertical aerial photographs and was mapped during the Cornwall Mapping Project. The site is considered likely to be the plough-levelled remains of a prehistoric enclosure (possibly a round), a second enclosure abuts its south-eastern side which is described separately in 55546. SW 8236 5562.
6	138141	St Newlyn East; Post Medieval preaching pit	Structure	Preaching pit with tea hut. Built as a memorial to the 36 men who died in the East Wheal Rose Lead Mine disaster. Earth step amphitheatre with rostrum plat. Tea room is a small stone rubble building with a scantle slate roof (extant at time of inspection but since vandalised and to be reinstated). One of 4 landscaped preaching pits in Cornwall. SW 8242 5633.
7	25062.10	Ventonarren; Early Medieval holy well	Structure/ Documentary	This holy well is first referred to, indirectly, in the name of the adjacent settlement of Ventonarren, which contains the element fenten, 'well', 'spring', and is documented from c1500 (see 25062). The second element of Ventonarren is possibly a saint's name, Goran. Henderson suggests that this was the holy well of St Newlyn, described by Roscarrock as "a well in a rock bearing her name where she was beheaded and martyred". The well is situated in an orchard near Ventonarren farmhouse. Lane-Davies states that a large slab covers the water of the well but at the back are some old stones. However, in 1978, Meyrick found that the well is now enclosed in a modern concrete structure for pumping to the house and the old stonework has virtually disappeared. SW 8328 5598.
8	25090.10	East Wheal Rose; Post Medieval engine house	Structure	Engine house situated on the site of East Wheal Rose, which had a pumping engine. It was recorded in the 2nd Edition 1:2500 OS map. It is a Listed building. SW 8382 5578.
9	41459	North Wheal Rose; Post Medieval mine	Structure/ Documentary	North Wheal Rose mine was purchased in 1847 by East Wheal Rose. It produced 1,181 tons of lead ore between 1848-1853. The mine is shown at this location on Hamilton Jenkin's map and an old shaft is shown on the OS map of 1963. Spoil-tips associated with this mine

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

No.	HER No.	Name	Record	Description
				are visible on vertical aerial photographs taken in 1946. SW 838 560.
10	41458	Metha Bridge; Post Medieval bridge	Structure	Metha bridge is shown at this location on the OS map of 1879 and is named on the OS map of 1973. SW 8388 5635.
11	55553	St Newlyn East; undated enclosure	Documentary	A rectilinear, ditch-defined, enclosure is visible as cropmarks on oblique aerial photographs taken in 1992. The site, which lies on the crest of the hill to the south-east of St Newlyn East, has curved corners and is at least 68m wide. A 26m stretch of ditch is visible lying inside the enclosure, towards its eastern side, it is considered likely to be the remains of a second enclosure. SW 8331 5625.
12	55554	St Newlyn East; undated ditch	Documentary	Fragments of six or seven ditches, up to 300m long and running roughly parallel to each other in an east-west direction, are visible as cropmarks on vertical and oblique aerial photographs taken in 1995. The features are located to the east of St Newlyn East and appear to overlie (or are overlain by) the enclosures described in Site ID 55553. They are of uncertain date or function, some may be field boundaries, others may be geological in origin. They are similar in appearance and orientation to those described in Site ID 55560. SW 8335 5638.
13	55557	St Newlyn East; undated enclosure	Documentary	Two linear ditches are visible as cropmarks on vertical aerial photographs to the north of Newlyn East. The ditches, which lie 12m apart, may form part of a double ditched rectilinear enclosure, 72m wide, although a modern agricultural origin cannot be ruled out. SW 8276 5680.
14	25078	St Newlyn East; Iron Age round, Romano-British round	Documentary	There is a possible scarp showing on an RAF air photo which takes up the curving line of the hedge in such a way as to suggest that the scarp is the southern part of a round. The enclosure would be approx 90m by 75m. The site was investigated during the Cornwall Mapping Project, it was felt unlikely that the feature described above was part of a prehistoric round, however ditches were visible in the vicinity on other photographs, suggesting the presence of up to three enclosures (described in records 55556, 55557 and 55599). SW 8282 5673.
15	177074 & 177075	St Newlyn East; Prehistoric enclosure, early medieval enclosure	Documentary	A small single bank rectangular enclosure is visible on aerial photographs. Its date and function are unclear. SW 8270 5664.
16	55556	St Newlyn East; undated enclosure	Documentary	Faint cropmarks are visible on vertical aerial photographs to the north of Newlyn East. They appear to represent the levelled remains of a ditch-defined rectilinear enclosure. This feature, which is of uncertain date and function, is approximately 39m across and cut by a modern extant field boundary. SW 8279 5659.
17	71922	St Newlyn East; Iron Age enclosure	Documentary	A circular univallate cropmark, measuring approximately 60m in diameter, is located on the northern side of St Newlyn East. The cropmark consists of a darker ring within a lighter ring, and the position of the entrance is uncertain. It was initially interpreted as a hengiform enclosure, but was dated by excavation in 2007 to the 1st millennium BC. The excavation revealed the enclosure to comprise a substantial 'V'-shaped ditch, approximately 2m deep with traces of an external bank, 4m wide but very spread. The majority of the ceramic assemblages recovered comprise plain pottery from the first millennium BC and later local wares and Mediterranean imports dating to the sixth century AD. A number of unstratified Neolithic flint artefacts and a few abraded Middle Bronze Age sherds were also retrieved but none were associated with the earliest phases of the ditch. A radiocarbon date was determined from the base of the ditch and fell at 2465+/- 35 BP, 770-410 cal BC (SUERC-17652). A second radiocarbon date, obtained from a cow jawbone, from a later recutting of the ditch fell at 1610+/- 30 BP, 390-540 cal AD (SUERC-19887). The site is situated above a north to south aligned valley. SW 8271 5658.
18	25048	St Newlyn East; medieval cross	Structure/ Documentary	The OS map of 1908 records a "stone (remains of)", at Newlyn East. The stone referred to is a rough cross base with a rectangular socket, noted by Henderson as being by the bank on the right hand side of the lane from Newlyn churchtown to Tregear and a quarter of a mile from the former. In 1970, the OS surveyor found this socket stone resting in the side of the hedge. It is 0.7m square, with a socket 0.1m by 0.25m and 0.1m deep. The cross base is Listed Grade II and a scheduled ancient monument (UID:30437). The monument was included in the Schedule on 29/1/1998. SW 8267 5656.
19	177081	St Newlyn East;	Documentary	Two fragments of a length of bank are visible on aerial photographs.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

No.	HER No.	Name	Record	Description
		Prehistoric field boundary, early medieval field boundary		They are likely to be the remains of a field boundary of uncertain date. SW 8274 5654.
20	177080	St Newlyn East; Prehistoric trackway, early medieval trackway	Documentary	Parallel banks running E-W are visible on aerial photographs. It is possible that they are the remains of a trackway, of uncertain date. SW 8276 5657.
21	55556	St Newlyn East; undated enclosure	Documentary	Faint cropmarks are visible on vertical aerial photographs to the north of Newlyn East. They appear to represent the levelled remains of a ditch-defined rectilinear enclosure. This feature, which is of uncertain date and function, is approximately 39m across and cut by a modern extant field boundary. SW 8279 5659.
22	176499	St Newlyn East; modern manse	Structure	A Manse for the Wesleyan chapel was built in 1902. Still extant. Recorded on the 2nd Edition 1:2500 1907 OS Map. SW 8263 5637.
23	25111	St Newlyn East; early medieval settlement, medieval settlement	Settlement	The settlement of St Newlyn East is first recorded in 1311 when it is spelt "Villa de Sancta Newelina". The settlement takes its name from the church of St Newlyn (25084). The latter may be on a site of early medieval origin, and it is likely that there has always been a settlement associated with the church site. St Newlyn East is still occupied. SW 8282 5635.
23.1	25084	St Newlyn East; medieval church	Structure	Newlyn East church (Grade II* listed) may have been founded as a church or chapel in the latter part of the early medieval period. The core of St Newlyn's church is a C12 cruciform building, which was enlarged in the C14 and in its present form is mainly c15. Norman work survives in the lower parts of the walls of the chancel and north transept, where the walls are about 1m thick. In the north wall of the transept are the rebuilt remains of a Norman window. The Bodmin type font, of Pentewan stone, is dated by Sedding to c1160-80. In the C14, the south chancel aisle was added, and a doorway inserted into the rebuilt Norman north wall. A piscina in the south chancel aisle is of this date. To the C15 belong the south nave aisle, the south transept, castellated south porch, west tower, and two granite arches to the Norman north transept. Old wood survives in the south aisle roof and the parclose screen. There are also many old bench ends, eight with beasts carved boldly at the top and a few with a bishops mitre amongst the emblems on the shields. This church of St Newlina was restored in 1883 by JD Sedding, and there is a C19 sundial. SW 8289 5634.
23.2	25084.10	St Newlyn East; early medieval church	Structure	Early maps of Newlyn East show that the present large, curvilinear churchyard is not original. The earlier churchyard had a small sub-rectangular form. This, together with the upland location and the name element 'eglos' suggest that Newlyn East may have originated in the later part of the early medieval period, as a foundation of a church or chapel. SW 8288 5635.
24	170101	Newlyn East; medieval cross	Structure	A badly mutilated Gothic lantern cross of grey elvan stone, leaning against a column near the font in Newlyn East parish church. It features a scene from the crucifixion on the front face, and a single figure on each of the remaining faces. The stone was discovered in 1959 buried beneath the churchyard. SW 8288 5634.
25	25047	Newlyn; medieval cross	Structure	Baird records that the base of a missing cross from Tregair Lane (25047.1) is in Newlyn churchyard. It is now complete with a cross commemorating the restoration of the church in 1880. In 1970, the OS surveyor found the base to be as described by Baird. It is mounted on a single step, is octagonal, and measures 1.0m wide by 0.3m thick. SW 8284 5635.
26	177290	St Newlyn East; post medieval school	Structure	Site of original Oxnam Charity school, still extant in 1811. In use until the 1840's (b1). Recorded on the 1st Edition of the 1:2500 1880 OS map and demolished c1916. SW 8284 5633. Gillard, B & The Cahill Partnership, 2004, CISI: St Newlyn East (St Agnes Area) (Cornwall Event Report)
27	138138	St Newlyn East; post medieval nonconformist chapel	Structure	Bible Christian chapel, c 1850. Dressed rubble brought to course, ground floor part rendered, painted rubble elsewhere. Round-arched openings, horned sashes; panelled door. 2 storeys; symmetrical 2-window front. Now converted to 2 houses. SW 8278 5633.
28	169858	St Newlyn East; post medieval farmstead	Structure	First surveyed by the OS in 1810, however, the detail is too small to discern. The first accurate mapping of this site is on the 1840 Tithe Map, which shows a number of buildings and enclosures within the present farmstead. However, the Tithe attributes these to different owners, suggesting by this point it was not operating as a single

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

No.	HER No.	Name	Record	Description
				farm unit. The site had reduced in number of buildings by 1880. Several traces of this phase still remain, such as the cob walling of the barn. The 2nd Edition 1:2500 OS Map shows the site as it was for the C20, until the L-shaped barn was demolished following mitigation work in 2003. Listed Building (II). It was noted that this barn was constructed of a number of materials all quarried locally. The earliest phase consisted of rough slate and shale blocks with occasional quartz, whilst the older northern wing of the barn made use of cob stone work, The southern extension was constructed from sand and siltstone. The building was roofed in Delabole slate, which replaced a thatched roof on the northern wing. SW 8293 5631. Dudley, P, 2003, Pophams Farm Barn, St Newlyn East, Cornwall. Historic Building Survey and Analysis (Cornwall Event Report)
29	169860	St Newlyn East; post medieval horse engine house	Structure	This thatched horse engine house is first depicted on the 1st Edition 1:2500 OS Map as an annexe to the north wing of the barn, and appears on photographs held by the Warren family as late as 1912. A building survey at Pophams Barn in 2003 showed no traces of this building standing, although it is possible traces remain under recent cement render on the adjacent barn. SW 8294 5632. Dudley, P, 2003, Pophams Farm Barn, St Newlyn East, Cornwall. Historic Building Survey and Analysis (Cornwall Event Report)
30	138139 & 138140	St Newlyn East; post medieval nonconformist chapel, modern Sunday school	Structure	Original Wesleyan Methodist chapel, built 1832 and recorded on the 1st edition 1:2500 1880 OS Map. Converted to Wesleyan Sunday school sometime after 1907 following the construction of a new chapel to the south. Now used for worship as a chapel. Altered at the front. Stone rubble with granite quoins. Round brick arches to ground floor, sashes to 1st floor, hipped roof. Presumed to have end gallery. Listed in Stell. SW 8271 5633. Stell, C, 1991, An Inventory of Nonconformist Chapels (Bibliographic reference)
31	177289	St Newlyn East; post medieval school	Structure	School, built c1840. Funded by the Parochial charity (Oxnam Charity), replacing the earlier room in the churchyard. Recorded on the 1st and 2nd Editions of the 1:2500 1880 and 1907 OS map. Now converted to a house. SW 8283 5631. Gillard, B & The Cahill Partnership, 2004, CISI: St Newlyn East (St Agnes Area) (Cornwall Event Report)



FIGURE 6: MAP OF NEARBY HERITAGE ASSETS (SOURCE: CORNWALL AND SCILLY HER).

3.4.1 PREHISTORIC AND ROMANO-BRITISH 4000BC – AD410

No Prehistoric or Romano-British sites are recorded within the site. The presence of a Romano-British enclosure to the north of the site (Bampton 2014), emphasises the potential for further activity in the immediate vicinity. Two prehistoric findspots as well as potential prehistoric

features, round and enclosures indentified via aerial photography, are present within the local area.

3.4.2 EARLY MEDIEVAL AD410 – AD1065

No early medieval sites are recorded in the immediate area around the site. However, the tenurial and ecclesiastical framework of the landscape would likely have been established by 1086, and church and settlement, first recorded in the 12th and 14th centuries respectively (see below), are likely to have their origins in the early medieval period.

3.4.3 MEDIEVAL AD1066 - AD1540

The settlement of St Newlyn East is first recorded in the early 14th century, taking the name of the 12th century church, the origins of the settlement likely date to the founding of the church. A holy well is documented from the early 14th century. A medieval palace for the Bishopric of Exeter was present at Cargoll, west of St Newlyn East, and is first recorded in the late 13th century.

3.4.4 POST-MEDIEVAL AND MODERN AD1540 – PRESENT

Much of the development and remaining historically significant features associated with St Newlyn East date from this period. Much of the industrial and agricultural remaining structures date to the Post-Medieval period. The development of St Newlyn East is marked by the construction of Farmsteads, Schools, Chapels and mining structures in the 19th century and continued into the 20th century, the church was also restored in the late 19th century.

3.5 GEOPHYSICAL SURVEY

3.5.1 INTRODUCTION

An area of c.2.0ha was the subject of a magnetometry (gradiometer) survey. The purpose of this survey was to identify and record magnetic anomalies within the proposed site. While identified anomalies may relate to archaeological deposits and structures the dimensions of recorded anomalies may not correspond directly with any associated features. The following discussion attempts to clarify and characterise the identified anomalies. The survey was undertaken on the 3rd and 4th of January 2018 by P. Bonvoisin; the survey data was processed by P. Bonvoisin.

3.5.2 METHODOLOGY

The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008) and *Standard and Guidance for Archaeological Geophysical Survey* (ClfA 2014b).

The survey was carried out using a twin-sensor fluxgate gradiometer (Bartington Grad601). These machines are sensitive to depths of up to 1.50m. The survey parameters were: sample intervals of 0.25m, traverse intervals of 1m, a zigzag traverse pattern, traverse orientation was circumstantial, grid squares of 30×30m. The gradiometer was adjusted ('zeroed') every 0.5-1ha. The survey grid was tied into the Ordnance Survey National Grid. The data was downloaded onto *Grad601 Version 3.16* and processed using *TerraSurveyor Version 3.0.25.0*. The primary data plots and analytical tools used in this analysis were *Shade* and *Metadata*. The details of the data processing are as follows:

Processes: Clip +/- 3SD; DeStripe all traverses, median. DeStagger of particular grids.

Details Field 1: 1.3431ha surveyed; Max. 112.19nT, Min. -113.81nT; Standard Deviation 7.81nT, mean 0.46nT, median 0.00nT.

Details Field 2: 0.3287ha surveyed; Max. 103.90nT, Min. -102.88nT; Standard Deviation 13.98nT, mean 0.05nT, median 0.00nT.

3.5.3 SITE INSPECTION

The site comprises of two fields, with the survey area only covering the southern part of field 2. The boundary for the eastern and southern sides of the site comprise of stone lined hedgebanks, overgrown along much of the southern boundary. The northern and western sides of the site are comprised of a mixture of residential fencing, including previous metallic fencing, breeze blocks, in places the boundary of the fields is represented by a bank.

Both fields within the site were pasture. A large portion of field 2 could be made ground as it was on a much higher level than the rest of the field and the boundaries, there was a sharp dip from the level of the field to the boundary of the field extending from the south-east corner. Occasional pits, or areas of collapsed ground, were present within field 2. There were no visible historical earthworks or archaeological features and no finds were recovered. A full complement of site photographs can be found in Appendix 2.



FIGURE 7: VIEW ACROSS FIELD 1; VIEWED FROM THE NORTH.



FIGURE 8: VIEW ACROSS FIELD 2; VIEWED FROM THE NORTH-WEST.

3.5.4 RESULTS

Table 2 with the accompanying Figures 11 and 12 show the analyses and interpretation of the geophysical survey data. Additional graphic images of the survey data and numbered grid locations can be found in Appendix 1.

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
1	Moderate to strong positive with moderate flanking negative, probable	Fragmented linears	Probable ditch with raised ground to either side	Indicative of cut features or ditches with raised ground to the sides. Responses of c.+23.6nT to -11.9nT.
2	Moderate positive with moderate flanking negative, probable	Fragmented linears	Probable ditch with raised ground to either side	Indicative of cut features or ditches with raised ground to the sides. Responses of c.+19.8nT to -10.0nT.
3	Moderate to strong positive with moderate flanking negative, probable	Fragmented linears	Probable ditch with raised ground to either side	Indicative of cut features or ditches with raised ground to the sides. Responses of c.+32.9nT to -15.4nT.
4	Moderate to strong positive with moderate flanking negative, probable	Fragmented linears	Probable ditch with raised ground to either side	Indicative of cut features or ditches with raised ground to the sides. Responses of c.+31.5nT to -18.3nT.
5	Moderate to strong positive with moderate flanking negative, probable	Fragmented linears	Probable ditch with raised ground to either side	Indicative of cut features or ditches with raised ground to the sides. Responses of c.+34.6nT to -14.7nT.
6	Moderate positive with weak flanking negative, probable	Fragmented linears	Probable ditch with raised ground to either side	Indicative of cut features or ditches with raised ground to the sides. Responses of c.+23.0nT to -9.9nT.
7	Moderate positive with moderate to strong flanking negative, probable	Fragmented linears	Probable ditch with raised ground to the side	Indicative of cut features with raised ground to the side. Responses of c.+16.5nT to -24.7nT.
8	Moderate positive with moderate flanking negative, probable	Fragmented linears	Probable ditch with raised ground to the side	Indicative of cut features with raised ground to the side. Responses of c.+16.6nT to -19.4nT.
9	Moderate positive, probable	Parallel fragmented linears	Possible previous trackway	Indicative of a trackway, shown by two parallel discrete cut linears. Responses of c.+15.2nT to +5.4nT.
10	Moderate to strong positive, probable	Ovoid pits	Possible pits	Indicative of discrete cut features, possible pits. Responses of c.+36.3nT to +10.4nT.
11	Strong positive, probable	Amorphous pit	Possible pit	Indicative of a discrete cut feature, a possible pit. Responses of c.+43.4nT to +13.5nT.
12	Weak positive, possible	Linear pit	Possible ditch	Indicative of a discrete cut feature, partial of a possible ditch. Responses of c.+7.4nT to +2.2nT.
13	Weak positive, possible	Amorphous cut features	Possible cut features or geological response	Indicative of a discrete cut features or geological anomalies. Similar to anomaly group 14. Responses of c.<10nT.
14	Weak positive, possible	Irregular linears	Possible previous trackway or geological response	Indicative of a possible trackway or geological anomalies. Similar to anomaly group 13. Responses of c.+9.6nT to +2.0nT.
15	Moderate negative, possible	Fragmented linear	Probable historic field boundary	Indicative of a raised earthwork or bank, such as a field boundary. Responses of c.-7.2nT to -14.6nT.

TABLE 3: INTERPRETATION OF GRADIOMETER SURVEY DATA.

3.5.5 DISCUSSION

The survey identified fifteen groups of anomalies... Cartographic and visual sources supporting the discussion and comments can be seen in the desk-based assessment above.

Groups 1 (+23.6nT to -11.9nT), 2 (+19.8nT to -10nT), 3 (+32.9nT to -15.4nT), 4(+31.5nT to -18.3nT), 5 (+34.6nT to -14.7nT) and 6 (+23nT to -9.9nT) are moderate to strong positive linear anomalies with flanking moderate negative anomalies. They represent cut features with slightly raised ground to the sides, indicative of ditches, and possible field boundaries. Group 6 may be a continuation of group 1; groups 1, 5 and 6 appear to be slightly curved, groups 2, 3, 4 are much straighter, possibly indicating a later date.

Groups 7 (+16.5nT to -24.7nT) and 8 (+16.6nT to -19.4nT) are moderate positive fragmented linear anomalies with flanking moderate to strong negative linear anomalies to the south-east or south side. These anomalies are indicative of ditches or cut features.

Group 9 are parallel moderate positive (+15.2nT to +5.4nT) fragmented linears, indicative of a previous trackway, the southern linear is more ephemeral and fragmented but can still be seen in association with the northern linear.

Group 10 are moderate to strong (+36.3nT to +10.4nT) ovoid features, and are discrete cut features indicative of pits.

Group 11 is a strong positive (+43.4nT to +13.5nT) ovoid discrete cut feature indicative of a pit, its strong response could possibly suggest a more modern origin than other pit features within the site.

Group 12 is a weak positive (+7.4nT to +2.2nT) linear discrete cut feature, possibly indicative of a ditch. Its weak response and form indicates that this feature is less likely to be archaeological in origin.

Group 13 are weak positive ($c.<10$ nT) amorphous discrete cut features, their form possibly indicates that these could represent geological responses.

Group 14 are weak positive (+9.6nT to +2nT) irregular linears, indicative of a possible trackway or geological responses.

Group 15 are moderate negative (-7.2nT to -14.6nT) fragmented linears indicative of previous raised banks or earthworks. This group corresponds with the historic field boundary visible on the 25" Ordinance Survey maps. This linear is more ephemeral than many of the features present within the site, Di-Polar anomalies and strong responses along the longer linear possibly indicate debris from the removal of the boundary.

Positive amorphous areas, indicative of geological responses, are present within the survey area and can be seen in the interpretation of geophysical survey results. Their form strongly indicates that they represent geological responses.

Di-Polar anomalies and magnetic disturbance are also located across the site. Di-Polar anomalies are present across the site in an amorphous spread; occasional Di-Polars can be seen in association with some of the archaeological features within the site, possibly suggesting the presence of metallic objects within these features.

Magnetic disturbance is present along the western boundary of field 1, this likely corresponds to modern disturbance or metallic debris. An area of magnetic disturbance can be seen partway along anomaly group 15, this area of disturbance may possibly be associated with debris from the former historic field boundary. The eastern side of field 2 also shows magnetic disturbance, and an area of stronger background response, these likely correspond to the area of made ground which covers the eastern side of field 2.

3.6 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

The direct *effect* of the development would be the 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.

Based on the results of the desk-based assessment and the geophysical survey, the archaeological potential of the site would appear to be *medium*. The significance of the archaeological remains that the geophysical survey did identify – a series of possible boundaries and ditches, not all of which correspond with the historic mapping – is of moderate significance. Further archaeological works on this site would be recommended on this basis, further mitigation could be provided by an evaluation/watching brief undertaken during initial groundworks.

TABLE 4: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Unidentified archaeological features	U/D	Onsite	Moderate	Moderate	Moderate/Slight	Moderate/Slight
<i>After mitigation</i>			Moderate/Slight	Minor	Neutral/Slight	Neutral/Slight

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

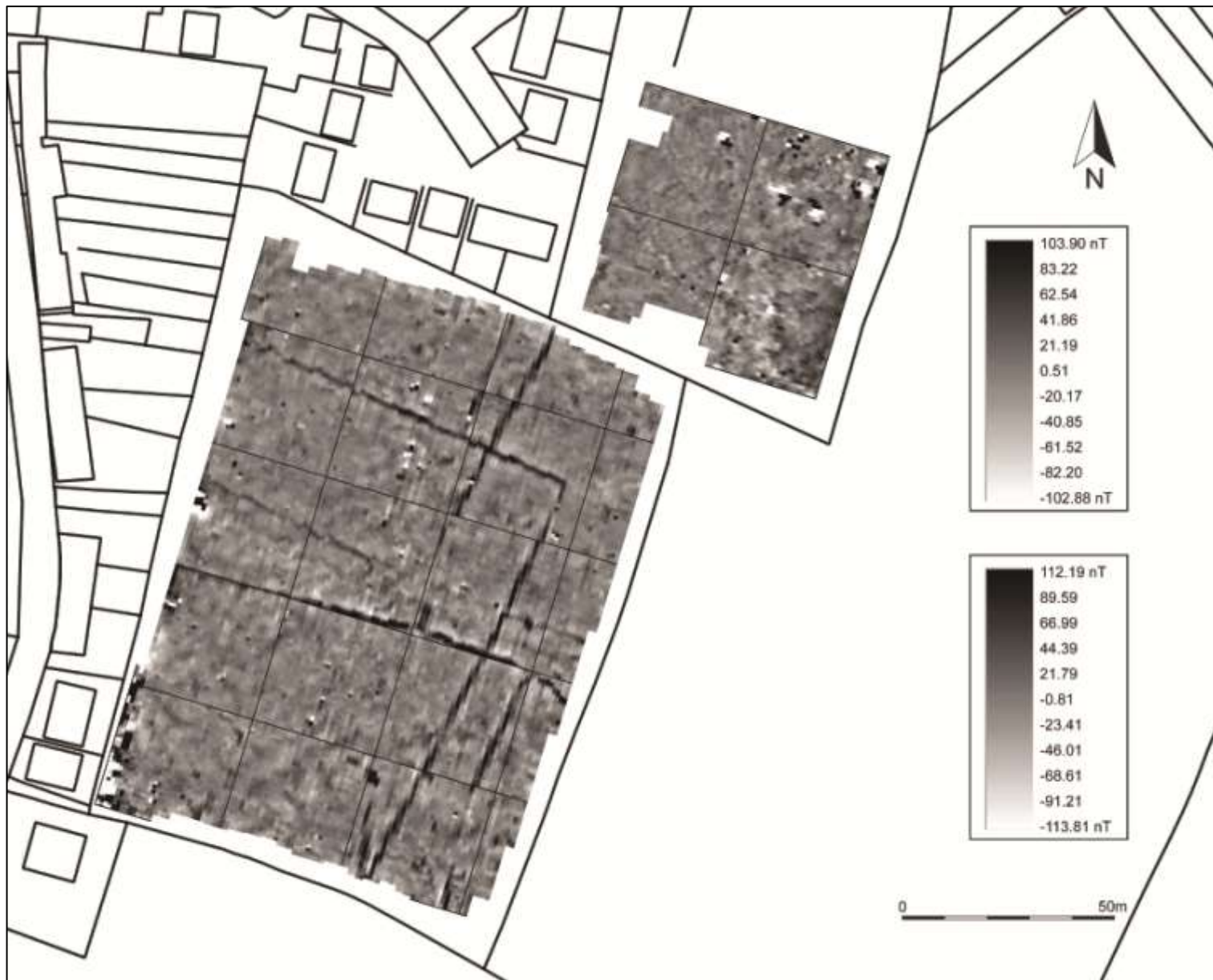


FIGURE 9: SHADE PLOT OF GRADIOMETER SURVEY DATA; MINIMAL PROCESSING.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

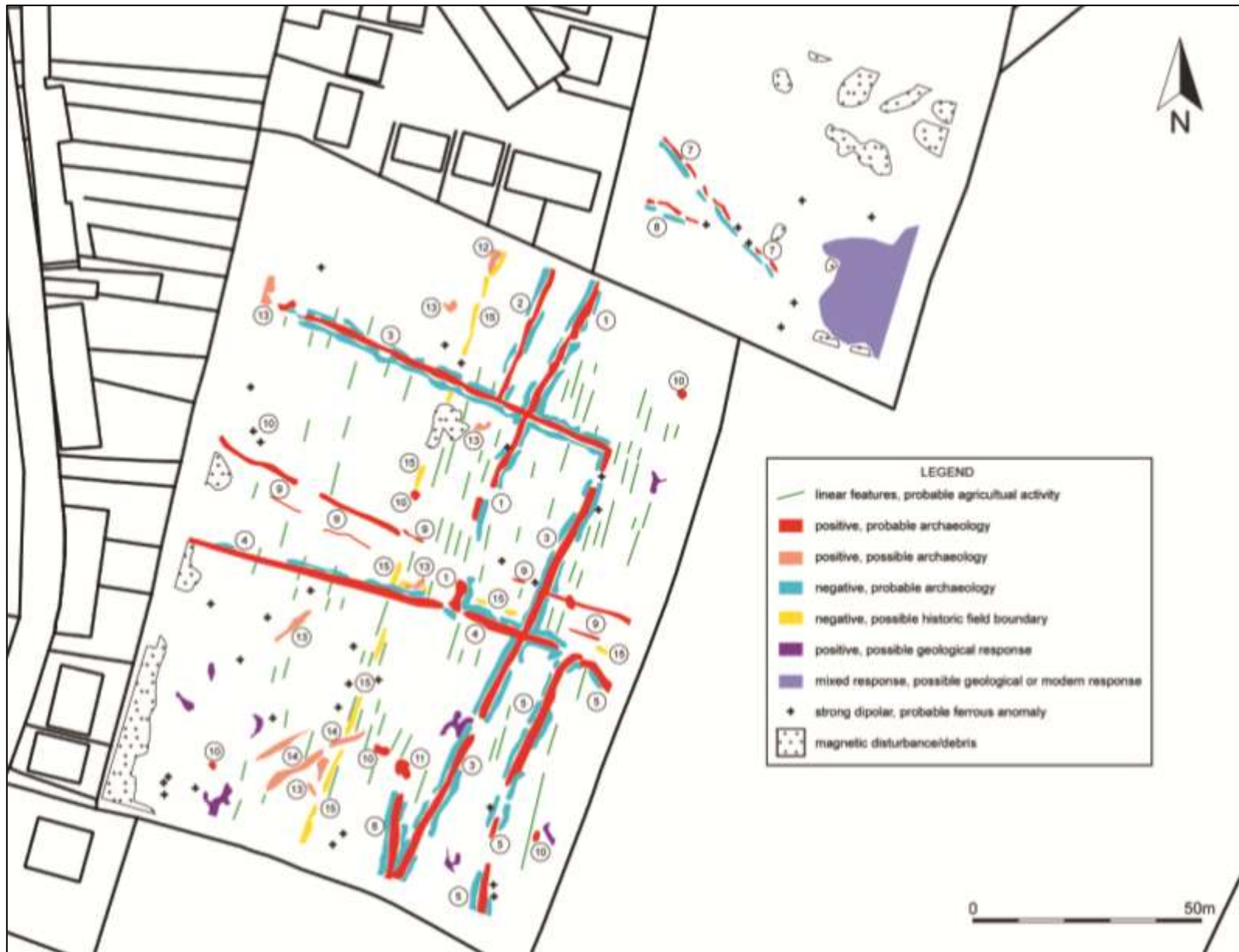


FIGURE 10: INTERPRETATION OF GRADIOMETER SURVEY DATA, WITH FEATURES NUMBERED.

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 – and principally its visual effect – can impact on designated assets up to 20km away.

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 Historic England 2015), with reference to ICOMOS (2011) and DoT (DMRB, WEBTAG) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors. Appendix 1 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2015, 6). *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. The second stage in the process is to look at the heritage assets within the search radius and assign 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 still listed in the impact summary table.

For *Step two* and *Step three*, and with an emphasis on practicality and proportionality (*Setting of Heritage Assets* p15 and p18), this assessment then groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the potential effect, the individual entry elaborates on local circumstance and site-specific factors. The individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

4.2 QUANTIFICATION

The size of the proposed residential development would indicate a search radius of 1km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced. A search radius of up to 1km is appropriate for high-value assets where distance views are integral to the significance of the asset in question.

There are a number of designated heritage assets in the local area: five GII Listed structures (St Newlyn East Preaching Pit, Redwing Cottage, The Glebe House, The Old Vicarage, Popham Farmhouse), with one GII* building (Church St Newlyna) and one GI building (Cargol Farm Barn). There are no Registered Parks and Gardens or Battlefields within this area. The St Newlyn East Conservation Area lies *within 1km of the site*.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for a effect greater than negligible (see Table 8 in Appendix 1) are considered here in detail – the rest have been scoped out of this assessment, but are listed individually in Table 5.

- Category #1 assets: the Church of St Newlyna, Cargol Farm Barn
- Category #2 assets: Popham Farmhouse
- Category #3 assets: the other GII assets within 1km and the Conservation Area

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.3.1 CHURCHES AND PRE-REFORMATION CHAPELS

Church of England parish churches and chapels; current and former places of worship

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature as places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, many churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of a wind turbine unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

Where parishes are relatively small, the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. The competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed development is located within the landscape in such a way to interrupt line-of-sight

between church towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern it will be affected by a new and intrusive element in this landscape.

Churchyards often contained Listed gravestones or box tombs, and associated yard walls and curtilage are usually also Listed. The setting of all of these assets is usually extremely local in character, and local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, always plays an important role.

What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19th century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19th century also saw the proliferation of churches and parishes in areas like Manchester, where industrialisation and urbanisation went hand-in-hand. Churches are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the 'patina of age' (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value.

Asset Name: Church of St. Newlyna, Churchyard retaining wall, Tremain monument	
Parish: St Newlyn East	Designation: Grade II*
Value: High	Distance to Development: c.300m
<p>Summary: Listing: Newlyn East church may have been founded as a church or chapel in the latter part of the early medieval period. The core of St Newlyn's church is a C12 cruciform building, which was enlarged in the C14 and in its present form is mainly c15. Norman work survives in the lower parts of the walls of the chancel and north transept, where the walls are about 1m thick. In the north wall of the transept are the rebuilt remains of a Norman window. The Bodmin type font, of Pentewan stone, is dated by Sedding to c1160-80. In the C14, the south chancel aisle was added, and a doorway inserted into the rebuilt Norman north wall. A piscina in the south chancel aisle is of this date. To the C15 belong the south nave aisle, the south transept, castellated south porch, west tower, and two granite arches to the Norman north transept. Old wood survives in the south aisle roof and the parclose screen. There are also many old bench ends, eight with beasts carved boldly at the top and a few with a bishops mitre amongst the emblems on the shields. Newlyn East church was restored in 1883 by JD Sedding, and there is a C19 sundial (b4).</p>	
<p>Conservation Value: The church lies at the centre of the settlement and still serves as the focus. It retains elements of multiple development phases.</p>	
<p>Authenticity and Integrity: The church is believed to have origins in the Norman period, but only the lower sections of the wall of the chancel and north transept show evidence of this. The church contains evidence of building and alteration from the C14th and C15th, is in good condition and still in use.</p>	
<p>Setting: The church sits in the centre end of a rural village within a raised, walled churchyard. This gives it a feeling of being the heart of the village, the centre of the community.</p>	
<p>Contribution of Setting to the Significance of the Asset: The church is a prominent feature in the village, the</p>	

raised churchyard and tower creating a visual focus. The tower can be seen from the site and in long views from the surrounding landscape, including high points to the south, giving a shared view with the proposed site. The views out from the tower are expected to be good in all directions.
Magnitude of Effect: The construction of houses to the south of the church will not impact views from the church at ground level, though will likely be seen in views from the church tower. They will not block views to the church from any historically significant areas or sites. Modern built housing has recently been installed on land between the church and the proposed development site introducing a modern feature in close proximity to the church and providing some screening. Late C20th houses and bungalows lie to the west.
Magnitude of Impact: High value asset + Minor change = Slight
Overall Impact Assessment: Negligible impact.

4.3.2 NON-CONFORMIST CHAPELS

Non-Conformist places of worship, current and former

Non-Conformist chapels are relatively common and 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 residential development 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: Newlyn Preaching Pit and storehouse, Cargoll Road	
Parish: St Newlyn East	Designation: Grade II
Value: High	Distance to Development: c.460m
<p>Summary: Preaching pit with tea hut. Built as a memorial to the 39 men who died in the East Wheal Rose Lead Mine disaster. Earth step amphitheatre with rostrum plat. Tea room is a small stone rubble building with a scantle slate roof (extant at time of inspection but since vandalised and to be reinstated). One of 4 landscaped preaching pits in Cornwall.</p> <p>Listing: Wesleyan preaching pit. Late C18 or early C19. Earth and moorstone. An open-air theatre of 7 grades of seats formed in an excavation around a circular orchestra, capable of holding 2000 persons. On east side a pulpit platform of semicircular form springs from the 3rd grade. Upper grades are supported on a Cornish hedge compensating for the fall in ground. Entrance directly off road, through late C19 iron gates with overthrow between incurved stone flanking walls. Within, on left, a storeroom with furnace, rubble stone with slurried slate roof. Entrance in west gable end, and window on south. Interior has remains of hearth and boiler with stack on east gable. Preaching pits found favour with John Wesley for their direct simplicity and egalitarianism after his successful mission to Gwennap mine in 1762. Only three such pits now survive.</p>	
Conservation Value: Extant, recently restored by the community with Heritage Lottery funding.	
Authenticity and Integrity: Retains original form and structure, with some recent repairs.	
Setting: The preaching pit sits on the western limits of the settlement, now enclosed by hedgebanks, and	

residential areas to the east. The preaching pit was constructed over a disused mine. The openness of the asset is intrinsic to it's function and therefore an important part of it's setting.
Contribution of Setting to the Significance of the Asset: Has significant value, due to being only one of four such remaining features in Cornwall. Designated primarily for its interest and value within the Cornish Methodist movement, along with its significance as a memorial.
Magnitude of Effect: The proposed development will not impact views from the preaching pit. They will not block views to the preaching pit from any historically significant areas or sites. Modern/20 th century built housing has previously been installed on land between the preaching pit and the proposed development site providing blocking. The development site is not visible from this location and new residential buildings will not be visible.
Magnitude of Impact: High value asset + Minor change = Slight
Overall Impact Assessment: Neutral impact.

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 the heritage assets within a village, dependant on the form and location of the settlement, can be harmed by unsympathetic development. The relationships between the houses, church and other Listed structures need not alter, and it is these relationships that define their context and setting in which they are primarily to be experienced, but frequently the journey taken by the experient to reach that setting can be affected.

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 housing 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

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

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.

Asset Name: Redwing	
Parish: St Newlyn East	Designation: Grade II
Value: Medium	Distance to Development: c.255m
Summary: Listing: Cottage. C17, altered C20. Uncoursed killas shale, asbestos slate roof replacing thatch. Plan. Originally a linhay plan with central stair hall and narrow service range for full length at rear, living room to left, dining room in right, slightly narrower bay. Kitchen to rear. Two storeys. Half glazed door. Paned casement windows, irregularly placed, all with flush timber lintels. Stonework indicates partial rebuild of front wall, replacing cob. Brick gable stacks. Right bay at rear raised to two storeys, and slate hung. Local slated single storey outbuilding to right with double plank doors. Interior. Battened partitions to central stair. Living room fireplace rebuilt when traces of cloam oven found.	
Conservation Value: The asset is of aesthetic, historical and evidential value, complementary to the wider settlement and the cottages which make up much of the village. These appear to have been little altered externally and so may provide evidential value in terms of internal features as to their exact dates and histories.	
Authenticity and Integrity: Retains original form, with some repairs.	
Setting: Cottage lies within the centre of the village, c.70m north of the church, set north off of Nanhayes Row. It retains elements of previous phases of development.	
Contribution of Setting to the Significance of the Asset: Has significant group value, with the other Listed and unlisted buildings in the immediate area. Designated primarily for its vernacular interest and value within the settlement.	
Magnitude of Effect: The development will be largely screened to and from assets within the local area by other residential areas to the north and west of the current proposed site. The development site is not visible from this location and new residential buildings will not be visible from this location.	
Magnitude of Impact: Moderate value asset + No change = Neutral	
Overall Impact Assessment: Neutral impact.	

Asset Name: The Glebe, 1 Metha Road	
Parish: St Newlyn East	Designation: Grade II
Value: Medium	Distance to Development: c.260m

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

Summary: Listing: House. C18. Early structure of colourwashed stone with cob first floor. Plan: 3 bays central stair hall and flanking reception rooms, with narrow service rooms at rear under continuation of roof (linhay plan). Single storey stone outbuilding to left with hipped slate roof, entered from rear. Two storey extension of 1 bay to right and small C20 extension central to rear. Two storeys. Central glazed door and windows renewed in C20, all with painted brick segmental arches. Brick stacks. Two large C20 dormers to rear.
Conservation Value: The asset is of aesthetic, historical and evidential value, complementary to the wider settlement and the cottages which make up much of the village. These appear to have been little altered externally and so may provide evidential value in terms of internal features as to their exact dates and histories.
Authenticity and Integrity: Appears externally little changed, 2 nd story rooftop windows may have been added since listing.
Setting: The house lies at the join between Nanhayes Row, The Butts and Metha Road, near the centre of the villiage and c. 70m directly north of the church. It retains elements of previous phases of development.
Contribution of Setting to the Significance of the Asset: Has significant group value, with the other Listed and undesignated buildings in the immediate area. Designated primarily for its vernacular interest and value within the settlement.
Magnitude of Effect: The development will be largely screened to and from assets within the local area by other residential areas to the north and west of the current proposed site. The development site is not visible from this location and new residential buildings will not be visible from this location.
Magnitude of Impact: Moderate value asset + No change = Neutral
Overall Impact Assessment: Neutral impact.

Asset Name: Bushmead, The Butts	
Parish: St Newlyn East	Designation: Grade II
Value: Medium	Distance to Development: c.345m
Summary: Listing: House. Early-mid C19. Killas shale with granite quoins. Asbestos slate roof. Plan:L:-form, two rooms deep, with central through passage and main reception rooms either side. Two storeys. Panelled door with overlight, set deeply in wall. Twenty paned-sashes, the outer panes narrower. Openings have granite voussoirs to flat lintel and raised keystones. Stair window at rear. Mono-pitch living room in C20 single storey extension at rear. Interior not inspected.	
Conservation Value: The asset is of aesthetic, historical and evidential value, complementary to the wider settlement and the cottages which make up much of the village. These appear to have been little altered externally and so may provide evidential value in terms of internal features as to their exact dates and histories.	
Authenticity and Integrity: 20 th century extensions and repairs, but retains much of original form and fabric.	
Setting: The house lies towards the northern extent of the settlement, slightly offset of The Butts, is located c.165m north of the church.	
Contribution of Setting to the Significance of the Asset: Has significant group value, with the other Listed and undesignated buildings in the immediate area. Designated primarily for its vernacular interest and value within the settlement.	
Magnitude of Effect: The development will be largely screened to and from assets within the local area by other residential areas to the north and west of the proposed site. The development site is not visible from this location and new residential buildings will not be visible from this location.	
Magnitude of Impact: Moderate value asset + No change = Neutral	
Overall Impact Assessment: Neutral impact	

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

Asset Name: No.4 and attached cottage, The Butts	
Parish: St Newlyn East	Designation: Grade II
Value: Medium	Distance to Development: c.360m
<p>Summary: Listing: House, now 2 cottages, formerly poor houses. C17. Colourwashed stone rubble to ground floor, raised to 2 storeys in cob. Asbestos slate roof. Plan: Each cottage has living room with gable stack and small parlour, and stair in projection under continuation of roof on south front. Two storeys. Entrance originally lateral to living room with corresponding door against stair projection on south. Timber half-glazed door. Sixteen-paned double hung sashes with brick arches, some replaced with various paned windows in C20. Interior: Fireplace to No. 4 altered, originally an open fire with cloam oven. Interior of second cottage unoccupied at time of survey and not seen in detail.</p>	
<p>Conservation Value: The asset is of aesthetic, historical and evidential value, complementary to the wider settlement and the cottages which make up much of the village. These appear to have been little altered externally and so may provide evidential value in terms of internal features as to their exact dates and histories.</p>	
<p>Authenticity and Integrity: Retains much of the original fabric and form, with C20th repairs.</p>	
<p>Setting: The house lies towards the northern extent of the settlement, located along The Butts and is c.181m north-east of the church.</p>	
<p>Contribution of Setting to the Significance of the Asset: Has significant group value, with the other Listed and undesignated buildings in the immediate area. Designated primarily for its vernacular interest and value within the settlement.</p>	
<p>Magnitude of Effect: The development will be largely screened to and from assets within the local area by other residential areas to the north and west of the current proposed site. The development site is not visible from this location and new residential buildings will not be visible from this location.</p>	
<p>Magnitude of Impact: Moderate value asset + No change = Neutral</p>	
<p>Overall Impact Assessment: Neutral impact.</p>	

Asset Name: The Old Vicarage and Gate	
Parish: St Newlyn East	Designation: Grade II
Value: Medium	Distance to Development: c.230m
<p>Summary: Listing: Parsonage house. C18 and c.1840-50 for Rev. Edward Dix. Killas rubble, with slate roof. Plan. Original building comprises a long range, to which a front block was added mid C19 forming a double pile block with two reception rooms with central stair hall, thus creating a fashionable symmetrical south front. Transverse passage divides kitchen and former library in rear block, with service rooms in west end of earlier build. Two storeys. Elevation. Three bays, with central blind door. Plate glass sashes to ground floor, 6-pane to first floor. Roof hipped. Interior. Panelled shutters to main reception rooms on south front. Stair with timber turned newels. Contemporary timber fire surrounds but marble in library, which also has recessed shelves. Iron surround to drawing room fireplace, and late C19 fireplace inserts on first floor. Both dining room and drawing room have moulded and enriched cornices.</p>	
<p>Conservation Value: The asset is of aesthetic, historical and evidential value, complementary to the wider settlement and the cottages which make up much of the village. These appear to have been little altered externally and so may provide evidential value in terms of internal features as to their exact dates and histories.</p>	
<p>Authenticity and Integrity: Appears externally little changed.</p>	
<p>Setting: The house lies below the join between Nanhayes Row, The Butts and Metha Road, near the centre of the villiage and c. 30m directly north of the church. It retains elements of previous phases of development.</p>	
<p>Contribution of Setting to the Significance of the Asset: Has significant group value, with the other Listed and undesignated buildings in the immediate area. Designated primarily for its vernacular interest and value within the settlement.</p>	

Magnitude of Effect: The development will be largely screened to and from assets within the local area by other residential areas to the north and west of the current proposed site. The development site is not visible from this location and new residential buildings will not be visible.
Magnitude of Impact: Moderate value asset + No change = Neutral
Overall Impact Assessment: Neutral impact.

4.3.4 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 linhay 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: Cargoll Farm Barn	
Parish: St Newlyn East	Designation: GI
Value: High	Distance to Development: c.970m
Summary: Tonkin, in the early 18 th century, noted that the ruins of the bishop's palace at Cargoll included a large prison still standing (25049.21) and a barn of the same size; both showed something of the former 'pristine glory' of the place (b1). By Henderson's time, the tithe barn alone remained. He described it as a huge structure of local slate stone, buttressed on the exterior and with a good oale wagon roof (b5). It was listed in 1960 (b). The listing notification states that the barn is probably early 16th century. It was still as	

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

described by Henderson, the roof being an arched collar braced roof with wind braces and arched intermediates (b7). In 1970, the OS surveyor found that the barn was generally in a good state of preservation although a number of modern windows had been added. The roof timbers were still intact, but the thatch had been replaced by galvanised sheeting (h1). Creswell - Payne adds that the entrance is at the south end. It is now so joined up with additions of cattle houses that it is no longer imposing. Inside, it has been turned into a 2 storied building with the insertion of a dividing wooden floor, with granary above and byre below (b9). The monument was descheduled on 28/8/2001.

Listing: Barn. Late C14. Killas rubble stonework with ashlar dressings. Corrugated asbestos roof replacing thatch. Plan: 7-8 bays, buttressed on east side and south end. Later subdivided into calf pens on lower floor, and grain store above. Ramp entrance to upper floor in 6th bay on west side. Buttresses with two offsets to each truss, but wider simpler buttresses square to south gable at corners, the west buttress built into later structures. North gable end rebuilt reducing last surviving bay to quarter the original width. Probably some rebuilding of west wall, removing buttresses. Interior: Raised base cruck trusses to each bay, with blades 41 x 10m supporting square set arcade plates, but outer section tenoned to extension rafters to diagonally set ridge. Cambered collars with dropped centres stopping knee braces, all chamfered on lower arrises. Lower purlins tenoned to blades, upper purlins clasped above straight collars to extension rafters. Trusses set at 2.4m bay centres, each bay divided by intermediate trusses comprising raised base crucks and extension rafters with collars only. Long curved windbraces to each bay. Total span 5.9m, length now approx 15.25m. A rare and important building, being the only survival of the medieval palace of the Bishops of Exeter on this site, purchased by Bishop Walter Bronescombe 'the Goode' in 1269, and held by the bishopric until 1804. A grant of a Thursday market was given in 1312. No evidence of the large prison noted by Tonkin in the C19 survives. (Alcock & Barley. *Antiq Jnl.* 52 (1972) p.132; Jope, E.M., *Studies in Building History* 1961) Scheduled Ancient Monument CORNWALL No 620.

Conservation Value: Listed for its architectural value, and is important due to being the only surviving remains of a medieval palace of the Bishops of Exeter on this site. There is aesthetic value in the use of vernacular materials and its functional use, as well as its setting within gardens defined by mature trees.

Authenticity and Integrity: The exterior appearance appears little altered since Listing; it is not known how the interior has changed. The authenticity of the barn has been compromised by the shift in function and the formalisation of the yard and surroundings.

Setting: The barn is situated within a working farm, and is part of the current farm complex. More modern farm buildings enclose the asset to the east, south and west, with the north view looking towards a high hedgebank along Cargoll road. The farm is set within a wider pastoral landscape.

Contribution of Setting to the Significance of the Asset: The immediate setting of the asset is markedly changed, from Bishops Palace to a working farm. The asset is still in use as a barn, and therefore has continuity of use, which adds to the setting and maintains both the outward appearance and some authenticity. The barn is mostly hidden from wider views, especially to the east, by other farm buildings as well as a small area of woodland. As such, the wider setting is not easily affected and remains largely unchanged in recent periods. The aesthetic value and former character of the barn within its original setting is mostly hidden.

Magnitude of Effect: The proposed development would be located just under 1km to the east. There are unlikely to be views to the site from the immediate setting of the barn; screening is provided by intervening farm buildings, mature trees and tall hedgerows. There may be some (limited) effect on the views across the towards St Newlyn East within its pastoral setting when viewed from elevated locations to the south, however, modern development is already present at St Newlyn East reducing this effect. The development site is not visible from this location and new residential buildings will not be visible.

Magnitude of Impact: High value asset + No change = Neutral

Overall Impact Assessment: Neutral impact.

Asset Name: Pophams No.2 Halt Road	
Parish: St Newlyn East	Designation: GII
Value: Medium	Distance to Development: c. 320m
<p>Summary:</p> <p>Listing for farmhouse: Farmhouse. Late C18-early C19. Pebbledashed stone and cob. Slate roof with crested clay ridges, replacing thatch. Plan. Symmetrical, central wide stair hall with kitchen to left and smaller parlour to right, both with gable stacks. Dairy accessed from kitchen under stair, and occupying rear third of parlour bay. Added washhouse on west gable. Two storeys. Entrance now through added doorway in west gable. Four panelled front door. C19 4-paned sashes. Brick stacks. Washhouse has slurried slate roof and gable stack. Interior. Living kitchen has bead arris joists to ceiling carrying boarded floor above. Stack altered, incorporating cloam oven, not visible. Cast iron Cornish range surround, the oven and fire replaced with Rayburn. Boarded partitions to stair, which splits either way at rear wall. Dairy, possibly a C19 insertion, has blocked window under stair. Boarded ceiling to first floor.</p> <p>Listing for attached farm buildings: GV II Farmyard with range of buildings on three sides, south of farmhouse (q.v.) Late C18 - early C19. Local shale rubble. Slate and asbestor roofs. Buildings comprise a carriage house and stables backing on to road, and opposite, a barn, rendered on first floor and having a blocked opening. The range was extended in mid-late C19 (post tithe map) to provide further farm stores and a range of pigsties. Included primarily for group value with former farmhouse and village centre.</p>	
<p>Conservation Value: Listed for its architectural value, as a group of farm buildings in close proximity to village centre. Structures are currently in use as residential properties.</p>	
<p>Authenticity and Integrity: The exterior appears to be little altered since the Listing; it is not known how the interior has changed; the authenticity of the group remains.</p>	
<p>Setting: The group is located to the immediate south-east of the church and churchyard, with pastoral fields to the south-east of the group.</p>	
<p>Contribution of Setting to the Significance of the Asset: The immediate setting of the assest has markedly changed since its original use, with residential areas present in all directions bar the south-east. The change has preserved the outward appearance of the buildings but damaged their authenticity and setting. The approach to the settlement from the south, and its wider setting within an agricultural landscape, is largely unchanged and better reveals the aesthetic value and (former) functional character of the settlement.</p>	
<p>Magnitude of Effect: The proposed development would be located just under 1km to the east. There are unlikely to be views to the site from the immediate setting of the barn; screening is provided by intervening farm buildings, mature trees and tall hedgerows. There may be some (limited) effect on the views across the towards St Newlyn East within its pastoral setting when viewed from elevated locations to the south, however, modern development is already present at St Newlyn East reducing this effect. The development site is not visible from this location and new residential buildings will not be visible from this location.</p>	
<p>Magnitude of Impact: Medium value assets and Negligible = Neutral/Slight.</p>	
<p>Overall Impact Assessment: Negligible impact.</p>	

4.3.5 HISTORIC LANDSCAPE

General Landscape Character

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, modern housing estates, quarries, and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, and site specific, but as intrusive new visual elements within the landscape, it can only be **negative**.

The proposed site would be constructed within the *Newlyn Downs* Landscape Character Area (LCA):

- The inland part of this LCA is characterised as a low undulating plateau cut by shallow valleys along the extremities. The field patterns are mostly medieval with post medieval enclosure on former unused ground, the land is a mixture of pasture and arable, with Cornish hedgerows being evident across much of the landscape. There are wide views towards the northern Cornish coastline from higher ground. The rural landscape around St Newlyn East is fairly open with a wooded valley running to the south and east. New elements introduced into this visual landscapes will be conspicuous, but this is a landscape has modern elements including residential and kinetic virtual features. The construction of a new residential area, is not out of character for this settlement, and does not greatly alter the character. On that basis the impact is assessed as **negligible to negative/minor**.

4.3.6 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**.

4.3.7 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. The principal issue for this development is the effect on the historical assets within and associated with St Newlyn East Conservation Area, and assets within the wider landscape. The proposed development would have a negative impact upon some of these assets. However, the severity of this impact is low, and the development would not alter any currently unimpacted views, but rather have a small effect on the general setting. With that in mind, an assessment of **negligible** is appropriate.

TABLE 5: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Cargoll Farm Barn	GI	c. 970m	High	Negligible	Slight	Neutral
Church of St. Newlyna	GII*	c.300m	High	Minor	Slight	Negligible
Churchyard retaining wall	GII	c. 300m	Medium	Neutral	Neutral	Neutral
Tremain monument	GII	c. 320m	Medium	Neutral	Neutral	Neutral
Village Cross Base	GII	c. 540m	Medium	Neutral	Neutral	Neutral
Redwing Cottage	GII	c.255m	Medium	Neutral	Neutral	Neutral
The Glebe, 1 Metha Road	GII	c. 260m	Medium	Neutral	Neutral	Neutral
Bushmead, The Butts	GII	c. 345m	Medium	Neutral	Neutral	Neutral
No. 4 and attached cottage, The Butts	GII	c. 360m	Medium	Neutral	Neutral	Neutral
The Old Vicarage and Gate	GII	c. 260m	Medium	Neutral	Neutral	Neutral
Pophams No. 2 Halt Road	GII	c. 320m	Medium	Negligible	Neutral/Slight	Negligible
Farm buildings to No. 2	GII	c. 320m	Medium	Negligible	Neutral/Slight	Negligible
Newlyn Preaching Pit and storehouse	GII	c. 460m	High	Minor	Slight	Neutral
Finger post at junction with station road	GII	c. 240m	Medium	Neutral	Neutral	Neutral
Penhallow House	GII	c. 680m	Medium	Neutral	Neutral	Neutral
Nanhellan	GII	c. 780m	Medium	Neutral	Neutral	Neutral
Nanhellan Garden Walls	GII	c. 780m	Medium	Neutral	Neutral	Neutral
Little Nanhellan	GII	c. 800m	Medium	Neutral	Neutral	Neutral
Engine House at North Wheel Shaft	GII	c. 950m	Medium	Neutral	Neutral	Neutral
St Newlyn East Conservation Area	CA	c. 200m	High	Negligible	Slight	Negligible
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Minor	Neutral/Slight	Negligible to Negative/Minor
Aggregate Impact	n/a	n/a				Negligible
Cumulative Impact	n/a	n/a				Negligible

5.0 CONCLUSION

The desk-based assessment suggests that the site appears to have previously been five separate agricultural fields, with the divisions within the larger field changing between the Tithe and Ordnance Survey (OS) mapping, and opened into two separate fields after the early 20th century. A few assets are located in the village including the church and listed cottages and buildings. The site inspection did not reveal any evidence of earthworks or artefactual material.

The geophysical survey identified fifteen groups of anomalies. There are numerous features likely representing significant ditches present across much of the site, these possibly relate to earlier field systems or boundaries. Field boundaries visible on the OS and Tithe mapping may be partially visible within the site, but this is mostly obscured by more significant features. Other features are present within the site including a possible trackway and pits. Some anomalies appear to have a similar form to those found in previous geophysical surveys to the north of the site, the following investigation of those features results in dates ranging from romano-british to the 20th century.

A Heritage Impact Assessment was conducted to determine the impact on heritage assets within 1km, including 17 Grade II Listed, the Grade II* Listed Church of St. Newlyna and the Grade I Listed Cargoll Farm Barn. The proposed development will have a neutral to negligible impact on all assets and the Conservation Area. The impact is therefore predicted to be **negligible**.

Based on the results of the desk-based assessment and the geophysical survey, the archaeological potential of the site would appear to be *medium*. The significance of the archaeological remains that the geophysical survey did identify – a series of possible boundaries and ditches, not all of which correspond with the historic mapping – is of moderate significance. Further archaeological works on this site would be recommended on this basis, further mitigation could be provided by an evaluation/watching brief undertaken during initial groundworks.

As the development is likely to proceed in a staged manner with the northern field (Field 2), developed first, it is suggested that this area could be subject to a watching brief, as the northern half of the field has been stripped previously and the geophysics results are limited in this area. The southern field would in contrast require a staged programme of archaeological works beginning with a series of evaluation trenches, which would inform the need, scale and nature of subsequent archaeological work.

6.0 BIBLIOGRAPHY & REFERENCES

Published Sources:

- Borlase, W. C.** 1878: "The Presidents Address" in the *Journal of the Royal Institution of Cornwall*, Vol. VI, No. XX.
- Chartered Institute of Field Archaeologists** 2014a: *Standard and Guidance for Historic Environment Desk-based Assessment*.
- Chartered Institute for Archaeologists** 2014b: *Standard and Guidance for Archaeological Geophysical Survey*.
- English Heritage** 2008: *Geophysical Survey in Archaeological Field Evaluation*.
- Lysons, D. & Lysons, S.** 1814: *Magna Britannia, volume 3: Cornwall*. London.
- North Cornwall District Council.** 2008: *St. Teath Conservation Area Appraisal*.
- Orme, N.** 1996: *English Church Dedications: With a Survey of Devon & Cornwall*; Exeter University Press.
- Padel, O.J.** 1988: *A Popular Dictionary of Cornish Place-Names*.
- Polsue, J.** 1873: *Lake's Parochial History of the County of Cornwall*; Truro.
- Schmidt, A.** 2002: *Geophysical Data in Archaeology: A Guide to Good Practice*. ADS series of Guides to Good Practice. Oxbow Books, Oxford.
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.
- Watts, V.** 2004: *The Cambridge Dictionary to English Place Names*. Cambridge University Press.
- Williams, A. & Martin G.H.** 2002: *Domesday Book*. Penguin Books, London.

Websites:

- Archaeological Data Service (ADS)** 2018: *Archsearch & Grey Literature*
<http://archaeologydataservice.ac.uk>
- British Geological Survey** 2018: *Geology of Britain Viewer*.
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html
- Cornwall Council Interactive Map** 2018: *HER and HLC*
<https://map.cornwall.gov.uk>
- Cornwall Record Office (CRO)** 2018: *National Archives*
<http://discovery.nationalarchives.gov.uk>
- Environment Agency** 2018: *LiDAR, Digital Surface Model data*
<http://environment.data.gov.uk/ds/survey#>

Unpublished Sources:

- Bampton, J.** 2014: *Land at Halt Road, St. Newlyn East, Cornwall: Results of a Desk-Based Assessment, and Archaeological Monitoring & Recording*. SWARCH Report No. 140523.
- Gillard, B. (HES) & The Cahill Partnership** 2004: *Cornwall Industrial Settlements Initiative, Newlyn East (St Agnes Area)*. Conservation Area Partnership, CCHES Report No.2004R098.
- Stratascan** 2013: *Geophysical Survey Report, Halt Road, St. Newlyn East*. Job ref:SOR005550.
- Sturgess, J & Sharpe, A.** 2011: *Proposed Tregonning Solar Farm, St. Enoder and St. Newlyn East, Cornwall: Archaeological Assessment*. CAU Report No. 2011R025.
- Wapshott, E., Morris, B. & Walls S.** 2013: *Land at Nancolleth Farm, St Newlyn East, Cornwall: Results of a Desk-Based Assessment, Walkover Survey & Visual Impact Assessment*. SWARCH Report No. 130912
- Wilkins, I.** 2008: *Geophysical Survey Report. Trevarthian Farm, Kestle Mill*. GSB Prospection Report: 08/56 2008.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

British Library

Ordnance Survey Surveyor's Draft 1810

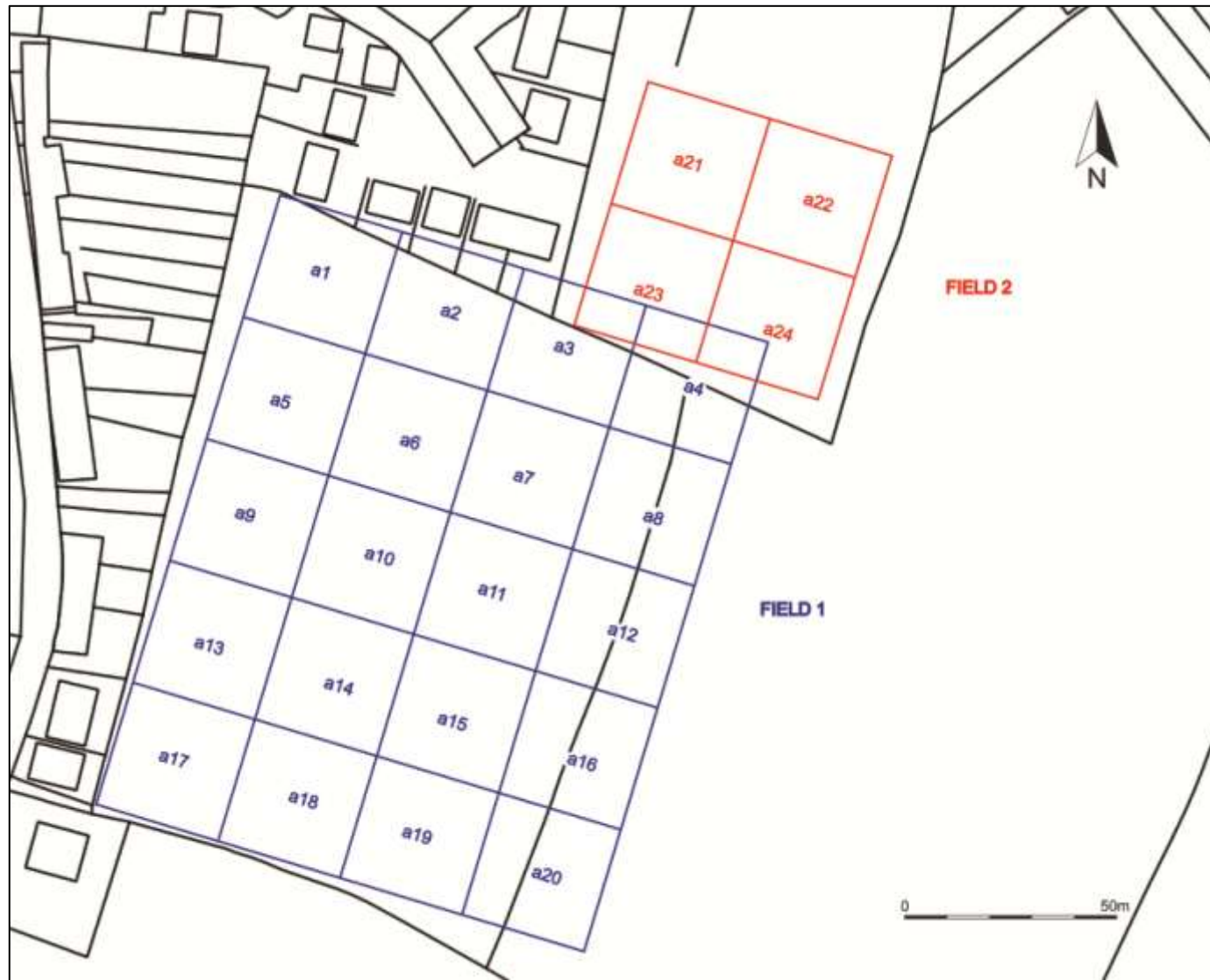
Cornwall Record Office

St. Newlyn East tithe map and apportionment 1840

Ordnance Survey First Edition 25 Inch Map

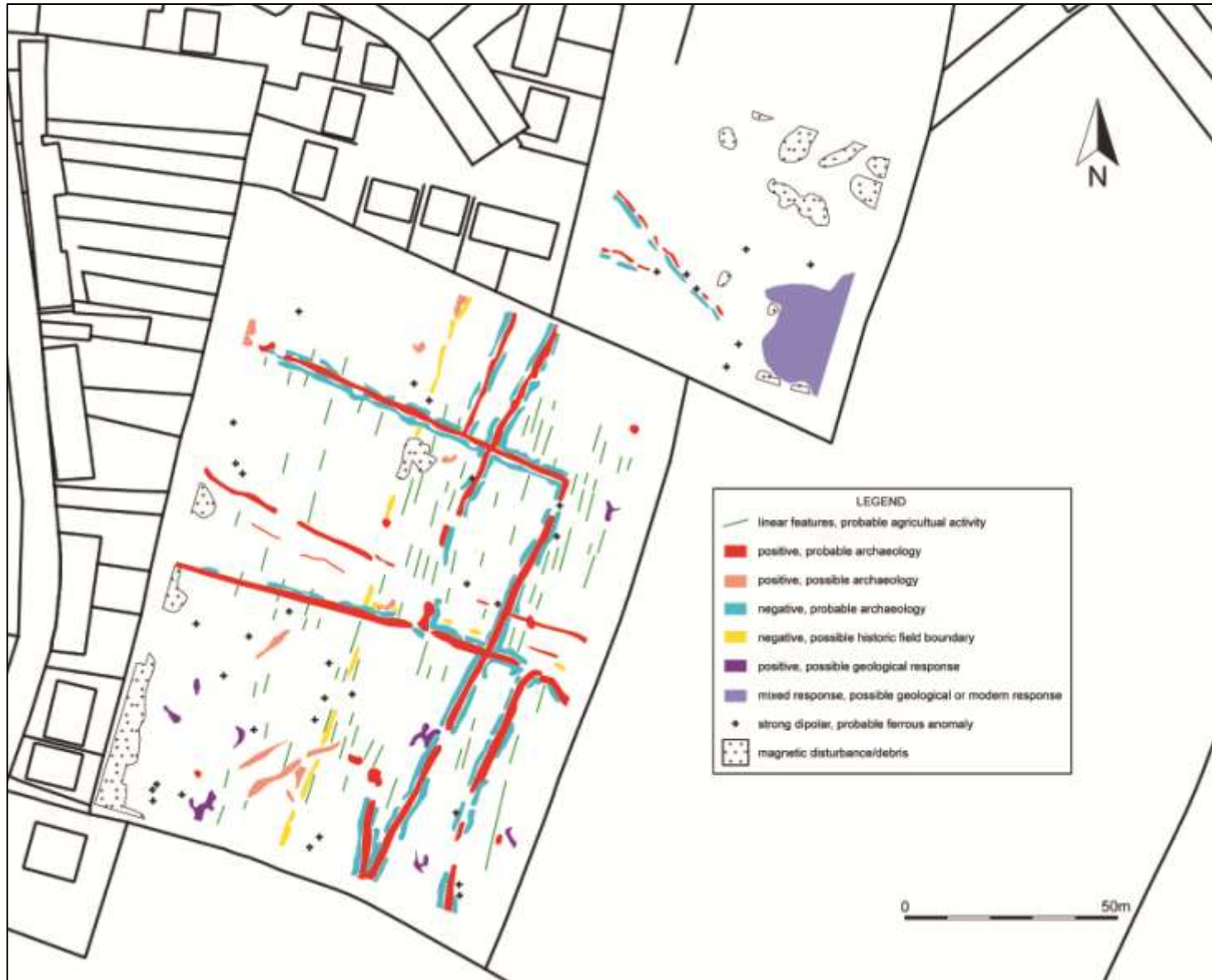
Ordnance Survey Second Edition 25 Inch Map

APPENDIX 1: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY



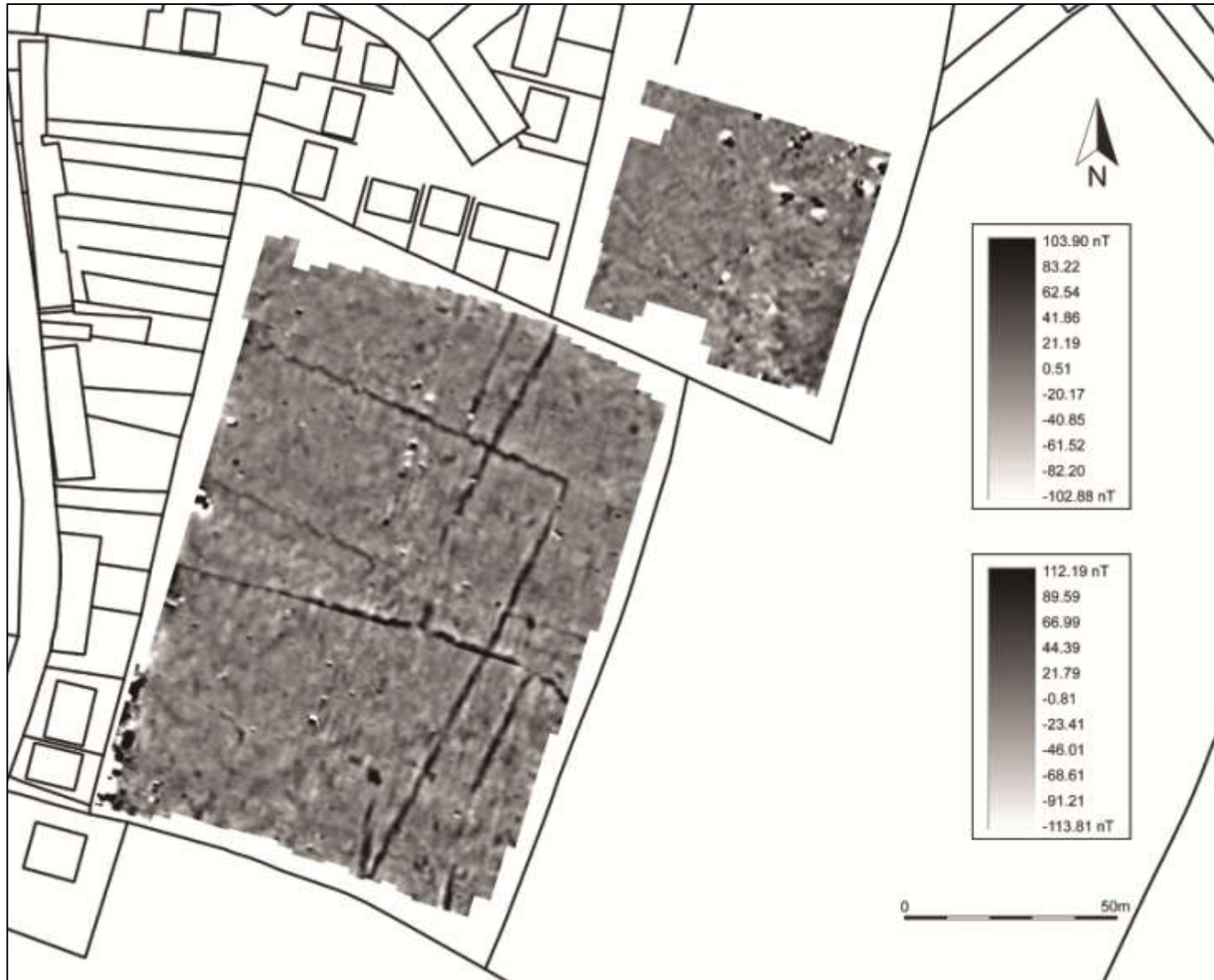
GEOPHYSICAL SURVEY GRID LOCATION AND NUMBERING.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



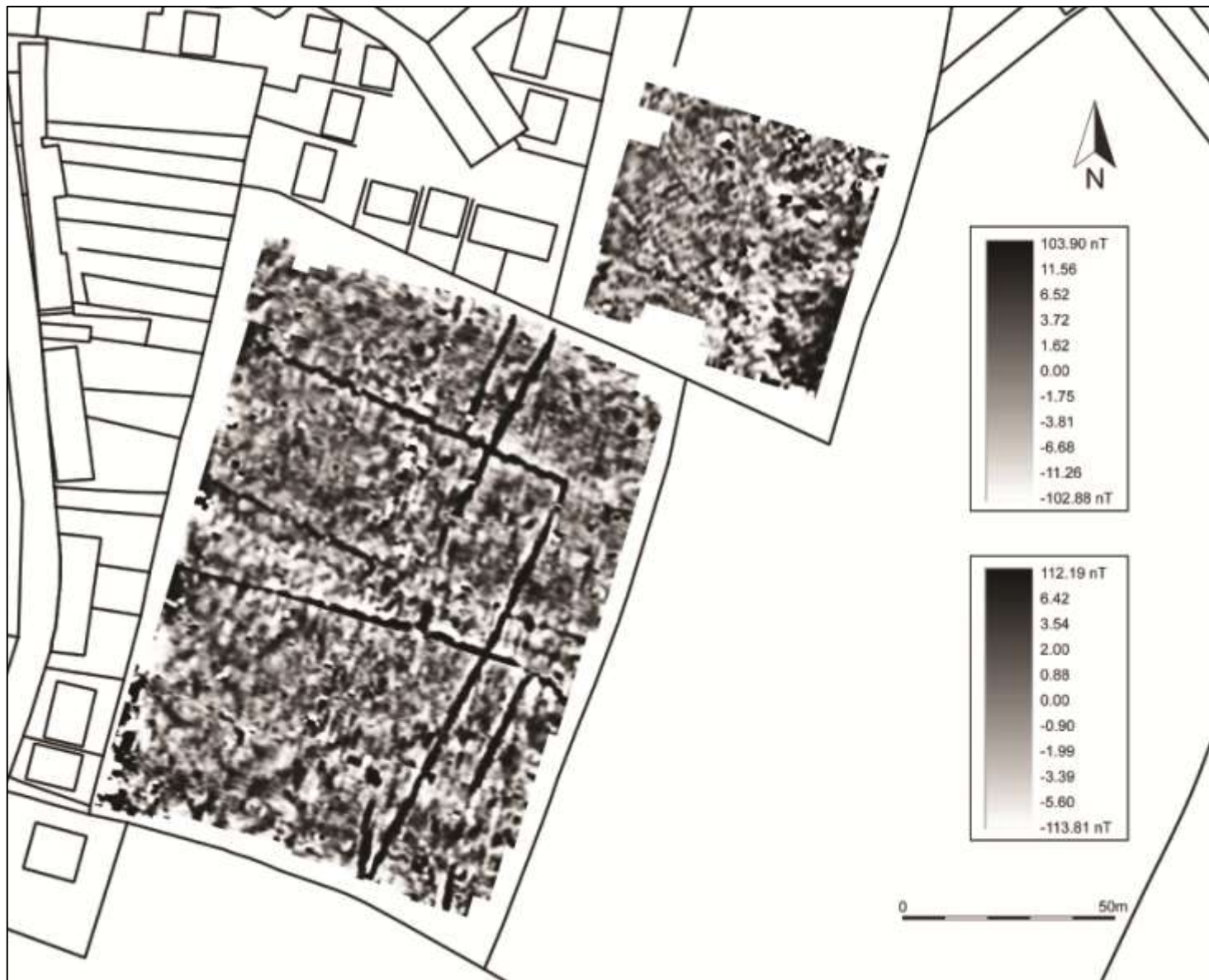
INTERPRETATION OF GEOPHYSICAL DATA.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



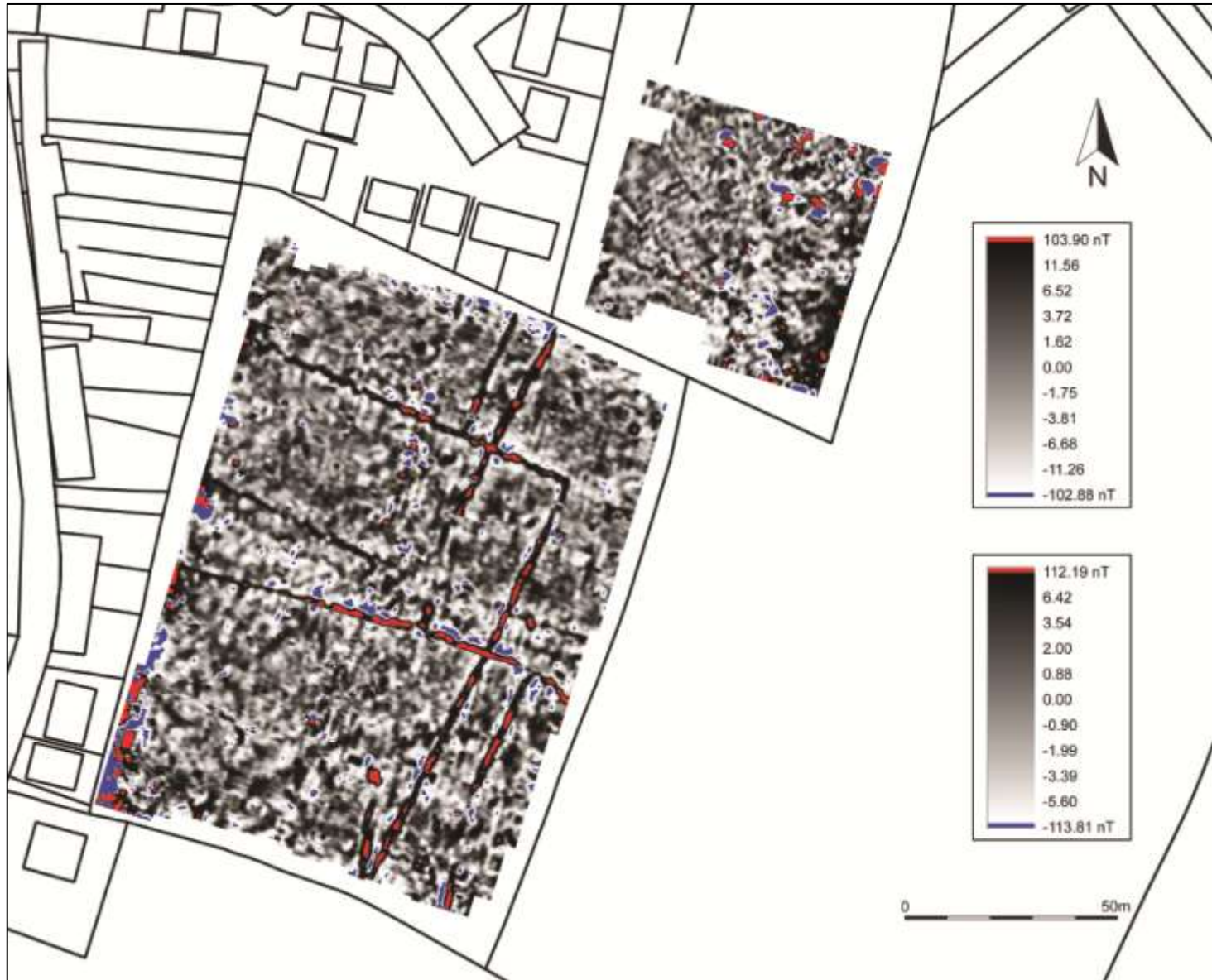
SHADE PLOT OF GRADIOMETER SURVEY DATA; GRADIATED SHADING.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



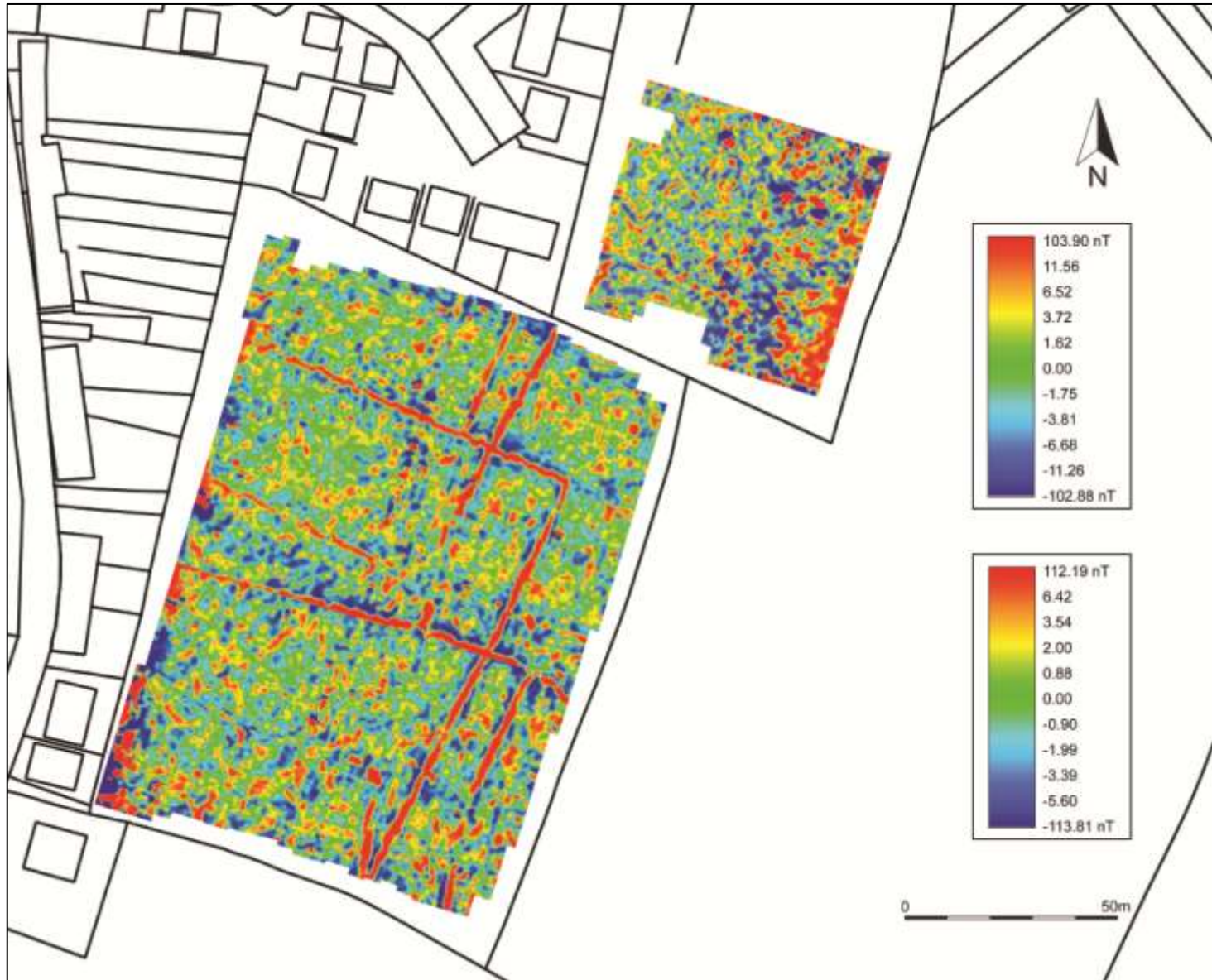
SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



RED GREYSCALE BLUE SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



RED-BLUE-GREEN(2) SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.

APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonable 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 its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the 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). The relevant guidance is reproduced below:

Paragraph 128

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 129

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

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.

Cultural Value – 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.

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 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. There are 19,000-20,000 Scheduled Monuments in England.

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** and there are currently 1,600 sites on the list, 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.

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 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.

Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity* as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

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. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective. However,

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 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 have 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.

Authenticity

Authenticity, as defined by UNESCO (2015, no.80), 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 farmbuildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

Integrity

Integrity, as defined by UNESCO (2015, no.88), 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.

Summary

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

Setting – The Setting of Heritage Assets

The principle guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.

While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and 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 because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

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 determine the 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. 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.

Views

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*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

Views play an important part in shaping our appreciation and understanding of England's historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.

The Setting of Heritage Assets (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;

- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

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. 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. 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.

Yet 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 Table 2), 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. The schema used to guide assessments is shown in Table 2 (below).

Type and Scale of Impact

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

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 provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

Cumulative Impact: a single development will have a physical and a 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. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

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.

Scale of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). This provides 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 negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 7: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 8: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
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: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</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.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL

<i>Negative/minor</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>Negative/moderate</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.
<i>Negative/substantial</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.

TABLE 10: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

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

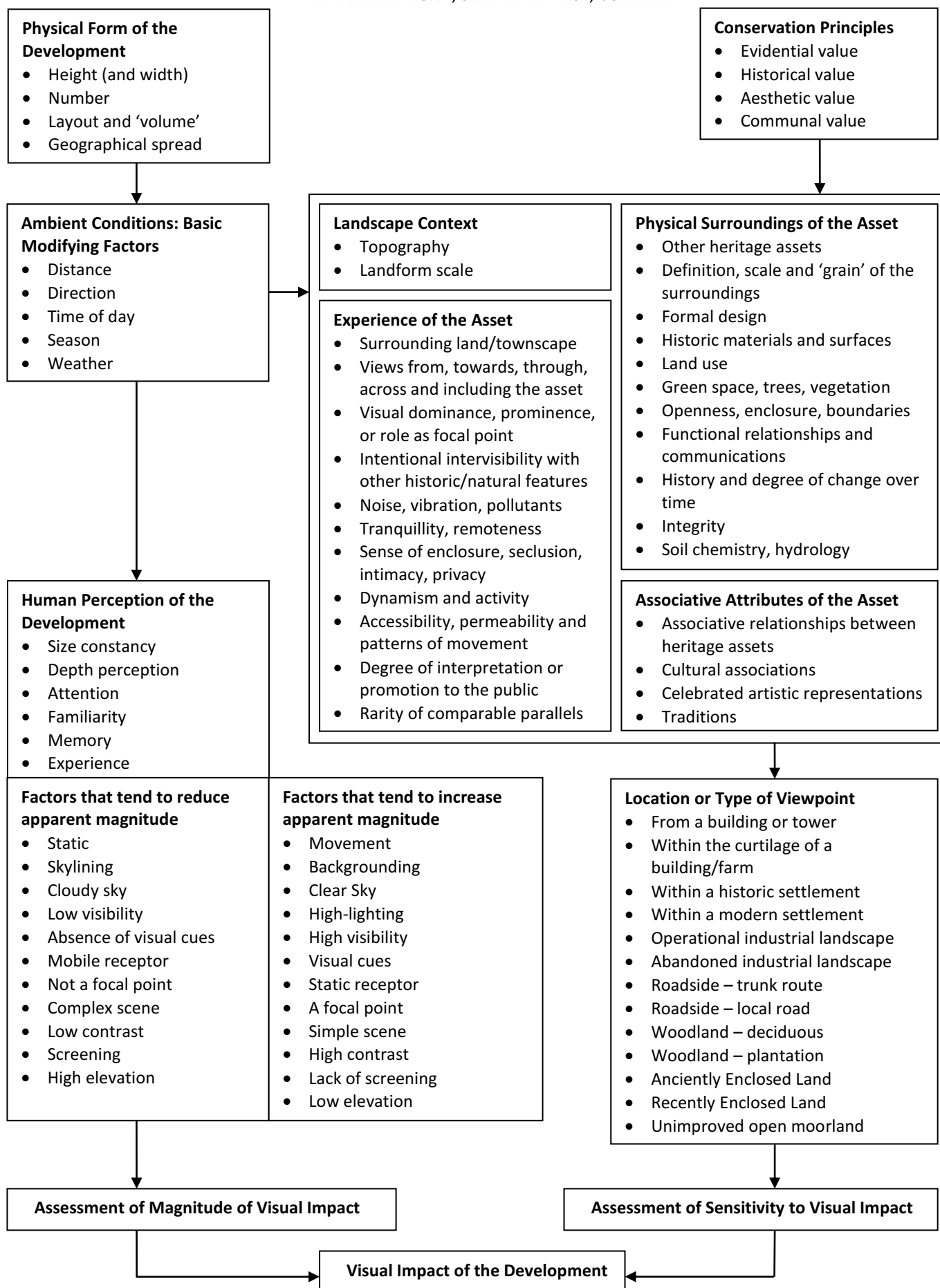


TABLE 11: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 3: SUPPORTING PHOTOGRAPHS: SITE INSPECTION



VIEW TOWARDS ST. NEWLYN EAST; VIEWED FROM THE SOUTH.



VIEW OF POPHAM FARMHOUSE, AND ASSOCIATED BUILDINGS; VIEWED FROM THE WEST.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



VIEW OF THE CHURCH OF ST. NEWLYNA; VIEWED FROM THE EAST-SOUTH-EAST.



VIEW OF CHURCH OF ST. NEWLYNA; VIEWED FROM THE EAST-NORTH-EAST.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



VIEW OF THE OLD VICARAGE; VIEWED FROM THE NORTH.



VIEW OF THE GLEBE HOUSE; VIEWED FROM THE WEST.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



VIEW OF REDWING COTTAGE; VIEWED FROM THE SOUTH.



VIEW OF BUSHMEAD HOUSE; VIEWED FROM THE SOUTH.



VIEW OF NO. 4 AND COTTAGE; VIEWED FROM THE WEST.



VIEW FROM THE PREACHING PIT TOWARDS THE SITE; VIEWED FROM THE NORTH-WEST.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



VIEW OF THE PREACHING PIT; VIEWED FROM THE NORTH.



VIEW OF THE CHURCH OF ST NEWLYNA, FROM THE SITE; VIEWED FROM THE SOUTH.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



VIEW ACROSS FIELD 1; VIEWED FROM THE SOUTH.



VIEW ACROSS FIELD 1; VIEWED FROM THE WEST-NORTH-WEST.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



VIEW ACROSS FIELD 1; VIEWED FROM THE EAST.



VIEW ACROSS FIELD 1; VIEWED FROM THE NORTH-EAST.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



VIEW ALONG THE SOUTHERN BOUNDARY OF FIELD 2; VIEWED FROM THE EAST (2M SCALE).



VIEW OUT FROM THE BOUNDARY OF FIELD 2; VIEWED FROM THE NORTH-EAST.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



VIEW ALONG THE EASTERN BOUNDARY OF FIELD 2; VIEWED FROM THE NORTH.



VIEW ACROSS FIELD 2; VIEWED FROM THE NORTH.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



VIEW ACROSS FIELD 2; VIEWED FROM THE WEST-NORTH-WEST.



VIEW OF ST NEWLYN EAST; VIEWED FROM THE SOUTH-EAST.

LAND AT HALT ROAD, ST NEWLYN EAST, CORNWALL



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

01769 573555

01872 223164

EMAIL: MAIL@SWARCH.NET