

LAND SOUTH OF THE A30

MITCHELL

ST NEWLYN EAST

CORNWALL

Results of a Heritage Impact Assessment



South West Archaeology Ltd. report no. 180216



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Land South of the A30, Mitchell, St Newlyn East, Cornwall

Results of a Heritage Impact Assessment

By E. Wapshott
Report Version: FINAL
13th February 2018

Work undertaken by SWARCH for Kim Dodge of Westcountry Land (Mitchell) Ltd. (the Client)

Summary

This report presents the results of a Historic Visual Impact Assessment carried out by South West Archaeology Ltd. (SWARCH) for land south of the A30, Mitchell, Cornwall. This work was undertaken in support of a planning application.

The site is located to the south of the A30, immediately to the north of the linear settlement of Mitchell, which itself is located along the Old A30. Mitchell formed part of the Degembris manor holdings until 1284 when this arrangement was ended and Mitchell formed its own independent community, a chapel being recorded since the early 13th century. In 1306 it was restyled from a small village and taxed as a borough. It is believed to have been at its most prosperous in the 14th century when it was a hub for medieval farming in the area. However, its prosperity declined in the 15th century. Archaeological investigations in Mitchell have been relatively few and limited in extent to date. Also, no assets are recorded within the proposed development site boundary on the Historic Environment Record (HER), though the surrounding landscape contains evidence of Prehistoric enclosures and burial mounds; Medieval settlement and farming; and the Post-Medieval and Modern development of the settlement at Mitchell.

*In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, buildings or embankments, or that other modern intrusions have already impinged upon their settings. The asset that will be impacted to the greatest extent are Mitchell Farmhouse and the Wesleyan Chapel, with a predicted impact of **negative/minor**. The impact of the development on the heritage assets in the local area is expected to be **negligible to negative/minor**.*

*With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The impact of the development on any buried archaeological resource may be **permanent and irreversible**.*



February 2018

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ACKNOWLEDGEMENTS

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1.0 INTRODUCTION

LOCATION:	LAND SOUTH OF THE A30, MITCHELL
PARISH:	ST. NEWLYN
COUNTY:	CORNWALL
NGR:	CENTRED ON SW 85824 54558
PLANNING NO.	PRE-PLANNING
SWARCH REF.	MSA18

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Kim Dodge of Westcountry Land (Mitchell) Ltd. (the Client) to undertake a limited historic impact assessment for land south of the A30, Mitchell, Cornwall, in advance of a proposed residential development. This work follows on from a desk-based appraisal and walkover survey undertaken in 2016 (SWARCH report 160706), and was undertaken in accordance with best practice and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located in Mitchell, c.7.5km south-south-east of Newquay, to the north of the settlement, immediately south of the current A30. It is situated at the confluence of valleys at an altitude of c.100m AOD, with hills rising up to the south-west and east; and has a water course running along the eastern boundary of the site. The site predominantly slopes gently down to the north-north-west, although the far east of the site falls away sharply to an open water course that runs parallel to the boundary. The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983). Some of these soils are variably affected by groundwater. These overlie mudstone and siltstone of the Trendrean formation (BGS 2018).

1.3 HISTORICAL BACKGROUND

The site is located to the south of the A30, immediately to the north of the linear settlement of Mitchell, which itself is located along the Old A30. Mitchell formed part of the Degembris manor holdings until 1284 when this arrangement was ended and Mitchell formed its own independent community, a chapel being recorded since the early 13th century. In 1306 it was restyled from a small village and taxed as a borough. It is believed to have been at its most prosperous in the 14th century when it was a hub for medieval farming in the area. However, its prosperity declined in the 15th century.

1.4 ARCHAEOLOGICAL BACKGROUND

The Historic Landscape Characterisation (HLC) records the site and surrounding area as *Medieval Farmland*, the settlement area of Mitchell being described as 20th century but with an older core. Medieval farmland or *Anciently Enclosed Land* has long been recognised in Cornwall as having high potential for prehistoric and Romano-British remains, representing the agricultural heartland of the county often since the Bronze Age. Archaeological investigations in Mitchell have been relatively few and limited in extent to date. Also, no assets are recorded within the proposed development site boundary on the Historic Environment Record (HER), though the surrounding landscape contains evidence of Prehistoric enclosures and burial mounds; Medieval settlement and farming; and the Post-Medieval and Modern development of the settlement at Mitchell.

1.5 METHODOLOGY

The historic impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Visual Assessment of Wind farms: Best Practice* (University of Newcastle 2002) and *Guidelines for Landscape and Visual Impact Assessment 3rd edition* (Landscape Institute 2013).

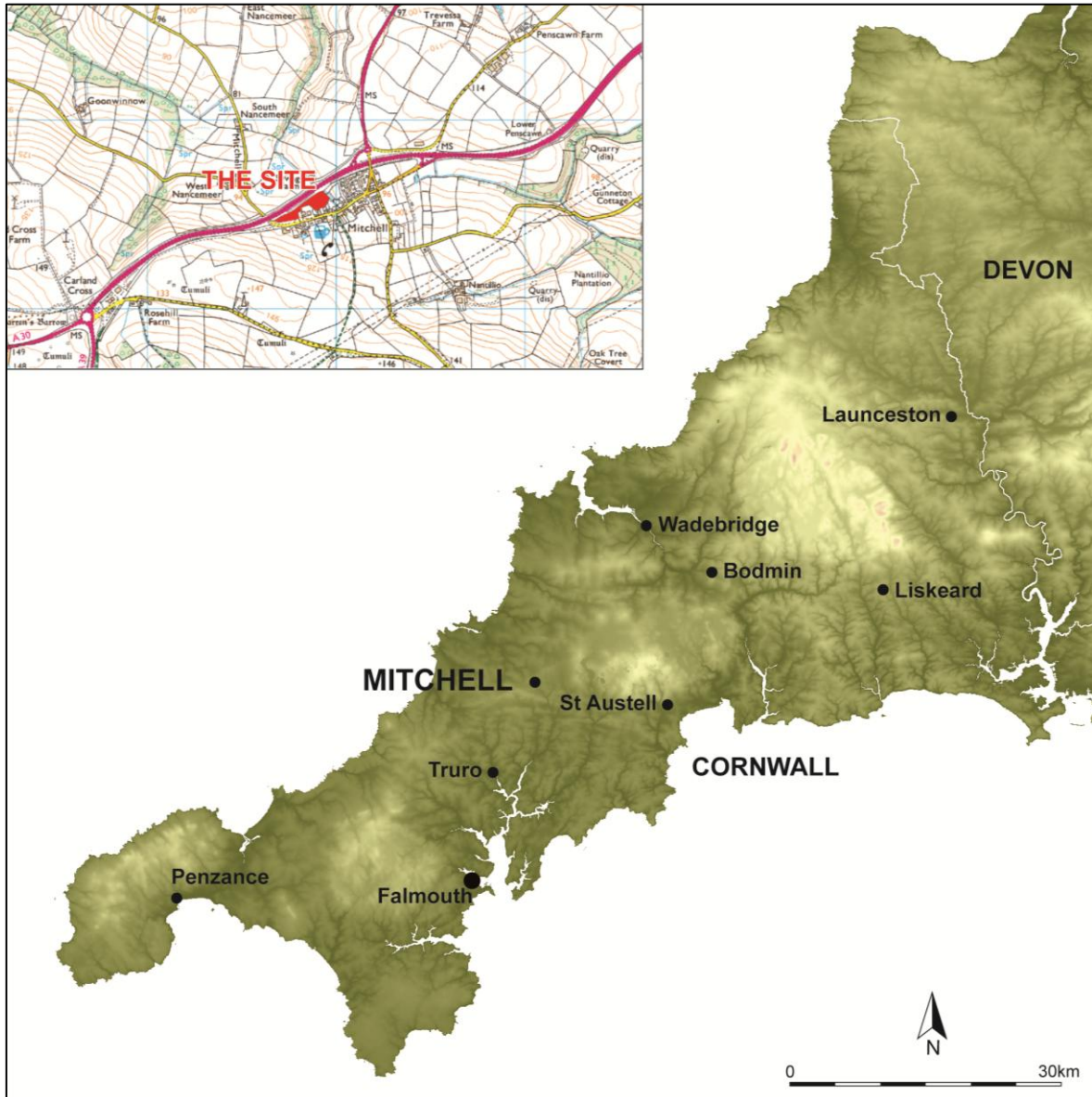


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

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). The potential direct impacts were addressed in SWARCH report 160706, so this report will focus on the indirect impacts on nearby designated heritage assets. 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 1.

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 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.

2.5 QUANTIFICATION

The size and location of the proposed development relative to the village of Mitchell and the A30 would suggest a search radius of 1km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced.

There are relatively few designated heritage assets in the local area: nine GII Listed structures (milestone; Mitchell Farmhouse; Wesleyan Chapel; Plume of Feathers Public House; Ivy House; Wellesley House and Stable Block; K6 Telephone Kiosk; Raleigh House; Pillars Hotel), and a Conservation Area (Mitchell). There are no Registered Parks and Gardens or Battlefields 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 XX 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 Conservation Area at Mitchell; the Wesleyan Chapel
- Category #2 assets: Mitchell Farmhouse; Plume of Feathers Public House; Ivy House; Wellesley House and Stable Block; Raleigh House; Pillars Hotel
- Category #3 assets: the milestone; the K6 telephone kiosk

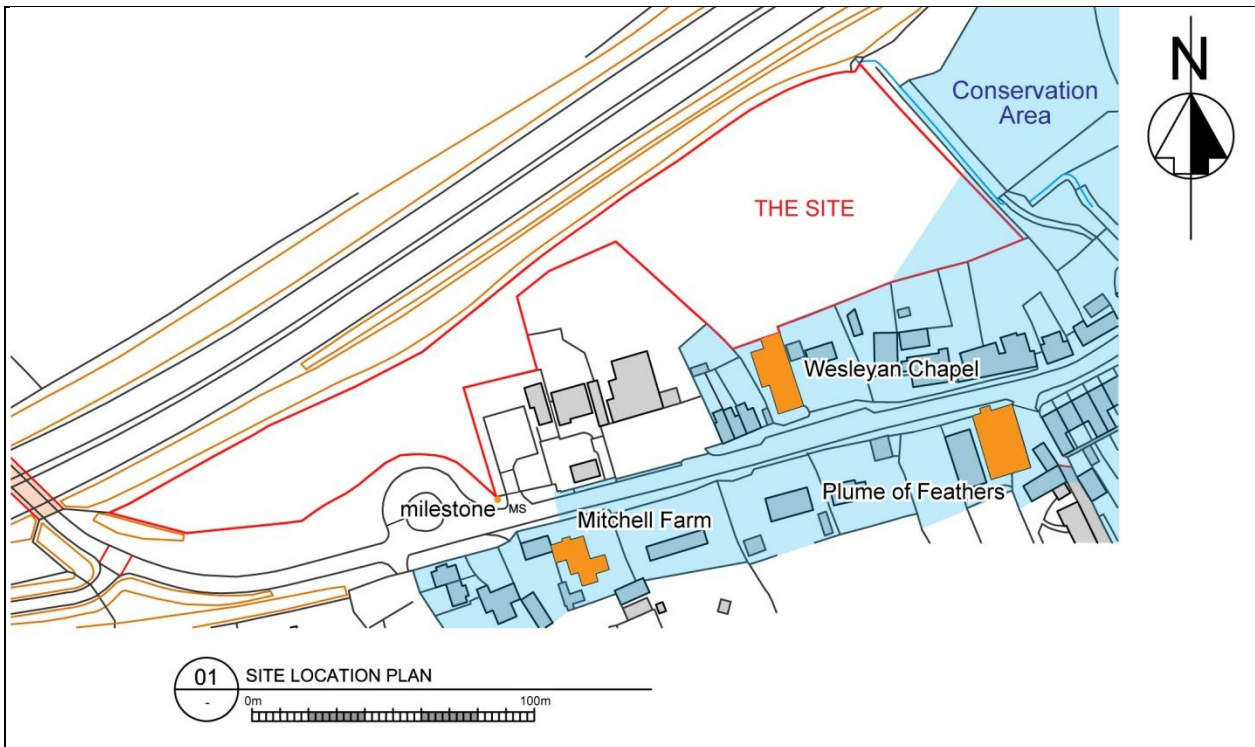


FIGURE 2: LOCATION OF THE SITE IN RELATION TO NEARBY DESIGNATED HERITAGE ASSETS (DRAWING SUPPLIED BY WESTCOUNTRY LAND (MITCHELL) LTD).

2.6 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

2.6.1 NONCONFORMIST CHAPELS

Non-Conformist places of worship, current and former

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

What is important and why

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

Asset Name: Wesleyan Chapel	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> Adjacent
<p><i>Summary:</i> Listing: Wesleyan Chapel. 1845. Uncoursed killas stone, but coursed on south front, with granite quoins to windows. Slate roof with crested ridge tiles. Plan. Gable end to street, with central entrance to cross lobby. Four window bays with schoolroom at north end, with hipped roof. Centre panelled doors within painted arched entrance, with hood moulding. Body of hall has raised choir and gallery over entrance. Tall flanking round-headed windows with ashlar red stone arches and granite keystones. Gable coped, with roundel, also with hood mould. Timber window frames of 2-arched lights and circle at head. Two transomes. stained glass of c.1910-20. Side windows similar but glazing bars recurved to form lozenge head. Brick arches and stone key. Diamond pattern glazing. Schoolroom has two round-headed closely spaced windows. Two-flue chimney on rear wall of chapel. Two windows to rear and entrance at side. Interior: Walls rendered and lined as ashlar in black mortar. Panelled boarded ceiling. Fittings probably later C19 and complete. Raised central pulpit slightly cantilevered with curved front. Organ behind, flanked by 3 tiers of choir benches. Iron openwork panelling to front. Body of hall has 31 numbered pine pews in 3 blocks. Screen to lobby under gallery with stained glass lights at centre. Railings around communion table. Side passage to schoolroom, now meeting room. Exposed ceiling trusses and wall dado panelling. Small kitchen annex.</p> <p>The chapel was converted to a dwelling, workshop and offices in the mid-1990s and it is not clear what survives of the original interior fittings.</p>	
<p><i>Conservation Value:</i> The chapel is well maintained, aesthetically pleasing, with clear evidence of some architectural aggrandisement. The building has been converted to a dwelling, but it likely it holds some limited further evidential value in its historic fabric. It has no defined historical and communal value.</p>	
<p><i>Authenticity and Integrity:</i> The chapel has retained its historic character and exterior appearance. However, it has been converted to a dwelling, and is no longer an authentic religious building. Its integrity is expected to be reduced through the loss of internal historic fittings and the subdivision of space.</p>	
<p><i>Setting:</i> The chapel stands in a historic village setting, on the north side of the main street and west of the</p>	

historic core of the village. It stands in a position of some prominence, just along from the public house. It is flanked to the west by a short row of terraced cottages, of local stone; to the east is a late 20th century house, with a garage in close proximity to the chapel. This neighbour appears to store wood and a caravan against the east wall of the chapel. There is a field to the north, which forms a part of the proposed development site, beyond which is the A30. There are late 20th century houses to the south, across the road, making the chapel and cottages feel slightly detached from the rest of the conservation area and edge of settlement. There is a very linear character to this area of Mitchell, with all of the buildings running along either side of the road.

Contribution of Setting to Significance of Asset: The setting of the chapel has changed during the second half of the 20th century. Lying opposite and to the east are modern houses and garages, dividing it from the rest of the historic settlement. This adds to the group importance of the chapel with the adjacent cottages to the west.

Magnitude of Effect: The proposed development would be located within the small field immediately to the north of the Chapel. Views out from the village to the north are largely blocked by the A30 and the associated dense tree planting. The principle façade of the chapel is the south and this will be unaffected by the proposed development. Views from the conservation area towards the chapel may include glimpses of the proposed development. These will alter the linear character of this end of the village.

Magnitude of Impact: Medium value asset + Minor change = Negative minor impact.

Overall Impact Assessment: **Negative/minor Impact.**

2.6.2 FARMHOUSE AND FARM BUILDINGS

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

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

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting. Wind turbines will usually have a restricted impact on the meaning or historical relevance of these sites.

What is important and why

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape, and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). However, working farms are rarely

aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

Asset Name: Mitchell Farmhouse	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.40m
<p><i>Summary:</i> Listing: Farmhouse, now guest house. Early-mid C19. Coursed killas stone with contrasting quoins and dressings. Graded stone slate roof. Plan: Central stair hall with flanking reception rooms. Rear wing on left bay, of 2 bays, extended a further two bays, each extension with gable stack. Single storey outbuildings, formerly washhouse, attached at right angles on east face of wing. Glazed C20 door within pitched glazed porch. Sixteen paned replacement sashes within openings with slightly cambered stone arches. Roof hipped, with brick stacks on gable walls. Interior not seen.</p>	
<p><i>Conservation Value:</i> Large and generously proportioned, this is an aesthetically pleasing building, of typical Late Georgian/Victorian 'Cornish farmhouse' vernacular style. It appears to be of a single phase of build, well maintained and considerably restored and altered over the years, unlikely to have much further evidential value. It has no historical known value and no communal value.</p>	
<p><i>Authenticity and Integrity:</i> This building appears to back onto fields and has some rear outbuildings, possibly still of semi-agricultural function, its barns may now be holiday cottages. Still of historic character and appearance, it is well maintained, its structural integrity may be high. However, it looks to have been considerably modernised so it is not clear what its interior historical integrity may be like; the interior was not inspected during Listing.</p>	
<p><i>Setting:</i> The farm sits on the western edge of the settlement at present, a typical 'in-town' farm setting. It is enclosed by walled gardens to the east and on its north front side, between it and the road, with a large walled plot, containing a yard and barns to the west and south-west. There are now fence divisions between the farmhouse and some of the barns, which have been converted, and this may indicate a breaking up of the site and different ownership. To the far west there is a large modern farmyard of metal-framed sheds, which appears to confirm a working function for the holding. To the south, the farmyard opens out onto an extensive block of agricultural fields.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The surviving barns, walled plot and open fields to the south have preserved the edge of settlement setting for this farmhouse and allow us to understand it as such, not a village house. The aural intrusion, light pollution and visual impact of the A30 which is just to the north intrudes significantly onto this edge of settlement setting, a detracting element.</p>	
<p><i>Magnitude of Effect:</i> The farmhouse will look directly across to the western end of the new development and its new entrance. The development runs away to the east behind the other houses of the village, the farmhouse therefore retaining its edge of village setting. The small surviving green space opposite the farmhouse will be retained for communal public use, again minimising the visual impact on the farmhouse. The development will increase road use in front of the farmhouse, which may add to the aural intrusion from the A30 and a general indirect feeling of encroachment of the modern world on this traditional farmstead.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset + Negative/minor change = Negative/minor impact.</p>	
<p><i>Overall Impact Assessment:</i> Negative/minor impact.</p>	

Asset Name: Raleigh House	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.100m
<p><i>Description:</i> Listing: Farmhouse, now smallholding. C17 rewindowed in C19. Uncoursed killas rubble with slate roof. Plan: Five bays, approximately symmetrical about central entrance to through hall to stair block on rear. Dairy wing on left, and kitchen in narrow linyay room behind living room to right of hall. Two storeys. Elevation has porch with gabled chamber over supported on painted granite columns, later infilled</p>	

at sides. Five x fielded panelled door. Sixteen-paned sash windows with timber lintels, the windows of the inner bays of upper floor blocked, but twin 8-paned sashes to ground floor left of porch. Porch chamber has tripartite 16-paned sash with 16-paned sashes Brick stacks. Interior: Fully panelled screen between hall and living room. Bead moulded joists. Some good 4- and 6-panelled doors. Fireplaces blocked and dairy ceiled.

Conservation Value: Complex farmhouse, of vernacular character and unusual style and form, older than most in the village, aesthetically striking and forming an important character group with the adjacent Pillars Hotel building. Inherent evidential value in its atypical plan. No communal value, or known associative historical value.

Authenticity and Integrity: The building is authentic, in that it is of external historic appearance. It is no longer a farmhouse, subsumed in the 20th and 21st century expansion of the eastern end of Mitchell. It has now become a village house and is consequently of unsuitable proportions for its now reduced plot. The building is quite tired and does not appear to have received much recent maintenance; it may well be internally quite intact.

Setting: On the former eastern edge of the village, set away from the core of the historic settlement, which lies to the west. It would have farmed the fields to the south and possibly to the north, the landscape now truncated by the A30. In the 20th century, the village was extended past the farmhouses, it now forms a small, historic group with adjacent Pillars Hotel, somewhat disconnected from the rest of their now irrelevant setting.

Contribution of Setting to Significance of Asset: The Mitchell conservation area is cohesive in its general 18th and 19th century character, however, this building significantly predates most of the village, relating to a less settled, pre-industrial rural landscape. New houses in this vicinity have been carefully built with reference to vernacular materials and slate roofs, but encroach on this building on all sides, giving it a crowded feeling. The late 20th century social housing in the eastern part of the village is not complementary and the development of the road network and bus stops, with signage, noise and light pollution from the nearby A30 are all detracting elements.

Magnitude of Effect: There will be no views or impact on this asset from the new development, views will be blocked by the existing housing and any aural or light pollution from added houses or the constructional phase of the development would be drowned out by the existing constant aural intrusion from the A30 and its associated road lighting. The only slight expected impact may be a further increase in use of the road here, which further emphasises the ingress of the modern world on this asset, its intended setting long since removed.

Magnitude of Impact: Medium value asset + No change = Neutral Impact.

Overall Impact Assessment: **Neutral Impact.**

Asset Name: Pillars Hotel	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.120m
<i>Description:</i> Listing: Farmhouse, now hotel with flat on first floor. C17 origin (date 1683 V/F.P on timber panel over door). Rendered and painted stone and cob, with slate roof. Plan: Probably linhay plan in origin but much altered. Now approximately central entrance to former passage, both flanking rooms now bars, with servery in opened up rear narrow bay. Gable stacks. Large rear extension added to rear of left bay, and further bay developed from lean-to on left end gable. Elevation of 5 bays. Near central entrance with C20 door and painted date panel over. Painted granite columns of former porch reset wider apart. Paned two-light timber windows deeply set in wall. Interior. Gable open fireplaces rebuilt. ceiling joists renewed. Roof has low angled struts to principal rafters. Listed primarily for group value with other listed buildings nearby.	
<i>Conservation Value:</i> Older building in poor condition, likely of complex developmental history, with clear phases of styles of architectural details. Inherent evidential value. Aesthetically compromised at present by its poor condition. No communal value and no known historical associative value.	
<i>Authenticity and Integrity:</i> Of historic character and appearance and little altered in recent times, poorly	

maintained, its structural integrity and any interior details are at increasing risk of being lost.
<i>Setting:</i> To the east of the core of the historic settlement. This would have farmed the fields to the south and possibly to the north, the landscape now truncated by the A30. In the 20 th century, the village was extended out past the asset; it now forms a small historic group with the adjacent Raleigh House, within this more modern part of the settlement.
<i>Contribution of Setting to Significance of Asset:</i> The Mitchell conservation area is cohesive in its general 18 th and 19 th century character, however, this building significantly predates most of the village, relating to a less settled, pre-industrial rural landscape. New houses in this vicinity have been carefully built with reference to vernacular materials and slate roofs, but encroach on this building on all sides, giving it a crowded feeling. The late 20 th century social housing in the eastern part of the village is not complementary and the development of the road network and bus stops, with signage, noise and light pollution from the nearby A30 are all detracting elements.
<i>Magnitude of Effect:</i> There will be no views or impact on this asset from the new development, views will be blocked by the existing housing and any aural or light pollution from added houses or the constructional phase of the development would be drowned out by the existing constant aural intrusion from the A30 and its associated road lighting. The only slight expected impact may be a further increase in use of the road here, which further emphasises the ingress of the modern world on this asset, its intended setting long since removed.
<i>Magnitude of Impact:</i> Medium value asset + No change = Neutral Impact.
<i>Overall Impact Assessment:</i> Neutral Impact.

2.6.3 LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

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

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

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village can be impacted by new residential developments especially when in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

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

What is important and why

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

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

<i>Asset Name:</i> Mitchell Conservation Area	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> CA	<i>Distance to Development:</i> Adjacent
<p><i>Summary:</i> Mitchell appears to lack a CA Appraisal, so the following characterisation is attempted: Village of distinct 18th and 19th century overall character which has developed in linear or ribbon development pattern along the old toll road, which rose up onto Carland Down, leading to Truro. The village owes its heritage to the busy mining industry of these post-medieval periods, somewhat detached from older settlement patterns, set out on the eastern flank of an exposed down, within a formerly rural landscape. Defined by detached houses and attached rows of small cottages of vernacular slate, shale and killas rubble, with slate roofs. Where exposed, stone is of soft earthy browns, umber yellows and light greys, complemented by white painted, rendered elevations and dark grey slate roofs. Pavements, some driveways and alleys between buildings appear to retain granite sets and cobbles. There are seven Listed buildings within the village, all Grade II, a Listed milestone and a Grade II Listed phonebox. The oldest building is probably Raleigh House, which is likely early or mid 17th century.</p>	
<p><i>Supplemental Comments:</i> The conservation area is very cohesive in colour, style and period, with a few key structures, such as the Wesleyan Chapel, Plume of Feathers Pub, Wellesley House and Raleigh House. The visitor to the village leaves with an impression of an aesthetically pleasing and well kept community, linked to the industrial/mining boom in this region. The conservation area spreads over the main part of the village but is really defined by the main streetscape views. Other than the addition of parked cars, these views are likely little altered.</p>	
<p><i>Evidential Value:</i> The village has evidential value within its buildings and in below ground deposits.</p>	
<p><i>Historical Value:</i> None.</p>	

Aesthetic Value: Mitchell is a very cohesive village of 18th and 19th century appearance, with lots of small, vernacular, stone built cottages and some larger, grander buildings. It is of soft local tones, with greys, browns, beiges and yellowish stones, pretty historic houses and carefully manicured gardens. Its conservation area status has protected it from the usual modern development, with new housing limited to the village limits or tucked behind historic buildings. Overall, the buildings are well maintained, as are the village amenities and public spaces.

Communal Value: None.

Authenticity: The village is an active community, attracting new housing, with a public house, playground, village groups and activities visible on its noticeboard. The main street is still authentically of 18th and 19th century character.

Integrity: The village has seven Listed buildings, Grade II and two other Listed structures, one a milestone, the other a K6 telephone kiosk. There are numerous other undesignated heritage assets as the main street is lined by historic cottages. The houses of the village are generally well maintained and in good condition, structural historic integrity is high.

Topographical Location and Landscape Context: The village sits in a slight natural hollow on the mid slopes of the eastern flank of the high ridge which culminates with Carland Down to the west.

Principle Views: Principle views are on the approach from the east of the village, with Carland Down to the west. On leaving the village, there are long views out over the World Heritage Site at St Stephens, to the east. There would have been views north to St Newlyn East and the coast, but these have been screened by the A30.

Landscape Presence: The village is tucked into a slight natural hollow within the eastern flank of the down, on an undulation, mid-slope, protected from the brusque western and north-western winds. The village was purposefully located here to be less visible and therefore in a more protected setting for improving living conditions. It did not need to announce itself in the landscape like early settlements, as it was located on a main toll-road. The A30 and its associated landscaping and light signature dominates the wider landscape now, the village hidden, screened by the road and associated planting.

Immediate Setting: The village developed along the old toll road which rose up onto Carland Down, leading to Truro. It is flanked to east, west and south by agricultural fields, to the north the landscape is truncated by the busy dual carriageway, the A30, with associated landscaping and screen planting. This road, running into a cutting, then rising up the hill on embankments, dominates the immediate setting of the village.

Wider Setting: The village owes its heritage to the busy mining industry of these post-medieval periods, somewhat detached from older settlement patterns, set out on the eastern flank of an exposed down, within a formerly rural landscape. There is now a large roundabout at Carland Cross just to the west, where two busy A roads join. There is also a large windfarm at the top of this hill and lines of pylons crossing the landscape.

Enhancing Elements: The development of the A30 bypassed and therefore retained Mitchell; its reduced traffic burden has allowed for better maintenance and a continued level of status in the settlement, which has retained its historic character and cohesive appearance.

Detracting Elements: The aural and light pollution from the A30 dominate the wider setting and conservation area, intruding on the individual setting of the Listed assets and on the general experience of the historic settlement.

Direct Effects: The development will infill the surviving fields between the village and the A30. This will enlarge the village, making the historic core a smaller percentage of the settlement. It will also change the views to the north, adding new rooflines to the banking and hedging alongside the A30. It will mask the linear nature of the settlement at the western end.

The character of the new development will be residential, so will not change this aspect of the settlement character and the number of houses is quite limited, so it will remain a small village. The appearance of the houses is designed to be sympathetic to local vernacular materials and the character of the settlement and there will be no significant visual relationship between the main streetscape and the development, screened by existing houses.

Any buried deposits associated with the historic settlement of the village in these rear plots and fields will be permanently removed by the development, although this can be mitigated by archaeological

<p>monitoring or early evaluation.</p>
<p><i>Indirect Effects:</i> The building of houses on this side of the village may indirectly slightly benefit the conservation area by deflecting road noise, reducing the existing aural intrusion into the main street. Any effect will be very slight. The development and associated planting will also serve to screen the A30 at the western end of the village. Formerly open spaces between detached houses or rows of cottages will be infilled, creating a sense of enclosure on this side of the village.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> Mitchell is cohesive, of strong 18th and 19th century character, protected as a conservation area, as seven of its historic buildings are worthy of Listing and others are of cohesive historical appearance, collectively enhanced by their surroundings. Visual markers of age/period, style and vernacular materials define the setting/value of the conservation area. Many of the modern houses which have already been built in this village have taken care to respect this, with slate hanging, use of slate and shale cladding, pale render, slate roofs, stone-effect elevations, heritage-style and cottage proportions. Most important is the 'shape' of the settlement, which informs on its relatively late character and reason for founding, along the toll road.</p>
<p><i>Magnitude of Impact:</i>. Some direct views from the north elevations of Listed and other undesignated heritage assets on the north side of the main street may affect the interpretation of status of these buildings and their sense of place. The proposed development will expand the village at its western end, masking the linear nature of the settlement to a degree. There are virtually no views from the main core of the conservation area.</p>
<p>Overall Impact Assessment: Negligible to Negative/minor Impact.</p>

<p>Asset Name: The Plume of Feathers PH</p>	
<p><i>Parish:</i> St Newlyn East</p>	<p><i>Value:</i> Medium</p>
<p><i>Designation:</i> GII</p>	<p><i>Distance to Development:</i> c.40m</p>
<p><i>Description:</i> Listing: Inn. Early C18, remodelled later C19. Rendered cob and stone, with east wing of stone. Slate roof. Plan: Main block of 3 bays with central entrance under porch chamber on granite columns. Left wing formerly service range, extends front by 1 bay to left, formerly with large stack on gable end. Right bay extended to rear by 3 bays, now kitchens, with two raking buttresses, the wings forming a narrow rear courtyard, enclosed in C20. Elevation: Pair of glazed door over 2 steps. All front windows double hung sashes, the upper sash of 2 panes. Sill band. Porch gabled, with shaped and perforated C19 bargeboards. Brick stack to left bay, rebuilt. Twelve paned sashed to upper floor of west wing. Interior: Much altered C20.</p>	
<p><i>Conservation Value:</i> Very charming, rustic in character, with some unusual historic details, such as the projecting porch, this is an aesthetically pleasing building, which is well maintained and has been sympathetically restored. Significant potential evidential value as the east elevation indicates features which suggest different phasing from that noted by the Listing, building may have an older and more complex developmental history. Some associative historical value in the building being a public house for a long period of time and certainly there is some limited and ongoing communal value to the occupants of Mitchell and surrounding areas, as this is a popular public house.</p>	
<p><i>Authenticity and Integrity:</i> Still a public house, busy and actively used, this is of historic character and appearance. Structurally, its integrity is high, but the interior layout has been much altered and is heavily modernised, obscuring original details and over exposing/misidentifying others, creating pastiche in its design.</p>	
<p><i>Setting:</i> Located in a dominant position right in the heart of the conservation area, on the south side of the village, its projecting porch drawing the eye along the main street and flanked by other historic buildings.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The historic core of Mitchell is a conservation area, the village protected from too much change, of strong 18th and 19th century character. The building is identified in its Listing as also being of this period and therefore unusually its setting has been maintained since construction, little altered. The low rows of attached rubble cottages to the north and taller 19th century row of houses to the east flank and complement the pub, focusing the eye down the street towards the building, making it the defining building of the conservation area. The aural intrusion from</p>	

the A30 is very much a detracting element.
<i>Magnitude of Effect:</i> There will be no direct effects on the public house, as it lies to the south side of the village. It may have some glimpses of the roofs of the new development in the gaps between the houses and cottages on the north side of the street. Since these roofs will be slate and of simple domestic character, this change in views is unlikely to affect the public house in any real sense, since it was designed to sit at the heart of a settlement. Views to the countryside on this north side are blocked by extant cottages. The new buildings may have a very slight positive effect by deflecting some of the road noise, reducing the aural intrusion into the conservation area.
<i>Magnitude of Impact:</i> Medium value asset + No/Negligible change = Neutral Impact.
<i>Overall Impact Assessment:</i> Neutral Impact.

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

Magnitude of Effect: The proposed development, may deflect some noise from the A30, having a slight positive effect. However there will be direct views from the northern elevation of Wellesley House towards the rooflines of the new houses. The development is set to the west, so immediate views to the rear will not be affected. On this north side, any views out to the surrounding countryside have already been blocked by the A30 road landscaping, including dense planting.

Magnitude of Impact: Medium value asset + Negligible change = Negligible Impact.

Overall Impact Assessment: Negligible Impact.

Asset Name: Ivy House	
<i>Parish:</i> St Newlyn East	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.40m
<i>Description:</i> Listing: House. Late C18. Gritstone rubble with slate roof. Plan: Three bays, 'T'-plan, with central wide hall and flanking reception rooms. Rear wing off-centre containing rear entrance passage with stair, and kitchen. Two storeys. Elevation has central recessed entrance, a 6x bead-panelled door the upper 2 panels glazed, and later elementary pitched canopy. 6-paned sash windows within segmental headed openings. Roof hipped. Brick stack to left gable. Interior. West side partition of hall removed to form large kitchen-living space. Moulded overmantel to gable stack.	
<i>Conservation Value:</i> Well presented and maintained, this house has the solid, square appearance of late 18 th century buildings, historic in character, with aesthetically pleasing proportions. Possible inherent evidential value, unclear if of one phase or if back block is different phase. Any historical associative value is not known, no communal value.	
<i>Authenticity and Integrity:</i> The house is a mid-status detached private village dwelling house, having retained its gardens and walled courtyard to rear, (with restored outbuilding, possibly in same ownership, not clear?) The building has been well maintained and restored. Structural integrity is high, interior is unknown, the historic plan is noted as altered in the Listing text.	
<i>Setting:</i> Enclosed by gardens to the south and west, a playground to the east, which may once have been further gardens, it fronts directly onto main street of village. Neighboured on the north side by the grander Wellesley House and to the west the historic core of the village, with rows of attached stone cottages.	
<i>Contribution of Setting to Significance of Asset:</i> The historic core Mitchell is a conservation area, protected from too much change. The house is one of the largest in the village, close set to the road where it narrows, visually prominent and forming a cohesive group with Wellesley House. The aural intrusion from the A30 is very much a detracting element within Mitchell.	
<i>Magnitude of Effect:</i> It is unlikely that there will be any direct effects on the house, other than maybe a slight glimpse between buildings on the north side of the road, where the new roofs of the development may be visible to the north-west. There may in fact be a small positive impact, in that the new houses may deflect some road noise from the A30, diluting the aural intrusion experienced along the main street.	
<i>Magnitude of Impact:</i> Medium value asset + Negligible to neutral change = Neutral Impact.	
<i>Overall Impact Assessment: Neutral Impact.</i>	

2.6.4 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 an open and exposed undulating plateau cut by shallow river valleys with woodland. The valley sides and tops are more open, with fairly large but irregular fields, many based on medieval precursors, with scattered farms and small hamlets that date to the medieval period. Some nucleated settlements have arisen around enlarged churchtowns. Dependent on location, sweeping panoramic views are possible from the upper slopes and hilltops. The rural landscape around Mitchell is fairly open, but Mitchell itself is set down at the base of a hill that rises to the south-west (Carland Cross). In contrast to much of the surrounding landscape, the field boundaries around Mitchell feature many more mature deciduous trees, these provide more cover and height to the settlement. New elements introduced into this visual landscapes will be conspicuous, particularly given the strongly-linear form of Mitchell. On that basis the impact is assessed as **negative/minor**.

2.6.5 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 **negative/minor**.

2.6.6 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 strongly-linear character of Mitchell has been diluted by the housing estate (*St Francis Meadow*) to the east end of the village; the proposed development would further erode that distinctive linear character. In addition, there are currently two pre-apps in play for Mitchell, at Mitchell Fruit Farm [PA17/00249/PREAPP] and land adjacent to the Plume of Feathers PH [PA17/03459/PREAPP], with a full application for land south of Pillars [PA17/04337]. Taken together, this could make an appreciable difference to the character of the settlement. With that in mind, an assessment of **negative/minor** to **negative/moderate** is appropriate.

TABLE 1: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Mitchell Conservation Area	CA	Adjacent	Medium	Minor	Slight	Negligible to Negative/Minor
Wesleyan Chapel	GII	Adjacent	Medium	Minor	Negligible	Negative/Minor
Mitchell Farmhouse	GII	40m	Medium	Minor	Minor	Negative/Minor
Raleigh House	GII	100m	Medium	None	Neutral	Neutral
Pillars Hotel	GII	120m	Medium	None	Neutral	Neutral
Plume of Feathers PH	GII	40m	Medium	Negligible	Negligible	Neutral
Wellesley House and Stable Block	GII	40m	Medium	Negligible	Negligible	Negligible
Ivy House	GII	40m	Medium	Neutral	Neutral	Neutral
Milestone @	GII	Adjacent	Medium	Minor	Slight	Negligible to Negative/Minor
K6 Telephone Kiosk	GII	50m	Medium	Minor	Slight	Negligible to Negative/Minor
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Minor	Neutral/Slight	Negative/Minor
Aggregate Impact	n/a	n/a				Negative/Minor
Cumulative Impact	n/a	n/a				Negative/Minor to Negative/Moderate

3.0 CONCLUSION

The site is located to the south of the A30, immediately to the north of the linear settlement of Mitchell, which itself is located along the Old A30. Mitchell formed part of the Degembris manor holdings until 1284 when this arrangement was ended and Mitchell formed its own independent community, a chapel being recorded since the early 13th century. In 1306 it was restyled from a small village and taxed as a borough. It is believed to have been at its most prosperous in the 14th century when it was a hub for medieval farming in the area. However, its prosperity declined in the 15th century. Archaeological investigations in Mitchell have been relatively few and limited in extent to date. Also, no assets are recorded within the proposed development site boundary on the Historic Environment Record (HER), though the surrounding landscape contains evidence of Prehistoric enclosures and burial mounds; Medieval settlement and farming; and the Post-Medieval and Modern development of the settlement at Mitchell.

In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, buildings or embankments, or that other modern intrusions have already impinged upon their settings. The assets that will be impacted to the greatest extent are Mitchell Farmhouse and the Wesleyan Chapel, with a predicted impact of **negative/minor**. The impact of the development on the heritage assets in the local area is expected to be **negligible to negative/minor**.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The impact of the development on any buried archaeological resource may be **permanent and irreversible**.

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APPENDIX 1: 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 2: 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; Landscape 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 3: 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 4: 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 5: 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.
<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.
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TABLE 6: 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

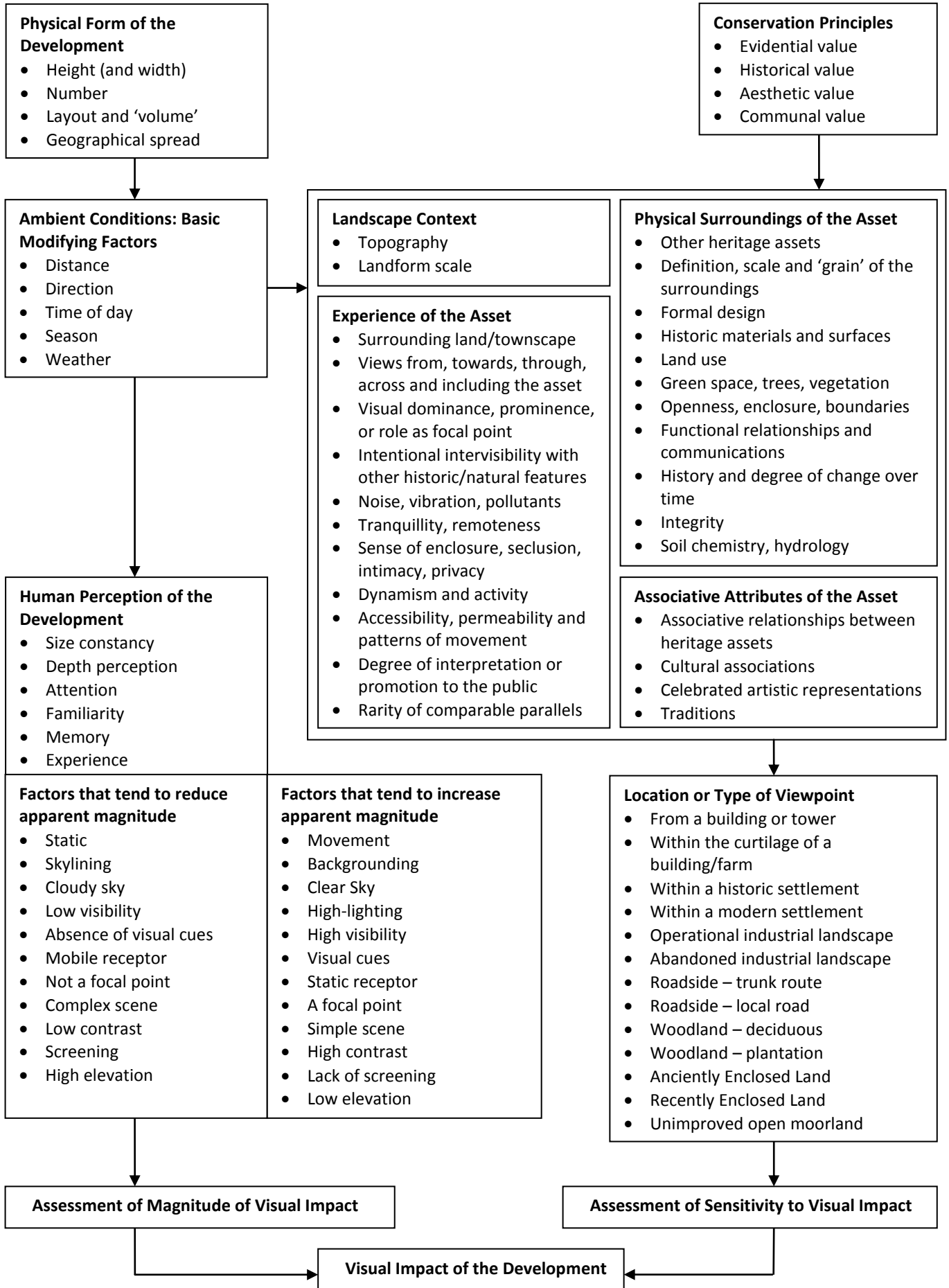


TABLE 7: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: BASELINE PHOTOGRAPHS - HIA



LISTED MILESTONE AT THE WEST END OF THE MAIN STREET (THE PROPOSED SITE TO THE LEFT); VIEWED FROM THE SOUTH-WEST.



MITCHELL FARMHOUSE AS VIEWED ALONG THE MAIN STREET; VIEWED FROM THE WEST.



THE WESLEYAN CHAPEL, VIEWED FROM THE EAST-SOUTH-EAST.



VIEW INTO THE WESTERN END OF THE CONSERVATION AREA; VIEWED FROM THE WEST.



THE HISTORIC CORE OF THE VILLAGE, WITH ITS STRONG 18TH AND 19TH CENTURY CHARACTER; VIEWED FROM THE WEST.



THE FINE AND IMPOSING WELLESLEY HOUSE AND STABLES; VIEWED FROM THE WEST-SOUTH-WEST.



IVY HOUSE, OPPOSITE WELLESLEY HOUSE IN THE MAIN PART OF THE VILLAGE; VIEWED FROM THE WEST-NORTH-WEST.



K6 TELEPHONE KIOSK (INDICATED) TOWARDS THE EASTERN END OF THE VILLAGE; VIEWED FROM THE NORTH-WEST.



RALEIGH HOUSE, A FORMER FARMHOUSE ON THE EASTERN EDGE OF THE VILLAGE; VIEWED FROM THE NORTH-WEST.



THE ROAD JUNCTION WITH MODERN HOUSES (SOME VERNACULAR STYLING) BEYOND; VIEWED FROM THE WEST-NORTH-WEST.



THE PILLARS HOTEL IN POOR CONDITION, ADJACENT TO RALEIGH HOUSE AND FORMING A GROUP ON THE EASTERN EDGE OF THE HISTORIC VILLAGE; VIEWED FROM THE NORTH-EAST.



VIEW INTO THE CONSERVATION AREA FROM THE EASTERN END OF THE MAIN STREET; VIEWED FROM THE EAST.



THE PLUME OF FEATHERS PUBLIC HOUSE; VIEWED FROM THE EAST.



LOOKING BACK DOWN ONTO MITCHELL FROM THE HIGH RIDGE TO THE SOUTH-WEST; VIEWED FROM THE SOUTH-SOUTH-WEST.



VIEW TO SOME OF THE BARROWS ALONG THE RIDGE OF HIGH GROUND TO THE SOUTH-WEST; VIEWED FROM THE EAST-SOUTH-EAST.



VIEW FROM FURTHER ALONG THE RIDGE TOWARDS MITCHELL, AGAIN SHOWING LOCAL BLOCKING AND SCREENING FROM HEDGES; FROM THE WEST, SOUTH-WEST.



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