

LAND AT LONG ROCK

LUDGVAN

PENZANCE

CORNWALL

RESULTS OF A DESK-BASED ASSESSMENT, GEOPHYSICAL SURVEY AND
HERITAGE IMPACT ASSESSMENT



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Land at Long Rock, Ludgvan, Penzance, Cornwall

Results of a Desk-Based Assessment, Geophysical Survey and Heritage Impact Assessment

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Work undertaken for Westcountry Land (Long Rock) Ltd

SUMMARY

This report presents the results of a desk-based assessment, geophysical survey, and heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for land at Long Rock, Ludgvan, Penzance, Cornwall, in advance of a planning application for the site.

The proposed site would be located towards the eastern edge of Long Rock and immediately adjacent to current residential areas. The archaeological potential of this site is low, with no notable assets within the immediate vicinity of the site. The geophysical survey undertaken for this site identified multiple linear anomalies representing removed historic field boundaries and drainage. Much of the western extent of the site contains large areas of made ground which could potentially obscure any archaeological anomaly groups. Monitoring of geotechnical investigations on the site suggest that the site is above the level of known peat deposits identified elsewhere within Mounts Bay, including geotechnical logs for just south of the site. On the basis of this survey, and the sites wider context, the archaeological potential of the site is low.

Most of the designated heritage assets in the wider area are located at such a distance and screened from the site in such a way that it minimises the impact of the proposed development, or the contribution of the setting is less important. In some cases, like St Michael's Mount, the view towards Long Rock already shows modern development and the proposed site would have little further influence. The only heritage asset in close proximity to the site is the undesignated Wayside Methodist Chapel, which is partially screened from the site but also of limited significance. The overall impact is likely to be minor on this asset, and that the proposed development will have an overall negligible negative impact.

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



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CONTENTS

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGEMENTS</i>	4
<i>PROJECT CREDITS</i>	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL BACKGROUND	5
1.4 ARCHAEOLOGICAL BACKGROUND	5
1.5 METHODOLOGY	6
2.0 HERITAGE IMPACT ASSESSMENT	8
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	8
2.2 NATIONAL POLICY	8
2.3 LOCAL POLICY	9
2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS	9
3.0 DIRECT IMPACTS	10
3.1 STRUCTURE OF ASSESSMENT	10
3.2 DOCUMENTARY HISTORY	10
3.3 CARTOGRAPHIC DEVELOPMENT	10
3.4 ARCHAEOLOGICAL BACKGROUND	13
3.5 GEOPHYSICAL SURVEY	16
3.6 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY	20
4.0 INDIRECT IMPACTS	23
4.1 INTRODUCTION	23
4.2 DESIGNATED ASSETS	23
4.3 SUMMARY	24
5.0 CONCLUSION	26
6.0 BIBLIOGRAPHY & REFERENCES	27

LIST OF FIGURES

Cover plate: View of field 1; viewed from the west.

FIGURE 1: SITE LOCATION.	7
FIGURE 2: EXTRACT FROM THE LUDGVAN TITHE MAP OF 1838.	11
FIGURE 3: EXTRACT FROM THE 1879 1 ST EDITION OS 6INCH MAP.	12
FIGURE 4: EXTRACT FROM THE 1907 2 ND EDITION OS 25INCH MA.	12
FIGURE 5: NEARBY HERITAGE ASSETS.	14
FIGURE 6: VIEW ACROSS FIELD 1; VIEWED FROM THE SOUTH-EAST.	17
FIGURE 7: VIEW ACROSS THE FIELD 2; VIEWED FROM THE EAST.	17
FIGURE 8: SHADE PLOT OF GRADIOMETER SURVEY DATA; MINIMAL PROCESSING.	21
FIGURE 9: INTERPRETATION OF GRADIOMETER SURVEY DATA.	22
FIGURE 10: VIEW FROM THE SITE TOWARDS THE ENTRANCE, SHOWING THE METHODIST CHAPEL; VIEWED FROM THE NORTH.	23
FIGURE 11: VIEW OF THE SITE SHOWING ST MICHAEL'S MOUNT IN THE CENTRE; VIEWED FROM THE NORTH.	24

LIST OF TABLES

TABLE 1: EXTRACT FROM THE LUDGVAN TITHE APPORTIONMENT.	10
TABLE 2: TABLE OF NEARBY UNDESIGNATED HERITAGE ASSETS.	14
TABLE 3: INTERPRETATION OF GRADIOMETER SURVEY DATA.	18
TABLE 4: SUMMARY OF DIRECT IMPACTS.	20
TABLE 6: THE HIERARCHY OF VALUE/IMPORTANCE.	35
TABLE 7: MAGNITUDE OF IMPACT.	40
TABLE 8: SIGNIFICANCE OF EFFECTS MATRIX.	40
TABLE 9: SCALE OF IMPACT.	40
TABLE 10: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.	40
TABLE 11: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT.	41

LIST OF APPENDICES

APPENDIX 1: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY	28
APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY	33
APPENDIX 3: PHOTOGRAPHIC ARCHIVE	42

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1.0 INTRODUCTION

LOCATION:	LAND AT LONG ROCK
PARISH:	LUDGVAN
COUNTY:	PENZANCE
NGR:	SW 50183 31700
PLANNING NO.	PRE-PLANNING
SWARCH REF.	LLR18

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Westcountry Land (the Client) to undertake a desk based assessment, geophysical survey and heritage impact assessment for land at Long Rock, Ludgvan, Penzance, Cornwall, in support of a planning application. This work was undertaken in accordance with best practice and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Long Rock comprises an industrial estate and residential area to the east of Penzance, situated immediately south of the A30, the proposed development site is located on the eastern end of Long Rock. The centre of the site is located c. 3.3km to the east of the centre of Penzance, c. 420m north of the coastline and c.120m south of the A30 which abuts the northern boundary of the site. Long Rock sits within a flat area of land along Penzance bay, to the east of the site is Marazion Marsh. The site is comprised of three fields (Figure 1), which abut the A30, the two eastern fields border Rydal to the south-east, with the eastern field being a former sports field.

The soils of this area are the deep fine silty and clayey soils variably affected by groundwater of the Conway Association (SSEW 1983). These overlie the slate and siltstone of the Mylor Slate Formation; superficial deposits include clay, silt, sand and gravel displayed in a Head (BGS 2018).

1.3 HISTORICAL BACKGROUND

The proposed development site lies within a known area of mining activity, with the Long Rock Mine having three recorded shafts and one suspected shaft, as well as three possible lodes within the site boundary. Long Rock is a settlement within the hundred and deanery of Penwith and parish of Ludgvan (Lysons 1814); Ludgvan is named for its patron saint, Ludowanus, and was first recorded in the Domesday book under *Luduham* (Williams & Martin 2002). The site lies within an area identified as post-medieval enclosed land on the Cornwall and Scilly Historic Landscape Characterisation (HLC).

1.4 ARCHAEOLOGICAL BACKGROUND

There are no designated heritage assets within the proposed development site. There are however, 30 sites noted on the HER within a 500m radius of the centre of the site. The majority of the assets are Post Medieval, with the most notable entries being a possible Iron Age 'round' (MCO8603) situated at the Early Medieval settlement of Tregarthen (MCO27098), and the Giants Grave (MCO27104), a linear earthwork of possible early medieval date situated to the north-east of the site. The closest asset to the site is a nonconformist chapel (MCO32769), situated immediately south across the road. The site has not been subject to previous archaeological works, though surveys have occurred in the surrounding landscape, including an assessment undertaken for the development of the A30 and a survey of Giants Grave. Much of the surrounding area appears to have been marsh or moor and its archaeological potential is accordingly considered to be moderate.

1.5 METHODOLOGY

This work was undertaken in accordance with best practice. The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008b) and *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014b).

The historic impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008a), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 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).

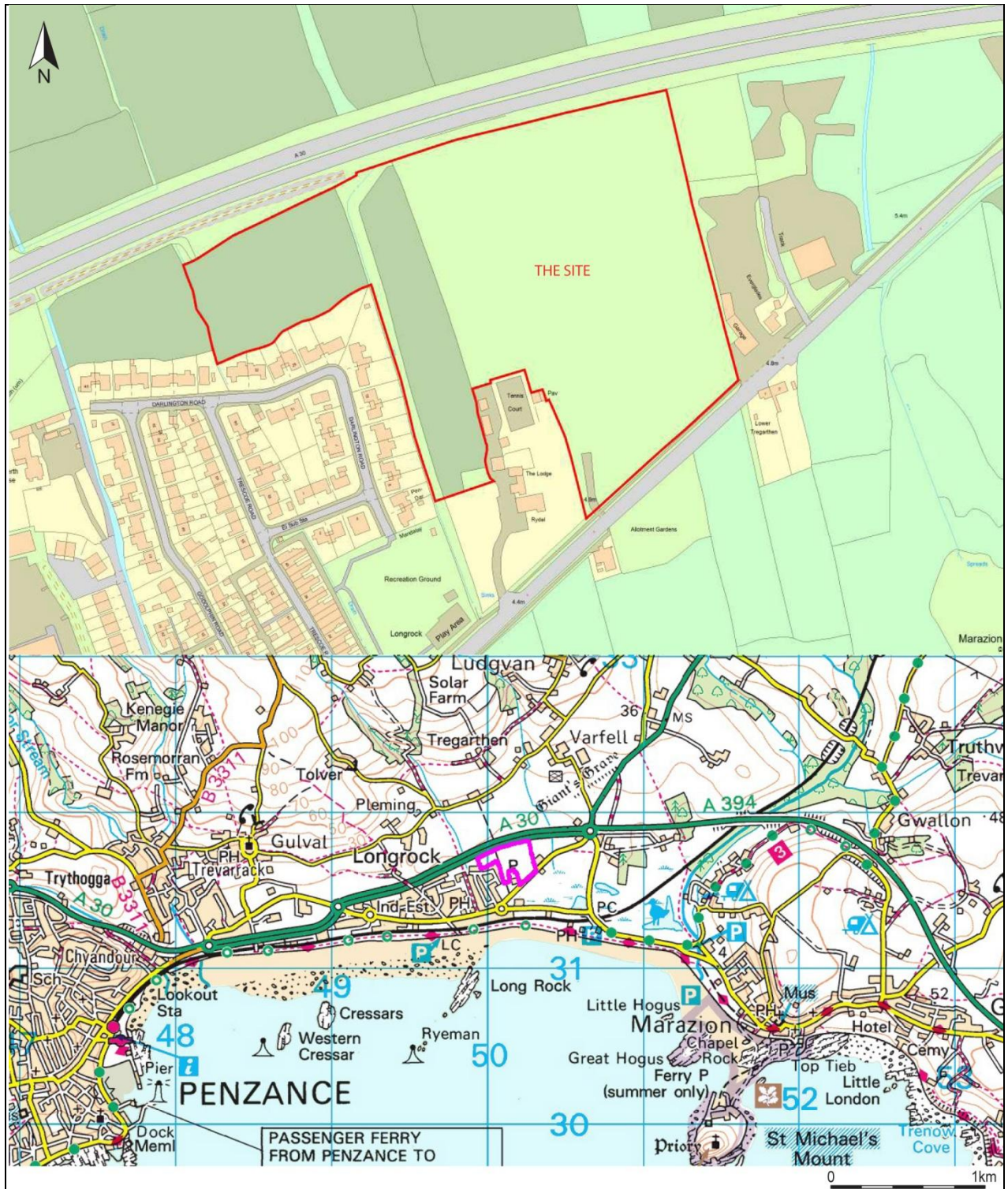


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

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

2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

Paragraph 189

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 190

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

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

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

2.3 LOCAL POLICY

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

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

Great weight will be given to the conservation of Cornwall's heritage assets... Any harm to the significance of a designated or non-designated heritage asset must be justified... In those exceptional circumstances where harm to any heritage assets can be fully justified, and the development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in public archive.

2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

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

3.0 DIRECT IMPACTS

3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the direct effect of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.4 examine the documentary, cartographic and archaeological background to the site; Section 3.5 details the results of the geophysical (gradiometer) survey undertaken. Section 3.6 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 2 details the methodology employed to make this judgement.

3.2 DOCUMENTARY HISTORY

The site is located within the parish of Ludgvan, in the Hundred and Deanery of Penwith. The settlement of Ludgvan was first recorded as *Luduham* in Domesday (Williams & Martin 2002), showing the early medieval origins of the parish. The principal manor appears to have been Ludgvan-Lees (Lysons 1814). No settlement appears to have been in immediate vicinity of the proposed development site, with much of the development of Long Rock taking place during and post the 17th century.

3.3 CARTOGRAPHIC DEVELOPMENT

The Ludgvan tithe map of 1838 (Figure 2) shows the site as comprising of eight fields, *Plot nos.1489, 1490, 1491, 1492, 1493, 1506, 1506a and 1507*. It also shows the settlement of Long Rock to the south-west, centred on the junction, with no other settlements or building located close to the site. The field names as recorded in the tithe apportionment document mainly relate to moorland, with wetland marshy areas extant to the south-east of the site. Tregether contains the *Tre*, indicating a likely early medieval estate, and an unknown suffix. Two exceptions to the simple field descriptions are *Hallandubban* and *Polglase*; *hal* is the Cornish for moor or marsh, with an unknown suffix. *Polglase* contains the Cornish elements *pol* and *glas*, meaning pit/pool and green/blue/grey, likely being a descriptor a feature within the landscape (Padel 1985). The layout of the fields suggests that this land was enclosed in the 17th-19th century, with straight sides demonstrating the enclosing of liminal/marginal land. A thin lane or track appears to run between plots 1492 and 1507, linking the Hayle Turnpike road to Tregether in the north.

TABLE 1: EXTRACT FROM THE 1840 LUDGVAN TITHE APPORTIONMENT.

No.	Landowner	Occupier	Parish	Field Name	Cultivation
Hoskings Tenement, Tregether					
1481	Sir John Saint Aubyn Bart & Martin Thomas	Martin Thomas	Ludgvan	Part of Great Moor	Turbary
1489		William Leggo		Higher Hallandubban	Arable
1490				Lower Moor	Furze
1496				Polglase	Arable
1497				Middle Hallandubban	
1500				Lower a	
1505				Croft	Croft
Michells Tenement, Tregether					
1483	Robert Michell	John Lanyon	Ludgvan	Higher Western Moor	Moors
1485				Long Moor	Improved moorland arable
1488				Polglase	Arable
1491				Third moor	Improved moorland
1493				Moor	arable
1507				Moor	Improved arable
Gibbs Tenement, Tregether					
1484	Sir John Saint Aubyn Bart & John Leggo	William Leggo	Ludgvan	Second Moor	Improved arable
1492				Third Moor	

LAND AT LONG ROCK, LUDGVAN, PENZANCE, CORNWALL

1506				Moor	Moorland
1506a				Moor	
Trinks Tenement, Tregarthen					
1487	John Baynard Leggo & Robert Michell	John Baynard Leggo	Ludgvan	Polglase	Arable
1494				Fourth moor	Improved arable
1495				Fifth Moor	
Hodges Tenement, Tregarthen					
1502	Robert Michell & John Uren	John Uren	Ludgvan	Homer field	Arable
Roads Rivers and Waste					
1482	-	-	Ludgvan	Brick Field Lane	-
2330	-	-		Hayle Turnpike Road	-

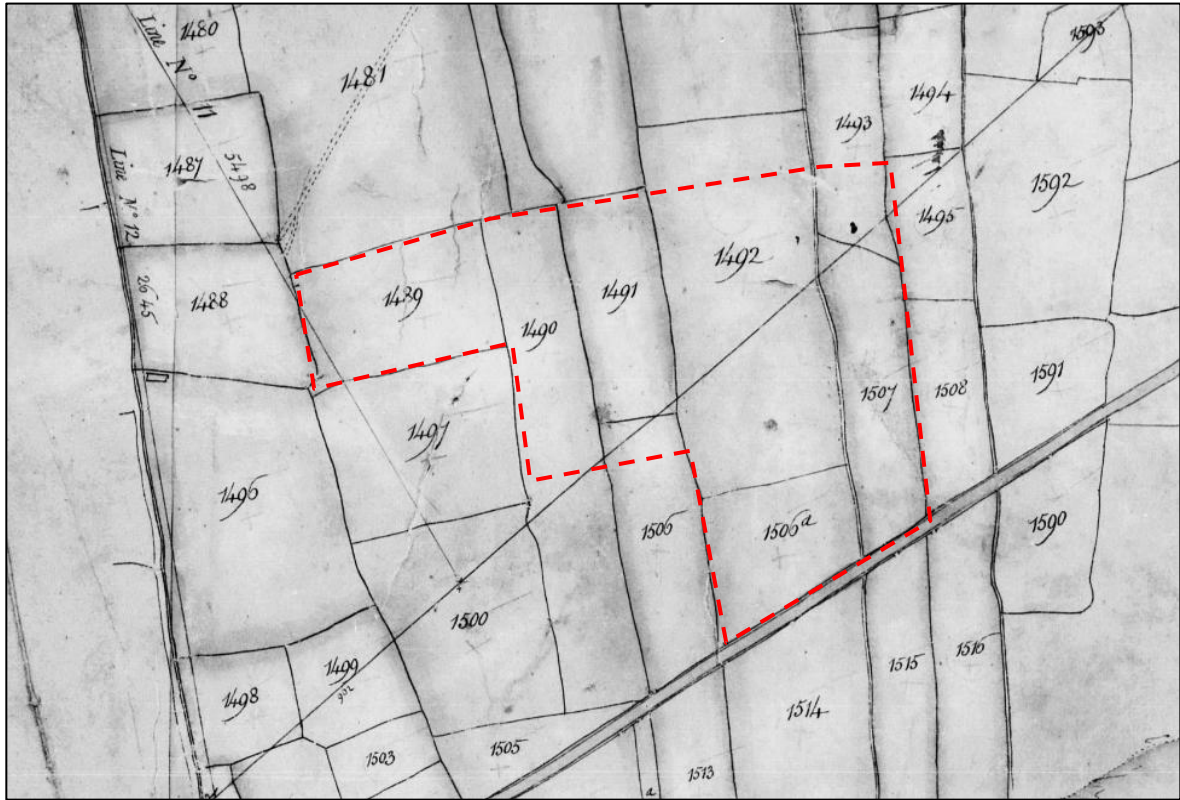


FIGURE 2: EXTRACT FROM THE LUDGVAN TITHE MAP OF 1838; THE SITE IS INDICATED (CRO).

Subsequent historic Ordnance Survey mapping (Figures 3-4) show the field layout within the proposed development site as having undergone little change since 1838, with tithe plots 1492 and 1507 being split into further plots. By 1878 Rock Villa (now Rydal) had been built immediately to the south-west of the proposed development site, with Lower Tregarthen being built across the road to the south-east. Further buildings have been constructed south of the Hayle Turnpike Road. By 1907 the Methodist Chapel has been constructed as well as further development having occurred within Long Rock. Though within the limits of the site little appears to have changed.

LAND AT LONG ROCK, LUDGVAN, PENZANCE, CORNWALL

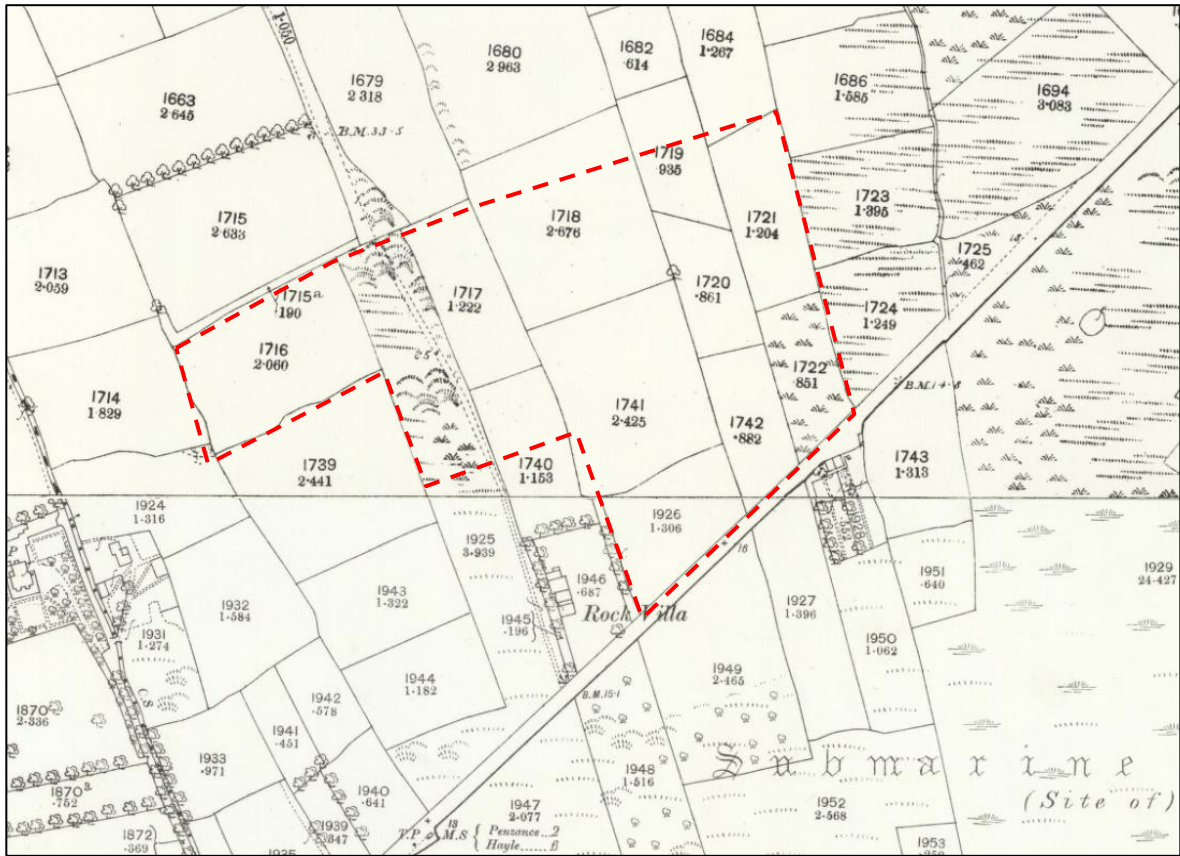


FIGURE 3: EXTRACT FROM THE 1879 1ST EDITION OS 6INCH MAP; THE SITE IS INDICATED (CRO).

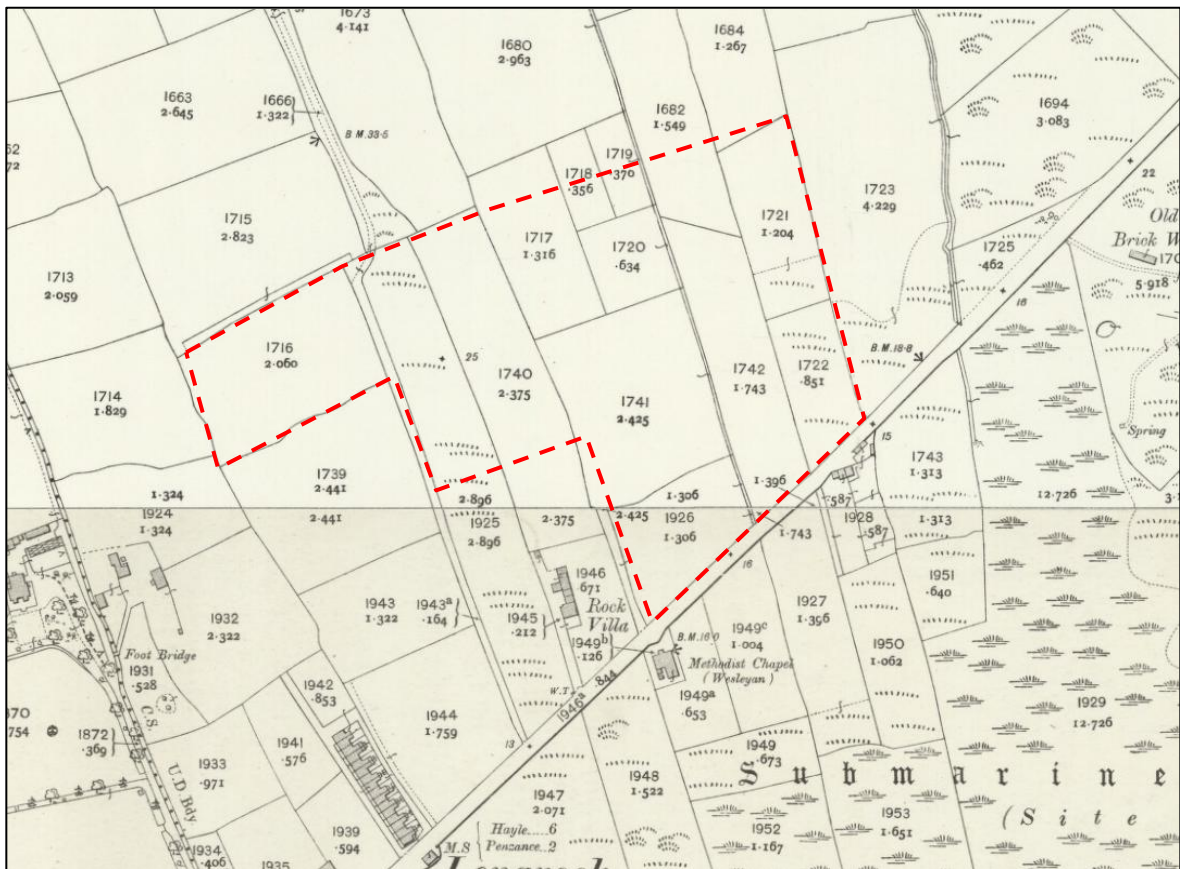


FIGURE 4: EXTRACT FROM THE 1907 2ND EDITION OS 25INCH MAP; THE SITE IS INDICATED (CRO).

3.4 ARCHAEOLOGICAL BACKGROUND

Whilst no archaeological fieldwork appears to have been undertaken in the immediate vicinity of the site; the wider landscape has seen a number of large-scale surveys (most notably of the A30). The Cornwall and Scilly Historic Environment Record (HER) identifies a series of designated and undesignated assets in the local area. The historic landscape characterisation (HLC) for Cornwall shows this as *post-medieval enclosed* land, which is characterised by land enclosed between the 17th and 19th centuries, from commons or rough ground, the field names of this area suggest that the enclosed land was previously rough ground/moor/marsh.

3.4.1 PREHISTORIC 4000BC - AD43

There is a single asset showing Prehistoric activity within 500m of the site; an Iron Age/Romano-British round at Tregarthen (MCO8603), mentioned in 1644, no extant feature remains.

3.4.2 ROMANO-BRITISH AD43 – AD409

The evidence for Romano-British activity is sparse, with a single findspot from within Marazion Marsh (MCO27098), a hoard found in the 18th century.

3.4.3 EARLY MEDIEVAL AD410 – AD1065

There are three early medieval sites recorded on the HER for this area (MCO27104, MCO17056 & MCO27805). Giant's Grave earthwork, the settlement of Tregarthen and a (more likely medieval) mill site.

3.4.4 MEDIEVAL AD1066 - AD1540

There are five medieval sites recorded within 500m of the proposed site (MCO58640, MCO16320, MCO16447, MCO51200, MCO27810 & MCO11675). Three of these are settlement locations, cropmarks showing a possible medieval field system. The site of a previous leper hospital and a find site are also noted. No extant structures remain within the area.

3.4.5 POST-MEDIEVAL AND MODERN AD1540 - PRESENT

Population and settlement expanded during the post-medieval period in parallel with the industrialisation of the Cornish landscape (numerous mines/shafts and a local brickworks with associated assets). The economy, then as now, was dominated by agriculture, and the most common undesignated heritage assets in this landscape remain the historic hedgerows. Two chapels were constructed in this period (MCO60281 & MCO57039), along with a railway station (MCO28720). More modern assets include a Second World War pillboxes and further railway assets.

LAND AT LONG ROCK, LUDGVAN, PENZANCE, CORNWALL

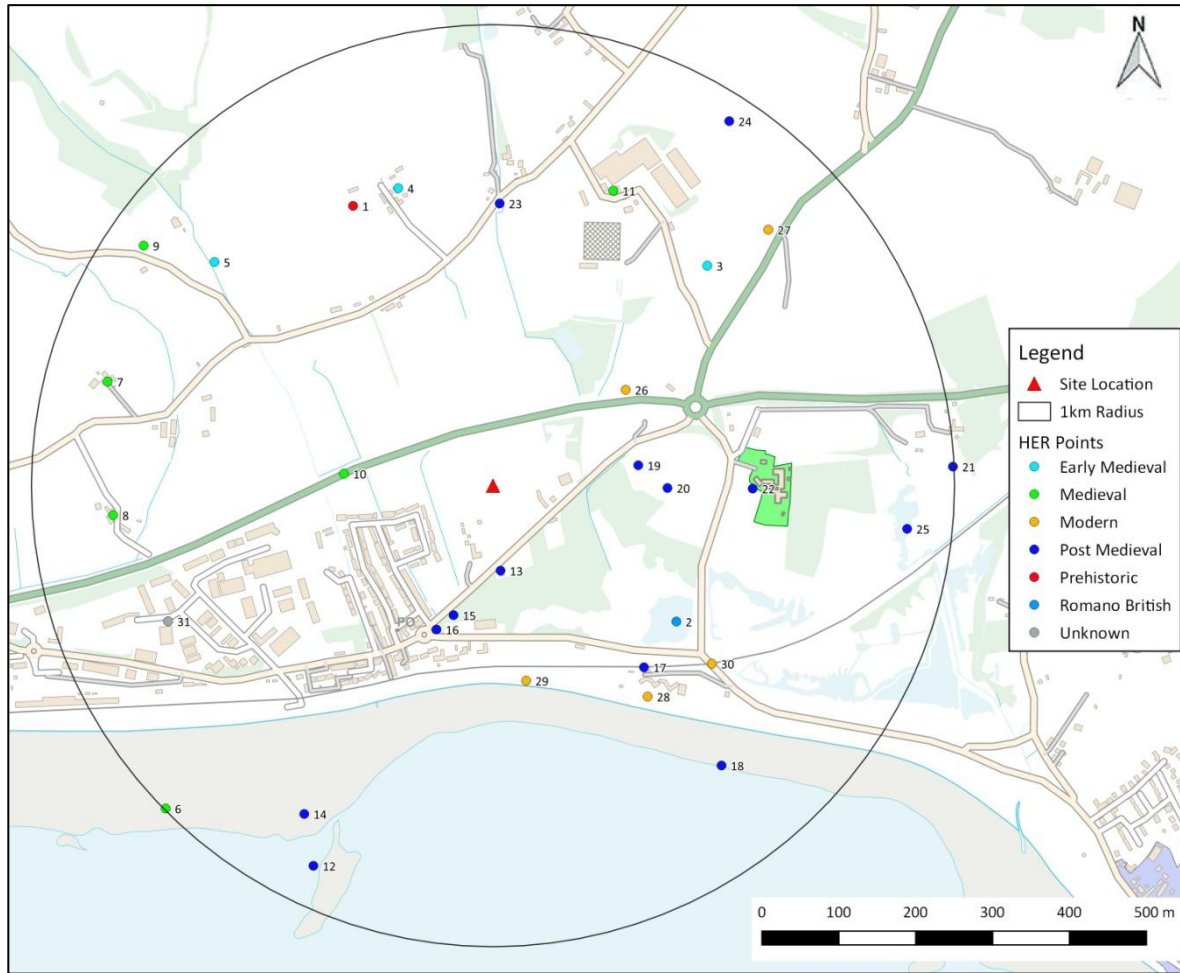


FIGURE 5: NEARBY HERITAGE ASSETS (SOURCE: CORNWALL & SCILLY HER).

TABLE 2: TABLE OF NEARBY UNDESIGNATED HERITAGE ASSETS (SOURCE: CORNWALL & SCILLY HER).

No.	HER No	Name	Description	Period	Designated Asset
1	MCO8603	TREGARTHEN - Iron Age round, Romano British round	'The Kelgier' mentioned in 1644 suggests the site of a round. The precise location is unknown.	Prehistoric	
2	MCO27098	MARAZION MARSH - Romano British findspot	A hoard of almost 1000 Romano-British coins were found in 1793 during the drainage of Marazion Marsh.	Romano British	
3	MCO27104	GIANTS GRAVE - Medieval/Post Medieval linear earthwork	The Giant's Grave linear earthwork may be an early medieval linear earthwork and comparable with the Bolster Bank in St Agnes parish and the Giants Hedge, from Lerryn to Looe	Early Medieval	
4	MCO17056	TREGARTHEN - Early Medieval settlement, Medieval settlement	The settlement of Tregarthen is first recorded as "Tregeuvran" in 1262.	Early Medieval	
5	MCO27805	TREGARTHEN - Early Medieval corn mill	The Tithe Award for Ludgvan records the field name of "Vellan Coath", suggesting the site of a mill.	Early Medieval	
6	MCO58640	LUDGVAN - Unstratified find	Silver gilt finger ring with moulded bezel in the form of a multi-lobed cross with 8 points and a pair of clasped hands with cuffs on the wrists on the back of the hoop.	Medieval	
7	MCO16320	PLEMING - Medieval settlement	The settlement of Pleming is first recorded in 1346 when it is spelt "Plymmynge".	Medieval	
8	MCO16447	PONIOU - Medieval settlement	The settlement of Poniou is first recorded in 1327 when it is spelt "Ponseu".	Medieval	
9	MCO51200	TOLVER - Medieval field system	The remains of a field system is visible as a series of linear cropmark banks on aerial photographs.	Medieval	

LAND AT LONG ROCK, LUDGVAN, PENZANCE, CORNWALL

10	MCO27810	TREGERTHEN - Medieval leper hospital	Henderson records a Lazar House at Tregertthen	Medieval	
11	MCO11675	VARFELL - Medieval manor, Medieval settlement	The settlement of Varfell is first recorded in 1284 when it is spelt "Warewil".	Medieval	
12	MCO40440	LONG ROCK - Post Medieval mine	Remains of a possible mine shaft which operated on the Long Rock reef in the early C19th.	Post Medieval	
13	MCO32769	LONG ROCK - Post Medieval nonconformist chapel	Wayside Methodist chapel with integral schoolroom at rear.	Post Medieval	
14	MCO60939	LONG ROCK - Post Medieval wreck	The schooner 'Nais' was wrecked off Long Rock, Mount's Bay in 1856.	Post Medieval	
15	MCO48618	LONGROCK - Post Medieval milestone	A milestone, probably mid C19, survives on the southern side of a classified road on the eastern side of Longrock - PENZANCE 2 MILES LANDS END 12 and HAYLE 3 MILES CAMBORNE 8 REDRUTH 12 TRURO 24.	Post Medieval	II
16	MCO52702	LONGROCK - Post Medieval toll house	A toll house is recorded at this location in Longrock on the 1st Edition 1:2500 OS map c1880 and annotated "T.P". It no longer survives.	Post Medieval	
17	MCO28720	MARAZION - Post Medieval railway station	Originally named Marazion Road, the station was opened by the West Cornwall Railway in 1852.	Post Medieval	
18	MCO60876	MARAZION BEACH - Post Medieval wreck	The schooner 'Salome' recorded in was wrecked on Marazion Beach in 1867.	Post Medieval	
19	MCO28738	NEWTOWN - Post Medieval brickworks	A Brickworks at Newtown was in operation in 1883, and by 1897 was owned by the Acme Brick and Tile company.	Post Medieval	
20	MCO60735	NEWTOWN - Post Medieval extractive pits	A group of ponds at Newtown recorded on the 2nd edition OS map at Newtown are probably flooded extractive pits associated with the brickworks.	Post Medieval	
21	MCO60429	NEWTOWN - Post Medieval mine shaft	One of a number of mine shafts recorded on the OS 1st edition map in the vicinity of Bog Farm.	Post Medieval	
22	MCO60281	NEWTOWN - Post Medieval nonconformist chapel	A Methodist Chapel recorded on the OS 1st edition map at Newtown is no longer extant.	Post Medieval	
23	MCO57039	TREGARTHEN - Post Medieval non conformist chapel	Bible Christian Chapel recorded NW of Varfell, now altered and used as an agricultural store or vehicle shed.	Post Medieval	
24	MCO51044	VARFELL - Post Medieval mound	A circular mound 16m in diameter is visible on aerial photographs.	Post Medieval	
25	MCO12894	WHEAL DARLINGTON - Post Medieval mine	A very wet mine, Wheal Darlington was formerly known as Bog Mine and produced copper, lead and silver	Post Medieval	
26	ECO4511	A30 Longrock to Innis Downs CHAMP	Management Recommendations; Assessment	Modern	Event
27	MCO42268	CROWLAS - Modern pillbox	This was an unknown design of pillbox disguised as an old farm barn.	Modern	
28	MCO51051	MARAZION - Modern pillbox	A WW2 pillbox is visible on aerial photographs.	Modern	
29	MCO51050	MARAZION - Modern pillbox	A WW2 pillbox is visible on aerial photographs.	Modern	
30	MCO55335	MARAZION - Post Medieval railway bridge	A bridge carrying the public road over the line of the Great Western Railway.	Modern	
31	MCO27814	LONGROCK - Undated trackway	A 'rush road' is reported to have been found in autumn 1985 when foundations were being dug for Longrock cattle market, Penzance.	Unknown	

3.5 GEOPHYSICAL SURVEY

3.5.1 INTRODUCTION

An area of c.1.90ha was the subject of a magnetometry (gradiometer) survey. The purpose of this survey was to identify and record magnetic anomalies within the proposed site. While identified anomalies may relate to archaeological deposits and structures the dimensions of recorded anomalies may not correspond directly with any associated features. The following discussion attempts to clarify and characterise the identified anomalies. The survey was undertaken on the 9th of July 2018 by P. Bonvoisin; the survey data was processed by P. Bonvoisin.

3.5.2 METHODOLOGY

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

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

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

Details Field 1a: 3.355ha surveyed; Max. 132.49nT, Min. -101.75nT; Standard Deviation 16.57, mean 1.34nT, median 0.00nT.

Details Field 1b: 0.249ha surveyed; Max. 169.01nT, Min. -198.50nT; Standard Deviation 70.93, mean -19.56nT, median -13.92nT.

Details: 0.33555ha surveyed; Max. 98.89nT, Min. -82.48nT; Standard Deviation 5.21, mean 0.07nT, median 0.00nT.

3.5.3 SITE INSPECTION

The site is located across two fields, with field 1 being two fields until the removal of the boundary prior to the site visit. Field 1 was mostly flat and covered by short grass, with the eastern extent containing roughly north-south orientated linear dips before a ground level rise to made ground along the eastern edge. A gravel trackway extends from the entrance of the site into field 1. The edges of field 1, and the previous boundary dividing the eastern edge, has recently been removed by heavy machinery with some of the debris still remaining on site, large piles were present along the northern boundary of the site. A large portion of field 2 had previously been overgrown and been cleared prior to the site visit, a deep cut ran around the eastern half of field 2. The rest of field two was under grass with some scrub still existing. The northern boundary of the whole site abutted the A30; the southern boundary of field 2 is a mixed hedgebank and residential fencing onto a housing plot. Field 1 contains a tennis court in the south-west corner; two caravans as well as an unused cricket pavilion are also present. The majority of the other boundaries are comprised of hedgebanks and scrub. Further site photographs can be found in Appendix 3.



FIGURE 6: VIEW ACROSS FIELD 1; VIEWED FROM THE SOUTH-EAST.



FIGURE 7: VIEW ACROSS THE FIELD 2; VIEWED FROM THE EAST.

3.5.4 RESULTS

Table 3 with the accompanying Figures 8 and 9 show the analyses and interpretation of the geophysical survey data. Additional graphic images of the survey data and numbered grid locations can be found in Appendix 1.

TABLE 3: INTERPRETATION OF GRADIOMETER SURVEY DATA.

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
1	Very strong mixed positive and negative, probable	Amorphous fragmented linear/area	Historic field boundary	Indicative of a previous or removed boundary such as a stone lined bank, high response indicates some remaining material. Responses of c.+/-100nT.
2	Strong mixed positive and negative, probable	Wide linear/area	Historic field boundary	Indicative of a previous or removed boundary such as a stone lined bank, high response indicates some remaining material. Responses of c.+50nT -20nT.
3	Very strong mixed positive and negative, probable	Wide linear/area	Historic field boundary	Indicative of a previous or removed boundary such as a stone lined bank, high response indicates some remaining material. Responses of c.+100nT to -70nT.
4	Very strong mixed positive and negative, probable	Linear/area	Historic field boundary	Indicative of a previous or removed boundary such as a stone lined bank, high response indicates some remaining material. Responses of c.+90nT to -50nT.
5	Very strong mixed positive and negative, possible	Fragmented linear area	Possible historic field boundary	Indicative of a possible previous or removed boundary such as a stone lined bank. Responses of c.+/-100nT.
6	Moderate to weak positive, probable	Curvilinear/bent linear	Ditch	Indicative of a cut linear, such as a ditch. Possibly related to anomaly group 7. Responses of c.+9.78nT to +0.73nT.
7	Moderate to weak positive, probable	Fragmented corner linear	Ditch	Indicative of a cut linear, such as a ditch. Possibly related to anomaly group 6. Responses of c.+7.01nT to +0.56nT.
8	Moderate to weak positive, probable	Linears (parallel)	Ditch/drain	Indicative of a cut linear or drainage ditch. Responses of c.+6.80nT to +1.35nT.
9	Weak positive, possible	Linear	Ditch/drain	Indicative of a cut linear or drainage ditch. Responses of c.+4.25nT to +1.23nT.
10	Moderate to weak positive, possible	Linears (parallel)	Ditch/drain	Indicative of a cut linear or drainage ditch. Responses of c.+8.76nT to +0.62nT.
11	Weak positive, possible, possible	Linear	Ditch/drain	Indicative of a cut linear or drainage ditch. Responses of c.+5.53nT to +1.22nT.
12	Weak positive, possible, possible	Linears	Ditch/drain	Indicative of a cut linear or drainage ditch. Responses of c.+2.67nT to +0.50nT.
13	Very strong positive to strong negative, probable	Parallel linears	Drainage	Indicative of cut linears, likely modern drainage. Responses of c.+100nT to -50nT.
14	Weak positive, possible, possible	Parallel linears	Possible drainage	Indicative of discrete cut linears, such as field drainage. Responses of c.+1.55nT to +0.26nT.
15	Very strong mixed positive and	Amorphous area	Made ground	Indicative of modern made ground. Responses of c.+170nT to -200nT.

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
	negative, probable			
16	Very strong mixed positive and negative, probable	Amorphous area	Made ground	Indicative of modern made ground. Responses of c.+100nT to -80nT.

3.5.5 DISCUSSION

The survey identified seven groups of geophysical anomalies. Cartographic and visual sources supporting the discussion and comments can be found above.

Two mining shafts were located during the ground investigation of the site, with two other possible shafts not located. The located shafts have been show in the interpretation of geophysical results. The western shaft lies outside of the surveyed area.

Groups 1 (+/-100nT), 2 (+50nT to -20nT), 3 (+100nT to -70nT), 4 (+90nT to -50nT), are strong to very strong positive and negative mixed dispersed linears and are indicative of historic field boundaries; they line up with boundaries seen on the Ordnance Survey and Tithe mapping of the area. The field boundary corresponding to anomaly group 1 is shown as a double line on the Tithe and 2nd edition OS mapping suggesting that this was a thicker or double boundary.

Group 5 (+/-100nT) is a very strong mixed dispersed linear, and has a similar response to anomaly groups 1-4 and is also indicative of a historic field boundary, though less clear due to the nearby magnetic disturbance.

Groups 6 (+9.8nT to +0.7nT) and 7 (+7.0nT to +0.6nT) are moderate positive bent/curvi-linears, indicative of cut features such as ditches. Anomaly group 7 is a bent fragmented curvi-linear, possibly associated with anomaly group 4.

Groups 8 (+6.4nT to +1.4nT), 10 (+8.8nT to +0.6nT), 11 (+5.5nT to +1.3nT), 12 (+2.7nT to +0.5nT), are moderate to weak positive linears, indicative of cut linears such as drainage channels. These features all feed towards the historic field boundaries, likely being drainage for this previous field system.

Group 9 (+4.3nT to +1.2nT) is a weak positive linear associated with anomaly group 8, indicative of a drainage ditch, this feature runs parallel to anomaly group 1 and is likely associated.

Group 13 (+100nT to -50nT) are very strong positive linears with occasional negative borders or zones. These linears are visible on site, as grassed over shallow cuts. Indicative of possible modern drainage.

Group 14 (+1.6nT to +0.3nT) are weak positive linears, indicative of previous drainage.

Groups 15 (+200nT to -170nT) and 16 (+100nT to -80nT) are very strong mixed areas, indicative of made ground.

Magnetic disturbance is present across some small areas of the site, mostly in relation to metallic boundaries or debris, some disturbance in the south-eastern corner of the site where there is a known shaft but the survey data doesn't appear to match with the location of the shaft provided. The depth of sediment over the shafts may have obscured them during the geophysical survey. The locations of the other shafts were in areas that were not surveyed or the location of the shaft not confirmed. Di-Polar anomalies are present in a mostly amorphous spread across the site indicating no particular pattern and likely represent metallic and other debris.

3.6 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

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

Based on the results of the desk-based assessment and the geophysical survey the majority of the features within the site appear to relate to post-medieval or later field boundaries or drainage; and possible post medieval mining activity, the archaeological potential of the site would appear to be low. Furthermore the geo-technical investigations demonstrated that no peat deposits were present within the sampled areas of the site, suggesting the palaeo-environmental potential of the site is also low, despite being in close proximity to known peat deposits. It is therefore not recommended for any further archaeological investigations to be conducted in relation to this development.

TABLE 4: SUMMARY OF DIRECT IMPACTS.

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

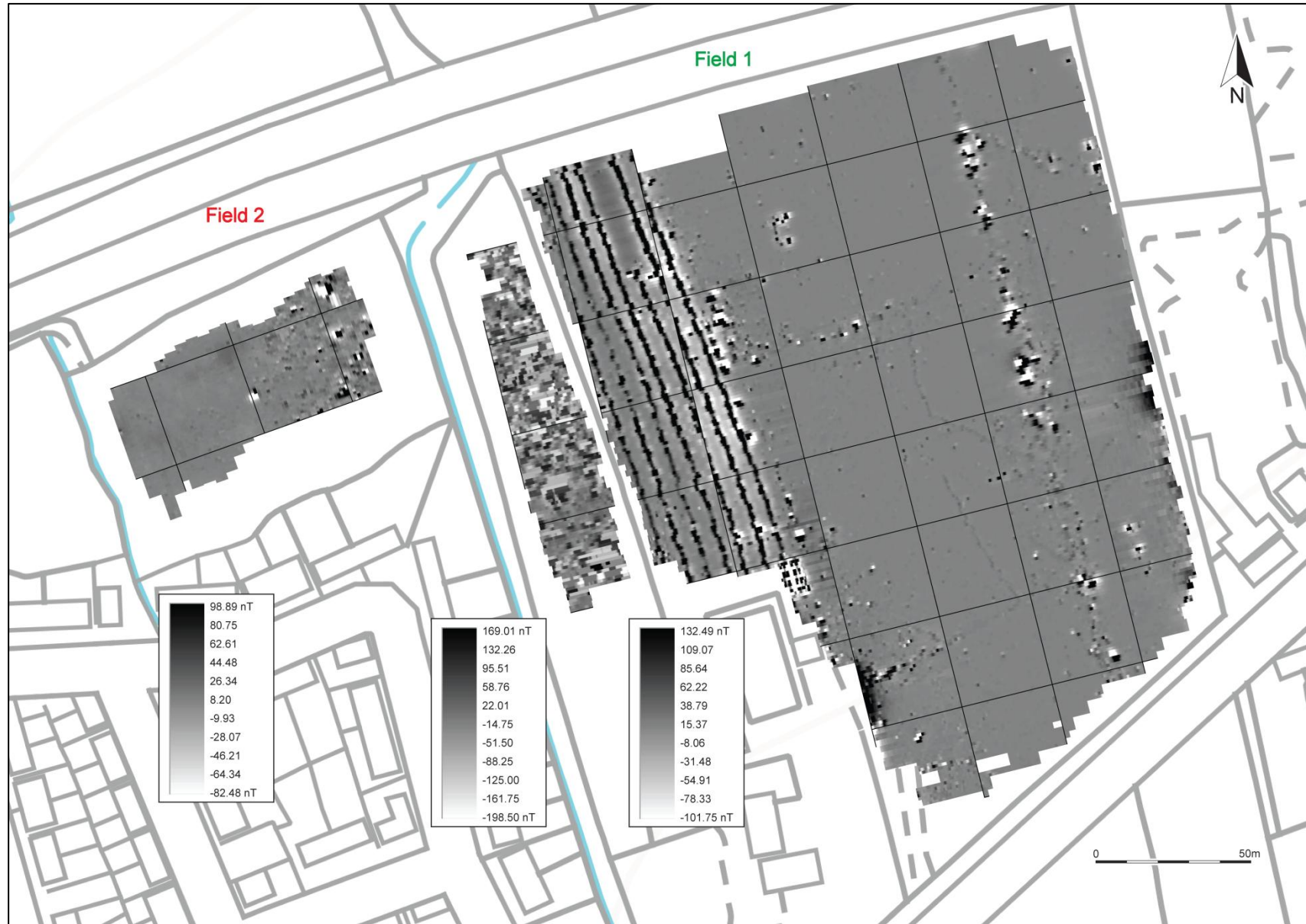


FIGURE 8: SHADE PLOT OF GRADIOMETER SURVEY DATA; MINIMAL PROCESSING.

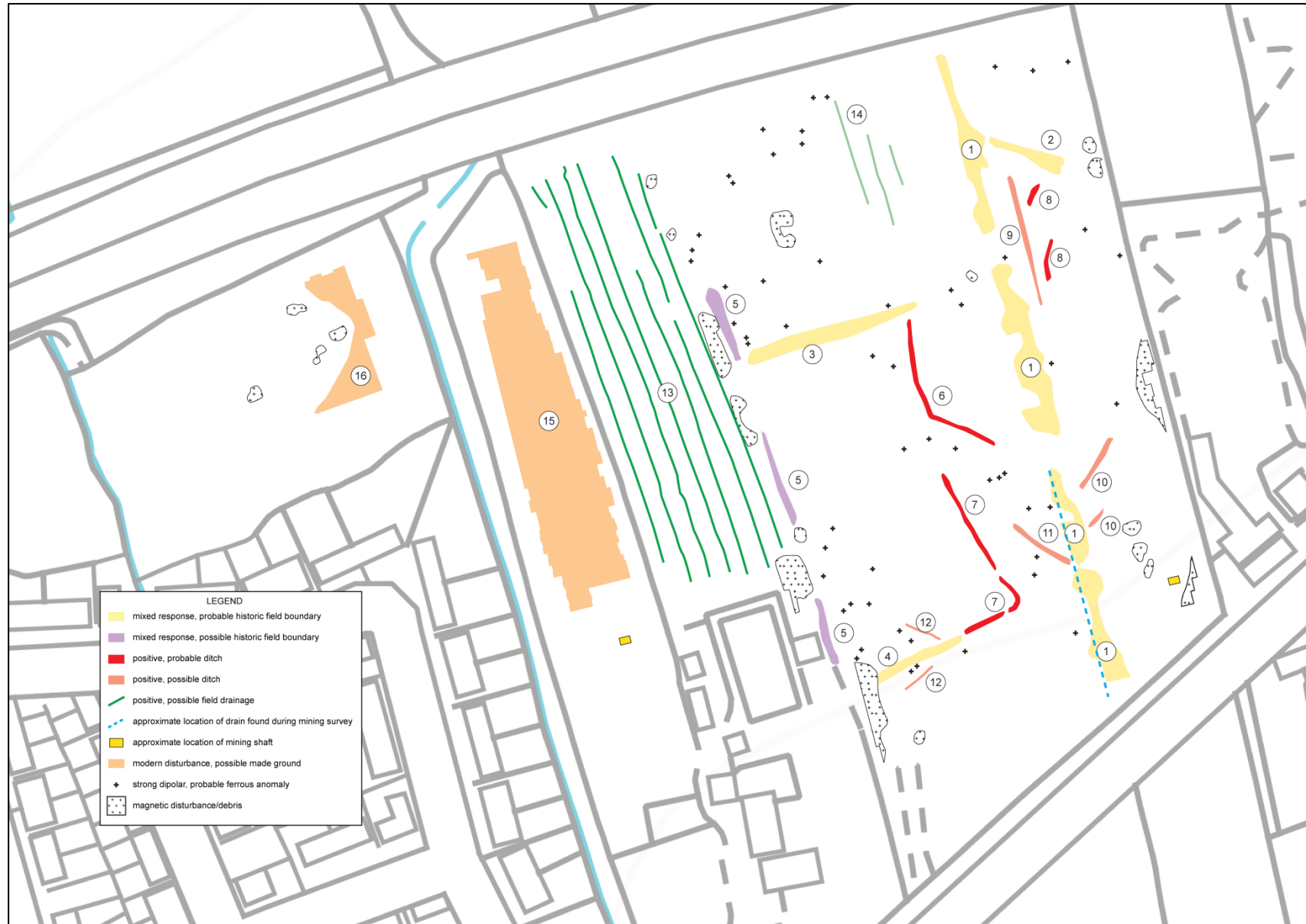


FIGURE 9: INTERPRETATION OF GRADIOMETER SURVEY DATA.

4.0 INDIRECT IMPACTS

4.1 INTRODUCTION

A brief appraisal of the likely effect of the proposed development on designated heritage assets has been undertaken. The principal guidance on this topic is contained within two EH publications: *The Setting of Heritage Assets* (2011, revised 2015) and *Seeing History in the View* (2011). While interlinked and complementary, it is useful to consider the following sites 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 of the asset in its landscape context when viewed from a third location. In addition, it must be stated that impact assessments are not predicated on proximity or aesthetic appreciation alone and are a balanced judgement as to the relative contribution of setting to the significance of the heritage asset concerned. As the relevant guidance (NPPG) makes clear ‘...in general terms, substantial harm is a high test, so it may not arise in many cases’.

Note that this is an appraisal, and only limited fieldwork based on assets within the immediate vicinity of the site, was undertaken.

4.2 DESIGNATED ASSETS

There are a limited number of designated assets within 500m of the site (with no listed buildings), and it was clear from the site visit that there would be limited impact, the majority not being visible from the site, or being no longer extant. Two principal assets are being considered. Long Rock nonconformist chapel lies immediately south across the road from the entrance to the site; St Michael’s Mount lies 2.21km south-east of the site can be seen from field 1. Views from the site are restricted by trees and hedges on all sides; to the north of the site the A30 obscures much of the view, as do residential and industrial areas to the east and west.



FIGURE 10: VIEW FROM THE SITE TOWARDS THE ENTRANCE, SHOWING THE METHODIST CHAPEL; VIEWED FROM THE NORTH.

The closest asset is the undesignated Wayside Methodist chapel (MCO60429), a simple gothic style building constructed mainly in granite; this building is not listed. The chapel is obscured from most of the site by a hedgebank and trees adjacent to the road. The proposed residential buildings within the site would however be (partly) visible from the chapel, and there would be an slight impact upon the chapels setting. However, due to the nature of the building, it is believed that there would be a negligible impact to the value of the asset.



FIGURE 11: VIEW OF THE SITE WITH ST MICHAEL'S MOUNT IN THE DISTANCE; VIEWED FROM THE NORTH.

From much of the site St Michael's Mount can be seen across the bay, St Michael's is a Grade 1 listed private house and former priory castle, with strong significance upon its position within the bay and the long views associated with it. Numerous other assets are associated with the private house, including listed grave stones and gun emplacements. The whole of the bay can be seen from the mount, including Long Rock. The immediate setting of this group of assets at St Michael's Mount would not be affected by the proposed development. The issue is, therefore, that the site would appear in some views from the Mount and within the assets wider setting, this will have minimal impact upon to the significance of the assets. The site will be viewed as part of the largely modern development of Long Rock, and there is therefore some cumulative impact.

The proposed site is situated immediately to the east of recent residential development, and is curtailed by the A30. Views from the mount towards the site would see the proposed development within an already modern development dominated area and not add significant impact to the views from the mount. On that basis the effect of the proposed development would be limited, overall a **negative/minor** impact.

4.3 SUMMARY

Restricted intervisibility and the character and location of most of the heritage assets in this area mean the impact of the proposed development would be very limited, even for those designated

assets in closest proximity (Wayside Chapel) the development would largely appear as part of the wider modern residential and industrial developments of Long Rock.

5.0 CONCLUSION

The proposed site would be located towards the eastern edge of Long Rock and immediately adjacent to current residential areas. The archaeological potential of this site is low, with no notable assets within in immediate vicinity of the site. The geophysical survey undertaken for this site identified multiple linear anomalies representing removed historic field boundaries and drainage. Much of the western extent of the site contains large areas of made ground which would obscure any archaeologically significant anomaly groups. On the basis of this survey, and in its wider context, the archaeological potential of the site is **low**.

Most of the designated heritage assets in the wider area are located at such a distance and screened from the site in such a way that it minimises the impact of the proposed development, or the contribution of the setting is less important. In some cases, like St Michael's Mount, the view towards Long Rock already shows modern development and the proposed site would have little further influence. The main heritage asset in close proximity to the site is Wayside Methodist Chapel, which is partially screened from the site but also of limited significance. The overall impact is likely to be **minor**, and largely cumulative and overall the proposed development will have a **negligible** negative impact.

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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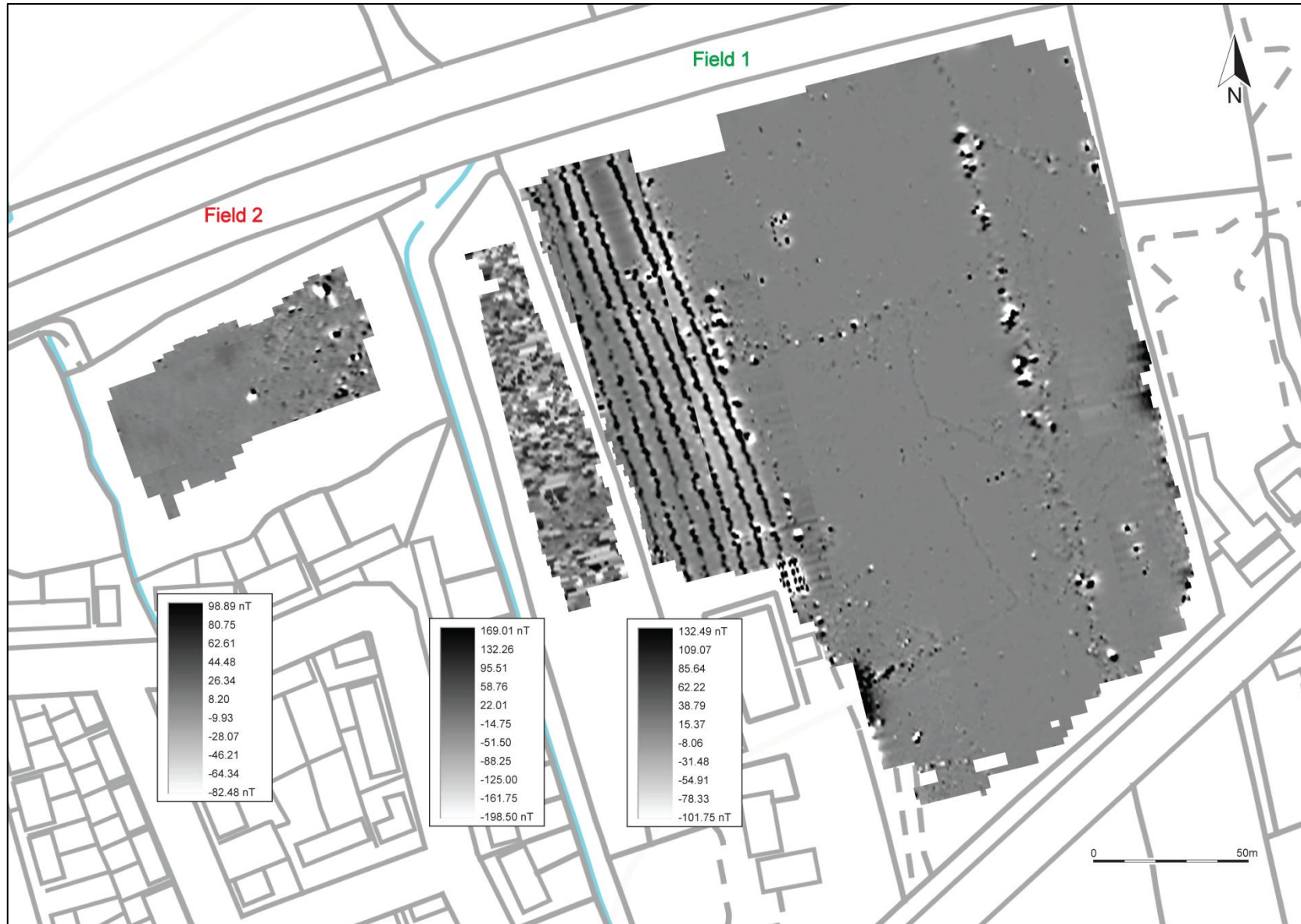
Cornwall Record Office

- Ludgvan tithe map and apportionment 1838
- Ordnance Survey First Edition 25 Inch Map, published 1878
- Ordnance Survey Second Edition 25 Inch Map, published 1908

APPENDIX 1: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY



GEOPHYSICAL SURVEY GRID LOCATION AND NUMBERING.

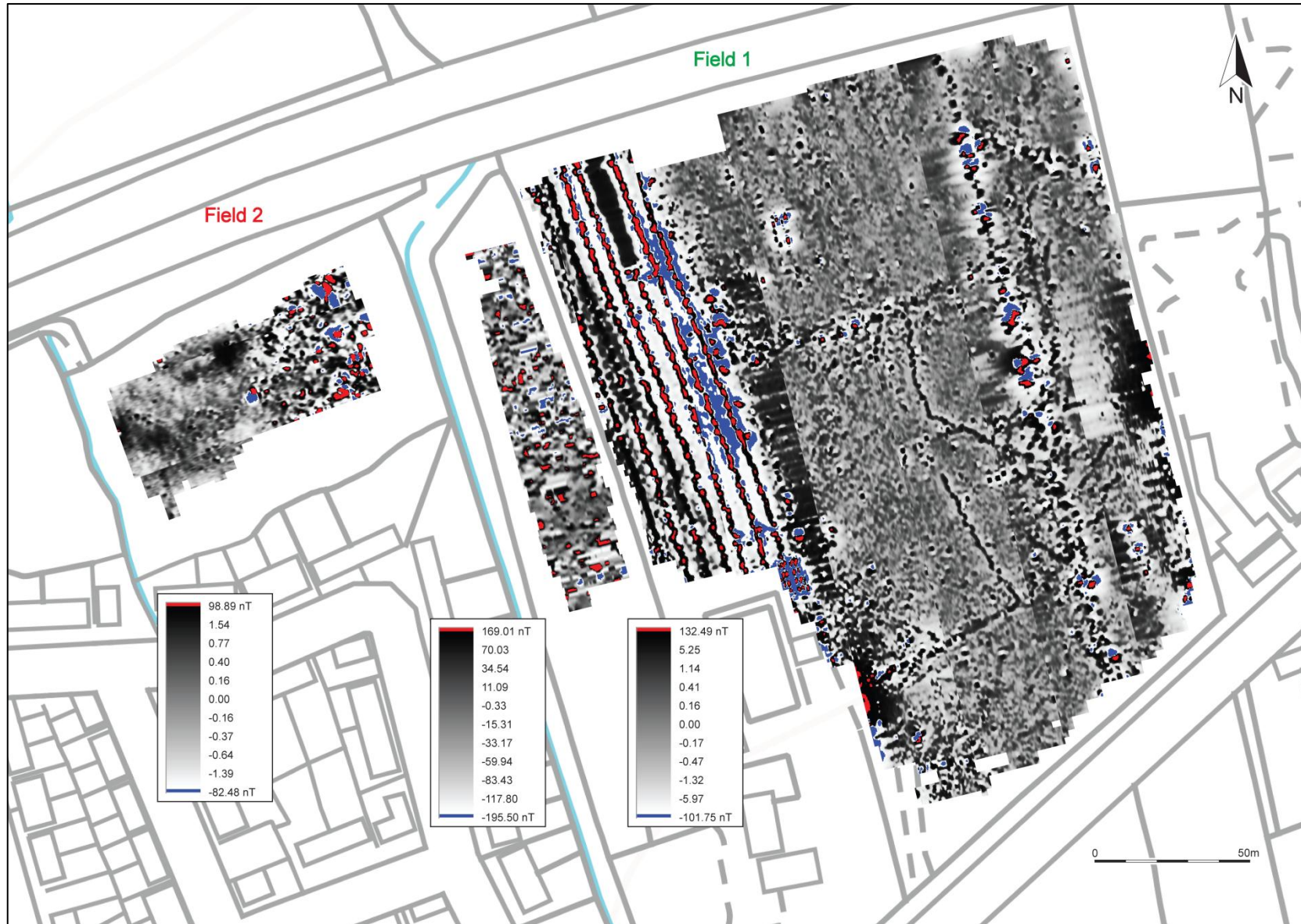


SHADE PLOT OF GRADIOMETER SURVEY DATA; GRADIATED SHADING.

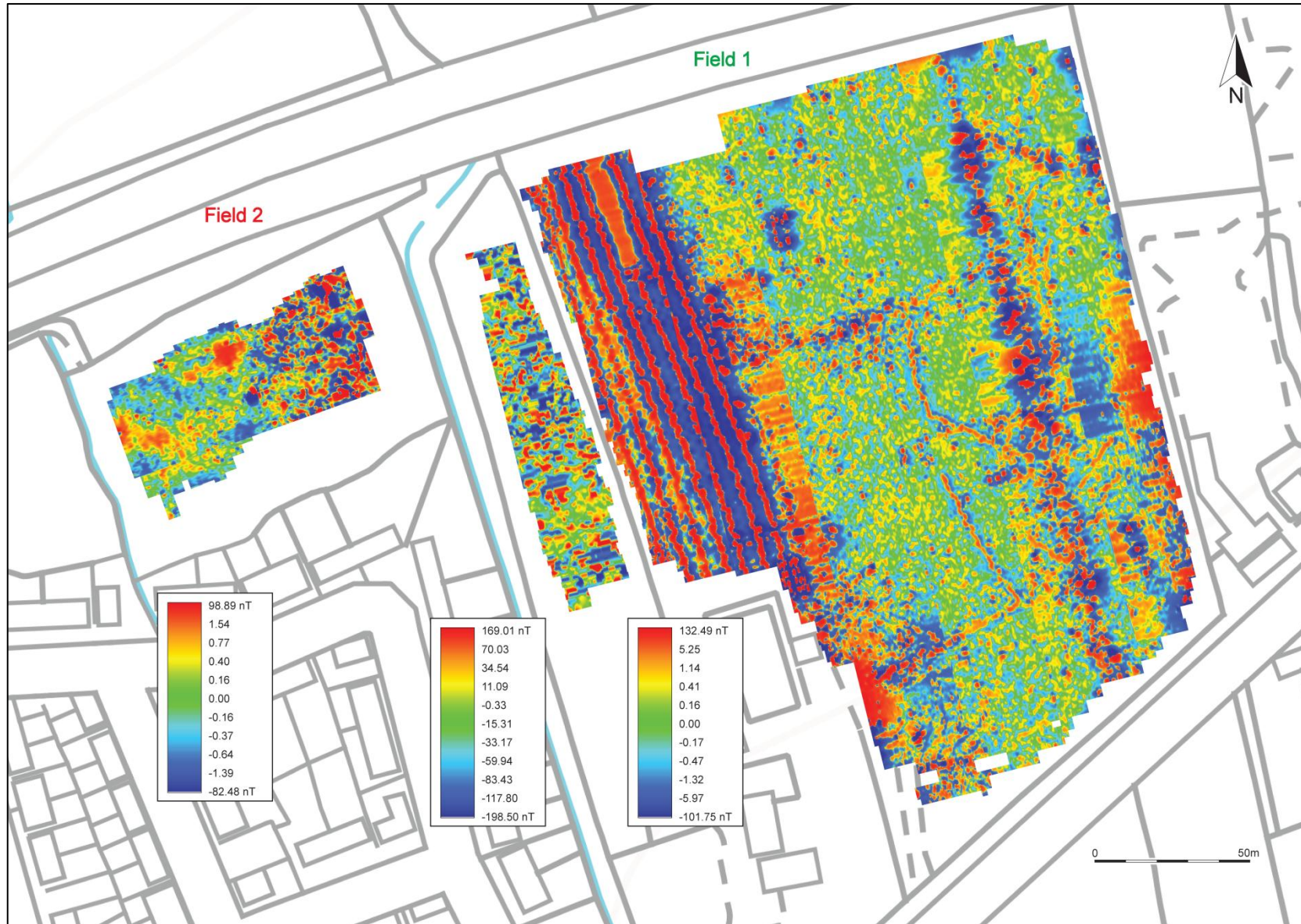


SHADE PLOT OF GRADIOMETER SURVEY DATA; BAND WEIGHT EQUALISED; GRADIATED SHADING.

LAND AT LONG ROCK, LUDGAVN, PENZANCE, CORNWALL



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



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

APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonable practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the methodology used in this report.

National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

Paragraph 189

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 190

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this 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 5: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

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

Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity*

as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

Evidential Value

Evidential value (or research potential) is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective. However,

Historical Value

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

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

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

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

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

Aesthetic Value

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

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

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

Communal Value

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

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable

associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

Authenticity

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farmbuildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

Integrity

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

Summary

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

Setting – The Setting of Heritage Assets

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

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

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

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

While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a

heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

Landscape Context

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

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

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

Views

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape ‘naturally’ brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

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

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

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still

be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 2), some of which are seasonal or weather-related.

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below).

Type and Scale of Impact

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

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

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

Cumulative Impact: a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact: a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

Scale of Impact

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

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 6: 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 7: 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 8: 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.

TABLE 9: 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

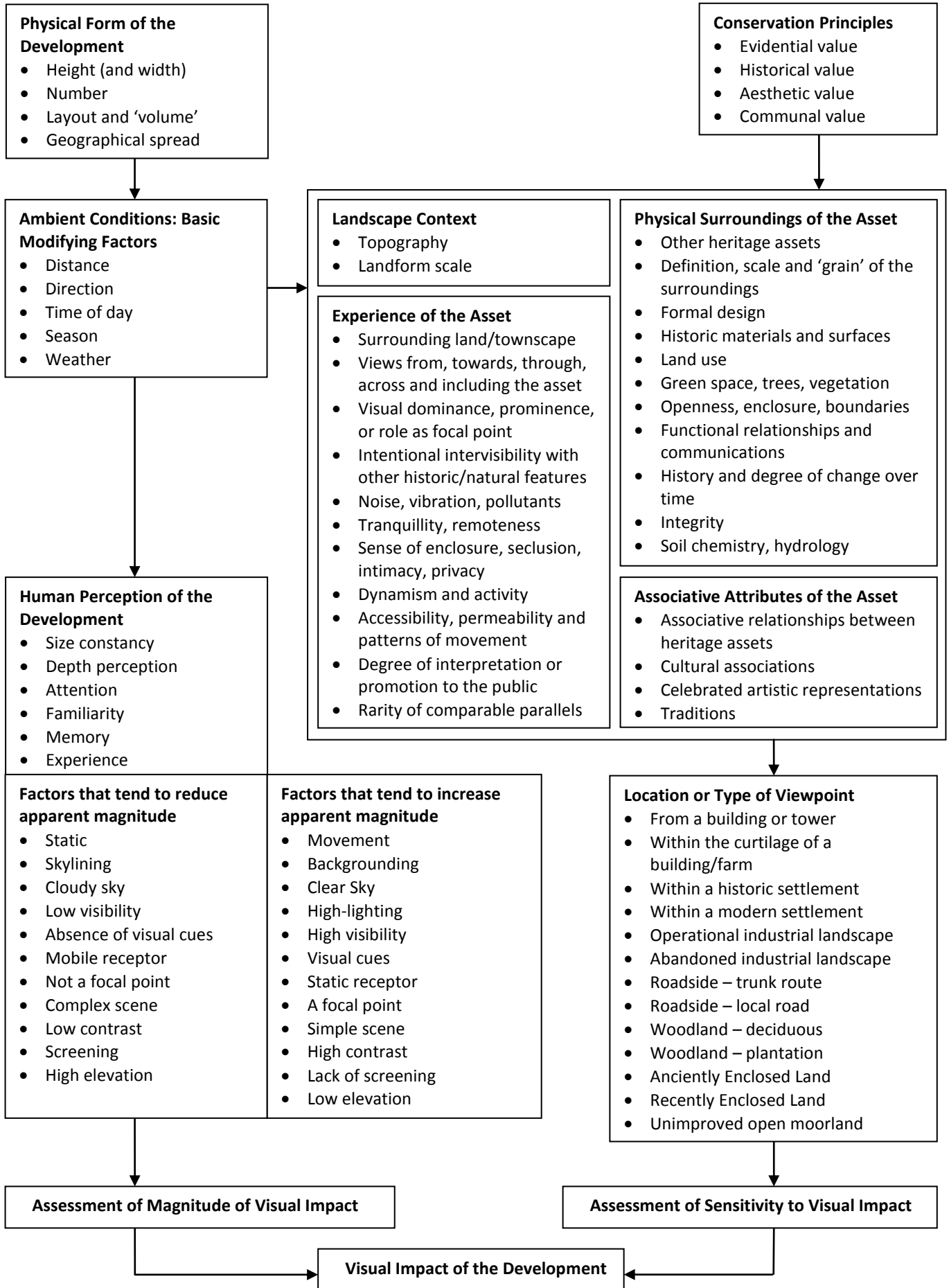


TABLE 10: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 3: PHOTOGRAPHIC ARCHIVE



VIEW OF THE OLD CRICKET PAVILION IN FRONT OF THE TENNIS COURT; VIEWED FROM THE SOUTH-EAST.



VIEW OF THE ENTRANCE TO THE SITE ACROSS FIELD 1; VIEWED FROM THE NORTH-EAST.



VIEW OF THE PREVIOUS FIELD DIVISION WITHIN FIELD 1; VIEWED FROM THE NORTH.



VIEW OF THE PREVIOUS FIELD DIVISION WITHIN FIELD 1; VIEWED FROM THE SOUTH.



VIEW OF THE NORTHERN BOUNDARY OF FIELD 1; VIEWED FROM THE WEST (2M SCALE).



VIEW OF FIELD 2; VIEWED FROM THE EAST.



VIEW OF THE EASTERN BOUNDARY OF FIELD 2; VIEWED FROM THE SOUTH.



VIEW OF THE ENTRANCE TO FIELD 2; VIEWED FROM THE EAST.



VIEW OF THE WAYSIDE METHODIST CHAPEL; VIEWED FROM THE NORTH.



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