

**EAST LANGARTH  
THREEMILESTONE  
KENWYN  
CORNWALL**

Heritage Impact Assessment



South West Archaeology Ltd. report no. 190528



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01769 573555  
01872 223164

# East Langarth, Threemilestone, Kenwyn, Cornwall

## Heritage Impact Assessment

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By E. Wapshott & N. Boyd  
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Finalised: 11<sup>th</sup> July 2019

Work undertaken by SWARCH for a Private Client

### SUMMARY

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*This report presents the results of a Heritage Impact Assessment carried out by South West Archaeology Ltd. (SWARCH) for East Langarth Farm, Threemilestone, Cornwall.*

*The site sits on a wedge shaped block of fields between the A390 and a rural parish road. The site is west of Truro within the urban sprawl zone of Threemilestone and Treliske. The site contains fields which are still working agricultural in function and character but the farmstead is already of fringe settlement lower status mixed use. A parish road truncates the farm on a north-south axis, in turn cut off by the development of the A390, immediately south of the farmstead. The farmhouse now looks out over the busy trunk route its garden and presumably original holding divided by the road.*

*The archaeological potential of the site would normally be considered to be **moderate**, due to the number of prehistoric and Roman findspots and assets recorded in the surrounding landscape, however the geophysical survey suggests that there is **low** potential.*

*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 only site where there is the potential for an appreciable impact is the Scheduled Hillfort 225m north of Bosvisack (**negative/minor**). The impacts on the Historic Landscape, the Aggregate Impact and the Cumulative Impact are likely to be **neutral** to **negative/minor**.*

*With this in mind, the overall impact of the proposed development can be assessed as **negligible** to **negative/minor**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible**, although the significance of any buried archaeological deposits remains unproven at present.*

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May 2019

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## ACKNOWLEDGEMENTS

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THE CLIENT

## PROJECT CREDITS

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DIRECTOR: DR. SAMUEL WALLS  
FIELDWORK: EMILY WAPSHOTT  
REPORT: NATALIE BOYD; EMILY WAPSHOTT  
EDITING: NATALIE BOYD; DR. SAMUEL WALLS

## 1.0 INTRODUCTION

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<b>LOCATION:</b>	EAST LANGARTH FARM
<b>PARISH:</b>	THREEMILESTONE
<b>COUNTY:</b>	CORNWALL
<b>CENTROID NGR:</b>	SW 78236 45315
<b>PLANNING NO.</b>	PA19/03848
<b>SWARCH REF.</b>	TEL19

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake a heritage impact assessment (HIA) for land and buildings at East Langarth Farm, Threemilestone, Cornwall. This work was undertaken in accordance with best practice and ClfA guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site lies immediately north of the A390 and Threemilestone. East Langarth Farm lies in a gently undulating landscape with scattered farms, traditional hedgebanks and tall hedges lining the lanes. The site lies at an altitude of c.100m AOD. The soils of this area are the well drained fine loamy and fine silty soils over rock of the Denbigh 1 Association (SSEW 1983). These overlie the Mudstone and sandstone of the Porthtowan Formation (BGS 2019).

### 1.3 HISTORICAL BACKGROUND

The site lies in the parish of Kenwyn in the deanery and west division of the hundred of Powder. (Lysons 1814). The village of Threemilestone, as its name suggests, lies three miles from the centre of Truro. The village was a small hamlet in the 19<sup>th</sup> century, made up of farmholdings and housing for miners from the Baldhu and Chacewater mines. The village has seen considerable expansion since the late 20<sup>th</sup> century due to its proximity to Truro.

A desk-based study was carried out for the site by CGMS in 2018. This study included a cartographic survey, which indicated that although some of the site had been subjected to division into smaller fields since the 18<sup>th</sup> century, it had been consistently used as farmland, with no structures other than the farmbuildings in the south-west corner of the site.

### 1.4 ARCHAEOLOGICAL BACKGROUND

The Historic Landscape Characterisation (HLC) records the site and surrounding area as *Medieval Farmland*, i.e. the agricultural heartland, with farming settlements documented before the 17<sup>th</sup> century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure and as *Post-medieval enclosed land*, i.e. land enclosed in the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries, usually from land that was Previously Upland Rough Ground and often medieval commons. A geophysical survey was carried out on the site by Wessex Archaeology in 2012 (see Appendix 1). The report was unavailable to this study, but the results appear to show a number of removed historic field boundaries as well as some anomalies that may indicate archaeological features or deposits. It does not appear that further investigation has been carried out. The previous report (Petric 2018) has adequately covered the historic environment record, therefore they have not been mentioned again in this report; the location of the assets is recorded in Appendix 2).

## 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 3<sup>rd</sup> edition* (Landscape Institute 2013).

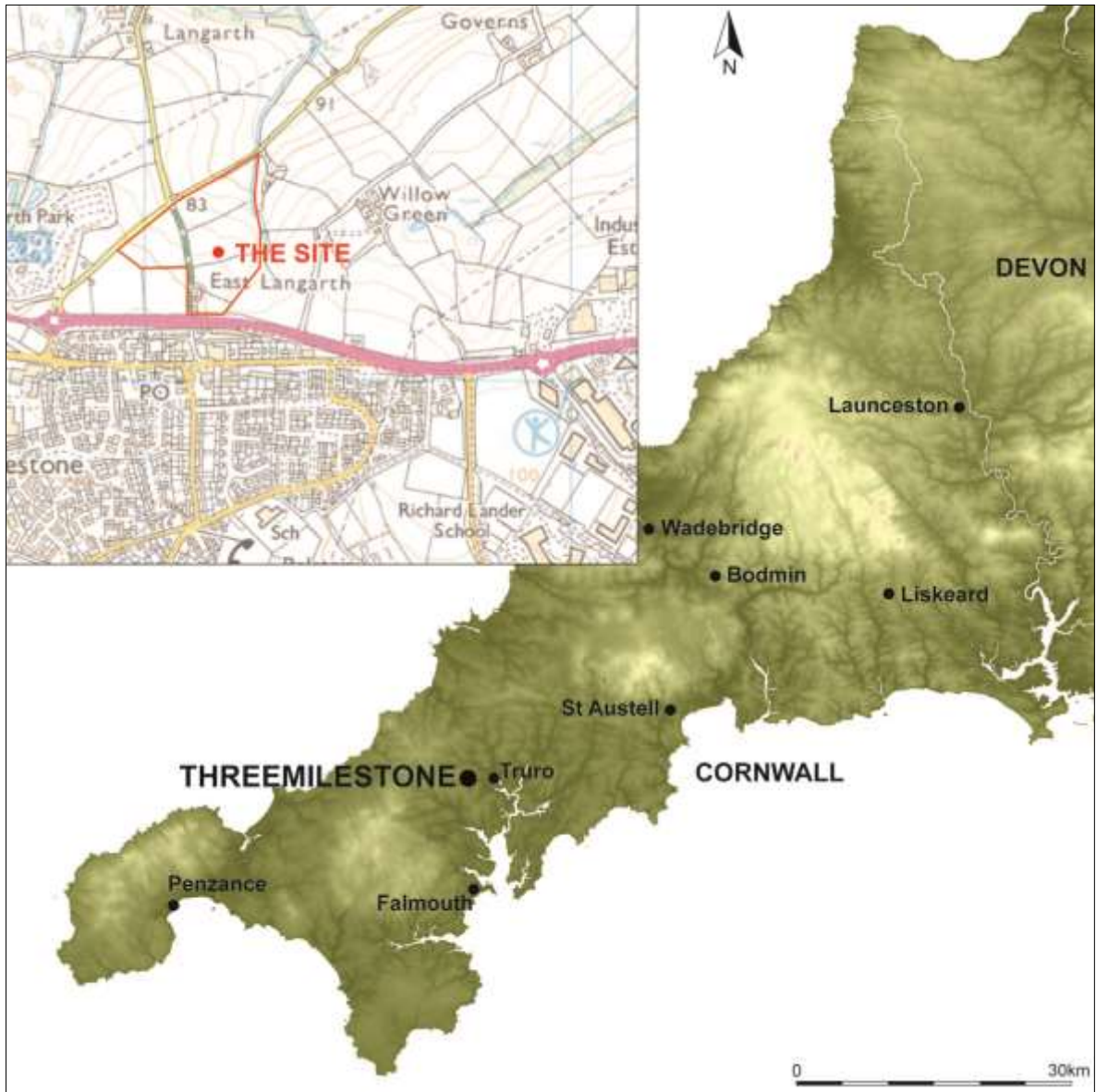


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

## 2.0 DESK BASED ASSESSMENT

### 2.1 CARTOGRAPHIC SOURCES

The earliest detailed map available to this study is the c.1840 Kenwyn Tithe map. There is a 1788 map of the Langarth Estate (not reproduced here) which depicts the majority of the site, only omitting the fields at the western end of the site (see Figure 2), but there are few differences from the later tithe map.

The tithe map shows that the Farm and buildings at East Langarth are not depicted and that the site was divided into thirteen different fields and a single building.



FIGURE 2: EXTRACT FROM THE C.1840 KENWYN TITHE MAP. THE SITE IS INDICATED. THE FIELDS IN YELLOW ARE NOT DEPICTED ON THE LANGARTH ESTATE MAP.

The apportionment records the owners of the plots that make up the site as Thomas Treloar and Gordon William Francis Gregor. Mr. Gregor was known as Gordon William Francis Booker, esq. until 1826, when he assumed the surname and arms of Gregor when his wife, Loveday Sarah (nee Glanville), inherited the estates of Charlotte Anne Gregor. The resided at Trewarthenick. Thomas Treloar was a 56 year old merchant who, in 1841, lived in Lemon Street with his wife Sophia, presumably his children, Thomas and Mary, and two female servants. The 1851 census records a 42 year old Thomas Treloar living with his wife, three children and two female servants at 34 Strangeways. There is no record of his father or mother.

TABLE 1: EXTRACT OF THE KENWYN TITHE APPORTIONMENT.

Landowner	Occupier	Plot no	Plot name	Usage
Thomas Treloar	Thomas Treloar	3287	Little Plot	Arable
		3287a	Lane	-

		3288	Quillett	Arable
		3289	Garden	Arable
		3290	Higher Croft	Croft
		3291	Middle Croft	Croft
		3292	Painters Croft	Arable
		3293	Little Painters Croft	Arable
Gordon William Francis Gregor (Frederic Michell, lessee)	William Cardell	3294	Shop Meadow	Arable
		3295	Middle Field	Arable
		3296	Hicks Close	Arable
		3297	Lane	-
		3298	Blacklers Close	Arable
		3299	Cross Close	Arable
		3300	New Close	Arable

The first edition OS map of 1880 shows that the majority of the field divisions in the west half of the site had been removed since 1840 to create much larger fields. Some of the boundaries in the centre and east of the site had also been removed by this time, with others have been added to divide the land in other ways. The building on the eastern edge of the site, and the associated sturcutres located just outside the site, had been demolished by 1880.

East Langarth Farm has been constructed at the southern end of the site, perhaps replacing these buildings. The outlines of two clusters of buildings are visible forming the East Langarth farm at this time.

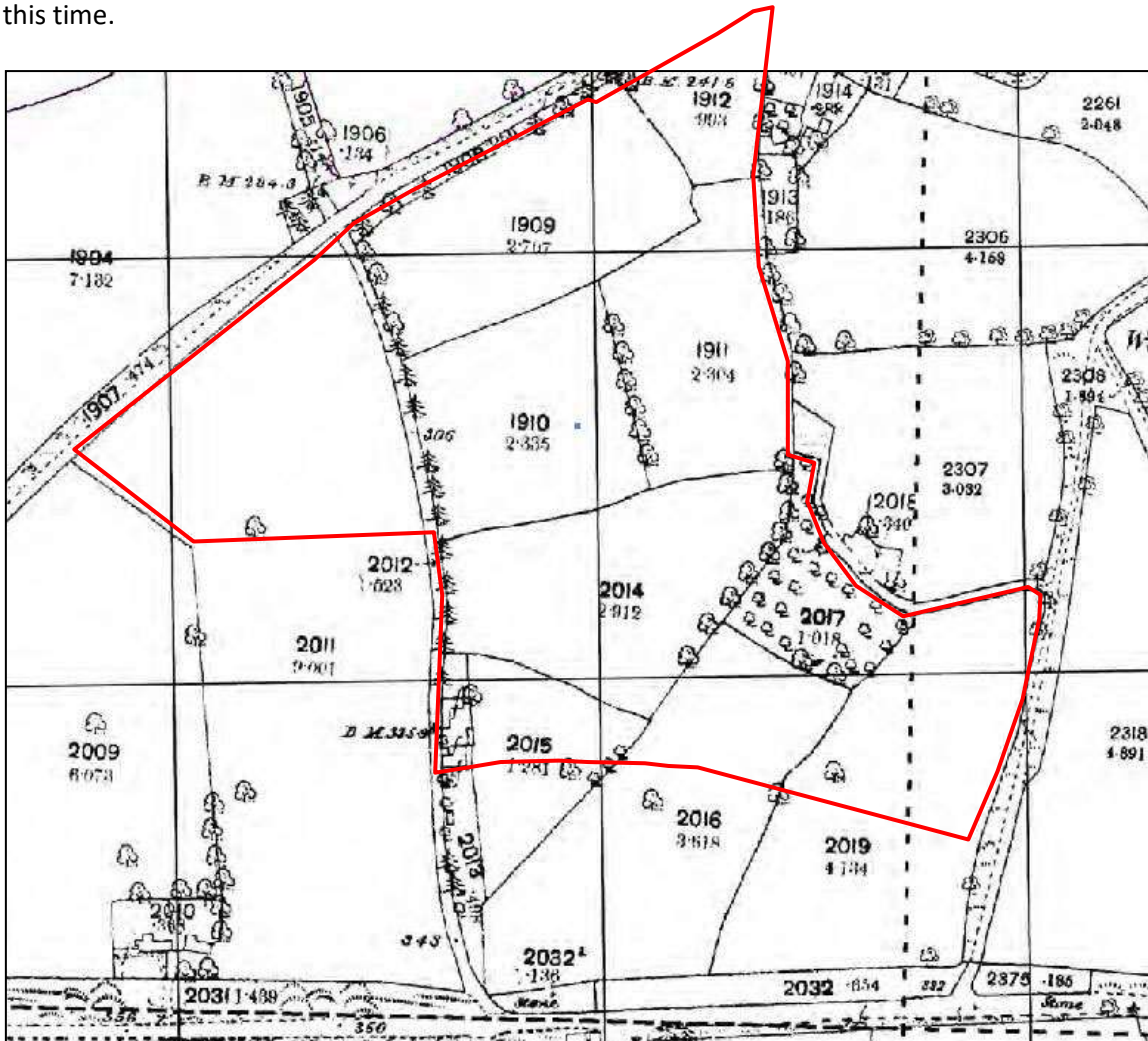


FIGURE 3: EXTRACT OF THE 1ST EDITION OS MAP LVII.10, 1880. THE SITE IS INDICATED.



The second edition OS map of 1907 indicates that little has changed across the site in terms of field boundaries and usage (the orchard shown in the 1<sup>st</sup> edition is still depicted in the 2<sup>nd</sup>). East Langarth Farm is depicted with the farmhouse and group of outbuildings all clearly depicted.

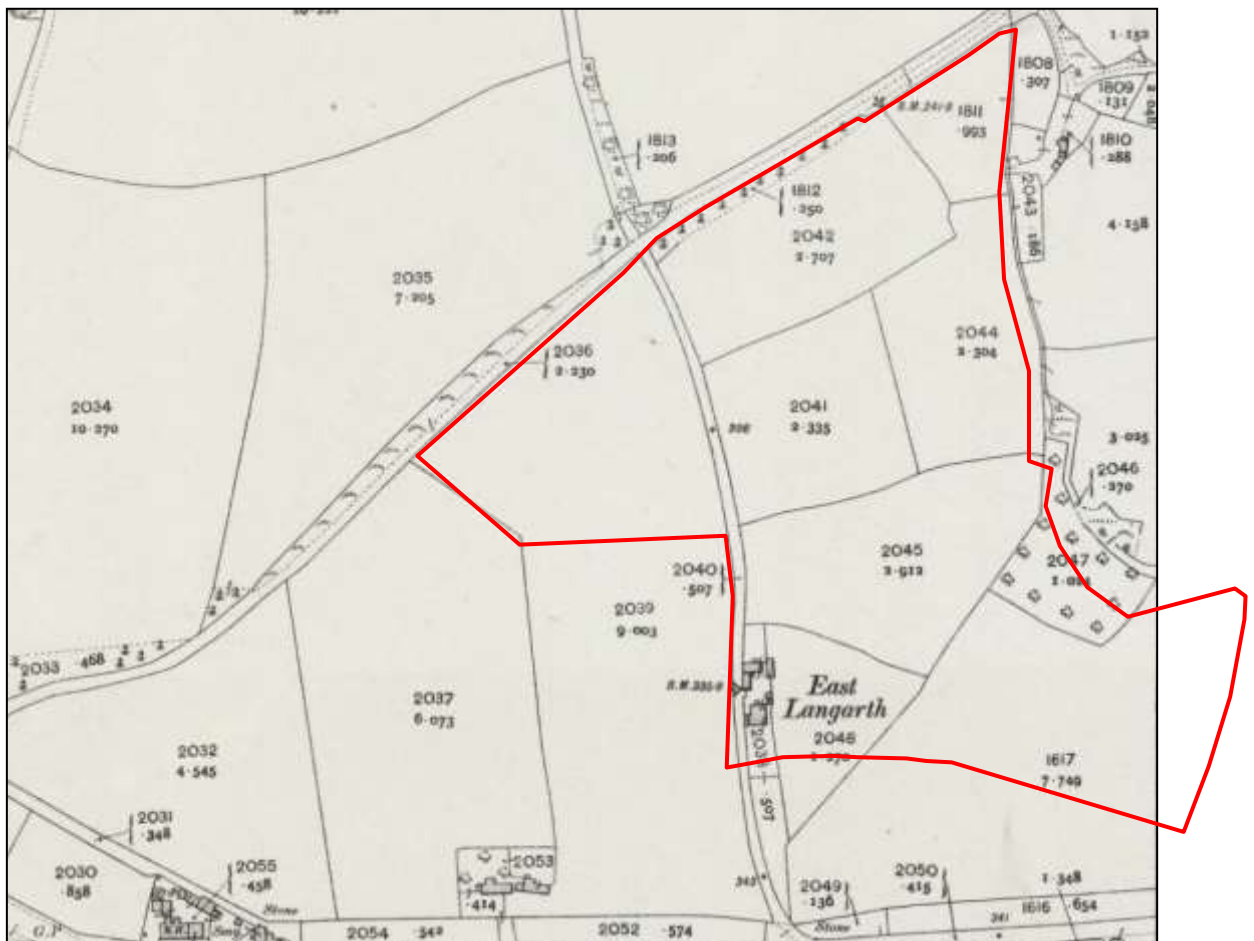


FIGURE 4: EXTRACT OF THE 2ND EDITION OS MAP LVII.10 1907. THE SITE IS INDICATED.

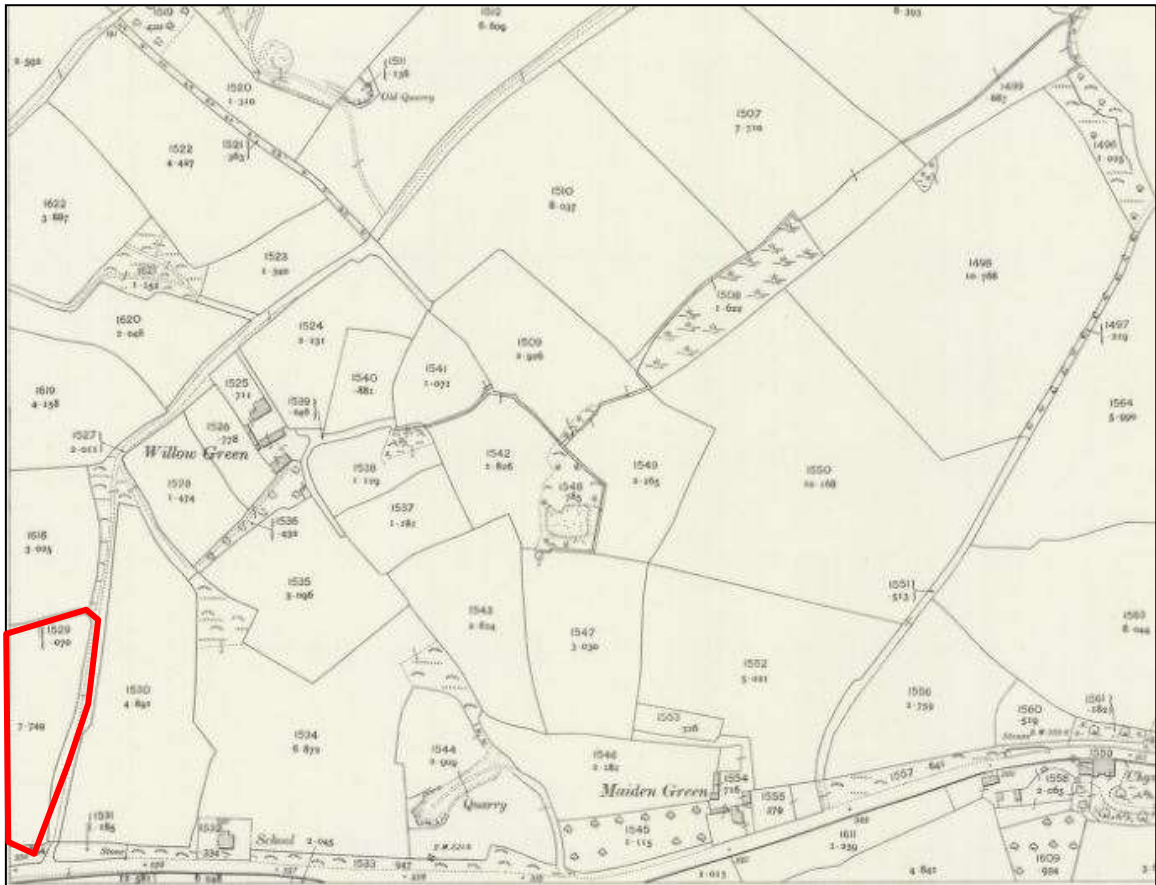


FIGURE 5: EXTRACT OF THE 2ND EDITION OS MAP LVII.11. THE SITE IS INDICATED.

## 3.0 SITE INSPECTION

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### 3.1 SETTING

The site sits on a wedge shaped block of fields between the A390 and a rural parish road. The site is west of Truro within the urban sprawl zone of Threemilestone and Treliske. The site contains fields which are still working agricultural in function and character but the farmstead is already of fringe settlement lower status mixed use. A parish road truncates the farm on a north-south axis, in turn cut off by the development of the A390, immediately south of the farmstead. The farmhouse now looks out over the busy trunk route its garden and presumably original holding divided by the road.

The buildings at East Langarth Farm lie to the east of a small parish road which was truncated by the A390 in the later 20<sup>th</sup> century. The largest building, the farmhouse, looks directly across the dual carriageway of this busy trunk route in and out of Truro city centre, with all of the associated lighting, barriers, noise and signage being considerable modern impacts on what was a rural site. The wider location has consequently suffered a conversion to low mixed character urban fringe status, with the farmbuildings developed for low cost storage, vehicle body workshop and multi-occupancy dwellings in the house, barns and static caravans. Generally the farm would be classified as in poor to fair condition and no longer of working agricultural character, although the fields which surround it to the north-west, north-east and east are still being worked, recently ploughed and turned.

A proposal to develop the site as a housing extension of Truro is currently underway. This would maintain the road, but demolish the farmstead and convert all of the agricultural land as far as the parish road. South of the A390, Threemilestone already runs further west and south into the landscape. Therefore this development would lie within that acceptable developmental 'line' in the landscape.

## 3.2 SITE WALKOVER



FIGURE 6: PLAN OF THE FIELDS THAT MAKE UP THE PROPOSED SITE; BASED ON PLANS SUPPLIED BY THE CLIENT.

The site comprises five main fields and a garden to the east, north-east, north and north-west of the farmstead.

### 3.2.1 THE GARDEN

East of the farmhouse and yard is a small wedge-shaped field, which slopes evenly to the east; this has been used as a garden by the various occupants of the farmhouse and buildings. There is a steep landscaped bank to the south side, along the A390, overgrown with brambles and smaller scrub trees. To the south-west corner there is a poly tunnel and an overgrown vegetable plot. To the north-west, the garden has been levelled and caravans and sheds installed. Further east it survives as a grassy pasture, with small mature fruit trees and some blossom trees. The garden has a concrete block wall, overgrown with grass and brambles to the north, a raised bank and post and wire fence to the north-west. The garden abuts a stone-faced bank to the east which frames the fields to the east. It is more wooded to the east end of the garden with some specimen trees and conifers.

### 3.2.2 FIELD 1

The largest field laid to pasture on the site is set to the east. Sub-rectangular in shape, the field has a small tail running north, north-west along the valley bottom, possibly a former routeway or farm track. There is a long, slightly cranked stone-faced hedgebank, covered by grass, bounding the field to the west, with a few mature trees along its length and a central gateway to Field 2. There is a mature hedgebank to the south, which is abutted by a tall landscaped banking with tree planting and brambles designed as screening for the A390. There is another mature hedgebank and hedge and trees to the east, between the field and a second trackway, leading to another

farmstead. Beyond this are another small block of fields before a large out-of-town retail park. A markedly curvilinear hedgebank, with a thicker, more sloping, overgrown stretch prescribing the arc of the curve, lies to the north. This may indicate an earlier enclosure of some kind, or relate to a much earlier curving field pattern, but is very different from the other boundaries. To its west end it narrows and steepens, with some mature hedgerow trees atop; to the east becoming lower and being a straight clearly abutting hedgebank. This looks like a section of curving, potential rampart, abutted at either end and subsumed into the post medieval fieldscape. Being on top of a slight knoll here, with open views it may be one of the small rounds and settlements which seem to scatter the upper slopes throughout this river valley system. The field faces west, with a steep curving slope upwards, a small stream culverted into a land drain along the hedge or in the slight in the ditch, it is boggy in the base of the valley here. The grass is of a mature sward, densely set and mixed with wild flowers. No obvious cropmarks or earthworks were identified in this field.

### 3.2.3 FIELD 2

A large, wedge-shaped enclosure opposite Field 1 and accessed via a gate to the field in its eastern shared hedgebank boundary. Another gate accesses the field from the rear of the farmyard, in the fields south-west corner, where a modern galvanised five bar gate is flanked by a concrete block wall. The fields southern boundary at this western end is post and wire fencing, overgrown with brambles and some banked earth. To the south-east it shares the overgrown concrete wall with the farmhouse's garden plot. The north and west boundaries of the field are good sturdy stone-faced hedgebanks, topped with grass, with a couple of overgrown hedgerow trees on the north-west corner. A wide gateway in the north hedgebank leads to Field 3. Field 2 is wide and gently sloping to the east. It has been fairly recently ploughed and is of a rich soft brown clay-silt soil, friable and quite loamy in texture. This field showed evidence of the soil depth being regularly ploughed and turned over and no earthworks survived within its enclosure. Some small fragments of industrial slipwares, some glass and several small nails were viewed near the garden of the farmhouse; otherwise across the field little to no pottery was observed. There were inclusions of pale grey-beige slatestone/shale within the soil and one area which appeared very stony on the break of the slope to the east, which may be where a slight outcrop of bedrock rises up through the subsoil.

### 3.2.4 FIELD 3

This is a long narrow rectangular field, bounded to the south by Field 2 and to the north by Field 4. It shares a long grassed stone-faced hedgebank with both fields, both banks clear of trees, giving a very open character to the views between the fields. In the south-west corner there are a clump of overgrown hedgerow trees and a gateway onto the road which cuts through the site and accesses the farm. The western hedgebank is much lower, c.1m, and it is topped by a well maintained clipped hedge of beech and hawthorn and other native species. There is another hedgebank in the valley bottom to the east, contiguous with that from Fields 1 and 2. This field has slightly paler soil, with more of a yellow clay component and felt denser in texture. A few sherds of stoneware and earthenware were viewed to the sloping eastern end of this field. This field is regularly ploughed; no earthworks were seen and deposits are unlikely to have survived unless very deep.

### 3.2.5 FIELD 4

This is the bottom of the block of three fields. It bounds the road to the north with a fine hedgebank and planted row of mature lime and, small oaks and mature ash and a few beech trees. To the west is a neat low hedgebank topped with mature beech hedge, with some thorn hedgerow species. There is a gate onto the crossroads in the north-west corner, with a modern galvanised five bar gate. The hedgebank to the south is the long grassed stone-faced bank shared with Field 3, with the gate to Field 3 set to the western end. To the east the field abuts a house and garden with a bank, very mature thorn and native shrub and scrub tree hedge and fencing.

### 3.2.6 FIELD 5

Across the road to the west, parallel with Fields 3 and 4, there is another sub-square large field, on a gentle north-eastern facing slope. This has a hedgebank with mature hedge of native species scrub trees, hawthorn, alder, hazel, etc. to the west. To the south, it has a modern wire and timber and concrete post fence, to a slight overgrown bank. To the north and east there are good hedgebanks, topped with mature, well clipped beech hedges, with some brambles and thorn species intermixed. This field has much darker rich brown soil, which feels stickier, with more clay. The field is regularly ploughed and no evidence was seen of any potential below ground deposits or features.

### 3.3 THE BUILDINGS

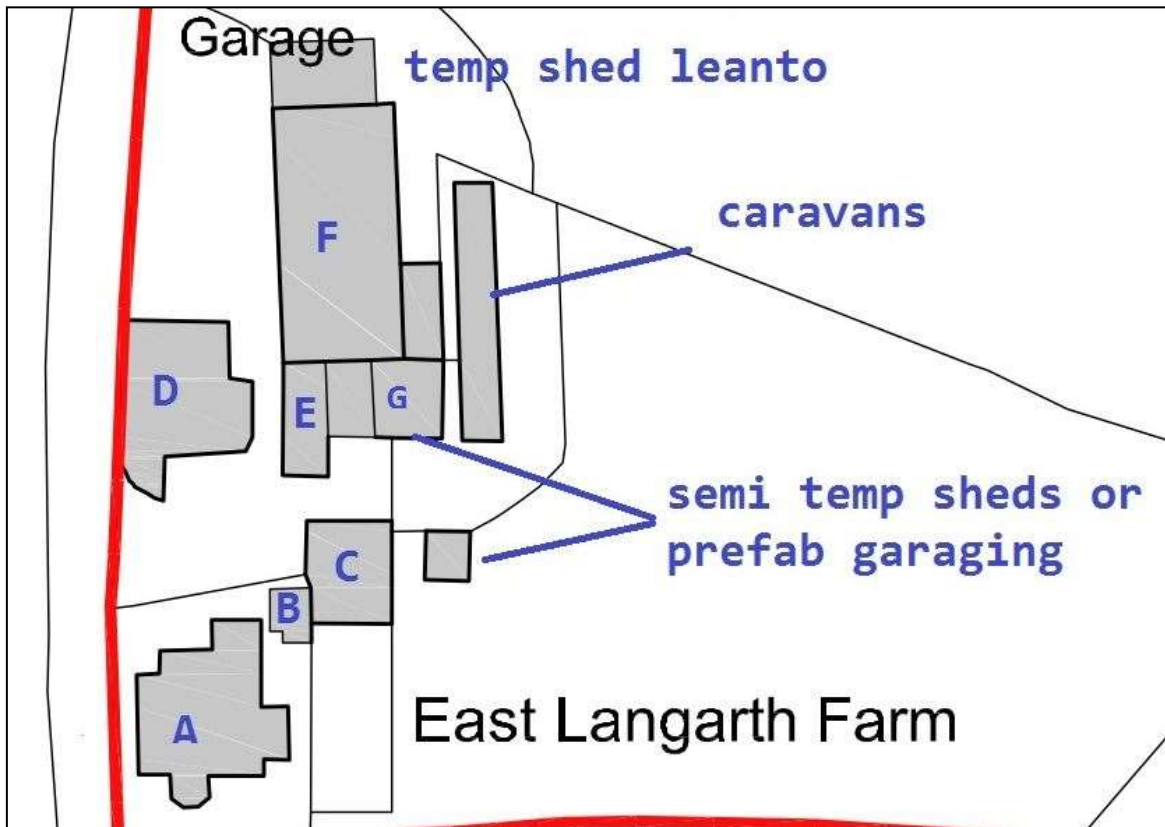


FIGURE 7: PLAN OF THE BUILDINGS AT EAST LANGARTH FARM; BASED ON PLANS SUPPLIED BY THE CLIENT.

#### 3.3.1 BUILDING A

To the south of the site is the farmhouse. This is a complicated L-shaped plan, of two storeys, with a presentation facade now facing the A390 to the south. This front is of three window range, intended to be symmetrical, with quoin detailing to corners and openings, it has a hipped slate roof, with deep overhanging eaves, with slight gable end stacks, rebuilt in brick. Generally it presents as a mid to late 19<sup>th</sup> century farmhouse, of fairly typical and unexceptional style and form.

The house is of local slatestone and shale rubble with granite dressings, with pebble dash render and smooth unpainted render treatments to some facades. It has a more recent rendered brick narrow wing to the rear north-east and a further small block has been built in the angle between the front and rear L-shaped ranges. It is in fair to poor condition and exhibits considerable modernization - all windows changed to pvc double glazed units and with a modern double glazed conservatory to the front facade. It is framed by a large front garden of rubble walls with granite gateposts, but this was truncated by the road and its south wall has been rebuilt higher in concrete blocks. It may once have contained some good features such as fireplaces stoves etc but is expected to have been completely modernised on the interior.

#### 3.3.2 BUILDING B

This is a small, single storey painted slatestone rubble shed, almost attached to the north-east corner of the farmhouse, likely a washhouse or outside privy/coal store. It has an early horizontal plank boarded shed attached, to west and north, which has patina and some age to it. Both have part felt and part corrugated roofs. It is likely the stone shed is contemporary to the house, as a service building, the timber shed an early or mid 20<sup>th</sup> century addition.

### 3.3.3 BUILDING C

Concrete block and brick garage, rendered and painted externally, with concrete tiled roof, modern garage door and corrugated fibre sheeting roof. Gabled to east and west, it has a recessed semi circular detail to its front. Mid 20<sup>th</sup> century date.

### 3.3.4 BUILDING D

Third largest building. This is possibly an earlier, more vernacular farmhouse, later developed into a barn and now possibly reconverted back into housing or office space of some kind. This is a solid rectangular plan single-cell depth block, built of local slatestone and rubble, painted white externally. It has a long brick lean-to along its rear. It has an offset three window frontage, all now pvc double glazed units, with a blank area to the west end, with a steep pitched roofline scar, now abutted by a low flat roofed concrete shed, but once possibly attached to a different barn, now demolished. The roof is half hipped to east and west, of concrete roof tiles, no obvious evidence of a chimney.

### 3.3.5 BUILDING E

Another small local stone rubble single storey shed, this time longer, with three individual units, with thin stone rubble partitions between. Replacement corrugated sheeting roof, cobbled floors to some units. Now used for storage this is abutted at its north-west corner by a large historic granite gatepost, a matching one against Building C which is immediately to the west, forming possibly an original entrance to one of the phases of historic farmyard. This building faces onto the east gable wall of Building C and appear to present to/respect it, clearly being some functional link between the two. It is abutted by Buildings F and G.

### 3.3.6 BUILDING F

This is the second largest building onsite and appears to be a large former barn. It is of tall single storey height, gabled to north and south, the roof of corrugated fibre sheeting, the walls seemingly of concrete blocks, rendered and painted externally. The barn is enclosed on the south, east and north sides by lean-tos and modern outshuts. Even if quite modern, this may once have been of agricultural function, but is now a vehicle body repair shop.

### 3.3.7 BUILDING G

Like Building C, G is a rendered brick and concrete or cinder block garage type structure, with tin corrugated roof and relatively modern up and over garage door. It has the same semicircular recessed detail to its gabled front as Building C, suggesting a contemporary mid 20<sup>th</sup> century date for both.

There are other temporary and clearly modern sheds in and around the buildings, with several static caravans, all of no significance.

## 3.4 ARCHAEOLOGICAL POTENTIAL

### 3.4.1 ARCHAEOLOGICAL POTENTIAL

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.

When considering the archaeological potential of the site, we must acknowledge that it has been intensively farmed for at least 200 years. Any shallow deposits will have been destroyed or significantly damaged, hence only be deeper deposits will survive. The various small rounds and



the much larger multivallate enclosure near Bosvisack only 2km away is evidence of the intensive settlement of this landscape in the prehistoric period. The ridge East Langarth sits on and its direct line of sight to Bosvisack and across to other settlement sites may mean it fits a pattern of settlement. However, there are no above ground earthworks to indicate that. The farm, being on the clearest highest spot, likely destroyed any evidence when it was first built and subsequently developed and expanded.

The only issue to flag is the markedly curving boundary of Field 1 which, in the light of all of the small and medium sized Romano-British rounds and earlier banked enclosures, may be worth examining and any development work running up to this boundary may encounter evidence of a ditch or outwork, indicating this is a relict rampart subsumed into the hedgebank. The most archaeologically sensitive areas would be on the other side in the adjacent field, to the north, which is not the subject of a development proposal. There is some colour change and undulation in this grass pasture field.

The archaeological potential of the site would normally be considered to be **moderate**, due to the number of prehistoric and Roman findspots and assets recorded in the surrounding landscape. However, the continual ploughing and activity on the site over the last 200 years would be likely to disturb or truncate archaeological deposits or features. Geophysical survey carried out on the site by Wessex Archaeology in 2012 indicated a number of removed field boundaries and a scatter of possible archaeological features. Further investigation would verify these results and the extent of survival of any archaeological deposits.

TABLE 2: SUMMARY OF DIRECT IMPACTS.

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

### 3.5 SIGNIFICANCE OF THE BUILDINGS

Building A is a typical late 19<sup>th</sup> century style farmhouse (probably built in the early 20<sup>th</sup> century), less regionally specific than earlier forms seen across rural Britain. It appears much altered.

Building D may well be an early, lower status, simpler farmhouse, of vernacular character, exhibiting some phasing with potential brick dairy lean-to to the rear. This building may well benefit from some recording, a brief sketch plan, photographs and some more detailed descriptions or monitoring as it is demolished, as it may inform on the establishment of the farm in the 1800s and the structure does have some phasing with blocked doorways, etc.

Buildings B and E are of local rubble stone, the kind of small service buildings and farmbuildings which were often converted early, being too small and vernacular for modern uses. Many of these have been demolished without record and therefore if possible it may be worth monitoring their demolition and possibly making a slightly more comprehensive photographic record before they are lost, especially once all the other modern abutting outshuts have been removed. These do have the ability to inform and flesh out the rural historic building record to some extent, by adding statistically to known patterns.

These buildings have some limited local importance to the laying out of the agricultural landscape in this vicinity in the post medieval period after land enclosure. They will have inherent evidential

value and do prescribe to a typically regional vernacular aesthetic. They have no communal or known associative historic value. The smallest buildings B and E have some level of integrity and authenticity. Building A is still quite authentic, although its historic integrity is likely quite low due to modernisation. Building D, whilst being the most interesting both historically and architecturally, looks to have been the most altered and has the lowest authenticity and integrity of those considered.

## 4.0 INDIRECT IMPACTS

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### 4.1 INTRODUCTION

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 3 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2015, 6). *Step one* is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. The second stage in the process is to look at the heritage assets within the search radius and assign to one of three categories:

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

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

### 4.2 QUANTIFICATION

The size of the proposal site, as well as the local topography, would indicate that a search radius of approximately 2.5km is sufficient for this study.

There is only one designated heritage asset in category 2 which has been deemed to require detailed consideration. This is the Hillfort 225m north of Bosvisack. All other designated heritage assets have been considered and the likely impacts are considered to be negligible or neutral.

### 4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

#### 4.3.1 HILLFORTS

##### *Hillforts, tor enclosures, cross dykes, promontory forts*

Hillforts are large embanked enclosures, most often interpreted as fortifications, and usually occupy defensible and/or visually prominent positions in the landscape. They are typically visible from all or most of the surrounding lower and higher ground, with the corollary that they enjoyed extensive views of the surrounding countryside. As such, they are as much a visible statement of power as they are designed to dissuade or repel assault. The location of these sites in the landscape must reflect earlier patterns of social organisation, but these are essentially visual monuments. They are designed to see and be seen, and thus the impact of wind turbines is often disproportionately high compared to their height or proximity.

Tor enclosures are less common, and usually only enclose the summit of a single hill; the enclosure walls is usually comprised of stone in those instances. Cross dykes and promontory forts are rather similar in nature, being hill spurs or coastal promontories defended by short lengths of earthwork thrown across the narrowest point. Both classes of monument represent similar expressions of power in the landscape, but the coastal location of promontory forts makes them more sensitive to visual intrusion along the coastal littoral, due to the contrast with the monotony of the sea. Linear earthworks are the cross dyke writ large, enclosing whole areas rather than individual promontories. The investment in time and resources these monuments represent is usually far greater than those of individual settlements and hillforts, requiring a strong centralised authority or excellent communal organisation.

<b>Asset Name: Hillfort 225m north east of Bosvisack</b>	
<i>Parish:</i> Kenwyn, Truro	<i>Value:</i> Very High
<i>Designation:</i> SM	<i>Distance to Development:</i> c.1km
<p><i>Description: Listing: The monument includes a small multivallate hillfort located on the eastern end of a natural spur which sits above and between two arms of the River Kenwyn; these two arms of the river conjoin 650m east of the monument. The hillfort has a near circular defended area with an inner bank, and an outer bank which is partly preserved within the fabric of more modern hedge-banks. The outer bank is, in places, 3m wide and 1.2m high with an additional 1m drop on the exterior. Elsewhere, the line of the outer rampart is seen in the clear breaks of slope. The inner bank, which lay some 15m inside the outer bank, was recorded in the early part of the 20th century but no longer survives above ground. The interior of the hillfort is 140m by 160m, encompassing about 2.25ha. Although previously subject to cultivation and now level, the interior was reported in the early part of the 20<sup>th</sup> century to have had traces of mounds, thought to be the remains of round houses or other structures. All fencing and fence posts, gates and gate posts, a concrete water cistern and all modern walling are excluded from the scheduling, although the ground beneath all these features is included.</i></p>	
<p><i>Supplemental Comments:</i> This is still quite visually impressive and large monument, with ramparts surviving reasonably well to west, north and north-east, altered as hedgebanks to south-east and south. It survives as a field. This hillfort has been totally co-opted into the hedgebank field pattern, however the taller mature tree planting along its banks do somewhat emphasise its ovoid shape, possibly becoming an eye catcher in the wider landscape in the 18<sup>th</sup> or 19<sup>th</sup> century.</p>	
<p><i>Evidential Value:</i> High evidential value, as there will be buried occupation deposits within the monument's enclosure and under its banks and within the fill of its ditches, as well as palaeoenvironmental evidence, such as buried ground surfaces. Aesthetically it is a striking archaeological feature in the landscape, defined in its surviving relatively regular ovoid shape. It holds no known historical or communal value in current culture.</p>	

*Authenticity/Integrity:* The asset presents as an authentic relict prehistoric feature. The multi-vallate banks and ditches survive well here, the monument being of a good size and it projects a clear and defined visual profile. The majority of the ramparts survive intact but for expected weathering. Outer scarps and ditches survive beneath the field surfaces. Authentically it survives within the wider fieldscape, inner banks were recorded in the early 20<sup>th</sup> century but have been ploughed out, affected its historic integrity.

*Topographical Location and Landscape Context:* The hillfort sits on the upper mid slopes on the west side of the River Kenwyn valley, between it and one of its largest tributaries, within a fork, upon the eastern tip of a promontory, in a very visible and prominent location.

*Principle Views:* The hillfort sits to the west of the River Kenwyn valley with wide outward views to the north-east and south-east and south across the river valleys to the east. There are also key inward views to the monument from the high ridge at Threemilestone, to the south, looking north towards the monument.

*Landscape Presence:* The enclosure is visually prominent in the valley setting and within the wider agricultural landscape, due to the trees atop its banks which emphasise its manmade ovoid shape. Its visibility is naturally reduced from its intended dominance, by the network of tall earthen hedgebanks which divide the landscape all around it.

*Immediate Setting:* The hillfort now presents as an ovoid field enclosure, within a block of other agricultural fields, on the high slopes of a promontory. It is wholly subsumed into the fieldscape pattern, visually at close quarters little distinguishable apart from much higher and wider banks. From the west and north-west those banks can be seen to curve in a very regular way, indicative of its rounded multi-vallate form. Also close up some scarps and cropmarks can be seen in surrounding fields. The hillfort and adjacent fields are mostly laid to grass pasture, with a few arable fields, particularly that to the immediate north-west, which had been ploughed and reseeded upon the visit.

*Wider Setting:* The hillfort now stands in a landscape still predominantly working agricultural but impinged upon by significant urban sprawl, of linear character along the A390, through Trelliske and Threemilestone. Whilst the deeply incised river valley lying between the fort and current edge of settlement is probably enough to mean the town won't spread quite to its immediate setting it is likely to spread to the shallower undulating slopes to the south and arrive within the fairly immediate fieldscape views within the next 10 years.

*Enhancing and/or Detracting Elements:* The recorded loss of more upstanding elements in the 20<sup>th</sup> century due to farming, before more stringent management of monuments was brought in does detract from the monument as it more visually presents as an oddly shaped field now, whereas concentric banks would have better announced its form and type. Wider afield the mature trees on its banks define and emphasise its ovoid shape, announcing it in the landscape.

*Direct Effects:* There are no physical effects on the monument, on its setting or immediate views.

*Indirect Effects:* By allowing development to run out to the crossroads at East Langarth the urban fringe will be stepped out further than it has so far into the agricultural landscape. With every infringement our understanding of the historic development of the landscape and balance of farming land versus urban development is undermined. Also be visually complicating the landscape with mixed character new development the prominent visual nature of these monuments across the landscape which often have a visual link between them is disrupted, individual presence undermined. This monument will generally have more of a sense of encroachment but is mitigated by the steep valley between and surviving fields which are unlikely to be developed due to their sloping character. Indirectly it furthers the sense of these as relict monuments, belonging very much to a different time and very different landscape, indirectly this can affect people ability to understand their meaning and also the connections between them in the landscape.

*Contribution of Setting to the Significance of the Asset:* The asset was obviously sited in a prominent location in the landscape, which would have been open, making the enclosed banks and even stronger statement. Its location suggests a desire to control or impose a sense of ownership over the various immediate river valleys and possibly movement within and between them. Whilst we don't tend to consider these hillforts as purely defensive anymore it is certainly located to make a statement in the landscape, or to be a focus of a more disparate scattered settlement pattern.

*Magnitude of Impact:* High value asset + Negative visual change/encroachment.

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

#### 4.3.2 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 developments 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, quarries and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, but as intrusive new visual elements within the landscape, it can only be **negative**, if **temporary/reversible**.

The site falls into two Landscape Character areas. The majority of the site falls within the *Redruth, Cambourne and Gwennap* area, which is a small scale rolling landscape with underlying slates and siltstones running from the exposed north coast to the Fal ria in the south. The strong influence of over 300 years of tin and copper mining has affected both the present day land use and landscape pattern of this area. Extensive areas of disturbed or derelict land from earlier industrial activity are evident. The remainder of the site falls within *Fal Ria, Truro and Falmouth*. This area is dominated and strongly influenced by the River Fal which widens into a large estuary and internationally important deep water harbour. The creeks and rivers form a series of steep valleys cloaked in ancient and semi-natural broadleaved woodland. In some areas the woodland has been cleared and pasture extends to the water, often with scrubby vegetation. On the ridges between the valleys there is a variable land use of forestry and mixed farmland of both arable and pastoral, with extensive arable land use creating an impression of a rich and productive landscape. The proposed development will change the character of the site from farming to residential and will extend the built environment into areas that are currently green; however, the land has been earmarked for development by the council as one of the more suitable areas within the landscape. These considerations suggest the overall visual impact on the historic landscape can be assessed as **negative/minor**.

#### 4.3.3 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.

The only heritage asset deemed to required detailed study was the hillfort 225m north east of Bosvisack. On that basis, the aggregate impact is assessed as **neutral**.

#### 4.3.4 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

The visual impact of a single development can be significant, but the cumulative impact could undoubtedly eclipse this in some areas. An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account operational developments, those with planning consent, and those still in the planning process. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character.

In terms of cumulative impact in this landscape, the proposed development is one of two large housing developments proposed for construction to the south of the hillfort. Between the two is a proposed Park & Ride with associated infrastructure. To the east of East Langarth is a proposal for a petrol filling station. All lie along the road to the south, leaving the land on all other sides of the asset clear of proposed developments. This limits the impact experienced by the historic asset, and the impact is adjudged to be **negligible to negative/minor**.

#### 4.3.5 SUMMARY

Table 3: Impact summary

Asset	Type	Distance from site	Value	Magnitude of impact	Assessment	Overall Assessment
Hillfort 225m north east of Bosvisack	SAM	c.1km	Very High	Minor	Slight	Negative/Minor
Landscape Character	n/a		High	Minor	Slight	Negative/Minor
Aggregate Impact	n/a			Neutral	Neutral	Neutral
Cumulative Impact	n/a			Negligible/Minor	Slight	Negligible to Negative/Minor

## 5.0 CONCLUSION

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The site sits on a wedge shaped block of fields between the A390 and a rural parish road. The site is west of Truro within the urban sprawl zone of Threemilestone and Treliske. The site contains fields which are still working agricultural in function and character but the farmstead is already of fringe settlement lower status mixed use. A parish road truncates the farm on a north-south axis, in turn cut off by the development of the A390, immediately south of the farmstead. The farmhouse now looks out over the busy trunk route its garden and presumably original holding divided by the road.

The buildings at East Langarth Farm lie to the east of a small parish road which was truncated by the A390 in the later 20<sup>th</sup> century. The largest building, the farmhouse, looks directly across the dual carriageway of this busy trunk route in and out of Truro city centre, with all of the associated lighting, barriers, noise and signage being considerable modern impacts on what was a rural site. The wider location has consequently suffered a conversion to low mixed character urban fringe status, with the farmbuildings developed for low cost storage, vehicle body workshop and multi-occupancy dwellings in the house, barns and static caravans. Generally the farm would be classified as in poor to fair condition and no longer of working agricultural character, although the fields which surround it to the north-west, north-east and east are still being worked, recently ploughed and turned.

The archaeological potential of the site would normally be considered to be **moderate**, due to the number of prehistoric and Roman findspots and assets recorded in the surrounding landscape. However, the continual ploughing and activity on the site over the last 200 years would be likely to disturb or truncate archaeological deposits or features. The markedly curving boundary of Field 1 which, in the light of all of the small and medium sized Romano-British rounds and earlier banked enclosures, may retain evidence of a ditch or outwork, indicating this may be a relict rampart subsumed into the hedgebank. The most archaeologically sensitive areas would be on the other side in the adjacent field, to the north, which is not the subject of a development proposal. The geophysical survey carried out on the site by Wessex Archaeology in 2012 indicated a number of removed field boundaries and a scatter of possible archaeological features. Further investigation would verify these results and the extent of survival of any archaeological deposits.

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 only site where there is the potential for an appreciable impact is the Scheduled Hillfort 225m north of Bosvisack (**negative/minor**). The impacts on the Historic Landscape, the Aggregate Impact and the Cumulative Impact are likely to be **neutral** to **negative/minor**.

With this in mind, the overall impact of the proposed development can be assessed as **negligible** to **negative/minor**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible**, although the significance of any buried archaeological deposits remains unknown at present.



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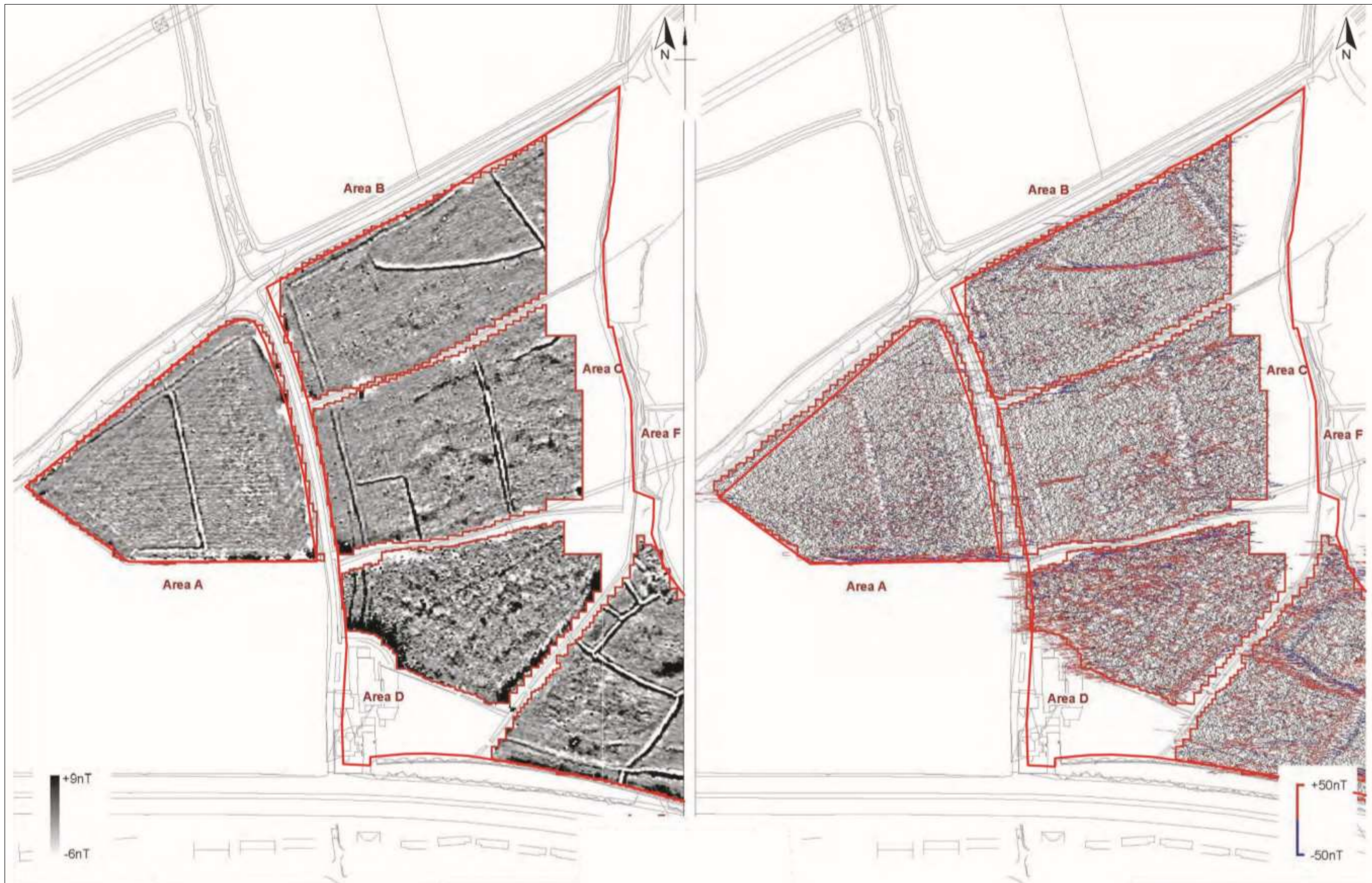
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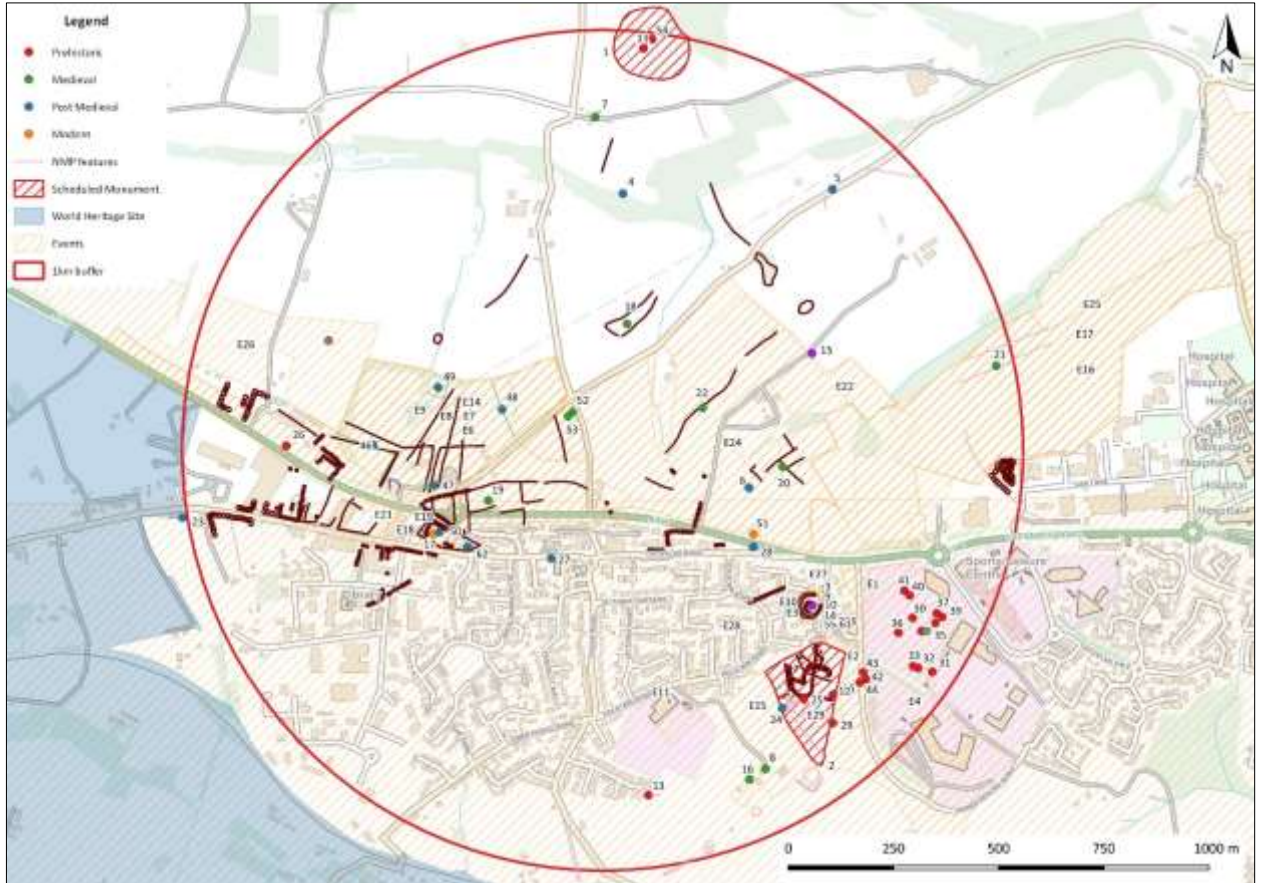
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APPENDIX 1: PREVIOUS GEOPHYSICAL SURVEY



RESULTS OF 2012 WESSEX ARCHAEOLOGY GEOPHYSICAL SURVEY. NOT TO SCALE. (AFTER PETRIC 2018).

APPENDIX 2: HER DATA



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

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

Id	MonUID	Name	Period range	Period	RecordType
	WHS	Cornish Mining World Heritage Site – Gwennap Mining District	Post Medieval	Post Medieval	WHS
1	1016065	Hillfort 225m north-east of Bovisack	Iron Age	Prehistoric	SAM
2	1016064	Round and associated remains 150m south of Mount Pleasant	Iron Age	Prehistoric	SAM
3	MCO1011	MOUNT PLEASANT - Post Medieval findspot	Post Medieval	Post Medieval	FS
4	MCO12326	NORTH PENHALDARVA - Post Medieval mine	19th Century	Post Medieval	MON
5	MCO12389	PENHALDARVA - Post-medieval mine	19th Century	Post Medieval	MON
6	MCO12537	SOUTH PENHALDARVA - Post Medieval mine	19th Century	Post Medieval	MON
7	MCO13545	BOVISACK - Early Medieval settlement, Medieval settlement, Medieval manor	Early Medieval - Medieval	Early Medieval	MON
8	MCO16420	POLSTEIN - Medieval settlement	Medieval	Medieval	MON
9	MCO19946	MOUNT PLEASANT - Iron Age hut circle, Romano British hut circle	Early Iron Age to Romano British	Prehistoric	MON
10	MCO19947	MOUNT PLEASANT - Iron Age hut circle, Romano British hut circle	Early Iron Age to Romano British	Prehistoric	MON
11	MCO20519	BOVISACK - Iron Age hut platform, Romano-British hut platform	Early Iron Age to Romano-British	Prehistoric	MON
12	MCO21049	HIGHER BESORE - Iron Age round, Iron Age field system, Romano-British field system	Early Iron Age to Romano-British	Prehistoric	MON
13	MCO21304	POLSTAIN - Iron Age field system, Iron Age round, Romano-British field-system, Romano-British round	Early Iron Age to Romano-British	Prehistoric	MON
14	MCO23412	MOUNT PLEASANT - Prehistoric earthwork	Prehistoric	Prehistoric	MON
15	MCO25183	GOVERNS ROUND - Iron Age earthwork, Romano British earthwork	Early Iron Age to Romano British	Prehistoric	MON

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16	MCO29743	POLSTEIN - Medieval streamworks	Medieval	Medieval	MON
17	MCO31886	GREENBOTTOM - Modern military camp	World War Two	Modern	MON
18	MCO31890	LANGARTH - Medieval field system, Post Medieval field system	Medieval to 19th Century	Medieval	MON
19	MCO31891	THREEMILESTONE - Medieval field system, Post Medieval field system	Medieval to 19th Century	Medieval	MON
20	MCO31892	WILLOW GREEN - Medieval field system, Post Medieval field system	Medieval to 19th Century	Medieval	MON
21	MCO31893	GLOWETH - Medieval field system, Post Medieval field system	Medieval to 19th century	Medieval	MON
22	MCO31896	WILLOW GREEN - Medieval boundary bank, Post Medieval boundary bank	Medieval to 19th Century	Medieval	MON
23	MCO32287	GREENBOTTOM - Post Medieval nonconformist chapel	19th Century	Post Medieval	MON
24	MCO34952	HIGHER BESORE - Post Medieval settlement	Post Medieval	Post Medieval	MON
25	MCO34957	HIGHER BESORE - Prehistoric field system, Medieval strip field	Prehistoric to Medieval	Prehistoric	MON
26	MCO3563	THREEMILESTONE - Bronze Age barrow	Bronze Age	Prehistoric	MON
27	MCO48556	THREEMILESTONE - Post Medieval milestone	19th Century	Post Medieval	MON
28	MCO53349	CHYVELAH - Post Medieval school	19th Century to Unknown	Post Medieval	MON
29	MCO55327	HIGHER BESORE - Iron Age round, Iron Age field system	Iron Age	Prehistoric	MON
30	MCO55328	MOUNT PLEASANT - Iron Age hut circle settlement	Iron Age	Prehistoric	MON
31	MCO55329	MOUNT PLEASANT - Iron Age hut	Iron Age	Prehistoric	MON
32	MCO55330	MOUNT PLEASANT - Iron Age enclosure	Iron Age	Prehistoric	MON
33	MCO55331	MOUNT PLEASANT - Iron Age hut	Iron Age	Prehistoric	MON
34	MCO55332	MOUNT PLEASANT - Iron Age hut, Iron Age enclosure	Iron Age	Prehistoric	MON
35	MCO55332				
36	MCO55333	MOUNT PLEASANT - Iron Age hut, findspot	Iron Age	Prehistoric	MON
38	MCO55356	MOUNT PLEASANT - Iron Age hut	Iron Age	Prehistoric	MON
37	MCO55356	MOUNT PLEASANT - Iron Age hut, Iron Age enclosure	Iron Age	Prehistoric	MON
39	MCO55357	MOUNT PLEASANT - Iron Age hut	Iron Age	Prehistoric	MON
40	MCO55358	MOUNT PLEASANT - Iron Age hut	Iron Age	Prehistoric	MON
41	MCO55359	MOUNT PLEASANT - Iron Age hut, Iron Age enclosure, Iron Age boundary	Iron Age	Prehistoric	MON
42	MCO55360	MOUNT PLEASANT	Iron Age	Prehistoric	MON
43	MCO55361	MOUNT PLEASANT - Iron Age hut	Iron Age	Prehistoric	MON
44	MCO55363	MOUNT PLEASANT - Iron Age hut	Iron Age	Prehistoric	MON
46	MCO55366	LANGARTH - Post Medieval boundary	Post Medieval	Post Medieval	MON
45	MCO55366	LANGARTH - Post Medieval boundary	Post Medieval	Post Medieval	MON
47	MCO55368	LANGARTH - Post Medieval field boundary	Post Medieval	Post Medieval	MON
48	MCO55369	LANGARTH - Post Medieval field boundary	Post Medieval	Post Medieval	MON
49	MCO55379	LANGARTH - Post Medieval enclosure	Post Medieval	Post Medieval	MON
50	MCO56931	THREEMILESTONE - C19 findspot	19th Century	Post Medieval	FS
51	MCO58048	THREEMILESTONE - C20 military building	World War Two	Modern	MON
52	MCO5917	THREEMILESTONE - Medieval cross	Medieval	Medieval	MON
53	MCO5918	THREEMILESTONE - Medieval cross	Medieval	Medieval	MON
54	MCO7654	BOVISACK - Iron Age round, Romano-British round	Early Iron Age to Romano-British	Prehistoric	MON
55	MCO8254	MOUNT PLEASANT - Iron Age round, Romano British round	Early Iron Age to Romano British	Prehistoric	MON
56	MCO8255	MOUNT PLEASANT - Iron Age round, Romano British round	Early Iron Age to Romano British	Prehistoric	MON
57	MCO8256	MOUNT PLEASANT - Iron Age round, Romano British round	Early Iron Age to Romano British	Prehistoric	MON
58	MCO8257	MOUNT PLEASANT - Iron Age round, Romano British round	Early Iron Age to Romano British	Prehistoric	MON
59	MCO8258	MOUNT PLEASANT - Iron Age round, Romano British round	Early Iron Age to Romano British	Prehistoric	MON
60	MCO8259	MOUNT PLEASANT - Iron Age round, Romano British round	Early Iron Age to Romano British	Prehistoric	MON

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61	MCO8260	MOUNT PLEASANT - Iron Age round, Romano British round	Early Iron Age to Romano British	Prehistoric	MON
62	MCO9347	THREEMILESTONE - Post Medieval blacksmiths workshop	19th Century	Post Medieval	MON

TABLE OF NEARBY ARCHAEOLOGICAL INTERVENTIONS (SOURCE: CORNWALL & SCILLY HER).

id	EvUID	Name	RecordType
E1	ECO1107	Higher Besore, Threemilestone	Event - Intervention
E2	ECO1152	Richard Lander School Access Road	Event - Intervention
E3	ECO1313	Pendeen Earthwork and Treliske	Event - Intervention
E4	ECO1497	Richard Lander School Development	Event - Intervention
E5	ECO1615	New Richard Lander School, Threemilestone, Rugby P	Event - Intervention
E6	ECO1678	Threemilestone park and ride assessment	Event - Interpretation
E7	ECO1679	Threemilestone Park and ride	Event - Interpretation
E8	ECO1680	Threemilestone park and ride	Event - Survey
E9	ECO2128	Threemilestone Park and Ride	Event - Intervention
E10	ECO2279	Threemilestone Round, Kenwyn, Truro	Event - Intervention
E11	ECO2400	Threemilestone School	Event - Survey
E12	ECO2400	Threemilestone School	Event - Survey
E13	ECO2400	Threemilestone School	Event - Survey
E14	ECO2512	Threemilestone park and ride assessment	Event - Interpretation
E15	ECO2820	Truro, western areas	Event - Interpretation
E16	ECO3258	Maiden Green Treliske	Event - Survey
E17	ECO3284	Governs, Threemilestone, Truro, Cornwall	Event - Interpretation
E18	ECO3297	Land at Oak Tree Inn and Adjacent Land at Chyvelah Road, Threemilestone near Truro, Cornwall	Event - Interpretation
E19	ECO3400	Oak Tree Inn and Adjacent Land, Threemilestone, Truro, Cornwall	Event - Survey
E20	ECO3786	The Oak Tree Inn, Threemilestone, Truro, Cornwall	Event - Intervention
E21	ECO3786	The Oak Tree Inn, Threemilestone, Truro, Cornwall	Event - Intervention
E22	ECO3799	Maiden Green and Willow Green, Truro, Cornwall	Event - Intervention
E23	ECO3935	Land off Mount Pleasant Road, Threemilestone, Truro, Cornwall	Event - Intervention
E24	ECO3938	Willow Green Farm, Threemilestone, Truro, Cornwall	Event - Interpretation
E25	ECO3939	Treliske & Maiden Green, Governs, Threemilestone, Truro, Cornwall	Event - Interpretation
E26	ECO4717	Land at Langarth, Threemilestone	Event - Survey
E27	ECO479	Threemilestone Round	Event - Intervention
E28	ECO4798	Falmouth Bay and Estuaries A Nature Conservation Overview	Event - Intervention
E29	ECO546	Geophysical Surveys, 1978 - AM Lab	Event - Survey

## APPENDIX 3: 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 19<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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 4: 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 farm buildings, 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. Dependent 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 5: 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 6: 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 7: SCALE OF IMPACT.

Scale of Impact	
Neutral	No impact on the heritage asset.
Negligible	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 8: 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

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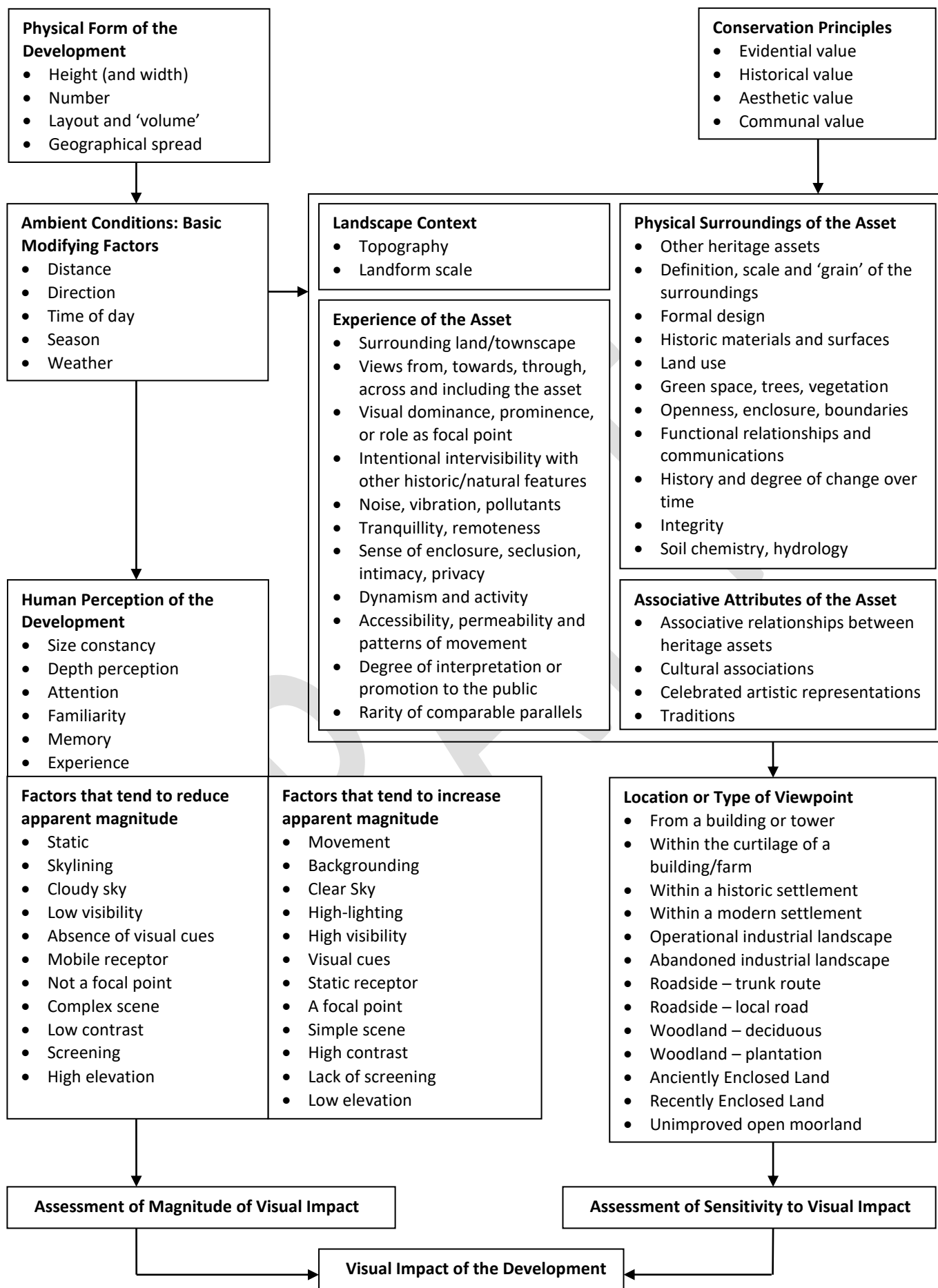


TABLE 9: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 4: PHOTOGRAPHIC ARCHIVE



EAST LANGARTH FARM VIEWED FROM THE ROAD WHICH RUNS THROUGH THE SITE; FROM THE NORTH, NORTH-WEST.



THE WEST WALL OF BUILDING D, WITH THE FARMHOUSE BEYOND; FROM THE NORTH, NORTH-WEST.





VIEW BACK DOWN THE ROAD, PAST THE WEST ELEVATION OF THE FARMHOUSE; FROM THE SOUTH, SOUTH-WEST.



VIEW OF THE CONTINUATION OF THE ROAD, BEYOND THE A390, SHOWING THE OLDER LANES TRUNCATION; FROM THE NORTH.



VIEW ALONG THE A390, TOWARDS TRURO, SHOWING THE PROXIMITY OF THE FARMHOUSE; FROM THE WEST.



THE SOUTH FRONT OF THE FARMHOUSE, BUILDING A; FROM THE SOUTH-WEST.



VIEW OF THE NORTH AND WEST ELEVATION OF THE FARMHOUSE, SHOWING MAIN L-SHAPED RANGE AND SMALL INFILL EXTENSION ON THE NORTH-WEST CORNER; FROM THE NORTH-WEST.



THE FARMHOUSE FROM THE NORTH SHOWING SMALL PORCH EXTENSION ON THE NORTH WALL; FROM THE NORTH.



SMALL SERVICE BUILDING, BUILDING B, SHED AND GARAGE, BUILDING C; FROM THE NORTH-WEST.



THE TIMBER SHED, ABUTTING BUILDING B; FROM THE NORTH.



BUILDING B, SHOWING THE TIMBER SHED EXTENSION AND SMALL RUBBLE BUILDING; FROM THE NORTH-WEST.



THE FARMYARD AT EAST LANGARTH, WITH BUILDINGS D AND E IN THE FOREGROUND; FROM THE SOUTH-WEST.



BUILDING D, WITH 2M SCALE, SHOWING BLOCKED DOOR, IN EAST WALL; FROM THE SOUTH-EAST.



THE FLAT ROOFED SHED ATTACHED TO BUILDING D; FROM THE EAST.



THE ROOFLINE SCAR AT THE WEST END OF BUILDING D; FROM THE SOUTH-EAST.



BLOCKED DOOR IN THE EAST WALL OF BUILDING D; FROM THE SOUTH, SOUTH-EAST.



VIEW OF THE BRICK LEAN-TO DAIRY ON THE NORTH SIDE OF BUILDING D; FROM THE NORTH-EAST.



VIEW OF THE HISTORIC GRANITE GATE PIERS, BETWEEN BUILDINGS D AND E; FROM THE NORTH-WEST.





BUILDING E, WITH 2M SCALE; FROM THE SOUTH-WEST.



THE SOUTH AND EAST WALL OF BUILDING E; FROM THE SOUTH-EAST.



THE MODERN ROOF AND CORRUGATED SHEETING ON THE OLDER RUBBLE STONE WALLS; FROM THE SOUTH-WEST.



THE SECOND GARAGE BUILDING G; FROM THE SOUTH-EAST.



THE BARN, BUILDING F, THE NORTH AND EAST WALL, SHOWING IT IS MADE OF CONCRETE BLOCKS; FROM THE NORTH-EAST.



THE WEST WALL OF BUILDING F; FROM THE NORTH-WEST.



VIEW TO THE HILLFORT NEAR BOSVISIACK FROM THE CROSSROADS NEAR EAST LANGARTH FARM, SHOWING LANDSCAPE VISIBILITY OF THE OVOID ENCLOSURE; FROM THE SOUTH, SOUTH-WEST.



VIEW TO THE TALL CURVING BANK OF THE HILLFORT, NOW TOPPED WITH TREES, FROM ACROSS THE FIELD TO THE WEST.



VIEW TO THE MORE SHARPLY CURVING SOUTHERN BANK OF THE HILLFORT, ACROSS THE LANDSCAPE; FROM THE SOUTH, SOUTH-WEST.



LANDSCAPE VIEW FROM THE SITE AT EAST LANGARTH TOWARDS THE HILLFORT; FROM THE SOUTH.



THE GATE INTO FIELD 2, WHICH ACCESSES THE FIELD IN THE SOUTH-WEST CORNER; FROM THE SOUTH.



THE TALL GRASS COVERED WEST AND NORTH STONE-FACED BANKS TO FIELD 2; FROM THE SOUTH.



FIELD 2, GENTLY SLOPING TO THE EAST SIDE, FAIRLY RECENTLY PLOUGHED; FROM THE SOUTH, SOUTH-WEST.



VIEW DOWN AND ALONG FIELD 2 TO FIELD 1; FROM THE WEST.



CONCRETE BLOCK OVERGROWN GRASS COVERED WALL BETWEEN FIELD 2 AND THE GARDEN EAST OF THE FARMHOUSE AND YARD; FROM THE WEST, WITH GATE BETWEEN.



THE GARDEN, WITH ORCHARD FRUIT TREES; FROM THE NORTH-WEST.





THE EAST STONE-FACED TALL HEDGEBANK TO FIELD 2, WITH GATE TO FIELD 1; FROM THE SOUTH-WEST.



THE NORTH GRASS COVERED HEDGEBANK, BETWEEN FIELD 2 AND 3; FROM THE WEST, SOUTH-WEST.



THE GATE IN THE HEDGEBANK BETWEEN FIELDS 2 AND 3; FROM THE SOUTH-EAST.



VIEW TO THE WEST HEDGEBANK OF FIELD 3, WITH GATE TO THE CENTRAL ROAD, IN THE SOUTH-WEST CORNER; FROM THE EAST, SOUTH-EAST.



LOOKING EAST ACROSS FIELD 3; FROM THE WEST, SOUTH-WEST.



VIEW ACROSS FIELD 3, TO THE HEDGEBANK AND GATEWAY BETWEEN FIELDS 3 AND 4; FROM THE SOUTH.



FIELD 4, LOOKING EAST, ALONG THE SOUTHERN HEDGEBANK; FROM THE WEST, SOUTH-WEST.



VIEW TO THE WEST AND NORTH BOUNDARIES, FIELD 4, WITH THE GATE ONTO THE ROAD IN THE NORTH-WEST CORNER.



VIEW ALONG THE MATURE TREE LINED NORTH BOUNDARY OF FIELD 4; FROM THE SOUTH, SOUTH-WEST.



THE GATE IN THE SOUTH-WEST CORNER TO FIELD 3, FROM THE GATE TO THE ROAD, FIELD 4; FROM THE NORTH-WEST.



VIEW ALONG FIELD 4; FROM THE WEST.



VIEW ALONG THE CURVING BOUNDARY TO THE NORTH OF FIELD 4; FROM THE WEST.



VIEW NORTH ALONG THE CENTRAL ROADWAY THROUGH THE SITE; FROM THE SOUTH.



VIEW SOUTH ALONG THE CENTRAL ROADWAY, THROUGH THE SITE; FROM THE NORTH.



VIEW TO THE FARM FROM ACROSS FIELD 5; FROM THE NORTH-WEST, SHOWING THE EASTERN BOUNDARY.



VIEW TO THE POST AND RAIL WOODEN FENCE ALONG THE A390 TO THE SOUTH BOUNDARY OF FIELD 5; FROM THE NORTH.





VIEW TO THE WEST GRASS COVERED HEDGEBANK BOUNDARY OF FIELD 5, ALONG THE WIRE FENCE BOUNDARY TO FIELD 6; FROM THE NORTH-EAST.



VIEW ALONG THE EASTERN BOUNDARY OF FIELD 6; FROM THE SOUTH-WEST.



VIEW ALONG THE NORTH AND WEST BOUNDARY OF FIELD 6; FROM THE SOUTH-EAST.



VIEW TO THE WIRE AND POST FENCE BETWEEN FIELDS 5 AND 6; FROM THE NORTH-WEST.



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

TEL: 01769 573555  
TEL: 01872 223164  
EMAIL: [MAIL@SWARCH.NET](mailto:MAIL@SWARCH.NET)