

LAND AT WHITEROCKS, ST ANN'S CHAPEL CALSTOCK CORNWALL

RESULTS OF A HERITAGE ASSESSMENT



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Land at Whiterocks, St. Ann's Chapel, Calstock Cornwall

Results of a Heritage Assessment

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Report Version: Final

Draft issued: 16th February 2022
Finalised: 17th February 2022

Work undertaken by SWARCH for a Private Client

SUMMARY

This report presents the results of a heritage assessment carried out by South West Archaeology Ltd. on land at Whiterocks, St Ann's Chapel, Calstock, Cornwall, as part of the pre-planning documentation for a proposed housing development.

The proposed development would be located on land enclosed from the open moorland of Hingston Down in the 1850s. Up to that date the down had been used for common grazing and, latterly, mining; by the 1850s the moorland was already marked by mineral prospecting pits and the Hingston Down Mine was in operation. The field in question contains a series of linked holloways and mineral prospecting pits, although the best surviving earthwork examples are located to the north of the proposed development.

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 assessment suggests that only three assets (Hingston Down Mine Engine house, Salters Farmhouse, and the historic settlement of St Ann's Chapel) would suffer any level of harm. There will be an incremental change to the character of the WHS, but in terms of the settlement and the wider landscape, that harm is considered minimal.

*With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The impact of the development on the buried archaeological resource would, however, be **permanent and irreversible** but this is considered to likely be of **low value** and can be mitigated through an appropriately worded planning condition to allow for a programme of archaeological monitoring and recording, as occurred for the housing development to the south.*



February 2022

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ACKNOWLEDGEMENTS

Thanks for assistance are due to:

The landowners, for access

The staff of the Cornwall Historic Environment Record (HER)

The staff of the Cornwall Record Office (CRO)

1.0 INTRODUCTION

LOCATION:	LAND AT WHITEROCKS, ST ANN'S CHAPEL
PARISH:	CALSTOCK
COUNTY:	CORNWALL
NGR:	SX 40812 71212
PLANNING REF:	PRE-PLANNING
SWARCH REF:	CGA22
OASIS REF:	SOUTHWES1-504721

1.1 Project Background

This report presents the results of a heritage assessment carried out by South West Archaeology Ltd. (SWARCH) on land at St Ann's Chapel, Calstock in Cornwall (Figure 1). The work was commissioned by a private client (the Client) in order to establish the historic background for the area and identify any heritage assets that might be affected by the construction of a proposed housing development. This work follows on from an assessment undertaken in 2015 of the housing development to the south (SWARCH 2015).

1.2 Topographical and Geological Background

The proposed site comprises part of one field 0.5ha in extent on the northern edge of the historic settlement of St Ann's Chapel, north of a modern housing development (Oll An Gwella) and east of an unnamed parish road. The field lies on the south-facing slopes of Hingston Down below the summit of the down at an altitude of c.235m AOD. The soils of this area are the slowly-permeable seasonally-waterlogged fine loamy soils of the Sportsmans Association (SSEW 1983) overlying the hornfelsed slates of the Tavy Formation (BGS 2015).

1.3 Historical Background

The site lies within the parish of Calstock, c.300m to the north of the settlement of St Ann's Chapel. This landscape was largely unenclosed until the 1850s, and forms part of the Cornwall and West Devon Mining Landscape WHS. Hingston Down Mine lies just to the north of the proposed site; this copper mine was active 1850-80, and intermittently thereafter until the 1920s. The area in which the site is situated is classified as *post-medieval enclosed land* on the Cornwall and Scilly Historic Landscape Characterisation (Cornwall Council 2015).

1.4 Archaeological Background

The proposed site lies within one of the UNESCO Cornish Mining World Heritage districts (WHS). It also lies south of a linear group of Prehistoric Bronze Age barrows, and south and west of three Grade II Listed buildings. The wider landscape contains a number of Scheduled landscapes at Chilsworthy, Harrowbarrow and Cleave, and Calstock is a protected Conservation Area. A detailed study of the Hingston Down Mine was undertaken by CAU in advance of landscaping and consolidation works, with monitoring and building recording (CAU 2004; 2005; 2007), and survey work, including geophysical survey, was undertaken by SWARCH in advance of a wind turbine application in the area (SWARCH 2014).

The site has been subject to some previous assessment, with a heritage impact assessment compiled (SWARCH 2015) for the housing development to the south (Oll An Gwella). The whole field was subject to an earthwork survey at this stage, and the southern part of the site was subject to an archaeological recording condition during development works (SWARCH 2018). These works identified holloways bisecting the development site and a series of drains and lode

back pits associated with mining prospection and workings. The field to the east has also been subject to a heritage impact assessment and evaluation trenching (SWARCH 2017), which also identified several lode back pits and modern landscaping.

1.5 Methodology

This assessment was undertaken in accordance with accepted industry best practice. The heritage 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 2011), Managing Change in the Historic Environment: Setting (Historic Scotland 2010), and with reference to Guidelines for Landscape and Visual Impact Assessment 3rd Edition (Landscape Institute 2013). The impact assessment also follows the guidance outlined in the Principles of Cultural Heritage Impact Assessment in the UK produced by ClfA, IHBC and IEMA in July 2021. The site was visited by Dr. S.H. Walls in February 2022.



FIGURE 1: SITE LOCATION (BASED ON ARCHITECTS PLANS).

2.0 HERITAGE ASSESSMENT

2.1 Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). This methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 1.

2.2 National Policy

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

Paragraph 189

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 194

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

Paragraph 195

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

Paragraph 206

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

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

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

2.3 Local Policy

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

Policy 24: Historic environment

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

Development proposals will be expected to:

- sustain designated heritage assets;
- take opportunities to better reveal their significance;
- maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;
- conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;
- conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;
- protect the historic maritime environment, including the significant ports, harbours and quays.

Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.

Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

In those exceptional circumstances where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.

Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

2.4 Direct and Indirect Impacts

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

3.0 DIRECT IMPACTS

3.1 Documentary History

As is clear from the cartographic records (see below), the site of the proposed development was enclosed from open moorland in the late 1850s (enclosure map dated 1859, CRO: QS/PDA 4), and prior to that formed part of the extensive upland area known as Hingston Down. This lay in Calstock, a large parish in the deanery and middle division of the Hundred of East. The manor of Calstock came to the Earls and Dukes of Cornwall in the high medieval period, and remained in their hands until 1798. It was purchased under the Land-Tax Redemption Act by John Pierson Foote Esq, and conveyed in 1806 to the industrialist John Williams Esq. of Scorrier House.

Hingston Down is reputed to be the site of a battle between the Cornish, allied with Danish Vikings, and Egbert of Wessex, which took place in AD 838. It was also where Cornish and Devon tinnerns met to resolve disputes in the 13th and 14th centuries, and the last Cornish Stannary Parliament was held there in 1753. Its mining heritage is extensive, and the veins of ore so rich as to give rise to the proverb *Hengsten Down well ywrought is London town dear ybonght*. Hingston Down Mine, located immediately to the west, was a copper mine worked intermittently between 1850 and 1920, but openworks on the Down were being worked from the 17th century. The buildings and shafts at Hingston were consolidated and capped in the early 2000s.

Adjacent settlements would have grazed their livestock on the moor, and the right of common was enshrined in the leases of individual tenements in, for instance, Callington (e.g. CRO: CY/1846, CY.1849 etc.).

3.2 Early Cartographic sources

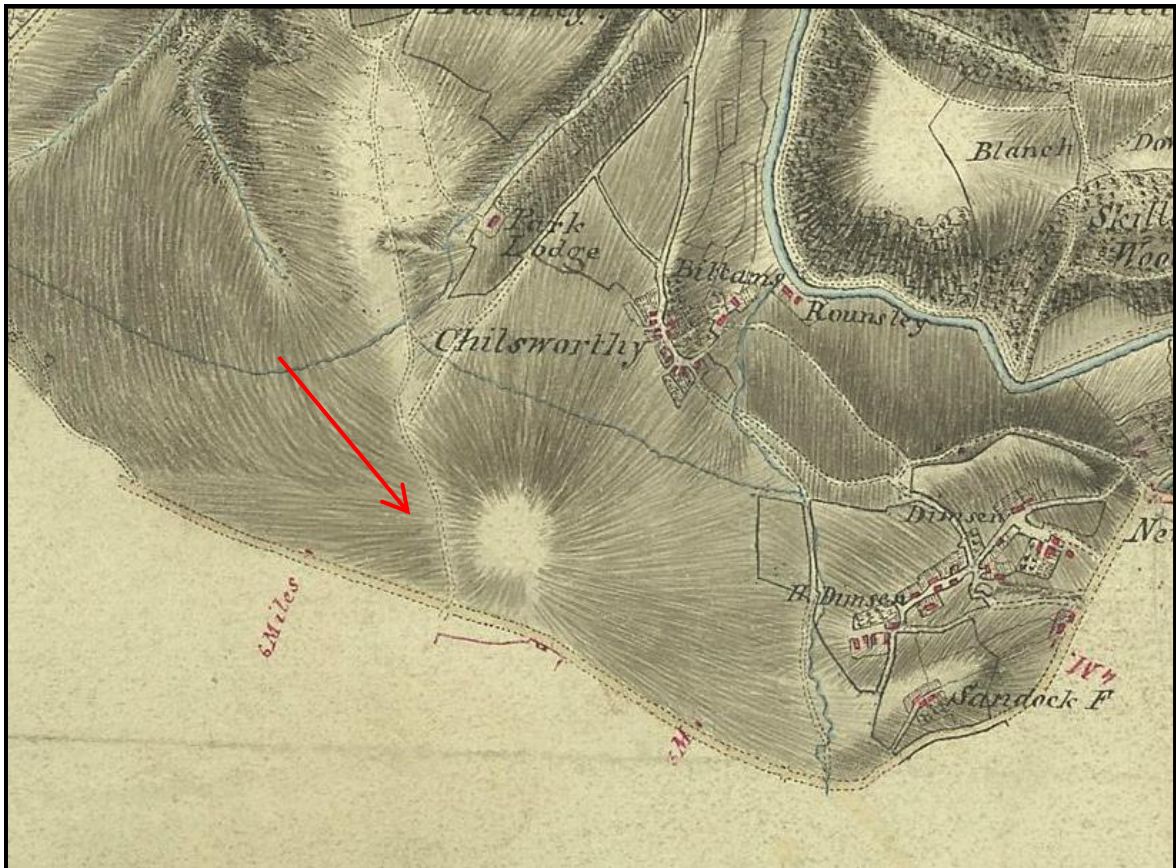


FIGURE 2: ORDNANCE SURVEY SURVEYORS DRAFT 1802 (BL) (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

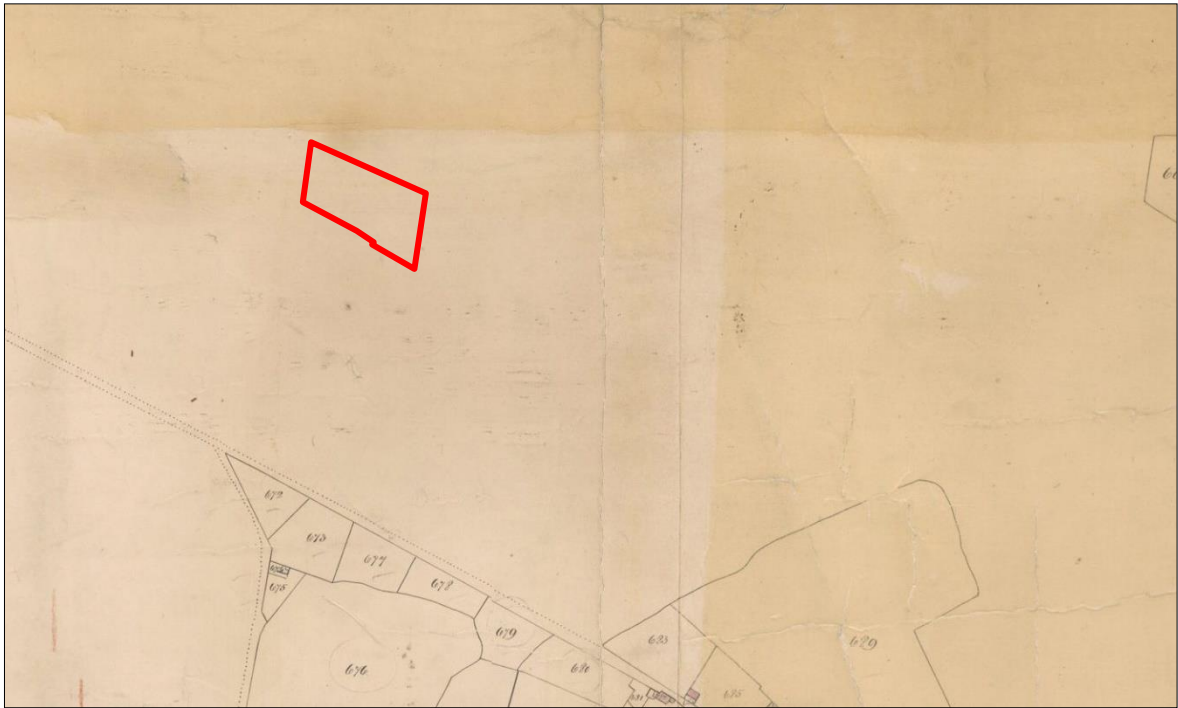


FIGURE 3: EXTRACT FROM THE 1840 TITHE MAP (CRO) (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

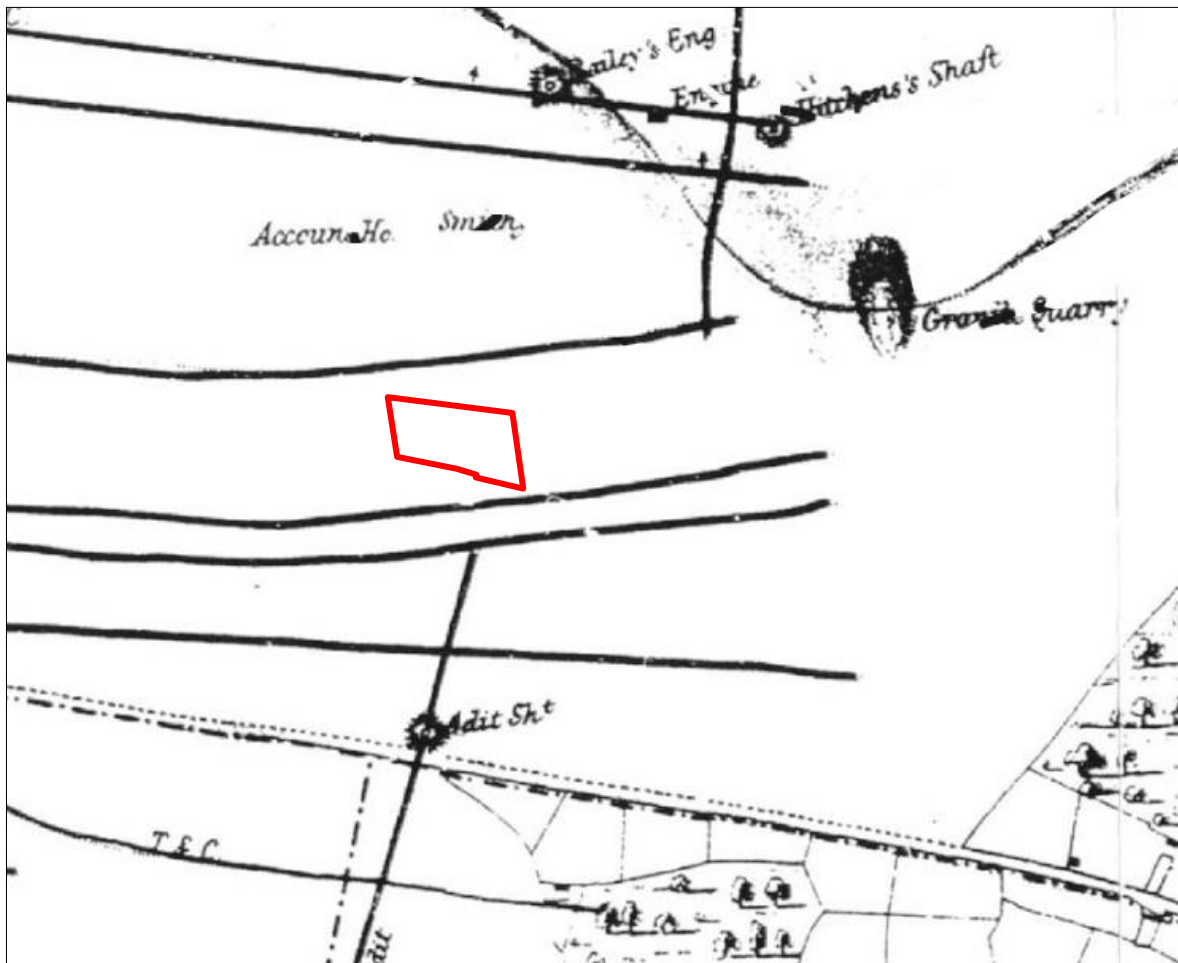


FIGURE 4: EXTRACT FROM A MAP OF THE TAVISTOCK MINING DISTRICT C.1848 (CRO: ME 2462) (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

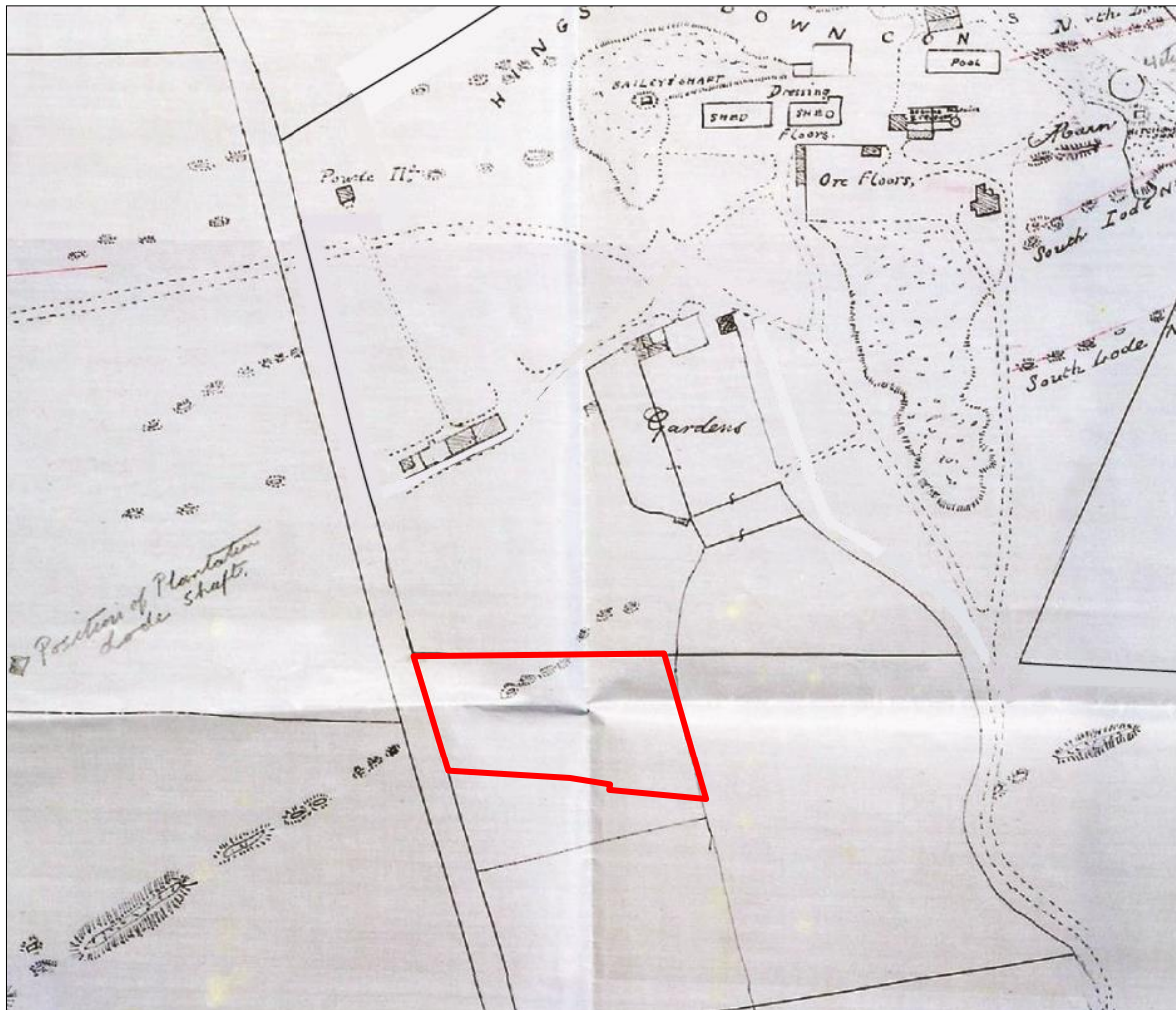


FIGURE 5: EXTRACT FROM A SURFACE PLAN LAYOUT OF HINGSTON MINE (c.1864-1880) (CRO: MRO LCXII/7) (THE LOCATION OF THE PROPOSED DEVELOPMENT IS INDICATED).

The earliest large-scale mapping of any value is the 1802 Ordnance Survey surveyor's draft map of the area (Figure 2); earlier maps do not show any relevant detail. The surveyor's draft shows Hingston Down as entirely unenclosed, but the road shown dropping down from the north could easily be Old Mine Lane, despite the fact it is not shown on the subsequent mapping until the later 19th century.

The 1840 tithe map (Figure 3) is the earliest detailed cartographic source available to this study. It is clear that at this date, the open moorland along the crest of Hingston Down had yet to be enclosed, and the settlement at St Ann's Chapel was still in its infancy. This land would have been used as common grazing, and various leases in the Cornwall Record Office refer to tenements in Callington having right of common on Hingston Down. Some of the field names in the general vicinity – for example, Lower Newtake and New Prospect Plantation – indicate the depicted fields were relatively recent intakes as well.

The map of the mining district of Tavistock in 1848 (Figure 4) shows the setts and lodes, as well as the nascent Hingston Down Mine, within an unenclosed landscape. The surface plan shows this landscape had been enclosed by 1864-80 (Figure 5), and also depicts a line of prospection pits crossing into the Site.

The 1st and 2nd edition OS maps show a dramatically remodelled landscape (Figure 6 and Figure 7). The whole of the moor was been divided up and enclosed in the late 1850s, but the fieldscape in this part of the down is not as formal as one might have expected. There are hints that

enclosure took place in stages, with large block of land allocated to individual tenants, who were then responsible for subdividing their own properties with no regard for any overarching plan. The earlier enclosures shown on the title map are still there, and probably prevented a more formal layout from being imposed. The Hingston Down Mine is shown at its developed extent, as is the Calstock (firebrick and clay) Works. Both sites are shown as past their prime.

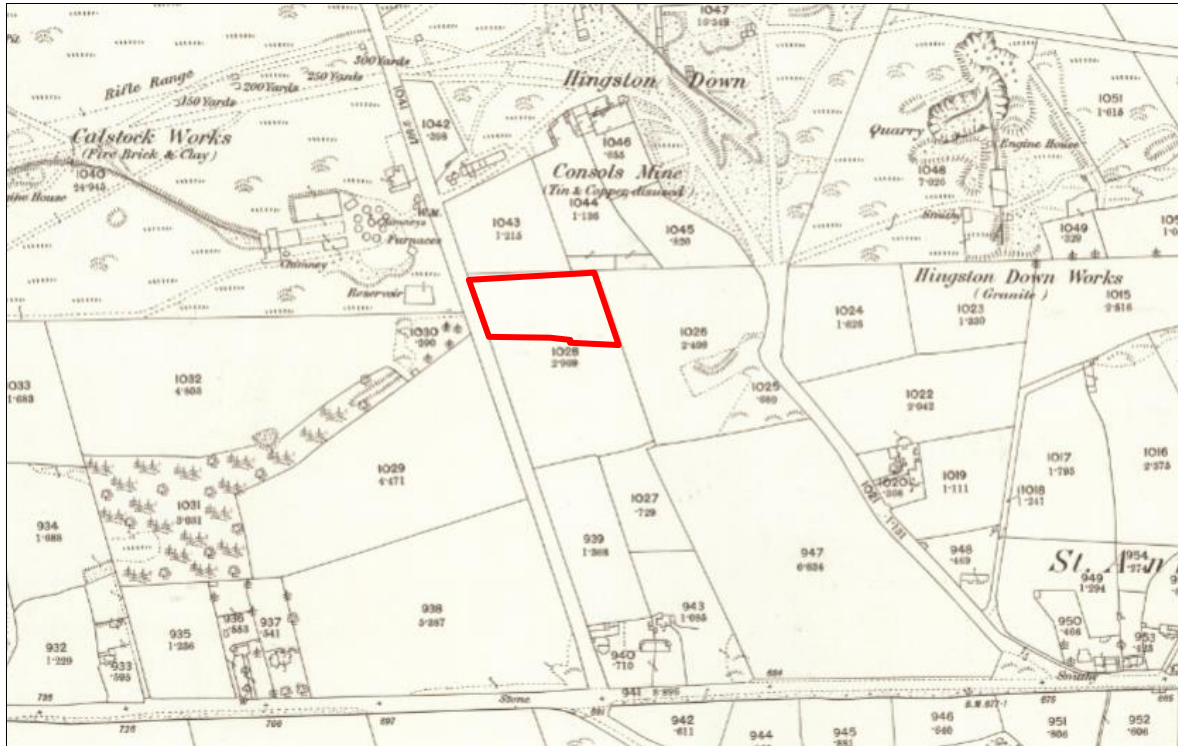


FIGURE 6: EXTRACT FROM THE 1883 OS 1ST EDITION 25" MAP 1:2,500, CORNWALL SHEET XXIX.8 (CRO) (THE SITE IS INDICATED).

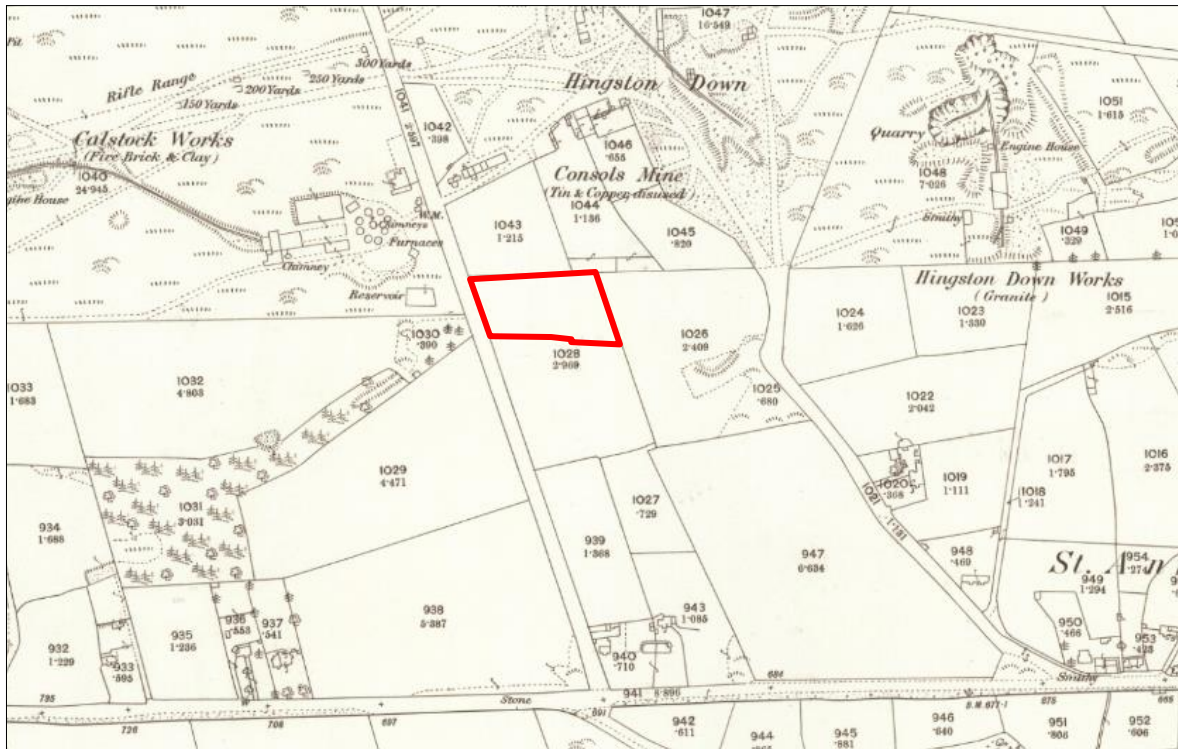


FIGURE 7: EXTRACT FROM THE 1906 OS 2ND EDITION 25" MAP 1:2,500, CORNWALL SHEET XXIX.8 (CRO) (THE SITE IS INDICATED).

3.3 Archaeological Potential - Baseline Data

A considerable amount of work has been undertaken in recent years on the areas immediately surrounding the site, to the south and east including impact assessments (SWARCH 2015), evaluation trenching (SWARCH 2017) and archaeological monitoring and recording (SWARCH 2018). These have confirmed the presence of earthworks on the Site, relating to a post-medieval hollow way, and lode back pits all seemingly dating from the 19th century. Comprehensive assessments relating to Hingston Down Mine has been undertaken by CAU (CAU 2004; 2005; 2007) and some limited survey work with geophysical survey has been undertaken to the west of Salters Farmhouse (SWARCH 2014). Beyond this, the amount of active fieldwork that has taken place in this area is rather limited.

The lack of investigative fieldwork hinders interpretation, but based upon that which has occurred it appears that the fact that this high downland was only enclosed in the mid 19th century points to low-intensity and intermittent use of this landscape, but the impact of the mining industry makes it difficult to identify traces of earlier occupation and use.

3.3.1 Prehistoric

Evidence for Prehistoric occupation in the area is relatively sparse, with very little – both in terms of settlements or monuments – relating to the later Prehistoric period. In contrast, the Bronze Age is well-represented, with a series of at least 20 barrows strung out along the ridge from Kit Hill to the west (MCO2973) to Roundabarrow Farm (MCO2883) to the east. In addition, possible Bronze Age field boundaries are recorded on the northern flanks of Kit Hill (MCO21124), and the geophysical survey carried out at Salters Farm picked up traces of an earlier field system that might be of a similar date (SWARCH 2014).

3.3.2 Romano-British

Evidence for late Prehistoric and Romano-British occupation is highly restricted. However, two Roman coins have been reported to the PAS from St Ann's Chapel and Gunnislake (CORN-972292; CORN-0244F2).

3.3.3 Early Medieval

The early medieval history of the area is poorly understood. British kingdoms were established in the centuries following the end of Roman rule, and the place-names in the area are a mixture of Old English and Cornish. The archaeological evidence for early medieval settlement is almost entirely lacking, but the early estate centres listed in the Domesday Book (e.g. Calstock etc.) had presumably been in existence for some time prior to 1066 and indicates this was an occupied and utilised landscape.

3.3.4 Medieval

By 1086 the basic structure of the medieval landscape had already come into being, with settlement centres located in sheltered mid-slope locations. These settlements were associated with strip-field systems and extensive upland pastures; the distinction between these areas, and the basic outline of the medieval field systems, is evident in the pattern of fields today. Tin mining was clearly important in this area, but not to the extent it was later to assume.

3.3.5 Post-Medieval

Widespread improvement occurred in the later 18th and 19th centuries, accompanied by the industrialisation of this landscape. The proliferation of mines across the area and the importance of the Tamar for transportation are key themes during this period. The upland areas across Kit Hill and Hingston Down were intensively prospected and worked during the second half of the 19th century, with the workforce housed in the smallholdings and humble cottages that sprang up around the edge of unenclosed ground. St Ann's Chapel was one of several industrial settlements

in this area. Following the decline of the extractive industries in the late 19th century and early 20th century, agriculture once again became the principal employer.

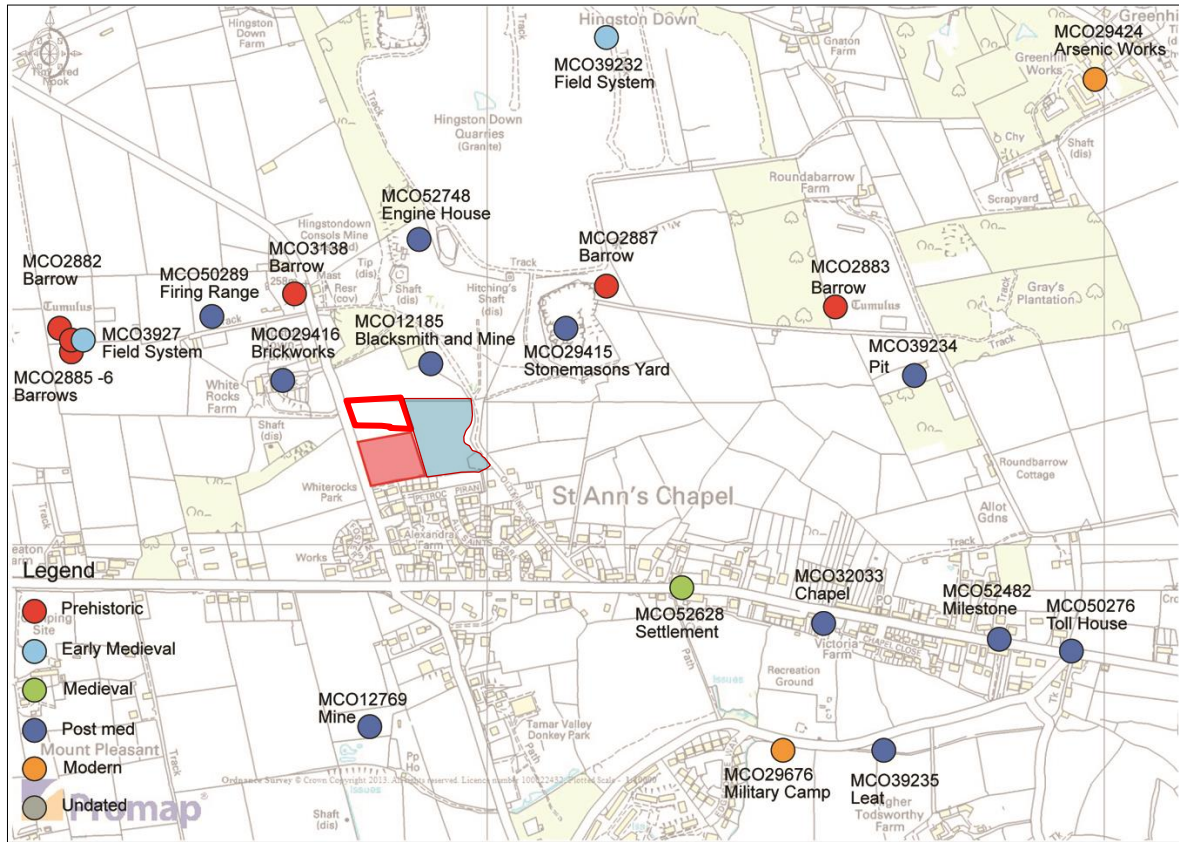


FIGURE 8: NEARBY HERITAGE ASSETS (SWARCH 2018 FILLED IN RED; SWARCH 2017 IN BLUE) (SOURCE: CORNWALL HER).

Mon ID.	Name	Record	Details
MCO2882	Hingston Down – Barrow	Monument	Bronze age Barrow
MCO2886	Hingston Down – Barrow	Monument	Bronze age Barrow
MCO2885	Hingston Down – Barrow	Monument	Bronze age Barrow
MCO3927	Hingston Down – Fieldsystem	monument	Early Medieval field system, Medieval fieldsystem
MCO50289	Hingston Down – firing range	Monument	Post Medieval firing range
MCO3138	Mount Villa – Barrow	Monument	Bronze age Barrow
MCO29416	Calstock - Brickworks	Monument	Post Medieval Brickworks
MCO12185	Hingston Down Consols – blacksmiths and Mine	Monument	Post Medieval blacksmiths workshop, post-Medieval mine
MCO52748	Hingston Down Consols – engine house	Building	Post Medieval engine house
MCO39232	Hingston Down Consols – Field System	Monument	Early Medieval field system,
MCO29424	Greenhill – Arsenic Works	Monument	Modern Arsenic Works
MCO2883	Hingston Down – Barrow	Monument	Bronze age Barrow
MCO39234	Grays Plantation – Pit	Monument	Post Medieval extractive Pit
MCO2887	Hingston Down – Barrow	Monument	Bronze age Barrow
MCO29415	Hingston Down – Stonemasons yard	Monument	Post Medieval Stonemasons yard
MCO50276	St Ann's Chapel – Toll House	Monument	Post Medieval Toll House
MCO52482	St Ann's Chapel – milestone	Monument	Post Medieval milestone
MCO32033	St Ann's Chapel – Chapel	Monument	Post Medieval nonconformist chapel
MCO52628	St Ann's Chapel – Settlement	Monument	Medieval Settlement
MCO12769	West Drakewalls – Mine	Monument	Post Medieval mine
MCO29676	St Ann's Chapel – Military Camp	Monument	Modern military camp
MCO39235	St Ann's Chapel – Leat	Monument	Post Medieval leat

TABLE 1: TABLE OF NEARBY UNDESIGNATED HERITAGE ASSETS (SOURCE: CORNWALL HER).

3.4 Walkover Survey

The site of the proposed development was the subject a rapid walkover assessment as part of this programme of works. This survey took place on the 10th February 2022; the weather was overcast, damp and windy. The following general observations can be made.

The proposed development is contained within the northern remaining third of a rectangular field, likely enclosed in the 1850s as part of the wider enclosure of Hingston Down.

The field is defined by narrow hedgebanks to the north and east topped with intermittent gnarled hawthorn shrubs that do not constitute a continuous hedgeline. The banks are up to 1.2m high and only c.1.4m wide at the base, tapering to c.0.4m wide at the top. These banks seem to be stone-faced and appear to lack ditches, although ditches are probably present as buried features. The western boundary follows the line of a parish road and has been largely removed as part of works for the modern housing development to the south. The hedgebank on the western side of that road is topped with mature beech trees, suggesting either different land ownership at the time of enclosure, or hints at a staged process of enclosure. The southern part of what was once the same field has been subject to a modern housing development, rendered and painted but with slate roofs and vernacular style detailing the development has been largely well executed.

The field is accessed by the western (roadside) hedge; this 'gateway' contains a metal gate hung on telegraph-pole gateposts. The roadside gateway into the field is adjacent to a telegraph pole which currently carry an electricity cables across the Site, from north-west to south-east. Spoil heaps from the development to the south have been left on the Proposal site, and there is clear wheel rutting from heavy plant across the southern edge of the site. However, the site appears to have not been stripped or significantly damaged by earth movements, although the earthworks which were once visible on site (see SWARCH 2017) have been obscured by the spoil heaps.



FIGURE 9: THE SITE, WITH MODERN DEVELOPMENT TO THE SOUTH; VIEWED FROM THE WEST.



FIGURE 10: AERIAL PHOTOGRAPH OF THE SITE, WITH THE HOLLOWAYS CLEARLY VISIBLE CROSSING THE SITE; THE APPROXIMATE EXTENT OF THE SITE IS INDICATED (© INFOTERRA LTD. & BLUESKY 2015).

3.5 Aerial Photographs

A review of the online and readily-available aerial photographs was undertaken which clearly demonstrate the former presence of Holloways on the site. These holloways and other earthworks (prospection pits) were mapped by SWARCH in 2017, and the results of this survey and reproduced below (Figure 11).

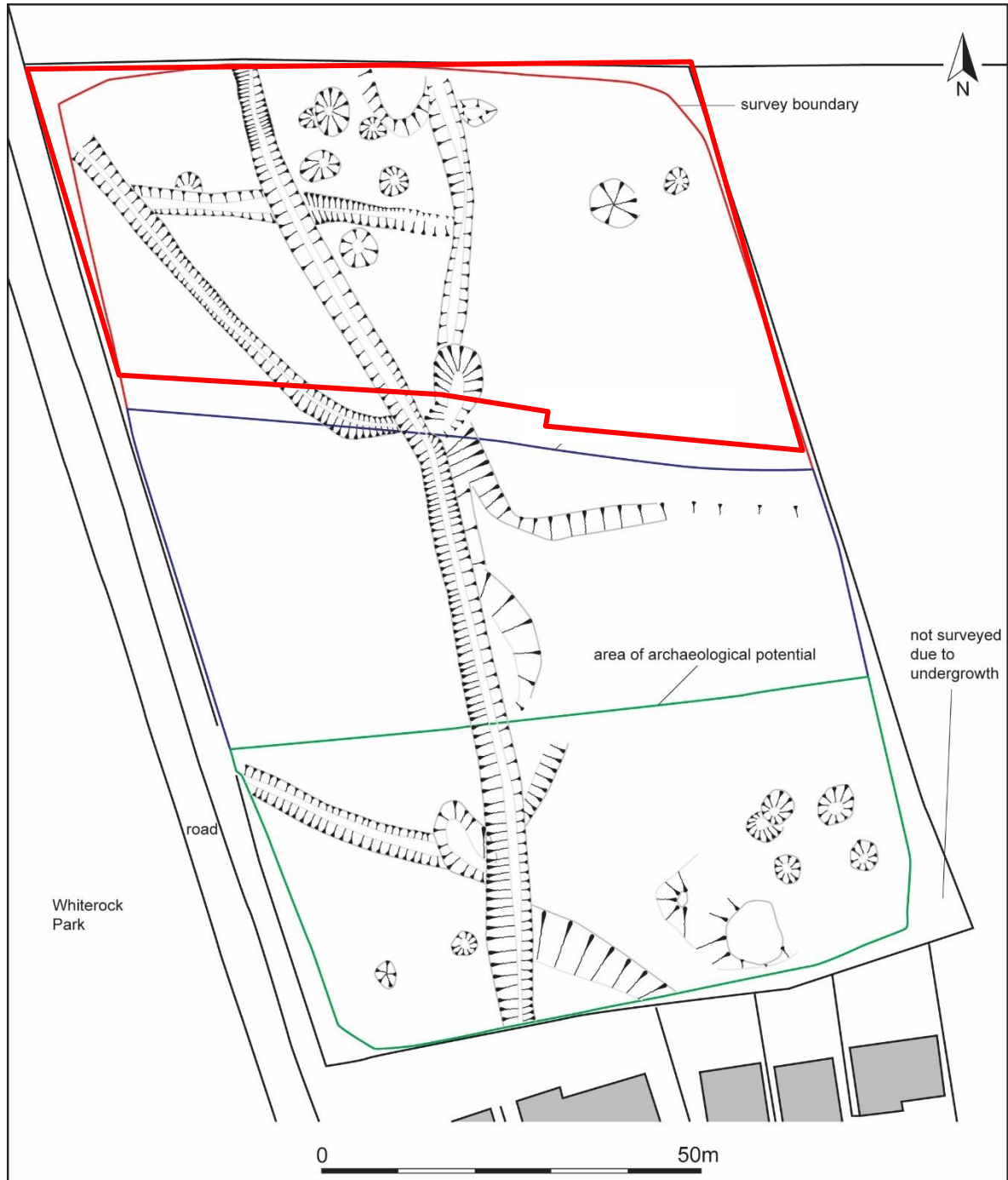


FIGURE 11: COPY OF EARTHWORK SURVEY UNDERTAKEN BY SWARCH IN 2017. THE SITE IS OUTLINED IN RED.

3.6 LiDAR

The processed LiDAR data from 2017 also clearly showed the presence of holloways and mineral prospection pits.

The processed LiDAR data also indicates holloway #2 extends to the south-east corner of the site, and extends further to the north-west, to the west of the parish road, as a broad shallow feature. The mineral prospection pits at the northern end of the field are shown to lie on or close to a shallow linear depression trending north-east to south-west, presumably a lode.



FIGURE 12: IMAGE DERIVED FROM LIDAR DATA, PROCESSED USING QGIS VER2.8.1 TERRAIN ANALYSIS (RUGGEDNESS). CONTAINS FREELY AVAILABLE LIDAR DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC.



FIGURE 13: IMAGE DERIVED FROM LIDAR DATA, PROCESSED USING QGIS VER2.8.1 TERRAIN ANALYSIS (SLOPE). CONTAINS FREELY AVAILABLE LIDAR DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC.



FIGURE 14: THIS IMAGE DERIVED FROM LIDAR DATA SHOWS THE WIDER AREA, AND INDICATES THAT EARTHWORKS ARE RELATIVELY COMMON ACROSS THE SOUTHERN FLANKS OF HINGSTON DOWN TO THE EAST. PROCESSED USING QGIS VER2.8.1 TERRAIN ANALYSIS (SLOPE). CONTAINS FREELY AVAILABLE LIDAR DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC.

3.7 Assessment of Impact

The presence of mining-related features in the field is not unexpected given the known mining history of this area, the proximity of Hingston Down Mine, and the presence of lodes crossing the southern part of the field (see above).

The groundworks and landscaping associated with the construction of proposed development would, however, lead to a permanent and irreversible loss of archaeological remains within the footprint of the development area, and damage those in areas used as site compound/storage etc. The former presence of earthworks in this field and current visible site conditions strongly suggests that buried mining-related features will survive.

4.0 INDIRECT IMPACTS

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 1 details the methodology employed.

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

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

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

4.2 Quantification

Given the large numbers of heritage assets that must usually be considered by a HVIA, and with an emphasis on practicality and proportionality (see *Setting of Heritage Assets* pages 15 and 18), this HVIA groups and 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 projected visual intrusion, the individual entry elaborates on local circumstance and site-specific factors. It is essential the individual assessments are read in conjunction with the overall discussion, as the impact assessment is a reflection of

both. Based on the nature of the development and landscape character, the heritage assets in this landscape were assigned to one of three categories:

- Category #1 assets: Where proximity to the proposed development or the significance of the asset demands detailed consideration (Hingston Down Mine GII; Salters Farmhouse GII; St Ann's Chapel including Candycroft & Vendor GII; Kit Hill SAMs, GII; Cotehele Prospect Tower GII*; the WHS). These sites were all visited and assessed individually.
- Category #2 assets: All designated assets within the ZTV out to 2.5km; high value assets (GI and GII* and most SAMs) within the ZTV out to 5km. A high proportion of these sites were visited and assessed individually; however, and as anticipated, in almost all instances the likely visual effects of the proposed development were deemed to be negligible or neutral, and thus detailed consideration was both unnecessary and disproportionate.
- Category #3 assets: Those assets that fall outside the ZTV and have no wider landscape presence, and those assets for which setting is either highly restricted to largely irrelevant (e.g. milestones). These assets were considered initially, but were not assessed in detail or visited.

A comprehensive series of photographs can be found in Appendix 2.

4.3 Impact by Class of Monument or Structure

4.3.1 Farmhouse and Farm Buildings

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

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

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

What is important and why

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

trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

Asset Name: Salters Farmhouse		
Parish: Calstock		Within the ZTV: YES
Designation: GII	Condition: fair to good	Distance to site: c.0.18km
<i>Description:</i> Mid 19 th century farmhouse with later alterations. Built of stone rubble and slate hung, with a pitched slate roof. A two-room plan with a central entrance, both rooms heated by gable stacks. There is a single-storey outshut to the rear and a small range of outhouses. The symmetrical south elevation has a three-window front with 12-pane horned sashes.		
<i>Topographical Location & Landscape Context:</i> The farmhouse is located on the upper south-facing slopes of Hingston Down.		
<i>Setting:</i> The farmhouse is set back up the hillside from the A390 and is accessed off Old Mine Lane. It lies within its garden with fields to the east and north. The garden is concealed from the lane by a tall hedge pierced by a single wooden gate. The lane is flanked to the west by a modern housing estate.		
<i>Principal Views:</i> Views are restricted by its location and the tall hedges to the east and west, though views out to the south should be possible from within the garden.		
<i>Landscape Presence:</i> The farmhouse enjoys no wider landscape presence.		
<i>Sensitivity of Asset:</i> This was an agricultural dwelling, built in conjunction with the enclosure of Hingston Down. It is an attractively composed structure, enhanced by its secluded setting within its country garden. Old Mine Lane is less attractively composed, with the back of the housing estate to the west detracting from the experience of the asset.		
<i>Magnitude of Impact:</i> The farmhouse faces south, and the experience of the visitor to the property would not be affected by the proposed development. However, taken in conjunction with the existing housing estate immediately to the south and west the proposed would have a negative impact on the wider setting of the house.		
Overall Impact Assessment: Negative/minor		

4.3.2 Lesser Gentry Seats

Older houses with an element of formal planning; may survive as farmhouses

These structures have much in common with the greater Houses, but are more usually Grade II Listed structures. There were many more minor landed gentry and thus a great number of minor Houses. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of a housing development would be commensurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may survive as farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore the sensitivity of these sites could be less pronounced.

What is important and why

The lesser houses are examples of regional or national architectural trends, as realised through the local vernacular (evidential value); this value can vary with the state of preservation. They were typically built by gentry or prosperous merchants, could stage historically important events, and could be depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). However, the lesser status of these dwellings means the likelihood of important historical links is much reduced. They are examples of designed structures, often within a designed landscape (aesthetic/design); however, the financial limitation of gentry or merchant families means that design and extent is usually less ambitious than for the great houses. Survival may also be patchy, and smaller dwellings are more vulnerable to piecemeal development or subdivision. The 'patina of age' can improve such a dwelling, but usually degrades it, sometimes to the point of destruction. There is limited communal value, unless the modern use extends to a nursing home etc.

Asset Name: Cotehele Prospect Tower		
Parish: Calstock		Within the ZTV: YES
Designation: GII*	Condition: Good	Distance to site: 2.55km
<p><i>Description:</i> An 18th century three-stage tower with dished sides to give the illusion of greater height. Located north of Cotehele House, on the edge of the RPG (extended to include the tower) but formerly within the larger parkland associated with the house, now agricultural fields. Somewhat isolated, on a break in slope above the House. Understood and defined by its former historic function and restored and maintained as part of the estate by the National Trust. The key function of this building is its outlook and its role as an eyecatcher within the wider estate. Given the presence of a similar tower at Mount Edgecumbe, with which this tower was intervisible, it implies the principal views were up and down the valley of the Tamar, and across the parkland to the main House.</p>		
<p><i>Topographical Location & Landscape Context:</i> The tower is located on a slight south-facing slope, set back some distance from the valley of Tamar to the south-east.</p>		
<p><i>Setting:</i> Located on the edge of a pasture field, just south of a stone-faced hedgebank topped with low clipped hedge shrubs. Cotehele House lies to the south, shrouded by mature trees within its gardens. It has an open and isolated aspect.</p>		
<p><i>Principal Views:</i> The tower was clearly designed to be a highly visible structure (eyecatcher) within the landscape controlled from Cotehele. Important views to and from the tower are clearly from the Tamar, to the south and east, and to and from the house. The tower essentially enjoys 360° views.</p>		
<p><i>Landscape Presence:</i> Designed to be a visible statement of wealth and set within its private parkland, and doubtless intended to have significant landscape presence. Traces of render on the exterior surface would suggest it was probably painted; in its current state this slender stone tower does blend into the background when viewed against the hillside. As a skyline monument – i.e. when viewed from below, from the approach from the house, or from the river – it qualifies a <i>landmark</i> asset.</p>		
<p><i>Sensitivity of Asset:</i> As a viewpoint and eyecatcher, this monument is potentially highly sensitive to visual intrusion.</p>		
<p><i>Magnitude of Impact:</i> The proposed site would be visible from the tower, but would not distract from the panoramic views the experient would enjoy across the wider landscape. The development would not detract from its role as a landmark from the river, or as an eyecatcher within the wider estate.</p>		
<p>Overall Impact Assessment: Negligible</p>		

Asset Name: Enclosure and Chimney on Kit Hill		
Parish: Calstock		Within the ZTV: YES
Designation: SAM, GII	Condition: fair	Distance to site: 3.35km
<p><i>Description:</i> Univallate enclosure on the summit of Kit Hill, now part of a country park. The enclosure is attributed to Sir John Call of Stoke Climsland in the late 19th century and labelled a folly, an imitation Danish fort celebrating the 'battle' of Hingston Down. One of the rounded bastions was used for the base of a windmill, Kithill Consols Mine was constructed immediately to the north, and the interior was used as car parking until the later 1980s. The principal relationship was with the home of Sir John Call, Whiteford House, which stood c.3.2km to the north-west, and was demolished c.1912. The chimney of Kithill mine stands in the north-west corner. This has a circular shaft on a stepped square base with blind rectangular panels to each face and stepped capping. The shaft sports late 20th century steel bands with telecoms aerials attached; immediately adjacent and presumably related is an ugly concrete structure with a mono-pitch roof.</p>		
<p><i>Topographical Location & Landscape Context:</i> Located on the summit of Kit Hill.</p>		
<p><i>Setting:</i> Located on the summit of Kit Hill, the broad slopes of the summit slope gradually at first, largely concealing the lower slopes of the hill from view. The vegetation of the hilltop is comprised of coarse grasses and bracken, with closely-cropped grass within the interior of the enclosure. A lane sweeps up to the northern side of the enclosure, where there is a tarmac car park. The area around the enclosure is extremely rugged, with platforms, pits, spoil and ruined structures relating to mining exploitation scattered across the hilltop. The complexity of the remains makes understanding and appreciating the enclosure as a distinct entity difficult. The needlessly elaborated chimney is a conspicuous landmark, but the concrete structure to the north, the metal bands on its shaft with attached aerials, and the unpleasant howling whine of the wind through those aerials, seriously detracts from the enjoyment of the place.</p>		
<p><i>Principal Views:</i> Views from within the enclosure are restricted by its ramparts, but from those ramparts 360° views across the whole of east Cornwall and west Devon are possible. The chimneys on the summit are prominent skyline <i>landmarks</i> for the whole area.</p>		

<i>Landscape Presence:</i> The summit of the hill, with its chimneys, is a dominant landform in this area. The enclosure itself, at the landscape scale, is lost amid within the complex mining landscape.
<i>Sensitivity of Asset:</i> Given the monument functions poorly as an eyecatcher we may therefore suppose it was intended as a venue, perhaps to reference Sir John Call's house at Whiteford. Its highly visual location renders it sensitive to changes within its environment, but the scale of the landforms involved serves to diminish the effect of any single change.
<i>Magnitude of Impact:</i> The scale of the landforms involved, the complexity of the immediate landscape, and the presence of more dramatic vistas, all serve to diminish the visual impact of the proposed development, subject to sympathetic planning.
Overall Impact Assessment: Negligible

4.3.3 Listed cottages and structures within Historic Settlements

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

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

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of the heritage assets within a village, dependant on the form and location of the settlement, can be harmed by unsympathetic development. The relationships between the houses, church and other Listed structures need not alter, and it is these relationships that define their context and setting in which they are primarily to be experienced, but frequently the journey taken by the experient to reach that setting can be affected.

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

What is important and why

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20th century has homogenised most, with streets of terraced and semi-detached houses and bungalowoid growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Ledbury), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19th

century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. the Valleys of South Wales for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

Asset Name: St Ann's Chapel Historic Settlement, including Candycroft & Vendor GII		
Parish: Calstock	Within the ZTV: YES	
Designation: u/d, GII	Condition: varies, poor to good	Distance to site: 0.1-1km
<p><i>Description:</i> A long, linear settlement strung out along a straight section of the A390 where it crosses the middle slopes of Hingston Down. Most of the historic structures are small cottages of stone rubble, often rendered or whitewashed. Towards the eastern end these are set back from the road and have the appearance of small farms, towards the centre of the settlement and to the west, there are small rows of cottages flanking the road; this includes the one Listed structure, Candycroft & Vendor. This dwelling is described as of rendered stone rubble with slurred slate roof and gable stacks. The houses are all generally fairly humble, with only a handful with some aspiration to status (e.g. rendered with ashlar pointing). The historic character of the settlement has slowly changed over the years, growing from a discontinuous string of miner's cottages and smallholdings into a continuous ribbon development extending for over a mile. The spaces between the historic structures have been infilled with more modern developments, in a range of styles, some more sympathetic than others. In general, the fields on top of the hill run down to the gardens of the houses flanking the road. The few housing estates are small and flank the road, except at the western end where they extend back up the slope.</p>		
<p><i>Topographical Location & Landscape Context:</i> The long narrow settlement is located on the middle south-facing slopes of Hingston Down, at the point where slope begins to drop down into steep-sided valleys.</p>		
<p><i>Setting:</i> The slopes of Hingston Down provide the wider landscape setting of the settlement, but the A390 is its defining characteristic, together with its modern street furniture. The long views up and down the road are marked with some variety, in terms of the proximity of houses to the road, the structural variety and the character of individual gardens, but there is no natural centre to the settlement and no unity of experience.</p>		
<p><i>Principal Views:</i> Views from individual properties are largely to the south, across the valley. Views within the settlement are dominated by the A390.</p>		
<p><i>Landscape Presence:</i> The settlement as a whole is visible on a landscape scale, but its individual components have no or very limited wider landscape presence.</p>		
<p><i>Sensitivity of Asset:</i> Its historic value as a place has been steadily eroded through infilling, and it is dominated by the A390, both visually and aurally.</p>		
<p><i>Magnitude of Impact:</i> The proposed development would be located at the western end of the settlement, set back behind the existing housing estates and further up the slope. As such, it would not impinge on the character of the historic settlement which is largely defined by the A390. The suburban character of the existing housing estates is out of keeping with how this settlement has developed, and this may be exacerbated by further and similar development in the same location.</p>		
<p><i>Overall Impact Assessment:</i> Negative/minor</p>		

4.3.4 Industrial Buildings and Infrastructure

A range of industrial and extractive structures, often exhibiting elements of formal planning, rarely with a view to aesthetics

A whole range of structures relating to a whole range of industries falls under this broad category, and include ruined, standing and functioning buildings. This might include: bridges, canals, capstans, clay-drying facilities, engine houses, fish cellars, gunpowder mills, railways, warehouses and so forth. However, in most instances industrial buildings were not built with aesthetics in mind, despite the elements of formal planning that would often be present. The sensitivity of these structures to the visual intrusion of a development depends on type, age and location.

It is usually the abandoned and ruined structures, now overgrown and 'wild', that are most sensitive to intrusive new visual elements. The impact on these buildings could be significant. Where they occur in clusters – as they often do – the impact of an isolated development is lessened, but the group value of the heritage asset is enhanced.

What is important and why

This is a very heterogeneous group, though all buildings and associated structures retain some evidential value, which ranges with the degree of preservation. Some structures are iconic (e.g. Luxulyan viaduct) and quite often others are, due to the rapid intensification of industry in the 18th and 19th centuries, innovative in both design and application (historical/illustrative). Some may survive as working examples – in which case the associational value is maintained – but many are ruinous or converted (historical/associational). All were designed, and many conform to a particular template (e.g. engine houses) although incremental development through use-life and subsequent decrepitude may conceal this. Fortuitous development may then lead to ruinous or deserted structures or building complexes taking on the air of a romantic ruin (e.g. Kennall Vale gunpowder works), imagery quite at odds with the bustle and industry of their former function. Some of the more spectacular or well-preserved structures may become symbolic (e.g. South Crofty Mine), but communal value tends to be low, especially where public access is not possible.

Asset Name: Hingston Down Mine		
Parish: Calstock		Within the ZTV: YES
Designation: GII, SSSI	Condition: fair to good	Distance to site: 0.35km
<i>Description:</i> An area of waste ground at the top of the hill that contains the remains of the once extensive Hingston Down Mine complex and granite quarry. The most prominent and Listed element is the three-storey engine house. Mid-to-late 19 th century in date, altered for re-use in 1905, and built of granite with dressed quoins and brick dressings. Subject to conservation works in the mid 2000s.		
<i>Topographical Location & Landscape Context:</i> The engine house is located just to the west of the summit of Hingston Down. The land falls away fairly gradually to the east, south and west, more quickly to the north.		
<i>Setting:</i> The immediate setting of the engine house is fairly constrained, and while the visitor may be aware the location is elevated, the scrubby vegetation and trees around the site mean it is not always obvious. Since restoration works took place gorse and scrub has regenerated in and around the base of the building, restricting outward views. The summit of the hill to the east and south-east, replete with gorse, trees to the north, and the stand of conifers to the south-west, restrict outward views to the south, where the estuary of the Tamar forms a natural visual focus. The site can be accessed by foot from the west from a dismal car park next to telecoms mast within a fenced compound, mainly used by dog walkers or, the physical evidence would suggest, at night by couples with no interest in Listed structures. It can also be accessed via a pleasant green lane from the east. The main route up onto the site from the south ('Old Mine Lane') winds its way past Salters Farmhouse, indicating it predates the formal enclosure of the landscape. The existing housing estates to the west intrude and detract from its visual appeal.		
<i>Principal Views:</i> Views from the site are limited by vegetation to the south. In winter it is visible through the trees from the north, but is otherwise most prominent from the south and south-east.		
<i>Landscape Presence:</i> The engine house is a very solid-looking tower that is visible on a landscape scale. However, the stand of conifers to the south-west and the trees to the north render it less obvious than its skyline position would initially suggest, and on that basis it falls short of <i>landmark</i> status.		
<i>Sensitivity of Asset:</i> The engine house had a specific function within an industrial landscape. Its location was determined by the presence of copper, tin and land ownership, and it was not clearly designed for outward views or to create a landmark. However, the recent development of the site as a community resource, and the fact that the site is growing into the landscape as a romantic ruin, renders it more sensitive to unsympathetic development in the wider area.		
<i>Magnitude of Impact:</i> The housing development would not be visible from the engine house, or from much of the site, due to the trees and regenerating scrub. The visual effect of the proposed development would only be experienced on the ascent and descent via Old Mine Lane, and views to the site from the south.		
Overall Impact Assessment: Negative/minor		

Asset Name: Mines on Kit Hill		
Parish: Calstock		Within the ZTV: YES
Designation: GII, u/d	Condition: fair	Distance to site: 3.4km
<p><i>Description:</i> The broad slopes of the summit of Kit Hill slope gradually at first, largely concealing the lower slopes of the hill from view. The vegetation of the open hillside is comprised of coarse grasses and bracken, criss-crossed by animal tracks and footpaths. The summit is approached by a metalled lane from the west, and there are three car parks along this route. The area is extremely rugged, with platforms, pits, spoil, rubble and ruined structures relating to mining exploitation scattered across the hilltop. The complexity of the remains makes understanding and appreciating them as distinct entities impossible. The ruined structures on the hillside (e.g. South Kithill Mine) are more intelligible, but only the chimney (GII) survives in good condition. On the summit of the hill is a second GII chimney (considered above).</p>		
<p><i>Setting:</i> The exposed hilltop provided the setting for the various monuments and open mine workings scattered across the landscape. The location is very exposed, a broad expanse of tumbled stone partly concealed beneath coarse grasses and gorse. The parts of the moor away from the summit have an elemental quality, a quality only partly offset by the popularity of the location for visitors and their dogs. This is more difficult to avoid at the summit, where the manicured upper car park is located and the concrete telecoms building and aeriels are.</p>		
<p><i>Principal Views:</i> 360° views across the whole of east Cornwall and west Devon are possible from the summit. The chimneys on the summit are prominent skyline <i>landmarks</i> for the whole area.</p>		
<p><i>Landscape Presence:</i> The summit of the hill, with its chimneys, is a dominant landform in this area.</p>		
<p><i>Sensitivity of Asset:</i> This is a highly visual location sensitive to changes within its wider environment; however, the scale of the landforms involved serves to diminish the effect of any single change.</p>		
<p><i>Magnitude of Impact:</i> The scale of the landforms involved, the complexity of the immediate landscape, and the presence of more dramatic vistas, all serve to diminish the visual impact of the proposed development, subject to sympathetic planning.</p>		
<p><i>Overall Impact Assessment:</i> Negligible</p>		

4.3.5 Cornwall and West Devon Mining Landscape WHS

The proposed development would lie within the Cornwall and West Devon Mining Landscape World Heritage Site (Tamar Valley & Tavistock). There is an inherent conflict between the protection and preservation of this landscape, and the duty to ‘protect, conserve and enhance historical authenticity, integrity and historic character’ and the need to appreciate this is a living landscape that continues to evolve and where sustainable development must be encouraged (see the *WHS Management Plan 2005-10*). The upland parts of this landscape form a highly distinctive landform, in which the relicts of its mining heritage form prominent components. Anything that detracts from that comes into conflict with the need to conserve and enhance historic character. In addition, this landscape at this location does not feature many housing estates, and those that do exist are located immediately adjacent to the proposed site. The further development of housing estates in this area would erode the regional distinctiveness of this landscape. This harm would need to be balanced against the benefits of the proposed development. The impact of this development on the WHS is therefore considered to be **negative/minor**.

4.3.6 Prehistoric Ritual/Funerary Monuments

Stone circles, stone rows, barrows and barrow cemeteries

These monuments undoubtedly played an important role in the social and religious life of past societies, and it is clear they were constructed in locations invested with considerable religious/ritual significance. In most instances, these locations were also visually prominent, or else referred to prominent visual actors, e.g. hilltops, tors, sea stacks, rivers, or other visually prominent monuments. The importance of intervisibility between barrows, for instance, is a noted phenomenon. As such, these classes of monument are unusually sensitive to intrusive and/or disruptive modern elements within the landscape. This is based on the presumption these monuments were built in a largely open landscape with clear lines of sight; in many cases these

monuments are now to be found within enclosed farmland, and in varying condition. Sensitivity to development is also lessened where tall hedgebanks restrict line-of-sight.

What is important and why

Prehistoric ritual sites preserve information on the spiritual beliefs of early peoples, and archaeological data relating to construction and use (evidential). The better examples may bear names and have folkloric aspects (historical/illustrative) and others have been discussed and illustrated in historical and antiquarian works since the medieval period (historical/associational). It is clear they would have possessed design value, although our ability to discern that value is limited; they often survive within landscape palimpsests and subject to the 'patina of age', so that fortuitous development is more appropriate. They almost certainly once possessed considerable communal value, but in the modern age their symbolic and spiritual significance is imagined or attributed rather than authentic. Nonetheless, the location of these sites in the historic landscape has a strong bearing on the overall contribution of setting to significance: those sites located in 'wild' or 'untouched' places – even if those qualities are relatively recent – have a stronger spiritual resonance and illustrative value than those located within enclosed farmland or forestry plantations.

Asset Name: Barrows on Hingston Down		
Parish: Calstock	Within the ZTV: YES	
Designation: u/d	Condition: poor to fair	Distance to site: 3.4km
<p><i>Description:</i> Kit Hill and Hingston Down are crowned with a line of at least 20 Bronze Age barrows, although only three of the ones on Hingston Down fall within the ZTV of the proposed development. These are, from west to east: Mount Villa barrow MCO3138; Hingston Down Mine barrow MCO2887; and Roundabarrow Farm barrow MCO2883. The Mount Villa barrow is no longer visible on the ground and lies within the garden of an adjacent house. The Hingston Down Mine barrow was reported by Mr G Walford, but has been removed or concealed by mining spoil. The Roundabarrow Farm barrow is the best preserved, being 36m in diameter with traces of a ditch and 2m high with a flat top. It is located close to the corner of the pasture field in which it lies.</p>		
<p><i>Setting:</i> An exposed hilltop formerly provided the setting for these various barrows; however, they are now located in a garden, a mining dump, and the corner of a pasture field.</p>		
<p><i>Principal Views:</i> Formerly 360° views, now in each case very heavily restricted.</p>		
<p><i>Landscape Presence:</i> The Roundabarrow Farm barrow is very well defined, but it is tucked into the corner of a field up against its stone-faced hedgebanks.</p>		
<p><i>Sensitivity of Asset:</i> This elevated location was clearly selected because visibility on a landscape scale and, we may assume, remoteness from habitation, was desirable. The fact that two of these monuments no longer survive above ground, while the third stands isolated in the corner of an enclosed field, robs them of meaning beyond the evidential.</p>		
<p><i>Magnitude of Impact:</i> The proposed development would not be visible from the only standing monument.</p>		
<p><i>Overall Impact Assessment:</i> Neutral</p>		

4.3.7 Historic Landscape

General Landscape Character

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

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, 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.

The proposed site would be erected within the *Kit Hill* Landscape Character Area (LCA):

- This LCA is characterised by the prominent Marilyn hilltop of Kit Hill, a largely unenclosed heathland of scrub and bracken scarred by its mining heritage, together with a lower granite and slate ridge (Hingston Down) that extends to the east, enclosed in the 19th century with improved and semi-improved grassland. Dependant on location, sweeping panoramic views are possible from the upper slopes and hilltops. The wider landscape around St Ann's Chapel is fairly complex, with medieval settlements with their associated fieldsystems defined by substantial Cornish hedgebanks (Harrowbarrow, Metherell, Chilsworthy), and later settlements (Drakewalls, St Ann's Chapel) associated with mining in the area. The complexity of this landscape, when viewed from suitably elevated viewpoints to the south, means the visual effect of the proposed development is less pronounced. However, it was noted during the site visits the existing housing estates at the western end of St Ann's Chapel were readily identifiable, if not prominent, and the addition of another block of housing at this location would enhance its visibility, if only incrementally. As blocks of housing are largely atypical in this landscape, the impact on the historic landscape as a whole is assessed as **negative/minor**.

4.3.8 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.

Only two Grade II assets in close proximity to the site are likely to suffer any appreciable negative effect. On that basis the aggregate impact is taken to be **negligible**.

4.3.9 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 housing 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 fields immediately to the south of the proposed site have been developed fairly recently as housing estates: All Saints Park, Petroc Court Oll An Gwella and Foster's Meadow. The suburban form of these developments is at odds with

the ribbon development with fields behind that otherwise characterises settlement at St Ann's Chapel, and the choice of materials here (rendered but with stone quoins and brick string courses) is also atypical. The addition of another block of housing at this location, further up the slope, and unless sympathetically undertaken, runs the risk of compounding this atypical trend. On that basis, the cumulative impact is taken as **negative/minor**.

4.4 Summary of the Evidence

ID	UID	Name	NGR	Assessment
Category #1 Assets				
GII	60860	Hingston Down Mine Engine house	SX 4086671474	Negative/minor
GII	60885	Salters Farmhouse	SX 4108071077	Negative/minor
GII	60886	St Ann's Chapel inc. Candycroft Vendor	SX 4143570904	Negative/minor
GII*	60790	Cotehele Prospect Tower	SX 3850969647	Negligible
SAM	CO 461	Kit Hill Enclosure	SX 3751571304	Negligible
GIIs	394175, 394159	Kit Hill mining assets	SX 3770 & 3771	Negligible
u/deg	-	Barrows on Hingston Down	SX4071	Neutral
WHS		WHS Tamar Valley & Tavistock	-	Negative/minor
Category #2 Assets				
GI, SAM	61203 15407	Dupath Holy Well	SX3989267827	Negligible
GI	60772	Church of St Andrew at Calstock	SX 4168670956	Negligible
GI	60984	Church of St Dominica at St Dominick	SX 3989267827	Negligible
SAM	36035	Prince of Wales Mine at Harrowbarrow	SX 4008370572	Neutral
SAM	CO 522	Round at Berry Farm	SX 4015468658	Negligible
GIIs	multiple	Metherell Historic Settlement	SX 4069	Neutral
GIIs	60793, 60807	East and West Trehill Farms	SX4168670956, SX4168670956	Negligible
GIIs	60843	East Calstock Mine	SX 4262769658	Neutral
GII	60797	Gatepiers at Honicombe Holiday Village	SX4117870186	Neutral
Category #3 Assets				
various	multiple	All other assets within 5km	multiple	Neutral to Negligible
Landscape				
-	-	Historic landscape character	-	Negative/minor
-	-	Aggregate Impact	-	Negligible
-	-	Cumulative Impact	-	Negative/minor

TABLE 2: SUMMARY OF IMPACTS.

5.0 CONCLUSION

The proposed development would be located on land enclosed from the open moorland of Hingston Down in the 1850s. Up to that date the down had been used for common grazing and, latterly, mining; by the 1850s the moorland was already marked by mineral prospection pits and the Hingston Down Mine was already in operation. The site contains a series of linked holloways and mineral prospection pits.

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 assessment suggests that only three assets (Hingston Down Mine Engine house, Salters Farmhouse, and the historic settlement of St Ann's Chapel) would suffer any level of harm. There may be an incremental change to the character of the WHS, but in terms of the settlement and the wider landscape, that harm is minimal.

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

5.1 Recommendations

Given the former presence of relatively-well preserved archaeological earthworks on the site, it is recommended that a programme of archaeological monitoring in advance of, or during, any development would serve to preserve the buried archaeological resource in a similar fashion, to the southern part of the field (see SWARCH 2018).

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- SWARCH** 2018: *Land Adjacent to Whiterocks Park, St Ann's Chapel, Calstock, Cornwall: Results of Archaeological Monitoring & Recording*. SWARCH report 180612

Cornwall Record Office:

- Calstock tithe map
- Hingston Down enclosure map: QS/PDA 4
- Callington grazing leases: CY/1846; CY.1849
- Lode map: ME 2462
- Surface works map: MRO LCXII/7

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonable practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the 'heritage asset'). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. The impact assessment also follows the guidance outlined in the Principles of Cultural Heritage Impact Assessment in the UK produced by ClfA, IHBC and IEMA in July 2021. 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 2021). The relevant guidance is reproduced below:

Paragraph 189

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 194

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

Paragraph 195

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

Paragraph 206

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

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

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

Cultural Value – Designated Heritage Assets

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

Listed Buildings

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

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

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

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

Conservation Areas

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

Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

Registered Parks and Gardens

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest

in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by Historic England. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting. Sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

Registered Battlefields

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

World Heritage Sites

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

Value and Importance

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

TABLE 3: 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;

Hierarchy of Value/Importance	
	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.

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 has their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

Communal Value

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

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

Authenticity

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

Integrity

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

Summary

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

Setting – The Setting of Heritage Assets

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

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

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

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

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

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

Landscape Context

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

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

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

Views

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

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

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

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;

- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 8), 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 4-6), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 7). 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 4: 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 5: 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 6: SCALE OF IMPACT.

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

TABLE 7: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

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



TABLE 8: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: BASELINE PHOTOGRAPHS FROM HIA



1. The view from the southern flanks of Kit Hill, looking east; the approximate location of the site is indicated.



2. The view from South Kithill Mine, looking east; the approximate location of the site is indicated.



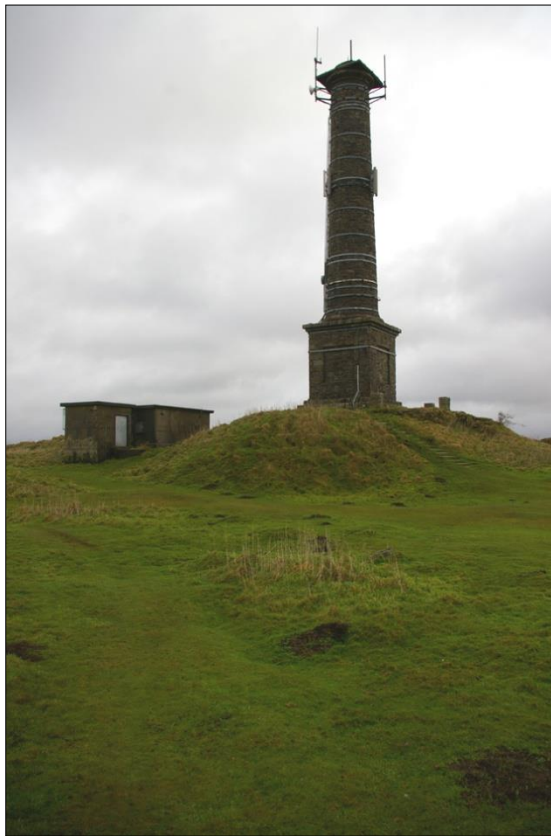
3. As above, detail; the approximate location of the site is indicated.



4. View across to the SAM enclosure on the top of Kit Hill, viewed from the north-west.



5. View across to the SAM enclosure on the top of Kit Hill, viewed from the south-west.



6. The elaborate chimney with telecom aerials at the summit of Kit Hill; viewed from the south-west.



7. View from the eastern edge of the summit at Kit Hill, looking east; the approximate location of the site is indicated.



8. As above, detail.



9. The view from the access road leading up onto Kit Hill, looking east-south-east.



10. As above, detail.



11. The view from the middle car park at Kit Hill, looking east-south-east.



12. As above, detail.



13. View across the barrow site at Mount Villa; viewed from the east.



14. The telecoms mast and compound next to the west access to the Hingston Down Mine site; viewed from the west.



15. The west access to the Hingston Down Mine site, viewed from the west.



16. The western entrance to the Hingston Down Mine site; viewed from the south-west.



17. View across to the Listed engine house at Hingston Down Mine; viewed from the south-west.



18. Left: The Listed engine house at Hingston Down Mine, viewed from the south-west.
19. Right: View through the engine house from the north.



20. View across the Hingston Down Mine site from the east; the engine house is just visible on the right (indicated).



21. View across the Hingston Down Mine site from the north-east, looking down and across the site to the location of the proposed development; viewed from the north-east.



22. The approach to Hingston Down Mine from the south, along Old Mine Lane; viewed from the south-east.



23. The field to the east of the proposed site, as viewed from Old Mine Lane to the east.



As above.



24. The end of Old Mine Road and the entrance to the Hingston Down Mine site; viewed from the south. The engine house is indicated.



25. As above.



26. Looking down the relatively open southern part of the Hingston Down Mine site, towards Old Mine Lane. The site would be located behind the scrub/trees to the right.



27. View through the hedge to the undesignated barrow at Roundabarrow Farm; viewed from the south.



28. A streetscape view of historic St Ann's Chapel; viewed from the north-east.



29. A streetscape view of historic St Ann's Chapel; viewed from the north-east.



30. A streetscape view of historic St Ann's Chapel; viewed from the north-east.



31. A streetscape view of historic St Ann's Chapel; viewed from the south.



32. View of the GII Listed cottages in St Ann's Chapel, Candycroft and Vendor; viewed from the north-west.



33. As above, viewed from the north.



34. The view up Old Mine Lane close to the junction with the A390; viewed from the south-east.



35. View from Old Mine Lane across the modern housing estate to the west; viewed from the south-east.



36. Salters Farmhouse, viewed through its garden hedge; viewed from the south-west.



37. The garden gate leading into Salters Farmhouse; viewed from the west.



38. The derelict 1950s cowshed in the field behind Salters Farmhouse; viewed from the west.



39. View of the Prince of Wales Mine; viewed from the west.



40. Left: Assets at Prince of Wales Mine.



41. Right: Assets at Prince of Wales Mine.



42. The GII Listed gate piers at the entrance to the Honicombe holiday park; viewed from the south-west.



43. The view from the north to the prospect tower at Cotehele (indicated).



44. As above, detail.



45. East Trehill Farm, viewed from the south-west.



46. West Trehill Farm, viewed from the south-east.



47. The view from the lane adjacent to East and West Trehill Farms, looking back to the site of the proposed development (indicated); viewed from the south-east.



48. As above, detail.



49. Part of East Calstock Mine, viewed from the south-west.



50. As above, detail.



51. The water tower at East Calstock Mine, viewed from the north.



52. Another GII Listed asset at East Calstock Mine; viewed from the west.



53. View down the lane to East Calstock Mine; viewed from the north.



54. View across to two undesignated mine chimneys from the entrance to East Calstock Mine; viewed from the south.



55. St Andrew's Church at Calstock; viewed from the south-west.



56. The view from the western edge of the churchyard at St Andrew's, looking back towards the site of the proposed development; viewed from the south-east. The site is indicated.



57. As above, detail.



58. View from the edge of the settlement at Cotehele, next to the estate farm building on the upper western part of the site, looking towards the site of the proposed development; viewed from the south-east.



59. As above, detail.



60. Cotehele, viewed from the north.



61. The GII* Prospect Tower at Cotehele, viewed from the south-south-west.



62. View from the top of the Prospect Tower at Cotehele, looking back across to the site of the proposed development (indicated); viewed from the south-east.



63. As above, detail. The Listed engine house at the Hingston Down Mine is indicated.



64. View from the top of the Prospect Tower at Cotehele, looking towards Kit Hill; viewed from the south-east.



65. As above, detail.



66. View from the top of the Prospect Tower at Cotehele, looking towards the house and down the Tamar; viewed from the north.



67. View from the top of the Prospect Tower at Cotehele, looking to the east along the Tamar; viewed from the west.



68. The view from Lower Methereil; viewed from the south.



69. The GII Listed White Cottage in Lower Methereil, viewed from the north.



70. Streetscape view of Lower Methereil, looking toward the GII Listed assets in the village; viewed from the south.



71. As above, viewed from the north.



72. The GII Listed pub The Carpenter's Arms in Lower Metherrill; viewed from the south.



73. The view across Metherrill from the pub car park; viewed from the south.



74. The view from the public road across to the SAM Berry Farm enclosure; viewed from the south-west.



75. The view from near the SAM Berry Farm enclosure back to the proposed site (indicated); viewed from the south-south-west.



76. As above, detail.



77. St Dominica's Church at St Dominick; viewed from the south-east.



78. The view from the western edge of St Dominica's Churchyard, looking towards the proposed site (indicated); viewed from the south-west.



79. As above, detail.



80. The GI Listed holy well at Dupath Farm, viewed from the north.



81. As above, viewed from the south.



82. The view from near Dupath holy well, looking towards the site of the proposed development (indicated); viewed from the south-west.



83. As above, detail.



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