

APPENDIX B - PORTHLEVEN NEIGHBOURHOOD PLAN - SITE ALLOCATION DOCUMENT

APPENDICES

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Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Environmental Assessment CELL NUMBER 1	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover,	No woodland cover. <i>Source: LLCA Stage 2</i>	
Site Special Scientific Interest, Special Area Conservation, AONB	AONB, SSSI. <i>Source: Cornwall AONB map</i>	
Other assets / constraints		
Area Great Landscape Value, Regionally Important Geological Site etc	No formal designations. <i>Source: LLCA Stage 2</i>	Changed to green as there are no formal designations. Moved test to physical constraints/other factors section.
WHS, Conservation Area, Listed buildings, Scheduled Ancient Monuments	Built edge is the edge of the Conservation Area. <i>Source: Cornwall Council Conservation Area map</i>	
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat	SW edge of site has a Statutory Nature Conservation Designation. <i>Source: Cornwall Wildlife Trust Wildlife Resource map</i>	
Agricultural grade of land	Grade 3. <i>Source: Agricultural Land Classification map</i>	
Flood Zones 2 and/or 3	None	
Topography	Moderately sloping farmland leading down to cliff edge. <i>Source: LLCA Stage 2</i>	
Previously developed/greenfield	Greenfield – not previously developed.	
Physical constraints/other factors	High visual sensitivity from PROW and settlements around Mount's Bay. Footpath of National importance with outstanding views. <i>Source: LLCA Stage 2</i>	Changed to amber. Summary table not changed.

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Other assets / constraints		
Aspect (solar gain)	SW facing.	
Land use	Coastal rough ground. Arable use inland. <i>Source: LLCA Stage 2</i>	
Size of fields/hedge character	Small fields. High Cornish hedges. <i>Source: LLCA Stage 2</i>	
Age of buildings/distinctive features	No buildings within cell. <i>Source: LLCA Stage 2</i>	
Character of roads and public rights of way	Winding minor road. A PROW, the National coast path, runs between cliff and arable fields. <i>Source: LLCA Stage 2</i>	
Area management	Unmanaged cliff scrub. Well managed arable land	
Tranquillity levels/level of light pollution at night	Very tranquil. Low light pollution. <i>Source: LLCA Stage 1</i>	
Other information – not scored		
Problem Drainage Catchment		
Notes	Porthleven LDU cell 61. Porthleven LLCA Stage 2 cell 1. Cornwall Council Methodology for Site Selection page 27.	
Overall Comment / Recommendation	Settlement edge is the boundary between a Conservation Area and an AONB. It also has a footpath of National importance with outstanding views. Development in this section would also significantly alter the landscape character and setting of Porthleven. Recommend no development in this cell.	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Environmental Assessment CELL NUMBER 2	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover,	Yes, trees around hedges. Small pockets of woodland south of Methleigh farm. <i>Source: LLCA Stage 2</i>	
Site Special Scientific Interest, Special Area Conservation, AONB	No formal designations. <i>Source: LLCA Stage 2</i>	
Other assets / constraints		
Area Great Landscape Value, Regionally Important Geological Site etc	No formal designations. <i>Source: LLCA Stage 2</i>	
WHS, Conservation Area, listed buildings, Scheduled Ancient Monuments	Significant portion of the cell within conservation area affording value to setting of town. Farmhouse is a former manor house listed and mentioned in the Domesday Book. <i>Source: LLCA Stage 2</i>	
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat	No formal designations	
Agricultural grade of land	Part Grade 2 and Grade 3. <i>Source: Agricultural Land Classification map</i>	
Flood Zones 2 and/or 3	None	
Topography	Southern end of sheer rock face which then slopes down to farmland. <i>Source: LLCA Stage 2</i>	
Previously developed/greenfield	Greenfield – not previously developed.	

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Physical constraints/other factors	Topography and character would be damaged by development in this section, it would be a prominent feature that dominates the landscape. This is an historically sensitive and defined edge which would be highly vulnerable to change. Semi natural habitat no designation but still has wildlife value Cornwall wildlife trust. <i>Source: Cornwall Wildlife Trust Wildlife Resource map</i> <i>Source: LLCA Stage 2</i>	
Aspect (solar gain)	East	
Land use	Farming. <i>Source: LLCA Stage 2</i>	
Size of fields/hedge character	Old hedges small fields. <i>Source: LLCA Stage 2</i>	
Age of buildings/distinctive features	Farm building mentioned in Domesday Book. <i>Source: LLCA Stage 2</i>	
Character of roads and public rights of way	No roads one bridleway which is a PROW and an historic route. <i>Source: LLCA Stage 2</i>	
Area management	Farming. <i>Source: LLCA Stage 2</i>	
Tranquillity levels/level of light pollution at night	Low light pollution/quiet. <i>Source: LLCA Stage 2</i>	
Other information – not scored		
Problem Drainage Catchment	None	
Notes	Porthleven LDU cell 61. Porthleven LLCA Stage 2 cell 2. Cornwall Council Methodology for Site Selection page 27.	
Overall Comment / Recommendation	Not recommended for residential development.	

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Environmental Assessment CELL NUMBER 3	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover,	Small woodland and large ancient conifers at Treza and large covering of conifers around the football field. Woodland and scrub between Tolponds road and the caravan park. Deciduous trees and scrub along the length of the stream. Leisure activities at one end of the valley seamlessly incorporated into the landscape without spoiling the character of the landscape. <i>Source: Porthleven LLCA Stage 1 LDU121 Summaries</i>	
Site Special Scientific Interest, Special Area Conservation, AONB	None	
Other assets / constraints		
Area Great Landscape Value, Regionally Important Geological Site etc	None	
WHS, Conservation Area, Listed buildings, Scheduled Ancient Monuments	None	
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat	Semi-natural habitat. <i>Source LLCA Stage 1, Cornwall Wildlife Trust, Wildlife Resource Map</i>	
Agricultural grade of land	Grade 3 – North field adjacent to Tolponds Rd used as farmland. <i>Source: Agricultural Land Classification map</i>	
Flood Zones 2 and/or 3	Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. <i>Source: Environment Agency</i>	
Topography	Flat valley bottom with stream running through Treza Settlement. <i>Source: Porthleven LLCA Stage 1 LDU121 Summaries</i>	
Previously developed/greenfield	Mixed – Some areas previously developed for fishing and mining activities.	

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Other assets / constraints		
Physical constraints/other factors	Treasa Mineshaft (disused) X COORD : 162748.34033 Y COORD : 26544.65591. <i>Source: Cornwall Council Interactive Map</i>	
Aspect (solar gain)	Valley runs north south and is afforded direct sunlight for the majority of daylight hours.	
Land use	Recreational use in Methleigh Meadows, Cricket field, Football Club, Skate park and children's play area. Mostly semi-natural habitat woodland and scrub with small area of farmland at northern end of cell. <i>Source: Porthleven LLCA Stage 1 LDU121 Summaries</i>	
Size of fields/hedge character	Small at the valley bottom. Cornish hedge, managed and built with local stone. <i>Source: Porthleven LLCA Stage 1 LDU121 Summaries</i>	
Age of buildings/distinctive features	Lower Methleigh Farm with clustered farm buildings two separate cottages all pre 20 th century some outbuildings added approx 1970's. Farm and cottages built with local stone, wood doors and windows, slate roofs and front gardens. Large old granite gate posts at entrance to Methleigh Farm and lower Metheigh Farm Football club pavilions is of late 70's build in style distinctive of era and in poor state of maintenance. Out of the Blue Freehouse mixed build of granite and block with concrete corrugated roof in good repair. Cricket Club pavilions built of new temporary building units in good repair. <i>Source: Porthleven LLCA Stage 1 LDU121 Summaries</i>	
Character of roads and public rights of way	B3304 from Helston runs north / south through the cell and is flat and fairly straight along the valley, intermittent grass verge, layby and pavement beside cricket club. Tolponds Road, Mill Lane and a farm lane leading to Methleigh Farm all a join B3304. <i>Source: LLCA Stage 1 LDU121 Summaries</i> Public right of way through Methleigh Meadows recreational area.	
Area management	Well managed farmland. Caravan site and campsite kept in good order. Football field and Cricket pitch well looked after. Park not well managed. <i>Source: Porthleven LLCA Stage 1 LDU121 Summaries</i>	

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Tranquillity levels/level of light pollution at night	Noisy along the B3304 due to traffic. No industry in the area some noise from farm machinery. Noise and activity increases as you get to the outskirts of Porthleven. Birdsong can be heard in the valley including woodpecker. Some light pollution mainly from Porthleven and also traffic. <i>Source: Porthleven LLCA Stage 1 LDU121 Summaries</i>	
Other information – not scored		
Problem Drainage Catchment		
Note	Porthleven LDU cell 61. Cornwall Council Methodology for Site Selection page 27.	
Overall Comment / Recommendation	If planning a development, a need to undertake a more detailed flood risk assessment to show how the flood risk to the site, or elsewhere as a result	

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	<p>of proposed changes to the site, can be managed as part of the development proposal.</p> <p>Local planning authorities should produce an up-to-date Strategic Flood Risk Assessment to:</p> <ul style="list-style-type: none"> • * identify when a flood risk assessment is required • * identify when a consultation with the Environment Agency is needed • * apply the sequential test in the absence of a suitable Strategic Flood Risk Assessment <p>Flood Zone definitions are set out in the National Planning Policy Guidance:</p> <ul style="list-style-type: none"> • * Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) • * Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year • * Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year <p>Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defense's, <i>Source Environment Agency</i></p> <p>Consideration should be given to semi-natural habitat as areas outside statutory protected sites such as Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs).</p> <p>County Wildlife Sites were identified and selected during the 1980s and 1990s using a combination of aerial photograph data, past and local knowledge, and where possible, ground based surveys. They were selected because of their high nature conservation value. Selection was based on distinctive, important or threatened species and habitats, in either a national, regional or local context and aimed to link and buffer other important areas for nature conservation, such as SSSIs.</p> <p>Unlike Sites of Special Scientific Interest (SSSIs) or Special Areas of</p>	
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	<p>Conservation (SACs), County Wildlife Sites are non-statutory designations. This means they have no legal protection and that there is no legal obligation on landowners to preserve or take care of their County Wildlife</p>	
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	<p>Sites. However, there are planning constraints on County Wildlife Sites and these are recognised in Local Development Plans.</p> <p>As a result of this limited protection, many County Wildlife Sites have been lost or become degraded for a number of reasons including:</p> <ul style="list-style-type: none"> •Neglect such as wetland and grassland left to scrub over. •Inappropriate management including the creation of lakes in wetlands, overgrazing and under grazing. •Intensification of agriculture including loss of traditional practices beneficial to wildlife such as hay meadow management. •Pollution. •Development. •Fragmentation, leading to wildlife becoming isolated. •Recreation. •Vandalism. <p>What are the benefits and implications of owning a County Wildlife Site?</p> <ul style="list-style-type: none"> •For substantial changes in land use of a County Wildlife Site, local authorities will take wildlife into account, together with all other planning considerations. •County Wildlife Sites can attract grant aid through DEFRA's Environmental Stewardship Schemes. •Free management advice and wildlife surveys for County Wildlife Site owners. •As the County Wildlife Site designation is non-statutory, no additional restrictions over and above the current EIA (agriculture) regulations are placed on agricultural operations. •Other than in Local Development Plans, site details are not publicised. •Access is by permission of the landowner only and no rights of access are created. <p><i>Source LLCA Stage 1, Cornwall Wildlife Trust, Wildlife Resource Map</i></p> <p>Recommendation – Not recommended for residential development due to risk of flood. No commercial, industrial or recreational development in the semi-natural habitat areas of this cell. Development, maintenance and enhancement of existing habitat through effective management should be encouraged.</p>	
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Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Environmental Assessment CELL NUMBER 4	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover,	No significant woodland cover. <i>Source: LLCA Stage 2</i>	
Site Special Scientific Interest, Special Area Conservation, AONB	No designation. <i>Source: Cornwall AONB map</i>	
Other assets / constraints		
Area Great Landscape Value, Regionally Important Geological Site etc	No designation. <i>Source: LLCA Stage 2</i>	
WHS, Conservation Area, Listed buildings, Scheduled Ancient Monuments	No designation. <i>Source: Cornwall Council Conservation Area map</i>	
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat	No designation. <i>Source: Cornwall Wildlife Trust Wildlife Resource map</i>	
Agricultural grade of land	Grade 2. <i>Source: Agricultural Land Classification map</i>	
Flood Zones 2 and/or 3	None	
Topography	Moderately sloping land. <i>Source: LLCA Stage 2</i>	
Previously developed/greenfield	Greenfield – not previously developed.	
Physical constraints/other factors	Visual sensitivity increases with elevation. <i>Source: LLCA Stage 2</i>	
Aspect (solar gain)	West facing.	

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Land use	Arable and grassland. <i>Source: LLCA Stage 2</i>	
Size of fields/hedge character	Medium size fields. Tree lined high Cornish hedges. <i>Source: LLCA Stage 2</i>	
Age of buildings/distinctive features	No buildings within cell. <i>Source: LLCA Stage 2</i>	
Character of roads and public rights of way	Road on southern boundary runs along 60's housing estate. <i>Source: LLCA Stage 2</i>	
Area management	Well managed arable and grassland. <i>Source: LLCA Stage 2</i>	
Tranquillity levels/level of light pollution at night	Traffic noise on western edge. Light pollution from housing estate on southern edge. <i>Source: LLCA Stage 2</i>	
Other information – not scored		
Problem Drainage Catchment		
Notes	Porthleven LDU cell 121. Porthleven LLCA Stage 2 cell 4. Cornwall Council Methodology for Site Selection Page 27.	
Overall Comment / Recommendation	Capacity for growth only when land with a less negative effect on the visible settlement edge and setting of the village has been used, and only initially in the lower fields due to increasing visual sensitivity with height.	

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Environmental Assessment CELL NUMBER 5	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover,	No formal designations.	
Site Special Scientific Interest, Special Area Conservation, AONB	No formal designations.	
Other assets / constraints		
Area Great Landscape Value, Regionally Important Geological Site etc	No formal designations.	
WHS, Conservation Area, Listed buildings, Scheduled Ancient Monuments	No formal designations.	
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat	No formal designations.	
Agricultural grade of land	Grade 2. <i>Source: Agricultural Land Classification map</i>	
Flood Zones 2 and/or 3	None	
Topography	The land slopes gently towards the N.W and to the S.W. <i>Source: LLCA stage 2. LDU 121 summaries.</i>	
Previously developed/greenfield	Greenfield – not previously developed.	
Physical constraints/other factors	Building will impact greatly on the school grounds – established open space. <i>Source: LLCA stage 2. LDU 121 summaries.</i> Ancient / Medieval farmland. Very old Cornish hedges which are rich in flora / fauna supporting wildlife. <i>Source: LLCA stage 2. LDU 121 summaries.</i>	
Aspect (solar gain)	South facing. School benefits from solar panels.	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Land use	Land is suitable for arable or grazing purposes. <i>Source: LLCA stage 2. LDU 121 summaries.</i>	
Size of fields/hedge character	Small size fields and sections of medium / larger fields bounded by Cornish hedges. <i>Source: LLCA stage 2. LDU 121 summaries.</i>	
Age of buildings/distinctive features	No actual structures within this area <i>Source: LLCA stage 2. LDU 121 summaries.</i>	
Character of roads and public rights of way	Within the area farm track 150m of no significance except to the farmer. <i>Source: LLCA stage 2. LDU 121 summaries.</i>	
Area management	Well maintained area of farmland. <i>Source: LLCA stage 2. LDU 121 summaries.</i>	
Tranquillity levels/level of light pollution at night	Light pollution within the area is quite good and not detrimental to wildlife. Very tranquil even during school hours except for pickup and drop off times. <i>Source: LLCA stage 2. LDU 121 summaries.</i>	
Other information – not scored		
Problem Drainage Catchment		
Notes	Enhancement of existing habitat should be encouraged also this area provides a rural experience for the school. Porthleven LDU cell 61. Porthleven LLCA Stage 2 cell 5. Cornwall Council Methodology for Site Selection page 27.	
Overall Comment / Recommendation	Despite the land rising towards the plateau, this land is suitable for development.	

Environmental Assessment CELL NUMBER 6	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover,	None <i>Source ref: LLCA Stage 2</i>	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Site Special Scientific Interest, Special Area Conservation, AONB	None <i>Source ref: LLCA Stage 2</i>	
Other assets / constraints		
Area Great Landscape Value, Regionally Important Geological Site etc	None <i>Source ref: LLCA Stage 2</i>	
WHS, Conservation Area, Listed buildings, Scheduled Ancient Monuments	None <i>Source ref: LLCA Stage 2</i>	
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat	None <i>Source: Cornwall Council Conservation Area map</i>	
Agricultural grade of land	Grade 2. <i>Source ref: Agricultural Land Classification map</i>	
Flood Zones 2 and/or 3	None	
Topography	Intermediate sloping land to village edge. <i>Source ref: LLCA Stage 2</i>	
Previously developed/greenfield	Greenfield – not previously developed.	
Physical constraints/other factors	None <i>Source ref: LLCA Stage 2</i>	
Land use	Arable farmland <i>Source ref: LLCA Stage 2</i>	
Size of fields/hedge character	Large fields with vegetated Cornish hedges that would support biodiversity. <i>Source ref: LLCA Stage 2</i>	
Age of buildings/distinctive features	None <i>Source ref: LLCA Stage 2</i>	
Character of roads and public rights of way	None <i>Source ref: LLCA Stage 2</i>	
Area management	Well maintained arable farmland <i>Source ref: LLCA Stage 2</i>	
Tranquillity levels/level of light pollution at night	Fairly tranquil except adjacent to the B3304. Light pollution present, but low away from adjacent houses.	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

	Source ref: LLCA Stage 2	
Aspect (solar gain)	South west	
Other information – not scored		
Problem Drainage Catchment	None	
Notes	Porthleven LDU cell 61. Porthleven LLCA Stage 2 cell 1. Cornwall Council Methodology for Site Selection page 27.	
Overall Comment / Recommendation	There are no significant environmental constraints to the development of housing in this area as per the various source documents: <i>LLCA – Stage 2</i> <i>Cornwall Council Interactive Mapping</i> <i>Agricultural Land Classification map</i> <i>Biodiversity Designations</i> <i>Historic Landscape Character Types</i> <i>Landscape Scale Designations</i> <i>Wildlife Resource map</i>	

Environmental Assessment CELL NUMBER 7	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover,	None. <i>Source: LLCA Stage 2; Magic Maps</i>	
Site Special Scientific Interest, Special Area Conservation, AONB	Within AONB. <i>Source: LLCA Stage 2; AONB map</i>	

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Other assets / constraints		
Area Great Landscape Value, Regionally Important Geological Site etc	None <i>Source: LLCA Stage 2; Magic maps</i>	
WHS, Conservation Area, listed buildings, Scheduled Ancient Monuments	None. <i>Source: LLCA Stage 2; Magic maps</i>	
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat	Land owned and/or managed by nature conservation organisation. <i>Source: Cornwall Wildlife Trust Wildlife Resource map</i>	
Agricultural grade of land	Grade 2 with a small amount of Grade 3 to the south west end. <i>Source: Agricultural Land Classification map</i>	
Flood Zones 2 and/or 3	None	
Topography	Moderately sloping land. <i>Source: LLCA Stage 2</i>	
Previously developed/greenfield	Greenfield – not previously developed.	
Physical constraints/other factors	Visual impact very high. <i>Source: LLCA Stage 2</i>	
Aspect (solar gain)	West facing.	
Land use	Agricultural/potatoes, daffodils etc. <i>Source: LLCA Stage 2</i>	
Size of fields/hedge character	Old Cornish hedgerows, trees/bushes, large fields. <i>Source: LLCA Stage 2</i>	
Age of buildings/distinctive features	None. Farm adjacent to cell built prior to 1843. <i>Source: LLCA Stage 2</i>	
Character of roads and public rights of way	Old road to Porthleven. <i>Source: LLCA Stage 2</i>	
Area management	Rented for agriculture. <i>Source: LLCA Stage 2</i>	
Tranquillity levels/level of light pollution at night	Low light pollution/quiet. <i>Source: LLCA Stage 2</i>	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Other information – not scored		
Problem Drainage Catchment	Natural soakaway – fields. <i>Source:</i> <i>LLCA Stage 2</i>	
Notes	Porthleven LDU cell 61. Porthleven LLCA Stage 2 cell 1. Cornwall Council Methodology for Site Selection page 27.	
Overall Comment / Recommendation	Building on upper slopes/skyline, destroy character, very scenic and part of AONB. Not recommended for residential development.	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Environmental Assessment CELL NUMBER 8	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover,	No trees on site but lineal well established copse on Coopers Lane on East side of cell, creating natural barrier supporting wildlife habitat. <i>Source: LLCA Stage 2 Land parcel 8</i>	
Site Special Scientific Interest, Special Area Conservation, AONB	Within an area of outstanding natural beauty (AONB) and adjacent to a site of special scientific interest (SSSI) at its south eastern corner. <i>Sources Cornwall Council Interactive Map (CCIM) and LLCA Stage 2 Land parcel 8.</i>	
Other assets / constraints		
Area Great Landscape Value, Regionally Important Geological Site etc	No formal designations.	
WHS, Conservation Area, Listed buildings, Scheduled Ancient Monuments	Not applicable as no listings discovered.	
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat	No formal designations.	
Agricultural grade of land	Grade 3 <i>Source: LLCA Stage 2 Land parcel 8. Post medieval farmland on CCIM.</i>	
Flood Zones 2 and/or 3	Not Applicable	
Topography	Prominent skyline Position –gentle sloping at top end, moderate slope at bottom (southern) end. <i>Source: LLCA Stage 2 land parcel 8.</i>	
Previously developed/greenfield	Greenfield – not previously developed.	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Physical constraints/other factors	<p>Mine remains and shafts etc. <i>Source – Book entitled "The Early History of Porthleven" by Stuart N. Pascoe, Chapter entitled Mining.</i> Prominent position thus visually sensitive. It is at the highest point of Porthleven (66m contour line) with far reaching panoramic vistas of Mounts Bay from Predannack Head south easterly around to Gwennap Head (south westerly); also views inland at top end. Large mine shaft remains in scrubland in SE corner. <i>Sources– Contour maps (OS), LLCA Stage 2 Land Parcel 8, and historical information sourced from knowledgeable local resident.</i></p>	
Aspect (solar gain)	Good –South, South East & South West facing open aspect with no trees.	
Land use	<p>Farmland used for crops to the Northern end of the land cell/parcel; grass for silage to the Southern part. <i>Source: LLCA Stage 2 Land parcel 8.</i></p>	
Size of fields/hedge character	<p>Small, Medium and large fields surrounded by Cornish hedges a proportion of all could be lost if development occurred. <i>Source: LLCA Stage 2 Land parcel 8.</i></p>	
Age of buildings/distinctive features	<p>No buildings. However archaeological bronze age kiln of national importance recently discovered within the adjacent "Shrubberies" development, together with right angled corner of Coopers Lane an iron age settlement (see also LLCA Stage 2 Summary) suggests further exploration is likely to produce further finds. <i>Source: LLCA Stage 2 Land parcel 8.</i></p>	
Character of roads and public rights of way	<p>No roads are contained within the cell. However, perimeter roads abutting the Cornish walls are narrow with blind bends but provide a very important and well used public access route to the SW coastal footpath, N.T. Penrose estate, Car parks, SSSI, Loe Bar, Wheal Penrose & Wheal Rose mine remains/shafts and world war two pill box. <i>Source: LLCA Stage 2 Land parcel 8.</i> There appears to be a new unsurfaced PROW across the cell connecting Coopers Lane with the "Shrubberies" development.</p>	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Area management	Well managed farmland. Part of the southern end is unmanaged and this together with Cornish hedges is supportive of both wildlife and flora/fauna. <i>Source: LLCA Stage 2 Land parcel 8 and Cornwall Wildlife Trust Wildlife Resource map</i> <i>Source: LLCA Stage 2 Land parcel 8.</i>	
Tranquillity levels/level of light pollution at night	There is little light pollution and the level of tranquillity is high. <i>Source: LLCA Stage 2 Land parcel 8.</i>	
Other information – not scored		
Problem Drainage Catchment		
Notes	Porthleven LDU cell 61. Porthleven LLCA Stage 2 cell 1. Cornwall Council Methodology for Site Selection page 27.	
Overall Comment / Recommendation	The character of this particular cell is important within the overall settlement for the various reasons stated above but in summary and above all– its visual sensitivity and prominence is the defining feature of the area, it is within an AONB, adjacent to SSSI; it contains the highest land within Porthleven and also has commanding expansive panoramic views	
	therefrom. Has both significant historical significance spanning iron age and mining era's which is likely to be subject to further archaeological exploration. The perimeter roads have very narrow sections, bounded by Cornish hedges, and blind bends but provide access with an important sense of approach to cell 9 area and beyond to Loe Bar and pool, the South West Coastal Path and the National Trust Estate. All this would be lost to Porthleven's detriment if further housing development were to be granted. Not recommended for residential development.	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Environmental Assessment CELL NUMBER 9	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover,	None	
Site Special Scientific Interest, Special Area Conservation, AONB	Entire area is part of the Porthleven AONB and parts are SSSI and Areas of Great Scientific Value. <i>Source ref: Cornwall Council Interactive Mapping</i>	
Other assets / constraints		
Area Great Landscape Value, Regionally Important Geological Site etc	Wild, unspoilt rolling coastal topography considered important. No formal designations. <i>Source ref: LLCA Stage 2</i>	
WHS, Conservation Area, Listed buildings, Scheduled Ancient Monuments	None	
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat	Large area of scrubland indicating natural habitats. Part of the area is classed as semi-natural habitat and parts have a Statutory Nature Conservation Designation. <i>Source ref: Cornwall Wildlife Trust Wildlife Resource Map</i>	
Agricultural grade of land	Grade 3 <i>Source ref: Agricultural Land Classification Map</i>	
Flood Zones 2 and/or 3	None	
Topography	This parcel of land is made up of three distinct sections. To the west and between Loe Bar road and the beach is an old net drying field that gently slopes down to the cliff. The middle section is undulating mine waste with a mixture of steep and intermediate sloping land. The section to the east is made up of steep land with a very steep rock outcrop. <i>Source ref: LLCA Stage 2</i>	
Previously developed/greenfield	Greenfield – not previously developed.	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Physical constraints/other factors	Cliff and mine waste areas. There is a mine site in the area, including known engine houses. <i>Source ref: Cornwall Council Interactive Mapping</i> To the west is a grass field once used for net drying. To the east is a large field used for pasture. There are some allotments to the north of the area. The scrub land is of high ecological value. <i>Source ref: LLCA Stage 2</i>	
Aspect (solar gain)	South west	
Land use	To the west is a grass field once used for net drying now left to nature. The middle section is old mining waste and is a wild untouched area, containing a small car park. To the east is a large field used for pasture and a rocky outcrop. Some allotments to the northern edge of this section. This is not high quality farmland, it is a mixture of natural cliff top wild grass field, scrub and one grade 3 field. All of this section is in the AONB. The middle section other than the allotments to the north is a SSSI. The land to the east belongs to the National trust. Various pasture. <i>Source ref: LLCA Stage 2</i>	
Size of fields/hedge character	The section to the west is an undisturbed field of long coastal grass and a Cornish hedge and step cliff. To the east some Cornish hedges which would be sensitive to development. <i>Source ref: LLCA Stage 2</i>	
Age of buildings/distinctive features	There are no buildings in this area. <i>Source ref: LLCA Stage 2</i>	
Character of roads and public rights of way	Two small minor roads enter into this settlement edge and terminate at the eastern end. They are narrow and fairly straight with no pavements or street lights. There are PROWs to the south and north of this section both well maintained by the National Trust. <i>Source ref: LLCA Stage 2</i> Public right of way through fields leading into the National Trust owned Penrose woods recreational area.	
Area management	This section other than one field is not well maintained it has been allowed to revert to nature. <i>Source ref: LLCA Stage 2</i>	
Tranquillity levels/level of light pollution at night	Very tranquil with low levels of light pollution. <i>Source ref: LLCA Stage 2</i>	

Appendix 1 - ENVIRONMENTAL ASSESSMENTS CELLS 1-9

Other information – not scored		
Problem Drainage Catchment	None	
Notes	Porthleven LDU cell 61. Porthleven LLCA Stage 2 cell 1. Cornwall Council Methodology for Site Selection page 27.	
Overall Comment / Recommendation	Due to the entire cell being within the AONB, parts SSSI and parts Statutory Nature Conservation Designation, and in addition the topography of the landscape and nature of the area, this area is not recommended for development of any type as per the various source documents:	
	<i>LLCA – Stage 2</i> <i>Cornwall Council Interactive Mapping</i> <i>Agricultural Land Classification map</i> <i>Biodiversity Designations</i> <i>Historic Landscape Character Types</i> <i>Landscape Scale Designations</i> <i>Wildlife Resource map</i>	

Appendix 2 ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Allocating Sites in your NDP 2: A Methodology for Site Selection'

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ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Introduction

This guidance is one of three sets of guidance relating to the allocation of for future development in a Neighbourhood Development Plan (NDP). '*Allocating Sites in your NDP 2: A Methodology for Site Selection*' provides detailed guidance on determining which sites show greatest potential to accommodate future development. It sets out a 9 step process starting with identifying all potential development areas and working through stages until the most appropriate sites are identified. Where sites are being allocated it is recommended that groups also refer to the further guidance notes '*Allocating Sites in your NDP 3: Site Allocation Policies*'. References to other components of Cornwall Council's Neighbourhood Planning Toolkit are also included. We have tried to use plain English, however some use of planning acronyms and terminology are unavoidable. A full list of abbreviations and technical terminology is included in the appended glossary.

The intention is that, by following this guidance, a robust evidence base to your NDP's site allocation policies is formed.

This guidance firstly considers the practicalities of the site selection work and then sets out there 9 step methodology (which is summarised in Diagram 1). At the beginning of each step a useful resource prompt is included.

Some Practicalities: Skills and Processes for Allocating Sites

A comprehensive and transparent process for determining site allocations in consultation with the community should ensure that your community will understand the value in allocating sites and support the adoption of your NDP.

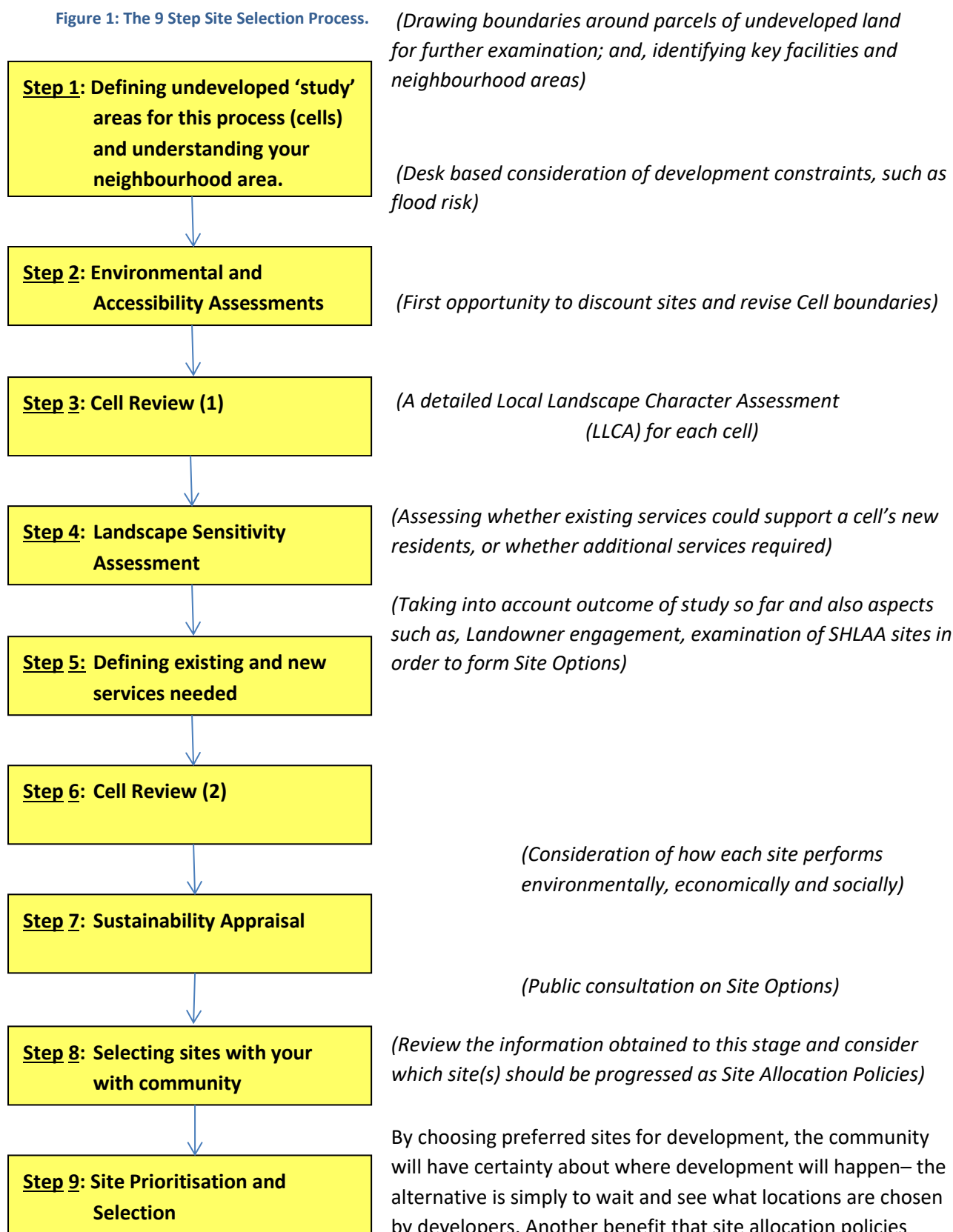
We recommend that a Site Allocation Working Group, which reports to your NDP's Steering Group (see Diagram 2), is formed to carry out the site selection process, or specific steps within it. Whilst it is sensible to include representatives of your Steering Group, in this Working Group, it could also include other members of your community. The activities themselves are varied and so consideration of including people with relevant skills in your Working Group is also recommended. For instance, you'll need people with skills, experience and a willingness to carry out:

- Workshops and meetings;
- Consultation with residents, local businesses and service providers;
- Technical expertise in producing digital maps (or see below for Council support available);
- Assessments of urban infrastructure, environments and landscapes.

This list in in no way exhaustive and another key task, that does not get a specific mention through this step-by-step process but is critical to the success of process, is ongoing communication with and education of the community. Often, a community's instinct will be to resist development and oppose any site proposals because they focus on the negatives of future growth. But future growth cannot be avoided and if they understand this and the benefits of allocating sites for development they will be more likely to support the process which should reduce objections to proposed policies. **Remember, a NDP is the community's opportunity to set out how and where future development should take place, rather than leaving this to developers and other parties to determine.**

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

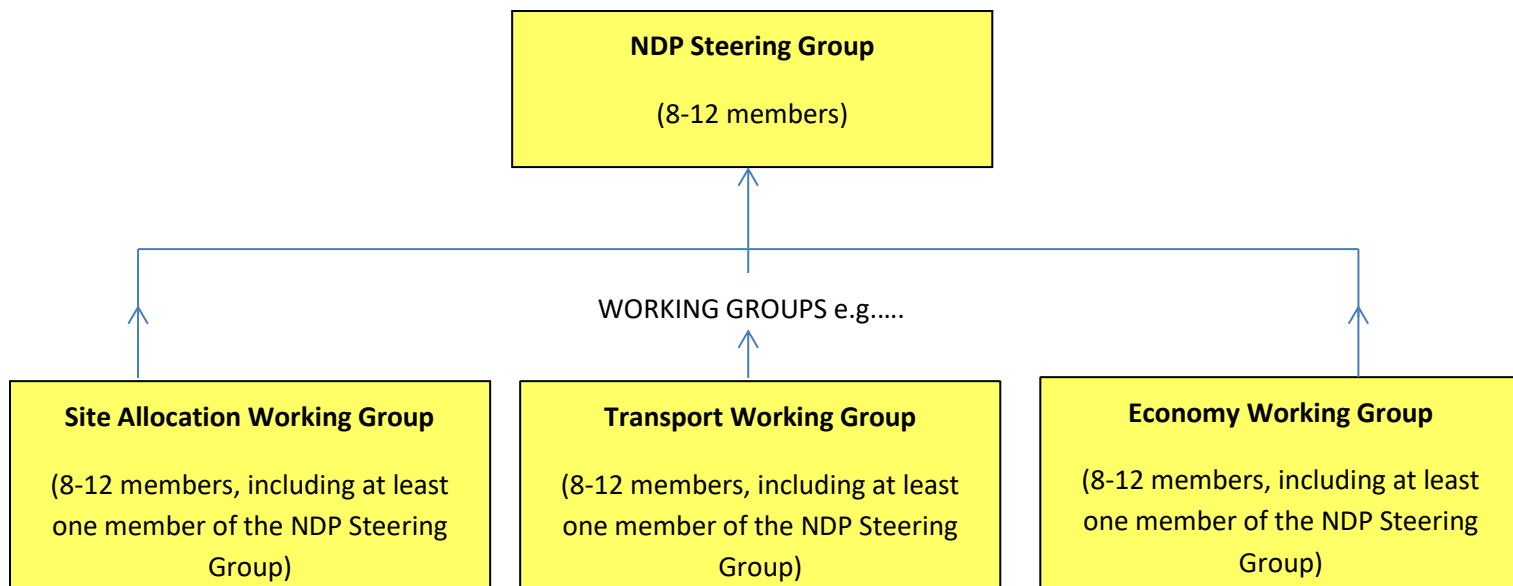
Figure 1: The 9 Step Site Selection Process.



By choosing preferred sites for development, the community will have certainty about where development will happen– the alternative is simply to wait and see what locations are chosen by developers. Another benefit that site allocation policies provide, is an opportunity to consider what infrastructure should be included in future proposals (this aspect is considered in more detail in 'Allocating Sites in your NDP 3: Site Allocation Policies'). Therefore to ensure success someone with good communication (and mediation!) skills will also be vital in the Site Allocation Working Group.

Figure 2: Possible Structure of Working Groups and Linkages to the NDP Steering Group

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION



Unintended and intended consequences.

One aspect that groups should remember is that the planning system does not grind to a halt whilst the NDP is drawn together. There is a likelihood that applications will be submitted for sites within your neighbourhood area ahead of the finalisation of your NDP setting out which sites the community want to see developed.

In past experience, some developers have tried to argue that sites ‘under consideration’ in a NDP process have community support. This may well be the case but it is not for certain until a NDP is ‘made’. Also, if indeed the location is agreeable the final plan policies (which are likely to cover wider aspects than purely a developments location) are not enforceable, again until a NDP is ‘made’. There are also examples of where developers pursue applications on less favoured land ahead of the NDP reaching its final stages. For more details on how much ‘weight’ an emerging NDP is given in the planning process please see <https://www.cornwall.gov.uk/media/19695024/guide-note-examples-of-emerging-neighbourhood-plans-influencing-planning-applications.pdf>.

However your NDP process manages such situations, it’s vital your community can get involved and understand the approach being taken; otherwise there’s a risk your community believe the site allocation is being done behind closed doors, and may not support your NDP at referendum.

Mapping and Data Resources

Cornwall Council can provide up to five printed maps of your area for free. Further support is available but needs to be charged for. The following services are available for a charge:

- Additional prints;
- Professional support in overlaying mapping information (referred to as map layers); and/or,
- Turning your sketches into a more professional looking format.

If other areas of support, not listed here, are required please contact us to discuss.

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Estimates of Council costs (excluding VAT) for providing map services and print are included in the Table 1 below¹.

Table 1: Estimates of CC costs (as of September 2015)

Council Service	Council Staff Cost estimate	Print Size	Print Cost
Digitise land boundaries (Steps 1, 3, 7 and 10)	£40p/h	A3 & A4	£1.25
Map of environmental constraints (Step 2)	£40p/h	A2	£4.00
Map of buffered community services (Step 2)	£40p/h	A1	£6.25
		A0	£8.00

Selecting sites requires the use of maps in many of the stages. Cornwall Council web site provides you with much of the map data your group (or consultant) may need. To view Council mapping data, you can visit:

- Cornwall Council's Interactive Map: <http://map.cornwall.gov.uk/website/ccmap/>
- The Interactive Cornwall Planning Portal Map: <http://planning.cornwall.gov.uk/onlineapplications/spatialDisplay>

In addition to the Council's mapped data, your group may also be interested in:

- The Office of National Statistics has produced many interactive maps using 2011 Census data: <http://www.ons.gov.uk/ons/guide-method/census/2011/census-data/2011-censusinteractive-content/index.html>
- Vision of Britain is a free online tool for viewing historical data and maps of Cornwall: <http://www.visionofbritain.org.uk/unit/10024997>
- The Office of National Statistics NOMIS service allows you to view 2011 employment data at electoral ward levels: <https://www.nomisweb.co.uk/reports/lmp/ward2011/contents.aspx>
- Data Shine maps much of the 2011 National Census data in a thematic map form – shading each area with a colour to represent how significant the data is: <http://datashine.org.uk>

Step 1: Defining undeveloped 'study' areas for the process (cells) and understanding your neighbourhood area.

You will need: A3 or A2 map of your Designated Neighbourhood Plan Area & notation materials (pens and optionally post-it notes, tracing paper and other notational equipment)

Aim: To identify undeveloped land in your neighbourhood, and to package this into different 'cells' (pieces of land) for further investigation and to assign references to these cells; and to identify key facilities and neighbourhoods.

¹ Prices correct as of September 2015

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

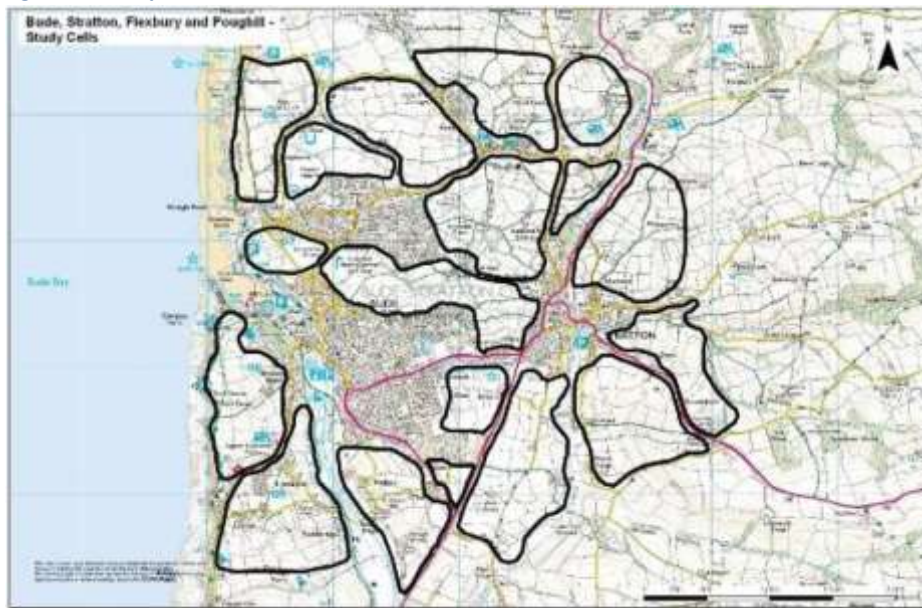
Identification of cells

Working as a group, use geographic features (such as rivers and roads) to divide the undeveloped areas around and within your neighbourhood into different areas; and assign each a code and a locally relevant name (you can make this up if there is no locally recognised name). Include small infill sites as well as sites that may be suitable for large scale development.

Focus on the areas close to existing settlements – there is no need to include rural countryside that is some distance from services and facilities, as this is unlikely to form a sustainable community and will therefore be inappropriate for housing or commercial development.

Figure 3 provides an example of cells identified around Bude – notice how all land adjoining the boundary of the settlement is accounted for. No land is left out of the exercise.

Figure 3: Example of cell identification from Bude's Town Framework²



Some cells may not be suited to significant new development, but include them for now. Subsequent steps will discount inappropriate cells, and by including them you'll have a clear and comprehensive evidence-base, demonstrating clearly why sites have been selected for development but, perhaps more importantly, why other cells have not been selected. The evidence base to your NDP should demonstrate why land has been ruled out of being allocated for development, as it is this evidence that will help support arguments against any future development proposals in these areas.

By including all potential land, you can make sure that you end up with the best conclusion. Some groups have previously only looked at Strategic Housing Land Availability Assessment (SHLAA) sites. SHLAA sites are parcels of land where the owner or their agent has expressed an interest in building on. These aren't necessarily the best or easiest areas to develop in your community and if you limit your investigations to just these sites, you could miss other deliverable sites with greater community support and/or potential for meeting your needs. Unlike allocating sites in your NDP, SHLAA sites don't carry any planning weight – instead, they help the Council and groups like yours understand the potential supply of development land. They come in very handy, when carrying out [Step 7 of this process \(Cell Review\)](#).

² Urban Extension Report for Bude, Stratton, Flexbury and Poughill Framework (2011):
www.cornwall.gov.uk/media/3641204/Bude-UE-Assess-Report.pdf

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Understanding your Neighbourhood Area

Working as a group, your aim is to produce a map that highlights the key facilities and neighbourhood centres that exist within your settlements. This map will be used at various points through the process, and is also useful to refer to at community events. Your map could include the following aspects:

- Primary schools;
- Secondary schools;
- Health facilities;
- Employment locations (business parks industrial estates);
- Town centre;
- Supermarkets;
- Retail Parks;
- Publicly accessible and owned open spaces; • Neighbourhood Centres; and,
- Neighbourhoods.

In relation to the difference between neighbourhood centres and neighbourhoods –

Neighbourhood centres are focal points for the community. This can vary across settlements, but could be as simple as a convenience shop in a rural community, that tends to attract people daily and is a place where paths cross; or, it could be a larger cluster of shops/facilities. Although supermarkets could be argued to be neighbourhood centres as they fulfil these criteria, they are generally not included here, as they are included as a separate facility and often attract people from a wider catchment area than typical neighbourhood centres.

Neighbourhoods are illustrated as shaded out areas on your map and help to represent the local level understanding of the settlement(s). For instance, whilst maps can show street names they do not necessarily give an understanding of where, from the local community's viewpoint, different neighbourhoods are considered to be; or the names of these areas, as they are referred to by the local community.

Output: One map identifying study cells in and around your settlement(s) and one map identifying your settlement(s) key facilities and neighbourhoods.

Step 2: Environmental and Accessibility Assessments

Aim: To review the development potential of the identified cells through an assessment of accessibility and environmental factors, including factors such as land classifications, topography and flood risks.

Once you've identified and named your cells, you can start assessing whether they've got potential for development. It's up to you whether you look at environmental factors or accessibility (how easy it is to get between the site and key facilities) first, but both need to be completed before you review and start discounting inappropriate cells. Both assessments can be carried out as a desk top exercise, though local knowledge of the land is invaluable.

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

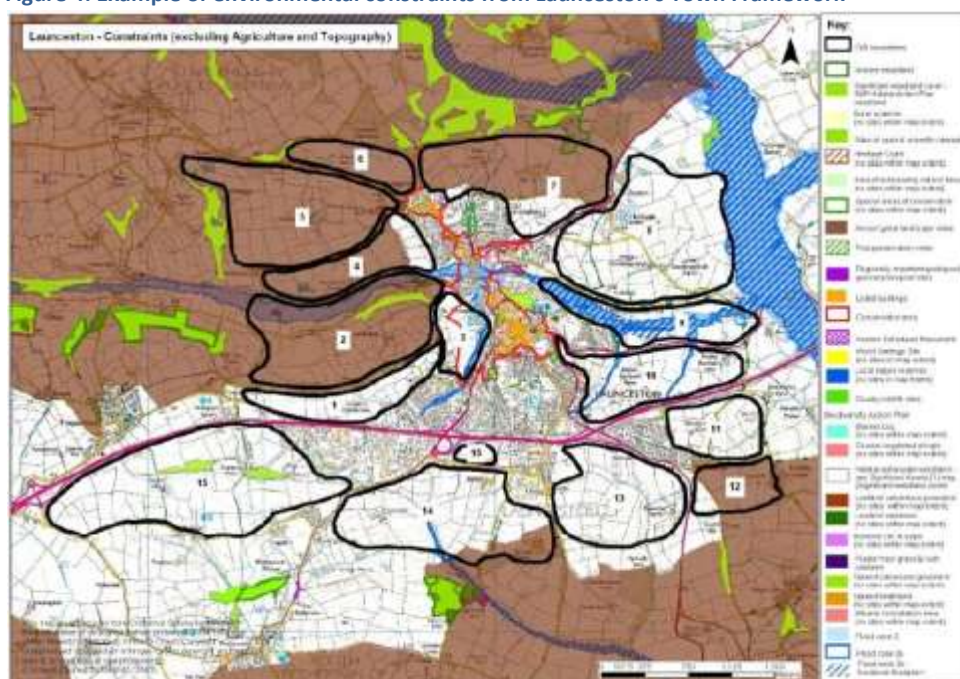
Environmental Assessment

You will need: A3 or A2 map of your Neighbourhood Area's cells overlaid with environmental constraint map layers; notation materials; and a table to note the environmental considerations for each site, such as [the one in Appendix 2](#).

This step will identify how environmental constraints impact on a cell and rate their severity. You'll likely need some professional support to create maps that show your cells overlaid with information illustrating environmental constraints (in mapping terms, these are called layers). Cornwall Council can provide professional support at this stage (please see the 'Mapping and Data Resources' section of this document).

Figure 4 provides an example of an Environmental Constraint Map which was produced for Launceston. Notice how the cells, arrived at Step 1, are superimposed (on top of) the environmental constraint layers.

Figure 4: Example of environmental constraints from Launceston's Town Framework



Based on Cornwall Council's work, developing Town Framework Plans (which looking at the potential for towns to grow³), we recommend your environmental assessment considers the following geographic environmental features:

- Ancient woodland, significant woodland cover and dune systems
- Environmentally protected areas (SSSI, SAC, Heritage Coast, AONB, AGLV and RIGS – see Appendix 1 to know what these mean)
- Valued historic and cultural places (Cornwall Mining World Heritage Site, Conservation Area, Listed buildings, Ancient Scheduled Monuments)
- Ecological assets – CWS, LNR, BAP habitats (see Appendix 1 to know what these mean)

³ Cornwall Council Town Frameworks Background Papers: <http://www.cornwall.gov.uk/environment-andplanning/planning/planning-policy/cornwall-local-plan/place-based-plans/town-frameworks-backgroundpapers/#Bodmin>

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

- Mineral Consultation Area
- Agricultural grade of land
- Flood Zones 2, 3a and 3b
- Topography

Your group needs to score each of the features you decide to assess, to help distinguish between each cell's deliverability. Scoring using colours (such as traffic lights) will make it easier to compare characteristics and sites. You could copy Cornwall Council's method used in developing our Town Frameworks, [included in Appendix 2](#).

If an entire cell is covered by a significant environmental constraint (e.g. ancient woodland), the identified site will likely be discounted in [Step 3: Cell Review](#). Other characteristics may reduce the land's potential for development, but won't necessarily block development.

Output: A documented understanding of how Environmental Constraints influence each of your cells, presented in the form of maps and traffic light summary result tables.

Accessibility Assessment

You will need: A3 or A2 versions of the maps produced at Step 1 and ; pins, spot-stickers or some way of marking specific points on the map; measured lengths of string or clear-plastic discs, cut to scale so they measure 400m, 800m and 1200m distances (or, failing that, you could pay for a new map with these distances plotted on from each community facility you identify); notation materials and a table to record each site's characteristics, such as the one in [Appendix 3](#).

New development ideally has easy access to local facilities, such as schools and healthcare facilities. This helps ensure sustainable communities comprising both existing and new residents.

Assessing access shouldn't just look at whether you can drive to and from new buildings. Think of pedestrians, cyclists and public transport users too. It's up to your group how much detail you consider within your accessibility assessment, but we'd recommend that as a minimum, your plan looks at:

- Retail areas – this can include your settlement centre/high-street, where many of your community's shops are found, and out-of-town farm shops and supermarkets;
- Primary and secondary schools, where you have one or both in your neighbourhood;
- Publicly accessible and owned open spaces;
- Health facilities (GP practices, pharmacies, etc.);
- Train stations and bus stops;
- Employment areas – such as business parks, industrial estates and any other major employers not covered under existing community facilities; and,
- Vehicular access to and from the site.

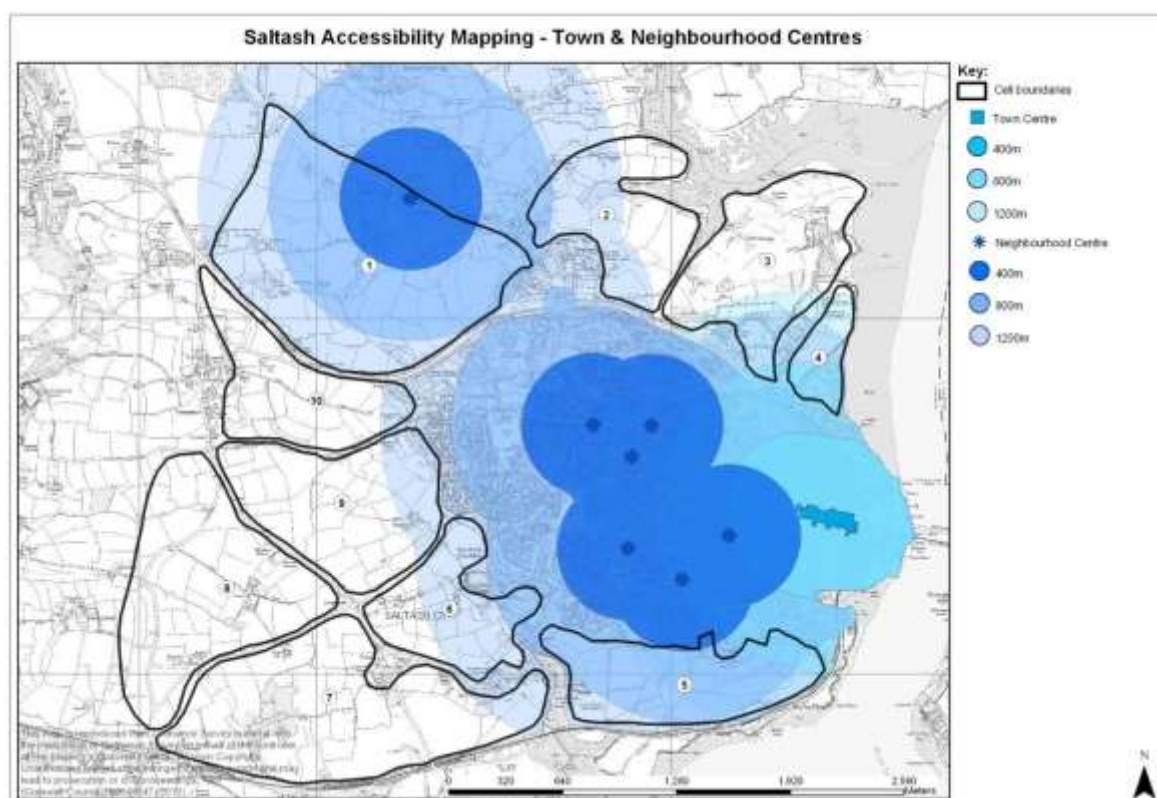
ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Each site should again be scored, preferably with the same numeric or traffic-light method you used in your environmental assessment. [Appendix 3](#) includes an example template table, based on the Council's work on Town Frameworks. All but vehicular access can be scored as you go along.

To help with scoring, you can use the following distances and walking times as a guide: 400m would take 5 minutes; 800m and 1200m would take 10 minutes and 15 minutes respectively.

Place your pins or coloured stickers on the map to identify where you believe your essential community facilities are. Then, using measured lengths of string or 'buffer discs' (clear plastic circles, such as acetone), you can check which sites are within walking distances of these facilities.

Figure 5: Example of the buffers used to assess how accessible the cells around Saltash were to neighbourhood centres.



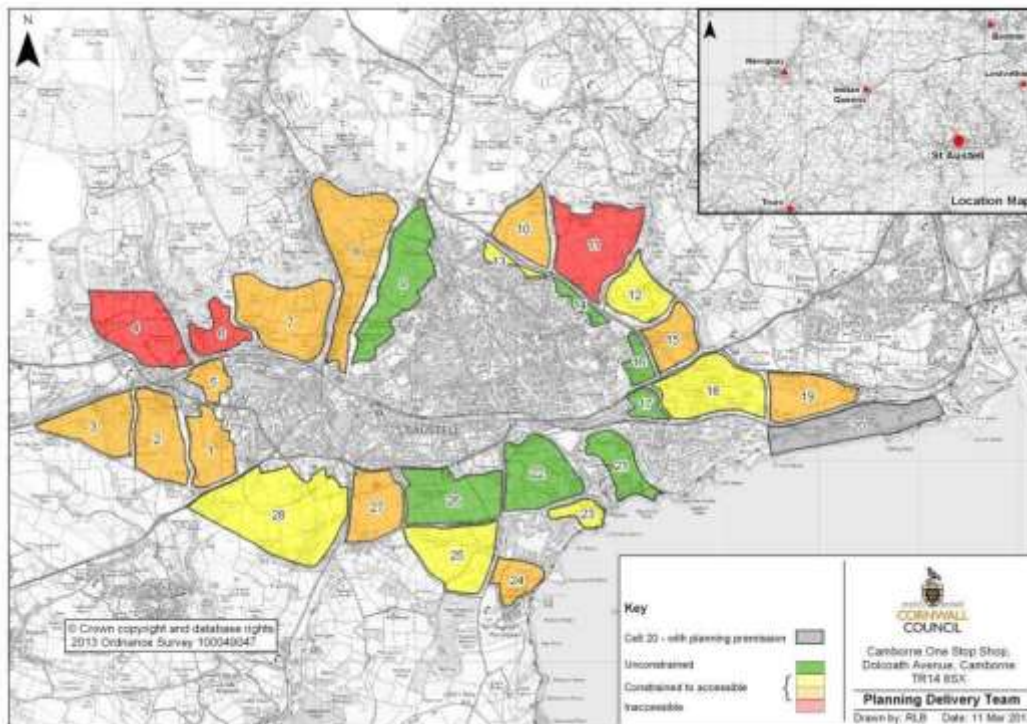
It's up to your group whether you measure from the middle or edge of your identified cells – or somewhere in between. You could give greater scores to cells whose whole area is within walking distance to community facilities, compared to those that only have partial access. You're welcome to do either, just make sure you include a clear methodology within your NDP or supporting documentation, and have a consistent approach to all sites and facilities. If your neighbourhood has multiple community facilities serving the same purpose, such as shops and bus stops, measure distances from sites to the nearest facility.

For vehicular access, your community should submit their views on the ability of existing infrastructure to meet any new transport needs. For instance, there could be concerns over congestion, perhaps just during summer holidays or rush hour. Once you've identified each site's vehicular access issues, you can rank and score each site.

Figure 5 provides an example of what the map illustrating the accessibility of cells around Saltash to neighbourhood centres looks like. Figure 6 provides an example of a visual summary of how all the cells around St Austell scored according to the traffic light accessibility assessment.

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Figure 6: Example of Accessibility Summary for cells identified in St Austell Town Framework



If your group struggles with this step, Cornwall Council can use your map of community facilities (prepared in Step 1) to digitally map the distances surrounding each facility (as in Figure 3). Further information on Council mapping support is found in the ‘Mapping and Data Resources’ section of this document.

Output: A documented understanding of how accessible each of your cells are to a range of important facilities, presented in the form of maps and (traffic light or scored) summary result tables; supported with a clear and consistent methodology used on all cells.

Step 3: Cell Review (1)

You will need: Maps and tables from Steps 1 and 2; and notation materials to record your groups’ discussions and conclusions.

Aim: To review the evidence gathered and assess the potential for development of each cell.

Once you’ve completed environmental and accessibility assessments for each cell, it’s time to review them. Some may need to be discounted entirely, as there are just too many obstacles for development. This includes cells completely covered by:

- Areas of high flood risk (Flood Zone 3B);
- Extant planning applications (where planning permission has already been granted and is still valid);

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

- Nationally recognised designations⁴ including AONB, SSSI, Marine Conservation Zone, Ramsar Wetland, Special Areas of Conservation and Special Protection Areas
- Land with too steep topography⁵.

Others cells may need to shrink, cutting out land within them that's got too many barriers for development to be viable. If in any doubt, do not discount the cell just yet, as you'll reassess all sites in much more detail and do much of the discounting during [Step 6](#).

Output: A map illustrating which cells have been discounted and which will no longer be examined as part of this process and a record of the reasons for this.

Step 4: Landscape Sensitivity Assessment

You will need: Access to Cornwall Council's Neighbourhood Planning Toolkit, and follow the specific guidance on Local Landscape Character Assessments

<https://www.cornwall.gov.uk/media/31663676/llca-guidance-loaded-on-web-v12.pdf>

Aim: To review the natural elements (landscape or seascape) of each cell and to assess the potential impact of development on the landscape.

Building on from your community's work on looking at each cell's environmental constraints, a Local Landscape Character Assessment (LLCA) can be undertaken for each cell. This will collect evidence on the different landscapes that make up your neighbourhood's character areas, and which cells are contained within each character area.

If you think it would be helpful, Cornwall Council can offer landscape sensitivity workshops which can provide your group with the skills and knowledge to carry out this aspect of site selection. These workshops have a small fee and if this is something that you are interested in, please contact your Neighbourhood Planning Officer who can provide further information.

The purpose of this step is to drill into greater detail, with the outcome of ranking the different cells according to their sensitivity to new development. The level of detail you go into will depend on your community's appetite and resources for conducting a LLCA, and the potential scale of development within the cells.

During this step, you may find some of your original cells have natural divisions – for instance, you may decide to split a cell into two separate cells, to take account of the two different character areas within it (e.g. part of the cell forming a wooded valley side may have a distinctly different character to that on the lower unwooded levels of the valley).

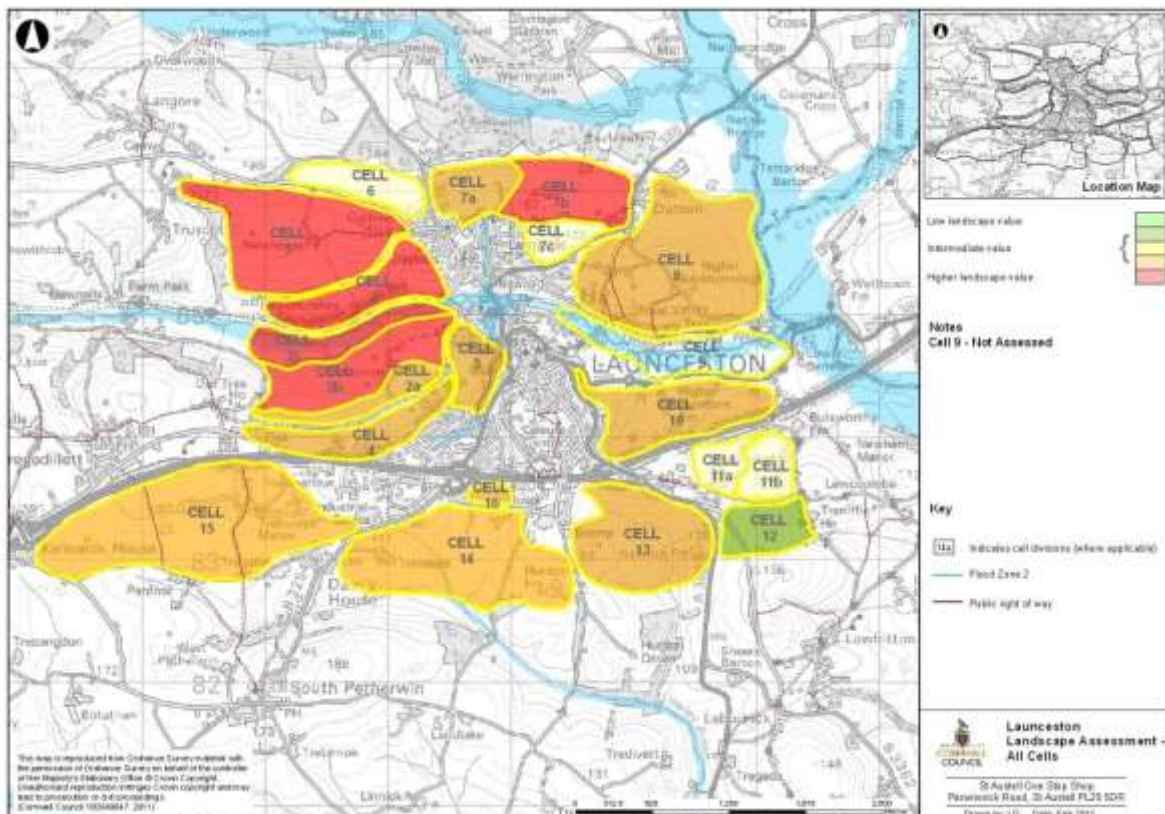
⁴ See central Government guidance for further info: <https://www.gov.uk/check-your-business-protected-area> ⁵ Anything above a 20% incline is considered steep, but as innovative designs can overcome these inclines, only remove cells with 50% inclines; alternatively, investigate recent developments sited on slopes in your area

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Once you have divided any cells you wish to, each existing and new cell will be assessed, providing you with an associated landscape value for each cell. Each cell can be ranked based upon its landscape sensitivity to development. You can name each rank to make it more relevant – for instance, ‘quite sensitive’ and ‘very sensitive’. Some may have equal ranks to each other. The purpose of this step is to determine which sites cause the least environmental harm.

Figure 7 provides an example of a map illustrating how the cells at Launceston scored (using traffic light scoring) in terms of potential impact on the landscape. Note how cells 2, 7 and 11 were split during this assessment. In the case of Cell 2, the sub-divided cell 2a was the higher lying ground, 2b the valley side and 2c the valley bottom. Also, Cell 9 is not coloured - this is because, at Step 3 of this process, Cell 9 was discounted due to it being in Flood Zone 3b.

Figure 7: Example of Landscape Assessment Summary for cells identified in Launceston Town Framework



Output: A documented understanding of how development of each cell (including newly formed divided cells) could impact on the landscape, supported by a map indicating how the potential 14 development of cells may impact on the landscape.

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Step 5: Defining existing and new services needed

You will need: Facilities and neighbourhood map (from Step 1); maps and tables from the Accessibility Assessment (from Step 2); and notation materials to record your groups' discussions and conclusions.

Aim: To identify what services are readily accessible to the residents of any new development. Can existing services and facilities support increased development or would they become overstretched? Would new or improved services be required? Can the development deliver the affordable housing and new facilities / infrastructure that are desirable?

The following step is based upon identifying areas for smaller developments (fewer than 200 houses), though it has similarities with the assessment used for larger potential settlements within the Council's Town Framework Assessment. If your community is identifying cells for large developments, please contact Cornwall Council and we will advise and support you on the best method for your Neighbourhood Plan.

Building upon the [Accessibility Assessment](#), you should now look at the potential needs of the proposed development in each cell. The outcome of this step is to understand the ability of existing facilities to meet new residents' needs, and to identify new service needs. Another important consideration is what new development could bring to enhance the existing community. For instance, do you have an area that is poorly served by facilities/transport links; and, if so, would an extension to that neighbourhood (or a new neighbourhood) improve the facilities for existing residents?

Ultimately, this step identifies whether each cell can sustainably expand an existing neighbourhood, whether it provides an opportunity for new neighbourhood services, or needs so many new and expanded services that development would be difficult to deliver.

Some service needs can be identified from existing evidence that you or Cornwall Council have, but much of it will need to be collected from consultations with service providers and your community.

Table 2 provides suggested topics for you to consider for each cell, split between three different categories of infrastructure; and potential sources of evidence to inform your Plan.

Table 2: Infrastructure Topics and Sources of Evidence

Infrastructure Facilities needed	Evidence sources	Topics
Employment	Existing evidence from maps & National Census	Ratio of homes to employment space Employment trends
	Local employers	Expected expansions Expected relocations
	Local residents	Demand for 'live-work' units and shared working spaces Expected expansions and relocations

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Transportation	Existing evidence from maps & National Census	Connectivity from cells to existing public rights of way and public transport Transport modes used, and potential future changes
Infrastructure Facilities needed	Evidence sources	Topics
		Car parks and their capacity Could development improve the existing transport network/provide additional linkages?
	Local residents & Council traffic surveys	Existing 'pinch' points (of congestion) Areas where cars speed Areas of high-demand for on-street parking
Community Facilities	Local Service Providers & Maps	Additional capacity of existing facilities
		Ability for over-capacity to be met by expanding onsite buildings
		Trigger-points when additional facilities would be required

As you'll be considering the same questions of each cell and, in some instances, the answers will be the same for cells; it is sensible to work as a group in completing this service needs analysis to ensure consistency.

Although it's difficult to score each cell under this analysis – as many of the answers are qualitative descriptions of the service situation – if possible, rank each cell based on the ability of existing services to meet the needs of new residents. Additionally, where your analysis has identified the need for new services, these should be clearly recorded to help inform both your community consultations and evidence base. Any infrastructure requirements can then being included in your Site Allocation Policy Wording (see '*Allocating Sites in your NDP 3: Site Allocation Policies*').

Further information on using neighbourhood planning in considering local facilities and services is found here: <https://www.cornwall.gov.uk/media/11408593/Local-Facilities-and-Services-guidenote-March-15.pdf>

Output: A documented understanding of how potential development of each cell would be served by facilities – where facilities are good, can be improved or where gaps exist; and an updated Facilities and Neighbourhoods Map (with cells superimposed) indicating how cells rank, based on the ability of existing services to meet the needs of new residents.

Step 6: Cell Review (2)

You will need: Outputs from all the previous steps; maps identifying land ownership and SHLAA sites (where available); A3 or A2 clean base map of your settlement(s); and notation materials to record your group's discussions and conclusions.

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Aim: To identify which cells to take forward as potential sites for development and to discount cells that should no longer be considered (being careful to record the reasons for this).

Prior to this step you have only had one opportunity to discount cells ([Step 3](#)). Having carried out additional work your group will have formed a wider evidence base which it can now use to determine actual sites to be consulted on. At this stage we start to refer to the cells as sites as they are no longer study cells.

This step is the culmination of all previous steps, especially the assessment of cells' landscape sensitivity and service needs. Because of this, it's recommended to invite all those who have previously made major contributions to take part. The purpose is to identify which cells to take forward, and which are too difficult or inappropriate to develop.

In order to assess the availability of cells you've identified, you'll need to engage with landowners and potentially their agents, if you haven't done so already. The purpose of this engagement is to check whether the owner is likely to make their land available for development; and, if they are, when their land could be made available and what they'd be interested in it being used for.

Refine the cells' boundaries into site areas

Taking the information obtained from the previous steps, start to consider which areas are preferable for development and which aren't. An important aspect here is that the cell boundaries do not have to be maintained. For instance your group should consider, based on the evidence you've gathered to date, whether:

- A cell boundary would be better if it was altered. For instance, to avoid or include a certain characteristic;
- If the cell area is the optimum site area for development, or whether – by adjusting its boundary, perhaps into adjoining cell(s) – a better performing site could be obtained; and,
- Whether some cells need to be discounted all together. Remember to clearly record the evidence why areas of land have been discounted.

The aim now is to determine some potential site boundaries.

This step can take some time. To keep people engaged, you could run it over several workshops/meetings, assessing different cells/areas each time. Attendees should be presented with the findings of the previous steps – you could put these up as posters up on the walls, or provide copies for each table. To help speed the process up, you could provide information to attendees in advance of workshops/meetings, providing summary information on the day for ease of reference.

Carrying out site visits, with the landowners' permissions (if you intend to walk on the site), can also really help people visualise development opportunities and constraints and gain greater engagement. If reviewing different sites on different days, you could start the session with a walk around the site(s) your group will be reviewing that day.

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Once you have reviewed your cells, these areas of land will now be referred to as sites.

Assessing whether land is available for development: The Strategic Housing Land Availability Assessment (SHLAA) and Landowner Engagement

Through Cornwall Council's Strategic Housing Land Availability Assessment (SHLAA), some landowners and developers might have already indicated their willingness to see their land developed. Maps of SHLAA sites can be found on the Council website⁵. You should check how these 'SHLAA sites' compare with the sites you have now arrived at. Do any of the SHLAA sites overlap with the sites that you are now considering? Identify where land which has been highlighted through the SHLAA has been found not optimum for development during your review process, comparing them to other sites.

SHLAA is a process that allows landowners and their agents to submit their land as being potentially available. They do not go through a viability assessment, like you've just taken each cell through; and hold no planning weight. In other words, just because land is identified within the SHLAA, it doesn't mean Cornwall Council believes it is appropriate for development. Instead, it helps the Council and communities like yours understand the potential supply of land for development. This information, as you are discovering now, is valuable in the process of plan making.

You could conduct your own comprehensive development land availability assessment by identifying and engaging landowners. Many may not have yet considered or made public their interest in development, or are only interested in developing it if it is developed in certain ways. Use your Neighbourhood Planning Group and Parish/Town Council contacts to identify all the landowners covering the sites you've identified. Once you've got an initial list of contacts, you can start engaging with them – remembering to ask whether they can help you connect with their neighbouring landowners, if this assists you.

Remember to be clear to explain the process, what you're hoping to achieve, and seek as much engagement as they are willing to give. Further advice on engaging landowners can be found from Planning Aid England:

http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/How_to_work_with_landowners_and_developers2.pdf

Where a landowner or agent is clear the land won't be made available for development, these areas should be removed, your sites' boundaries redrawn, and the evidence documented.

Estimating housing numbers deliverable in each site

Roughly quantifying how many homes could be supported on each site will help to identify each site's ability to meet your housing needs. The easiest way to do this is to apply a housing density for each site.

A single housing density (houses per hectare) could be applied across all sites, or your group can differentiate sites that could support higher densities – perhaps because nearby houses already have a high density, or the site has greater accessibility compared to other sites.

Your group should bear in mind the relationship housing density has with house prices. The higher the density, the less is land required – meaning house prices of new homes can be kept lower, and

⁵ Cornwall Council SHLAA: <https://www.cornwall.gov.uk/environment-and-planning/planning/planningpolicy/cornwall-local-plan/cornwall-topic-based-evidence-base/strategic-housing-land-availability-assessmentand-register-of-brownfield-land/>

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the building on undeveloped land is kept to a minimum. Additionally, larger developments achieve greater economies of scale, meaning it's easier to gain the contributions your community needs for delivering Affordable Housing and infrastructure needs.

As a rough rule of thumb, you could apply similar densities for new developments that Cornwall Council uses in estimating the capacity of land developers have submitted via the SHLAA. These are included in table 3 below.

Table 3: Possible density estimates for new housing developments

Urban area	Dwellings per hectare
Within town centres	60
Within and edge of larger towns	50
Within and edge of smaller towns	45
All other (rural) areas	40

Not all land within each cell will be suitable for housing development. Whilst the next steps will help you focus to bits of land which are deliverable, you could reserve some space for other types of buildings or open space. For larger SHLAA sites accommodating more than 25 dwellings, Cornwall Council assumes 15% of the site will be left for other uses – and for major sites, this allowance is increased to 30%.

Your allocated sites must meet your minimum estimated housing need, potentially including some infrastructure and non-domestic needs too. Because you are going to carry out wider consultation with your community at Step 8 of this process try, where possible, not to constrain sites so that they deliver the precise amount of housing that you envisage your NDP facilitating. If you do this it will not give the wider community options. It is advisable, to provide choice and to have a selection of sites at this stage. Your community, at Step 8, can then express views on which site(s) they prefer.

There are also benefits of having reserve sites that go beyond your minimum housing needs. These could be ones which are only made available for development, if preferred sites are not brought forwards as expected for development. For instance, landowners could change their mind or the land may change hands. There also may be sites your community wouldn't like to see delivered as open-market led developments, but would support them if they were predominantly Affordable Housing; or if they were predominantly non-domestic led, such as work-live units with a small proportion of housing.

Output: A documented record of how the sites have been arrived at (including a record of landowner engagement; and how SHLAA sites have been taken into consideration).

Step 7: Sustainability Appraisal (SA)

You will need: Outputs from all the previous steps; maps identifying your sites; SA guidance

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Aim: To consider how development of the sites will contribute to achieving sustainable development.

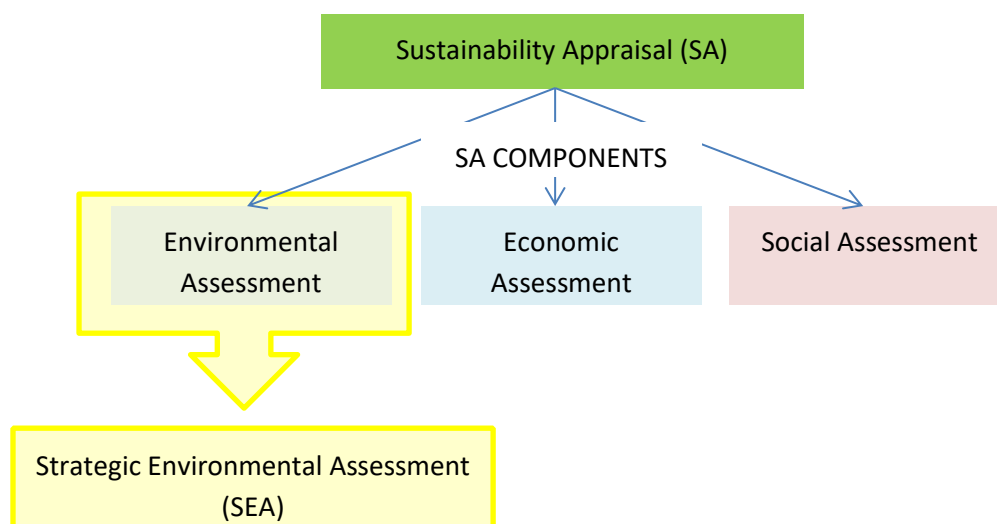
Now you have got a selection of potential sites, we recommend that a Sustainability Appraisal (SA) should be undertaken of each of these. Whilst there is no legal requirement for a NDP to have a SA, a town or parish council (or other qualifying body) must demonstrate how its plan or order will contribute to achieving sustainable development. A SA can be considered a useful approach for doing this.

Some groups can be quite alarmed when the need to carry out an SA is mentioned. There's often a misconception this is a large and complicated piece of work, requiring consultants. Try ensuring your group has an open mind and takes time to consider what is required. The SA is not such a daunting task as at first it may appear.

The SA is an assessment of how your policies *perform environmentally economically and socially*. This Site Allocations process has looked at many of the SA considerations already, which is why you shouldn't find the formal SA daunting! The SA will consolidate the work you have carried out to date, into a recognised, more formal approach of assessment.

The SA will also contribute to making your work easier during the latter stages of compiling your NDP. NDPs that allocate sites are more likely to require a Strategic Environmental Assessment (SEA). The SEA, as the name suggests, focuses purely on the environmental impact of policies. As you will have covered this as part of the SA, this aspect of your SA can be extracted for the purpose of the SEA. Figure 8 illustrates this link.

Figure 8: Links between the Sustainability Assessment (SA) and the Strategic Environmental Assessment (SEA)



Whilst SA work can be very detailed⁶, a more light touch could be applied. Appendix 4 illustrates an SA, in tabular format, that has been carried out when considering a large site in Launceston. The Local Development Framework (LDF) Objectives, listed in the left hand column of the table, are those used for higher level planning policy documents. You could adopt these as the underlying SA

⁶ see Government Guidance on SA's for Local Plans (which could also be applied to your NDP) at: http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/#paragraph_005

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objectives of your NDP. Guidance on Sustainability Appraisals can be found here <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-advice-and-guidance/sustainability-appraisal/>

Once you've completed a SA table for each of these sites, we recommend that a summary table is prepared, presenting the summary scores for each site scored against each of the SA Objectives. Column two in the table presented in Appendix 4 lists these objectives, and can serve as a useful summary of how the sites perform in how they contribute (or not) to achieving sustainable development, and how they perform against each other in this respect (assisting you in Step 9).

Output: An SA report setting out the SA of each of the sites. This will likely include a SA Table for each site and then a Summary Table presenting the scores for each site against the overall SA objectives.

Step 8: Selecting sites with your community (public consultation)

You will need: Maps illustrating your Option Sites; outputs from previous steps; notation materials

to record your groups' discussions and conclusions and other consultation tools.

Aim: To gain wider community input into the site allocation process in order to understand which sites are preferable for development.

This stage should be the highlight of the work you've carried out – getting wider community input and views should be the most valuable and enlightening aspect of Allocating Sites.

It's important your group is transparent and openly consulting with your whole community – and this is the step to invite everyone's views. As with the [Step 6](#), you may wish to run workshops over several days, covering different potential allocations and/or including site visits. If possible, hold consultations near the areas in question, as nearby neighbours will be most affected and have the greatest local knowledge of the sites being reviewed.

The purpose of this step is to finalise where your community wants development to happen, and what should be built in these locations. If your consultations are delivered correctly, local residents should clearly see:

- The benefits of allocating sites versus the risks of not doing so. The first part of this three-part guidance, 'Allocating Sites in your NDP 1', sets out these risks.
- How you initially looked at all potential areas for development, and the methodology you've used to score sites. If you've followed this guidance, you can simply include copies of this.
- Who has been involved and consulted with so far. • Summary/conclusions of the consultations so far.
- How areas have been discounted, shrunk or conjoined; and why this has happened.

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- Potential impacts arising from developing areas, and how these can be mitigated. This should include the services and facilities needed by each site, and aspects highlighted through carrying out your SA.

At this stage and depending on how your wider NDP work is progressing, you could use this opportunity to consult on your neighbourhood-wide policies. This could include design criteria, housing mixes and others directly relating to what's being proposed in the areas.

Table 4 provides suggested questions to ask consultees. As you can see, attendees can suggest a cell is taken forwards as a preferred or reserve allocation. Reserve allocations can be useful as it ensures, if your community's housing need grows or an allocated site doesn't materialise, your Plan makes allowances to achieve any unmet need or extra growth – and, more importantly, your community still governs where development happens.

Table 4: Possible Consultation Questions

Question to ask of each site	Suggested answer format
Should this site be taken forwards?	Yes; Yes, but as a reserved site; No, due to the reasons below.
If you believe the site should be taken forwards as a preferred site, when do you think construction can or should start?	Responses should include a year (e.g. 2018) and justification. This will help ensure your sites meet your areas' changing housing needs, and can be strongly informed by the outcomes of landowner consultation, as landowners may have a view on when they could make their land available.
Should the site boundary be altered in anyway?	Responses wishing the boundary to be altered should either provide clear notes of where, based on the identified plots of land/ownership; or, using tracing paper or notating on printed maps, provide their own suggested outline.
How many houses should be built?	Provide numerical ranges or recommended housing densities, highlighting what previous estimates (remembering to update the previous estimate, if the site area has shrunk).
Do you agree with the nondomestic developments included?	List the non-domestic developments you've identified with agree or disagree options, with space for comments on each.
Should any other non-domestic developments be included?	Include a blank space for people to make any suggestions for potential development opportunities being missed.
Do you have any recommendations on how adverse impacts should be managed?	Provide topics (identified impacts) for responses, and ask where the adverse impacts are located on or near sites. Topics should include environmental; flooding; accessibility; heritage; impact on services and facilities; landscape; and others identified within the SA process.

To ensure consistency and to allow the views of local residents to be recorded with the same weight as previous responses, you should pose the same (or very similar) questions asked in the assessment of availability and appropriateness.

Output: A documented record of how this stage of consultation was carried out, the results of this and a summary of how each site was received by the community.

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Step 9: Site Prioritisation and Selection

You will need: Maps illustrating your Option Sites; outputs from previous steps; notation materials to record your groups' discussions and conclusions; and other consultation tools.

Aim: To gain wider community input into the site allocation process in order to understand which sites are preferable for development.

This step is about drawing your work to a conclusion and selecting which sites your working group and the wider community have chosen as site allocations for your NDP. The formation of the policies that will formally allocate the sites, their contents and design is considered as separate guidance within 'Allocating Sites in your NDP 3: Site Allocation Policies'.

If in Step 8 you had a number of sites that provided housing beyond your neighbourhood's minimum requirements, in consultation with your community, you can choose which sites should be allocated; and which should be kept as reserve allocations, or dismissed entirely.

There are many ways in which your group may decide to do this, and whichever approach you choose, ensure it's consistent and most importantly well documented. Remember to clearly record why some sites have been chosen over others, and why some sites have been discounted.

Appendix 5 includes a table which may be helpful to you at this stage and could be used to summarise the findings of your work. This draws on the results of your SA work, as the SA outputs should have summarised the previous steps. Once this or a similar table has been completed, it can be used to order your sites in order of preference, and to select the most favourable sites.

Finally, you should consolidate the work you've carried out into a Site Allocation Evidence Base Report. It is advisable to do this whilst your work is fresh in your minds, preferably as you move through this process. We recommend that your Site Allocation Evidence Base Report includes a methodology (you could adapt/refer to this and/or other guidance used). The report should present the outputs of the steps you've taken, identifying how you've carried it out and (most importantly) made the decisions have been arrived.

Output: A summary of which sites should proceed as Site Allocation Policies (to include a map and notes of any specific requirements such as infrastructure provision, design considerations etc.); and a Site Allocation Evidence Base Report.

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Appendix 1: List of Acronyms and Terms

AONB	Area of Outstanding Natural Beauty
AGLV	Area of Great Landscape Value
BAP	Biodiversity Action Plan (habitat area)
Cell	Term used for parcels of land identified as study areas for the purpose of the Site Selection Process. Towards the end of the process, when it is evident that sites are viable options the terminology for these parcels of land changes to calling them 'sites'.
CWS	County Wildlife Site (habitat area)
LNR	Local Nature Reserve
LLCA	Local Landscape Character Assessment
NDP	Neighbourhood Development Plan
RIGS	Regionally Important Geological Site
SA	Sustainability Appraisal
SSSI	Site of Special Scientific Interest
SAC	Special Area of Conservation
SHLAA	Strategic Housing Land Availability Assessment
WHS	World Heritage Site

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Appendix 2: Example Environmental Assessment Template

This Appendix presents a suggested format of the Environmental Assessment of your 'Cells'. This format has been adopted from work on the Urban Extension Assessment as part of CC's Town Framework and Site Allocation processes.

Table 1 of this Appendix, presents the traffic light scoring key used in the assessment.

Diagram 1 of this Appendix, illustrates an Environmental Assessment map, relating to OALS, AGLV and RIGS designations.

Table 2 of this Appendix, provides an example of a completed Environment Assessment for cell 2, of Diagram 1 (please note, Diagram 1 only represents the assessment for the criteria of OALS, AGLV and RIGS, shown as one row on this table. Similar maps would be obtained for other criteria (rows)).

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Table 1: Key to the traffic light scoring used in the Environmental Assessment Template Table.

Desk Based environmental assessment					
Significant assets / constraints					
Ancient woodland, significant woodland cover, Dune systems	Entire area covered by designation	Significant area covered by designation	Small area of site covered by designation	Site immediately adjacent designated land	No designation /not adjacent to designation
SSSI, SAC, Heritage Coast, AONB	Entire or significant area covered by designation	Small area covered by designation	Site immediately adjacent designated land	Designation within the vicinity of the site	No designation
Other assets / constraints					
OALS?, AGLV, RIGS?	-	Entire or significant area covered by designation	Small area of site covered by designation	Site immediately adjacent designated land	No designation /not adjacent to designation
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	-	Entire or significant area covered by designation	Small area of site covered by designation	Site immediately adjacent designated land	No designation /not adjacent to designation
Ecological assets – CWS, LNR, BAP habitat	-	Entire or significant area covered by designation	Small area of site covered by designation	Site immediately adjacent designated land	No designation /not adjacent to designation
Mineral Consultation Area	-	Entire or significant area covered by designation	Small area of site covered by designation	Site immediately adjacent designated land	No designation /not adjacent to designation
Agricultural grade of land	-	All or mostly grade 1 / 2	Around half of site grade 1 / 2	Small parts of site grade 1 / 2	No grade 1 / 2
Flood Zones 2 and/or 3	-	Entire or significant area covered by designation	Small area of site covered by designation	Site immediately adjacent designated land	No designation /not adjacent to designation
Topography	-	None or limited area of site suitable for development	Half of site suitable for development	Most of site suitable – some steep gradients	All of site suitable for development
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	-	Major constraints impacting on development	Minor constraints impacting on development	-	No constraints impacting on development

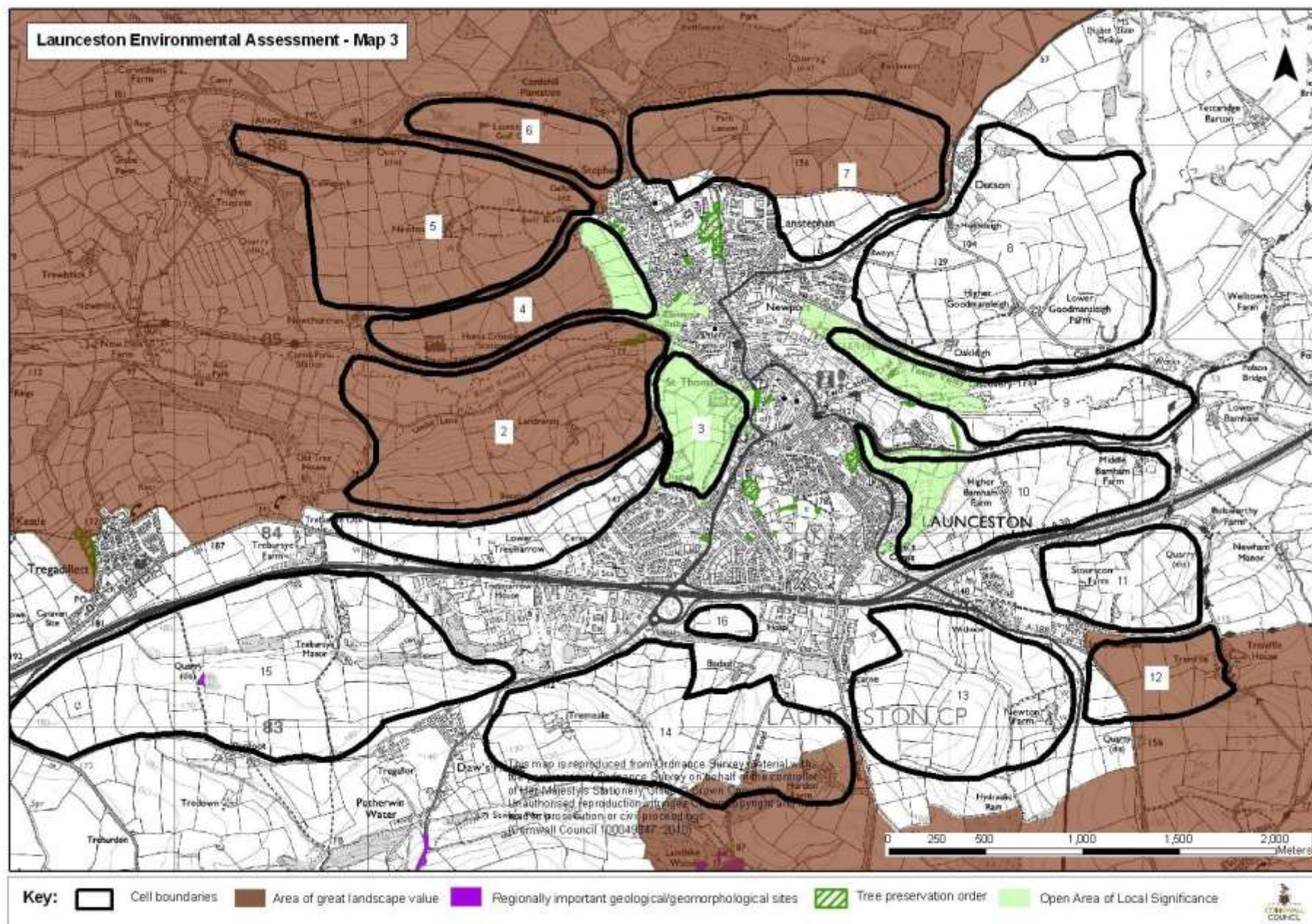
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Other information – not scored					
Cornwall LCA / LDU					
Historic Landscape Character Assessment 1994 Reference LCA & LCZ					
Aspect (solar gain)	North facing	North East/West	East/West facing	South East/west	South facing
Current land cover					

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Diagram 1: An example of an Environmental Assessment map, relating to OALS, AGLV and RIGS.

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Table 2: Example of a completed Environment Assessment for Cell 2 of Diagram 1.

Cell Number: 2	Commentary	Impact of Development
Significant assets / constraints		
Ancient woodland, significant woodland cover, Dune systems	Small strip of Significant Woodland within the north west of the cell	
SSSI, SAC, Heritage Coast, AONB	None	
Other assets / constraints		
OALS, AGLV, RIGS	All of the site is a designated AGLV and there are some trees with Tree Preservation Orders on the north east edge of the cell	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	None	
Ecological assets – CWS, LNR, BAP habitat	None	
Mineral Consultation Area	None	
Agricultural grade of land	No Grade 1 or 2, Cell is split between Grade 3 and 4	
Flood Zones 2 and/or 3	Flood Zone 2 on minimal proportion of the site along the northern boundary	

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Topography	Some very steep gradients but some large areas of the site would be suitable	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)		

Appendix 3: Example Accessibility Assessment Template

This Appendix presents a suggested format of the Accessibility Assessment of your 'Cells'. This format was adopted for work on the Urban Extension Assessment as part of CC's Town Framework and Site Allocation processes.

Diagram 1 of this Appendix, illustrates an Accessibility Assessment map, relating to primary schools

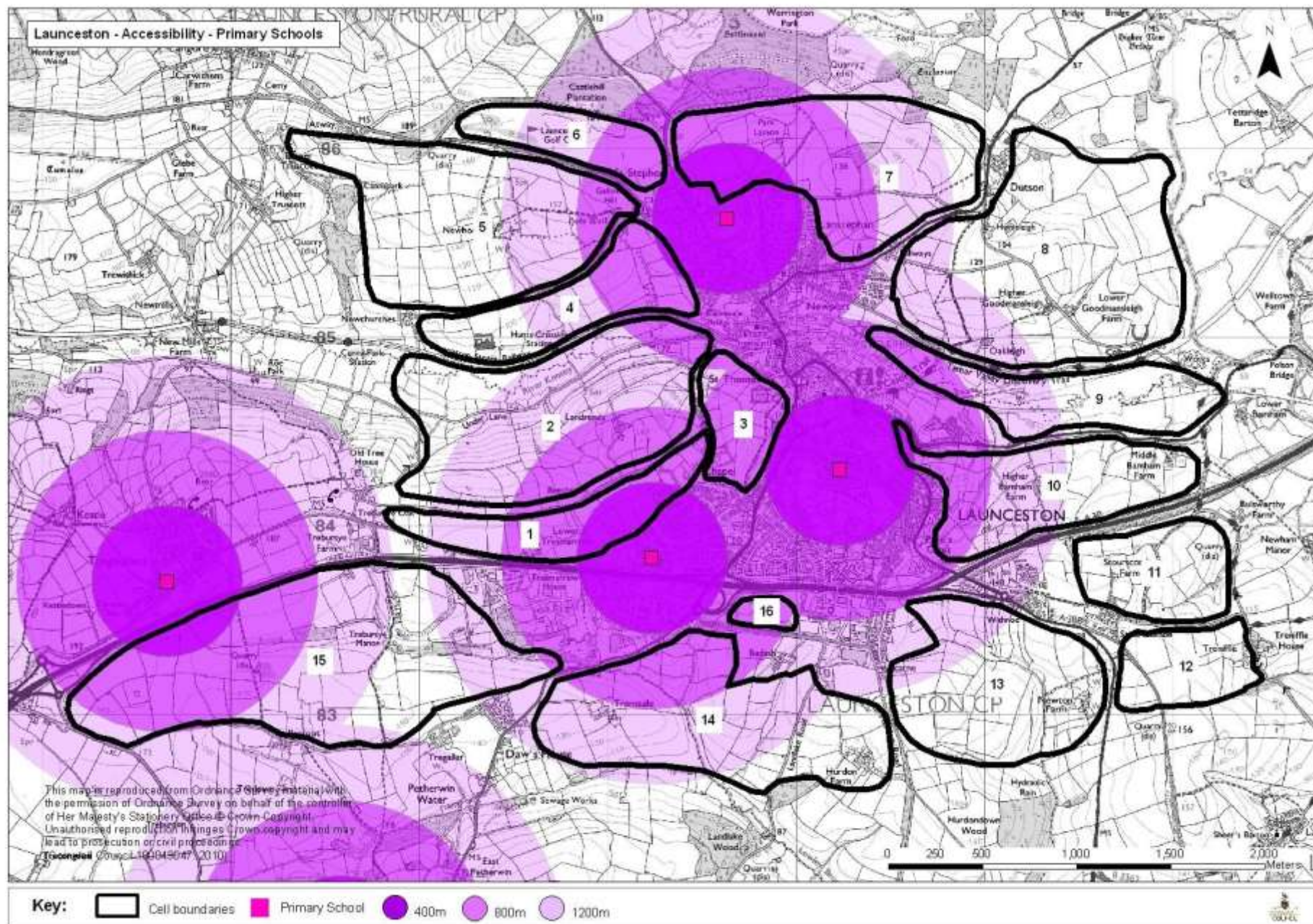
Table 1 of this Appendix, provides an example of a completed Accessibility Assessment for Cell 2 of Diagram 1. Within this table, each distance whether 400, 800, 1200 is scored individually for a service/facility using a 5 colour traffic light system as below:

Green = whole cell within distance
 Light green = approx two thirds or more of the cell within
 Yellow = approx between one third and two thirds within
 Amber = approx less than one third within
 Red = none of cell within

Once done an overall (middle/average) colour needs to be scored/applied for that service/facility, e.g. 3 reds = red overall; green & yellow = light green. An overall score on accessibility for the cell, again the median/average colour, should then be recorded.

Diagram 1: An example of an Accessibility Assessment map, relating to Primary Schools.

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Table 1: Example of a completed Accessibility Assessment for Cell 2 of Diagram 1.

Launceston Framework Accessibility Assessment					Cell Number: 2
Type of Facility/Service	Proximity of nearest facility/service to cell			Total Score	Comments/Barriers
Town and Neighbourhood Centres (400-800-1200m)	400	800	1200		
Primary Schools (400-800-1200m)	400	800	1200		
Secondary Schools (800-1200-1600m)	800	1200	1600		
Open Space Strategic & Public Open Space (400-800m)	400	800			
Health Facilities (400-800m)	400	800			
Supermarkets (400-800m)	400	800			
Employment Areas (800-1200-1600m)	800	1200	1600		
Vehicular Access	Comments				
Deliverable vehicular access to serve the site area			The site is bordered by lanes to which access could be gained.		
Possible vehicular connection from the site area to the town centre			The lanes bordering the site provide a link to/from the A30 (eastbound only) and also a link to the 'Chapel' area of Launceston.		

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Any other comments/summary				
Total Score Calculation 3 boxes - median or majority colour 2 boxes - median or lower coverage colour		Whole of cell in distance	Overall Score	
		> appr _x $\frac{2}{3}$ within		Median or majority colour of Total Score boxes
		< appr _x $\frac{2}{3}$ > $\frac{1}{3}$ within		
		< appr _x $\frac{1}{3}$ within		
		Non of cell within		

Appendix 4: Cell Summary Information Template

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Appendix 5: Example of a Site SA Table

The following table provides an example of a SA carried out on a proposed site allocation.

The first column presents the SA objectives, in line with the SA of Cornwall's Local Plan: Strategic Policies Development Plan Document.

The second column applies a score in consideration of how the site performs against the SA objective (this score being derived from the notes within the following column), and where the score represents the following:

--	Likely to significantly undermine the SA Objective
-	Likely to undermine the SA Objective
--/+	More likely than not to undermine the SA Objective
+/-	Likely to neither undermine or contribute to meeting the SA Objective
++/-	More likely than not to contribute towards meeting the SA Objective
+	Likely to contribute towards meeting the SA Objective
++	Likely to significantly contribute towards meeting the SA Objective
?	Impacts unknown
0	Objective/criteria not relevant

The third column sets out proposed mitigation measures and considerations – an important aspect for when developing your actual site allocation *policies* (see further guidance '*Allocating Sites in your NDP 3: Site Allocation Policies*').

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LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
1. Climatic Factors 1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions. 2. To increase resilience to climate change, and reduce vulnerability. a) Does it limit greenhouse gas emissions? b) Does it secure the highest viable resource and energy efficiency? c) Does it encourage the use of renewable energy technologies? d) Does it minimise vulnerability and encourage resilience to the effects of climate change?	+	<p>The site is located adjacent to the urban area of Launceston and in comparison to other site options offers a location which could optimise use of more sustainable modes of transport thereby minimising any increase in greenhouse gas emissions as it is accessible to the employment, education and other facilities. +</p> <p>The site has a southerly gradient. This allows development to be orientated to utilise solar gain and would enable the maximised use of renewable technologies. +</p>	<p>New development should seek to maximise use of sustainable modes of transport and reduce reliance on private vehicles for short trips.</p> <p>Where possible linkages for walking and cycling between the new development and facilities outside of the site area should be encouraged.</p> <p>For public bus services, when road links are built a cul de sac arrangement should be avoided as this will discourage bus operators from operating services through the future site. Roads that allow buses to run through a site using separate access and egress are preferred as this will encourage bus services to be routed through areas.</p>
2. Waste 1. To minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy. a) Will it reduce the amount of waste produced, collected, and or land filled? b) Will it increase levels of composting or anaerobic digestion? c) Has space for storage of recycled materials been planned for? d) Will it reduce the waste management industry's contribution to climate change?	+/-	<p>Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled. +/-</p>	<p>New development will seek to reduce waste by increasing recycling, the provision of sufficient storage and collection areas for recycling, composting and waste and addressing waste as a resource and looking to disposal as the last option.</p>

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

3. Minerals and Geodiversity 1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources 2. To conserve, enhance and restore the condition of geodiversity in the county. a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources? b) Will it ensure development does not irreversibly sterilise important mineral resources? c) Will it prevent harm to and, where	+	The whole site is outside any mineral consultation area.++ The site is not in proximity to a County Geology (RIGS) site.+	None required
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LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
appropriate, enhance geological conservation interests in the county? d) Will mineral working impact on designated land?			
4. Soil 1. To minimise the use of undeveloped land and protect and enhance soil quality. 2. To encourage and safeguard local food production. a) Will it protect, enhance and improve soil quality in Cornwall? b) Will it avoid development that leads to the loss of productive soil?	--	The site is classified as Grade 2 and 3a Agricultural Land with. Development would therefore lead to the loss of the best and most versatile agricultural land.-- * Source Agricultural Land Classification field survey pre 88	The proposed site should include new allotments
5. Air 1. To reduce air pollution and ensure air quality continues to improve. a) Will it reduce pollution including greenhouse gas emissions? b) Will it maintain or improve air quality in Cornwall?	+	Any development will have an impact on air pollution the extent to which can be minimised through careful design and construction. The site does not fall within a proposed or existing Air Quality Management Area. +	The extent of air pollution resulting from the proposal could be minimised through careful design and construction

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

6. Water 1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and coastal erosion. 2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use? a) Does the proposal reduce, or avoid increasing the risk of flooding overall? b) Does the proposal reduce the overall demand for water? c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change? d) Will the proposal increase the risk of water pollution events?	++/-	All development will increase the overall demand for water. The site does not contain but is in proximity at the southern part of the site to, a flood zone.- The site is not covered by a Critical Drainage Area.++	Development will have potential negative impacts on water related issues, however appropriate implementation of SUDS can mitigate these issues.
7. Biodiversity 1. To conserve, enhance and restore the	+	At this stage it is not possible to assess whether any proposal could have a positive impact on biodiversity.	Development in this area could be accompanied by the provision of some wildlife habitats and these could be an

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
condition and extent of biodiversity in the county and allow its adaptation to climate change. a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas? b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)? c) Does it protect not only designated areas but also of wildlife interest everywhere? d) Will it encourage the provision of new or improved wildlife habitats?		The site is not covered by or in proximity to an SAC, SSSI or other designated site of national or regional importance.+ The site is not covered by or in proximity to a Cornwall Wildlife Site.+ The site is within proximity to the south to a BAP habitat (Coastal and floodplain grazing marsh).-	improvement to some areas within the site however overall provisions would be unlikely to improve what already exists.

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

8. Landscape 1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape. a) Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character? b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs? c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements. d) Will it maintain and enhance a high quality living environment? e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?	--	<p>At this stage it is not possible to assess whether any proposal could have a positive impact on green infrastructure.</p> <p>The site is not within a designated AONB or AGLV however it is in proximity to a designated AGLV to the south and west. -</p> <p>The landscape assessment of the original cell concluded that the site has a high overall landscape value.--</p>	<p>Mitigation will be required if the site option is developed and this will be looked at in more detail at a later stage to reduce harm to the higher quality landscape in particular.</p>
9. Maritime 1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments. a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?	o	<p>No sites surrounding Launceston will impact on the maritime environment.</p>	<p>None required</p>

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries? c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability? d) Will the proposal operate within safe biological, chemical and physical limits?			

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

<p>10. Historic Environment</p> <p>1. To protect and enhance the quality and local distinctiveness of the historic environment.</p> <p>a) Does the proposal reinforce the distinctive character of Cornwall?</p> <p>b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment?</p> <p>c) Does the proposal preserve and enhance the cultural and social significance of the historic asset?</p> <p>d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture?</p> <p>e) Have flood mitigation measures been designed to be compatible with the immediate historic environment?</p> <p>f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?</p>	<p style="text-align: center;">++/-</p>	<p>All development is likely to have some effect on the historic environment.</p> <p>The site covers an open agricultural area on the western fringe of the St Stephens area of Launceston. Development will not have a negative impact on the historic character and identity to the town as it is adjoining a modern bungalow estate development.</p> <p>The proposed site contains no features recorded on the Cornwall Sites and Monuments Register. ++</p> <p>The site is classed as Ancient Enclosed Land.-</p>	<p>Assessments need to be done at the appropriate master plan stage in order to inform precise layouts, densities etc. Assessments to be carried out:</p> <ul style="list-style-type: none"> • Desk Based Assessment and walk over survey • Impact Assessment • Setting of designated and undesignated Historic environment assets to be considered • Geophysical survey to minimise impact and target excavation <p>Assessment/ Historic Environment issues to inform extent of the development and design solutions within the allocation site:</p> <ul style="list-style-type: none"> • Mitigation may affect number and location of development • Consider retention of hedgerows if present on site
<p>11. Design</p> <p>1. To promote and achieve high quality design in development, sustainable land use and sustainable built development.</p> <p>a) Will it encourage developers to build to higher environmental standards?</p> <p>b) Will it help to promote local distinctiveness?</p> <p>c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes?</p>	<p style="text-align: center;">+</p>	<p>The site has a southerly aspect, however topography is unlikely to impede the sustainable design of development in this area.+</p>	<p>None required</p>

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?			
12. Social Inclusion 1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society. a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded? b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?	+	<p>At this stage it is not possible to assess what specific impact development of this site could have. This will be further assessed through any planning application process.</p> <p>Its location is accessible to a number of existing facilities including a primary school, employment area and the town centre. +</p>	At the scheme design stage, efforts should be made to incorporate elements that will reduce poverty and social exclusion. Access to services and facilities need to be considered.
13. Crime & Anti Social Behaviour 1. To reduce crime, anti-social behaviour and fear of crime. a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots) b) Will it help reduce the fear of crime?	?	At this stage, it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	At the scheme design stage, crime and safety issues need to be considered eg overlooking of public spaces and well lit footpaths in order to design out crime

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

<p>14. Housing</p> <p>1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.</p> <p>a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county?</p> <p>b) Will it reduce the number of people homeless or in temporary accommodation?</p> <p>c) Will it contribute towards the provision of affordable, social and key worker housing?</p> <p>d) Will it reduce the number of unfit homes, and those falling below the decent homes standards? e) Will it deliver adaptable housing to meet the lifelong needs of the population?</p> <p>f) Will it provide a well integrated mix of decent homes of different types and tenures to support</p>	<p>+</p>	<p>Although the site has a southerly gradient there are no significant topographical constraints in this area, so this will help to maximise the opportunity of developing an optimum quantity and mix of development including affordable housing.+</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.+</p>	<p>None required</p>
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ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
a range of household sizes, ages and incomes? g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions? h) Will it make the best use of land?			
15. Health, Sport and Recreation 1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities. a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?	+	<p>At this stage it is not possible to assess what specific impact development of this site could have on access to open space and sports facilities. This will be further assessed through any planning application process.</p> <p>Assumption – the criteria “e) will it lead to unacceptable noise levels?” has been considered as the noise that would be generated by the development – and therefore not scored as not relevant to housing proposals.</p> <p>The site is not in close proximity to existing health facilities.- The site does not incorporate any existing sports facilities. + The site is adjacent to the open countryside and the public footpath network which could encourage access for recreation.+</p> <p>The site is within walking distance of existing areas of open space and sports facilities.+</p> <p>Development of the site could provide a potential opportunity to make provision for new designated play space. +</p>	At the design stage, developers should be encouraged to incorporate new and improve existing pedestrian and cycle links for future residents.

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

16. Economic Development, Regeneration and Tourism 1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities. a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to	+/-	<p>At this stage it is not possible to assess what specific impact development of this site could have. This will be further assessed through any planning application process.</p> <p>The site is in close proximity (800m) to existing employment areas. +</p> <p>The site does not have good links to the existing strategic transport network with access to the site via urban roads. This is less favourable than some other areas.-</p>	
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LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?		The site is not of a scale to enable the development of a new neighbourhood	
17. Education & Skills 1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society. a) Will it help improve the qualifications and skills of young people? b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)? c) Will it help increase the County's skilled and professional workforce? d) Will it support a viable future for rural communities? e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts? f) Will it increase accessibility to training facilities?	--/+	<p>At this stage it is not possible to assess what specific impact development of this site could have. This will be further assessed through any planning application process.</p> <p>The site is in proximity to Primary School but not a primary school.++/-</p> <p>The site is not of a scale to provide neighbourhood facilities which could provide space to enable additional education/ training.-</p>	Improved cycling, pedestrian and bus routes and services could facilitate access and sustainable travel to schools.

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

<p>18. Transport and Accessibility</p> <p>1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.</p> <p>2. To reduce traffic congestion and minimise transport related greenhouse gas emissions.</p> <p>a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available?</p> <p>b) Will it reduce traffic congestion by promoting alternative modes of transport?</p> <p>c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities?</p> <p>d) Will it lead to a reduction in greenhouse gas emissions?</p> <p>e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?</p> <p>f) Will it transfer freight from road to rail and/or</p>	+	<p>It is acknowledged that realistically development increases use of motor vehicles.</p> <p>The site is located adjacent to the urban area of Launceston and in comparison to other site options offers a location which could optimise use of more sustainable modes of including walking and cycling. +</p> <p>The development of the site could provide linkages where public transport services could be encouraged to operate by linking existing residential roads. +</p> <p>Development of the site may cause a significant increase in local traffic movements through existing residential areas and may cause safety and capacity issues. -</p>	<p>Future transport arrangements and accessibility issues need to be considered as part of any policy development. Sustainable linkages through the site to existing and planned facilities will be required.</p>
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LDF SA Objectives	Score	Impacts of proposal	Proposed mitigation measures and considerations
sea?			
<p>19. Energy</p> <p>1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.</p> <p>a) Will it promote energy conservation and efficiency?</p> <p>b) Will it promote and support the use of renewable and low carbon energy technologies? c) Will it help reduce fuel poverty?</p> <p>d) Will it encourage local energy production?</p>	+/-	<p>Heat mapping analysis of the Launceston area demonstrated that the site would not support/ connect to a viable District Heat Scheme. --</p> <p>The site has a southerly aspect which is favourable to solar PV. ++</p>	<p>None required</p>

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Appendix 6: Example of a Site Prioritisation Table

Table 1 below provides an example of a Site Prioritisation Table which can be used to summarise important information obtained through your work.

Tables 2 and 3 present the sites in order of preference for development (it may be that you choose to allocate all or just a selection of your sites at Step 9 of the process. Those which aren't selected are then usually held in reserve with the reasoning set out).

Table 1: Example Site Prioritisation Table

SETTLEMENT	SITE			
	A	B	C	D
Overall Comment	XXXXXX	XXXXXX	XXXXXX	XXXXXX
SA Summary Scoring				
1. Climate	+	+/-	+	+/-
2. Waste	+/-	+/-	+/-	+/-
3. Minerals and Geodiversity	+	+	+	+
4. Soil	-	--	--	-
5. Air	+	+	+	+
6. Water	++	++/-	++/-	++
7. Biodiversity	+	+	+	+
8. Landscape	+/-	--	--	-
9. Maritime	o	o	o	o

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

10. Historic Environment	-	-	++/-	-
11. Design	+	+	+	+
12. Social Inclusion	+/-	-	+	+
13. Crime & Antisocial Behaviour	?	?	?	?
14. Housing	+	+	+	+
15. Health, Sport and	-	+	+	++/-

Recreation				
16. Economic Development, Regeneration and Tourism	+	+/-	+/-	+
17. Education and Skills	+	-	--/+	+
18. Transport and Accessibility	+	+/-	+	+
19. Energy	+	--/+	+/-	++/-
Additional Considerations				
Land Ownership & Developer Interest	Majority of site would be available for development. Pre-application discussions relating to an area of the site have occurred recently and have gained support from the community.	The Landowner is actively pursuing an application at this site.	The landowner has stated a willingness to develop the land but no further activity than this.	The landowner has stated a willingness to develop the land and the land is identified in the SHLAA

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Public Opinion	It has been assumed that development will take place here for years and the public support this land being developed.	The public strongly object to this site being developed due to xxxx and prefer Site A due to xxxx.	There were differences of opinions regarding this site but whilst this is to be expected there was no clear majority either in support or opposition.	The public strongly object to this site being developed due to xxxx and prefer Site A due to xxxx.
Infrastructure and/or specific requirements to be considered as part of any future development.	Road link through site linking High Lane and Low Lane.	None would be sufficient to mitigate local infrastructure issues	Increased public open space and safe playing areas for both future residents of any new development and existing residents in proximity to the site. Design must be sympathetic to the setting of the existing built up areas.	Should this site proceed it would be crucial to improve road links to the village centre and provide safe and dedicated pedestrian links. Visual impact on the existing settlement is a key factor for consideration.

Table 2: Sites selected to have Site Allocation Policy within the NDP.

DPD Site Allocations – XX Town/Parish Preferred Sites	Site	Reason / Justification
Preferred Site 1		
Preferred Site 2		
Preferred Site 3...		

Table 3: Sites not selected to have Site Allocation Policy within the NDP.

Reserve Sites for XX Town/Parish (Not allocated)	Site	Reason / Justification
Reserve Site 1		

ALLOCATING SITES IN YOUR NDP 2 – A METHODOLOGY FOR SITE SELECTION

Reserve Site 2		
Reserve Site 3...		

Appendix 3 - ENVIRONMENTAL ASSESSMENTS SUMMARY TABLE

Environmental Assessment Summary	Cell 1 - Impact of Development	Cell 2 - Impact of Development	Cell 3 - Impact of Development	Cell 4 - Impact of Development	Cell 5 - Impact of Development	Cell 6 - Impact of Development	Cell 7 - Impact of Development	Cell 8 - Impact of Development	Cell 9 - Impact of Development
Significant assets / constraints									
Ancient woodland, significant woodland cover, Site Special Scientific Interest, Special Area Conservation, AONB and sites of Ecological Value									
Other assets / constraints									
Area Great Landscape Value, Regionally Important Geological Site etc									
WHS, Conservation Area, Listed buildings, Scheduled Ancient Monuments									
Cornwall Wildlife Site, Local Nature Reserve, Biodiversity Action Plan habitat									
Agricultural grade of land									
Flood Zones 2 and/or 3									
Topography									
Previously developed/greenfield									
Physical constraints/other factors									
Aspect (solar gain)									
Land use									
Size of fields/hedge character									
Age of buildings/distinctive features									
Character of roads and public rights of way									
Area management									
Tranquillity levels/level of light pollution at night									
Overall Comment / Recommendation									
Count of red excluding overall recommendation	9	10	7	8	5	1	12	8	8
Count of amber excluding overall recommendation	2	3	3	4	2	5	4	3	2
Count of green excluding overall recommendation	6	4	7	5	10	11	1	6	7
	17	17	17	17	17	17	17	17	17

Comment

Percentages 6 6 6 6 6 6 6 6 6 6

Count of amber excluding overall recommendation	12	18	18	24	12	29	24	18	12
Count of green excluding overall recommendation	35	24	41	29	59	65	6	35	41
	100	100	100	100	100	100	100	100	100
Count of red excluding overall recommendation	53	59	41	47	29	6	71	47	47

Ranges

	65	76	59	71	41	35	94	65	59
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Above 45%

Above 45%

Appendix 4

Porthleven Town Council
The Institute Cottage
Cliff Road
Porthleven
Helston
TR13 9EY

27 June 2017

Mr D. Ratcliffe
Porthleven Community Primary School
Torleven Road
Porthleven
Helston
TR13 9BX

Dear Mr. Ratcliffe

Re.: Porthleven Neighbourhood Plan – School Capacity

You may be aware that Porthleven Town Council, along with the community of Porthleven, is in the process of writing a Neighbourhood Plan (NP) with the assistance of a team of volunteers. A NP sets out the vision for land use and development in the town and parish. It gives the community the chance to decide how the local area should develop and what should be built. It can respond to a wide range of social, economic or environmental issues that are relevant to us locally. We can also influence land use for other things like renewables and recreational facilities.

As part of the development of the NP, we need to ascertain the capacity that the school within the town has.

The developing plan is indicating that 85 houses could be built and I would appreciate it if you could state whether the school would have the capacity to be able to support a development of this size.

I look forward to hearing from you.

Yours sincerely

Alan Jorgensen B.Sc. (Hons.) EngTech MICE
Porthleven Town Council
Chair | Porthleven Neighbourhood Plan
Mobile: 07545 839269
Email: cllr.jorgensen@gmail.com
www.porthlevenplan.org.uk

Appendix 5

Porthleven Town Council
The Institute Cottage
Cliff Road
Porthleven
Helston
TR13 9EY

27 June 2017

Dr. R. Drummond
Porthleven Surgery
Sunset Gardens
Porthleven
Helston
Cornwall
TR13 9BT

Dear Dr. Drummond

Re.: Porthleven Neighbourhood Plan – Surgery Capacity

You may be aware that Porthleven Town Council, along with the community of Porthleven, is in the process of writing a Neighbourhood Plan (NP) with the assistance of a team of volunteers. A NP sets out the vision for land use and development in the town and parish. It gives the community the chance to decide how the local area should develop and what should be built. It can respond to a wide range of social, economic or environmental issues that are relevant to us locally. We can also influence land use for other things like renewables and recreational facilities.

As part of the development of the NP, we need to ascertain the capacity that the doctor's surgery within the town has.

The developing plan is indicating that 85 houses could be built and I would appreciate it if you could state whether the surgery would have the capacity to be able to support a development of this size.

I look forward to hearing from you.

Yours sincerely

Alan Jorgensen B.Sc. (Hons.) EngTech MICE
Porthleven Town Council
Chair | Porthleven Neighbourhood Plan
Mobile: 07545 839269
Email: cllr.jorgensen@gmail.com
www.porthlevenplan.org.uk

Appendix 6**From:** head <head@mullion-ji.cornwall.sch.uk>**Date:** 24 July 2017 at 15:42:17 BST**To:** Alan Jorgensen <cllr.jorgensen@gmail.com>**Subject:** PNP

Dear Mr Jorgensen

It is fantastic that your group is being proactive in supporting the growth of the town in a sustainable and measured way.

Recently Porthleven School is trying to balance the financial necessity of having more pupils in school with increasing class sizes.

We have had significant migration into the school during the year for a range of reasons.

- The Helston town schools are now full.
- The growth in the town.
- Migration of pupils into the town from outside Helston and Cornwall.
- Migration of pupils to Porthleven School from surrounding schools.

I am sure that you are aware of the S106 funds that are released to schools when new developments are brought to market. These funds although significant are not sufficient to outright build further capacity(new class rooms). We are currently looking at a feasibility study to build one or two classes on to the school.

We currently have excess places in school however this does not always fall where the demand is .

We are at or above capacity in two of the seven classes and approaching it in another two. Below is a

chart that shows the growth in school it is not entirely accurate as it is slightly out of date however

the school has grown in line with the figures in the right hand column.

If we were to be at the maximum pupil admission number we would have 280 pupils. However as the curriculum has changed and the school has developed we would need to build extra classes before that figure was reached.

I hope that this information answers your enquiry. If you need further information please do not hesitate to ask.

Regards

Theresa Vean,
Tolpounds R.D.
Porthleven
Cornwall
TR13 9LZ

Dear Mr Jorgensen,

Thank you for your letter dated
the 9th June.

After consideration we would be in
agreement for our land to be used for
the proposed site development.

The bungalow has an agricultural
tie restriction, and we are concerned
that without the land available this will
limit the future saleability of our property.

Would therefore the Town Council support
the removal of the agricultural tie from
the bungalow?

Yours sincerely,

Elizabeth and John Griffiths.

INFORMATION REQUESTED

In the development of options for housing land in cell 5, it is essential that information relating to site ownership, options and likely potential is standardised to allow for a more even assessment to be made. Developers and landowners are therefore requested to provide the following information to the best of their ability. Please note that some information will be made available to members of the Council in assisting in the decision-making process.

	Detail	Further Information
Site Name	Treza Vean	
Landowner	Mr & Mrs J.L. Griffith.	
Does anyone have an option on this land?	No.	
When could this land be brought forward?	As required	
Is there a developer interested in this land?	No	
Total site area	Area within 'H' 5 acres.	Total 6 acres.
Proposed developable area	↓ 5 acres	
Proposed Housing numbers		
Proposed density of development		
Are you proposing any other use on the site? (e.g. employment, shopping etc)		
Are you proposing any community facilities on site?		
Proposed phasing of development		

Known infrastructure requirements for the site		
Will assistance be required for infrastructure provision? By whom?		
Are you aware of any significant constraints to this potential development? If so please detail.		
<p>Have you carried out or commissioned any studies for the site:</p> <ul style="list-style-type: none"> • Biodiversity • Protected species • Drainage • Landscape • Appraisal • Traffic Impact Assessment • Contextual appraisal • Other (please define) 		

If you have queries regarding the completion of this form, please do not hesitate to contact Alan Jorgensen on 07545 839269.

Please return to:

Alan Jorgensen B.Sc. (Hons.) EngTech MICE
Porthleven Town Council
The Institute Cottage
Cliff Road
Porthleven
Helston
TR13 9EY

www.porthlevenplan.org.uk

INFORMATION REQUESTED

In the development of options for housing land in cell 4, it is essential that information relating to site ownership, options and likely potential is standardised to allow for a more even assessment to be made. Developers and landowners are therefore requested to provide the following information to the best of their ability. Please note that some information will be made available to members of the Council in assisting in the decision-making process.

	Detail	Further Information
Site Name	TREZA FARM	
Landowner	MARTIN WALLIS HAYDEN WALLIS	
Does anyone have an option on this land?	NO.	
When could this land be brought forward?	TODAY.	
Is there a developer interested in this land?	COUNCIL MADE CONTACT 4 YEARS AGO.	
Total site area	100 ACRES.	
Proposed developable area	—	
Proposed Housing numbers	—	
Proposed density of development	—	
Are you proposing any other use on the site? (e.g. employment, shopping etc)	—	
Are you proposing any community facilities on site?	—	
Proposed phasing of development	—	

Known infrastructure requirements for the site	SEWAGE OVER ROAD. ROAD NEXT TO SITE WATER TANKS AND MAIN THROUGH SITE.	ELECTRIC THROUGH SITE.
Will assistance be required for infrastructure provision? By whom?	—	
Are you aware of any significant constraints to this potential development? If so please detail.	NO.	
Have you carried out or commissioned any studies for the site: <ul style="list-style-type: none"> • Biodiversity • Protected species • Drainage • Landscape • Appraisal • Traffic Impact Assessment • Contextual appraisal • Other (please define) 	— — — — — — —	

If you have queries regarding the completion of this form, please do not hesitate to contact Alan Jorgensen on 07545 839269.

Please return to:

Alan Jorgensen B.Sc. (Hons.) EngTech MICE
Porthleven Town Council
The Institute Cottage
Cliff Road
Porthleven
Helston
TR13 9EY

www.porthlevenplan.org.uk

SORRY IT IS A BIT BLUNT
BUT I HAVEN'T LOOKED
TOO DEEPLY INTO IT.
MY OPINION IS IT HAS
GREAT POTENTIAL.
MARTIN.

INFORMATION REQUESTED

In the development of options for housing land in cell 4, it is essential that information relating to site ownership, options and likely potential is standardised to allow for a more even assessment to be made. Developers and landowners are therefore requested to provide the following information to the best of their ability. Please note that some information will be made available to members of the Council in assisting in the decision-making process.

	Detail	Further Information
Site Name	Gibsonway (Cell 6)	
Landowner	Jackamax Limited and Rowe Family	
Does anyone have an option on this land?	No	
When could this land be brought forward?	Immediately	
Is there a developer interested in this land?	Jackamax (Rowe Family Company) are a developer as well as landowner	
Total site area	Circa 11 acres	
Proposed developable area	11 acres	
Proposed Housing numbers	87 dwellings	This would be a first phase of development
Proposed density of development	In accordance with surrounding area	
Are you proposing any other use on the site? (e.g. employment, shopping etc)	No	

Are you proposing any community facilities on site?	Play areas – to be discussed with NP Group	
Proposed phasing of development	Initial outline application on whole of site followed by build in phases for the duration of the NP.	
Known infrastructure requirements for the site	All infrastructure is available	
Will assistance be required for infrastructure provision? By Whom?	No	
Are you aware of any significant constraints to this potential development? If so please detail	No constraints	
Have you carried out or commissioned any studies for the site: <ul style="list-style-type: none"> • Biodiversity • Protected species • Drainage • Landscape Appraisal • Traffic Impact Assessment Contextual appraisal • Other (please define) 	Yes all studies have been undertaken	See attached letter

If you have queries regarding the completion of this form, please do not hesitate to contact Alan Jorgensen on 07545 839269.

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INFORMATION REQUESTED

In the development of options for housing land in cell 4, it is essential that information relating to site ownership, options and likely potential is standardised to allow for a more even assessment to be made. Developers and landowners are therefore requested to provide the following information to the best of their ability. Please note that some information will be made available to members of the Council in assisting in the decision-making process.

	Detail	Further Information
Site Name	School (Cell 5)	
Landowner	Rowe Family	
Does anyone have an option on this land?	No	
When could this land be brought forward?	Immediately	
Is there a developer interested in this land?	Jackamax (Rowe Family company) are a developer as well as landowner	
Total site area	Approximately 4 acres	
Proposed developable area	4 acres	
Proposed Housing numbers	Circa 50 units	

Proposed density of development	In accordance with surrounding area	
Are you proposing any other use on the site? (e.g. employment, shopping etc)	No	
Are you proposing any community facilities on site?	To be agreed at the time	
Proposed phasing of development	2 phases	
Known infrastructure requirements for the site	All infrastructure is available	
Will assistance be required for infrastructure provision? By Whom?	No	
Are you aware of any significant constraints to this potential development? If so please detail	No constraints	
<p>Have you carried out or commissioned any studies for the site:</p> <ul style="list-style-type: none"> • Biodiversity • Protected species • Drainage • Landscape Appraisal • Traffic Impact Assessment Contextual appraisal • Other (please define) 	Preliminary studies have been undertaken	

If you have queries regarding the completion of this form, please do not hesitate to contact Alan Jorgensen on 07545 839269.

Please return to:

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DSD/lja/042-16

19th June 2017

D2 PLANNING

TOWN PLANNING * DEVELOPMENT * ENVIRONMENTAL CONSULTANTS

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For the attention of Alan Jorgensen

Dear Sir

Porthleven Neighbourhood Plan
Cells 5 & 6

We acknowledge receipt of your letter dated 9th June 2017 addressed to Mr M Rowe of Jackamax Limited in respect of the potential allocation of land for housing in the emerging Porthleven Neighbourhood Plan. Your letter has been passed to us to respond as we are Jackamax Limited's retained planning consultants. You will however also be aware that Jackamax through their retained agent, Michael Griffin, have taken an active part in the Neighbourhood Plan process and look forward to their continued involvement in that process.

At the outset, we would like to confirm that Jackamax Limited and the Rowe Family are the freehold owners of Cell number 6. Jackamax is a company wholly owned by the Rowe Family. With regards Cell 5, the Rowe Family own some 4 acres of the site as shown on the attached plan. We have attached the forms duly completed for Cells 5 and 6.

We can confirm that land referred to above is available for development albeit we believe that Cell 6 is immediately available for development in the emerging Neighbourhood Plan. Whilst the land within Cell 5 owned by the Rowe Family is available for development, it is not as far advanced in terms of survey work as Cell 6. Subject to obtaining the necessary planning permission Cell 6 can be developed immediately to provide much needed open market and affordable housing. We would be in a position to submit an outline planning application for the entire site which would enable a first phase of some 87 open market and affordable dwellings to be provided in the near future.

Our clients have assembled a team of consultants to advise on the various issues associated with the development of the site. These include landscape and ecological consultants, transport and drainage consultants as well as a number of other specialist consultants. We can outline the key findings to date from some of their work.

Environmental Issues

We have carried out a range of ecological assessments on the site over the last 2 years as well as an initial landscape assessment. With regards to landscape, the work concludes that there would be no adverse visual impact on the character and appearance of the AONB. Indeed as you are aware this is one of the few areas that is not covered by the AONB designation.

Turning to ecological issues, a suite of surveys have been undertaken and no protected species have been identified, particularly as the site has been continuously farmed. It would be the intention to retain the hedgerows as part of any development and to provide additional planting as part of that the development which we believe would provide a net biodiversity gain.

Finally, a cultural heritage assessment has been undertaken. The site is not within a Conservation Area and is not within the setting of any designated or non designated heritage assets. The archaeological assessment that was undertaken concludes that there is unlikely to be any issue below ground which would prohibit development taking place.

Comment

In view of the above, we do not believe that there are any environmental issues which would prohibit development proceeding on the site.

Technical

A range of technical issues have been considered as follows: -

i. Access

Access is available from the B3324 to the requisite standards required by the Highway Authority. All of the land required for constructing the access is within the control of Jackamax Limited or the Highway Authority. Accordingly there are no issues with regards to providing a suitable access to the site.

ii. Traffic Generation

A number of traffic surveys have been undertaken and an assessment of the impact of development on the site has been considered. This has concluded that the level of development i.e. 87 dwellings as a first phase and indeed a larger housing development would have no severe impact on the highway network.

iii. Sustainability

The site is close to a range of facilities by a range of non car modes e.g. cycling, walking etc.

iv. Drainage

Consideration has been given to both foul and surface water drainage. There is capacity within the system for foul drainage and surface water drainage will be dealt with by SUDS.

v. Utilities

All relevant connections to water, electricity, BT etc are readily available and can be extended into the site.

Comment

In view of the above, the site is readily available, suitable for development and deliverable. Jackamax would be happy to discuss the detailed nature of their proposals with the Town Council including any community benefits which could include part of a path from the Town Centre to Penrose Estate.

If you require any additional information then do not hesitate to contact Mr Dunlop who is dealing with this site. Equally, Michael Griffin will be able to provide additional information.

Yours faithfully



D2 Planning Limited

Encs.

Appendix 12 - SEA SCREENING AND OPINION LETTER

Mr Alan Jorgensen,
Porthleven Town Council
Chair Porthleven Neighbourhood Plan
Email: cllr.jorgensen@gmail.com

Date: 13th July 2017

Dear Mr Jorgensen,

Porthleven Neighbourhood Plan – SEA and HRA Screening

As requested, I have screened the Porthleven Neighbourhood Development Plan to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA.)

As required by the SEA regulations I produced a screening opinion for the neighbourhood plan and consulted the statutory bodies, Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

Based on the scale and location of development proposed, Cornwall Council is of the opinion that the Porthleven neighbourhood plan is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.

This view is confirmed by the consultation bodies; I have attached the full screening opinion report and the responses from Natural England and Historic England. Both these consultees commended your landscape character assessment work. Natural England said in a covering email: 'Their efforts in relation to carrying out a local landscape character assessment are impressive and give them some very useful baseline evidence for their plan.'

As this is a draft plan, if significant changes or additions are made to your plan, I would advise you to have it rescreened. David Stuart from Historic England has also given some advice in his response (attached.)

Yours sincerely,

Sarah Furley
Strategic Planning Policy
Tel: 01872 224294
Email: sarah.furley@cornwall.gov.uk

Cc: porthleventc@tiscali.co.uk

Land at Porthleven
Cornwall

Proposed Development

Heritage Impact Assessment

AH Project Ref. AH467
AH Report Ref. AH467/1

June 2017



Land at Porthleven
Cornwall

Proposed Development

Heritage Impact Assessment

AH Project Ref: AH467

AH Report Ref: AH467/1

Prepared by	Rob Armour Chelu
Date	June 2017
Issue no.	02
Approved	Sue Farr (11/06/17)

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Figures and Plates

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- Fig. 3 Prehistoric HER data, 1km study area
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- Fig. 11 Historic Landscape Characterisation
- Fig. 12 1841 Sithney Parish tithe map
- Fig. 13 1906 25" Ordnance Survey map
- Fig. 14 1974 1:2,500 Ordnance Survey map

Plate 1 Field 1, looking southwest toward Gibson Way

Plate 2 The Site, looking south from Field 1

Plate 3 Fields 3 and 4, looking north toward Guisseney Place and Trevisker Drive
Plate 4 Field 4, looking northwest

Appendices

- Appendix 1 Gazetteer of heritage assets

SUMMARY

PROJECT NAME:	LAND AT PORTHLEVEN: PROPOSED DEVELOPMENT
LOCATION:	PORTHLEVEN, CORNWALL
NGR:	163404, 26210 (CENTRE)
TYPE:	HERITAGE IMPACT ASSESSMENT

In May 2017 Armour Heritage was commissioned by Jackamax Limited to complete a heritage impact assessment with regard to proposed development on land to the east of Porthleven, Cornwall, centred on NGR 163404, 26210. Proposals for development at the Site are not fixed and will be led in part by the results of this HIA.

The Site comprises an irregular parcel of land of c. 4.56ha which lies to the east of modern development at Gibson Way, Porthleven and to the southeast of similar at Guisseny Place and Trevisker Drive. It currently represents parts of four fields bounded by substantial Cornish hedges. The wider environs of the Site comprise residential development, much of the pre-20th century elements of which comprise the Porthleven Conservation Area or in proximity to the Grade II* Listed Penrose Manor House. A third group of Listed Buildings are situated at Methleigh Farm, some 800m west of the Site. The wider landscape of the Site and settlement comprises the urban extents of Porthleven, around which lie a patchwork of irregular fields divided by hedges and narrow lanes, extending north, east and southwest. This wider area includes a number of dispersed rural settlements, none of which are substantial in nature, along with individual farmsteads.

The general aims of the assessment were:

- an assessment of all sites, monuments and features within 1km of the Site;
- an assessment of the potential for damage to as yet unidentified archaeological sites or features as a result of the proposals; and
- an assessment of the potential effects on the significance of nationally and locally designated heritage assets within 1km of the Site.

The HLC of the Site and the majority of its non-built up surroundings has been identified as of the broad HLC-type *Anciently Enclosed Land*, under the sub-set *Farmland: Medieval* which a Character Area Analysis Report supplied by the HER identifies as representing the most abundant HLC type in the county. The Site's wider environs are identified as *Settlement C20* and *Settlement: older core (pre1907)*, both described as "Settled areas from larger farming settlements upwards". The Medieval Farmland HLC type has been assessed to be of modest archaeological and historical significance. It is assessed that, whilst development at the Site will impact on the HLC of the area, the effects on the wider HLC are considered to be minimal in nature. It has therefore been assessed that development at the Site will result in a Negligible Impact on the wider HLC, due to the Site's relatively small size, screening, topography and its proximity to existing development. Given that the HLC locally has been assessed to be of low archaeological and heritage value, in terms of the NPPF and with reference to Table 3, the Proposed Development will result in No Harm to the wider HLC.

This assessment has identified no archaeological sites or finds within the boundaries of the Site. However, relatively significant finds of Bronze Age date have been identified during construction of the adjacent Guisseny Place to the north of the Site and it is considered that further related remains

may be present in Field 1. Beyond this prehistoric material, the potential for additional finds or features of any period at the Site is considered to be generally low.

It has been assessed that development at the Site will result in no significant impacts or effects on nearby designated heritage assets, or to the wider setting of the Porthleven Conservation Area, including views and approaches.

This assessment has been completed in line the NPPF and local planning policy, and following guidance issued by Historic England and the Chartered Institute for Archaeologists.

1. INTRODUCTION

Outline

- 1.1. In May 2017 Armour Heritage was commissioned by Jackamax Limited to complete a heritage impact assessment (HIA) with regard to proposed development on land to the east of Porthleven, Cornwall, centred on NGR 163404, 26210 and hereafter referred to as 'the Site'.
- 1.2. Proposals for the predominantly residential development at the Site are not fixed and will be led in part by the results of this HIA.

Location and landscape context

- 1.3. The Site comprises an irregular parcel of land of c. 4.56ha which lies to the east of modern development at Gibson Way, Porthleven and to the southeast of similar at Guisseny Place and Trevisker Drive (Fig. 1; Plates 1-4). It currently represents parts of four fields bounded by substantial Cornish hedges.
- 1.4. For the purposes of this assessment only, fields within the Site's boundaries have been numbered 1-4 (Fig. 1).
- 1.5. Its southern extent lies some 180m north of the northern limit of the Porthleven Conservation Area (Fig. 2, CA1) with modern residential development set between the Conservation Area and the Site.
- 1.6. The wider environs of the Site comprise residential development, much of the pre-20th century elements of which comprise the Porthleven Conservation Area or in proximity to the Grade II* Listed Penrose Manor House (Fig. 2, LB10). A third group of Listed Buildings are situated at Methleigh Farm, some 800m west of the Site (Fig. 2).
- 1.7. The wider landscape of the Site and settlement comprises the urban extents of Porthleven, around which lie a patchwork of irregular fields divided by hedges and narrow lanes, extending north, east and southwest. This wider area includes a number of dispersed rural settlements, none of which are substantial in nature, along with individual farmsteads.
- 1.8. The Site is currently under agricultural usage and slopes downwards generally from east to west, at elevations of c. 54m above Ordnance Datum (aOD) to 43m aOD in the west.

British Geological Survey data

- 1.9. The underlying geology of the majority of the Site is described by the British Geological Survey (BGS) as Mylor Slate Formation: Slate and Siltstone, a sedimentary bedrock formed approximately 359 to 385 million years BP. No superficial geological deposits are recorded.

Project aims

- 1.10. The general aims of this historic environment desk-based assessment are:
 - an assessment of all sites, monuments and features within 1km of the Site;
 - an assessment of the potential for damage to as yet unidentified archaeological sites or features as a result of the proposals; and
 - an assessment of the potential effects on the significance of nationally and locally designated heritage assets and areas within 1km of the Site.

2. PLANNING POLICY CONTEXT

Introduction

- 2.1. There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

- 2.2. The assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2012);
- Planning Practice Guidance: Conserving and enhancing the historic environment (2015);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

- 2.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.
- 2.4. Subsection (1) provides: “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”.
- 2.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3:
- Subsection (1) provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
 - Subsection (2) states: “The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993”.
- 2.6. Subsection (3) states: “In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996”.

National Planning Policy Framework (NPPF)

- 2.7. The National Planning Policy Framework sets out planning policies relating to conserving and enhancing the historic environment. It defines the historic environment as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. It further classifies a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.
- 2.8. Heritage assets include designated sites, buildings and monuments alongside assets identified by the local planning authority (including local listings). Policies relate to both the treatment of the assets themselves and their settings, both of which are a material consideration in development management decision making.
- 2.9. The NPPF states that: “The purpose of the planning system is to contribute to the achievement of sustainable development and that there are three dimensions to sustainable development: economic, social and environmental. The role the environment will play is described as contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”.
- 2.10. Within the over-arching roles that the planning system will play, a set of twelve core land-use planning principles have been developed to underpin place-shaping and decision making. The 10th principle is to “...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”.
- 2.11. When determining planning applications local planning authorities should take account of:
- x the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - x the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - x the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.12. Further to this, local planning authorities can request that the applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail required in the assessment should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance: “Where a site on which 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”.
- 2.13. A key policy within the NPPF (Para. 132) is that when considering the impact of any development proposal on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight

should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss

should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building, Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.

- 2.14. However, where a Proposed Development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 2.15. With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Planning Practice Guidance (PPG)

- 2.16. With regard to heritage assets, whether designated or not, the PPG states (para. 009):
“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals”.
- 2.17. With regard to the setting of a heritage asset, the PPG states (para. 013): “A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it”.
- 2.18. Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 2.19. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.
- 2.20. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.
- 2.21. When assessing any application for development which may affect the setting of a heritage asset, LPAs may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation”.

- 2.22. Of particular importance to the assessment process is the PPG Section titled “How to assess if there is substantial harm” (para. 017). This section states: “What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the NPPF makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.
- 2.23. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
- 2.24. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm”.

Local planning policy: Cornwall Local Plan Introduction

- 2.25. The Cornwall Local Plan: Strategic Policies document was submitted to the Secretary of State on 6th February 2015. Within the draft documentation, the council set out the following policies.

Policy 24: Historic environment

- 2.26. Development proposals will need to sustain Cornwall’s local distinctiveness and character and protect and or enhance Cornwall’s historic environment and assets according to their international, national and local significance through the following measures:
- 2.27. Protect, conserve and enhance the historic environment of designated and undesignated heritage assets and their settings, including historic landscapes, settlements, Conservation Areas, marine environments, archaeological sites, parks and gardens and historic buildings.

Assessment and mitigation

- 2.28. Development and management proposals should be informed by proportionate historic environment assessments and evaluations. In exceptional circumstances where the balance of a decision in favour of development results in the loss or significant damage harm of a heritage asset, the council will require appropriate and proportionate mitigation by using planning conditions, management agreements and obligations.

3. METHODOLOGY

Guidance

- 3.1. This assessment has been carried out with reference to a number of guidance documents produced by Historic England (English Heritage prior to April 2015) since 2008, and, where

appropriate, in accordance with the Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

- 3.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance as a result of any development.
- 3.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and conservation areas), but all of these refer to a heritage asset's significance.
- 3.4. The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".
- 3.5. The recommended Steps are as follows:
 - 1. Understand the significance of the affected assets; x 2. Understand the impact of the proposal on that significance;
 - 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - 4. Look for opportunities to better reveal or enhance significance;
 - 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 3.6. With regard to the application process, the GPA offers the following advice: "Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- 3.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- 3.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives".
- 3.9. With regard to the assessment of the significance of a heritage asset, the GPA also states that the "...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008).

Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society”.

- 3.10. For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

- 3.11. GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

- 3.12. The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

- 3.13. This *Step* provides a check-list of the potential attributes of a setting that it may be appropriate to consider in order to define its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use; Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, ‘wildness’;
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;

- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

- 3.14. The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 3.15. The following check-list sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and

- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

3.16. Enhancement, as specified in the NPPF para. 137, may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

3.17. Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

3.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Standards & best practice

3.19. This assessment has been carried out in accordance with the Chartered Institute for Archaeologists' publication *Standard and Guidance for desk-based assessment* (CIfA 2014). Armour Heritage is a Registered Organisation with the CIfA and fully supports all standards and guidance issued by them.

Limitations of data

3.20. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Copyright information

3.21. This report may contain material that is independently copyrighted (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Armour Heritage is able to provide for limited reproduction under the terms of its own copyright licences, but for which copyright itself is non-transferrable. The end-user is reminded that they remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

Instruction & limitations of this report

- 3.22. Armour Heritage Ltd were instructed by Jackamax Limited to complete a heritage impact assessment with regard to proposed development on land to the east of Porthleven, Cornwall.
- 3.23. This report is a response to a specific instruction for a specific end use and site layout with regard to historic setting as present at the time of the site visit on 25th May 2017 and proposals within the assessment framework on the date of issue. It is prepared for the sole use of Jackamax Limited and their agents and associates at the time of instruction.
- 3.24. For the avoidance of doubt, any duty of care to any other end users or third parties is specifically excluded. If a period of one year passes prior to commencing site operations or the planning framework for assessment is changed, then, a further survey or assessment may be required to ensure compliance with the statutory legal responsibility of the developers. Please contact Armour Heritage if there is any doubt.
- 3.25. The assessment is based on the assumption that buildings, settings or records have not been accidentally or intentionally removed or destroyed prior to survey or assessment and that evidence of historic remains have not been accidentally or deliberately removed prior to survey.
- 3.26. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed to remove evidence of archaeological remains.
- 3.27. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment.
- 3.28. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, a new assessment is required to ensure its fitness for purpose, for which a fee is levied. Please contact Armour Heritage Limited for assignments at rob.ac@armourheritage.co.uk.

Documentary research

- 3.29. Detail of designated sites and monuments was acquired from Historic England's online National Heritage List for England (NHLE) and enhanced through further documentary research and site visits. Historic Ordnance Survey maps were acquired from Landmark's *ProMap* service.
- 3.30. A synthesis of all relevant and significant information is presented below. A selection of historic maps are presented in Figs. 12-14. Photographs of the Site and its environs are presented in Plates 1-4.
- 3.31. Initial studies comprised the consultation of readily available information from documentary and cartographic sources. The major repositories of information consulted comprised:

National Heritage List for England:

- World Heritage Sites;
- Scheduled Monuments;
- Listed Buildings;
- Registered Parks and Gardens; and
- Registered Battlefield Sites.

Other sources:

- Cornwall Historic Environment Record (HER);
- Cornwall Record Office;
- The National Archives;
- Heritage Gateway;
- Cornwall.gov.uk;
- Available historic Ordnance Survey maps (Landmark/ProMap);
- Online sources, including ADS; and
- Site visits and photographic survey.

Assessment Process

- 3.32. Underlying the identification of significance is a considered assessment process, the aim of which is as far as possible to bring objectivity to bear on the understanding of historic value of the Site and its key sensitive receptors, in particular designated heritage assets, the setting of which, can be affected by any future development within the Site's boundaries.
- 3.33. Individual buildings, features, places and areas are assessed as per the Historic England guidance set out above, but also in consideration of the following criteria:
- Historical development of the Site and its environs; and
 - The significance of heritage assets (whether designated or not) in proximity to the Site, including routes and views, and the potential effects of the proposals on their significance.
- 3.34. A 1km study area has been adopted with regard to archaeological data received from the HER and nationally and locally designated sites, monuments and areas.

Assessment Criteria

- 3.35. The criteria used in this assessment to assign a value to the potential magnitude of impact as a result of any Proposed Development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Substantial Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Slight Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset

Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Slight Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Substantial Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

3.36. Table 2, below, establishes the importance of a heritage asset in line with national criteria.

Table 2: Value of Heritage Assets

Importance of Heritage Asset	Criteria
High	World Heritage Sites Scheduled Monuments Archaeological sites of Schedulable quality & importance Grade I & II* Listed Buildings and their settings Registered Parks and Gardens and their settings Registered Battlefields Conservation Areas
Medium	Grade II Listed Buildings, Local Authority designated sites e.g. locally listed buildings and their settings Undesignated sites of demonstrable regional importance
Low	Sites with importance locally

3.37. Table 3, below, represents a significance and magnitude of impact matrix which illustrates how levels of impact equate to ‘harm’ as employed in the NPPF. It should be noted that it is not the intention of the author to use this matrix table rigidly, rather it should be viewed as an additional aid to the assessment of harm.

Table 3: Significance and Magnitude of Impact Matrix

Significance of Receptor	Magnitude of Impact				
	Substantial Adverse	Moderate Adverse	Slight Adverse	Negligible	Beneficial
High	Substantial Harm	Less than	Less than	Less than	Positive Effect

		Substantial Harm	Substantial Harm	Substantial Harm	
Medium	Substantial Harm	Less than Substantial Harm	Less than Substantial Harm	No Harm	Positive Effect
Low	Substantial Harm	Less than Substantial Harm	Less than Substantial Harm	No Harm	Positive Effect

- 3.38. It should be noted that where **no impacts** are identified, then the resulting assessment will conclude **No Effect**.

4. RECORDED HERITAGE RESOURCE

Introduction

- 4.1. The following section provides a summary of the archaeological and historical development of the Site and study areas, compiled from sources listed above. The aim is to establish the known and potential resource which could be affected by the Proposed Development.

Previous studies

- 4.2. A total of 19 archaeological interventions or studies, referred to as ‘events’, are recorded by the HER within the 1km study area. The locations of selected events are illustrated in Fig. 8 and they are listed and briefly described in Appendix 1. Where relevant to the Site, event data will be discussed in more detail below.

Site visit

- 4.3. The Site was visited on 25th May 2017, where the Site and its environs were accessed in overcast conditions. Nearby Listed Buildings and elements of the Conservation Area were also visited at this time and a digital photographic record was maintained. A selection of photographs is presented as Plates 1-4.
- 4.4. Fields 1, 3 and 4 were under a potato crop whilst Field 2 comprised rough pasture. No potential archaeological features were noted during the site visit.

Statutory and local heritage designations

1km study area

- 4.5. Whilst no Scheduled Monuments are recorded within the 1km study area, a total of 51 Listed Buildings are recorded. The majority are Listed Grade II with the exception of the Grade II* *Methodist Church and Forecourt Wall, Railings and Gateway* (Fig. 2, LB42) and *Penrose Manor House* (Fig. 2, LB10). A large number of the Listed Buildings identified within 1km of the Site are situated within the Porthleven Conservation Area (Fig. 2) which lies to the southwest of the Site. Further groups of Listed Buildings are identified at Methleigh Farm to the west of the Site and in the vicinity of Penrose Manor House to the southeast of the Site.

Archaeological and historical context

Prehistoric (pre-AD43)

- 4.6. In closest proximity to the Site, relatively recent archaeological works undertaken at Guisseny Place (Fig. 8, EV17) recorded a small number of prehistoric pits. All had been heavily truncated by modern ploughing. One of the pits contained the base of a Bronze Age urn, and it was considered possible that this may represent the remains of a ploughed-out barrow. A group of four pits contained structured deposits of burnt material, including late Bronze Age pottery and quern fragments. These were radiocarbon dated to c.1120-910 cal BC, and were probably associated with a single wooden post (Morris & Walls 2011).
- 4.7. Situated some 295m to the north, the HER records the site of a Bronze Age barrow marked on the OS map of 1963 (Fig. 3, 13). The feature was Scheduled in 1974 but was de-Scheduled in 1977. The reason for the de-Scheduling is unclear.
- 4.8. Evidence for a submerged prehistoric forest has been recorded at the Inner Harbour (Fig. 3, 52). A report from 1818 (Rogers 1818) states that during the construction of the harbour at Porthleven, remains of oak and willow were found in organic deposits beneath "10 feet of sand" (Fig. 3, 52). More recent evidence would appear to corroborate this – it is reported that at low tide in April 2005, and on other subsequent occasions, a peat deposit including natural wood and the truncated tops of at least three vertical trees was exposed at the edge of the shingle and pebbles in the northwest corner of the outer harbour. Peat deposits had previously been identified during a watching brief in 1999 (Fig. 8, EV4; Lawson-Jones 1999).
- 4.9. Early prehistoric material has been identified some 690m northeast of the Site (Fig. 3, 4) where two late Neolithic axe hammers were found at Ventonvedna in the early 20th century.
- 4.10. Activity during the later prehistoric period is evidenced at two sites. The first, located some 940m northeast of the Site (Fig. 3, 46) refers to documentary evidence suggesting the former presence of an Iron Age enclosure or 'round'. Similar evidence has been identified c. 537m east of the Site at Lower Lanner (Fig. 3, 49).
- 4.11. An undated enclosure, visible as a cropmark in aerial photographs has been recorded at Higher Penrose (Fig. 3, 21). Typologically this feature is thought likely to be prehistoric in origin.
- 4.12. Given this background evidence, in particular the Bronze Age finds at Guisseny Place, it is considered that the potential for prehistoric finds or features to be identified within the Site's boundaries is moderate.

Romano-British (AD43-AD410)

- 4.13. The HER records three instance of Romano-British activity within the 1km study area. Some 475m west of the Site a Roman coin of *Galerius Maximianus* (AD293-AD305) was recovered (Fig. 4, 70), whilst a further two silver Roman coins were found at Penrose, some 605m east of the Site (Fig. 4, 74).
- 4.14. Situated 810m south of the Site, the lead mine at Wheal Penrose (Fig. 4, 61) is believed to have been exploited during the Romano-British period (Dines 1956) although there appears to be no secure evidence for this, and the report is regarded as rather anecdotal.

4.15. It is assessed that the potential for material of Romano-British date at the Site is low.

Early medieval (AD410-1066) to late medieval (1066-1529)

- 4.16. The place name originates from the Old Cornish *porth* meaning a cove or landing place and *leven* which translates as 'smooth', although it is likely to refer to a former name of a nearby watercourse (Weatherhill 2005).
- 4.17. Porthleven is not recorded in Domesday (1086) although the nearby hamlet of Methleigh is recorded as *Matele* and held by the Bishop of Exeter both before and after the Norman Conquest (Williams & Martin 1992).
- 4.18. The HER records four entries for the early medieval period within the 1km study area, including evidence for settlement at Torleven (Fig. 5, 69) first recorded in 1331 as Trenelue (Institute Of Cornish Studies 1987). A second likely area of early medieval settlement is identified at Treza (Fig. 5, 66).
- 4.19. Some 280m east of the Site (Fig. 5, 22), the HER records a remnant field boundary, visible as a cropmark, which may be of early medieval origin whilst a further early medieval field boundary is identified c. 990m south of the Site at Highburrow (Fig. 5, 12).
- 4.20. Medieval settlement within the landscape is reflected in a number of HER entries for Porthleven (Fig. 5, 72) and several small settlements within 1km of the Site including Tolponds (Fig. 5, 73), Penpons (Fig. 5, 80), Venton Vedna (Fig. 5, 1) and Penrose (Fig. 5, 67).
- 4.21. Evidence for the medieval settlement of Porthleven and its environs has been identified through the survival or records of medieval buildings such as the site of a medieval corn mill at Methleigh Bottoms (Fig. 5, 11) and a medieval chapel at Torleven (Fig. 5, 68).
- 4.22. The Site appears to have occupied peripheral agricultural or common land throughout the medieval period and it is considered that, should medieval remains be present at the Site, they would be agricultural in nature, such as remnant field boundaries.

Post-medieval (1540-1800) and modern (1801-present)

- 4.23. Whilst the settlement at Porthleven appears to have begun as a small fishing community during the later medieval period, it did not develop to any degree until the 19th century following the construction of a walled harbour between 1811 and 1825, and the subsequent construction of a more sheltered Inner Harbour in 1855. The harbour(s) played an important role in the 19th century export of Cornish copper and tin, although boat building and fishing also represented important local industries (Alan Baxter & Associates 2009).
- 4.24. The local mining industry is recorded from the 17th century including Wheal Vor at Carleen, to the north of Breage, which was one of the "...most productive mines in Cornwall..." by the 19th century (*ibid.*).
- 4.25. The economic growth of Porthleven, largely as a result of the mining industry, is reflected in the fact that the majority of its built heritage dates to the second half of the 19th century when the town and its population grew exponentially.
- 4.26. Exports of china clay from Porthleven were at their greatest during the years 1908 and 1909, with 7000 tonnes moving through the harbour, bound for Runcorn in Cheshire from where it

was transported to the Staffordshire Potteries. This traffic effectively ceased in the 1930s, when St. Austell became the major china clay producing area in Cornwall.

- 4.27. The fishing industry has remained an important economic benefit to the town, although to a lesser degree than the first half of the 20th century.
- 4.28. HER records for the post-medieval period refer in large part to industry, with many being mining related. Wheal Saturn (Fig. 6, 75) lay c. 310m north of the Site. Records indicate that the mine was active in 1838 (Jenkin 1961) and two plough-levelled mounds, considered likely to be the remains of mining spoil heaps associated with Wheal Saturn, are visible as cropmarks on vertical aerial photographs (Fig. 6, 15). The former site of Wheal Unity is now located within 20th century development some 170m southwest of the Site (Fig. 6, 53) and five spoil heaps associated with Wheal Unity are still visible on vertical aerial photographs taken in 1946.
- 4.29. The 20th century saw residential development, fuelled in part by tourism and the requirement for retirement homes, expand the extents of Porthleven to the northeast. The Site lies at the periphery of elements of this relatively recent development.
- 4.30. Evidence for post-medieval and later activity at the Site will likely be confined to evidence for agricultural practice or mining related activities, although the potential for the presence of archaeological features of this period is considered to be generally low.
- 4.31. The historical development of the Site and its environs is discussed in more detail below in the historic map regression sequence.

Historic map regression: the developmental history of the Site

- 4.32. The study of historic maps can help to identify the potential for archaeological features, in particular former field boundaries, the locations of former buildings and other upstanding or dug features, now no longer visible in the landscape.

1610-11 John Speed's Map of Cornwall

- 4.33. John Speed's early 17th century map of Cornwall records the settlement at Porthleven as *Portleuan* although no detail of the village layout is illustrated (Nicolson 1988).

1841 Sithney Parish tithe map (Fig. 12)

- 4.34. The Sithney Parish tithe map was compiled in 1841 (Apportionment 1842) by Joseph Reid Junior of Tregathenan. It includes foot and byways, water bodies, houses, woods, plantations, parkland, orchards, marsh and bog, rock outcrops, cliffs, low water mark, beach, a shaft, mines, the harbour, a pier, a standing stone, a tumulus (barrow) and downland (Kain and Oliver 1995).
- 4.35. This hand drawn map illustrates the Site as occupying whole and part plots 430, 431, 2693, 2694 and 2694a, part of a wider patchwork of irregular fields to the northeast of the settlement of Torleven. The road from Porthleven/Torleven does not extend as far as the southern extents of the Site at this time. Mine remains are illustrated to the west of the Site.
- 4.36. Further detail on the tithe map is set out in Table 4, below. The numbering refers to the hand numbering of plots shown on the tithe map itself, with additional detail taken from the accompanying tithe apportionment. Plots within which the Site is situated are marked in bold

typeface with nearby plots added for landscape and land use context. Interpretation of field names is after Field 1989.

Table 4: St. Teath Parish tithe map

Plot No.	Plot Name	Land Owner	Land Use	Interpretation
430	Little Chy Coulteo	Peter James	Arable	'Chy' is Cornish and refers to a house. The second part of the name is unknown, but may refer to a family name.
431	Great Chy Coulteo	Peter James	Arable	As above but in reference to a larger plot
2693	Inner Croft Field	The Reverend John Rogers	Arable	Reference to cultivated land.
2694	Croft	The Reverend John Rogers	Furze	Probably refers to rough grazing land.
2694a	Croft Field	The Reverend John Rogers	Arable	As 2693.
424	Gew Jenkin	Peter James	Arable	'Gew' is the Cornish word for 'woe' and may be a reference to land that was hard to cultivate. Jenkin is likely a family name.
427	Higher Park and Trap	Peter James & J.H. Benney	Arable	The 'trap' element is unknown.
2692	Burrows	The Reverend John Rogers	Waste	"Land by or including mounds", possibly a reference to mine waste.
2691	Downs Field	The Reverend John Rogers	Arable	Describes formerly uncultivated land.
2678	Downs Field	The Reverend John Rogers	Arable	As 2691.
2679	Downs	The Reverend John Rogers	Furze	Uncultivated land.
2259	Coopers Great Croft	The Reverend John Rogers	Furze	Probably refers to a family name.
2258	Coopers Field	The Reverend John Rogers	Arable	As 2259.
2255	-	The Reverend John Rogers	Arable	-
2257	Croft	The Reverend John Rogers	Furze	Descriptive.

2456	Further Meadow	The Reverend John Rogers	Arable	Refers to distance from farm or village.
2455	Middle Meadow	The Reverend John Rogers	Arable	As 2456.

1878-79 Ordnance Survey County Series 1:2,500 & 1906 25" edition (Fig. 13)

4.37. These early edition Ordnance Survey maps are identical and illustrate the Northernmost fields to have been amalgamated into one larger entity (Field 1). The road to the south of the Site is now extant extending northeast from Torleven and Porthleven, which has extended northeast since the issue of the tithe map.

1908 Ordnance Survey County Series 1:2,500

4.38. The 1908 OS edition illustrates no apparent changes at the Site. Limited new development is shown to the southwest at Torleven with the addition of properties along Unity Road.

1938 OS County Series 1:10,560

4.39. No change is recorded at the Site and no significant changes are visible in the wider landscape beyond a small number of new buildings to the east and north of Wellington Place, to the west of the Site's southern extents.

1963 OS County Series 1:10,560

4.40. This map illustrates the beginnings of development to the west of the Site, apparently showing development in progress along what will become Gibson Way, Tor Close and Bickford Crescent.

4.41. The boundaries of the Site remain unchanged.

1974 Ordnance Survey Plan 1:2,500 (Fig. 14)

4.42. This mid-1970s map illustrates the rapid development of the suburbs of Porthleven, with Gibson Way and associated streets now complete to the west of the Site and considerable new development to the south of Wellington Road including Sunset Gardens to the immediate south of the Site, across Wellington Road.

4.43. The Site and its internal boundaries remains unaltered.

1978-81 Ordnance Survey Plan 1:10,000

4.44. No significant changes are apparent at the Site or its environs, although a school has been built to the north of the Site at the end of Torleven Road.

Satellite imagery

4.45. The modern Google Earth sequence covers the period 2001 to 2017. The 2001 image illustrates a situation similar to the early 1980s OS maps, with no significant change or development visible.

4.46. It is not until the 2009 image that development at Guisseny Drive has been completed to the immediate north of the Site. The final image in the sequence, from 2016, shows further limited development to the northeast of Guisseny Drive.

Historic Landscape Character

- 4.47. The Historic Landscape Characterisation for Cornwall identifies the Site and areas outside the built environment of Porthleven as the broad HLC-type *Anciently Enclosed Land*, under the sub-set *Farmland: Medieval* (Fig. 11), described as “The agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins”.
- 4.48. A Character Area Analysis Report supplied by the HER indicates that the *Anciently Enclosed Land* Broad Type represents the most abundant HLC type in the county.
- 4.49. Areas to the west and south of the Site are identified as *Settlement C20*, described as “Settled areas from larger farming settlements upwards”, whilst the more historic elements of Porthleven are identified as *Settlement: older core (pre-1907)*. This HLC type is also described as “Settled areas from larger farming settlements upwards”.
- 4.50. The *Medieval Farmland* HLC type, which includes much of the Site, is considered of modest archaeological and historical significance.

Historic hedgerows

- 4.51. 'Important' hedgerows, as defined in The Hedgerows Regulations 1997, are protected from removal (uprooting or otherwise damaging or removing). Various criteria specified in the Regulations are used to identify 'important' hedgerows for wildlife, landscape or historical reasons.
- 4.52. In general, to qualify as 'important', the hedgerow or boundary must be more than 30 years old and must meet one or more of the following criteria:
- The hedgerow marks the boundary of an historic parish or township existing before 1850;
 - The hedgerow contains or is within an archaeological feature which is on the Sites and Monuments Record (or Historic Environment Record), or a pre-1600 manor or estate;
 - The hedgerow is a part of or associated with a field system predating the Inclosure Acts;
 - The hedgerow contains species in part 1 of Schedule 5; or Schedule 8 of the Wildlife & Countryside Act 1981; or defined in Schedule 3 of the regulations plus at least two
 - Associated Features; and/or
 - The hedgerow includes one or more of the following: - at least 7 woody species, at least 6 woody species plus at least three Associated Features (see below), at least 6 woody species including a black poplar; large-leaved lime, small-leaved lime or wild service tree, at least 5 woody species and at least 4 associated features.
- 4.53. Cartographic studies and the site visit indicate that all extant boundaries within, and at the extents of the Site, should be considered 'important' under the Regulations.

5. DETAILED ASSESSMENTS OF DESIGNATED HERITAGE ASSETS

Introduction/Scoping

- 5.1. The site visit identified that all designated sites, monuments and areas identified within the study area could safely be scoped out with regard to any further detailed assessment. All scoping was completed in line with the principles set out in the document *Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets* (Historic England 2015), as detailed above, and no further assessment of designated heritage assets has been undertaken.
- 5.2. Modern development to the west, south and southwest of the Site is considered to form an adequate buffer with regard to any potential effects on the character of the Porthleven Conservation Area.
- 5.3. The local built environment in combination with the undulating topography of the area effectively removes any potential for harm with regard to the significance of any Listed Buildings.

6. POTENTIAL EFFECTS OF THE PROPOSED DEVELOPMENT

Introduction

- 6.1. Assessment of the potential effect of the Proposed Development on the significance of a number of heritage assets is set out below. Assessments as to the magnitude of effects will broadly follow the criteria set out in Tables 1-3 above, in combination with professional judgement.

Impact of the proposed works on the Historic Landscape Character

- 6.2. The HLC of the Site and the majority of its non-built up surroundings has been identified as of the broad HLC-type *Anciently Enclosed Land*, under the sub-set *Farmland: Medieval* which a Character Area Analysis Report supplied by the HER identifies as representing the most abundant HLC type in the county.
- 6.3. The wider environs of the Site are identified as *Settlement C20* and *Settlement: older core (pre1907)*, both described as “Settled areas from larger farming settlements upwards”.
- 6.4. The *Medieval Farmland* HLC type has been assessed to be of modest archaeological and historical significance.
- 6.5. Whilst the Proposed Development will impact on the HLC of the area proposed for development, the effects on the wider HLC are considered to be minimal in nature. It has therefore been assessed that development at the Site will result in a **Negligible Impact** on the wider HLC, due to the Site’s relatively small size, screening, topography and its proximity to existing development. Given that the HLC locally has been assessed to be of low archaeological and heritage value, in terms of the NPPF and with reference to Table 3 above, the Proposed Development will result in **No Harm** to the wider HLC.

Impact of the proposed works on buried archaeology

- 6.6. This assessment has identified no archaeological sites or finds within the boundaries of the Site. However, relatively significant finds of Bronze Age date have been identified during construction of the adjacent Guisseney Place to the north of the Site and it is considered that further related remains may be present in Field 1.
- 6.7. Beyond this prehistoric material, the potential for additional finds or features of any period at the Site is considered to be generally low.
- 6.8. Groundworks associated with any development at the Site will result in below-ground impacts from such activities as site clearance, landscaping, access and infrastructure, and the digging of foundations and service runs.

Impact of the proposed works on designated sites, monuments and areas

- 6.9. No potential impacts have been identified with regard to any designated site, monument or area and thus **No Harm** is assessed in this respect.

7. CONCLUSION

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British Geological Survey Online
Cornwall.gov.uk
Google Earth
Heritage Gateway
National Heritage List for England
The National Archives

Cartographic sources

Where reproduced as Figures in this assessment, maps are shown in **bold** typeface:

1610-11	John Speed's Map of Cornwall
1841	Sithney Parish tithe map
1878-79	1:2,500 Ordnance Survey County Series
<i>1906</i>	<i>Ordnance Survey 25" Series</i>
1908	1:2,500 Ordnance Survey County Series
1938	1:10,560 Ordnance Survey County Series
1963	1:10,560 Ordnance Survey Plan
1974	1:2,500 Ordnance Survey Plan
1978-81	1:10,000 Ordnance Survey Plan
<i>2017</i>	<i>1:10,000 Ordnance Survey digital map</i>

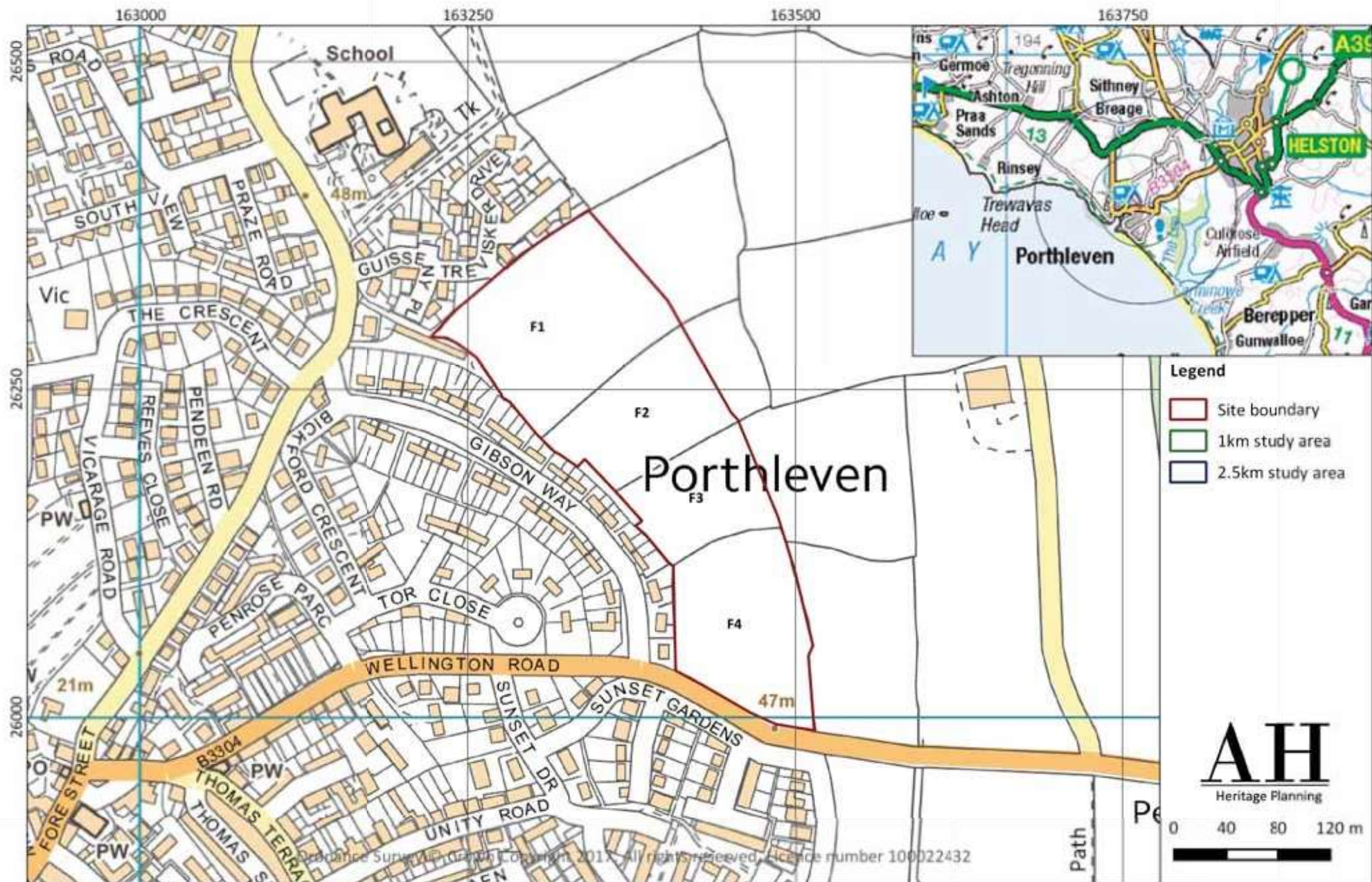


Fig. 1 Site location plan

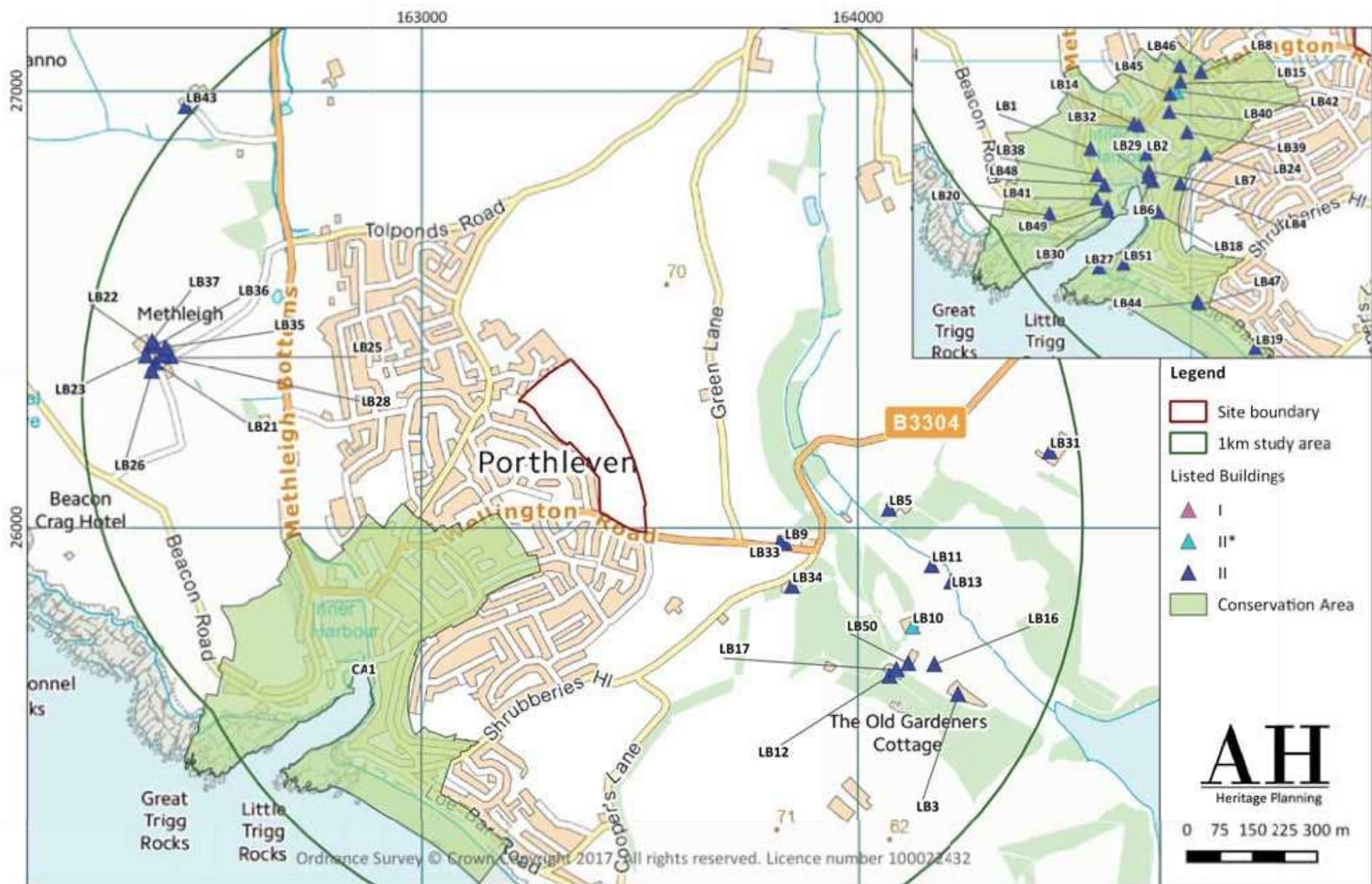


Fig. 2 Designated sites and monuments, 1km study area (inset showing Listed Buildings within the Porthleven Conservation Area)

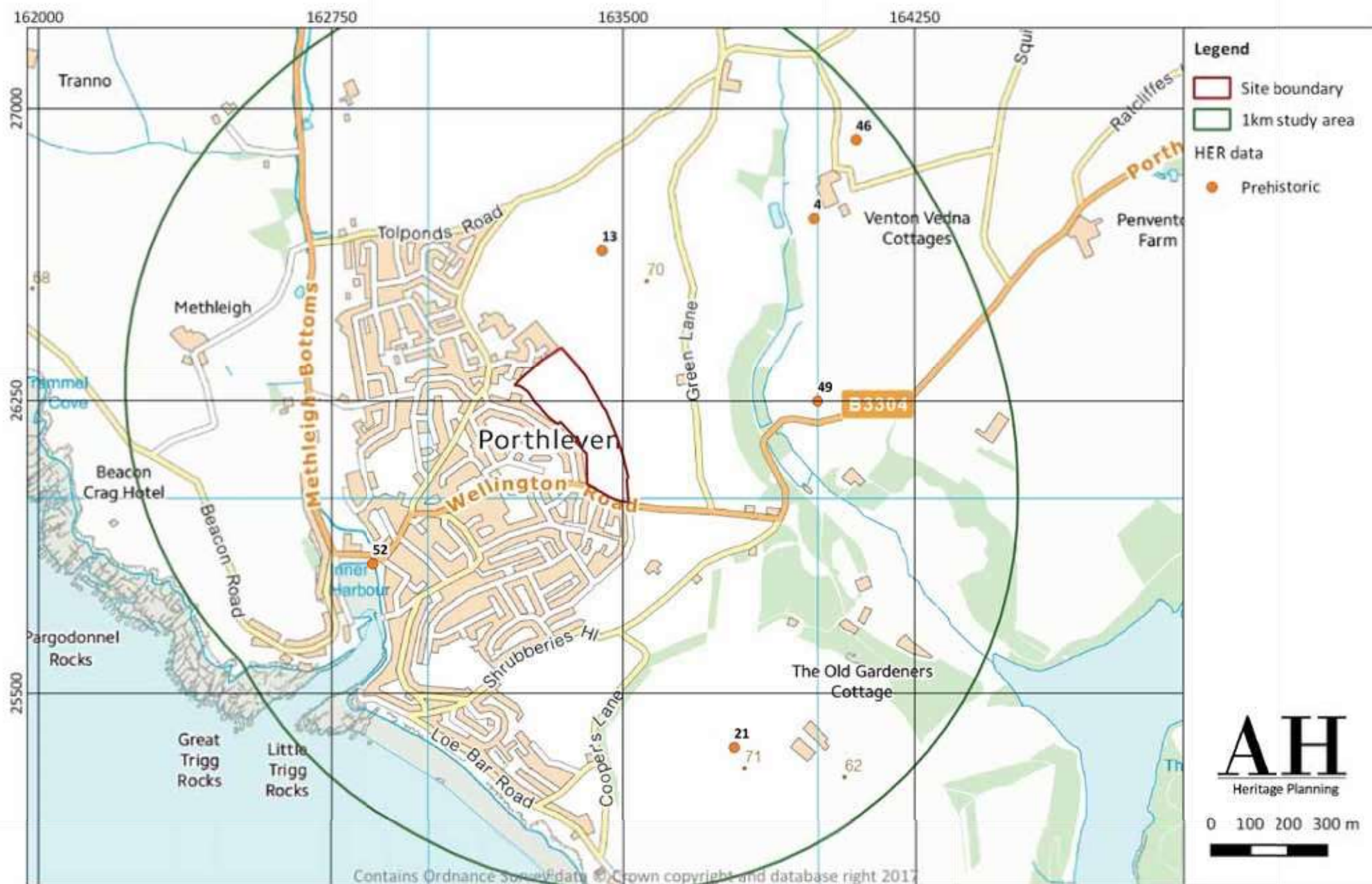


Fig. 3 Prehistoric HER data, 1km study area



Fig. 4 Romano-British HER data, 1km study area

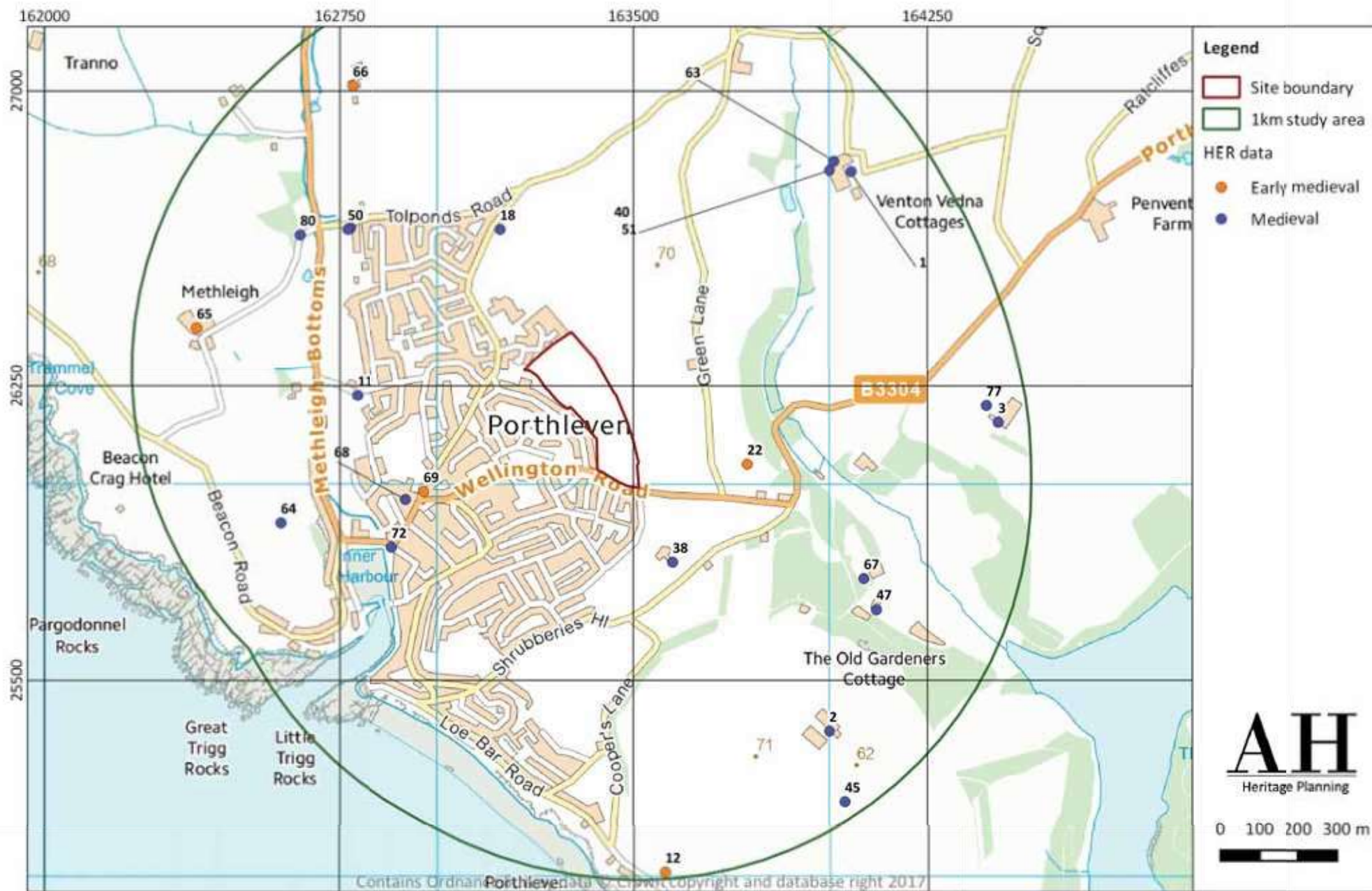


Fig. 5 Early medieval and medieval HER data, 1km study area

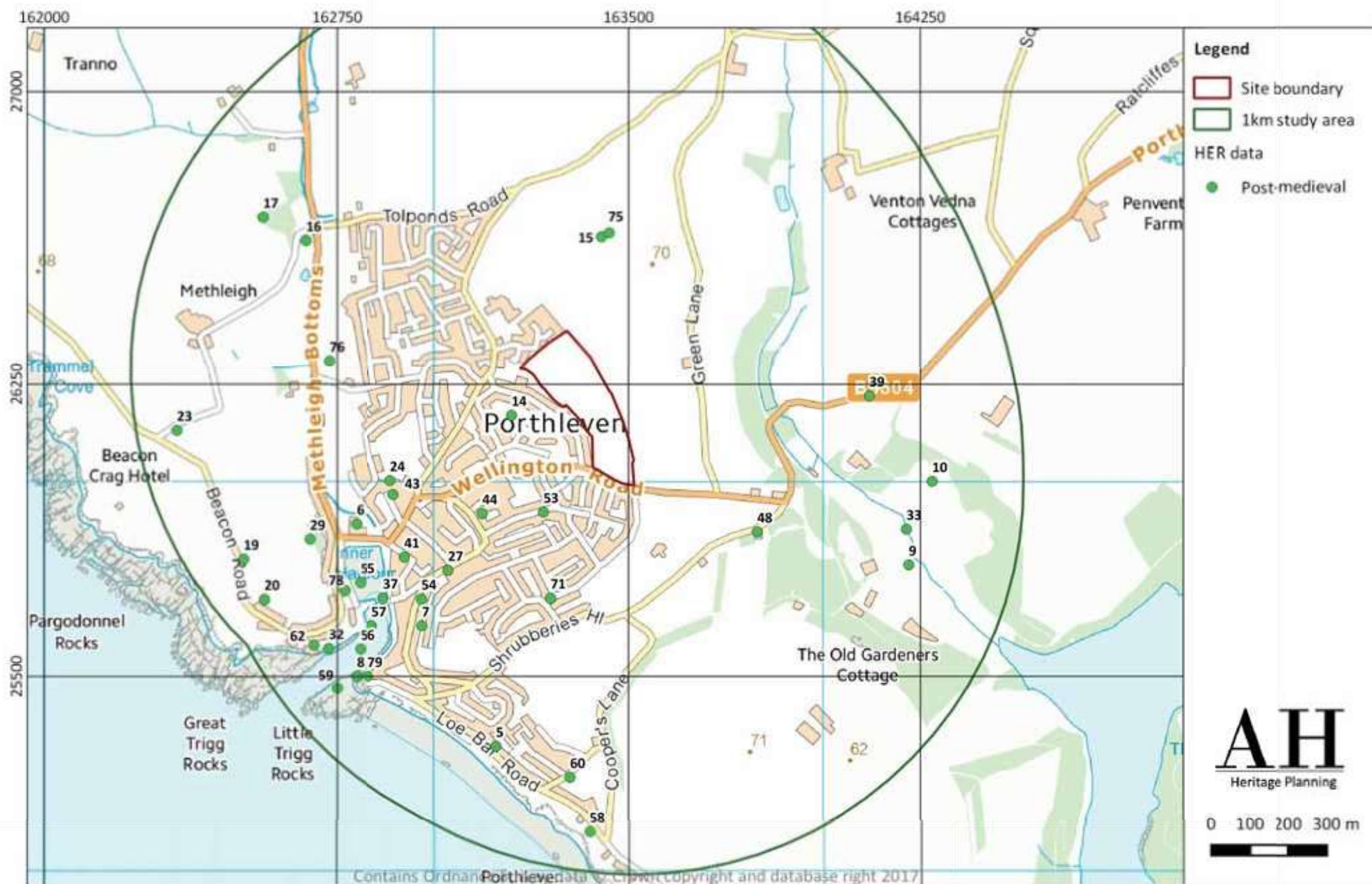


Fig. 6 Post-medieval HER data, 1km study area

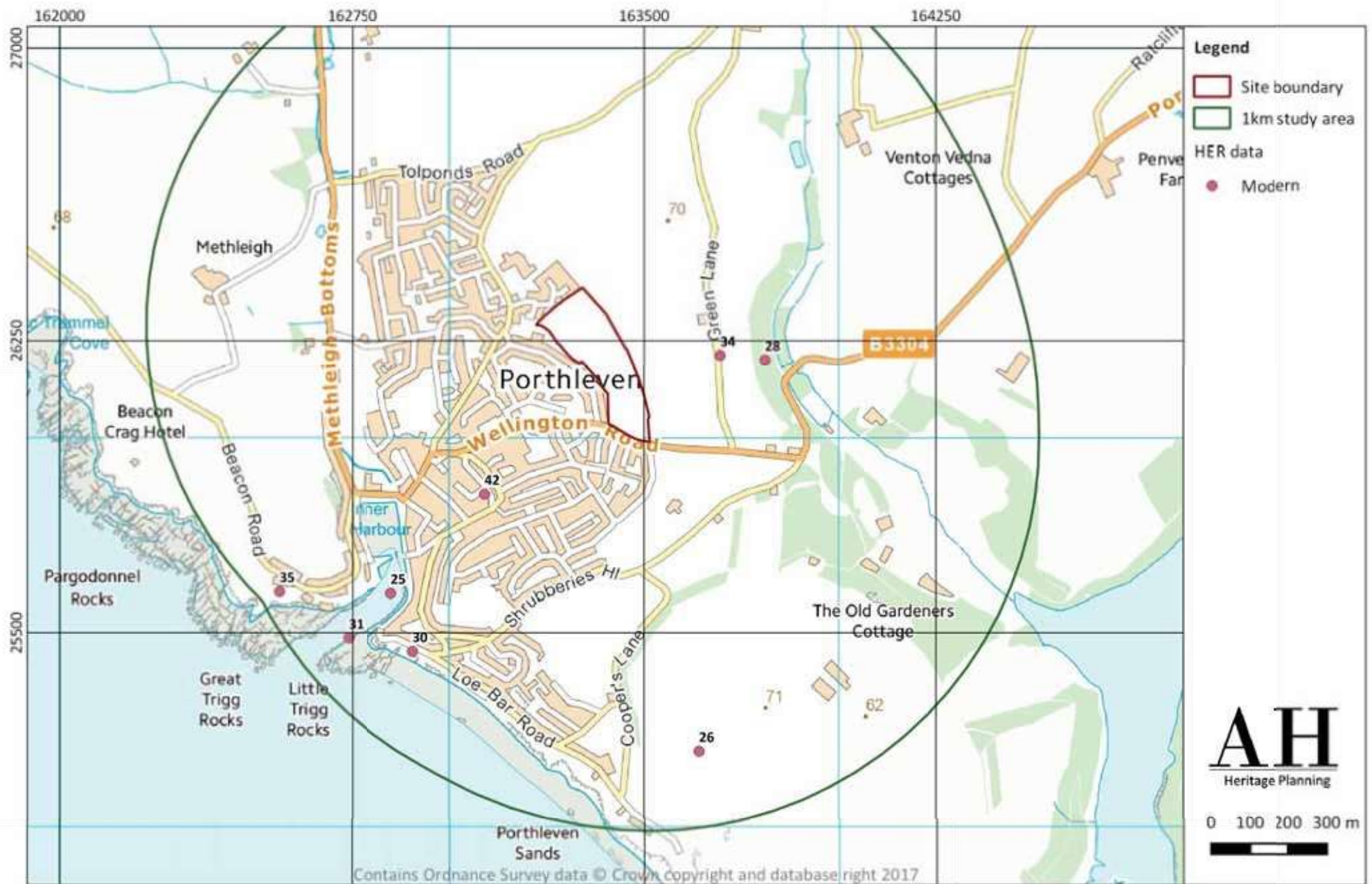


Fig. 7 Modern HER data, 1km study area

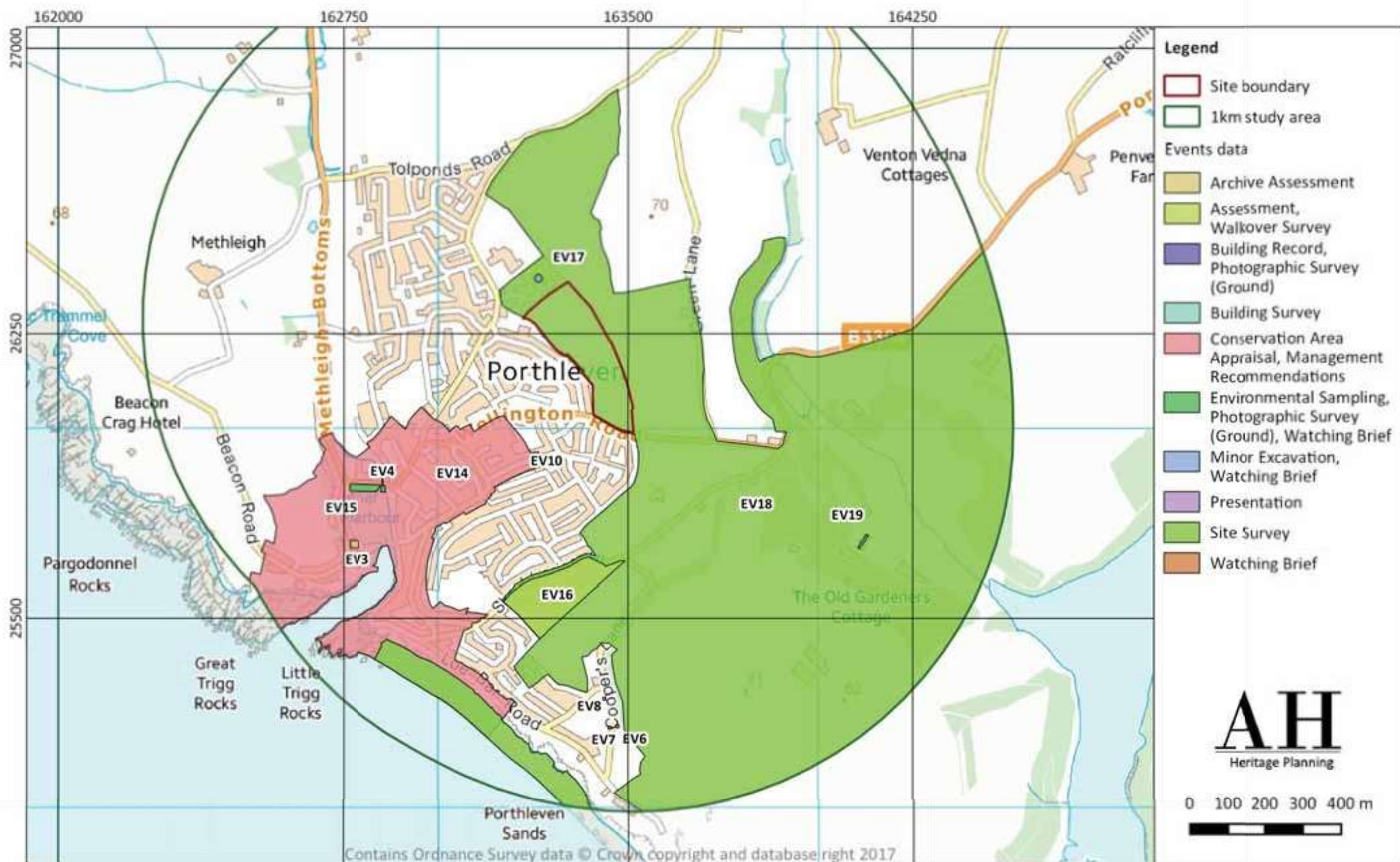


Fig. 8 Selected HER events, 1km study area

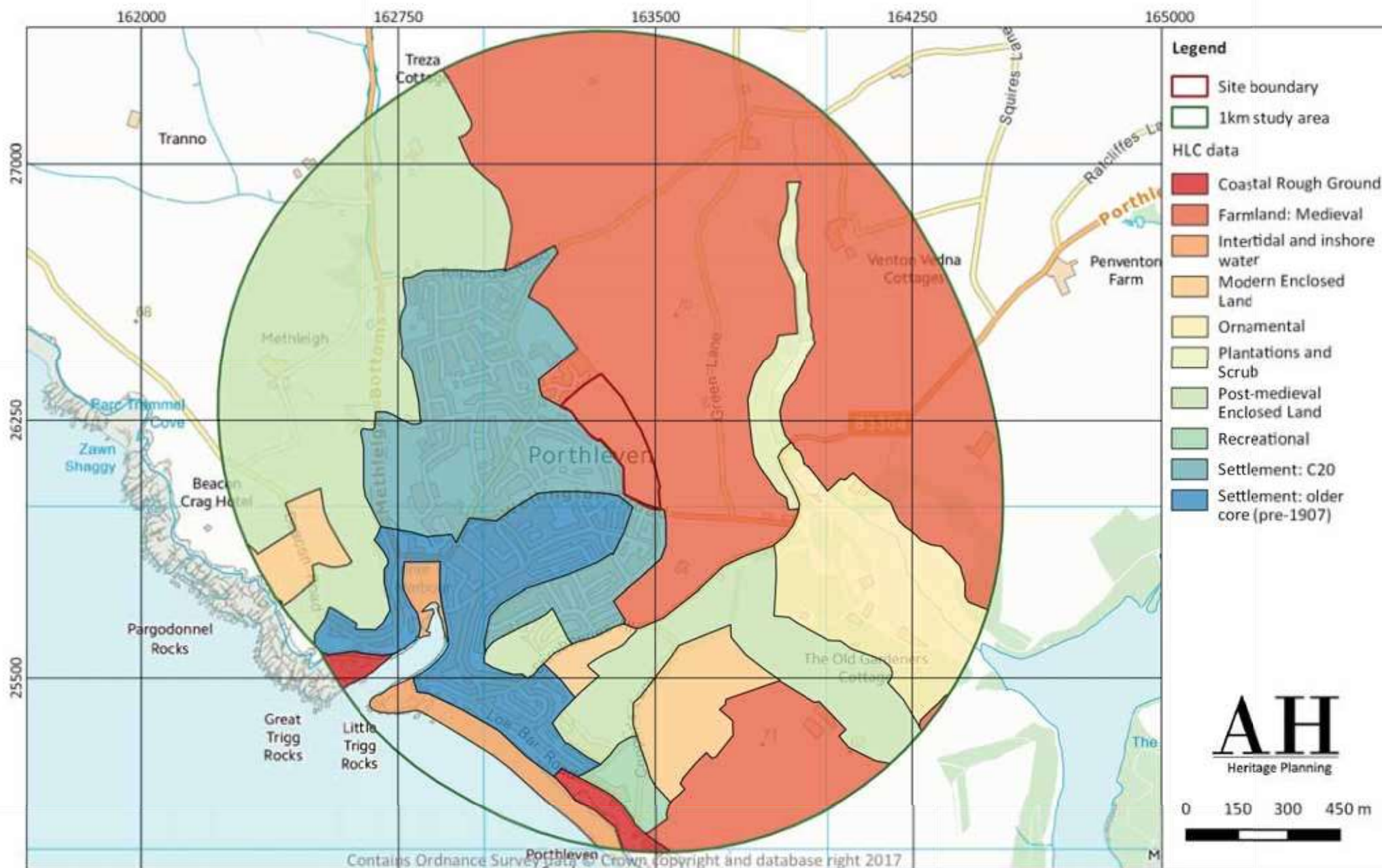


Fig. 11 Historic Landscape Characterisation

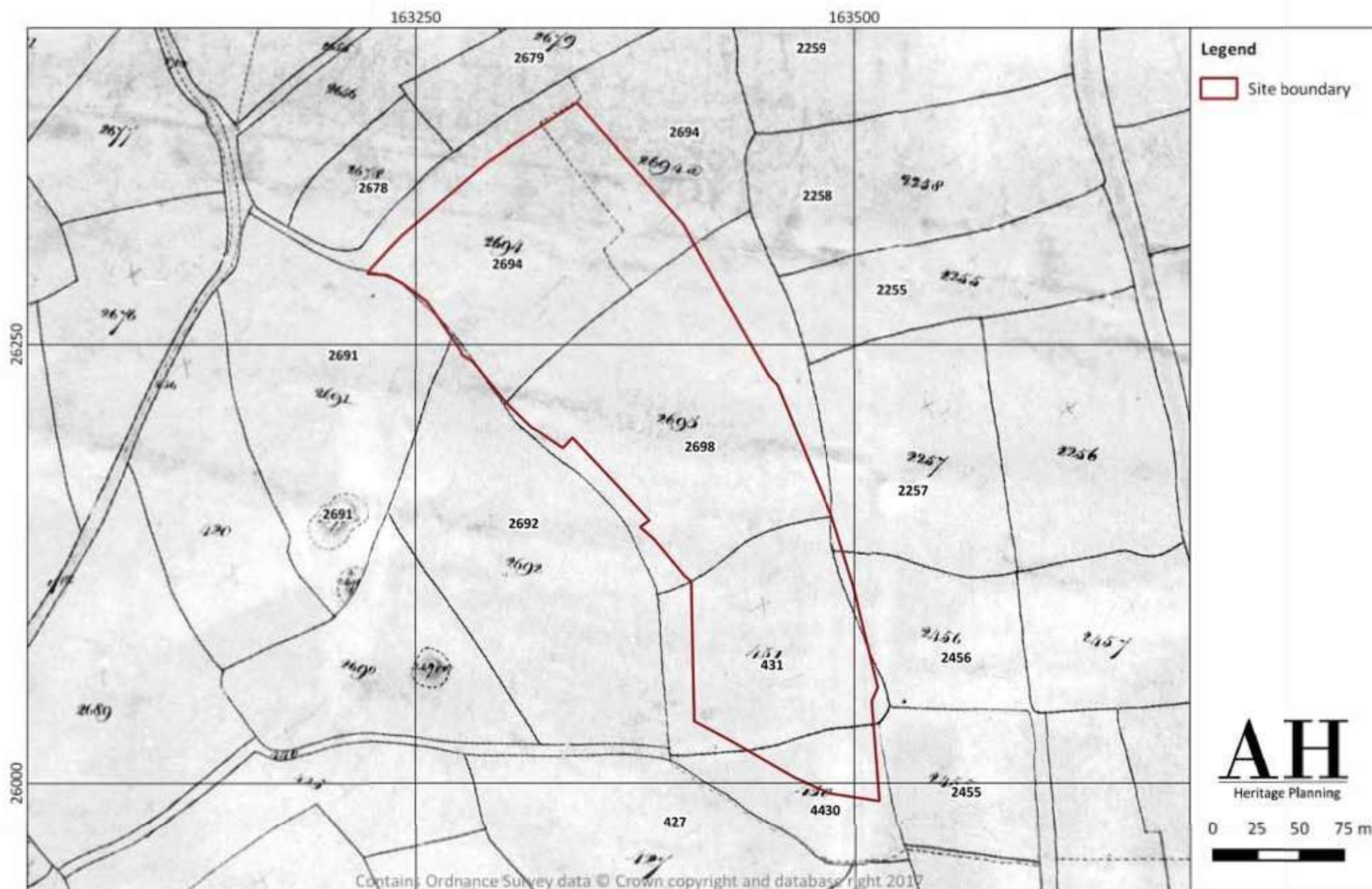


Fig. 12 1841 Sithney Parish tithe map

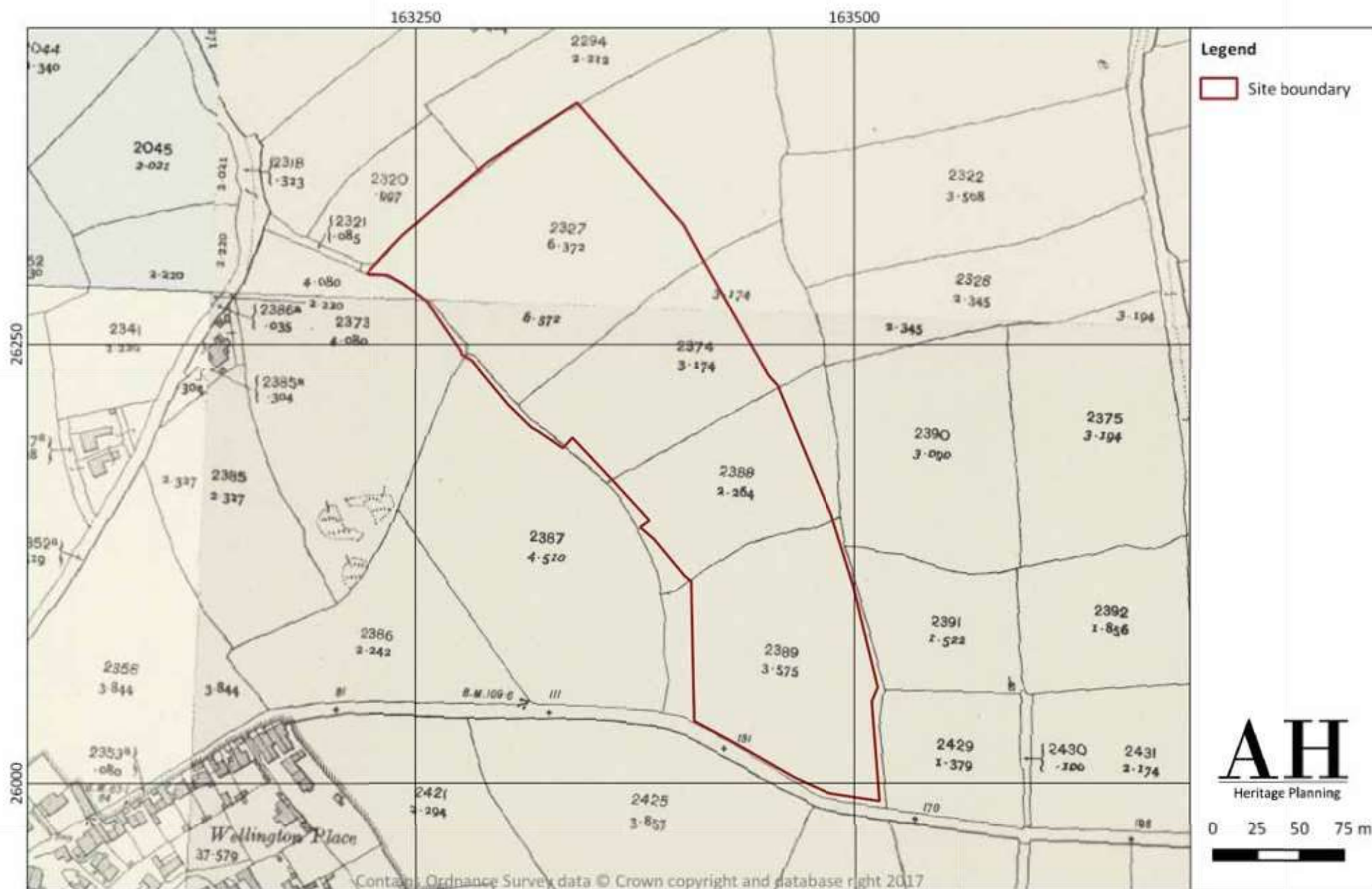


Fig. 13 1906 25" Ordnance Survey map



Fig. 14 1974 1:2,500 Ordnance Survey map



Plate 1 Field 1, looking southwest toward Gibson Way



Plate 2 The Site, looking south from Field 1



Plate 3 Fields 3 and 4, looking north toward Guisseney Place and Trevisker Drive



Plate 4 Field 4, looking northwest

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 1km study area)								
Listed Buildings (1km study area)								
LB1	1271410	China Clay Store	China clay store	Victorian	China clay store. Built 1893. Whitewashed granite rubble. Slate monopitch roof with gabled ends and light in roof at south end	II	162750	25784
LB2	1208163	The Harbour Inn	Inn	Post-medieval	Public house. Early C19, with later C19 extension. Granite ashlar with plinth to part on left rubble with granite dressings and granite plinth on right; dry slate roof. Doubled depth plan plus deep rear wings 2 storeys; overall 6-window range.	II	162889	25771
LB3	1279696	Stables, Attached Screen Walls And Barn South East Of Penrose Manor House	Stables	Post-medieval	Stables and attached barn. Pre-1788. For John Rogers. Barn 1833-34, extended 1841 and remodelled 1855. Killas rubble with granite dressings; C20 scantle slate roof with central bellcote with pyramidal slate roof	II	164229	25620
LB4	1196473	7 And 8, Peverell Terrace	Cottages	Post-medieval	Pair of cottages. Early C19. Killas rubble with granite dressings including lintels, slate sills; slurried scantle slate roof with brick end stacks. Mirror-image-plan pair. 2 storeys	II	162972	25698
LB5	1196474	Lanner Court	Farmhouse	Post-medieval	Farmhouse. 1836-7. Killas rubble with some granite dressings; dry slate half-hipped roof with reset central finial originally for weather vane; brick end stacks. Doubled depth plan	II	164071	26044

LB6	1196475	Warehouse Occupied By Salt Cellar Crafts	Warehouse	Post-medieval	Salt warehouse. 1816. For Francis Pool, lessee. Rubble with granite dressings; hipped asbestos slate roof to main part, concrete tile to wing. Deep plan built into bank at rear. 3 storeys; slightly asymmetrical 3window front.	II	162904	25704
LB7	1196477	The Old Custom House	House	Post-medieval	Account house, later customs house. 1840. For William Cudlip. Granite ashlar front with plinth, rusticated quoins, sills, string course, segmental arches and parapet with coping; asbestos slate roof. Deep plan.	II	162895	25728
LB8	1196480	Torleven Farmhouse	Farmhouse	Post-medieval	Farmhouse. 1818 datestone to left-hand end. Roughly coursed granite rubble with granite dressings; half-hipped asbestos slate roof with brick end stacks. 2 storeys; symmetrical 3-window front.	II	163024	25974
LB9	1196346	Penrose Hill Cottages	House	Post-medieval	Small house. Early C19. Killas rubble with granite lintels; fairly steep Delabole slate roof sweeping lower at rear; brick end stacks. Shallow double-depth plan. 2 storeys; symmetrical 2-window front.	II	163831	25966
LB10	1196347	Penrose Manor House	House	Post-medieval	Country house. C17. For Penrose family, probably John Penrose d.1679, remodelled and extended from c1788 for John Rogers and c1832 for the Reverend John Rogers, extended 1863 by William Webb for John Jope Rogers, remodelled 1867, buttery added 1868 and centre of Loe elevation rebuilt 1927-28.	II*	164125	25775

LB11	1196348	Bath House And Well Head East Of Penrose Manor House	Bath house	Post-medieval	Bath house. 1840. For John Rogers. Incised render with pebbledash, granite dressings including ashlar plinth, copings with moulded kneelers, window and door dressings; dry slate roof with rear gable stack with octagonal pot.	II	164169	25915
LB12	1196349	Carpenter's Shop 100 Metres South West Of Penrose Manor House	Shop	Post-medieval	Carpenter's shop. Pre-1833. For John Rogers. Killas rubble with granite lintels over 3 openings; grouted scantle slate roof; brick stack on left; slate verges and weather-boarded gables with ladder doors, slatted gates and rollers.	II	164072	25662
LB13	1196350	Bridge To East Of Penrose Manor House	Bridge	Post-medieval	Estate road bridge over stream. 1846. For the Reverend John Rogers. Killas rubble with granite dressings ("arch stones cleaved at Wheal Penrose"). Single-span bridge. Each side has rusticated round arch, parapet string and granite copings, granite ashlar piers and end piers with granite caps	II	164214	25877
LB14	1208985	K6 Telephone Kiosk To North East Corner Of Wharf	Kiosk	Modern	Telephone kiosk. Type K6. Designed by Sir Giles Gilbert Scott. Made by the Lion Foundry. Cast-iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.	II	162858	25845
LB15	1196486	Mount Cottage	House	Modern	Village house. Probably C18. Render on probable rubble or cob; steep asbestos slate roof with brick end stacks. Shallow-depth plan.	II	162973	25949

LB16	1196352	Kitchen Garden Walls To Penrose Manor House, Attached To Laundry Cottages	Garden walls	Post-medieval	Kitchen garden walls. C18 or early C19. For John Rogers, some remodelling and rebuilding later C19. Killas rubble with some granite dressings; scantle slate copings with red clay ridge tiles. Tall walls surrounding 2 linked square enclosures with buttresses to the outside faces.	II	164175	25689
LB17	1196353	Pound House To South Of Penrose Manor House	House	Post-medieval	Banked cider house. C18. Killas rubble with timber lintels; half-hipped corrugated iron roof; remains of stack at rear right. Rectangular plan built into bank at rear and on right. 2 storeys; 2-window range with extra bay set back on right.	II	164088	25677
LB18	1196354	Nos 1-18 And Attached Front Garden And Front Retaining Walls	Houses	Post-medieval	Terrace of 18 mostly semi-detached houses. 1902-1905. By Abraham Delbridge, builder, of Camborne. Stucco with decorated plinths, aprons, architraves and 1st-floor sill bands; original grouted scantle slate roofs to Nos 3, 5, 6 & 13, otherwise simulated slate; coat of arms to each front gable; brick end stacks.	II	162918	25627
LB19	1297589	Building Opposite No 1 (Gulls Way Not Included)	Cabin	Post-medieval	Fisherman's cabin. Early C19. Painted rubble walls; grouted scantle slate roof; brick stack at left-hand end. 1-room plan. Single storey over basement	II	163159	25289

LB20	1196355	Breage Cliff And Attached Walls With Letterbox	House	Post-medieval	House. Late C18. Render on probable rubble; half-hipped slate roof; granite ashlar stack on left, rendered stack on right. Shallowdepth plan. 2 storeys over basement	II	162648	25623
LB21	1196356	Barn, Steps And Attached Wall At Methleigh Farm	Barn	Post-medieval	Barn, steps and attached wall. Mid C19. Killas and granite rubble with granite dressings; grouted slate hipped roof. Rectangular plan. 2 storeys; symmetrical 2window yard front and similar front facing away from yard.	II	162390	26379
LB22	1196357	Mill At Methleigh	Mill	Post-medieval	Watermill. Probably early C19 foundations, mostly rebuilt mid C19. Killas and granite dressings; scantle slate roof. Small rectangular plan with deep wheel slot on	II	162376	26418
LB23	1207583	Bank Barn And Attached Cart Shed At Methleigh Farm	Kiosk	Modern	Large bank barn. Mid C19. Killas and granite rubble with granite dressings; grouted scantle slate hipped roof. L-shaped plan with mill leat and wheel pit of mill (qv) in space between rear of barn and bank, part of a planned farmyard.	II	162368	26396
LB24	1208865	Methodist Chapel	Chapel	Post-medieval	Methodist chapel. 1863 rebuilding of earlier chapel; enlarged 1876. Killas rubble with granite dressings including rolled kneelers and apex to coped gables; some brick to rear elevation where altered and some render; asbestos slate roof.	II	163037	25770

LB25	1207588	Forecourt And Rear Yard Walls, Steps And Mounting Block South East Of Methleigh Farmhouse	Forecourt	Post-medieval	Forecourt and rear courtyard walls, steps and mounting block. C18 and mid C19. Rubble with granite dressings including C18 steps with moulded edge and similar top step of mounting block; square edged copings to front wall and wall at right-angles to rear of rear courtyard, water trough at rear of rear courtyard and scantle slate coping to tall wall on left of forecourt.	II	162425	26395
LB26	1279663	Implement Shed 50 Metres South West Of Methleigh Farmhouse	Shed	Post-medieval	Implement shed. Mid/late C19. Killas and granite rubble with granite dressings; slate Lplan roof hipped at left-hand end.	II	162381	26360
LB27	1208936	Harbour Walls Including East And West Wharfs, Inner Jetties And Main Pier	Walls	Post-medieval	Harbour walls and steps. 1811-1825. Extended 1855-1858. For Harvey's of Hayle. Some rubble walls but mostly built of large granite blocks with large granite copings, some with original iron cramps, others rusted away or replaced with stainless steel cramps; several large granite bollards.	II	162771	25490
LB28	1279664	Implement Shed And Attached Walls 10 Metres South West Of Methleigh Farmhouse	Shed	Post-medieval	Implement shed and attached walls. Mid C19. Killas and granite rubble walls; scantle slate hipped roof. Rectangular plan.	II	162406	26397

LB29	1196305	1 And 2, Commercial Road	Houses	Post-medieval	Pair of village houses. Early C19. Render on rubble; asbestos slate roof with rendered end stacks. Shallow-depth plan. 2 storeys; symmetrical 3-window front with central pair of doorways.	II	162893	25714
LB30	1355055	The Ship Inn	Inn	Post-medieval	Public house. c1800-1810. Painted rubble with granite dressings; fairly steep concrete tile roof; rendered end stacks and front lateral stack towards left. Irregular shallowdepth plan.	II	162792	25630
LB31	1208875	Higher Lanner Farmhouse And Attached Forecourt Walls And Barn	Farmhouse	Post-medieval	Farmhouse and attached barn. C18, extended c1845, roof altered 1855. Killas rubble with granite dressings; scantle slate roof, lower at rear left and hipped on the right; original rubble stack on the left; 2 brick axial stacks.	II	164439	26176
LB32	1025271	Memorial Lamp To King George V	Lamp	Modern	Memorial lamp. 1911. To commemorate the coronation of King George V. Dressed granite with moulded shaft on inscribed base, surmounted by a moulded cast-iron lamp post to a tapered bronze lantern. Included for group value.	II	162870	25840
LB33	1297677	Penrose Hill	House	Post-medieval	Small house. Mid C19. Killas rubble, with granite dressings; grouted scantle slate hipped roof with projecting eaves; brick end stacks; cast-iron ogee gutters. Double-depth plan. 2 storeys; symmetrical 3-window front	II	163820	25966

LB34	1297678	Whitestone Cottage	House	Post-medieval	Small house and attached former brewhouse. C18. Limewashed rubble and cob; wheat-reed thatched roof to original house with rubble end stacks and C20 scantle slate to remainder; large stepped rubble stack towards right, mostly external, and brick axial stack over single-storey part on right.	II	163848	25867
LB35	1297679	Methleigh Farmhouse	Farmhouse	Post-medieval	Large farmhouse. C18, on site of Doomsday manor, front range rebuilt mid C19 on site of earlier house.	II	162413	26415
LB36	1207598	Piggery And Attached Wall At Methleigh Farm	Piggery	Post-medieval	Piggery (range of 6 sties). Mid C19. Granite rubble with granite dressings, grouted scantle slate roof. Shallow-depth rectangular range with each sty divided by a rubble wall. Single storey	II	162389	26418
LB37	1297680	Granary And Attached Cartshed At Methleigh Farm	Granary	Post-medieval	Granary and attached cartshed. Mid C19. Killas and granite rubble with granite dressings; grouted scantle slate roof.	II	162382	26429
LB38	1355059	Warehouse Occupied By Porthleven Harbour And Dock Co Ltd	Warehouse	Post-medieval	Warehouse. 1814. Painted rubble walls with segmental arches and projecting keyblocks; half-hipped concrete tile roof.	II	162766	25719
LB39	1297681	12, Chapel Terrace	House	Post-medieval	Village house in row. Mid C19. Stucco on rubble with plinth, giant panelled end pilasters; moulded and carved mid-floor band and moulded architraves; dry slate roof with projecting front eaves; brick end stacks	II	162989	25824

LB40	1207601	Wesley Chapel And Attached Schoolroom	Chapel	Post-medieval	Non-conformist chapel. 1840 datestone to central niche of pediment. Thin courses of granite ashlar to front with dressed granite plinth, 1st-floor sill string, voussoirs and pediment frame, otherwise rubble with granite dressings and asbestos slate hanging to rear wall of schoolroom	II	162945	25874
LB41	1279674	Boundary Stone At Sw 6276 2566, Immediately East Of Nos 6 And 8 (Not Included)	Boundary Stone	Post-medieval	Boundary stone. Probably early C19. Dressed granite monolith with segmental head. Rectangular on plan. Road face has the letter P with serifs, incised.	II	162765	25660
LB42	1208344	Methodist Church And Forecourt Wall, Railings And Gateway	Chapel	Post-medieval	Nonconformist chapel. 1883 datestone. Slatestone rubble with granite dressings including plinth, strings, kneelers and copings; asbestos slate roof with some courses of fishscale slate resembling features of original dry Delabole slate roof.	II*	162964	25923
LB43	1142245	Tregew Farmhouse	Farmhouse	Post-medieval	Farmhouse. Circa early C19. Killas rubble with dressed granite quoins, sills, jambstones and lintels. Half-hipped slurried scantle slate roof with brick chimneys over side walls.	II	162459	26966
LB44	1208480	Ring O'Bright Water	House	Post-medieval	House in row. Early/mid C19. Painted rubble with granite dressings; asbestos slate roof with brick end stacks	II	163016	25406

LB45	1196316	Chapel Keeper's House Immediately West Of Methodist Church	House	Post-medieval	Chapel-keeper's house. 1883. Slatestone rubble with granite dressings including plinth and mullioned windows, buttresses end corbels and dormer copings; grouted slate roof with projecting verges with pierced barge boards and chamfered collars; crested clay ridge tiles. Small rectangular plan.	II	162947	25918
LB46	1208884	Torleven Farmhouse	Farmhouse	Post-medieval	Farmhouse. Probably late C18. Granite and other rubble with segmental arches; asbestos slate roof with brick end stacks. Shallow double-depth plan. 2 storeys; nearly symmetrical 3-window front. C20 windows in original openings and central doorway with C20 door. INTERIOR not inspected.	II	162972	25988
LB47	1208482	Strawtop	House	Post-medieval	Village house. C18. Render on probable cob; wheat-straw thatched roof; brick stack on right. Shallow-depth plan. 2 storeys; symmetrical 3-window front.	II	163019	25400
LB48	1297623	Lime Kiln	Kiln	Post-medieval	Lime kiln. 1816. For Archibald Blair. Limewashed rubble. Semi-circular plan built against a retaining wall of loading platform. Small doorway into right-hand side.	II	162785	25694
LB49	1297624	Former Smithy, Now Part Of The Ship Inn	Smithy	Post-medieval	Blacksmith's shop, now part of public house. Early C19. Painted rubble walls; grouted scantle slate roof sweeping lower over outshut to rear left; brick stack on right. Small L-shaped plan including outshut.	II	162791	25640

LB50	1207475	Laundry Cottages Of Penrose Manor House	Cottages	Post-medieval	Row of estate cottages. Early C19 incorporating some reused C18 features probably from the Manor House (qv). Built for John Penrose. Rubble walls; slatehanging to right-hand gable; grouted scantle slate roof; brick end stacks and rear lateral stack.	II	164115	25691
LB51	1297626	The Bickford Smith Institute And Attached Wall	Church	Post-medieval	Institute including library and clock tower. 1883-4. Coursed and dressed granite; stonecoped Welsh slate roof; stone end stacks. Lplan with clock tower to south-west angle.	II	162832	25500
Conservation Areas (1km study area)								
CA1	n/a	Porthleven	CA	Medieval & post-medieval	Historic core	n/a	162791	25640
Cornwall HER data (1km study area)								
1	MCO18219	Venton Vedna - Medieval Settlement	Settlement	Medieval	The settlement of Venton Vedna is first recorded in 1201.	n/a	164056	26797
2	MCO16221	Penros Bighan - Medieval Settlement	Settlement?	Medieval	The settlement of Penrose subdivided and "Penros Bighan" is first recorded in 1367.	n/a	164000	25370
3	MCO14923	Higher Lanner - Medieval Settlement	Settlement	Medieval	The settlement of Lanner subdivided and Higher Lanner is first recorded in 1327 when it is spelt "Lannerghmur".	n/a	164430	26157

4	MCO1804	Ventonvedna - Neolithic Findspot	Findspot	Prehistoric	Two late Neolithic axe hammers found at Ventonvedna.	n/a	163990	26720
5	MCO28787	Gravesend - Postmedieval Quarry	Quarry	Post-medieval	A quarry is recorded on the 1st Edition 1:2500 OS map c1880. The quarry face survives although the floor has been developed.	n/a	163160	25320
6	MCO28785	Porthleven - Postmedieval Saw Mill	Saw Mill	Post-medieval	Porthleven timber yard is shown on the OS map of 1891	n/a	162800	25890
7	MCO28786	Porthleven - Postmedieval Coastguard Station	Coastguard Station	Post-medieval	The OS maps of 1891 and 1966 show a coastguard station at Porthleven.	n/a	162970	25630
8	MCO27320	Torleven Mill - Postmedieval Corn Mill	Corn Mill	Post-medieval	The tithe map of 1840 refers to 'wastrel near the mill' at Porthleven, and a mill is referred to in Kelly's in 1883	n/a	162800	25500

9	MCO27073	Penrose - Postmedieval Building	Building	Post-medieval	A C19 bath house situated in the small park in front of Penrose House.	n/a	164220	25785
10	MCO27313	Higher Lanner - Postmedieval Deer Park	Deer Park?	Post-medieval	The tithe map of 1840 shows the fieldname 'derr park' at higher lanner which suggests the site of a deer park.	n/a	164280	26000
11	MCO27322	Methleigh - Medieval Corn Mill, Post-medieval Corn Mill	Corn Mill	Medieval	Methleigh Mill was recorded by the OS in 1809.	n/a	162795	26225
12	MCO33654	Highburrow - Early medieval Field Boundary, Medieval Field Boundary	Field Boundary	Early medieval	The extant field system to the south west of Highburrow is considered to be anciently enclosed land of medieval (or earlier) origin	n/a	163580	25010
13	MCO3361	Praze - Bronze Age Barrow	Barrow	Prehistoric	Remains of a barrow, de-scheduled in 1977.	n/a	163446	26638
14	MCO35793	Porthleven - Postmedieval Spoil Heap	Spoil Heap	Post-medieval	Three mounds, presumably post-medieval mining spoil heaps, are visible as earthworks on vertical aerial photographs	n/a	163200	26170

15	MCO35784	Porthleven - Postmedieval Mound, Undated Mound	Mound	Post-medieval	An earthwork mound is visible on vertical aerial photographs on the crest of the ridge between Porthleven and Praze	n/a	163430	26630
16	MCO35785	Porthleven - Postmedieval Spoil Heap	Spoil Heap	Post-medieval	A single mound, 23m across, is visible as earthworks on vertical aerial photographs	n/a	162670	26620
17	MCO35786	Porthleven - Postmedieval Gravel Pit	Gravel Pit	Post-medieval	A single gravel pit is marked at this location on the 1880 edition OS map	n/a	162560	26680
18	MCO35783	Porthleven - Medieval Field Boundary, Postmedieval Field	Field Boundary	Medieval	The extant field system to the east of Porthleven is considered to be anciently enclosed land of medieval (or earlier) origin	n/a	163160	26650
19	MCO35791	Breageside - Postmedieval Spoil Heap	Spoil Heap	Post-medieval	A small group of mounds, probably 19th or 20th century spoil heaps are visible as earthworks on vertical aerial photographs	n/a	162510	25800
20	MCO35792	Breageside - Postmedieval Settlement	Settlement	Post-medieval	A settlement comprising of a lane leading to a small complex of buildings and garden enclosures are visible on vertical aerial photographs as ruined foundations and enclosure walls. A C20 dwelling named Tamerisk has been built on the site.	n/a	162563	25697

21	MCO35794	Higher Penrose - Prehistoric Enclosure, Undated Enclosure	Enclosure	Prehistoric	The possible site of a curvilinear enclosure is visible as faint cropmarks on vertical aerial photographs.	n/a	163786	25360
22	MCO33655	Penrose Hill - Early medieval Field Boundary, Medieval Field Boundary	Field Boundary	Early medieval	The extant field system between Penrose Hill and Porthleven is considered to be anciently enclosed land of medieval (or earlier) origin.	n/a	163790	26050
23	MCO35788	Methleigh - Postmedieval Quarry	Quarry	Post-medieval	A long narrow quarry (70m by 11m) is marked at this location on the OS 1880 edition map	n/a	162340	26130
24	MCO43306	Porthleven - Postmedieval Church	Church	Post-medieval	A C19 Anglican church in Porthleven.	n/a	162888	26002
25	MCO43376	Porthleven Harbour - Modern Defence	Defence	Modern	This anti-invasion harbour defence was constructed along the side of Porthleven Outer Harbour to prevent ships from mooring there.	n/a	162850	25600
26	MCO43371	Porthleven - Modern Firing Range	Firing Range	Modern	This pistol range was constructed by the Porthleven Auxiliary Unit	n/a	163641	25195

27	MCO37257	Porthleven - Postmedieval Nonconformist Chapel	Nonconformist Chapel	Post-medieval	Bible Christian chapel built c1840	n/a	163037	25771
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28	MCO42752	Porthleven - Modern Auxiliary Hide	Auxiliary Hide	Modern	This bunker was built by the Porthleven Auxiliary Unit on the Penrose Estate	n/a	163810	26200
29	MCO41678	Porthleven - Postmedieval Quay	Quay	Post-medieval	An eighteenth century mineral quay	n/a	162680	25851
30	MCO43374	Porthleven - Modern Pillbox	Pillbox	Modern	This pillbox was originally located on cliffs to the south of Porthleven Harbour entrance but was demolished when the sea defences were built.	n/a	162906	25452
31	MCO43375	Porthleven Harbour - Modern Defence	Defence	Modern	This anti-invasion harbour defence was built alongside the Porthleven Harbour jetty in order to prevent enemy ships mooring against it.	n/a	162740	25487
32	MCO44011	Porthleven - Postmedieval Lifeboat Station	Lifeboat Station	Post-medieval	This lifeboat house was the second to be built in Porthleven, and was operational between 1893 and 1929, when the station closed.	n/a	162728	25572
33	MCO48369	Penrose - Postmedieval Bridge	Bridge	Post-medieval	An estate road bridge over a stream, northeast of Penrose Manor survives. It was built in 1846 for the Rev. John Rogers.	n/a	164214	25877

34	MCO43372	Porthleven - Modern Observation Post	Observation Post	Modern	This was a small observation post concealed in a Cornish hedge and built by the Porthleven Auxiliary Unit	n/a	163695	26212
35	MCO43373	Porthleven - Modern Pillbox	Pillbox	Modern	This pillbox is situated in a private garden and is in excellent condition, albeit overgrown with vegetation.	n/a	162562	25605
36	MCO4720	Porthleven - Postmedieval Harbour	Harbour	Post-medieval	Purchased by the Harvey's in 1855, Porthleven never lived up to expectations as a mineral port.	n/a	162810	25740
37	MCO4885	Porthleven Harbour - Post-medieval Quay	Quay	Post-medieval	A quay on the inner harbour at Porthleven is shown on the OS maps of 1891 and 1963	n/a	162870	25700
38	MCO5901	Sunset - Medieval Cross	Cross?	Medieval	The field-name 'Further Grouse' suggests the site of a cross but there are no remains.	n/a	163600	25800
39	MCO54254	Lower Lanner - Postmedieval Milestone	Milestone	Post-medieval	An 1890 milestone survives on the south side of the B3304, NE of Lower Lanner, although its cast iron plates are missing - HELSTON 1&½ PORTHLEVEN 1.	n/a	164119	26220
40	MCO7131	Venton Vedna - Medieval Holy Well	Holy Well	Medieval	The tradition of a holy well at Venton Vedna.	n/a	164000	26800

41	MCO9256	Porthleven - Postmedieval Blacksmiths Workshop	Blacksmiths Workshop	Post-medieval	A smithy is recorded at this location in Porthleven on the 1st and 2nd Edition 1:2500 OS maps c1880 and c1907.	n/a	162925	25805
42	MCO52335	Porthleven - Modern Nonconformist Chapel	Nonconformi st Chapel	Modern	Apostolic' Church, built sometime between 1907 and 1930, recorded on the 1:2500 1930's OS Map. Still extant.	n/a	163091	25855
43	MCO52996	Porthleven - Postmedieval School	School	Post-medieval	National School, built 1845. Recorded on the 1st and 2nd Editions of the 1:2500 1880 and 1907 OS maps. Extended between 1880 and 1907.	n/a	162896	25966
44	MCO52997	Porthleven - Postmedieval School	School	Post-medieval	School, built prior to 1880. Recorded on the 1st and 2nd Editions of the 1:2500 1880 and 1907 OS maps	n/a	163125	25917
45	MCO9982	Higher Penrose - Medieval Chapel	Chapel	Medieval	A chapel at Higher Penrose is recorded in a field called 'Chapel Close' and a licence is dated 1385; there are no remains.	n/a	164040	25190
46	MCO8888	Venton Vedna - Iron Age Round, RomanoBritish Round	Round?	Prehistoric	The field-name 'The Round' suggests the site of a round but there are no remains.	n/a	164100	26920

47	MCO5643	Penrose - Medieval Cross	Cross	Medieval	The fragment of a cross built into the foot of an external wall at Laundry Cottages, Penrose.	n/a	164120	25680
48	MCO9227	Penrose Hill - Postmedieval Blacksmiths Workshop	Blacksmiths Workshop	Post-medieval	Penrose hill smithy is shown on the OS map of 1891	n/a	163830	25870
49	MCO8205	Lower Lanner - Iron Age Round, RomanoBritish Round	Round?	Prehistoric	The field-names 'The Round' and 'Higher Round Field' suggest the site of a round but there are no remains.	n/a	164000	26250
50	MCO9723	Talpons Bridge - Medieval Bridge	Bridge	Medieval	Henderson records a bridge at Talpons in 1839	n/a	162770	26650
51	MCO6219	Ventonvedna - Medieval Cross	Cross?	Medieval	The name 'Gweal an Crowze' suggests the site of a cross but there are no remains.	n/a	164000	26800

52	MCO44963	Porthleven - Prehistoric Submarine Forest, Prehistoric Wood	Submarine Forest, Wood	Prehistoric	A submerged forest has been recorded, sampled and dated from the harbour at Porthleven.	n/a	162858	25831
53	MCO55285	Wheal Unity - Postmedieval Shaft	Shaft	Post-medieval	A shaft was excavated and plugged at this location in 1998.	n/a	163282	25921
54	MCO56169	Porthleven - C19 Cottages	Cottage Pair	Post-medieval	A pair of cottages dating to the early C19, overlooking Porthleven harbour.	n/a	162969	25698
55	MCO4721	Porthleven Harbour - Post-medieval Harbour	Harbour	Post-medieval	The inner harbour at Porthleven is shown on the OS map of 1891 and 1963	n/a	162810	25740
56	MCO4722	Porthleven Harbour - Post-medieval	Harbour	Post-medieval	The outer harbour at Porthleven dates to the early C19.	n/a	162810	25570
57	MCO27324	Porthleven Harbour - Post-medieval Pier	Pier	Post-medieval	A pier on the outer harbour at Porthleven is shown on the tithe map of 1842 and OS maps of 1891 and 1963	n/a	162840	25630
58	MCO27327	Wheal Penrose - Post-medieval Smelting House	Smelting House	Post-medieval	Hamilton Jenkin records smelting houses at Wheal Penrose.	n/a	163400	25100
59	MCO4886	Porthleven Harbour - Post-medieval Quay	Quay	Post-medieval	A quay on the outer harbour at Porthleven is shown on the OS maps of 1891 and 1963	n/a	162750	25470

60	MCO10128	Porthleven - Postmedieval Nonconformist Chapel	Nonconformist Chapel	Post-medieval	A disused Wesleyan Methodist chapel is recorded in the 1840 parish of Sithney Tithe Award and Map	n/a	163350	25240
61	MCO13076	Wheal Penrose - Romano-British Mine, Postmedieval Mine	Mine, Mine?	Romano-British	A lead mine near Porthleven.	n/a	163460	25210
62	MCO18603	Porthleven - Postmedieval Fish Cellar	Fish Cellar	Post-medieval	Fish cellars at Porthleven are recorded on the Tithe Map of 1842. The buildings appear to have survived and have been converted to small commercial or domestic use.	n/a	162690	25580
63	MCO10675	Venton Vedna - Medieval Country House, Medieval Architectural Fragment	Architectural Fragment, Country House	Medieval	Henderson records the remains of an early sixteenth century mansion at Venton Vedna.	n/a	164012	26823
64	MCO10063	Methleigh - Medieval Chapel	Chapel?	Medieval	The name 'Chapel Down' and field-names 'Martyrs Close' and 'Chapel Close' suggest the site of a chapel but there are no remains.	n/a	162600	25900
65	MCO11246	Methleigh - Early medieval Settlement, Medieval Manor, Medieval	Manor, Settlement	Early medieval	The settlement and manor of Methleigh is first recorded in the Domesday survey of 1086 when it is spelt "Matela".	n/a	162386	26398

66	MCO11365	Treza - Early medieval Settlement, Medieval Settlement	Settlement, Settlement?	Early medieval	The settlement of Treeza is first recorded in 1289 when it is spelt "Trevysa".	n/a	162783	27013
67	MCO11280	Penrose - Medieval Settlement	Settlement	Medieval	The settlement and manor of Penrose is first recorded in 1345.	n/a	164088	25758
68	MCO10249	Torleven - Medieval Chapel	Chapel?	Medieval	The field-name 'Parc an Chapel' suggests the site of a chapel but there are no remains.	n/a	162920	25960

69	MCO11332	Torleven - Early medieval Settlement, Medieval	Settlement, Settlement?	Early medieval	The settlement of Torleven is possibly first recorded in 1331 when it is spelt "Trenelue".	n/a	162966	25980
70	MCO1215	Porthleven - Romano-British Findspot	Findspot	Romano-British	A Roman coin of Galerius Maximianus, 293 - 305 AD.	n/a	162900	26080

71	MCO13177	Wheal Unity - Postmedieval Mine	Mine	Post-medieval	The remains of Wheal Unity which commenced operations in 1836.	n/a	163300	25700
72	MCO16477	Porthleven - Medieval Settlement	Settlement	Medieval	The settlement of Porthleven is first recorded in 1529 when it is spelt 'Portleven'.	n/a	162884	25838
73	MCO17029	Tolponds - Medieval Settlement	Settlement	Medieval	The settlement of Tolponds is first recorded in 1389 when it is spelt 'Talpons'.	n/a	162777	26654
74	MCO1124	Penrose - Romano- British Findspot	Findspot	Romano- British	Two small silver roman coins were found at Penrose.	n/a	164070	25820

75	MCO13121	Wheal Saturn - Postmedieval Mine	Mine	Post-medieval	Collins in 1912 records Wheal Saturn at Ventonvedna which is shown on the OS map of 1813	n/a	163450	26640
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76	MCO18563	Methleigh - Postmedieval Fish Cellar	Fish Cellar	Post-medieval	A fish cellar near Methleigh is shown on the tithe map of 1842	n/a	162730	26310
77	MCO10014	Higher Lanner - Medieval Chapel	Chapel?	Medieval	Licences for a chapel at Lanner were granted in 1377-78 and 1379.	n/a	164400	26200
78	MCO18604	Porthleven - Postmedieval Fish Cellar	Fish Cellar	Post-medieval	A fish cellar occupied by W Ludlip is shown at Porthleven on the tithe map of 1842	n/a	162770	25720
79	MCO18605	Porthleven - Postmedieval Fish Cellar	Fish Cellar	Post-medieval	A fish cellar at Porthleven is recorded in 1838 and recorded on the Tithe Map c. 1840, however by 1980 the buildings do not survive.	n/a	162830	25500
80	MCO16203	Penpons - Medieval Settlement	Settlement	Medieval	The settlement of Penpons Methle is first recorded in 1394 when it is spelt 'Penponsmethle'.	n/a	162649	26636

Cornwall HER Events data (1km study area)

EV1	ECO703	DLG Shaft Capping Contract 9B	Assessment	n/a	An archaeological assessment was carried out in order to produce a management scheme for a number of disused mines in the area.	n/a	163210	26155
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EV2	ECO703	DLG Shaft Capping Contract 9B	Assessment	n/a	An archaeological assessment was carried out in order to produce a management scheme for a number of disused mines in the area.	n/a	163220	26126
EV3	ECO710	Porthleven Limekiln	Archive Assessment	n/a	This report presents the results of a programme of documentary and historic research on the limekiln at Porthleven	n/a	162779	25694
EV4	ECO222	Porthleven Stream, F.A.S	Environmental Sampling, Photographic Survey	n/a	No structural remains were recorded of the 19th century timber and boat yard that had previously occupied the site, but trenching revealed a substantial peat deposit, which	n/a	162814	25847
EV5	ECO240	DLG Contract 11 Assessment	Assessment	n/a	To inform management decisions concerning shaft capping works of seventeen shafts ranging from Porthowan/Portreath to Porthleven an archaeological assessment	n/a	163287	25920

EV6	ECO300	DLG Contract 7 Watching briefs	Watching Brief	n/a	A watching brief was maintained during shaft-capping operations on 12 shafts located at former mines	n/a	163472	25215
EV7	ECO100	Shaft Capping DLG Contract 9A Watching Brief	Watching Brief	n/a	In 1996 watching briefs were maintained during mine shaft treatment works.	n/a	163451	25212
EV8	ECO100	Shaft Capping DLG Contract 9A Watching Brief	Watching Brief	n/a	In 1996 watching briefs were maintained during mine shaft treatment works.	n/a	163438	25288
EV9	ECO140	Contract 9(A), DLG Assessment	Assessment	n/a	Eight mine shafts were to be capped for health and safety reasons under the Derelict Land Grant scheme operated by English Partnerships	n/a	163439	25258
EV10	ECO306	Contract 11 DLG WB	Watching Brief	n/a	A variety of shafts and other features were treated within this contract. Shafts A at Wendron (Trumpet Consols) and Church Coombe (Wheal Uny), were both lode outcrops which had been stoped to surface. The Wendron site was probably not a shaft but a small localised surface collapse of an upper stope fill.	n/a	163285	25916

EV11	ECO1395	Penrose and The Loe, Helston, Cornwall	Assessment	n/a	In 2002 the Cornwall Archaeological Unit (CAU) was commissioned by the National Trust to carry out a 'rapid' historic environment survey of Penrose and the Loe, a substantial property on the west coast of Cornwall	n/a	163814	25784
EV12	ECO1204	Industrial Settlements: Porthleven	Management Recommendations	n/a	Cornwall's industrial settlements are the subject of a Conservation Area Partnership under the heading Cornwall Industrial Settlements Initiative (CISI) which is intended to assess the character and significance of the county's 112 industrial settlements.	n/a	162869	25672
EV13	ECO2607	Lizard Project (Exhibition at Trelowarren Centre)	Presentation	n/a	The project consisted of providing texts for an exhibition at Trelowarren	n/a	163666	25142
EV14	ECO3063	Porthleven Conservation Area Appraisal & Management Strategy	Conservation Area Appraisal, Management Recommendations	n/a	The Appraisal describes the special interest which has justified the designation of the Conservation Area.	n/a	162879	25685
EV15	ECO3781	The Old China Clay Building, Porthleven	Building Record, Photographic Survey (Ground)	n/a	A photographic record was made before alteration work	n/a	162750	25785

EV16	ECO3783	Land off Shrubberies Hill, Porthleven, Cornwall	Assessment, Walkover Survey	n/a	South West Archaeology Ltd were instructed by CSA Architects to undertake a desk-based assessment and walkover survey on Land off Shrubberies Hill, Porthleven, Cornwall.	n/a	163313	25565
EV17	ECO3251	Guisseny Place, Torleven Road, Porthleven results of archaeological monitoring	Minor Excavation, Watching Brief	n/a	Archaeological monitoring took place at Guisseny Place, Porthleven, Cornwall, in advance of the construction	n/a	163264	26397
EV18	ECO3943	The Loe - Penrose Estate, Cornwall	Site Survey	n/a	The report consists of a description of the sites and management recommendations for each site	n/a	163814	25784
EV19	ECO4618	Laundry Cottages	Building Survey	n/a	South West Archaeology Ltd. was commissioned by James Parry of National Trust (the Client) to undertake historic building recording at Laundry Cottages, Penrose Estate, Cornwall.	n/a	164119	25701



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