

### Planning Policy Background

#### National Planning Policy Framework 2021.

Key messages include-

- Key Heritage assets should be recognised as an ‘irreplaceable resource’ that should be conserved in a ‘manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ (Para 189). This should take account of ‘the wider social, cultural, economic and environmental benefits’ of conservation, including ‘the desirability of sustaining and enhancing the significance of heritage assets’, the opportunities to draw from the historic environment to support the character of a place, and recognising the positive contribution new development can make to local character and distinctiveness (Para 190).
- Plans should set out a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk (Para 190).
- ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’ (Para 199).
- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this [Para 126]
- Plans should, at the most appropriate level, set out a clear design vision and expectations...Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes....[Para 127].
- Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design...[Para 128.... all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes [Para 129].
- Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site, support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users 49 ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience [Para 130]
- Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined 50 , that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards) [Para 131].

## Cornwall Local Plan.

Key messages include-

- Objective 10 within key theme 4 refers to enhancing and reinforcing local natural, landscape and historic character and distinctiveness and raising the quality of development through; *'a. Respecting the distinctive character of Cornwall's diverse landscapes' ...and... 'c. Excellence in design that manages change to maintain the distinctive character and quality of Cornwall.'*
- CLP Policy 24 relates to the historic environment. It states that development proposals will be permitted where they will sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to:
  - sustain designated heritage assets
  - take opportunities to better reveal their significance
  - maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal
  - conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens
  - conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage
  - protect the historic maritime environment, including the significant ports, harbours and quays.

## Other plans and studies

**'A Green Future: Our 25 Year Plan to Improve the Environment'** the Government's 25 Year Environment Plan, includes policies within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Goal 6 'Enhanced beauty, heritage and engagement with the natural environment' which directly relate to the Historic Environment SEA theme.

**The Government's Statement on the Historic Environment for England**<sup>1</sup> sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

**Historic England Guidance and Advice notes** are particularly relevant and should be read in conjunction with the others:

*Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016)*<sup>2</sup> outlines ways to manage change that conserves and enhances historic areas in order to positively contribute to sustainable development. Principally, the advice note emphasises the importance of:

Understanding the different types of special architectural and historic interest which underpin the designations; and

Recognising the value of implementing controls through the appraisal and/or management plan which positively contribute to the significance and value of conservation areas.

*Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016)*<sup>3</sup> provides support to all stakeholders involved in assessing the effects of certain plans and programmes on the historic environment. It offers advice on heritage considerations during each stage of the SA/SEA process and helps to establish the basis for robust and comprehensive assessments.

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<sup>1</sup> [http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference\\_library/publications/6763.aspx](http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference_library/publications/6763.aspx)

<sup>2</sup> <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

<sup>3</sup> <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

*Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2<sup>nd</sup> Edition) (December 2017)*<sup>4</sup> provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:

Step 1: Identify which heritage assets and their settings are affected;

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and

Step 5: Make and document the decision and monitor outcomes.

*Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018)*<sup>5</sup> outlines the importance of considering the historic environment whilst preparing the plan (section 1), which culminates in a checklist of relevant issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England's role in neighbourhood planning.

Historic England say that 'Understanding the significance of affected assets and the impact of the proposed development on that significance enables those preparing a neighbourhood plan to:

- Avoid, minimise and mitigate impact through neighbourhood planning policy criteria in a way that meets the objectives and policies of the NPPF;
- Look for opportunities to better reveal or enhance significance as part of the approach to the development;
- Justify any harmful impacts in terms of the public benefit from the development, mindful of conserving significance and the need for change;
- If the harm has been justified, 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

Cornwall **Council's Historic Environment Supplementary Planning Document [Draft]**<sup>6</sup> requires the historic environment impact assessments to:

- identify the site, the heritage assets and their settings
- Understand its significance, its sensitivities and capacity for change irrespective of any known proposals
- Understand the potential impact of specific proposals on that significance
- Use that understanding to inform the design process to:
  - look for opportunities to avoid, minimise or mitigate impact
  - look for opportunities to better reveal or enhance significance, create a more sustainable and interesting place
- justify any harmful impacts (in terms of sustainable development, the need for change, overriding benefits etc.)

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<sup>4</sup> <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<sup>5</sup> <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

<sup>6</sup> <http://plan4saltash.co.uk/wp-content/uploads/2018/05/Historic-Environment-SPD-Draft.pdf/>

- offset negative impacts through recording, disseminating and archiving archaeological and historical information.

## Understanding of the role of the historic environment.

It is often a place's heritage that makes it distinctive and gives local people a sense of belonging or identity and a feeling of pride in a place. Local distinctiveness can also help to support tourism and attract investment to an area. Looking after the historic environment in NDPs ensures that it will be valued and be available for future generations to enjoy and connect with their roots, an important aspect of 'sustainable development'. It can also support other national and local objectives, such as building a strong, competitive economy and supporting the health and welfare of residents, to requiring good design.

## Helpful Definitions

### Historic Environment:

'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.' [NPPF 2019]

### Conservation (for heritage policy)

'The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.' [NPPF 2019]

### Heritage asset

'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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).' [NPPF 2019]

### Designated heritage asset:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.' [NPPF 2019]

### Undesignated heritage asset:

Heritage assets that have been identified by the local planning authority, which may be recorded on a 'local list' maintained by the LPA, and contained in the Historic Environment Record, or 'locally valued heritage assets' identified by an NDP group through community engagement as part of the preparation of its Plan, with their conservation promoted through a bespoke neighbourhood plan policy. They may include sites, monuments, buildings, places, areas and landscapes that do not meet the criteria for formal designation but do have heritage interest that is locally valued and that also merit consideration in planning.

### Setting of a heritage asset

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF 2019)

The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, social and economic context' (Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, ICOMOS, 2005)

### Significance (for heritage policy)

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical

presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.' (NPPF 2019).

## Heritage Interpretation

'Activities intended to heighten public awareness and enhance understanding of cultural heritage sites. These can include print and electronic publications, public lectures, on-site and directly related off-site installations, educational programs, community activities, and ongoing research, training, and evaluation of the interpretation process itself. ( ICOMOS Ename Charter for the Interpretation and Presentation of Cultural Heritage Sites (2008))

## Assessing the Impacts of Development on the Historic Environment.

In identifying sites or drawing up 'Development Boundaries' it is important to understand what contribution a site (in its current form) makes to the significance and setting of the heritage asset(s) including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations [e.g. cultural or intellectual], and the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility [for example, the impact of noise, dust or vibration]. Additional assessment may be required due to the nature of the heritage assets or a lack of existing information. The following checklist is of assistance.

CHECKLIST of potential attributes of a setting that may help to clarify a candidate site's <b>contribution</b> to the significance of a heritage asset.	
<p><b>The asset's physical surroundings</b></p> <ul style="list-style-type: none"> <li>• Topography</li> <li>• Aspect</li> <li>• Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)</li> <li>• Definition, scale and 'grain' surrounding streetscape, landscape and spaces</li> <li>• Formal design e.g. hierarchy, layout</li> <li>• Orientation and aspect</li> <li>• Historic materials and surfaces</li> <li>• Green space, trees and vegetation</li> <li>• Openness, enclosure and boundaries</li> <li>• Functional relationships and communications</li> <li>• History and degree of change over time</li> </ul>	<p><b>Experience of the asset</b></p> <ul style="list-style-type: none"> <li>• Surrounding landscape or townscape character</li> <li>• Views from, towards, through, across and including the asset</li> <li>• Intentional intervisibility with other historic and natural features</li> <li>• Visual dominance, prominence or role as focal point</li> <li>• Noise, vibration and other nuisances</li> <li>• Tranquillity, remoteness, 'wildness'</li> <li>• Busyness, bustle, movement and activity</li> <li>• Scents and smells</li> <li>• Diurnal changes</li> <li>• Sense of enclosure, seclusion, intimacy or privacy</li> <li>• Land use</li> <li>• Accessibility, permeability and patterns of movement</li> <li>• Degree of interpretation or promotion to the public</li> <li>• Rarity of comparable survivals of setting</li> <li>• Cultural associations</li> <li>• Celebrated artistic representations</li> <li>• Traditions</li> </ul>

It is also important to Identify what impact a site might have on the heritage assets significance and setting, considering the location and siting of development [e.g. proximity, extent, position, topography, relationship, understanding, key views], the form and appearance of development [e.g. prominence, scale and massing, materials, movement], other effects of development [e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use], and any secondary effects [e.g. increased traffic movement through historic core areas as a result of new development]. Any beneficial effects should also be noted.

CHECKLIST potential attributes of a development affecting setting that may help to clarify its **implications** for the significance of a heritage asset.

#### Location and siting of development

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset
- Form and appearance of 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), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

#### Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car- parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability
- Permanence of the development
- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

## Baseline

### Overview of the Historic Environment in the NDP Designated Area.

St Stephen-in-Brannel is one of the largest and most diverse Parishes in Cornwall covering some 9,000 acres. It occupies a broad, relatively sheltered basin between higher moorland; running from the Karslake Plateau in the north, 900 feet above sea level, down to the steeply wooded valleys of the River Fal, below Coombe. St Stephen's parish has an interesting and extensive historic environment, that today is perhaps rather undervalued. It was a well-watered and fertile area with a landscape and settlement pattern that was well-established by the medieval period. Records suggest there was considerable physical evidence of Bronze Age and Medieval occupation but most of this has been lost since the advent of the surface worked china clay industry. This post-medieval industry radically influenced the later evolution of the landscape and settlement pattern. The northern higher ground, standing on granite, was the location for the 18th century emergence of the surface worked china clay industry of the Hensbarrow district - whereas the southern half of the parish was primary influenced by deep mining in the 19th century. As a consequence the southern villages and hamlets remained generally dispersed and small scale, set in a predominantly agricultural landscape, whereas the northern villages of Whitemoor, Nanpean, Foxhole and Treviscoe became dominated to their east and west by the heavy land and plant requirements of china clay extraction and processing. They became sinuous and linear 'island settlements' as a consequence, whilst growing rapidly through an inflow of population as the ever-larger pits and tips began to destroy outlying and scattered cottages and hamlets, and the big companies re-located key workers close to the main works. The village of Hornick now lies under Blackpool Tip; Halviggan, a village of some 57 houses, now lies in Great Halviggan Pit, part of the modern Blackpool Pit complex; Meledor was lost to china clay development at

There are several **designated buildings and structures of Grade I, II and II\* listed status**. The Church of St Stephen is the only Grade I listed structure (Ref.1137033). One notable Grade II\* listing is the Goonvean China Clay Works (Ref.1136944) and an example of a Grade II listed structure is the Tregargus Mill (Ref.1327465) which is a stone-grinding mill from the early-mid 19th century, located in the Tregargus Wood.

**Scheduled Monuments** within the Neighbourhood Area include the aforementioned Tregargus stonegrinding mill at Tregargus Wood (Ref.1003101), the Wayside cross and shaft in the St Stephen's churchyard (Ref.1018694 and 1018695), the prehistoric hillfort and round cairn at St Stephen's Beacon (Ref.1003091), a round east of Carloggas Moor Farm (Ref.1007291) and the Resugga Castle hillfort (Ref.1017685).

Melbur; and Old Pound, once a busy village with carnivals, horse shows, and wrestling tournaments, is now a skeleton of the original village settlement.

Today the northern corner of St Stephen's has a sense of being a place slightly apart – standing on the higher ground amongst a strange and dramatic landscape of working and overgrown tips, active or abandoned processing plants, tree-clad engine houses and piercing blue ponds and mica dams in an historic landscape of great character and significance in its own right. On the other hand, the southern half of the parish, off the granite, is much more agricultural and traditionally 'Cornish' in character, with a scatter of small villages, Coombe, Lanjeth and High Street, and other hamlets around the parish churchtown of St Stephens.

**Treviscoe:** Originally an early medieval settlement, mentioned in the Domesday Book, the fields around Treviscoe include, in addition to post medieval and modern enclosed land to the east, examples of medieval farmland to the west and north, all squeezed between the enclosing areas of disused clay workings and active plant which have hidden any other evidence of the early history of the settlement. There are no designated historic assets present. However the workings are of some historic interest from an industrial heritage angle, as they include early china clay workings dating from before 1807. The plant site has grown to be a major site. The village is characterised by the typical single depth rather plain terraces and semis of China Clay country, but includes an attractive Edwardian Wesleyan Chapel and Sunday School and here and there some interesting detailing. Some infill has occurred with rather standard modern designs. Behind the terrace on the north a modern long cul-de-sac has been inserted, which in parts is heavily dominated by tarmac.

Although none of the surrounding landscape is designated as being of any special quality, the village enjoys an interesting backdrop, with vistas to be had of the higher ground to the south west and east, all of which is much altered by china clay working, but which nevertheless is an everyday reminder that the village is set in amongst an important and historic industrial landscape. Any new developments should seek to make the best of such views.

*Implications for the NDP:* It is important that any new infill or rounding off should be locally distinctive and designed to complement rather than detract from the urban form, by being informed by and consistent with the scale and character of the surrounding area and the streetscape, its historic street-lines and established/traditional building line practice, and the setting of the unlisted heritage assets.

**St Stephen Village:** At Stephen is an ancient settlement, dating from 1200 when it was recorded as 'Sancti Staphani', and for many generations was the centre of the local Manor and its agricultural region. Before that the area was settled, as illustrated by the many Bronze age, Iron age and Romano-British rounds and findspots in the locality. St Stephen has an historic core, essentially the old 'Churchtown' area around the 12th Century Church of St Stephen. This core is very distinctive: tight with narrow and bending streets, with terraced and individual cottages, and the former Kings Arms pub, all of no more than two-storey form on small plots, built with the local lighter coloured granite in block and rubble, but only a few with detailing flourishes such as quoins or decorative lintels. Amongst these are four listed buildings including the Church itself (Grade I), the Queens Head pub, the former Church Room, and the Methodist Church and Sunday School (all Grade II). The Churchyard and nearby cemetery also include 17 listed crosses and the War Memorial, and two Scheduled Ancient Monuments. It is this core that gives St Stephen its sense of place and quality, for which a 'Historic Core' designation in the NDP is proposed. Beyond the core are two arms of early 20th century terrace and villa development of some character, running north and south. To the east and west there has been considerable estate development which has changed the scale of the settlement and introduced standard house types on plots that do not reflect the historic pattern, including an estate of bungalows [Dabryn way]. Fortunately there are some interesting public housing schemes [Creakavose] and more recent developments are of a better standard [Churchtown Meadows, McCarthy Drive].

Compared to the other villages in the Parish, St Stephen sits on relatively flat ground on a ridge between the two branches of the upper Fal to the east and west, set amongst agricultural fields. None of the surrounding landscape is designated as being of any special quality, but about 1km to the south is an Area of Great Landscape Value, whilst to the north about the same distance is the china clay district. It is the latter which serves as a backdrop to the village as it is approached from the west, and is visible in vistas from several locations within the settlement. Development opportunities should avoid becoming more obvious on the upper slopes above the settlement and the backdrop of clay workings.

*Implications for the NDP:* It is important that any new infill or rounding off should be locally distinctive and designed to complement rather than detract from the urban form, by being informed by and consistent with the scale and character of the surrounding area and the streetscape, its historic street-lines and established/traditional building line practice, and the setting of the listed and unlisted heritage assets. Archaeological investigation of new sites will also be appropriate. In view of its quality and interest, a 'Historic Core' designation in the NDP is proposed. The historic landscape of St Stephens Churchtown should be conserved.

**Coombe:** This attractive village is surrounded by Iron Age and Romano British sites, judging by field names and the presence of crop marks. The landscape to the north and the south west is medieval, although much of the area to the west and south of the railway line is post medieval and modern enclosure. The village itself is small and very attractive with a character that has in part been formed by its historic role, being a site of post-medieval [19th C] mineral mining, mostly for iron but also for other materials associated with deep mineralisation. The nearby Brannel Quarry is identified as a 'Heritage quarry' in the Cornwall Minerals Safeguarding Local Plan. There are several examples of characterful buildings built to serve the needs of the community linked with this activity, particularly at the west end of the village, including 2 chapels, 2 Sunday schools, a board school and blacksmiths, which provide important clues for vernacular design.

The entire village is within the Area of Great Landscape Value and any development should take account of Cornwall Local Plan policy 23, i.e. it should be of an appropriate scale, mass and design that recognises and respects landscape character, takes into account and respect the sensitivity and capacity of the landscape, considering cumulative impact and the tranquillity in areas that are relatively undisturbed.

*Implications for the NDP:* It is important that any new infill or rounding off should be locally distinctive and designed to complement rather than detract from the village form, by being informed by and consistent with the scale and character of the surrounding area and the streetscape, its historic street-lines and established/traditional building line practice, and the setting of the listed and unlisted heritage assets. Archaeological investigation of new sites will also be appropriate. In view of its quality and interest, a 'Historic Core' designation in the NDP is proposed.

**Foxhole.** This elongated village has developed from what was originally five established agricultural hamlets and farmsteads [Foxhole, Drinnick, Goverseth, Chegwins, Carpalla] as a result first of shallow tin mining, and later the massive expansion china clay extraction. The historic environment importance of the link between the latter and Foxhole is immense: nearby St Stephens Beacon is where William Cookworthy first discovered China Clay at the site of an open cast tin mine, and nearby Carloggas is the site of his first sett. To the settlement's north and west is the large administration, depot and processing plants at Dubbers/Drinnick from which much of the industry was run and serviced throughout the 19th and 20th centuries, and the rail and tram links which served it, whilst other works and china clay pits surround the village to east and west, creating the distinctive 'island settlement' urban form. It was in the late Victorian period that Foxhole came into being as a recognisable industrial village, acquiring a range of services typical of a Cornish industrial settlement. Many of the buildings from this time feature locally sourced granite and china clay stone, 'St Stephens' Porcelain' particularly in the Carpalla area, and are in the form of speculative terraced housing slotted in where gaps allowed. When in the inter-war years the industry grew to be made up of limited liability companies with greater capital resources, planned company owned housing was built, particularly at Goverseth Terrace, to accommodate the increasing numbers of workers and relocations of workers from outlying cottages and hamlets lost to pit and tip developments. A modified urban form and style developed, unlike the local traditions, with uniform terraces rather than traditional rows of individually detailed cottages, and the use of mass produced materials such as brick and concrete originating as a by-product of the local mining, in addition to local stone.

The landscape setting is dominated by the heights of Watch Hill to the east and the former farming and moorland now mainly given over to the china clay industry. The panorama within which the village sits, contained by industrial landscapes in the country, is dramatic, interesting and attractive in some places. None of this landscape is designated as being of county or national importance, although it has great local significance in terms of its relationship with the evolution of the china clay industry, the local urban 'island settlement' form, and the daily experience of living in a distinctly unusual but well recognised Cornish landscape. It also has important literary links, to the works of Jack Clemo, A L Rowse and Alan Kent. For Clemo in particular the china clay landscape had symbolic importance for his mystical and religious experiences, and his words capture how the expanding clay industry impacted on nature, which, after abandonment of the works, were reclaimed by nature. Indeed the landscape between the workings and around the village is surprisingly green – overgrown rather than planted – full of bushes and trees and small green fields. The views to the west and south are far reaching. The immediate foreground is over the shallow valley to St Stephen's Beacon. In this valley and beyond to the north are both working china clay pits [Goverseth and Treviscoe], with aquamarine pools and settling pits, long-abandoned hollows and conical dumps now covered in scrub and low trees. The more distant view is over the broad vale of St Stephen-in-Brannel - and to the south down to the sea between Mevagissey Bay and Veryan Bay. To the north and west views are contained by the higher ground and the china clay waste dumps on Watch Hill, although ancient agricultural lands and fields are still discernible in the Goverseth valley and immediately to the east of the village. The streetscape is of long rows of terraces and individual villas, interspersed with modern infill along the long central road. It is mainly quite broad, creating vistas along its length; and linking the different character areas within the village. The chapel, school and food shop give the only 'centre' and sense of place to the village. To the immediate north and south of Foxhole the abrupt curves, narrower road, sense of enclosure and presence of large trees and good architecture in Carpalla (especially at Higher Carpalla) create shorter, but more enticing views along the road, and the wider views are more likely to be glimpses through buildings or across the occasional open plot than the broad panoramas elsewhere.

*Implications for the NDP:* Foxhole is the first of the three local 'island settlements' created through the relationship between the landscape, the china clay industry, and human settlement over time, resulting in a very distinctive urban form, which it is important that any new development is responsive to for historic environment and landscape reasons to ensure that the existing distinctive character is not harmed.

**Nanpean.** This villa shares its historic evolutionary path and its great significance with Foxhole, starting as small medieval settlement surrounded by small hamlets and farmsteads [Hallew, Drinnick, Menmundy and Currian] which have now been subsumed into the village. Similarly it benefitted from the advent of the china clay industry, and the presence of the Drinnick works immediately to the south. However unlike Foxhole, in Victorian times Nanpean developed a distinct form of 'churchtown' centre as a location for a range of business, community, social and civic activities. It's form was not of long lines of terraced cottages, but there were also more substantial commercial properties, workshops, chapels and two pubs, all next to the Drinnick works. Later after WW1, the village was also the location for the development of company owned housing, resulting in the very distinctive finger of terraced housing fronting both sides of Currian Road. Although modern improvements have marred their consistency of detailed style, they remain of a clear character that is informative of the historic development of the area and its social impacts. Since then some modest new estates and infill has occurred, mostly in small estates in green fields, which has broken the tradition of roadside terraced development.

The old core of Nanpean is on the sloping sides of the small valley that gives it its name, with a notable height difference between the upper streets (Currian Road/Hallew Road) and the lower (St George's Road). Thus there are good views and vistas which contribute to the village's character, with glimpses and views out from the upper roads

#### **Jack Clemo: The Flooded Clay-Pit**

These white crags  
Cup waves that rub more greedily  
Now half-way up the chasm; you see  
Doomed foliage hang like rags;  
The whole clay-belly sags.

What scenes far  
Beneath those waters: chimney-pots  
That used to smoke; brown rusty clots  
Of wheels still oozing tar;  
Lodge doors that rot ajar.

Those iron rails  
Emerge like claws cut short on the dump,  
Though once they bore the waggon's thump:  
Now only toads and snails  
Creep round their loosened nails.

Those thin tips  
Of massive pit-bed pillars – how  
They strain to scab the pool's face now,  
Pressing like famished lips  
Which dread the cold eclipse.

across the dramatic landscape visible from even the most enclosed streetscapes along Currian Road, which is itself dramatically closed at either end by views of clay tips. The visual relationship between these areas turns at the centre of the village, emphasising its sense of place. The streetscape is varied, with Fore Street climbing up towards Currian Road via the sinuous road, with good views of the key buildings of character and importance in the village. Unfortunately the engineering of the road as a through route and a lack of care for the design and maintenance of the public realm rather dominates, so that they form a barrier to pedestrian users and detracts from its attractiveness. On the other hand the small area around the junction with Hallow Road has some good design which brings out its historic character and makes good use of the Obelisk as feature, set against the background of interesting buildings and the trees above Victoria Bottoms. Above this along Currian Road the vista is long and straight, characterised by strong grey garden wall leading away up the hill, although some of these have been removed and hard-standings formed for parking. This is an area typified by mid 20th Century bungalows, many of which are pleasant and of a period, but there are some of more modern designs that jar. Beyond that Currian Road is bounded on both side by the company housing, distinctive in the repetitive rhythm of their design and imparting a strong linear character. Moving to the south of the village, St George's Road sweeps around beyond Fore Street to reveal the Drinnicks works, which have the immediate impact of reminding us that here we are in Clay Country, an area of industry that has determined the shape, form and style of the landscape and buildings within it.

*Implications for the NDP:* Any new development should seek to respect and respond to, in terms of location, scale, form and materials, its very distinctive historic environment and character. In view of its quality and interest, a 'Historic Core' designation in the NDP is proposed.

**Whitemoor.** As with Nanpean and Foxhole, this settlement's historic evolutionary path emerges from small hamlets and farmsteads which have now been subsumed into the village. Sitting alongside the highest points of the Hensbarrow china clay district, and straddling the northern and southern watersheds, to its east are extensive and high clay workings, whilst to the west of North Road and the north of Crown Road the land drops away sharply beyond the surrounding clay-tips and lake, and to the south the valley of the Gwindra Stream creates an incised landscape

There are two distinct linear 'wings' running east-west and north south, meeting in the vicinity of the school, which dates from 1893, which forms a poorly discernible centre. Although there is some evidence of prehistoric earthworks recorded nearby, the village is entirely late post medieval, with most of the structures dating from the 20th century. The settlements chief heritage value is in what it tells us about the growth of china clay communities in that century, and how that has been extended in modern times.

Whitemoor is chiefly notable for the impact that china clay mining, the village sitting amongst extensive operational and abandoned workings in a hugely altered landscape. This in itself has a strange attraction, emphasised by fact that the village straddles the northern and southern watersheds and has a distinct remote atmosphere of its own.

*Implications for the NDP:* Any new development should be of an appropriate scale and character.

**Lanjeth.** Located in an area of formally rough ground and probable medieval commons enclosed in the 17th, 18th and 19th centuries, along with some relic medieval farmland. It is characterised by many small fields in a regular layout. The village originates from two tiny medieval settlements, Lanjeth and Hornick, which it appears after the enclosures to have been supplemented by some post medieval features such as blacksmith and carpenter's workshops, and a scatter of workers dwellings along the road from St Austell to St Stephen. Still by the end of the 19th century the village did not exist, but in more modern times the field pattern lent itself to plotland development, growing along the road south towards the nearby Lanjeth Mine, which over time has been infilled to form the modern and unusual settlement of Lanjeth, being formed of two linear arms of development, now divided into three portions by the main A3058 and the mineral railway line both running east-west.

*Implications for the NDP.* With a green area at its core, and most development within the former agricultural plots, Lanjeth retains a distinctive rural feel which local residents very much value. It enjoys many strong boundaries that clearly mark its extent, but some of these enclose small sites with potential for rounding off, infill and possibly rural exception affordable housing sites. Being located on the main road with the service centres of St Stephen and St Austell nearby, it is reasonable that these opportunities might be allowed to come forward to meet both market and affordable housing needs. Providing it is at small scale and respects field boundaries this could be achieved without

significant harm to the historic rural character and setting. It is proposed therefore that the development boundary be drawn up to enclose the apparent small-scale rounding-off and infill possibilities, and to preserve the 'green heart' in the form of an Open Area of Local Significance.

**High Street.** Similar considerations as for Lanjeth apply.

### Listed Buildings

Title	Grade
RESUGGA FARMHOUSE	II
TREGASCOE FARMHOUSE	II
GOONVEAN CHINA CLAY WORKS - ENGINE HOUSE WITH BOILER-HOUSE AND DETACHED CHIMNEY	II*
COOMBE METHODIST CHURCH	II
CHURCH OF ST STEPHEN	I
ARTHUR MONUMENT IN THE CHURCHYARD ABOUT 2 METRES SOUTH OF TOWER OF CHURCH OF ST STEPHEN	II
TRETHEW AND TRETHUEY MONUMENTS IN THE CHURCHYARD ABOUT 4 METRES NORTH OF AISLE OF CHURCH OF ST STEPHEN	II
PRESCOTT MONUMENT MONUMENT IN THE CHURCHYARD ABOUT 6 METRES NORTH OF NORTH AISLE OF CHURCH OF ST STEPHEN	II
MELLOW MONUMENT IN THE CHURCHYARD ABOUT 9 METRES OF SOUTH AISLE OF CHURCH OF ST STEPHEN	II
GROUP OF 3 MONUMENTS TO THE LARK AND BALL FAMILIES IN THE CHURCHYARD ABOUT 10 METRES SOUTH WEST OF TOWER OF CHURCH OF ST STEPHEN	II
TRUSCOTT MONUMENT IN THE CHURCHYARD ABOUT 16 METRES SOUTH WEST OF TOWER OF TOWER OF CHURCH OF ST STEPHEN	II
BIBLE CHRISTIAN CHAPEL WITH ATTACHED SUNDAY SCHOOL	II
PIGSTY ABOUT 10 METRES EAST OF THE STABLE ABOUT 50 METRES WEST OF BODINNICK FARMHOUSE	II
BARN ATTACHED TO SOUTH OF THE STABLE ABOUT 50 METRES WEST OF BODINNICK FARMHOUSE	II
CHIMNEY AT SW 959509	II
HOUSE AT NEWGATE AT SW 977531	II
NANZEARTH FARMHOUSE	II
RAILWAY VIADUCT AT SW 944511 INCLUDING FORMER VIADUCT PIERS TO SOUTH	II
THE STACK HOUSE	II
STABLE ABOUT 10 METRES SOUTH EAST OF TREGASCOE FARMHOUSE	II
BARN ABOUT 20 METRES SOUTH EAST OF TREGASCOE FARMHOUSE, WITH ATTACHED RETAINING WALL AND RANGE OF PIGSTIES	II
TRUDGEON FARMHOUSE	II
ARTHUR MONUMENT IN THE CHURCHYARD ABOUT 2 METRES SOUTH OF NAVE OF CHURCH OF ST STEPHEN	II
TRUSCOTT MONUMENT IN THE CHURCHYARD ABOUT 3 METRES SOUTH OF SOUTH AISLE OF CHURCH OF ST STEPHEN	II
CROSS IN THE CHURCHYARD ABOUT 6 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST STEPHEN	II
GROUP OF 3 MONUMENTS TO THE ARTHUR AND PINCH FAMILIES IN THE CHURCHYARD ABOUT 8 METRES SOUTH OF NAVE OF CHURCH OF ST STEPHEN	II
PINCH MONUMENT IN THE CHURCHYARD ABOUT 10 METRES SOUTH OF NAVE OF CHURCH OF ST STEPHEN	II
YELLAND MONUMENT IN THE CHURCHYARD ABOUT 14 METRES SOUTH WEST OF TOWER OF CHURCH OF ST STEPHEN	II
HICKS MONUMENT IN THE CHURCHYARD ABOUT 17 METRES NORTH WEST OF TOWER OF CHURCH OF ST STEPHEN	II
POLLAMOUNTER MONUMENT IN THE CHURCHYARD ABOUT 30 METRES SOUTH WEST OF TOWER OF CHURCH OF ST STEPHEN	II

GATEWAY AT THE SOUTH ENTRANCE TO THE CHURCHYARD OF CHURCH OF ST STEPHEN	II
QUEENS HEAD INN	II
CHAPEL MILL	II*
CHURCH ROOM	II
GEACH MONUMENT IN THE CHURCHYARD ABOUT 4 METRES NORTH EAST OF NORTH AISLE OF CHURCH OF ST STEPHEN	II
WOODLANDS	II
TREVEOR FARMHOUSE WITH ATTACHED FRONT WALL AND GATEWAY	II*
BARN ABOUT 15 METRES SOUTH EAST OF TREGASCOE FARMHOUSE	II
RAILWAY VIADUCT OVER THE RIVER FAL	II
BODINNICK FARMHOUSE AND ATTACHED FRONT GARDEN WALL	II
STABLE ABOUT 50 METRES WEST OF BODINNICK FARMHOUSE	II
ENGINE HOUSE WITH DETACHED CHIMNEY AT SE 950502	II
MELEDOR FARMHOUSE	II*
DOVECOTE AND PIGSTIES WITH SCREEN WALL ATTACHED TO EAST OF RESUGGA FARMHOUSE	II
TREGARGUS MILL	II
TRETHOSA SCHOOL	II
THE POST OFFICE	II
ROGERS MONUMENT IN THE CHURCHYARD ABOUT 3 METRES NORTH OF SOUTH AISLE OF CHURCH OF ST STEPHEN	II
SHAFT OF A CROSS IN THE CHURCHYARD ABOUT 4 METRES SOUTH OF SOUTH AISLE OF CHURCH OF ST STEPHEN	II
CHURCH OF ST STEPHEN (METHODIST)	II
Nanpean Cemetery War Memorial	II
St Stephen Churchtown Cemetery War Memorial	II

[Source: CC Online mapping, Historic England website]

### Scheduled Monuments

Title	Grade
Earlier prehistoric hillfort and round cairn at St Stephen's Beacon	SAM
Tregargus stone grinding mill No 2	SAM
Longstone on Longstone Downs	SAM
Round 310m east of Carloggas Moor Farm	SAM
Resugga Castle later prehistoric univallate hillfort	SAM
Wayside cross and cross base in St Stephen's churchyard, 6m south of the church	SAM
Churchyard cross shaft and base in St Stephen's churchyard, 3m south of the church	SAM

[Source: CC Online mapping, Historic England website]

### Listed Historic Assets Outside the Parish

A **Scheduled Monument** of a Longstone (Ref.1004343) at Longstone Downs at the border between St Stephens-in-Brannel NP area and St Mewan's parish to the east, another nearby scheduled monument is located to the immediate south-west of the NP Area in Ladock parish – which is a round barrow 530m north west of Carnwinnick (Ref.1020751); and Trewithen in Probus parish is a Grade II\* **Registered Park and Garden**, located approximately 4km south-west of the NP Area.

### Non-Designated Heritage Assets

Most surviving buildings and structures built up to and including the Edwardian period, and some built since then, might be regarded as non-designated heritage assets that have an historic interest that can tell us about the social or spiritual practices, customs, traditional knowledge, uses or activities and other cultural heritage aspects that created

and form the space we live in today. Therefore the historic environment should always be a consideration in new development. In St Stephen in Brannel Parish the likelihood is that such assets are located in the core of settlements.

### **Buildings at Risk**

A heritage asset is defined as 'at risk' if it is in poor repair and there is no realistic plan for repair and future use, and is defined as in poor repair if it exhibits three or more of the following characteristics:

- The roof is not weather tight.
- Windows are boarded up or broken.
- Gutters and rainwater goods are not functioning properly.
- There are significant outbreaks of dry or wet rot.
- The building is unoccupied or out of use.
- Inappropriate alterations are proposed to the building.
- An inappropriate use is proposed for the building.

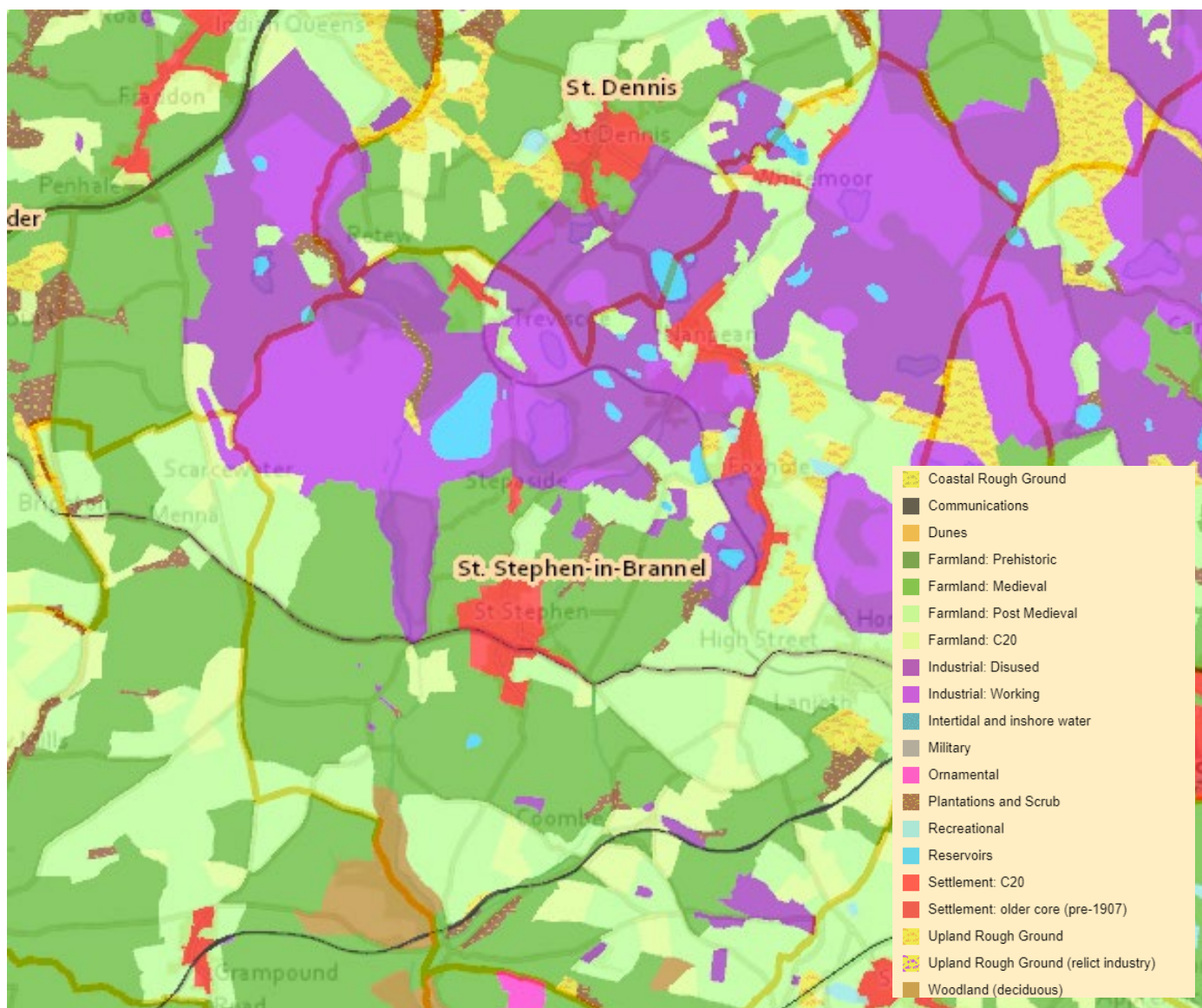
**Meledor Farmhouse**, a grade II\* listed building, is on the CBG Risk Register. This property dates from 1510 and is located on an island within an active clay working.

Also on the CBG Register is **Chapel Mill, Tregargus**, a grade II listed building. It is also on the Historic England register.

The Historic England register also includes

**Tregargus stone grinding mill No. 2**, and **St Stephen's Beacon hillfort**.

[Source: Historic England website, Cornwall Buildings Group]



**Assessment of the Built Environment i.e. the ‘Local Vernacular’** – information on plot sizes, forms, built characteristics that make for traditional appearance or ‘good neighbour’ developments – such as materials, colours, window styles, embellishment [quoins, arch forms, window dressing, etc] is available in the Design Evidence Report and the forthcoming St Stephen in Brannel Design Guide.

#### **Related Community Engagement Feedback**

In the first round of community engagement, people strongly agreed that It is important to protect and enhance heritage and historic sites such as engine houses, historic buildings and Cornish hedges, and that Cemeteries and war memorials should be protected and maintained. There was also some strength of feeling that any new development should be sympathetic to existing local architectural character and that our local China Clay traditions, character and events should be upheld and protected.

In the second round of community engagement, the vast majority indicated it was important that new houses matched the styles of existing homes in our villages and these should also fit well into the local environments. People emphasised that future development should feature slate roofing, stone features and consistent shape and height.

In the final round of engagement, people said that the most important things that the Neighbourhood Plan design guidance should focus on were, in order of importance, architectural detailing (eg window and door design and materials such as brick and blockwork patterns etc), the number of storeys, height and size of buildings, the use of local traditional styles and colours of building materials, and finally layout, density and relationship with adjoining development.

## Key issues and implications for the NDP

In the light of the preceding data, the following provisions should be reflected in the Neighbourhood Development Plan:

### **Proposed NDP Heritage Objectives**

- Ensure that development is appropriate in scale and character to its setting, reflects each village's distinctive character and respects or enhances their settings.
- Protect the Parish's heritage assets, ensuring evidence of the Parish's significant historical contribution in the South West is upheld.

### **Development Boundary Assessment**

Ensure that heritage and landscape factors are assessed in defining Development Boundaries

### **Policies should refer to design in the historic environment matters Including:**

- criteria in development boundary and infill policies that ensures that new development layouts, design solutions, densities, scale and massing etc. respond to and are informed by the historic and landscape character of site and its wider context.
- Identification of the 'historic core' of villages and setting a policy to ensure new development respects and contributes to the historic environment

**If any proposals in the NDP are located within the setting of the listed/scheduled heritage sites located outside the Parish, their impact on those assets should be assessed and appropriate avoidance or mitigation of impact prescribed.<sup>7</sup>**

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<sup>7</sup> In the pre-submission draft NDP there are no proposals other than Policy NE6 on renewable energy that might impact on heritage assets outside the neighbourhood area. That policy includes the criterion that renewable energy schemes will only be supported where, amongst other things, 'They will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated, including cumulative landscape and visual impacts, impacts on the significance of heritage assets including their settings, and wider landscape, villagescape and townscape character, which must be conserved or enhanced'