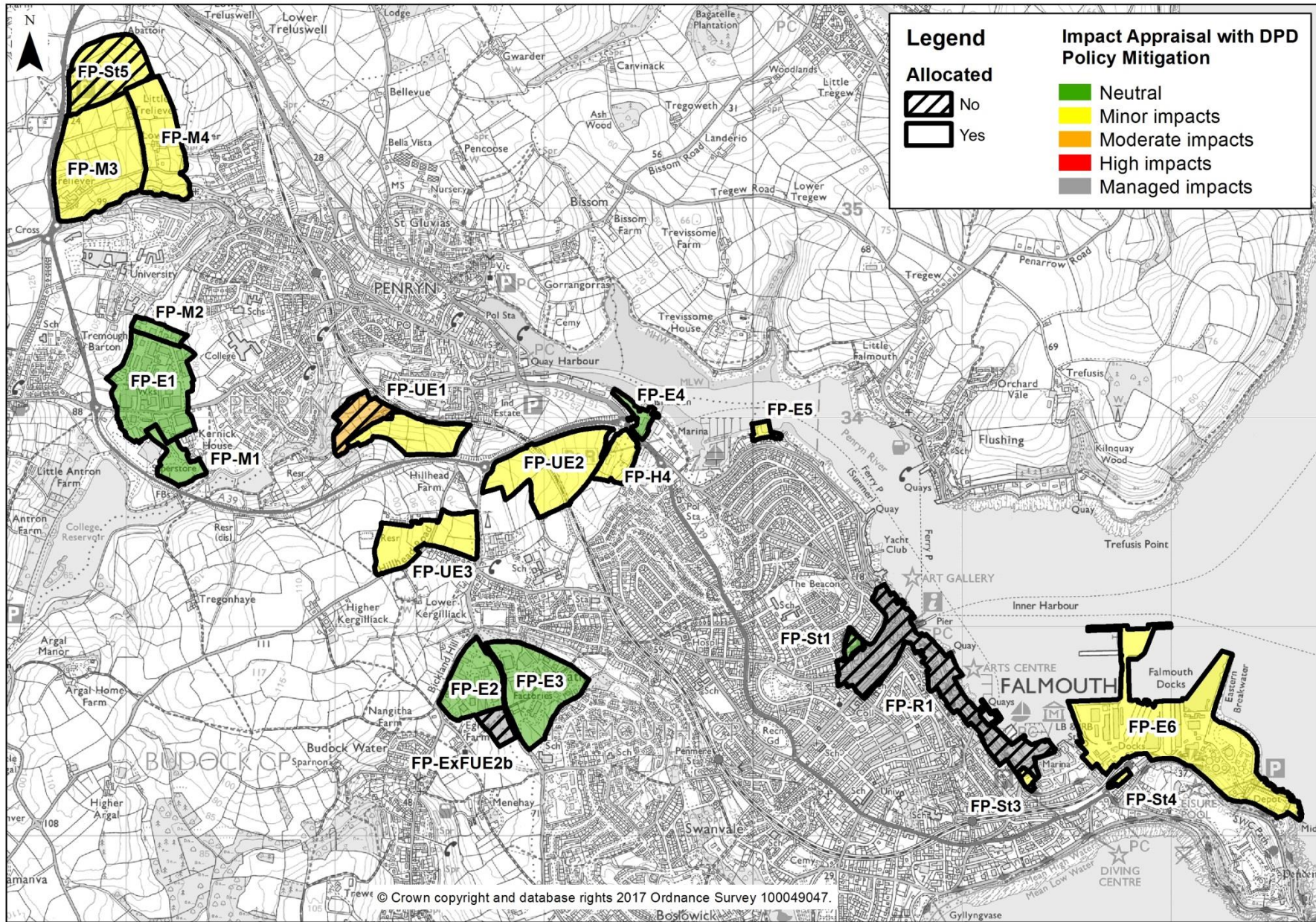


Falmouth and Penryn DPD allocations sites

Heritage impact assessment key:		
Neutral / negligible		Either no known heritage asset on, adjacent to or near site, or agreed assessments have been undertaken and have led to appropriate scoping of mitigation measures and master planning requirements.
Minor impacts <i>NPPF: Less than substantial harm to the heritage asset</i>		Heritage assets are known to be on and/or adjacent to the site, with potential for either minor negative impact on the significance of undesignated assets, or of less than substantial harm to the significance of designated assets. <i>Potential mitigation required: assessment, master plan layout, densities & design responding to HE issues; specific measures to preserve/enhance sites or assets.</i>
Moderate impacts <i>NPPF: potential for harm (in some cases substantial harm) to, or loss of the heritage asset; but capable of avoidance and/or mitigation; overall outcome would be less than substantial harm</i>		Potential for harm (in some case substantial harm) to heritage assets known to be on and/or adjacent to the site, but capable of moderating through mitigation (including avoidance, reduction and offset). <i>Potential mitigation required: detailed assessment, detailed site allocation policy, master plan layout, densities & design (including design briefs and/or design codes etc.) responding to HE issues; specific measures to preserve/enhance sites or assets.</i> May require amendment to proposed allocation area or inclusion of policy wording requiring mitigation. Demonstration of substantial public benefits of delivery of (parts of) the site may still be required in certain instances, if mitigation measures are not implemented or fully successful.
High impacts <i>NPPF: Substantial harm to, or loss of the heritage asset; not likely to be resolved by mitigation</i>		Potential for substantial harm to or loss of important heritage assets known to be on or adjacent to the site, not likely to be resolved by mitigation. <i>Potential mitigation still required to bring sites forward: highest levels of assessment; detailed site allocation policy, master plan layout, densities & design (including design briefs and/or design codes etc.) responding to HE issues; specific measures to preserve/enhance sites or assets.</i> Such mitigation may prove insufficient to protect/enhance heritage assets, even with amendment to proposed allocation cell area; allocation would require clear justification for the potential harm, demonstrating substantial public benefits that outweigh harm or loss.
Impacts previously assessed and managed		Heritage assets known to be on or adjacent to the site and there is/may be the potential for serious impact, however previous assessments and agreed measures etc. are in place, which require continued monitoring and management. (NOTE: some sites may no longer be progressed as Site Allocations due to existing development activity prior to allocation process)



General comments/considerations

All along the northern and western sides of Falmouth are remains of WWII defence systems –pillboxes, trenches/berms etc. They are mapped on HER and recorded in Defence of Britain; they were part of an integrated landward defence for Falmouth; the integrity of the various remains and sites should be respected and as far as possible integrated into development proposals – retaining sufficient setting as well as fabric for the authenticity, integrity and extent of the whole system still to be visible where so already, and otherwise understandable/capable of interpretation.

Heritage Officer Comments					Planning & Heritage Appraisal		
Site ref	Historic Environment Assets	CC Heritage 2015 assessment	Initial Impact Appraisal	Recommendation & suggested mitigation measures	Further Site Assessment required?	Outcome of further assessment if required / conclusion	DPD Allocation & Policy mitigation
FP-M1	<p>Designated assets</p> <p>Setting of listed buildings</p> <ul style="list-style-type: none"> • Kernick House • Kernick Lodge <p>Non designated assets</p> <p>Identified archaeological sites:</p> <ul style="list-style-type: none"> • Evidence of former medieval field system • Remnant historic ornamental 	<ol style="list-style-type: none"> 1. Notwithstanding already developed – still remains archaeological potential 2. No full analysis of cell – limited, scattered assessments around it have been inconclusive 3. Need to have regard to setting of nearby HE assets may affect scale/placing of new development 		<ol style="list-style-type: none"> 1. Assessments may be appropriate within not previously developed areas: <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Impact Assessment • Geophysical survey to minimise impact & target excavation • Watching briefs 	<p>No further assessment required at this stage due to existing site uses and only limited potential for impacts on nearby listed buildings and non-designated assets.</p> <p>Archaeological assessments and NPPF/Local Plan design</p>		<p>Design to consider nearby listed structures and more distant assets.</p>

	landscape (Kernick)			<p>etc.</p> <p>Assessment /HE issues to inform extent of further development and design solutions within the allocation cell</p> <p>Design of new development should be appropriate to:</p> <ul style="list-style-type: none"> • setting of listed structures in close proximity • Potential impact on more distant major assets – Tremough etc. • potential views 	<p>requirements will inform the site beyond the allocation stage; to ensure adequate mitigation.</p>		
FP-E1 and FP-M2	<p>Designated assets</p> <p>adjoining listed buildings:</p> <ul style="list-style-type: none"> • Tremough Barton • Kernick House • Kernick Lodge <p>Non designated assets</p> <ul style="list-style-type: none"> • Other historic buildings: • Parkengew 	<ol style="list-style-type: none"> 1. Notwithstanding already developed – still remains archaeological potential 2. No full analysis of cell – limited, scattered assessments around it have been inconclusive 3. Need to have regard to setting of nearby HE assets may affect 		<ol style="list-style-type: none"> 1. Assessments may be appropriate within not previously developed areas: <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Impact Assessment • Geophysical survey to 	<p>No further assessment required at this stage due to existing site uses and only limited potential for impacts on nearby listed buildings and non-designated assets.</p>		<p>Design to consider nearby listed structures and more distant assets.</p>

	<ul style="list-style-type: none"> • Kernick - remnant historic ornamental landscape • Identified archaeological sites 	scale/placing of new development		<p>minimise impact & target excavation</p> <ul style="list-style-type: none"> • Watching briefs etc. <p>2. Assessment /HE issues to inform extent of further development and design solutions within the allocation cell</p> <p>3. Design of new development, especially on edges, should not just be determined by existing scale of estate, but:</p> <ul style="list-style-type: none"> • Should be appropriate to setting of listed structures in close proximity • And potential impact on more distant major assets – Tremough etc. • and potential views 	Archaeological assessments and NPPF/Local Plan design requirements will inform the site beyond the allocation stage; to ensure adequate mitigation.		
FP-M3 and FP-	<p>Non designated assets</p> <ul style="list-style-type: none"> • Treliever is HE 	1. There are concerns with this site – may be rather than non-development the		1. Assessments to be done or, if existing, made available as soon	Further assessment required	Assessments indicate there is no visual relationship	Introductory text seeking historic assessments

M4	<p>sensitive site</p> <ul style="list-style-type: none"> • HLC = AEL, and the known antiquity of the settlement sites, suggests high potential for archaeology in this area • Early medieval settlement (Domesday 1086) • AEL and post-medieval field systems • The valley may have industrial activity/associations 	<p>issue here will be about densities, how much of land may need to be taken out if serious archaeology turns up, and allowing adequate setting/integration with historic settlements</p> <p>2. Also worth noting site is on the south-facing slopes outside the normal topography of settlement areas in Penryn, and this rising ground has distant views and is equally widely visible (as seen in the nearby lay-by on A road as a potential backdrop to historic settlement (although this already compromised by scale of Tremough)</p> <p>Geophysics has already been recommended in previous consultation responses –no evidence that any has been done in this area.</p>		<p>as feasible to inform any further developments within any of these areas:</p> <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Impact Assessment • Geophysical survey to minimise impact & target excavation <p>2. Assessment of impact on setting, context and inter-relationship of HE assets/historic landscapes & settlements</p> <p>3. Assessment /HE issues must inform extent of development and design solutions within the allocation cell Mitigation to include appropriate design</p>		<p>between the site and Penryn historic core. Furthermore landform, topography and distance minimises relationship with Enys House/estate.</p> <p>Assessment conclusion was negligible to very minor impacts on wider setting.</p> <p>Archaeological assessments and NPPF/Local Plan design requirements will inform the site beyond the allocation stage to ensure adequate mitigation.</p>	<p>to be undertaken when starting the master planning process, to influence the process from an early stage</p> <p>Site boundary given greater definition, excluding the most prominent land to the north</p> <p>Design to respond to the surrounding historic landscape context e.g. scale, topography, densities.</p>
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				responding to historic landscape context			
FP-UE2	<p>Non designated assets</p> <ul style="list-style-type: none"> Limited HER entries; but an area of AEL with typical high associated archaeological potential See also general comment at head on WWII defences Site adjacent Jewish Cemetery, Falmouth Potential impact on setting (and even part of historic grounds?) of Ashfield –lb south-east corner of site Other non-designated assets –e.g. railway bridges etc... 	<ol style="list-style-type: none"> Issues here of visibility of this area as it is rising ground visible from wider landscape, and from areas east of Penryn River A principle issue here is the effect of losing the visible separation between the two historic settlements. In this area the backdrop and setting of the historic town and riverside frontages/sites in and around Ponsharden etc. associated with Penryn are more immediate impact issues Historic England is interested in seeking opportunities to use the redevelopment of this land to secure improvements / management to the 		<ol style="list-style-type: none"> Assessments to be done or, if existing, made available as soon as feasible to inform any further developments within any of these areas: <ul style="list-style-type: none"> Desk Based Assessment & Walk Over Survey Impact Assessment Geophysical survey to minimise impact & target excavation Assessment of impact on setting, context and inter-relationship of HE assets/historic landscapes & settlements Landscape and historic settlement 	Yes further site assessment required	<p>Assessment concluded minor/moderate but less than substantial harm due to lack of designated assets / no WWII defences within the site and its setting; furthermore the assessment work includes the retention of an appropriate 'gap' between Penryn and Falmouth.</p> <p>Archaeological assessments and NPPF/Local Plan design requirements will inform the site beyond the allocation stage; to ensure adequate mitigation.</p>	<p>Introductory text seeking historic assessments to be undertaken when starting the master planning process, to influence the process from an early stage</p> <p>Encourage retention of stone bridge on site</p> <p>Include importance of visual prominence from wider setting and design solution/ buffers needed to minimise impact on skylines & protects separate</p>

	<ul style="list-style-type: none"> Other HER sites 	<p>adjacent scheduled Jewish Cemetery.</p> <p>4. AEL, and the known antiquity of the settlement sites, suggests high potential for archaeology in this area</p> <p>5. If the whole issue of settlements being joined together and loss separation between Penryn/Falmouth is resolved – may be rather than non-development the issue of this cell here will be about densities, how much of land may need to be taken out if serious archaeology turns up/appropriate design & landscaping of edges/ taking development away from skylines/ impact on wider setting issues.</p> <p>6. Impact in combination with FUE2c and FUE3a could be large, and adverse</p>		<p>impact assessment</p> <ul style="list-style-type: none"> Assessment /HE issues must inform extent of development and design solutions within the allocation cell Mitigation to include appropriate design responding to historic landscape/settlement context Management solution to be agreed for site and setting of Jewish cemetery – possibly through any off site open space contribution Consider also general impact on WWII defence system of Falmouth 			<p>identities of the two settlements</p> <p>Design response / masterplan to consider appropriate solution in respect of the setting of the Jewish Cemetery</p>
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		See also general comment on impact on WWII defences					
FP-E2 & FP-E3	<p>Non designated assets</p> <ul style="list-style-type: none"> • Odd surviving historic structures (Blickland) • WWII barrage balloon site north end of Blickland estate –has been left vacant 	<p>1. Notwithstanding overall re-development, may still be some potential left in undeveloped areas of estate – redevelopment of individual areas/infill may still require appropriate levels of HE assessment/survey etc.</p> <p>2. Mitigation rather than constraint</p>		<p>1. Assessments to be done or, if existing, made available as soon as feasible to inform any further developments within any of these areas:</p> <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Impact Assessment • Geophysical survey to minimise impact & target excavation • Assessment of impact on setting, context and inter-relationship of HE assets/historic landscapes & settlements Landscape and historic settlement impact 	No further assessment required at this stage. Existing employment sites being safeguarded		<p>Design to consider historic landscape setting in particular Blickland and balloon site.</p> <p>Safeguarded employment sites that do not have significant land left to develop will be covered by the NPPF and Policy 24 of the Local Plan.</p>

				<p>assessment</p> <p>2. Assessment /HE issues must inform extent of development and design solutions within the allocation cell Mitigation to include appropriate design responding to historic landscape/settlement context</p> <p>3. Specifics:</p> <ul style="list-style-type: none">• Protect Blickland• Protect balloon site• Adequate landscaping and design constraints to mitigate impact on views/landscape impact/setting of HE assets (designated and undesignated)• Appropriate HE assessment on gap sites/rebuilds			
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<p>FP-UE3</p>	<p>Non designated assets</p> <ul style="list-style-type: none"> • AEL and altered AEL • Lb Higher and (especially) lower Kergilliack • Altered AEL – despite more recent fieldscape – underlying potential is that of AEL • Budock Hospital (former workhouse) is itself a major and significant HE asset 	<p>Issues here:</p> <ol style="list-style-type: none"> 1. As with all AEL, there is potential for significant unknown sites to turn up – which may influence densities / layouts of development. 2. The site should be considered in relation to the whole issues of loss of separation between Penryn/ Falmouth – impact in combination with FUE1 and FUE2 could be large, and adverse. 3. Impact on the WWII defences 		<ol style="list-style-type: none"> 1. Assessments to be done or, if existing, made available as soon as feasible to inform any further developments within any of these areas: <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Impact Assessment • Geophysical survey to minimise impact & target excavation <ul style="list-style-type: none"> • Assessment of impact on setting, context and inter-relationship of HE assets/historic landscapes & settlements Landscape and historic settlement impact assessment 2. Assessment /HE issues must 	<p>Yes further site assessment required</p>	<p>Assessment concluded minor and less than substantial harm due to lack of designated assets / no WWII defences within the site and its setting; furthermore the assessment work concludes the retention of an appropriate 'gap' between Penryn and Falmouth.</p> <p>Archaeological assessments and NPPF/Local Plan design requirements will inform the site beyond the allocation stage; to ensure adequate mitigation.</p>	<p>Introductory text seeking historic assessments to be undertaken when starting the master planning process, to influence the process at an early stage</p> <p>Masterplan to be led by consideration of the historic landscape setting and overriding importance of retaining a gap / buffer between the existing settlements</p>
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				<p>inform extent of development and design solutions within the allocation cell</p> <p>3. Include appropriate design responding to historic landscape / settlement context</p> <p>4. Consider also general impact on WWII defence system of Falmouth</p>			
FP-UE1	<p>Non designated assets</p> <ul style="list-style-type: none"> • Medieval Glasney deer park –enclosing walls/deer park pale • Medieval field system • Post Medieval china stone mill • Leather mill/china stone mill • Series of leats/lanes etc. 	<p>A very sensitive area in HE terms with potential for impacts:</p> <p>1. in terms of setting of both historic settlement and also important heritage assets;</p> <p>2. Less easily defined but potentially significant, physical impact on assets – some of which, as in all AEL areas, themselves may have potential for great</p>		<p>1. Assessments to be done or, if existing, made available as soon as feasible to inform any further developments within any of these areas:</p> <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Impact Assessment • Geophysical 	Yes further site assessment required	<p>Assessment concluded that the north western extent of the allocation should be excluded from the allocation to avoid relationship with the listed piers and to avoid minor to moderate harm to the asset.</p> <p>Overall the</p>	<p>Boundary reduced in the north west (hatched area on map), to take site away from listed viaduct</p> <p>Masterplan to be led by consideration of the potential identified heritage assets, historic landscape</p>

	<p>Suggestive of much other activity</p> <ul style="list-style-type: none"> Listed viaduct 	<p>significance...likely to be high potential this area because of association with Glasney.</p> <ol style="list-style-type: none"> May not be clear or always visible connections, but this valley, like the Gluvius valley on the other side was the engine that drove much of Penryn's history (apart from the quays themselves) Setting of Penryn as historic town isolated on top of the hill and distinct from the surrounding urban spread needs to be assessed in (historic) landscape terms and on landscape scale. The site should be considered in relation to the whole issue of loss of separation between Penryn/ Falmouth – potential impact in combination with FP-UE2 and FP-UE3 could be large and 		<p>survey to minimise impact & target excavation</p> <ul style="list-style-type: none"> Assessment of impact on setting, context and inter-relationship of HE assets/historic landscapes & settlements Landscape and historic settlement impact assessment <ol style="list-style-type: none"> Assessment /HE issues must inform extent of development and design solutions within the allocation cell Mitigation to include appropriate design responding to historic landscape/settlement context 		<p>assessment concluded minor /moderate but less than substantial harm due to lack of designated assets / no evidence to support remaining features of the deer park within the site or its setting, and any context of the deer park has been lost due to the A39 road and the main rail-line. The assessment works includes the retention of an appropriate 'gap' between Penryn and Falmouth.</p> <p>Archaeological assessments and NPPF/Local Plan design requirements will inform the site beyond the allocation stage; to ensure adequate mitigation.</p>	<p>setting and importance of Penryn's hilltop location and setting and importance of retaining a gap / buffer between the existing settlements</p>
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		adverse.				
FP-E4	<p>Non designated assets</p> <ul style="list-style-type: none"> • Post-medieval quay • Foreshore remains –hulks etc. • Ancient foreshore 	<ol style="list-style-type: none"> 1. Issue is one of careful assessment/watching/recording of potential below-ground deposits in any rebuilding/infill etc. 2. On all area of quays/hards/ground –not just water-edge 3. Also one of design appropriate to scale and setting on river frontage, aware of historic sites adjacent, behind and along river 		<ol style="list-style-type: none"> 1 Assessments to be done or, if existing, made available as soon as feasible to inform any further developments within any of these areas: <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Impact Assessment • Geophysical 	No further assessment required at this stage, site is an existing marine access site which will be safeguarded for access to the water	Introductory text included seeking archaeology assessments to be undertaken to appropriately influence delivery of scheme if necessary

		frontage		<p>survey to minimise impact & target excavation</p> <ul style="list-style-type: none"> Assessment of impact on setting, context and inter-relationship of landscapes/seascapes and foreshore <p>1. Assessment /HE issues must inform extent of development and design solutions within the allocation cell Mitigation to include appropriate design responding to historic landscape/settlement context</p>			
FP-E5	<p>Designated assets</p> <ul style="list-style-type: none"> Setting of listed buildings/historic sites (Trevisome; Little Falmouth) Adjacent to and setting of Falmouth CA 	<p>1. Key historic event associated – greatest commando raid of WWII – surviving structures and fabric –the area of the cell includes the guardhouse/defence s/approach which</p>		<p>1. Assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.:</p> <ul style="list-style-type: none"> Desk Based 	No further assessment required, site is an existing (and strategic) waterside dock with existing uses, proposed to be safeguarded for		Policy to reference consideration to nearby or adjacent heritage assets

	<p>Non designated assets</p> <ul style="list-style-type: none"> • HER records: • Post medieval slips etc.; site of fish cellars • Site of WWII coastal defence boatyard • HMS Forte IV base for 1942 St Nazaire raid commando group • WWII defences (tank traps etc.) • Offshore –post-medieval oyster beds 	<p>retain the strongest evidence of surviving fabric.</p> <ol style="list-style-type: none"> 2. Memorial exists elsewhere in Falmouth, but significant case for memorialisation on this site. 3. (Research undertaken in association with planning applications). 4. Setting of adjacent LBS and CA. <p>Setting of river and series of historic river-side sites in general (see Fal Audit –consider whole estuary in terms of integrated historic landing places/sequence of significant heritage assets).</p>		<p>Assessment</p> <ul style="list-style-type: none"> • Historic Building and structures assessments/archaeological trial trenching etc. where appropriate • Assessment of impact on setting, context and inter-relationship of HE assets/historic townscapes • Landscape assessments and context assessment re. Fal estuary <ol style="list-style-type: none"> 2. Mitigation to include appropriate design responding to historic context; Historic Building recording; archaeological assessments/Watching briefs/targeted excavation etc. as appropriate. 3. Mitigation should include reference 	<p>existing waterside access & use</p> <p>Archaeological assessments/mitigation and NPPF/Local Plan design requirements will inform the site beyond the allocation stage should development proposals come forward; to ensure adequate mitigation.</p>		
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				to significant role in WWII; memorialisation/ record and sensitivity of association with significant loss of life etc.		
FP-E6	<p>Designated assets</p> <p>Setting of SM (Pendennis Head)/LB/CA</p> <p>Non designated assets</p> <p>Undesignated assets of significance are present</p>	<p>Key issues are:</p> <ol style="list-style-type: none"> 1. surviving fabric of individual sites, but also 2. Understanding integrated workings of docks and adjoining areas – whole docks area should be considered single HE asset complex 3. Impact on setting SM (Pendennis one of most significant and sensitive historic sites in Cornwall)/LBs/CA and assets on all sides of Fal/Carrick roads (landscape scale impact from up river-all as assessed in recent Pendennis Yachts applications /proposals) 		<ol style="list-style-type: none"> 1. Overall HE assessment framework for FE1 and adjoining area is essential 2. Has been extensive Hist. Env. input into a number of assessments 3. What was being developed by CDC at one stage, is an overall audit and assessment of the surviving fabric/condition/ significance etc. This was asked for by HES and Historic England which would help with all any likely proposals. 	<p>No further assessment required at this stage; strategic docks which are proposed to be safeguarded for existing uses; there is an adopted docks masterplan (considering heritage) and any individual proposals will be required to address heritage issues</p>	<p>Proposals should consider the docks area as a single heritage asset and consider impact on setting of significant adjoining assets</p>

<p>FP-St2 NOW ref no. FP-H4</p>	<p>Designated assets</p> <ul style="list-style-type: none"> • Setting of Jewish and Congregationalist cemeteries at Ponsharden • setting of LB ('The Cottage') <p>Non designated assets</p> <ul style="list-style-type: none"> • post medieval rail tramway serving quays re-used as tank trap WWII • other WWII defence lines 	<p>Key issues are:</p> <ol style="list-style-type: none"> 1. largely as in FP-UE2 -setting of assets; impact on WWII defences and other assets; visible gap between settlements; backdrop to historic foreshore areas. 2. although previously developed, with some clearance of site etc., and less prominent in landscape, still presents similar issues 3. Key issues likely to be scale and quality of design 		<ol style="list-style-type: none"> 1. Moderate assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.: <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Impact Assessment • Geophysical survey to minimise impact & target excavation • Assessment of impact on setting, context and inter-relationship of HE assets/historic landscapes & settlements Landscape and historic settlement impact assessment 2. Assessment /HE issues must 	<p>No further assessment required at this stage.</p>		<p>Policy to reference consideration to nearby or adjacent heritage assets</p>
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				<p>inform extent of development and design solutions within the allocation cell</p> <p>Mitigation to include appropriate design responding to historic landscape/settlement context</p> <p>Management solution to be agreed for site and setting of Jewish cemetery – possibly through any off site open space contribution</p> <p>3. Mitigation to consider also general impact on WWII defence system of Falmouth</p>			
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Sites no longer being progressed as allocations

Site ref	Historic Environment Assets	CC Heritage 2015 assessment	Initial Impact Appraisal	Recommendation & suggested mitigation measures	Impact Appraisal with DPD Policy mitigation
FP-ExFUE2b		The big issue here is clearly setting of the Budock Church, and the whole listed and Scheduled		1. Assessments to be done or, if existing, made available as soon as	Masterplan to ensure that setting to Budock Church and scheduled

		<p>complex around it. Given the appeal decision on this site, the allocation is beyond HE input</p> <p>But issue still remains of impact on setting-design and scale of development therefore still an issue here even if not allocation per se.</p> <p>There have been existing DBA/walk over surveys and geophys of some areas along here which have confirmed archaeological potential and considerable potential tie depth proximity to ancient sites and AEL mean may be potential – so may influence densities/layouts of development</p> <p>This applies to the housing site south of this allocation. It may be difficult to resist development restricted effectively to the roadside frontage, but potential development along here should likely be restricted to this.</p>		<p>feasible to inform any further developments within any of these areas:</p> <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Impact Assessment • Geophysical survey to minimise impact & target excavation • Assessment of impact on setting, context and inter-relationship of HE assets/historic landscapes & settlements Landscape and historic settlement impact assessment <p>2. Assessment /HE issues must inform extent of development and design solutions within the allocation cell Mitigation to include appropriate design responding to historic landscape/settlement context</p> <p>3. Recent (January 2015 appeal decision emphasises primacy of setting of church, rural nature of surrounds and importance of historic footpath networks etc.</p>	<p>complex is a key design consideration. The historic landscape context is a key driver for the design and layout of the site</p>		
FP-R1	Designated assets			Existing Policies	No further		

	Listed buildings/conservation area			apply	assessment required, town centre area & not an allocation		
FP-St1	<p>Designated assets</p> <p>Setting of LBs/CA</p> <p>Non designated assets</p> <p>quarry itself shown on 1840 Tithe map</p>	<p>Key issues are:</p> <ol style="list-style-type: none"> 1. setting of nearby assets (CA in particular) - site has potential to affect backdrop of significant elements of CA 2. site itself is a non-designated asset -of moderate interest as historic geological feature, provided building stone for much of Falmouth CA; and for social/developmental history of Falmouth 3. Main issues are likely to be design quality and extent/access/linkage to historic core etc. 		<ol style="list-style-type: none"> 1. Moderate assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.: <ul style="list-style-type: none"> • Desk Based Assessment • Assessment of impact on setting, context and inter-relationship of HE assets/historic townscapes <ol style="list-style-type: none"> 2. Key aspect of 	No further assessment required at this stage.		Policy to reference consideration to nearby or adjacent heritage assets

				mitigation to include appropriate design responding to historic context, including narrative context of social/developmental history of Falmouth			
FP-St3	<p>Designated assets</p> <ul style="list-style-type: none"> • Setting of Arewenack • setting of Killigrew Monument • setting of CA <p>Non designated assets</p> <ul style="list-style-type: none"> • site of post-medieval shipyard and timber yard • site of late C19 drill Hall (TA centre) • Modern submarine mine establishment • potential (below-ground) 	<p>Key issues are:</p> <ol style="list-style-type: none"> 1. site already subject to development proposals (and Appeals) 2. have been various appraisal and studies that should be referred to 3. key issues included impact on setting of very significant historic assets 4. essential issue is not that the site is not suitable, but that the quality, extent and nature of development needs to be of sufficiently high standard to outweigh inevitable significant impacts on historic environment 		<ol style="list-style-type: none"> 1. Assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.: <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Geophysical survey to minimise impact 	No further assessment required at this stage.		Policy to reference consideration to nearby or adjacent heritage assets

	<p>foreshore archaeology</p>			<ul style="list-style-type: none"> • archaeological trial trenching etc. where appropriate • Assessment of impact on setting, context and inter-relationship of HE assets/historic townscapes including setting of LBs/CA • assessment of impact on historic street and plot patterns. • Development to be informed by existing urban assessments and management plans. <p>2. Mitigation to include appropriate design/densities etc. responding to historic</p>			
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				context; recording; archaeological assessments/ Watching briefs/targeted excavation etc. as appropriate			
FP-St4	<p>Designated assets</p> <ul style="list-style-type: none"> • Setting of SMs (Pendennis fortifications) • setting of CA • potential for setting of LBs <p>Non designated assets</p> <p>site of yards etc. associated with 1863 railway station</p>	<p>Key issues are:</p> <ol style="list-style-type: none"> 1. site already subject to development proposals 2. have been various appraisal and studies that should be referred to 3. Historic England and others already involved and concerned with potential impacts 4. key issues included impact on setting of very significant historic assets 5. essential issue is not that the site is not suitable, but that the quality, extent and nature of development needs to be of sufficiently high standard to outweigh potential significant impacts on historic environment 		<ol style="list-style-type: none"> 1. Assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.: <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Geophysical survey to minimise impact • archaeological trial trenching etc. where 	No further assessment required at this stage.		Policy to reference consideration to nearby or adjacent heritage assets

				<p>appropriate</p> <ul style="list-style-type: none">• Assessment of impact on setting, context and inter-relationship of HE assets/historic townscapes including setting of LBs/CA• most importantly will be assessment of setting impact of SM, potentially from considerable distances (across estuary etc.) <p>2. Development to be informed by existing urban assessments and management plans.</p> <p>3. Mitigation to include appropriate design/densit</p>			
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				ies etc. responding to historic context; recording; archaeological assessments/ Watching briefs/targeted excavation etc. as appropriate			
FP-St5	<p>Non designated assets</p> <ul style="list-style-type: none"> • medieval settlement site Penvose • adjacent to medieval settlement sites (Treliever) • Area of mixed medieval and post medieval farmlands; (C19 smallholding development associated with Little Treliever?) 	<p>Key issues are:</p> <ol style="list-style-type: none"> 1. break-down of adequate setting/integration with historic settlements 2. site with archaeological potential 3. Also worth noting site is on the south-facing slopes outside the normal topography of settlement areas in Penryn, and this rising ground has distant views and is equally widely visible (as seen in the nearby lay-by on A road as a potential backdrop to historic settlement - this will mark a major break out of historic areas of growth and development in Penryn -it is not in historic settlement/landscape terms an obviously natural growth - not clearly part of Penryn 		<ol style="list-style-type: none"> 1. Assessments to be done or, if existing, made available as soon as feasible to inform any further developments within any of these areas: <ul style="list-style-type: none"> • Desk Based Assessment & Walk Over Survey • Impact Assessment • Geophysical survey to minimise impact & target excavation 	No further assessment required at this stage.		Policy to reference consideration to nearby or adjacent heritage assets

				<ul style="list-style-type: none">• Assessment of impact on setting, context and inter-relationship of HE assets/historic landscapes & settlements <p>2. Assessment /HE issues must inform extent of development and design solutions within the allocation cell Mitigation to include appropriate design responding to historic landscape and settlement growth contexts</p>			
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