

Draft Statement of Common Ground, December 2017, Cornwall Council and Historic England

1. Introduction

Historic England and Cornwall Council recognise that the Cornwall Site Allocations DPD is important for the future growth and prosperity of Cornwall, and also recognise that the Historic environment needs to be conserved, enhanced and managed.

The Council and Historic England have engaged constructively and regularly throughout the production of the Allocations DPD, through meetings and correspondence.

This Statement of Common Ground sets out the agreed position of both the Council and Historic England in relation to the proposed Site Allocations DPD and the impact on the Historic environment, subsequent to the Regulation 19 consultation and representations.

2. Preparation of the Allocations DPD and Historic England's Regulation 19 Representations

During 2015, 2016 and 2017 Cornwall Council and Historic England held meetings to discuss progress on the Cornwall Site Allocations DPD. In response to these discussions an evidence base in relation to the historic environment was prepared and refined following Historic England Guidance Notes 1: The Historic Environment in Local Plans, 2: Managing Significance in Decision-Taking in the Historic Environment, and 3: The Setting of Heritage Assets. Historic England supports the historic environment evidence base for the Allocations DPD, and believes that it has resulted in a sound plan except for three allocations.

Historic England made representations to the three remaining site allocations during the Regulation 19 consultation period which were: Heamoor in Penzance PZ-H8; the Docks in Falmouth FP-E6, and Withnoe in Launceston LAU-H1. For all three sites Historic England felt that policy wording or certain references to the historic environment was unsound. However slightly amended site allocation policy wording, or a further reference, for all three sites was proposed as part of the representation, which if included in the DPD would remove the objections, and Historic England would then consider the Plan as Sound.

2.1 The following are excerpts from Historic England's representation to PZ-H8:

"...Significant common ground has been found in resolving them and we accept that the policy makes a number of references to the historic environment, which in part we welcome and support. In our view, however, these do not quite fully comprise a positive or clear strategy to deal with the issues and may cause harm and therefore the DPD Plan fails to be consistent with national policy as set out in the National Planning Policy Framework in respect of the historic environment. We therefore suggest rewording, which if added to the policy, would, in our view, result in the DPD containing the positive and clear strategy required by the National Planning Policy Framework (NPPF) as regards local plans and the historic environment".

"We have identified a reworded policy which we would consider would contribute to a positive and clear strategy for the conservation, enhancement and enjoyment of the historic environment and accord with these requirements of the National Planning Policy Framework. We would then consider the Plan to be sound in this respect".

Proposed Policy Requirements:

"a) A residential development, delivering approximately 350 dwellings, incorporating public open space and ancillary community facilities. At least 25% of the dwellings should be provided as 'accessible homes', in line with Policy 13 of the Local Plan Strategic Policies document.

b) The site is within the vicinity of various nationally important heritage assets, which need to form a key consideration in the sensitive development of the site. In particular the site is located relatively close to Trengwainton, which comprises the Grade II listed Trengwainton Housing and the Grade II Registered Park and Garden. Parts of the site are visible from the garden, so great weight needs to be given to minimising intrusion into the pastoral setting of this historic asset.*

c) Planning permission for the development of only part of the site will not be granted, unless it is in accordance with a masterplan / concept plan for the entire site.

d) Masterplanning of the site must also use the evidence and mitigation measures set out in Stages 4 and 5 of the Historic Assessment for Site Allocations – Heamoor (June 2017 and appendices), available on Cornwall Council’s website. It is also recommended that the Trengwainton Setting Study January 2015 (prepared by Nicholas Pearson Partnership on behalf of the National Trust) is also used to support the preparation of the masterplan and applications for the site.

e). Particular attention must be given to vehicular accesses which should be via Roscadghill Road (ref 4 on the plan above). It is a requirement for a homezone approach to the site to minimise the width and impact of the road infrastructure, utilising the Heritage Impact Assessment for Heamoor 2017. Opportunities to create a bus route through the site should also be considered, accessed on to Boscathnoe Lane using a bus gate.

f) The development should seek to provide a pedestrian link to Heamoor School and Mounts Bay Academy; whilst consideration should be given to providing the primary vehicular access for the schools from the site, which will alleviate traffic congestion within the existing community.

g) The development should create a community ‘hub’ which represents a focus for the new and existing residents. The hub should contain community facilities appropriate for a residential area (e.g. community hall, small shop, etc). The hub should be located in a position that the existing Heamoor community would also be able to easily access.

h) At least 69.4sqm of public open space per dwelling should be provided on site, delivered primarily in area 3 on the plan above. This open space should be laid out as a predominantly grassed area where lighting will not be supported and play equipment and seating must be sensitively located, using natural materials, so that intrusions into the landscape and setting of the heritage assets are minimised.

i) Tree planting also represents a key component in minimising any impact on the setting of Trengwainton. Firstly, landscaping is required on the northern edge of the open space, to help screen the access road; plus an appropriate lighting scheme is required to minimise the road’s visual impact on the setting of Trengwainton. Furthermore, tree planting is required on the northern edge of the site, of at least 35 metres in depth (area 2 on the map above), to screen the development from the road, in doing so maintaining a green setting as the approach to Trengwainton. This should be implemented on site when construction of the first houses commences, so that it has had time to mature by the time of occupation of dwellings in that part of the site. This should follow the approach outlined in Heritage Impact Assessment referred to at d).

2.2 The following are excerpts from Historic England’s representation to FP-E6:

“Conscious that the Docks are an existing employment site and that there are a number of individual sites within it that are likely to come forward for redevelopment. We are particularly concerned how any reuse or redevelopment of the site harms or enhances the schedule monument and listed

buildings that form part of the Pendennis fortifications, including Pendennis Castle and its visual relationship with its sister castle at St Mawes. These should be referenced in the safeguarding policy. In addition the Port of Falmouth Masterplan was undertaken in June 2011 and forms a useful evidence base that should be referenced”.

A suggested criterion is:

“The site is within the setting of the schedule monument and listed buildings that form part of the Pendennis fortifications. The setting of a number of listed buildings, including Pendennis Castle and its visual relationship with its sister castle should be sustained and where appropriate enhanced. The Port of Falmouth Masterplan, June 2011 forms a useful evidence base to applicants.”

2.3 The following are excerpts from Historic England’s representation to LAU-H1:

The Cornwall Site Allocations DPD Heritage Assessments March 2017 suggests that “Allocation policy to reference the listed building [the Grade II Newton Farm] and its setting”. This appears to be omitted from the policy. A criterion is needed that seeks to address the issues of Newton Farm’s setting and the need for appropriate assessments to inform the design and mitigate any harm.

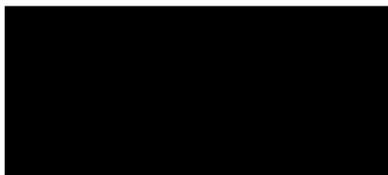
A suggested criterion is:

“To the south of the site is the Grade II listed Newton Farm; development of the site should ensure the listed buildings and its setting are conserved and where appropriate enhanced. An appropriate assessment of the farm’s significance will be required to ensure the location of any development and other mitigation measures are used to minimise any harm.”

3. Cornwall Council and Historic England’s Agreed position:

Cornwall Council and Historic England support the inclusion of amended policy wording as minor amendments to allocations PZ-H8, FP-E6 and LAU-H1 as proposed by Historic England. With the inclusion of the three amended policy text Historic England and Cornwall Council agree that the Cornwall Site Allocations DPD is a ‘Sound’ plan in relation to the historic environment, removing Historic England’s Regulation 19 objections.

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