

Heritage assets and Allocated Sites

The St Newlyn East and Mitchell NDP has been mindful of the need to protect valued heritage assets as part of the plan-making process. There is a specific policy in the NDP which seeks to protect heritage assets as set out in the box below.

NEM7 Local Heritage Assets (new wording in red)

Development proposals affecting designated and non-designated heritage assets should be accompanied by an appropriate assessment which sets out the significance of the asset (including its setting) and the impact of the proposal upon its significance. Applications will be determined strictly in accordance with national policy and guidance and the development plan.

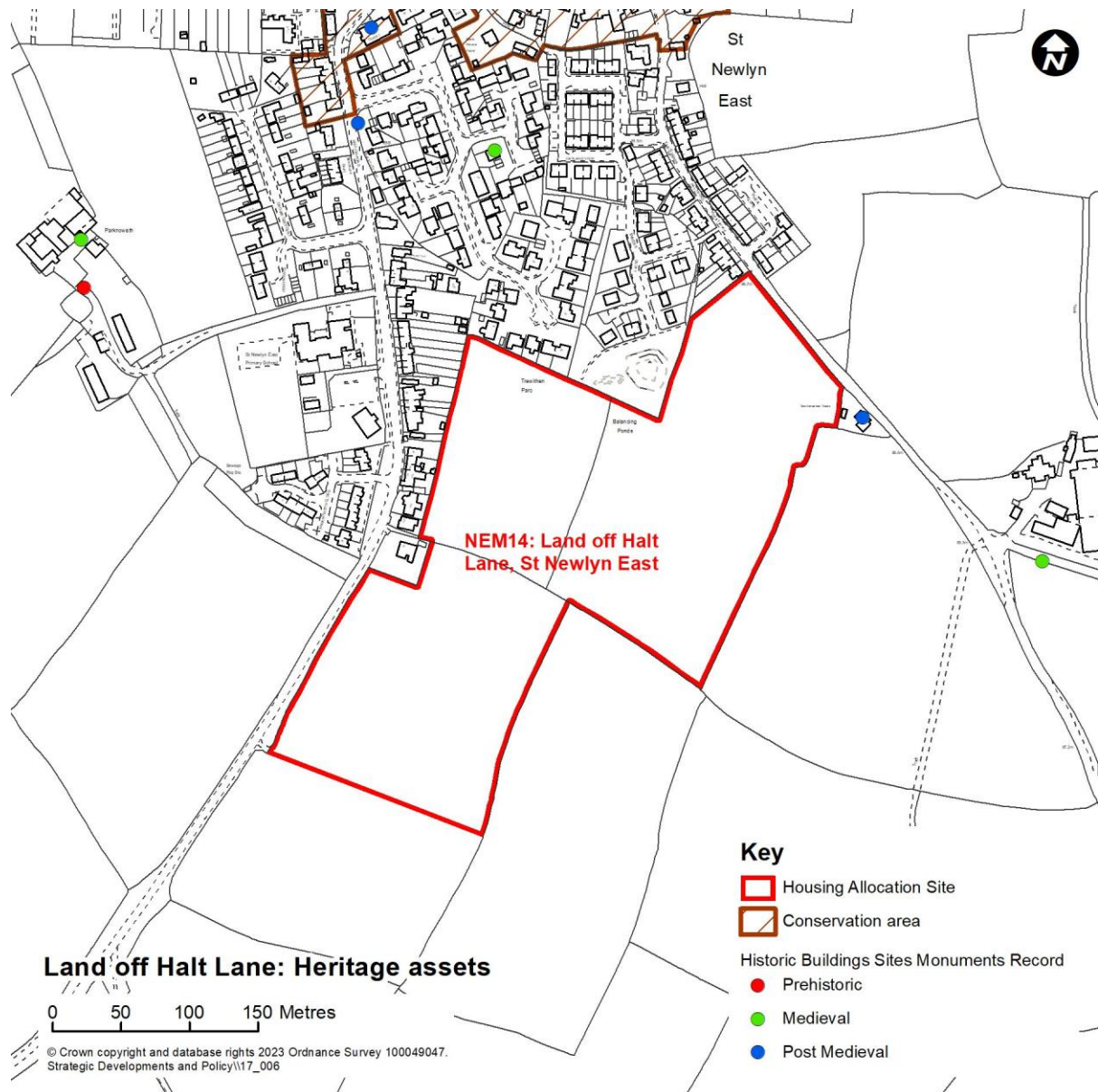
The development of any of the sites identified in Policy NEM11 must carefully and comprehensively consider any heritage assets on the site and within the setting of the site in line with paragraphs 197, 199 and 200 of the NPPF and policy 24 of the Cornwall Local Plan: Strategic Policies. Development proposals for sites identified in Policy NEM11 should be accompanied by proportionate heritage impact assessments including the archaeological potential of the sites, identifying the significance of heritage assets that would be affected by the proposals (including their settings) along with any potential archaeological remains, and the nature and degree of those effects, demonstrating how any harm would be avoided, minimised or mitigated. Where appropriate, development should take opportunities within the setting of any heritage assets to better reveal their significance.

In addition, the plan has been through a full SEA process which concluded that development on the proposed sites is unlikely to cause harm to heritage assets.

However, as three sites have been allocated for development in this Neighbourhood Plan, this appendix identifies known heritage assets that could be impacted by development on these sites and assesses whether development could have a negative impact on identified heritage assets or their setting.

Site 1: Land off Halt Road

The site is allocated for up to 120 new homes.



There are no listed buildings in proximity to the site and it is also some distance from the Conservation Area of St Newlyn East. To the East of the site there are post-medieval almshouses that have been converted into a single residential unit (Ventonarren, not listed but identified on Heritage Gateway and by the blue dot on the map above). Although Ventonarren is close to the development site, it is well screened by trees and the proposed residential development is unlikely to have a significant impact.

In conclusion the proposed development of land at Halt Road is found unlikely to have a significant impact on known heritage assets.

Site 2: Land at Chapel Terrace, Mitchell

The proposal is for residential development on a site currently in commercial use. Current uses on the site are considered detrimental to the setting of the Conservation Area. The site is in a very sensitive location in relation to the historic environment of the village. Its eastern and southern site boundaries are adjacent to the Mitchell Conservation Area. Redevelopment of the site to provide a high-quality residential development with sensitive and appropriate design has the potential to deliver enhancements to the setting of the historic environment and deliver homes in an accessible location.

The site is close to two listed buildings the Grade II listed Wesleyan Chapel and the Grade II listed Mitchell Farmhouse. Relocating the commercial uses and enabling residential development would improve the site and remove heavy traffic from the local area, improving the setting of the listed buildings and the conservation area.

The policy for this site reflects the need to preserve the heritage assets.

Policy No. NEM15 Redevelopment of Land at Chapel Terrace, Mitchell

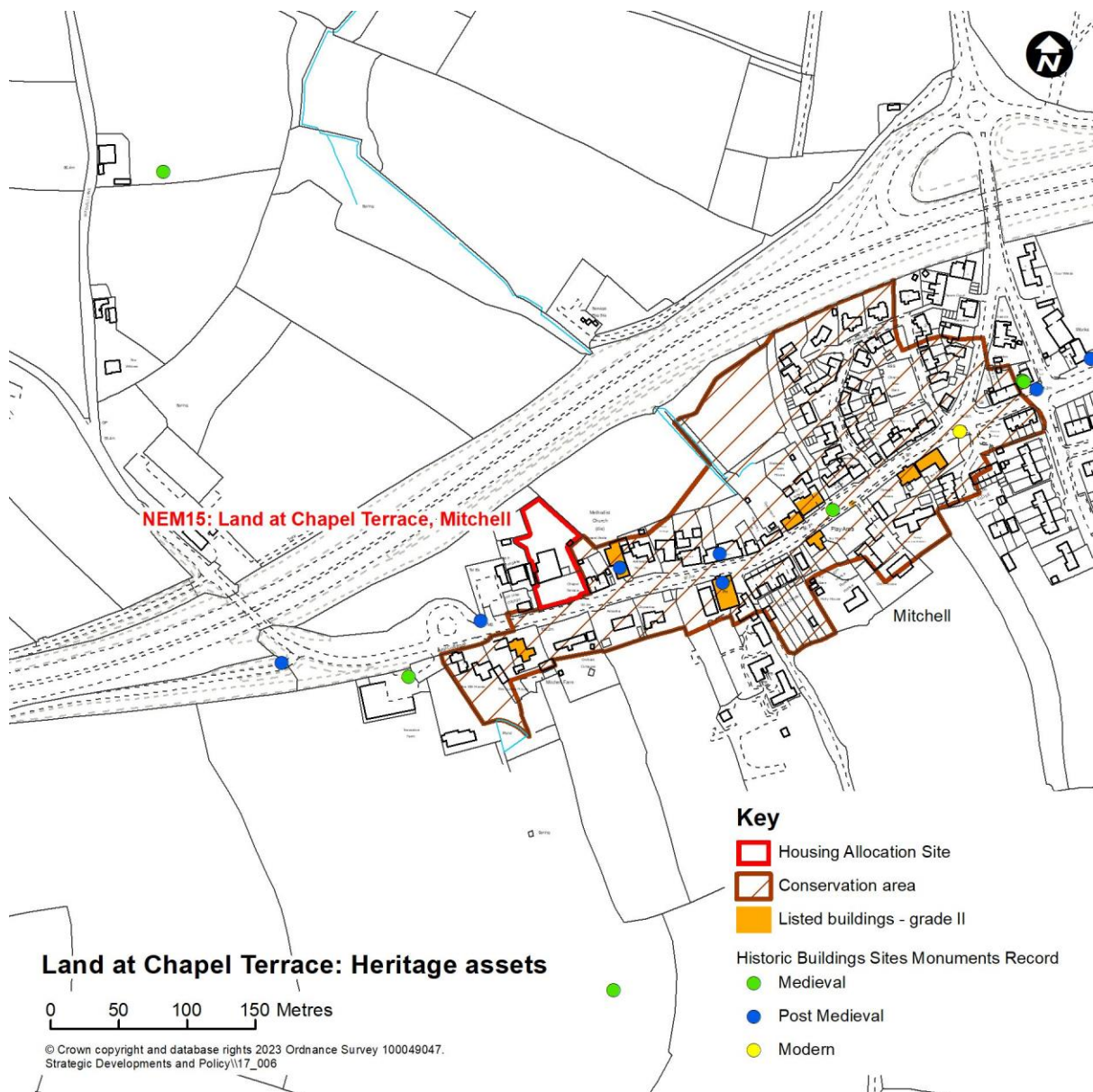
1. Proposals for the redevelopment of land at Chapel Terrace, Mitchell for housing will be supported provided:

- a) they respect and do not adversely affect the character and setting of the Conservation Area;
- b) the design is of high quality and incorporates energy conservation measures;
- c) appropriate safe vehicular and pedestrian, and cycle access is provided; and
- d) adequate drainage provision, incorporating Sustainable Drainage Systems (SuDS) technologies, will ensure there will be no net increase in flood risk.

2. Proposals should demonstrate, where relevant, that they respect and will cause no significant harm to heritage assets and their setting.



Image from Google Street View March 2023



Site 3: Land at Four Winds

This site has been allocated for the development of a new community facility. There are no designated heritage assets close to the site and it is some distance from the Mitchell Conservation area. There is a small, post-medieval former Blacksmith’s workshop as shown in the picture; it is around 100m distant from the proposed development site. Development of the land at Four Winds is subject to Policy NEM7 which protects designated and non designated heritage assets.

Policy No. NEM25 **New Community Facilities at Mitchell**
 Land at Four Winds, Mitchell, as shown on Map O, is allocated for community purposes. The provision of additional leisure and community uses and/or community facilities that meet identified needs of Mitchell will be supported if there is suitable access, including safe pedestrian access to the site from Mitchell, servicing and parking provision, and the amenity of residents is adequately safeguarded.

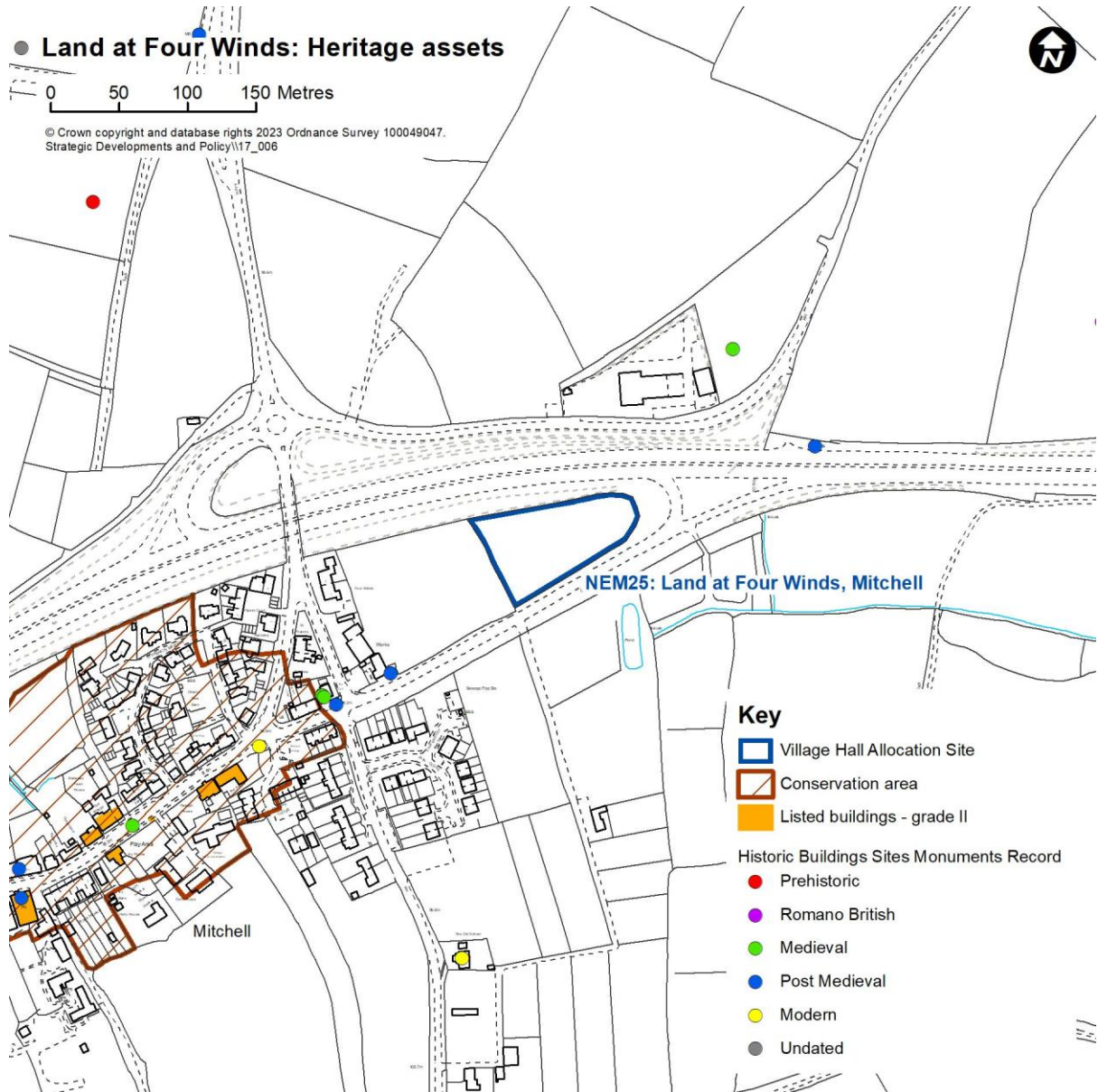




Image from Google Street View March 2023

Other Development

In addition to the allocated sites, there is general support for commercial development close to the A30 near Mitchell. Whilst the policy does not specify a location for this, it does make provision for the protection of the Conservation Area and any heritage assets that might be affected by development.

Policy No. NEM17

Employment Land at Mitchell

Development proposals that provide additional employment opportunities on land adjacent to the A30 north of Mitchell for B2 or B8 or E use classes, will be supported provided a comprehensive masterplan is submitted that:

- a) delivers a good quality of design and layout of buildings and spaces;**
- b) does not detract significantly from the setting of the Conservation Area and/or local heritage assets;**
- c) will not have a detrimental impact on residential amenity;**
- d) ensures safe and satisfactory access/egress for pedestrians, cyclists, and public transport;**
- e) provides suitable vehicular access and the necessary level of locally available car parking, or includes proposals to increase car parking provision;**
- f) accommodates delivery vehicles or other forms of logistical support without adversely impacting upon traffic circulation;**
- g) includes adequate landscaping or screening; and**
- h) generally conforms with other policies in the Development Plan.**

The masterplan should demonstrate, through an appropriate assessment of traffic impacts, that any infrastructure or highways improvements necessary to mitigate the impact on the A30 and local highway network have been identified and shall be delivered as part of the scheme.

Conclusion

No designated heritage assets will be harmed by the proposed site allocations. The setting of the designated assets close to the proposed allocation at Chapel Terrace is likely to be improved by the development of a high quality residential scheme and the policy for this allocation is very clear that enhancement to the setting of the nearby heritage assets is a priority.