



It is the heritage of Saltash that makes it distinctive place and gives local people a sense of belonging or identity and a feeling of pride to be an Essanian

Heritage Assessment

[revised December 2020]

Saltash Neighbourhood Development Plan

Saltash NDP Steering Group.

1. Introduction.

1.1 The consideration of the historic environment is an important aspect of neighbourhood planning and must be properly considered if a Plan is to conform to the 'Basic Conditions'. It is important that the NDP Steering Group share a broad understanding of how the historic environment within and surrounding the NDP's designated area contributes to the perceptions and experience of Saltash. It is the heritage of Saltash that makes it distinctive place and gives local people a sense of belonging or identity and a feeling of pride to be an Essanian. Local distinctiveness can also help to support tourism and attract investment to an area. Looking after the historic environment in our MDP will help to ensure 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.

1.2 To ensure that the Saltash NDP takes a proper approach to the historic environment we have sought to go beyond a simple listing of heritage assets in the evidence base (<https://tinyurl.com/y4h4saru>) by developing an understanding of the way in which it tells the story of how the distinctive physical, cultural and economic history of the area has developed (see Section 2 below). This has shown how heritage assets contribute to the environment, social well-being and economy of modern Saltash and are an essential aspect of 'sustainable development'. It has informed the NDP vision and a positive strategy for the conservation and enjoyment of the historic environment is captured within the NDP's objectives. From this a series of actions and policies flow (see section 3)

2. Overview of the Historic Environment in the Saltash NDP Designated Area.

2.1 This short history seeks to explain how the structures, agricultural field patterns and settlement distribution, landscape and townscape features, buildings and place-names that contribute to the distinctive character that we enjoy and value so much today have been shaped over time by fairly intensive human settlement from the earliest times. In so doing it gives clues as to the factors which should be reflected in the NDP's policies. It draws strongly from local sources and the Cornwall and Scilly Urban Survey.

2.2 **Prehistoric and Romano-British Saltash.** The development of the area is significantly affected by the fact that it lies at one of the narrowest crossing points of the river Tamar with a natural beach on either side of the water. Although pre-historic evidence is sparse, Saltash may in the Romano-British period have been the site of the first ferries across the river - there was a Roman earthwork a mile east of the crossing on the Devon side. According to the Greek historian Claudius Ptolemy, the Second Augustine Legion of Rome was posted at Trematon Castle among the Dumnonii. This was probably on the site of the current Trematon Castle at Forder overlooking the crossing of the Lynher and controlling the area around.

2.3 Whilst there are some reminders of pre-historic settlement, including prehistoric rounds and enclosures, and various 'finds' scattered around the rural area, it is the later pre-medieval and medieval periods that have mostly shaped the area we know today. After the Saxons arrived and Athelstan banished the "West Welsh" beyond the River Tamar "for ever" the Castle site would have been important when held by Athelmaur in 980 and Algar, Earl of Cornwall, in 1045. The first construction on the hill was probably a timber stockade built by the Saxons as the defended centre of the Manor of Trematon. During the reign of King Edward the Confessor (1042-66) the Manor and Castle were held by Brismar. The Manor extended to about 7000 acres and covered today's St Stephens, Saltash and Botus Fleming parishes, a bit of today's Pillaton parish, and the former 'Cornish Patch' on the east bank of the Tamar estuary.

2.4 Medieval Saltash. Following the Norman invasion, the Anglo-Saxon landowning elite were replaced by the Norman elite and power centralised, adopting and extending the Manorialism model of control and the feudal economy. It is this that has strongly influenced the appearance of the rural area around Saltash (see footnote1). After the quelling of a rebellion in the South West by William the Conqueror in 1068, a motte and bailey castle was built at Forder, which became the administrative centre for the Manor of Trematon. Initially held by Brian of Brittany and then Robert, Count of Mortain (William the Conqueror's half-brother) the manor then passed into the hands of the de Valletort family, the local feudal barony, for the next two hundred years. Initially attempts were made to develop a settlement around the castle, a market was established outside the castle gate by 1086 and the Borough² of Trematon founded, lasting until the C17th. What is now the modern village of Trematon was created as a 'planted' settlement. However, the new Borough was unfavourably positioned for trade and so by the late twelfth century the de Valletorts established a new Borough adjacent to the ancient ferry crossing at Esse.

2.5 This new Borough became Saltash, a planned settlement sited on the hillside above the early waterside community. Culver Road (believed by local historians to be the original ferry access route) formed the southern boundary and two further roads, on the site of Albert Road and Fore Street, were created. The new borough was laid out with more than a hundred plots, and people were encouraged to settle by burgage rents lower than the manorial dues which were levied on the surrounding area. The new borough had a market place situated in part of the area now known as Alexandra Square. This site would have been chosen as it presented an area of relatively flat land amongst the surrounding steep gradients, and the level land around the foreshore was

¹ William gave out parcels of land (fiefs) to nobles (vassals) who in return had to give military service when required, such as to garrison castles. Not necessarily giving service in person, a noble had to provide a number of knights depending on the size of the fief. The noble could have free peasants or serfs (aka villeins) work his lands, and he kept the proceeds of that labour. If a noble had a large estate, he could rent it out to a lesser noble who, in turn, must give military service, and had peasants work that land for him, thus creating an elaborate hierarchy of land ownership. For administrative purposes, estates were divided into 'Manors', the smallest piece of land which could support a knight (cavalryman), his family and retinue. A powerful lord could own many hundreds of manors, either in the same place or in different locations. Each manor had free and/or unfree labour which worked on the land. The profits of that labour went to the landowner or 'Lord of the Manor' while the labourers sustained themselves by also working a small plot of land loaned to them by their lord. Following William's policy of carving up estates and redistributing them, manorialism became much more widespread in England.

Over time military service was commuted to money payments, which became the norm. The lord of the manor kept some land in 'demesne' - farming it himself, and as 'Lord's Waste' available as common pasture for his animals and those of his tenants. The rest he let as 'tenements' from whose holders the lord exacted rents and certain fees or services, or left as common pasture and wasteland. Land given over to the Church for the support of Clergy was known as the Glebe. There were two types of manorial tenant: villein (a bonded tenant who could not leave the land without the landowner's consent) and free men. The freeman held land by deed and paid a fixed money rent. After centuries in which the rent remained unchanged while its value fell, such rents were nominal. The villein worked on his lord's land for certain days in return for his own or gave service in some other way. Such tenements could be hereditary.

All tenants had to attend the manorial court, held usually in the manor house to deal with the tenants' rights and duties, changes of occupancy, and disputes between tenants. Place names ending in 'Court' are reminders of those days. The Lord of the Manor or his representative presided. As it became usual for the villein to be given a copy of the entry in the court roll relating to his holding, such a tenure became known as 'copyhold'.

Not all manors had a resident lord. A lord who held several manors might choose to live in one and place a resident bailiff in charge of each of the others. Or the demesne farm could be let on a leasehold. In either case a chief house for the manor would still be needed, but it might be known as the 'barton', 'grange' or 'manor farm'. The manorial lord not only built the manor house, but frequently founded a church beside it or chapel within it.

² In the Middle Ages from the 9th Century onwards 'burhs' were defended settlements at strategic locations that were granted some self-government. After the Norman Conquest, when certain towns were granted self-governance, the concept of the burh/borough seems to have been reused to mean a self-governing settlement. During the medieval period many towns were granted self-governance (through a 'Charter') conferred by the Crown, at which point they became referred to as Boroughs. These boroughs were generally governed by a self-selecting Corporation (i.e., when a member died or resigned his replacement would be by co-option), which following many later reforms evolved to become modern Town Councils.

already developed. One of the de Valletorts, probably Ralph I, founded a large chapel adjoining the market square dedicated to St Nicholas. The chapel appears integral with the layout of the market place and Fore Street. This area retains much of this early street pattern.

2.6 The town grew rapidly in importance as the riverside location continued to be a major factor in the fortunes of the borough. The rights of the ferry and most of the estuary system belonged to the Manor of Trematon, but the ferry, the fisheries, the oysterage, collecting dues for anchorage, buoyage, the barges etc were leased to the burgesses. During the C14th and C15th Saltash had a reputation for ship building. The river also acted as a source of power for local industry and as early as the late thirteenth century a tidal mill was recorded at Salt Mill. The

2.7 Town's market was also an important source of revenue. By 1435 the fair moved to a site on the outskirts of the town. Here the growing number of cattle could be accommodated better, rather than driving them through the streets to the central market area. A new chapel was erected at the fair site dedicated to St Faith, probably on the site of the modern Regal Court on Fore Street.

2.8 The fabric of the prosperous town continued to develop. The thriving waterside community was supplemented by Albert Road and Fore Street which were fringed with houses and workshops, and the northern side of Culver Road was lined with properties. The town had developed further to the north with the creation of the fair site and during the fourteenth and the fifteenth century. St Nicholas Church was enlarged on its northern side by the addition of a chancel, aisle and porch. C16th commentators recorded Saltash as 'a pretty quick market town 'where the 'townsmen use both merchandise and fishery' and a 'pretye market town', that 'increaseth dailie in marchaundice and wealth'. 'and the townfolk addict themselves to the honest trade of merchandise, which endoweth them with a competent wealth'

2.9 Tudor Saltash. Richard Carew observed in his Survey of Cornwall of 1602 that Saltash 'consisteth of three streets which every shower washeth cleane, compriseth between eighty and one hundred households underlyeth the government of a Mayor and his ten brethren.' By 1573 the Corporation had erected two market houses in the area around the market place. The easternmost market house stood on a site to the north of St Nicholas', on the site of the present Guildhall. The site of the other building is unclear. On the northern side of the market square meat stalls (or shambles) were set up on market days.

2.10 During the Tudor period the waterside was a thriving and constantly developing area. Both boatbuilding and fishing continued to be major employers. The Saltash fishermen supplied local people with fish and shellfish, and also sent cargoes of pilchards to the Mediterranean. The town played its part in fighting off the Spanish Armada by equipping the frigate John Trelawney and unloading the cargo from the Portuguese treasure ship San Felipe caught by Sir Francis Drake.. The industries on the waterfront all required their own buildings. Fish cellars, known as fish palaces were built close to the quay alongside a ship building yard By the end of the sixteenth century there were houses on the beach side of Tamar Street and by the early seventeenth century such was the demand for space along the waterside the area of mud to the north of Ashtor was reclaimed and Sand Quay created. This quay was used to unload barges carrying sea-sand to dress the arable land and later for ship and boat building.

2.11 **Seventeenth Century Saltash.** Due to its strategic position Saltash played a major role during the Civil War as a Royalist stronghold. The town was constantly under attack from its Parliamentarian neighbour Plymouth as whoever held Saltash could effectively control the whole of south-east Cornwall as all provisions and reinforcements relied on the ferry. Defensive earthworks were built outside the town gate, which stood at the top of Fore Street, and batteries were constructed to the south of Waterside at Wearde Quay and at the southern end of Town Quay on the site of the Wheatsheaf Inn, but nevertheless the town changed hands eight times throughout the Civil War and the street fighting and maritime bombardments caused a great deal of damage to its fabric. It is believed Saltash sustained more damage than any other Cornish town during this period, and many of its buildings were destroyed.

2.12 The effect on the community was devastating, the population of Saltash and St Stephens dropping from 1,137 to 900. Once peace was declared the rebuilding of the town began but, despite efforts to reinvigorate the local economy, Saltash became over-shadowed by Plymouth, and a long period of slow decline set in. Following the 'Glorious Revolution' and the ascent of William III, Saltash turned its back on the opportunity to become the new Royal Dockyard in order to protect its lucrative oyster beds.

2.13 Eighteenth Century Saltash. Daniel Defoe noted in his 'A Tour Through Great Britain; By a Gentleman' of 1724 that although Saltash was 'a little, poor shattered town....which seems to be the ruins of a larger place; it was governed by a mayor and aldermen, had many privileges, sent members to Parliament, tolls from all vessels that passed along the river and had the sole rights to oyster-fishing. He also referred to the town's thriving market. The river continued to be a significant asset to the town. As nearby Devonport Naval Dockyard developed, some commissions for Royal Navy sloops were placed in Saltash and at the end of the eighteenth century it was used to moor prison ships, firstly with French and then American prisoners of war. The town slowly emerged from doldrums, led by the Borough Corporation which was behind the reconstruction of the Market House, the building to the north of St Nicholas, in 1775. Its ground floor Fore Street elevation was an open colonnade of granite pillars and the space within used as a pannier market and for the sale of corn. The first floor was then used as an assembly room. Fore Street became the focus of the town, as it began to develop beyond the confines of its original medieval plan. Towards the end of the C18th the town had restored itself with a renewed and extended built fabric and regained its status as an important local market and centre for waterside industry. From the C17th the town had something of a reputation for brewing, and in the C18th the Essa Brewery and Wine and Spirit Company extended the town in the in Ellwell Lane area.

2.14 **Nineteenth Century Saltash.** Further growth was limited however as the new ferry at Torpoint, which was connected to Liskeard and beyond by a new turnpike road, swiftly became the principal coaching route. Nevertheless, the first half of the nineteenth century continued to see steady growth, as it was attractive to both serving and retired navy and army officers based at the nearby Dockyard. The town began to expand further westwards with a number of detached villas built on the roads to Callington and St Stephens. Whilst the western end of the town gradually developed the became a salubrious residential area the commercial core around the Market Square remained lively and industrious. The 1830 Post Office directory lists in its entry a long list of skilled tradesmen, suppliers and shopkeepers working in the busy town centre. The part of Fore Street by the Guildhall was known as Market Street and the western end became the High Street. In 1850 concealed drainage was installed, at that time a notable modernisation. Road transport centred on the Green Dragon, the 'posting inn' on the southern side of Fore Street (on the site of the Co-op). The courtyard at the back of the inn was used to collect the mail, and by passengers wishing to join the stagecoach which travelled from Callington to London.

2.15 Non-conformity was initially discouraged in Saltash, with some of the early visiting preachers imprisoned. However the first Wesleyan Methodist Chapel was built in Lower Fore Street in 1808. The town continued to support two schools, an elementary school that became a National School in the 1840s adjacent to St Nicholas church, and a free grammar.

2.16 Meanwhile the waterside continued to develop as an important hub of communication and industry, with a vibrant community in its own right. In an effort to redress the impact of the Torpoint Ferry, in 1832 Saltash purchased a new steam-powered 'floating bridge' running along chains designed by the engineer Rendel. Access to the ferry was improved in 1834 by the construction of a new turnpike road called New Road (now known as Old Ferry Road). In 1854 the Saltash Steamboat Company was set up carry both passengers and freight between Saltash, Plymouth, Stonehouse and Devonport. When Queen Victoria visited the town a steamer was chartered and she recorded in her diary that the finest parts of the local scenery 'begin about Saltash, which is a small but prettily built town'.

2.17 Many of the local people continued to be employed within the fishing industry - the men worked on deep-sea boats whilst the women were involved in harvesting and selling shellfish. Quiller-Couch described the Saltash fishwives work as '...shrimping. Cockling, digging for lug and long lining, bawling fish through the streets', and the 1856 Post Office Directory records 'Great quantities of cockles and mussels are daily carried to Devonport and Plymouth by the women of Saltash, who derive their chief means of support therefrom'.

2.18 The area around Sand Quay continued to develop, spurred on by the new access road. In addition to the quay there was a shipyard, lime kilns and by 1840 the first cottages were built. The area around Town Quay was by this time packed with buildings. Westcott's shipyard stood on the site of the current boy's club; there were three large public houses The Wheatsheaf, The Union and The Passage House and over eleven more in the rest of the town. The Waterside in many respects had developed its own identity and this was reinforced by the founding of the Saltash Regatta in 1835, which quickly became established as an important community event and still occurs as a major local event.

2.19 In the mid C19th the fortunes of the town received a significant boost as it was chosen as the site for the new Cornwall Railway 'bow and chain' bridge across the Tamar, designed by I.K. Brunel. By the end of the century the town's population had more than doubled. In 1859 the work was complete and the bridge was opened by Prince Albert, after whom it was named. Murray's Handbook produced in the same year described how 'The wonderful tubes of the Albert Bridge then span the river at a height of 170 feet above the surface and Saltash greets you. The view is extremely picturesque. The old crazy houses, with their balconies and balustrades, rise one above the other from a steep slope.' The station quickly became established as an important railhead for the export of market garden produce, an important local industry along the banks of the Tamar Valley, opening up new markets, especially for the Cornish flower growers supporting the orchards and small-holdings on the sheltered slopes above and to the north of Sand Quay, the vestiges of which are still evident today.

2.20 The improved communications with Plymouth, by now a thriving city, and beyond that to Exeter and the rest of the UK, helped to raise the profile of the town as a very desirable place to live, and many of the characterful buildings that we know today were built. The Post Office Directory of 1856 noted 'Villas and buildings, of an extensive scale, are projected at Port View, one of the most beautiful localities in the West of England'. Port View was laid out as a gated community of villas set in their own grounds and attracted wealthy merchants, businessmen and retired military officers. The estate included a cottage hospital, St Barnabas' built in 1889, and a Roman Catholic Franciscan Friary converted in the same year from an earlier house called Vinelands. Polsue commented in 1872 that 'many neat and tasteful villas have been built on the most interesting and commanding sites'. In addition to Port View further villas were built overlooking the Hamoaze and on the slopes to the north west of Sand Quay. The striking views from Callington Road, called Longstone Road at this time, also encouraged the building of detached and semi-detached villas set in their own grounds. In 1869 a new Board School was built along North Road. Housing followed, including Maristow Terrace where in 1893 the inhabitants included the curate and a navy officer. By the end of the century the northern side of the town was developing rapidly with terraces of houses along the newly created Tavy Road, Homepark Road, Albert Terrace and Westbourne Terrace in addition to the houses beginning to line North Road.

2.21 The same pattern was repeated at the western end of the town with terraces along the new Victoria Road, Hamoaze Terrace and a mixed development of villas and terraces along St Stephen's Road. In addition to the new housing the public open space Victoria Gardens was laid out in 1897 to commemorate the Queen's Diamond Jubilee. Murray's Handbook of 1859 described 'a variety of colours, arising from a strange jumble of materials. One house is constructed of stone, another of brick, a third fronted with plaster, and a fourth with slate.' Whilst this mix was still very evident, especially in the heart of the

town and the waterside, the rash of new villas and terraces lent a more uniform and polite character of stucco façades and restrained classical detailing to the newly developing suburbs.

2.22 Although the heart of the settlement was still based on its three medieval streets of Fore Street, Middle Street (later renamed Albert Road) and Back Lane (renamed Culver Road), the second half of the C19th saw businesses and shops continue to thrive and develop on the back of the Town's new popularity. The twice weekly markets and from 1878 a commercial cattle market the land behind the present-day Co-op, off Culver Road provided an important service for the agricultural hinterland. During this time the use of Alexandra Square site as the market, and the pannier market on the ground floor of Market House ceased operation. The Market Hall became the Guild Hall, and the old Guild Hall building was demolished. An open area of land behind the Green Dragon in Fore Street became the site of monthly sales, whilst a coffee tavern and billiard Room opened on the corner of Culver Road and Fore Street. A police station was built on the corner of Albert Road and Station Road. By 1893 there was a new post office and branches of Bolitho Bank and the National Bank. St Nicholas Church was improved to become the parish church and was renamed the church of St Nicholas and St Faith. The Methodist Chapel on Lower Fore Street was sold to the Masons and a new Gothic chapel built on the site of the present Post Office, and a commodious Baptist Chapel was built.

2.13 The Waterside continued to grow as the river still continued to act as an important thoroughfare. In 1857 the lower end of Fore Street was improved to facilitate access to the ferry and between 1858 and 1928 a fleet of steamers carried workers to Devonport Dockyard and provided a market produce service. From 1880 to 1914 the steamers became very popular for tourist excursions and many visitors came to the Waterside area, considered very picturesque, to buy shellfish from the shops in Tamar Street which became known as Picklecockle Alley. Tea gardens were later set up in the market gardens between North Road and New Road to cater for the growing number of visitors.

2.14 The Waterside was still primarily a place of industry, with the quarry in the cliffs behind Sand Quay and the waterfront limekilns still in operation. A gas works was built on land to the south of Town Quay adjacent to a brass and iron foundry and there were builders and coal merchants operating in the area. The industrial workers, ferrymen, and fishermen and women continued to live in the tightly packed streets of sixteenth century houses that curved along the contours of the hill behind Town Quay and by around 1880 further housing in the form of a long row of cottages, Brunel Terrace, was built behind Sand Quay. By the late nineteenth century the community even had its own mission church, built strategically between the Wheatsheaf and the Union Inn. A small community developed off-shore on the industrial training ship Mount Edgcumbe, which was moored close to the bridge between 1877 and 1920 and provided charitable help for orphaned boys and minor offenders who wished to pursue naval careers.

2.15 Twentieth Century Saltash. In the first part of the C20th the town continued its growth. The picturesque views and mild climate ensured Saltash was still a popular choice for the retired and the wealthy, and with a regular train service for Saltash commuters who worked in Plymouth and Devonport Dockyard, Saltash became the busiest station in Cornwall. The viaducts had to be rebuilt to take the increased loads, with the stone from the original structures was used to re-front the Wesleyan Chapel. The town continued to spread to accommodate new residents with development along St Stephens Road and Longstone Road mainly in the form of detached villas with sizeable gardens. Coombe Road with its views over the Tamar was developed with detached houses on its south-eastern side and an elegant terrace on the north western side. To meet the needs of local people the first public housing estate was built at Salt Mill in 1924 in a style largely determined by the Local Government Board's 1919 Housing Manual, under the Housing and Town Planning Act of 1919 (The Addison Act). By 1930 terraces lined the eastern end of a new road, Glebe Avenue, which linked North Road to the new recreation ground, laid out at Longstone in the 1920s. The area between St Stephens Road and Higher Port View was further developed around a new road, Essa Road, which was lined with a combination of terraces and semi-detached villas.

2.16 During this period the character of the Waterside changed as fishing declined, the quarry and foundry were closed and the limekilns demolished. In the 1920s there was a small boat building revival that lasted for around fifteen years and other small industries came to the waterside including a motor company and Daw's creamery and haulage depot. The ferry continued to operate, but the busy hub of activity was now to be found up the hill at the station. Now the Waterside was no longer teaming with industry its picturesque qualities were more evident and its popularity as a tourist destination continued. The Rustic Tea Gardens were built near Sand Quay and an area for bathing established to the north of New Wharf.

2.17 The heart of the town began to evolve into a modern centre of commerce and services. The arches on the ground floor of the Guildhall were infilled, and one of the few remaining associations with the early market life of the town came to an end. New developments in Fore Street included a working men's club opened 1919, a Fire Station in 1927 and in 1935 the Green Dragon Hotel was demolished and replaced by the Co-op. In Culver Road the Imperial Picture House opened in 1924. In 1927 Church House, to the north of Alexandra Square, became the Council Offices and in 1923 the Church finally took ownership and control of SS Nicholas and Faith church from the Borough.

2.18 In the mid C20th Saltash was once again seriously impacted by warfare when Luftwaffe bombers aiming for the Royal Albert Bridge missed their target causing much devastation to the town. The bombs fell mainly in Fore Street with over twenty buildings destroyed. Significant losses in the town centre included the Imperial Picture House, the Wesleyan Chapel, a GWR goods station, Fore Street's last surviving Tudor building, and the North Road school was damaged. Other streets in the town centre to be hit included Belle Vue Road, Glebe Terrace and Port View. From 1943-45 the shore just north of the Royal Albert Bridge was deployed as a sub-base of the United States Naval Advanced Amphibious Base (USNAAB) at Plymouth. One of its most significant roles was to service the landing craft in the run-up to the D-Day landings.

2.19 The impacts of WW2 continued during its aftermath, when the development of Saltash was arrested, with several areas falling into a decline. The modernising response heralded a period of massive urban upheaval. By 1957 the Waterside was declared a slum as its industry and the Saltash ferry had severely declined (the latter carrying only a small percentage of the road traffic between Devon and Cornwall). The majority of Saltash people used the railway to reach Plymouth (at this time thirty-six trains travelled per day between the two towns) and few had reason to visit the waterside. A major redevelopment was commenced, with a decision to demolish the majority of the buildings, some of which dated from the sixteenth century. The project lasted until 1966 during which time all the old industrial, fishing and boatbuilding industries buildings were lost. The only historic buildings to survive were the three pubs, Town Quay and 'Mary Newman's' cottage. The area was redeveloped as a public housing estate and the medieval street, Silver Street, downgraded into an access road without housing. The Saltash Waterside Boys Club was set up in 1945 in the disused Mission Church was replaced in 1965 by the present club building, now known as the Livewire Youth Project. The old gas works site was redeveloped as a sailing club and the present day building dates from 1973 following the infilling of an area of the foreshore. The Ashtorre Rock Community Centre opened in 1991. Today the Waterside area has been reinvented as a predominantly residential and leisure area.

2.20 In the late 1950's it was decided to build a road bridge between Saltash and Plymouth as part of the regeneration of the Cornish economy and the solution to increasing traffic as car ownership burgeoned. The impact on Saltash was immense. In physical terms not only did the riverscape environment change vastly with the erection of a massive new structure, but also a large number of buildings were lost including fifty houses, ten shops and the Masonic Hall. When the road bridge opened in 1961, effectively joining Saltash to the City of Plymouth such that it effectively became a commuter suburb of its larger neighbour the growth of the town accelerated enormously with new housing estates on the remaining open spaces to the east of North Road, on the fields between Saltash and St Stephens and along the major roads into the town. The civic centre of the town shifted from the historic core to Warfelton on the

west of the town when sites in Longstone were chosen for the primary school in 1957, the library in 1963, the police station in 1971 and subsequently the football ground, swimming pool and leisure centre, close to a large area of post war public housing.

2.21 On Fore Street the initially slow post war recovery left temporary shops and undeveloped bomb sites in Fore Street. These were eventually replaced with modern shops and the replacement of some key buildings in a much widened modern format for most of its central length. In 1952 a new Wesleyan Church was built on Glebe Avenue (this building was subsequently demolished and rebuilt in 1988 at the corner of the avenue) and the bombed cinema was replaced in 1951 by the Regal cinema situated on Fore Street above Belle Vue Road (this was demolished in 1964). The cattle market, one of the last links with the Medieval market place, closed in 1968. However the old medieval market area remained at the commercial heart of the settlement. The former Wesley Chapel site in Fore Street became the post office in 1962, and in 1991 the whole of Fore Street was re-landscaped

2.22 However, as late as the 1980s the urban upheaval was not yet over, the final disruption in the fabric of the town occurring in 1986 when a large road tunnel was dug between North Road and Fore Street to provide a link to the new Saltash by-pass. The necessary engineering works resulted in a number of buildings behind Fore Street being lost including the eighteenth century Mansion House

2.23 The Rural Areas. Meanwhile the rural area surrounding the town continued to change in its own ways becoming an agricultural heartland supporting itself and eventually the rapidly expanding town, and via the river and later the railway, more communities far and wide. The medieval community and land management system evolved over time and although laws and customs have changed radically, we can still see it reflected in the irregular field patterns, many scattered farming settlements and ‘manors’ often documented from Norman times, and in place and house names. Trematon and Trehan villages have a structure of roads and ancient lanes, footpaths, field boundaries, place-names, and older buildings of local design that can be traced back to the mediaeval manors at the heart of these rural communities, on which they were founded and developed up to modern times. Forder, site of the Castle that was so important in the growth of the area, retains names which remind us of its later role as a centre for post-medieval grain milling and wool fulling. As a riverside locations, Forder and Antony Passage were local centres for transporting goods and people from the earliest times and structures associated with that remain, now imparting an attractive, quiet, riverside atmosphere that belies the hustle and bustle of times past.

Most residents and visitors will know and value this countryside, finding it to be a reassuring and strengthening environment, appreciated for its long and complex evolution but perhaps rather taken for granted until damage or destruction makes people aware of its importance in their lives.

2.24 Twenty-First Century Saltash. In the 12th Century the de Valletorts established the planted town of Saltash with the aim of exploiting the opportunities presented by the relatively easy Tamar crossing at this point. Some 900 years later the town remains, now much expanded but bearing clear reminders of its origins and its difficult evolution into the thriving modern and distinctive community it now is, and indeed still performing its original role as a strategic river crossing.

2.25 The pressure to grow remains, perhaps more strongly now than ever. It must be the duty of the NDP, and those responsible for its implementation, that this future growth occurs in ways that conserve and enhance the distinctive character and ensure that Saltash remains a special place to live, work and visit.

3. Actions and Policies

3.1 Actions and policies flowing from this appreciation of the importance of the local historic environment include:

- a) Researching a list of currently unprotected but locally valued heritage assets (<https://tinyurl.com/y3r7ntgf>) and proposing a policy to help ensure their conservation (NDP Policy 4).
- b) The identification of historic character areas (drawn from the Cornwall Urban Survey) and what it is that make them distinctive and proposing a policy and guidance for their conservation and for the location and quality of new development within them NDP Policy ENV 1 and Figures 18 and 19). See: <https://tinyurl.com/yj8kh8df>
- c) Proposing a policy to encourage a 'Pattern Book' approach to development proposals to provide clarity as to the design quality expectations needed in new development to reflect local distinctness (NDP Policy ENV 2).
- d) Proposing policies to encourage developers to Identify and respect the characteristic landscape features that contribute to the historic environment and local distinctiveness (NDP Policies EM 6, ENV 2, ENV 7, ENV 8, GRN 2, RUR 2, CC 1).
- e) Proposing a policy for improvements to the energy efficiency of historic buildings in ways which conserve their heritage significance (Policy CC 4);
- f) Proposing policies to ensure that new development is demonstrably responsive to and informed by the historic and landscape character of its site and wider context or refer to the need for heritage assessment and archaeological investigation where appropriate (NDP Policies WF1. H 3, ENV 6, RUR 2).
- g) Carrying out a historic environment impact assessment of sites identified for allocation in the NDP so as to ensure that the development of them will not result in significant harm and to identify any mitigation or enhancement that may be necessary, and the inclusion of those appropriate measures in allocation policies (NDP Policies RUR 2, RUR 3, RUR 4, and RUR 5). This is given in the following section and also included in the Village Development Boundary and Site Appraisal document.

4. Heritage Assessment of Saltash NDP Village Development Boundaries and Site Allocations.

4.1 . The role of this assessment is to ensure that in identifying sites for allocation for housing and employment development:

1. the historic environment of Saltash Parish is understood;
2. no substantial harm to the setting and significance of heritage assets occurs;
3. adequate and effective criteria to guide development are identified.

4.2 Note on Site Assessments. The sites identified in the shortlisting process have been assessed according to a summary version of the approach to site assessment as set out in Historic England guidance in 'The Historic Environment and Site Allocation in Local Plans' which has been adapted for use in this NDP. For details see: <https://tinyurl.com/y352tcv6>

4.3 Hyperlinks to OS and the Cornwall HER maps are provided in the tables and also shown following the tables.

Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed VDB extension (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed VDB extension might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed VDB extension be appropriate in light of the NPPF's tests of soundness?
<p>TREMATON SETTLEMENT DEVELOPMENT BOUNDARY CHANGES See 1894 25" OS Map: https://maps.nls.uk/view/105994405#zoom=7&lat=4137&lon=2067&layers=BT and 18 68 6" OS Map: https://tinyurl.com/y2o5em4y Google Map: https://www.google.co.uk/maps/place/Trehan,+Saltash+PL12+4QN/@50.4146424,-4.2622315,265m/data=!3m1!1e3!4m5!3m4!1s0x486c91839078480f:0xc5ebd855f106ee0e!8m2!3d50.400867!4d-4.247789 Cornwall Historic Environment Record: https://tinyurl.com/y2hpnf8u</p>						
TM1	<p>(a) None on site. Most of the area is anciently enclosed land, an historic landscape character type with highest archaeological potential. The cropmarks visible in air photos in the vicinity are likely to be part of the medieval field system associated with the manorial settlement. The boundary patterns across the whole area, including those of the subject site, appear typical of the medieval or post-medieval enclosure of open strip fields, with the dominant pattern being that of elongated fields with sinuous long edges aligned perpendicular to the slope, themselves possibly being vestigial of prehistoric settlement period. Also, the 1868 6" OS Map shows Trematon as being extensively enclosed by 'Orchards and Gardens' (see https://tinyurl.com/y2o5em4y) which may be remnant of a manorial strip field, woodland and waste land management system. Trematon is of early medieval origin and was a 'Manor' c1050, recorded in the Domesday Book as a 'planted town' housing a transferred market from St Germans, such that it was one of the largest settlements in Cornwall, with 100 households, comprising '20 villagers, 30 small holders and 50 slaves'. 14th century accession rolls record as many as 13 tenements within the current village. The settlement later contacted, leaving just 8 households in the early C19th. The current pattern of development and fields is considered to still reflect the manorial system, whilst some of the building names nearby, for example Luce's Tenement [a tenement in this context is a building to which an inherited right of tenancy applies, awarded to individuals who performed a service (often military) to the lord of the manor] reflect the settlements medieval origins.</p> <p>(b) Grade II Listed Bldg, Penvintle Farmhouse C 18th. is 40m to N. The Farmhouse is a small group of farm buildings to south of...</p>	<p>(a) The proposed VDB adjustment which forms potential Site TM1 is located to the south of the village, and comprises an area partly occupied to the west by an existing modern dwelling, with an area of rough ground to its rear bounded by a damaged modern hedgerow. To the south the boundary is Thornwell Lane, a green lane possibly of some antiquity. To the north is a C18th/20th dwelling 'Thornwell'. These boundaries are longstanding and may relate to the grounds of...</p> <p>(b) Pinvintle Farmhouse which is at the centre of what was the medieval settlement of Penvintle, first recorded 1337, located on the north side of Thornwell. Now amongst mixed group of other probably C19th farm buildings of basic and heavily modified appearance, and modern development which has resulted in a small satellite settlement here. The potential site TM1 is part of this 'hotch-potch' of buildings and small plots. The potential site's main contribution is though the south boundary which is probably very old and fronts onto a green lane.</p> <p>(c) Trematon Hall is a Georgian 'gentleman's residence' set in 17 acres, occupied by the Edwards a C18th and C19th 'county' family. Site TM1 is not visible from it, being separated by the site of Thornwell and Pinvintle Farmhouse.</p> <p>(d) The southern boundary of the site is formed by Thornwell Lane, which appears to have given access to the possible medieval water system on the east of the Town, as implied by its name.</p>	<p>The proposed extension of VDB is separated from the nearby LBs by the recent dwelling 'Thornwell'. The extension of the VDB is small and unlikely to encourage more than a single house infilling, (and perhaps conversion of the annexe to Thornwell, or possibly extension of existing property, and will fit within the existing hotch-potch of development that has emerged here. It follows existing boundaries and so will not significantly change the historic settlement pattern. However new development of inappropriate scale or design that would be foreign to the existing setting of the nearby LB or disrupt the ancient field boundary pattern could be an issue. Access via Thornwell Lane could seriously harm this potential Green Lane which connects to the conjectured medieval water system to the east. Also, possible that excavations for footings could harm and lead to loss of any buried evidence of earlier settlement in this location.</p>	<p>Strengthening of the east boundary hedgerow would help contain further development into the rising ground beyond, which could have more significant impacts on the green lane, field boundaries and the setting of the nearby LBs.</p>	<p>Bearing in mind the slight risk of inappropriate development resulting from the boundary change here, suggest Include in Policy RUR2 some criteria to ensure proper consideration of the historic environment.</p> <p>Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>

<p>(c) Trematon Hall, a boundary wall and barn, all Grade II Listed Bldgs. Dating from C18, altered C19 and C20. The oldest part now appears to be the south end, 2 storeys rubble, partly rendered with slurried slate hipped roof. 1 window to south and 1 to east plus door.</p> <p>(d) Thornwell Lane, to the south of the site, is probably a green lane of some antiquity that leads to a series of springs, wells and leats running along the east side of the village which could be part of a mediaeval ponds/water system linked to the Medieval Manor, the remains of which are now part of Trematon Manor House. The existence of this potentially medieval infrastructure may be linked to the 'planting' of Trematon in post-Norman Invasion times.</p>			
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Conclusions and Recommendation: The logical extension of the former Caradon VDB to encompass existing development has the potential to create two additional dwellings within the extended area (ie conversion of annexe and new dwelling in land to rear) which would now be acceptable in planning policy terms, but this would not further impact on the historic environment providing any such proposals are guided by a heritage assessment which identifies any appropriate mitigations and enhancements required, in which case the level of harm would be less than substantial in magnitude. Redevelopment of 'brownfield land' would be possible notwithstanding the existence of village development boundaries, whilst outside the boundaries exceptional PPs for affordable housing and various forms of agricultural related housing development is possible. The creation of the NDP provides an opportunity to set criteria for such development, including historic environment criteria.

Describe the detailed policy requirements that are appropriate: Add to Policy RUR 2:
 New residential infill development and redevelopment of brownfield sites will be supported within these boundaries, subject to:
 'i. the extent of development, layouts, design solutions, densities, scale and massing etc. being demonstrably responsive to and informed by the historic and landscape character of site and an understanding of setting and wider context of any designated or undesignated historic environment assets nearby (In accordance with CLP Policies 12 and 24, and policy ENV3 of this Plan); and

Mitigation. Add to Policy RUR 2
 'iv. Submission of proportionate archaeological and heritage assessments and agreement to archaeological investigation and heritage impact mitigations to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.'

Also: Insert the above in RUR 2.4 in relation to other rural housing.

Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed VDB extension (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed VDB extension might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed VDB extension be appropriate in light of the NPPF's tests of soundness?
TM2	<p>(a) as for TM1 above.</p> <p>(b) Grade II LB, Trematon Manor House is within 5m to N. The building is Listed, Grade II, as a C17 house of plastered rubble with a slated roof.</p> <p>(c) Grade II LB, Trematon Pound is a small stone-built structure sited adjacent to the crossroads opposite Trematon Manor. It measures approximately 25ft east-west and 18ft north-south. The walls survive to a height of up to 8ft on the north side, but the other three sides have been reduced in the interest of visibility for road users. There is an entrance on the</p>	<p>(a) and (b) The village's name includes the Cornish element Tre- meaning estate or farmstead and the English suffix tun meaning 'farm or manor'. The Manor House may be built on the site of the earlier farmstead and adjoins a cluster of later agricultural buildings, of which many have been converted to residential use. Their footprint may reflect the evolution of the farm site from its earliest existence as one of the 13 medieval messuages that made up planted settlement, or even as the manorial centre of the C11th settlement and may therefore be of some considerable local significance.</p>	<p>The fact that most development here has been in the form of residential conversions may have preserved some of the form of the C17 Manor homestead, (and the impacts on the historic setting must have to some degree already been considered in processing the associated planning applications approved since 2007). However, any significant new development of inappropriate scale or design might be foreign to the existing setting of the nearby LB or disrupt the remaining form and if involving excavation could disrupt the historic layout and disturb archaeological remains.</p>	<p>Investigation and interpretation of the Manor site and the associated potential medieval water management system.</p>	<p>Bearing in mind the slight risk of inappropriate development resulting from the boundary change here, suggest Include in Policy RUR2 some criteria to ensure proper consideration of the historic environment.</p> <p>Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>

<p>east side. It is shown on the 1st ed OS 25" map of 1880 and subsequent editions.</p> <p>(d) A series of springs, wells and leats running along the east side of the village close to the which could be part of a mediaeval ponds/water system linked to the Medieval Manor, the remains of which are now part of Trematon Manor House. The existence of this potentially medieval infrastructure may be linked to the 'planting' of Trematon in post-Norman invasion times.</p>	<p>(c) Trematon Pound is post medieval and likely originally used for securing animals as part of the Manor Farm complex.</p> <p>(d) The potential medieval water system appears to run down from the site of this proposed VDB extension southwards and then eastwards to Latchbrook Leat.</p> <p>Together all these historic assets have a 'group value' that helps understanding of the functional relationships of different parts of the medieval settlement and how the form of the village has evolved over time.</p>	<p>However, the VDB extension proposed is intended to reflect the reality 'on the ground' and any further development here is very unlikely.</p>				
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Conclusions and Recommendation: Additional development is unlikely to result from the proposed VDB change as it is intended to reflect the reality of recent development. Any development that might be proposed could be adequately covered by the provisions for RUR2 referred to above for TM1, in which case the level of harm would be less than substantial in magnitude.

Describe the detailed policy requirements that are appropriate: As per TM1 above

Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed VDB extension (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed VDB extension might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed VDB extension be appropriate in light of the NPPF's tests of soundness?
TM3	<p>(a) as for TM1 above.</p> <p>(b) Converted non-conformist chapel on the opposite side of the road. Converted to house and partly rebuilt. Rendered walls; dry slate roof. Some original sash windows.</p> <p>(c) LBs 100+M to S and SE.</p>	<p>(a) The site formed by the extension of the VDB is itself is a very small field enclosed by hedge which may be part of medieval layout of the village.</p> <p>(b) The nearest heritage asset is a former Methodist chapel. Now barely recognizable as a chapel so in terms of setting says little about the social aspects of the Methodist movement in the C19. The site opposite does not impact on the setting/significance of this asset.</p>	<p>Possible extension to existing dwelling 'Arden' or small infill created by the proposed boundary change would not harm historic setting of the former Chapel or the pattern of the village providing hedges to east of site are retained. Excavation for footings could disrupt the historic layout and disturb archaeological remains.</p>	<p>Investigation and interpretation of any historic/archaeological evidence.</p>	<p>Bearing in mind the slight risk of inappropriate development resulting from the boundary change here, suggest Include in Policy RUR2 some criteria to ensure proper consideration of the historic environment. In addition, existing infill policy restricts loss of hedges</p> <p>M Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>

Conclusions and Recommendation: The extension of the VDB could create a site which could attract a single dwelling or extension of the dwelling to its south, which in overall planning policy terms would be acceptable. Any development that might be proposed could be adequately covered by the provisions for RUR2 referred to above for TM1, in which case the level of harm would be less than substantial in magnitude.

Describe the detailed policy requirements that are appropriate: As per TM1 above.

TREMATON SITE

See 1868 6" OS Map: <https://tinyurl.com/y4mlt8g4> and 18 68 6" OS Map: <https://tinyurl.com/y2o5em4y>

Google Map: <https://www.google.co.uk/maps/place/Trehan,+Saltash+PL12+4QN/@50.4146424,-4.2622315,265m/data=!3m1!1e3!4m5!3m4!1s0x486c91839078480f:0xc5ebd855f106ee0e!8m2!3d50.400867!4d-4.247789>

Cornwall Historic Environment Record: <https://tinyurl.com/y2hpnf8u>

Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the potential allocation site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the potential allocation site might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed potential allocation site be appropriate in light of the NPPF's tests of soundness?
RUR2-3-1	<p>(a) as for TM1 above.</p> <p>(b) Trematon Farmhouse and Barn some 10M to E which are both Grade II LBs.</p>	<p>(a) The site is enclosed by Cornish hedges along boundaries that are shown on the 1840 Tithe map and are probably ancient. Within it are level changes that may represent earlier boundaries or medieval cultivation. It</p>	<p>Loss of hedgerows around the site would disrupt the medieval pattern of field boundaries and settlement in the area.</p> <p>The allocation site opposite the farmhouse is separated from it by the</p>	<p>Investigation and interpretation of any historic/archaeological evidence.</p>	<p>Retain the existing field boundaries (which should be protected during construction);</p> <p>As the potential allocation site is a little (c.1m) below the surrounding land,</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p>

	<p>(c) Luce's Tenement, a much modified C19th dwelling, is located immediately to the north of the allocation site on the site of an earlier dwelling, probably C18th, but the name implies a much earlier mediaeval origin.</p>	<p>would appear that the site retains its form as an integral part of medieval Trematon.</p> <p>(b) Trematon Farmhouse is a Grade II listed Mid C19 farmhouse. Also Listed is Early to mid C19 Barn to east of Trematon Farmhouse. Given that the farmhouse is located within the village, the associated farm may have been detached from it, originating from medieval strip fields later enclosed and tenanted. The special interest these listed buildings is in their architectural and historic values, as examples of a traditional post-medieval farm in vernacular buildings styles and materials. They also have 'group value' in their functional relationship and contribution to the character of the village. It seems unlikely that they are related to the allocation site as it is dissociated from them by a longstanding heavy hedgerow and lane. Also the OS 25" series maps show a linkage symbol from them to a yard and buildings to the south and east, which have been redeveloped for housing.</p> <p>(c) According to Tithe records, it is more likely that the allocation site, known as "Court Meadow" was associated with Luce's Tenement. Its name may refer to the nearby Manor.</p>	<p>main road and a hedgerow belt. The introduction of buildings close to the eastern boundary of the site could impose on the LB, especially if the hedgerow and trees were removed. This could also harm the streetscape of Trematon which retains its rural character and is an important part of the setting for the adjacent LBs.</p> <p>Excavation for footings could disrupt the historic layout and disturb archaeological remains.</p>		<p>placing any new structures to the west would allow for the impact of the development on the streetscape within the setting of the listed buildings to be minimised.</p> <p>The layouts, design solutions, densities, scale and massing of the development should demonstrate a proper understanding of the historic environment surrounding the site and harmonise well with the traditional buildings of Trematon.</p> <p>Proposals should include basic heritage impact assessment and demonstrate how design will improve setting of LBs opposite, in accordance with SNDP Policies RUR2.2, and CLP policies 12 and 24.</p> <p>Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>
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Conclusions and Recommendation: A well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trematon would have less than substantial impact on the setting and significance of the historic environment assets nearby.

**Describe the detailed policy requirements that are appropriate:
Add to Policy RUR2 as per TM1 above with regard to design and mitigation.**

Amend Policy RUR3: to read:

Proposals for this site will be supported where:

- i. They comply with the criteria set out in Policy RUR 2.2.
- ii. Retain the existing field boundaries (which should be protected during construction);
- iii. Its layout, form, scale and use of materials reflect and complement the Listed Building opposite and its original use as a farmhouse.

TREHAN SETTLEMENT DEVELOPMENT BOUNDARY CHANGES

See 1894 25" OS Map: <https://tinyurl.com/y6jwocdu> and 1868 6" OS Map <https://tinyurl.com/y3zv62jp>

Google Map: <https://www.google.co.uk/maps/place/Trehan,+Saltash+PL12+4QN/@50.4006871,-4.2471905,262m/data=!3m1!1e3!4m5!3m4!1s0x486c91839078480f:0xc5ebd855f106ee0e!8m2!3d50.400867!4d-4.247789>

Cornwall Historic Environment Record: <https://tinyurl.com/y44b462p>

Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed VDB extension (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed VDB extension might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed VDB extension be appropriate in light of the NPPF's tests of soundness?
T1	(a) None on site. Most of the area to the east, west and north is is anciently enclosed land, an historic landscape character type with highest archaeological potential. The cropmarks	(a) to (c) The area to be enclosed by the extended VDB at this location includes former C19th barns which have been converted to residential and link the adjacent dwelling to the village, and is	The proposed VDB extension is to incorporate an area of existing buildings that have been converted to residential accommodation, and as such no additional physical changes will be	N/A	N/A	<i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i>

<p>visible in air photos 10m to the south are likely to be part of the medieval field system associated with the medieval settlement of Trehan first recorded 1328 [the name is Cornish and refers to the 'estate, farmstead' of 'Hanna']. Trehan itself is an early medieval settlement which includes some constituent parts of the manorial system, and originally existed as part of the Manor of Shillingham and Trehan. The boundary patterns across this area appear typical of the medieval or post-medieval enclosure of open strip fields, with the dominant pattern being that of elongated fields with sinuous long edges aligned perpendicular to the slope, themselves possibly being vestigial of prehistoric settlement period. Also, the 1868 6" OS Map shows Trehan as being extensively enclosed by 'Orchards and Gardens' (see https://tinyurl.com/y2o5em4y) which may be remnant of a manorial strip field, woodland and waste land management system. The village retains its historic settlement pattern, which has been partly infilled over time, apart from a small row of modern detached dwellings at Fayre View.</p> <p>(b) Site of medieval private chapel, recorded in 1332, is 120m to the north. No remains are extant. private places of worship by manorial lords and lie near or within manor houses, castles or other high-status residences. Unlike parish churches, the majority of which remain in ecclesiastical use, chapels were often abandoned by their owners or communities as supporting finances declined or disappeared. The sites of abandoned chapels were often left largely undisturbed and thus retain important information about the nature and date of their use up to their abandonment.</p> <p>(c) Trehan Cross, a Grade II LB and SAM is located 150m north east at Tye Green cross roads. This well-preserved medieval (C14th) Latin has significance in that Wayside Crosses contribute to the understanding of medieval religious customs and sculptural traditions and to knowledge of medieval routeways and settlement patterns. The Trehan Cross is a good example of a Latin Cross that remains as a marker on its original route and the junction of routes linking several important medieval sites nearby, both religious and secular. This</p>	<p>now considered suitable for inclusion within the boundary under the methodology adopted (see appendix 1). As such the 'site' and the buildings within it forms part of the existing historic settlement pattern of the village.</p>	<p>encouraged by the extension of the VDB that could impact on the setting and significance of the nearby historic environment. The boundary change will not change the historic settlement pattern.</p>			<p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>
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	<p>demonstrates the major role of wayside Crosses and the longevity of many routes still in use. The Cross is located beside the direct route within the parish from Trehan to the church at St Stephens by Saltash to the east, fording a tributary of the River Lynher at Forder. Beyond the church at Saltash, this route leads to one of the major early crossing points of the River Tamar estuary. Overlooking the route and 600m ESE of this cross, is Trematon Castle, one of the principal shell keep castles of the Earls, later Dukes, of Cornwall. The route running south from this Cross leads to an early crossing point on the River Lynher estuary at Antony Passage, near which, 900m SSE of this cross, is another chapel recorded in the early 14th century.</p> <p>(d) Little Trehan Farmhouse 17th C, lies 75m to the north. aka Wills Tenement this is a mid C17 Grade II LB of 2 storeys, pointed rubble with, according to the Listing modern slate roof, although it now appears to be thatched. The Ground floor main room has wide fireplace with inserted carved lintel (removed from Shillingham where it was used as gate-post). Spiral stair to right of fireplace. This farmhouse is much improved and, in modern terms, very attractive, which has affected its significance as an example of a late medieval farmhouse. However, judging by its alternative name of Wills Tenement, it has origins in the manorial system perhaps associated with the original medieval settlement [a tenement in this context is a building to which an inherited right of tenancy applies, awarded to individuals who performed a service (often military) to the lord of the manor]. The allocation site could be part of the original tenement, or at least associated with it as a separate field. The farmhouse is also unusual in being one of the very few thatched historic properties in SE Cornwall.</p>					
<p>Conclusions and Recommendation: As the proposed extension of the VDB is to reflect the reality of the changes on the ground (ie the barn conversions), no impact on the setting/significance of historic environment assets in the area is anticipated.</p>						
<p>Describe the detailed policy requirements that are appropriate: None necessary.</p>						
Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed VDB extension (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed VDB extension might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed VDB extension be appropriate in light of the NPPF's tests of soundness?

T2	(a) as for T1 above. (b) as for T1 above, but proximity about 70m. (c) as for T1 above, but proximity about 85m. (d) as for T1 above, but proximity about 75m.	(a) to (d) The site enclosed by the proposed VDB extension is the curtilage of a dwelling 'Cronick' formed from the conversion of a former 'bank' barn. The site was a farmyard for a small farmstead on the eastern side of Trehan, that was part of the (Shillingham) Buller estate. To the east, south and west of the yard orchards are shown on the Tithe map, along with a small enclosure to the south listed as a herb garden on the Tithe Apportionment. Although the barn has been comprehensively converted, it and the site retain historic boundaries and is a reminder of the medieval past of Trehan, contributing to the setting of the historic environment assets to that extent.	The conversion of the barn under E2/08/02194/FUL has a very residential appearance such that the site is now considered suitable for inclusion within the VDB, with potential for limited additional infill by one dwelling (although this is not anticipated). This would not significantly change the overall historic settlement pattern more than has already occurred, and would not impact directly on the site of the Medieval Chapel or the Wayside Cross. However, it could be argued that reinforcing the enclosure of this side of the village could encourage further infill of the larger residential curtilages, leading to the loss of the historic pattern of settlement and impacting upon the setting of the Wayside Cross. The former use of the site as a farmstead suggests that there may be buried historic or archaeological remains that could be harmed by excavation for additional footings for any further development on the site.	Should any further development occur, investigation and interpretation of any historic/archaeological evidence.	The designation of the setting around the Chapel site, adjacent to the Cross, as a Local Green Space, should mitigate the impact of further infill development that might be encouraged in this area. With regard to possible buried historic or archaeological remains, levels within the site has already been substantially altered and the barn conversion was subject to Heritage Assessment investigation at the time that PP was granted. Nevertheless, further mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.	<i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i> <i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i> <i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i> <i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i>
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Conclusions and Recommendation: As the proposed extension of the VDB is to reflect the reality of the changes on the ground (ie the barn conversions), no impact on the setting/significance of historic environment assets in the area is anticipated. If further development is proposed it would be subject to a proportionate historic environment assessment in accordance with NDP Policy RUR 2.2. A well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trematon would have less than substantial impact on the setting and significance of the historic environment assets nearby.

Describe the detailed policy requirements that are appropriate: As per TM1 above.

TREHAN SITES
See 1894 25" OS Map: <https://maps.nls.uk/view/105994426> and 1868 6" OS Map <https://tinyurl.com/y3zv62jp>
Google Map: <https://www.google.co.uk/maps/place/Trehan,+Saltash+PL12+4QN/@50.4006871,-4.2471905,262m/data=!3m1!1e3!4m5!3m4!1s0x486c91839078480f:0xc5ebd855f106ee0e!8m2!3d50.400867!4d-4.247789>
Cornwall Historic Environment Record: <https://tinyurl.com/y44b462p>

Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the potential allocation site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the potential allocation site might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed potential allocation site be appropriate in light of the NPPF's tests of soundness?
RUR2 -3 - 2	((a) None on site. Most of the area to the east, west and north is anciently enclosed land, an historic landscape character type with highest archaeological potential. The cropmarks visible in air photos 10m to the south are likely to be part of the medieval field system associated with the early medieval settlement of Trehan, first recorded 1328 [the name is Cornish and refers to the 'estate, farmstead' of 'Hanna']. which includes some constituent parts of the manorial system, and originally existed as part of the Manor of Shillingham and Trehan. The boundary patterns across this area appear typical of the medieval or post-medieval enclosure of open strip fields, with the dominant pattern being that of elongated fields with sinuous long edges aligned perpendicular to the slope, themselves possibly being vestigial of prehistoric settlement	(a) and (d) The site is an agricultural field which was part of the Manor of Shillingham and Trehan. The 'Magna Britannia', volume 3, Cornwall, by Lysons, (1814) tells us that the manors of Shillingham and Trehan, and Combe farm, had at that time been more than two centuries in the Buller family. It also mentions that 'there are scarcely any remains of the old mansion at Shillingham, which was some time the chief seat of the Bullers, except the ruins of the chapel.' The Bullers held the Manor of Shillingham and Trehan from at least the late 16th century as indicated on John Norden's map of 1596. Records of leases held at the Cornwall Record Office indicate that the Bullers were leasing all the properties and land in Trehan to a variety of occupiers from at least the late 17th century onwards. The first available map to show a detailed plan of the	Little Trehan Farmhouse is already impacted on by modernisation and the presence of transmission lines and substation. Development on the allocation site, which rises to the north of the LB could overcrowd / overshadow it unless carefully designed. This could also harm the streetscape of Trehan which retains its rural character and is an important part of the setting for the adjacent LBs. It is also considered very likely that the proposed allocation site was part of the original tenement, or at least associated with it though manorial ownership, and inappropriate development could therefore harm not only its physical setting but also the contextual understanding of the significance of the LB.	Investigation and interpretation of any historic/archaeological evidence. The development may provide opportunity to remove the electricity infrastructure that currently dominates the property and improve LB setting	The possibility that the proposed allocation site was part of the original tenement and therefore the historic setting of the LB does not rule out development but does mean that it should be a particularly sensitive design. (It is noted that much of the adjacent land which could have been similarly related has already been developed with infill plots and conversions). The layouts, design solutions, densities, scale and massing of the development should demonstrate a proper understanding of the historic environment surrounding the site and harmonise well with the traditional buildings of Trematon. Restricting the height of development to the south of the proposed allocation, or restricting its use in this area to garden, may help to protect the setting of the LB.	<i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i> <i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i> <i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i> <i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i>

<p>period. Also, the 1868 6" OS Map shows Trehan as being extensively enclosed by 'Orchards and Gardens' (see https://tinyurl.com/y2o5em4y) which may be remnant of a manorial strip field, woodland and waste land management system. The village retains its historic settlement pattern, which has been partly infilled over time, apart from a small row of modern detached dwellings at Fayre View.</p> <p>(b) Site of medieval private chapel, recorded in 1332, is 50 m to the north. No remains are extant.</p> <p>(c) Trehan Cross, a Grade II LB and SAM is located 95m north east at Tye Green cross roads. This well-preserved medieval (C14th) Latin has significance in that Wayside Crosses contribute to the understanding of medieval religious customs and sculptural traditions and to knowledge of medieval routeways and settlement patterns. The Trehan Cross is a good example of a Latin Cross that remains as a marker on its original route and the junction of routes linking several important medieval sites nearby, both religious and secular. This demonstrates the major role of wayside Crosses and the longevity of many routes still in use. The Cross is located beside the direct route within the parish from Trehan to the church at St Stephens by Saltash to the east, fording a tributary of the River Lynher at Forder. Beyond the church at Saltash, this route leads to one of the major early crossing points of the River Tamar estuary. Overlooking the route and 600m ESE of this cross, is Trematon Castle, one of the principal shell keep castles of the Earls, later Dukes, of Cornwall. The route running south from this Cross leads to an early crossing point on the River Lynher estuary at Antony Passage, near which, 900m SSE of this cross, is another chapel recorded in the early 14th century.</p> <p>(d) Little Trehan Farmhouse 17th C, lies 75m to the north. aka Wills Tenement this is a mid C17 Grade II LB of 2 storeys, pointed rubble with, according to the Listing modern slate roof, although it now appears to be thatched. The farmhouse is therefore unusual in being one of the very few thatched historic properties in SE Cornwall.</p>	<p>village is the Tithe map of c1840 [see https://tinyurl.com/y6zjay8a] This shows the site as tithe plot 436. On the east boundary adjacent the road is an agricultural building, and also on the southern boundary. Although the later 1894 25" OS map shows no property linkage marks it is likely that the site was part of the small farmstead of Wills Tenement (now Little Trehan Farmhouse, Grade II LB) shown as Tithe apportionment 437. This farmhouse is much improved and, in modern terms, very attractive, which has affected its significance as an example of a late medieval farmhouse. However, its alternative name of Wills Tenement, and the evidence referred to above shows it has origins in the manorial system [a tenement in this context is a building to which an inherited right of tenancy applies, awarded to individuals who performed a service (often military) to the lord of the manor]. The fact that the ground floor main room has wide fireplace with an inserted carved lintel that was removed from Shillingham where it was used as gate-post reinforces that linkage.</p> <p>As both potential allocation site and the Farmhouse share links to the Shillingham and Trehan Manor, it is reasonable to say that it provides part of the contextual setting for the LB and also through to the medieval pattern of occupation and pattern of the medieval village. It is also quite possible that there is buried evidence within the site relation to the medieval and possibly earlier occupation of the settlement.</p> <p>(b) and (c) The site is some distance and well separated from these historic assets, although it should be appreciated as part of the medieval and later context in which they arose.</p>	<p>The possible link between the site and the adjoining ex-farmstead suggests that there may be buried historic or archaeological remains that could be harmed by excavation for footings and internal road and services.</p> <p>Development of a scale that projected far to the west of the lane would extend the village well beyond its historic limits, impacting on the long-standing settlement pattern, in the same way that the modern development at Fayre View has.</p>			<p>Proposals should include a proportionate heritage impact assessment and evaluation, and demonstrate how design will protect and improve setting of LBs opposite, in accordance with NDP Policies RUR2.2, and CLP policies 12 and 24.</p> <p>Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p> <p>The impact on the traditional settlement pattern can be minimised by ensuring that W boundary is planted with a strong Cornish Hedge with trees of Cornish provenance.</p>	
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Conclusions and Recommendation: A well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trematon would have less than substantial impact on the setting and significance of the historic environment assets nearby.

Describe the detailed policy requirements that are appropriate:

Add to Policy RUR2 as per TM1 above with regard to design and mitigation.

Amend Policy RUR4 to read:

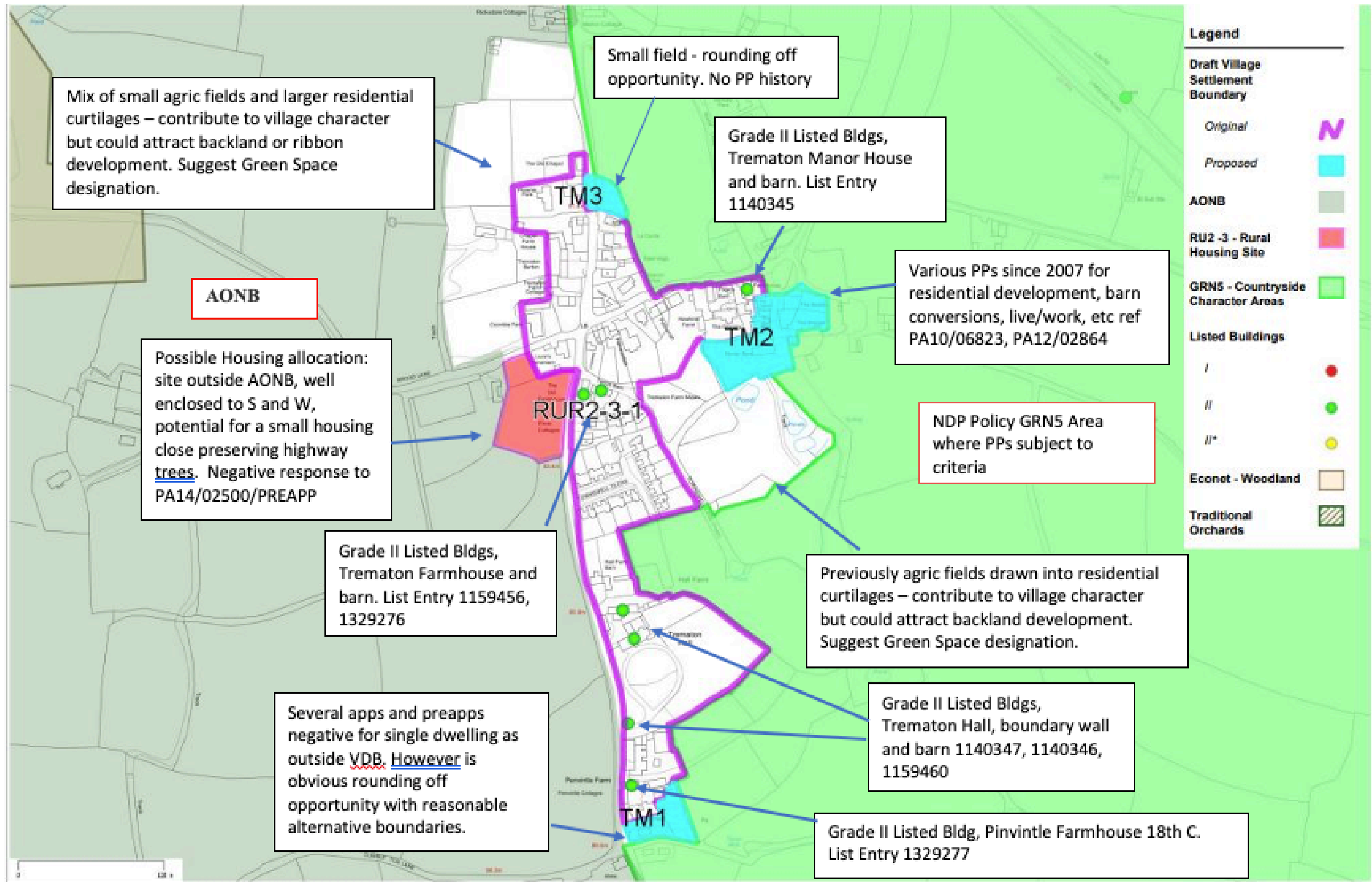
Proposals for this site will be supported where they:

- i. Comply with the criteria set out in Policy RUR2.2; and
- ii. Retain existing the field boundaries (which should be protected during construction); and
- iii. Restrict the height of any buildings located at the south boundary of the site, or use this area as garden space, to protect the setting of the nearby Listed Building; and
- iv. Remove the electricity infrastructure that currently dominates the Listed Building; and
- v. Provide a new western boundary in the form of a Cornish Hedge planted with trees of Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. [See Cornwall Council Guidance].

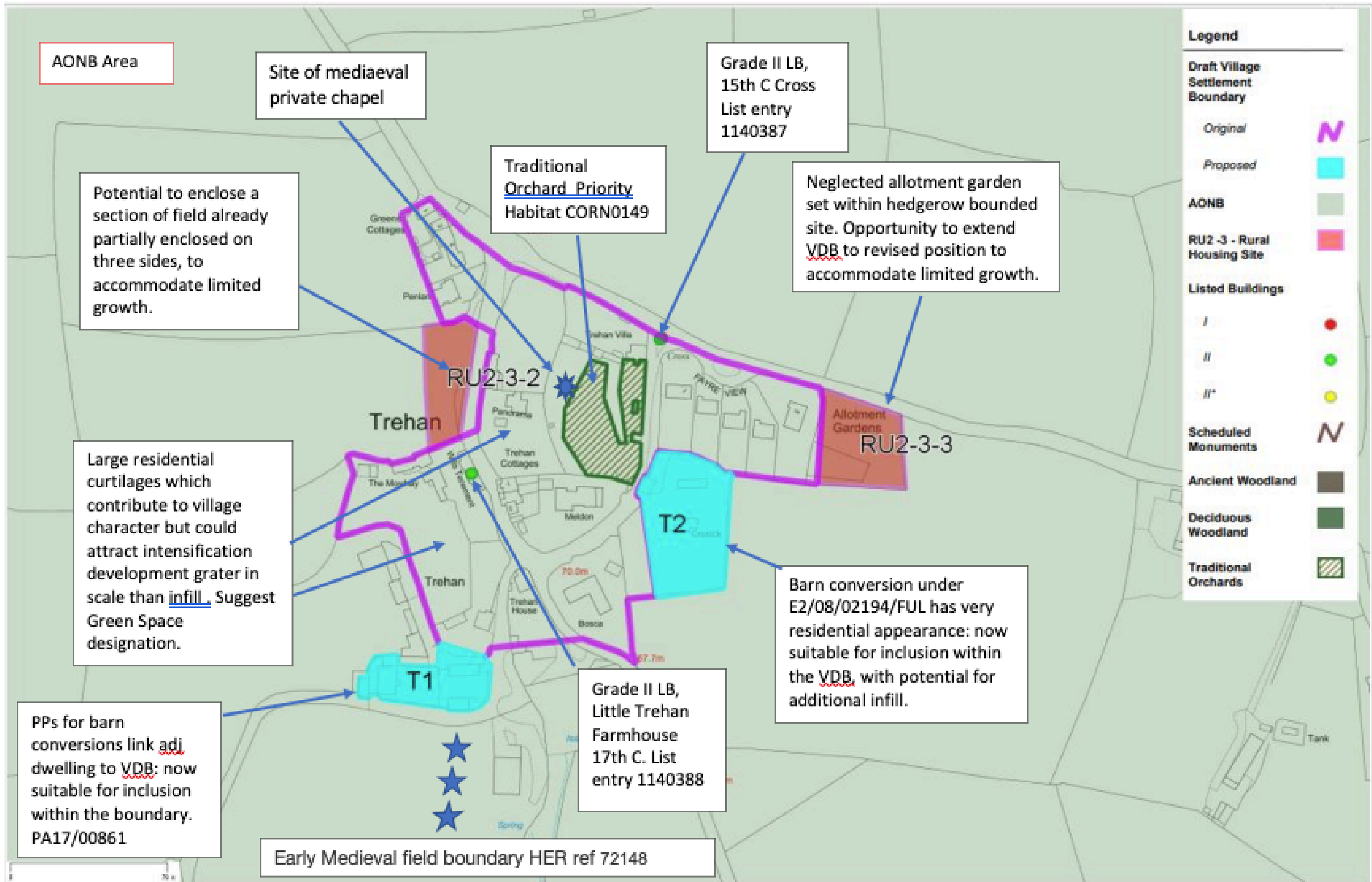
Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the potential allocation site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the potential allocation site might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed potential allocation site be appropriate in light of the NPPF's tests of soundness?
RUR2 -3 - 3	<p>(a) None on site. Most of the area to the east, west and north is anciently enclosed land, an historic landscape character type with highest archaeological potential. The cropmarks visible in air photos 10m to the south are likely to be part of the medieval field system associated with the early medieval settlement of Trehan, first recorded 1328 [the name is Cornish and refers to the 'estate, farmstead' of 'Hanna']. which includes some constituent parts of the manorial system, and originally existed as part of the Manor of Shillingham and Trehan. The boundary patterns across this area appear typical of the medieval or post-medieval enclosure of open strip fields, with the dominant pattern being that of elongated fields with sinuous long edges aligned perpendicular to the slope, themselves possibly being vestigial of prehistoric settlement period. Also, the 1868 6" OS Map shows Trehan as being extensively enclosed by 'Orchards and Gardens" (see https://tinyurl.com/y2o5em4y) which may be remnant of a manorial strip field, woodland and waste land management system. The village retains its historic settlement pattern, which has been partly infilled over time, apart from a small row of modern detached dwellings at Fayre View.</p> <p>(b) Site of medieval private chapel, recorded in 1332, is 130 m to the west, beyond the modern Fayre View development. No remains are extant. However, it is surrounded by the remains of a traditional orchard (BAP Site) which is remnant of the 'orchards and gardens' referred to above.</p> <p>(c) Trehan Cross, a Grade II LB and SAM is located 90m west east at Tye Green</p>	<p>(a) The site is an agricultural field which was part of the Manor of Shillingham and Trehan. The 'Magna Britannia', volume 3, Cornwall, by Lysons, (1814) tells us that the manors of Shillingham and Trehan, and Combe farm, had at that time been more than two centuries in the Buller family. The Bullers held the Manor of Shillingham and Trehan from at least the late 16th century as indicated on John Norden's map of 1596. Records of leases held at the Cornwall Record Office indicate that the Bullers were leasing all the properties and land in Trehan to a variety of occupiers from at least the late 17th century onwards. The first available map to show a detailed plan of the village is the Tithe map of c1840 [see https://tinyurl.com/y6zjay8a] This shows the site as tithe plot 386. The site is shown on the 1894 25" OS map as being part of field no., 1209 associated with a small dwelling fronting the lane. That building was lost in the building of Fayre View over 2/3rds of plot 1209, the subject site being left for use as a small private allotment. There may be buried evidence of the earlier occupation of the site.</p> <p>(b), (d) The site is some distance and well separated from these historic assets, although it should be appreciated as part of the medieval and later context in which they arose.</p> <p>(c) The road fronting the site to the north is the medieval route from Trehan to St Stephens. It is narrow and enclosed by Cornish Hedgerows and in its present form provides an appropriate impression of the route as and a good impression of the small scale historic rural character of the area.</p>	<p>Loss of the field boundaries to north, east and south would impact on the medieval settlement pattern and change the setting of the medieval route passing from west to east alongside the site (as indeed Fayre View has already done).</p> <p>The use of the site as part of the land farmed from lost homestead shown on the 1840 Tithe map suggests that there may be buried historic or archaeological remains that could be harmed by excavation for footings and internal road and services.</p>	<p>Investigation and interpretation of any historic/archaeological evidence.</p>	<p>Proposals should include a proportionate heritage impact assessment and evaluation, and the layouts, design solutions, densities, scale and massing should demonstrate a proper understanding of the historic environment within and surrounding the site and harmonise well with the traditional buildings of Trematon.</p> <p>Access from the north should be via a short internal roadway utilizing existing access points to minimize loss of the existing field boundary.</p> <p>All other field boundaries should be retained and the southern boundary strengthened with with trees of Cornish provenance.</p> <p>Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>

	<p>cross roads. This well-preserved medieval (C14th) Latin has significance in that Wayside Crosses contribute to the understanding of medieval religious customs and sculptural traditions and to knowledge of medieval routeways and settlement patterns. The Trehan Cross is a good example of a Latin Cross that remains as a marker on its original route and the junction of routes linking several important medieval sites nearby, both religious and secular. This demonstrates the major role of wayside Crosses and the longevity of many routes still in use. The Cross is located beside the direct route within the parish from Trehan, past the potential allocation site, which fronts onto it, to the church at St Stephens by Saltash to the east, fording a tributary of the River Lynher at Forder. Beyond the church at Saltash, this route leads to one of the major early crossing points of the River Tamar estuary. Overlooking the route and 600m ESE of this cross, is Trematon Castle, one of the principal shell-keep castles of the Earls, later Dukes, of Cornwall. The route running south from this Cross leads to an early crossing point on the River Lynher estuary at Antony Passage, near which, 900m SSE of this cross, is another chapel recorded in the early 14th century.</p> <p>(d) Little Trehan Farmhouse 17th C, lies 175m to the west, on the other side of the village. Aka Wills Tenement this is a mid C17 Grade II LB of 2 storeys, pointed rubble with, according to the Listing modern slate roof, although it now appears to be thatched. The farmhouse is therefore unusual in being one of the very few thatched historic properties in SE Cornwall.</p>					
<p>Conclusions and Recommendation: A well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trematon would have less than substantial impact on the setting and significance of the historic environment assets nearby.</p>						
<p>Describe the detailed policy requirements that are appropriate: Add to Policy RUR2 as per TM1 above with regard to design and mitigation. Amend Policy RUR5: to read: Proposals for this site will be supported where they: i. Comply with the criteria set out in Policy RUR2.2; and ii. Retain existing the field boundaries (which should be protected during construction). iii. Provide access from the northern boundary which minimizes loss of the existing hedgerow.</p>						

NOTE: No VDB changes or sites or identified for Forder in view of the significant constraints applying there and the fact that it is a Conservation Area, within the setting of an important SAM [Trematon Castle] and several Listed Buildings.



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