

Technical Appendix 12.2: GPA3 Exercise and Technical Note



Falmouth Docks Falmouth, Cornwall

GPA3 Exercise and Technical Note



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Falmouth Port Falmouth, Cornwall

GPA3 Exercise and Technical Note

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Ramboll (the client), to conduct an initial exercise to inform the assessment of effects of the proposed redevelopment of Falmouth Docks (hereafter 'the Site') upon the heritage significance of designated heritage assets arising from change within their setting (**Figure 1**).

1.1.2 For the purposes of the Environmental Statement (ES) a red line boundary has been established, referred to within this assessment as 'the Site'. This includes the area for the terrestrial and marine components.

1.2 The development proposals

1.2.1 The proposed development will redevelopment and modernise the existing facilities within the Site, reinstating the full alongside berth capability and increase berth capacity for Falmouth Docks. The proposed development includes:

- Pocket dredge of berth areas to achieve required underkeel clearance for larger cruise vessels (up to Excellence class) and the FLOW renewable energy device underkeel requirements (considered to be -10.5 m Chart Datum (CD));
- Removal of foul ground within areas of the former Kings and Empire Wharves;
- Surface skim of seabed on eastern side of the site to maintain -5.5 m (CD);
- Demolition of the remaining existing Western Wharf timber piles and above surface infrastructure;
- Construction of a new Western Wharf suspended deck structure;
- Demolition of the Northern Arm concrete structure and substructure to below seabed level and removal of the gang walkway and old timber piles that are located west of this structure;
- Construction of a suspended deck structure (Northern Wharf) in the existing 90 m gap between Queen's Wharf and the Northern Arm to create a longer functional wharf length;
- Upgrades to the existing Queen's Wharf structure;
- Extension of the Queen's Wharf suspended deck structure 50 m westward;
- Installation of a 290 m deck (the 'FLOW Deck') to facilitate a FLOW device;

- Upgrades to the existing Duchy Wharf structure to facilitate a FLOW device; and
- Demolition of on-site buildings and re-configuration of Falmouth Dock activities.

1.2.2 During operation, the following assumptions have been made with respect to the FLOW device:

- The indicative programme for FLOW devices would occur over a period of 10 months;
- At any one time, there would only be one fully integrated FLOW device (two turbines), with a second FLOW device base alongside the FLOW Deck awaiting integration on the Duchy Wharf;
- It is anticipated that once a FLOW device is fully assembled it would be towed out to sea;
- A fully assembled FLOW Device would remain in port for up to two weeks before being towed away to their designated sea locations; and
- Once a fully assembled FLOW device is deployed at sea, it would only return to Falmouth docks if significant repairs were needed that were unable to be conducted at sea, the FLOW device would only occupy a berth whilst it is being repaired.

1.2.3 During the assembly of the FLOW devices, temporary infrastructure, including a crane, will be required to facilitate the assembly process.

1.2.4 Other considerations during the operation, include an increase in frequency and size of maritime vessels docking at Falmouth Dock. However, considering the role and function Falmouth Docks over the course of its operational use, changes in frequency and size would not represent a novel introduction to the setting of heritage assets.

1.2.5 Full details of the proposed development can be found in Chapter 4: Proposed Development of the ES.

1.3 Aims and purposes of the document

1.3.1 The aims of this document are to:

- Identify which heritage assets have the potential to be affected by the development proposals; and
- Provide an initial high-level appraisal of their setting and how this contributes to heritage significance.

1.3.2 This document will be used to inform the Environmental Statement chapter on Heritage (Volume 1, Chapter 13).

2 GUIDANCE METHODOLOGY

2.1 Setting

2.1.1 Historic England guidance (The Setting of Heritage Assets, 2017) sets out guidelines for considering effects on the significance of heritage assets arising from change to setting. The guidance accords with National Planning Policy Framework (2023), recognising that it

is effects to the significance of an asset that are of concern. The guidance specifically states that 'setting is not itself a heritage asset' and that 'its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance' (Historic England 2017; para.9).

2.1.2 Assessment of setting is primarily associated with designated heritage assets or non-designated heritage assets of equivalent heritage significance (where such assets are identified).

2.1.3 The setting assessment was guided by GPA3, which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to 'identify which heritage assets and their settings are affected';
- Step 2 requires assessment of 'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated';
- Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it';
- Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'; and
- Step 5 is to 'make and document the decision and monitor outcomes'.

2.1.4 This document follows step 1 along with a brief consideration of steps 2 to be able to justify the decision to be able to include or exclude particular assets. For those assets to be included within the ES further, more detailed assessment will be undertaken as part of the ES, following Steps 2, 3 and 4.

2.2 Heritage Significance

2.2.1 For the purposes of this assessment terminology used within NPPF has been applied. Significance (for heritage policy) is defined in NPPF Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

2.2.2 As mentioned above the value of a heritage asset is derived from its heritage interest. These 'interests' are defined by NPPF, and are used to assess significance within this report, as per Statements of Heritage Significance: analysing significance in heritage assets (Historic England 2019). These are:

- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the

way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and

- **Historic Interest:** An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.2.3 These interests are broadly analogous with the heritage 'values' used in Conservation Principles, Policies and Guidance (Historic England 2008). This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

2.2.4 For the purposes of this assessment determining the heritage significance of an asset has been divided into the categories present in **Table 1**.

Table 1 Significance of Heritage Assets

Significance	Description
Very High	• World Heritage Sites • Non-designated heritage assets which are considered to be of international significance (likely directly associated with World Heritage Site)
High	• Scheduled monument • Grade I, II* and II listed buildings • Conservation areas (of national significance) • Grade I, II* and II registered parks and gardens • Registered battlefields • Non-designated heritage assets which are considered to be nationally important (likely directly associated with designated heritage assets)
Medium	• Conservation areas (of regional significance) • Non-designated heritage assets which are considered to be of regional significance.
Low	• Non-designated heritage assets of local significance
Negligible	• Non-designated heritage assets of poor understanding, preservation, condition and survival (this could also include common archaeological feature and/or buildings with little to no discernible significance).
Unknown	• Heritage assets where the significance is not determined.

2.2.5 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).



2.3 Site visit

- 2.3.1 A site visit was undertaken in October 2023 to the Site and designated heritage assets located within the study area to identify those which might be sensitive to change arising from the development. Weather conditions were overcast but dry, with good visibility. Photographs are held in a digital archive.

2.4 Study Areas

- 2.4.1 A 1.5 km study area has been buffered from the Site boundary following acceptance of this approach by statutory consultees at the scoping stage (Ramboll 2023). All designated heritage assets within this buffer have been considered for the effects to significance arising from change within their setting.
- 2.4.2 In addition to this, selected designated heritage assets up to a 5 km radius have been included to demonstrate that the scope of the agreed study area with statutory consultees is appropriate.
- 2.4.3 To distinguish between the two study areas, they have been identified as the Inner Study Area (1.5 km) and Outer Study Area (5 km) within this assessment and on accompanying figures.

3 BASELINE RESOURCE

3.1 Designated heritage assets

- 3.1.1 There are no designated heritage assets within the Site.

Inner Study Area

- 3.1.2 Designated heritage assets within the 1.5 km Inner Study Area comprise;

- Three Grade I Listed Buildings
- 12 Grade II* Listed Buildings
- 240 Grade II Listed Buildings
- Four Scheduled Monuments
- One Grade II Listed Registered Park and Garden; and
- Two Conservation Areas.

- 3.1.3 The closest designated heritage asset to the Site is the Grade II listed late 19th century warehouse located approximately 220 m to the south of the Site (NHLE 1270141). The warehouse is the only surviving building of the original Falmouth Port and was used to store grain and other goods.

- 3.1.4 The Pendennis Peninsula Fortifications Scheduled Monument (NHLE 1012134), including the castle which is also recognised as a Grade I Listed Building (NHLE 1270096), encompasses three distinct areas situated on Pendennis Point. The closest part of the Scheduled Monument to the Site is located approximately 250 m to the south and comprises a post-medieval battery. Overall, the fort has been scheduled on account of it being one of the finest examples of a post-medieval defensive fort. Together with the scheduled St

Mawes Castle (NHLE 1013807), located 1.2 km east of the Site, the fort guards the entrance to Carrick Road.

- 3.1.5 The Listed Buildings within the Study Area are primarily situated in Flushing (a distinct coastal village within the northern extent of the Study Area), along the main roads facing the bay at Falmouth (e.g., North Parade, High Street, Market Street, Church Street, and Bar Road), or at the scheduled fort. Most of these buildings appear to date from the 18th to 19th century, reflecting the growth of the coastal town and the harbour areas during the later post-medieval period.
- 3.1.6 There are no World Heritage Sites, or Registered Battlefields within the Inner Study Area.
- 3.1.7 Designated Heritage Assets within the Inner Study Area are illustrated in **Figure 1A-D**.

Outer Study Area

- 3.1.8 Designated heritage assets within the 5 km Outer Study Area comprise:
- Three Grade I Listed Buildings
 - 16 Grade II* Listed Buildings
 - 429 Grade II Listed Buildings
 - 13 Scheduled Monuments
 - Three Grade II Listed Registered Parks and Gardens (RPG)
 - Two Conservation Areas; and
 - The Cornwall and West Devon Mining Landscape World Heritage Site (WHS)
- 3.1.9 The majority of the Listed Buildings within the Outer Study Area are Grade II Listed, primarily exemplars of local vernacular and domestic architecture dating from the 18th century onwards. Buildings of the highest categories (Grade I and Grade II*) are either ecclesiastical structures, some dating from the early medieval period, or serve as early examples of traditional residential or public service buildings. One such example being Bareppa House (NHLE 1309989), designated as Grade II*, which stands as an early example of a small country house situated on the outskirts of the small coastal community of Maenporth.
- 3.1.10 The Listed Buildings can be broadly classified into two groups: those linked with the region's agrarian economy and rural development, connected with the agricultural landscape they inhabit, and those historically associated with the Fal. An emblematic illustration of this connection is the Grade II Listed Saint Anthony's Lighthouse and Keepers Cottage (NHLE 1136282) atop Saint Anthony's Head, safeguarding passage into and out of the Fal since its erection in 1834-1835.
- 3.1.11 In regard to the Scheduled Monuments, these are predominantly tied to medieval churches, particularly the grounds surrounding wells and crosses, where significant potential for archaeological remains exists, including those deposited by pilgrims. Others relate to coastal fortifications dating from the medieval to 20th century while a single Scheduled Monument is thought to be associated with a prehistoric defended settlement.



- 3.1.12 Three Grade II Listed RPGs are found in the northern section of the Outer Study Area and comprise established gardens and parkland within country estates during the 18th or 19th centuries. These landscapes evoke traditional ideals with formal walled gardens adjacent to the main house, surrounded by expansive areas of informal parkland interspersed with woodland. This woodland provides a natural screen to the parklands ensuring that views were largely confined to within the estate grounds, with the exception of Carclew (NHLE 1000544).
- 3.1.13 The Cornwall and West Devon Mining Landscape World Heritage Site (WHS) encompasses the most authentic and historically significant components of the region's mining heritage, dating predominantly from 1700 to 1914. This period marks the peak of industrial and social impact, with ten designated areas spread across Cornwall and West Devon. The southeastern extent of Section A6ii falls partially within the northern part of the Outer Study Area.
- 3.1.14 Designated heritage assets located in the Outer Study Area are illustrated in **Figure 2**.



3.2 Asset groups

3.2.1 Assets have been grouped together based on a number of criteria. For instance, the historic quays located within Falmouth Town have been grouped as they have a shared history and role. Asset groups and the rationale for their grouping are provided in the table below, which relates to assets within the 1.5 km study area. The asset groups are illustrated in **Figure 3**.

Table 2 Designated Heritage Asset Groups

Asset group	Associated Figure	Assets within the group	Reason for group
1	Figure 3A	1270141	The single asset is the Grade II Listed Warehouse located 230 m to the southeast of the Site. This asset sits in relative isolation and is the only surviving building of the historic Falmouth Docks recognised as a designated heritage asset.
2	Figure 3A	1012134, 1015066, 1270096, 1270097, 1270098, 1270099, 1270100 and 1270101	The group comprises the Scheduled Monument for the Pendennis Point fortifications (NHLE 1012134) and the associated military buildings that have been designated as Listed Buildings. All the assets have historical and functional associations.
3	Figure 3B	1269983, 1269994 and 1270055	The assets comprise sections of the historic quay located along the waterfront in Falmouth. NHLE 1269983 is the earliest section of the quay and has been designated a Grade II* Listed Building while the others are Grade II. The assets have a historic, functional and spatial associations with each other.
4	Figure 3B-D	Falmouth Conservation Area 191 Listed Buildings including 10 Grade II* and 180 Grade II.	The assets comprise Falmouth Conservation Area and 191 Listed Buildings that reside with its boundaries. They have been grouped together as they have a shared history and document the development of Falmouth from the 16th century onwards.
5	Figure 3D-E	Flushing Conservation Area, 36 Grade II Listed Buildings and Scheduled Monument 1015066.	The assets are all situated within the Flushing Conservation Area and document the development of the coastal village, primarily during the post-medieval period.
6	Figure 3E	1328622, 1310411, 1160913, 1141652, 1141621 and 1160817	The asset group includes a series of houses and walls situated to the north of Flushing. The properties date from the 18th to 19th century and form a distinct area of development outside a main settlement.
7	Figure 3F	11600370, 1141663, 1141665 and 1160366	The assets are located within the historic farmstead of Trefusis and have spatial and historic associations with one another.
8	Figure 3F	1160799	The Grade II Listed Kiln Quay House has been placed in a separate group as it has no historic, functional or spatial association with any other designated heritage asset.
9	Figure 3F	1328639	The Grade II Listed Kiln Quay has been placed in a separate group as it has no historic, functional or spatial associations with any other designated heritage asset. Although it shares part of its name with Kiln Quay House, the quay itself is older and was previously linked to Francis or Samuel Trefusis.

Asset group	Associated Figure	Assets within the group	Reason for group
11	Figure 3G	1001579	The Grade II Registered Park Garden covers the historic extent of Falmouth Cemetery set in the southern part of the town away from the historic core.
12	Figure 3D	1270059	The single asset is the Grade II Listed Royal Cornwall Yacht Club located 1 km to the northwest of the Site. This asset is set broadly in isolation close to the foreshore and has been separated out due to its relationship with Fal Estuary and its coastal setting.

Assets selected from within the Outer Study Area

- 3.2.2 The below designated heritage assets groups are assets that have been selected from within the 5 km Outer Study Area to assess whether there would be a potential effect arising from the development. They include a range of different asset types and part of the reason for selection was the identification of potential intervisibility between the asset/s, identified through the completion of the Landscape and Visual Impact Assessment (LVIA) and Zone of Theoretical Visibility (ZTV) exercise.

Table 3 Designated Heritage Assets considered within the Outer Study Area

Asset group	Associated Figure	Assets within the group	Justification for scoping exercise
10	Figure 3H	1013807, 1013808 and 1136705	The group includes the Scheduled Monument and Grade I Listed Building St Mawes Castle and an early 20th century gun battery. The assets have a historic, functional and spatial association with each other; the battery provided additional fire support to the castle after its gun became obsolete.
13	Figure 3I	St Mawes Conservation, one Grade II* Listed Building (1136691) and 35 Grade II Listed Buildings	The assets form the historic coastal village of St Mawes, located approximately 1.5 km east of the Site from its closest point. The assets, comprising shops, houses, a church and quays have an intrinsic relationship with the coast and line of sight over the entrance to the Fal Estuary. The ZTV indicates that there would be partial visibility of FLOW turbines within the Conservation Area and from the Listed Buildings.
14	Figure 3J	Saint Anthony's Lighthouse and Keepers Cottage (1136282).	The Grade II Listed lighthouse and cottage are situated on the spur of land known as St Anthony's Point, overlooking Falmouth Bay and the southern area of Carrick Roads. As an asset designed to guide ships both into and out of the Fal Estuary, it has an important connection to coastal views. The ZTV identifies that the FLOW turbines and other elements of the proposed development would share intervisibility with the asset.
15	Figure 3K	Penryn Conservation Area and 205 Listed Buildings	Penryn is a historical coastal town located on the western side of the Fal Estuary situated at the mouth of Penryn River. The historic core of the town has been designated as a conservation area (Penryn Conservation Area) while a large number of its structures have been designated as Listed Buildings, examples of Cornish vernacular architecture and coastal structures. The assets have an intrinsic relationship with the



Asset group	Associated Figure	Assets within the group	Justification for scoping exercise
			Fal and the ZTV indicates that the proposed FLOW device turbines would be visible from the assets, partially.
16	Figure 3L	Cliff Castle on Rosemullion Head Scheduled Monument (1004272)	The asset comprises the remains of a suspected Iron Age defended settlement, referred to as 'Cliff Castle' located on the spur of land known as Rosemullion Head. Intervisibility along the coast and inland where the natural topography of the landscape allows long-distance views to the north, west and south appear to have been an important consideration in its construction and position. Views over Falmouth Bay and towards Carrick Roads may also have a connection to the castle that requires exploration. The ZTV highlights that the proposed FLOW device turbines would be visible from the asset in views to the north.
17	Figure 3	Cornwall and West Devon Mining Landscape World Heritage Site	Section A6ii of the World Heritage Site (WHS) covers the historic areas of Devoran, Perran and Carnon located at its closest point 4.7 km to the north of the Site. A key element of this area is the relationship between the coal mining landscape, historic railway routes and coastal areas, as a single homogenous industrial network. Given that large areas of Cornwall that lie outside the WHS played a role in the mining industry, including settlements and areas along the Fal Estuary, the overall setting of the asset is extensive and contributes to its historical context and Outstanding Universal Value. The ZTV suggests there may be limited and sporadic invisibility of the FLOW device turbines from Carclew and along Restrounguet Creek.



4 INITIAL ASSESSMENT

- 4.1.1 The following table (**Table 4**) provides an initial assessment of the asset groups within the Inner Study Area and the other selected assets identified from the Outer Study Area to provide a representative sample of effects within the Fal Estuary and along the coast.
- 4.1.2 The purpose of the table is to provide evidence for the justification to include/exclude assets for further consideration within the ES chapter.
- 4.1.3 The following table identifies assets initially considered. This is analogous to Stage 1 of the Historic England GPA3 process (as set out in the above) but in order to make a decision on whether to go forward to detailed assessment, consideration is given to setting and significance, as well as to whether construction and operational activities will affect heritage significance through change within setting (as per stages 2 and 3 of the process). References are made to Site visit photographs and visualisations prepared as part of the Landscape and Visual Impact Assessment as appropriate.
- 4.1.4 Abbreviations used with the table are as follows: LB = Listed Building, SM = Scheduled Monument, CA = Conservation Area, RPG = Registered Park and Garden, WHS = World Heritage Site.



Table 4 Designated Heritage Assets Scoping Exercise

Asset group	Assets within the group	Description	Setting	Significance	Included/ Excluded	Rationale
1	1270141	A two-storey warehouse built between 1860-1862 as part of the original docks at Falmouth.	The setting of the asset is defined by its immediate surroundings and its position in the eastern section of Falmouth Docks. It is surrounded by modern industrial buildings or infrastructure that are of similar height or slightly taller. It has partial visibility from the east elevation eastwards over Carrick Roads. Though, views over Carrick Roads are incidental and there was never a design intent for intervisibility over the body of water.	The significance of the asset is derived from its architectural interest as example of a late 19th century warehouse built to support maritime operations built from traditional materials. It also has historical interest as the only surviving building from the earliest phase of Falmouth Docks and the continued presence of the docks (including the Site) retains this legibility and its industrial context. The immediate setting of the asset makes a positive contribution to its significance. This is through being able to appreciate its overall built form (architectural interest) while the surrounding buildings help retain its legibility as a warehouse designed to serve a functioning port.	Excluded	The designated heritage asset is located 220 m to the south of the Site and shares no intervisibility with the area of the proposed development. The development would have no effect on historic associations between the docks and the warehouse. Although FLOW turbines and movement of ships through Carrick Roads would be visible within its setting, they would be temporary additions and have no permanent effect on the contribution made by setting to its significance or how we come to appreciate and understand its defined interests.
2	1012134, 1015066, 1270096, 1270097, 1270098, 1270099, 1270100 and 1270101	The asset group includes the Pendennis Defensive Fortification Scheduled Monument (NHLE 1012134) and seven Listed Buildings located within the boundary of the Scheduled Monument including the Grade I Listed Pendennis Castle (NHLE 1270096) and the 17th century blockhouse (NHLE 1270099). The defensive fortifications date from the 16th to 19th century but include a number of 20th century alterations.	The assets are situated on Pendennis Point, a rugged headland offering a natural vantage point overlooking the Fal Estuary and Carrick Roads. This rocky outcrop provides significant panoramic views encompassing Falmouth Bay, the town of Falmouth, and extending inland to the north and east. Except for the northern section of the Scheduled Monument, which encompasses the post-medieval battery, the focus was on seaward views and visibility, strategically aligning with St Mawes Castle (Asset Group 10) to establish an overlapping field of fire. The post-medieval battery played a distinctive role, safeguarding against landward attacks and ensuring the protection of the historic harbour area. In contrast, the setting of the former domestic and ancillary buildings (NHLE 1270100, 1270097, 1270101, and 1270098) is intricately linked to the post-medieval fort only.	The significance of the asset group is derived from their historical and architectural interests as one of the finest examples of a post-medieval defensive promontory fort in the country and demonstrate the development of coastal defences from the Tudor period to modern times. The later domestic and ancillary buildings are also good examples of military buildings of their age and type. The Scheduled Monument (NHLE 1012134) also has further archaeological interest associated with the potential for an Iron Age defended settlement within its bounds and for the potential of earlier iterations of defensive fortifications to survive. From historic records, a series of banks and ditches were placed around the Pendennis Castle that have since been removed. The setting of the assets, especially the Pendennis Defensive Fortification Scheduled Monument are an integral part of their significance. It is within the immediate setting that the overall built form and group value of the assets can be best experienced while the long distance views over the Fal and towards St Mawes Castle highlight the reason for the placement of the fortifications on Pendennis Point.	1012134 – Included All other assets excluded	The northern section of the Pendennis Defensive Fortification Scheduled Monument (NHLE 1012134), which defines the limits of the post-medieval battery, was designed to protect Falmouth and the historic harbour area. While the redevelopment of the buildings within the Site would have no material effect on its setting, the presence of FLOW turbines would sit within this view and over its intended line of fire (Plate 1). As a result, it has been included for assessment in the ES chapter. The remaining assets in the group have been scoped as the development would not have an effect on the contribution made by setting to their significance. The ability to understand their built form, group value and historic use's would be unaffected. Although the ZTV has identified that the turbines would be appreciable from the Grade I Listed Pendennis Castle (NHLE 1270096) from the top floor windows in views facing north (Plate 2 and 3), this view is not important in understanding the intended role of the Castle. It is views that face towards the Fal, to the east and south that contribute to its historic interest and our ability to understand its role as a coastal fortification. Furthermore, it is only in their final form that they would be appreciable and would only be present for a limited time (approximately 2 weeks) before they would be towed out to sea. Therefore, it not considered that the proposals would have any effect upon its significance or in the way setting contributes to how we come to understand and appreciate its defined interests.
3	1269983, 1269994 and 1270055	The assets comprise sections of post-medieval quay wall that run along the waterfront in Falmouth. All three were part of the historic	The three assets are located along the historic waterfront east of the historic core of Falmouth. They have clear line of sight north and eastwards,	The assets derive their significance primarily from two key aspects: their architectural interest, characterized by the use of distinctive materials and overall built form, and their historical	Included	The Site is clearly visible from the three quays, with a representative view provided from 1269983 in Plate 4 . Further assessment is



Asset group	Assets within the group	Description	Setting	Significance	Included/ Excluded	Rationale
		harbour at Falmouth with being 1269983 which was built in 1670 by Peter Killigrew.	but visibility is somewhat hampered by the presence of the modern marines.	importance as enduring components of the post-medieval harbour area in Falmouth. The ability to appreciate both interests is primarily experienced when on the quays themselves or their immediate vicinity.		needed to understand whether the presence of the development would have an effect on the significance of the assets through the resulting change to their setting. As such they have been included for further assessment in the ES.
4	Falmouth Conservation Area 191 Listed Buildings including 10 Grade II* and 181 Grade II.	The Falmouth Conservation Area is situated to the south and west of the Site, covering the Fort and the central part of the historic coastal town, primarily highlighting settled areas from the medieval to 19th century. Located with Falmouth are a large number of Listed Buildings dating from the late medieval to 20th century.	The Conservation Area's setting is predominantly confined to its immediate surroundings, with internalised views along streetscapes, particularly within the historic core of the town. However, clear views extend from the Conservation Area section covering Pendennis Point and the historic harbour area over Carrick Roads and the Site. The vast majority of the Listed Buildings have little outwards views over the Fal Estuary or in the direction of the Site. The exception to this would be the assets located at the southern end, Stratton Terrace, where due to their elevated position and lack of intervening development take in views over the entire Fal Estuary.	As described in the Falmouth Conservation Area Appraisal (Carrick District Council, 1998), the area's distinctive charm primarily lies in its built environment, spanning from the medieval period to the 20th century, with interspersed parks and greenspaces. Pendennis Point boasts a distinct character and appearance defined by the defensive fortifications and the amalgamation of military structures spanning multiple periods. The significance of the buildings is largely derived from their architectural and historical interest with some contribution made by the setting predominantly from their streetscape and intervisibility with contemporary or later buildings. Collectively they physically show the evolution of Falmouth from its initial inception as Arwenack to its development into an important coastal town. The immediate setting of the Conservation Area and the Listed Buildings is considered to contribute towards our ability to appreciate their architectural and historical interests. Comparisons can be made between the buildings in close proximity while the surrounding development that borders the Conservation Area allows an appreciation of its overall character and how the town has developed over the past 200 years.	Falmouth Conservation Area – Listed Buildings – Excluded	The proposed development would be present from views from the Conservation Area along the historic waterfront and from Pendennis Point. Further assessment is needed to understand whether the presence of the development would have an effect on the significance of the asset or its character and appearance. The proposed development would largely be screened from the majority of the Listed Buildings and where there is some visibility this will be largely incidental. The key elements of their settings are the inward views along the streets. The Listed Buildings along North Parade at the northern end of the group may have better views of the development due to their elevation and lack of intervening development. However, its presence would not affect their defined interests.
5	Flushing Conservation Area, 36 Grade II Listed Buildings and Scheduled Monument 1015066.	The group includes the historic core of the small coastal village of Flushing with majority of structures related to its post-medieval and 19th century redevelopment.	Due to the design of Flushing, with narrow streets and tight built frontages, there is little opportunity for external views from most of the Listed Buildings except for those that have their rear to the Fel Estuary. However, due to the orientation of the assets views are restricted south and westwards. However, such views are essential to understand the past use of the Listed Buildings and maritime heritage of Flushing.	The significance of the Listed Buildings is primarily associated with their historical and architectural interests as traditional coastal buildings built from traditional materials and to traditional designs while the character and appearance of the Conservation can be defined as a small coastal town that retains its historic planform and layout with very few modern changes. The ability to appreciate and understand each of the assets historical and architectural interest, and their overall group is from within their immediate settings. View from the assets locates adjacent to the foreshore and from within the Conservation Area westwards taking into account the Fal also help understand the former role of Flushing as a small coastal village.	Excluded	The setting of the Listed Buildings is primarily confined to the streetscape, with partial visibility over the Fal Estuary for those situated near the waterfront, including the two Grade II Listed quays (NHLE 1141619 and NHLE 1160767). Although the proposed development might be noticeable from specific Listed Buildings, particularly those mentioned quays, it is the view over the Fal Estuary that enriches our understanding of the assets' significance as maritime structures or coastal residences. Simultaneously, the contribution of the setting to the Conservation Area's significance lies in its proximity to the immediate waterfront. The presence of the proposed development would have no effect on the contribution made by setting to the Listed Buildings or the Conservation Area.
6	1328622, 1310411, 1160913, 1141652, 1141621 and 1160817	Asset group 6 comprises six Grade II Listed Buildings located on Tregew Road to the north of Flushing. It includes four houses of 18th to 19th century date, gatepiers and a milestone.	The setting of the assets is defined by their position on Tregew Road with contemporary and later residential found adjacent or opposite the Listed Buildings with farmland and the later expansion of Flushing comprising their wider setting.	The significance of the assets is derived from their historic and architectural interests, and both are best appreciated in close proximity.	Excluded	The assets within the group share no intervisibility with the proposed development nor do they have any historic or functional association with the Site. As such, the proposals will result in no harm to the significance or the contribution setting makes to how we come to appreciate or understand their defined interests.
7	11600370, 1141663, 1141665 and 1160366	The asset group includes a series of Grade II Listed Buildings associated with Trefusis Farmstead. All of the assets have a similar material palette with the predominant building material being slatestone rubble and granite. The grandest is Trefusis House (NHLE 1141662) with	The setting of the asset group encompasses the historical farmstead and associated domestic gardens, both playing a crucial role in enhancing the significance of the assets. Stretching beyond the boundaries of the farmstead and domestic dwelling are expansive farmlands and multiple wooded areas. The broader agricultural	The assets derive their significance from their architectural interest as exemplars of traditional farm vernacular, with Trefusis House an impressive instance of a small Gothic-inspired country residence. The architectural interest of all structures is most appreciable when observed within their immediate surroundings. In addition to their architectural interest, these buildings hold historical interest owing to their age and association with the	Excluded	The Site is not considered to form part of the setting of the assets nor does they have any historical or functional association. As such, changes to the Site would not affect their significance.



Asset group	Assets within the group	Description	Setting	Significance	Included/ Excluded	Rationale
		its double depth plan and use of Gothic inspired elements.	environment contributes to the assets' significance by preserving the coherence of the group as an integral part of a functioning farm.	Trefusis family, who have been part of the Flushing community for more than 750 years.		
8	1160799	Kiln Quay House is a 15th-16th century Wealden House located approximately 500 m to the north of the Site (NHLE 1160799). The building was re-sited and re-built to its current location in 1919 by John Beech who also laid a series of terraces and gardens around the property	The setting of the asset comprises its domestic garden which makes a positive contribution to its significance within its wider setting defined by the foreshore to the south and Fal Estuary. Set an elevated position the House affords clear views from the rear of the property of the Fal, including Carrick Roads and the Site. As the building was rebuilt, there appears to have been a design intent to ensure that it would take into account this waterscape.	The significance of the designated heritage is primary derived from its architectural and historical interests as a fine example of a Wealden House that retains a large degree of its original features.	Included	The proposed development would be clearly visible from the rear elevation and may have an effect upon the significance of the asset through the resulting change to its setting (Plate 5), this has been assessed further within the ES.
9	1328639	Kiln Quay is a quay of either 17th or 18th century origin built from dry shale walling with iron stapled dressed granite copings and dressed granite steps.	The asset is located on the foreshore and partially juts out into the Fal Estuary. The Estuary makes a positive contribution to its significance. Beyond this lie a series of detached houses to the west and agricultural land to the east. Kiln Quay House resides to the north.	The significance of the asset is derived from its architectural interest associated with its overall design as an example of a post-medieval quay, and historic interest through its association with the Trefusis family who are believed to have constructed the quay.	Excluded	The proposed development would have no effect on the relationship between the Quay and the Fal Estuary. While it would constitute a change to the setting this would not result in any harm to its significance or the way in which the setting contributes to the appreciation of its defined interests (Plate 6).
10	1013807, 1013808 and 1136705	The asset group include the Henrician St Mawes Castle, both a Scheduled Monument and a Grade I Listed Building, and an early 20th century battery.	The assets are located on a clifftop to the west of the village of St Mawes, overlooking the entrance into the Fal Estuary. The fortifications were designed to prevent a seaward invasion into the Fal Estuary. Therefore, its views over the Fal are an important element of their setting and make a significant contribution to their significance. The group also have a functional and historical association with the series of fortifications located on Pendennis Point with the groups designed to provide overlapping field of fire over the entrance.	The significance of the assets lies in their architectural interest, historical and archaeological interests. While not as imposing as structures found on Pendennis Point, the castle stands as a well-preserved representation of a Henrician castle. It serves as a vital testament to the perceived threat of invasion during the post-medieval period. Both the castle and its grounds have the potential to yield valuable archaeological evidence, shedding light on its design and contributing to our understanding of the broader defensive network. The battery from the early 20th century provides a glimpse into the evolution of defensive fortifications over time, showcasing adaptations in response to technological advancements.	Excluded	The asset group is located approximately 1.5km to the east of the Site. Although the development, particularly the FLOW turbines, would be visible from the assets they would not affect the parts of its setting that contribute to their significance, namely the views over the estuary mouth and intervisibility with the fortifications on Pendennis Point. As such, the significance of the assets or the way in which setting contributes to our ability to appreciate and understand their defined interest would be unaffected.
11	1001579	Falmouth General Cemetery is a mid-19th century cemetery designed by Joseph Olver of Falmouth, in part basing his scheme on earlier plans by T W Porter of London. The cemetery is enclosed by a stone wall with tradition Cornish hedges and includes two identical chapel and many specific trees and ornamental shrubs.	The asset is bound to the north by a modern cemetery and to the west by the body of water known as Swan Pool. To the east and south lie residential development of modern date.	The significance of the asset is defined by its artist interest as an example of a planned cemetery of mid-19th century origin that was designed to include significant foliage with further architectural interest from its two chapels.	Excluded	The Site does not form part of the setting of the asset. As such, the proposals will result in no harm.
12	Royal Cornwall Yacht Club (1270059)	The Royal Cornwall Yacht Club was constructed sometime in 1810-1830. It is thought to have historically served as a captain's house before being used by the Royal Cornwall Yacht Club.	The asset is located in isolation on the east side of North Parade built on an area of lower ground adjacent to the waterside. The principal elevation faces east taking in the village of Flushing and Flushing Beach. To the north are two areas of grassed lawns while to the south is an area of unmaintained shrub and woodland. To the west is an area of suburban development established in the mid to late 19th century primarily taking the form of large Victorian terraces.	The significance of the asset is primarily derived from its architectural interest as possible surviving example of a captains house, invoking a traditional vernacular design and appearance, using traditional materials prevalent to the region. The ability to appreciate this interest is best within the immediate setting where its mannerisms are visible. Views over the Fal also add to significance as they help understand its past and existing role. Proximity to the waterside would have been a factor in its requisition by the Yacht Club.	Excluded	Although the proposed development would be visible from the asset in views facing southeast, it would have no effect on our ability to appreciate and understand its architectural interest, which is best seen within the immediate vicinity of the buildings. The relationship between the Yacht Club and the Fal would also be undiminished with the development seen in the backdrop of what is to remain an active maritime, industrial seascape.
13	St Mawes Conservation, one Grade II* Listed Building (1136691) and 35 Grade II Listed Buildings	Asset Group 12 encompasses the St Mawes Conservation Area, featuring 36 Listed Buildings within the historic coastal village. Despite its medieval origins, there is no surviving built heritage from that period. Instead, the Listed Buildings predominantly date from the later post-medieval period and 19th century, reflecting a significant phase of expansion when St Mawes transformed into a renowned 'watering place'. These structures primarily comprise houses but	The setting of the Conservation Area and the Listed Buildings are defined by the bay (mouth of the Percuil River) in which they reside, with the spur of land known as Anthony's Head providing natural protection to the settlement. St Mawes has expanded throughout the 20th century along with modern infill of former spaces that have altered the sense of the place. Notably, to the north, east, and west, large, detached properties now dot the landscape.	The significance of the Listed Buildings lies primarily in the architectural interest associated with their traditional built form, architectural detailing and use of materials characteristic of the region. This is most evident within the immediate setting where the built form of the buildings and their place in the wider streetscapes can be appreciated. They also have historical interest as illustrative examples of Cornish vernacular, commercial and ecclesiastical buildings. They stand as representatives of the transformative changes experienced by coastal villages during both the increase and	Excluded	At its closest point, the Site is located 1.5km to the west of the Conservation Area and the closest Listed Building is the Grade II Listed Drinking Fountain (1136615), again 1.5km from the Site. Although the FLOW device turbines may be evident in views facing west (add LVIA source) it is intervisibility to the south that takes in the surrounding seascape that contribute to the significance of the designated heritage assets. This view would not be affected by the proposals. Likewise increases in shipping or the



Asset group	Assets within the group	Description	Setting	Significance	Included/ Excluded	Rationale
		also include a church, quay, shops and drinking fountain.	To the west lies St Mawes Castle, a historical landmark with deep-rooted associations with the village. Positioned strategically, the castle played a crucial role in defending the approach through Carrick Roads and the waterway leading to St Mawes.	eventual decline of maritime trades, offering a tangible link to the evolving socio-economic landscape of the region. The Conservation Area's significance is primarily derived from the historic structures within its boundaries (the Listed Buildings) and the preserved historic street layout. The open nature of the historic street pattern emphasises the intrinsic relationship between St Mawes and its coastal setting. These make a positive contribution to how we appreciate the special architectural and historical interests of the Conservation Area. While developments to the north, east, and south may deviate from the traditional vernacular style, they do not impact the appreciation or understanding of its defined interests.		towing of the FLOW devices would not affect this relationship with similar sized vessels already utilising Carrick Roads.
14	Saint Anthony's Lighthouse and Keepers Cottage (1136282).	Saint Anthony's Lighthouse and Keepers Cottage was constructed in 1834-35 from ashlar granite later painted white. The Keeper's cottage is single storey while the Lighthouse reaches four stories plus the lantern. It is positioned on the natural landmark known as St Anthony's Head in relative isolation.	The asset has a coastal setting lying at the spur with a sheer cliff face to north, west and south. By virtue of its intended role, it has clear visibility of Falmouth Bay and northwards to Carrick Roads and vice versa To the east lies an area of scrubland, woodland and series of later detached properties present along the south side of Military Road.	The significance of the asset lies predominantly in its architectural and historical interest. Constructed in the mid-19th century from traditional regional materials, it exemplifies a lighthouse that played a crucial role during a period of increased maritime activity. Its development coincided with the rise in maritime traffic, aligning with Falmouth's emergence as a key centre for maritime trade and a vital stopping point along the Atlantic Route. The setting contributes to its significance. Within its immediate surroundings, the intricate architectural detailing of the lighthouse and cottage is best appreciated. Coastal views and perspectives to the asset are integral for comprehending its historical role, while its relative isolation preserves the tranquil nature of the structure	Excluded	The asset is located 2.5 km southeast to the closest point of the Site, which is the eastern boundary. While the FLOW turbines would be visible in views facing northwest to the Site. , their presence (which is temporary) would have no effect on the contribution made by setting to the significance of the LB or how we come to appreciate and understand its defined interests. The important factor for the lighthouse are views to it rather than from and these would not be affected as it is only after moving past Falmouth Dock that the Lighthouse appears in view. The ability to understand from the lighthouse its relationship to Falmouth Bay and Carrick Roads would be unaffected.
15	Penryn Conservation Area and 205 Listed Buildings	This group includes 205 LBs within the coastal town of Penryn and its Conservation Area. The settlement was established in the medieval period with what is now called Market Street defining the centre of the historic settlement. The town established itself as an important maritime centre prior to the creation of Falmouth. It is particularly noted for its preservation of its built environment with the LBs ranging from 16th to 19th century in date. Though, the vast majority are of 18th and 19th century origin associated with a significant period of change to the coastal town brought partially by its connections to Falmouth.	The town retains a largely coastal setting with views that extend across the convergence of Penryn River and the broader Fal Estuary However, due to the tight grain, orientation of buildings and topographical changes, most views are internalised. That said there are in several areas visibility over the surrounding modern expansion of Penry that forms part of its setting to the north, west and south. To the east of the CA along the south side of the bay lies an area of modern maritime industry and harbourage. The presence of this space helps retain the legibility of Penryn as a coastal town and its historic maritime connections.	This group of assets derive their significance from their architectural interest as examples of traditional vernacular, commercial and industrial buildings and ecclesiastic structures built from traditional materials. Most of the stone can be traced to Carnmenellis granite outcrop that lies on the western side of the Fal Estuary. They also derive significance from their historical interest, as physical representations of the evolution of Penryn and the storey they can tell about its development. This is particularly the case when viewing and comparing the changes in built design from the earlier to later structures. The immediate setting of the assets makes a positive contribution, especially where the architectural detailing of the LBs can be appreciated and viewed concurrently with surrounding structures. It is also within this area that the tight urban grain and historic layout of Penryn that form a key part of its character can be understood and how this influenced its overall design and appearance. Views over the area of modern maritime industry and harbourage to the east is also important in preserving its maritime connections.	Excluded	While the proposed development, namely the FLOW device turbines, may be visible for short periods of time (approximately 2 weeks when fully assembled) from parts of the Conservation Area and a range of LBs it would have no effect on the contribution made by their setting to their significance. The ability to appreciate the architectural detailing and general built form of the assets nor their relationship to the development of Penryn and the coast would be undiminished. None of the other elements of the proposed development has the potential to harm the significance of the assets or the contribution made by their setting to significance.
16	Cliff Castle on Rosemullion Head Scheduled Monument (1004272)	Cliff Castle on Rosemullion Head is thought to be an Iron Age defended settlement that may have seen some continuation into the Romano-British. The settlement would have comprised a perimeter defence that cut off the head with the cliffs faces on the remaining sides acting as a natural defence.	The setting of the asset is defined by its location on spur overlooking Falmouth Bay. It was specifically sited in this location due to its natural defences and ability to overlook landwards and over the bay. The monument sits broadly within a rural landscape with interspersed areas of settlement comprising isolated farmsteads or small villages.	The significance of the asset is primarily derived from its archaeological interest through the information the preserved archaeological remains can provide about the occupation, use and activities undertaken at the defended settlement. It can also add additional knowledge to the broader suite of information available about the prehistoric activity in the areas. The asset derives significance from its immediate setting given that its location was a deliberate choice and allows us to understand the rationale for its position. Additionally, the panoramic views from the monument across the broader landscape also make a positive contribution. These vistas not	Excluded	The Site does not form part of the setting of the asset. As such, the proposals will result in no harm. While there may be partially visibility of the FLOW device turbines during assembly and when towed out to sea, they are incidental and have no effect on the contribution its setting makes to its significance.



Asset group	Assets within the group	Description	Setting	Significance	Included/ Excluded	Rationale
				only contribute to the understanding of why the asset is situated where it is but also underscore its overall role within the wider landscape. It is likely that its inhabitants exerted a level of social and economic control over the area.		
17	Cornwall and West Devon Mining Landscape (WHS)	The Cornwall and West Devon Mining Landscape WHS covers 19,710 hectares spread over ten areas crossing from Cornwall into Devon. The expansive site encompasses the most authentic and historically significant elements of the Cornwall and West Devon mining landscape, primarily dating from 1700 to 1914, a period marked by profound industrial and social transformations. The ten areas form a cohesive and unified cultural landscape, each contributing to the collective narrative of mineral exploitation spanning from the eighteenth to twentieth centuries. The area that is found within the Fal Estuary is Area 6ii that covers the former mining port at Devoran, the Grade II* listed Perran Foundry, Carnon Valley and Carclew. Located within Carnon Valley is the remains of the early 19th century Carnon Steam Mine while Carclew is the historic estate of one Britain's largest examples of a Palladian styled house built by the Lemon family, a notable mercantile family. The main house was destroyed by a fire in 1934 but its service buildings remain and have been designated as Grade II and II LBs. the grounds of the house have also been designated as a Grade II RPG.	The setting of the WHS is both extensive and diverse. While the WHS contains the most authentic surviving mining landscape features, there are further remains located within Cornwall and Devon that have historical and spatial associations with the WHS. While they may not share intervisibility with the WHS they contribute towards its Outstanding Universal Value (OUV) and authenticity. As a result, the wider Fal Estuary is considered to form part of the WHS setting, both Area 6ii and broader areas. Many of the settlements either side of the Fal Estuary played some role within the Cornish mining industry or were directly influenced by it. The Fal Estuary was certainly utilised for transportation of goods via maritime vessels and resulted in the development of harbour areas, likely influencing the prosperity of Falmouth given the importance of the town.	The significance of the WHS as a whole (which equally applies to Area 6ii) is expressed by the OUV cites in the nomination and inscription. Specifically, two of the relevant qualifying criteria are met: <i>Criterion (ii): Exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design.</i> <i>Criterion (iv): Be an outstanding example of a type of building or architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.</i>	Excluded	The ZTV identified that the FLOW device turbines will be observable as relatively minor elements from a limited portion of the eastern extent of Area 6ii, specifically over Restronguet Creek, and in a few specific locations within the defining area of Carclew. However, it is not considered that the presence of the turbines, themselves temporary, will in any way affect the ability to understand and appreciate the value of the WHS or compromise the criteria in which it qualifies for its international status. The integrity and authenticity of the WHS would remain unaltered. The turbines' presence would not diminish the historical connection between the mining industry and the Fal Estuary, nor would it hinder the understanding of the technological achievements related to mining and material processing, preserving the physical evidence of these processes. Similarly, the turbines would not impact the ability to recognize Falmouth's historical role in material transportation for export.



5 CONCLUSION

- 5.1.1 This high level assessment has considered designated heritage assets located within the 1.5 km Study Area and selected designated heritage assets positioned within the wider Fal Estuary landscape up to 5 km. Assets which may be sensitive to change as a result of the proposed development have been included for further detailed assessment within the ES. Those assets (or groups of assets) which have been shown to receive no potential effect on their significance as a result of the proposed development have been excluded from any further assessment.
- 5.1.2 The following assets will be included for further detailed narrative assessment followings steps 2, 3 and 4 of the GPA3 guidance (Historic England 2017) with the ES Chapter.
- Pendennis Peninsula Fortifications Scheduled Monument (NHLE 1012134)
 - Pendennis Castle Grade I Listed Building (NHLE 1270096)
 - St Mawes Castle Grade I Listed Building (NHLE 1136705)
 - Custom House, King Charles Quay, North Quay and Quay walls and Steps Grade II* Listed Building (NHLE 1269983)
 - Kiln Quay House (NHLE 1160799); and
 - Falmouth Conservation Area.

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- Town and Country Planning Act 1990.* <https://www.legislation.gov.uk/ukpga/1990/8/contents>



Historic Environment Records

Cornwall Historic Environment Record (CHER)

APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



Plate 1) View from the northern spur of the Pendennis Defensive Fortification Scheduled Monument (NHLE 1012134), facing north towards the Site.



Plate 2) View of the Grade I Listed Pendennis Castle (NHLE 1270096), facing south

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Plate 3) View from the roof of Pendennis Castle (NHLE 1270096), facing north towards the Site



Plate 4) View from the central section of the post-medieval quay walls (NHLE 1269986), facing east towards the Site

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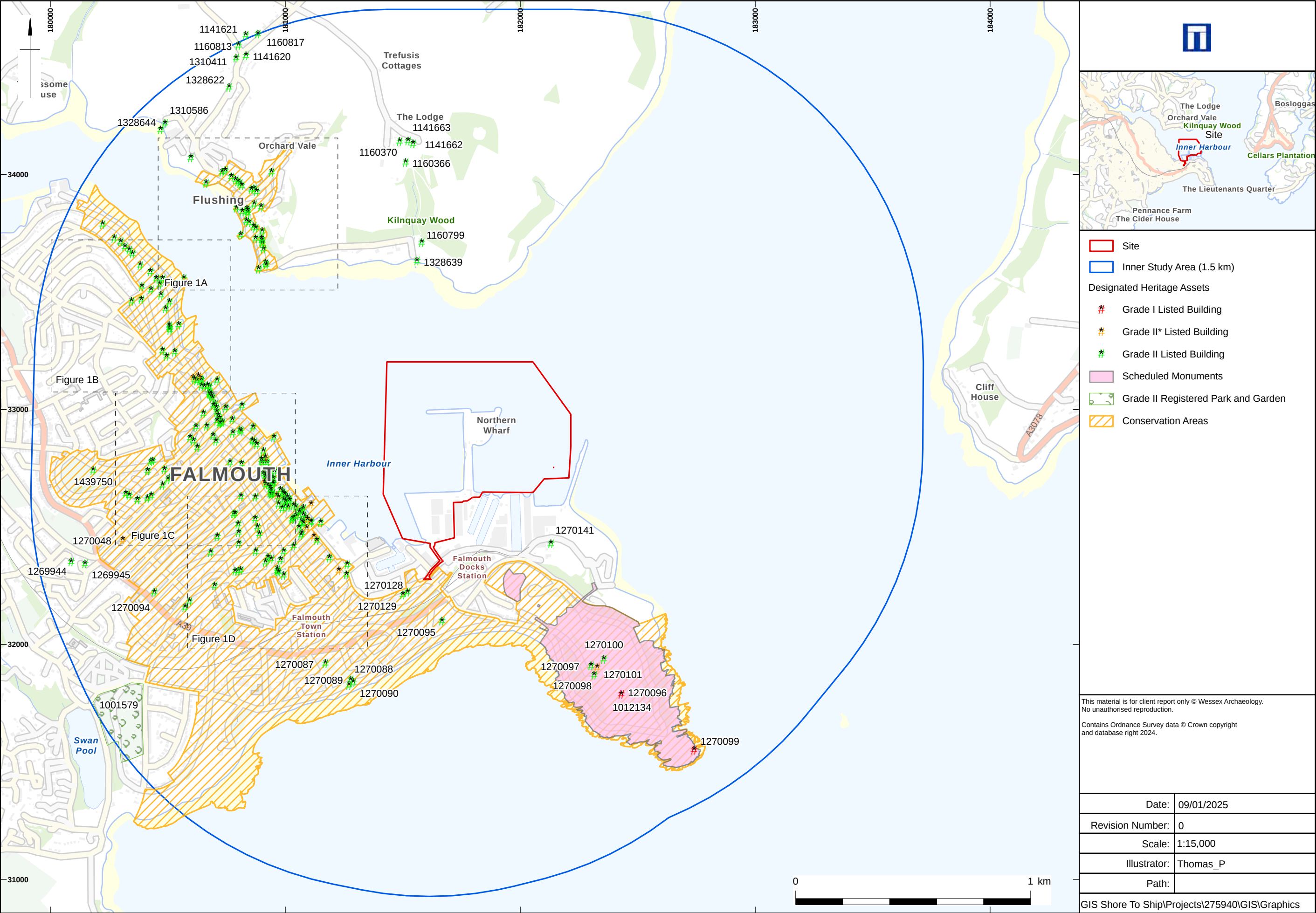


Plate 5) View from the foreshore facing north towards Kiln Quay House (NHLE 1160799)



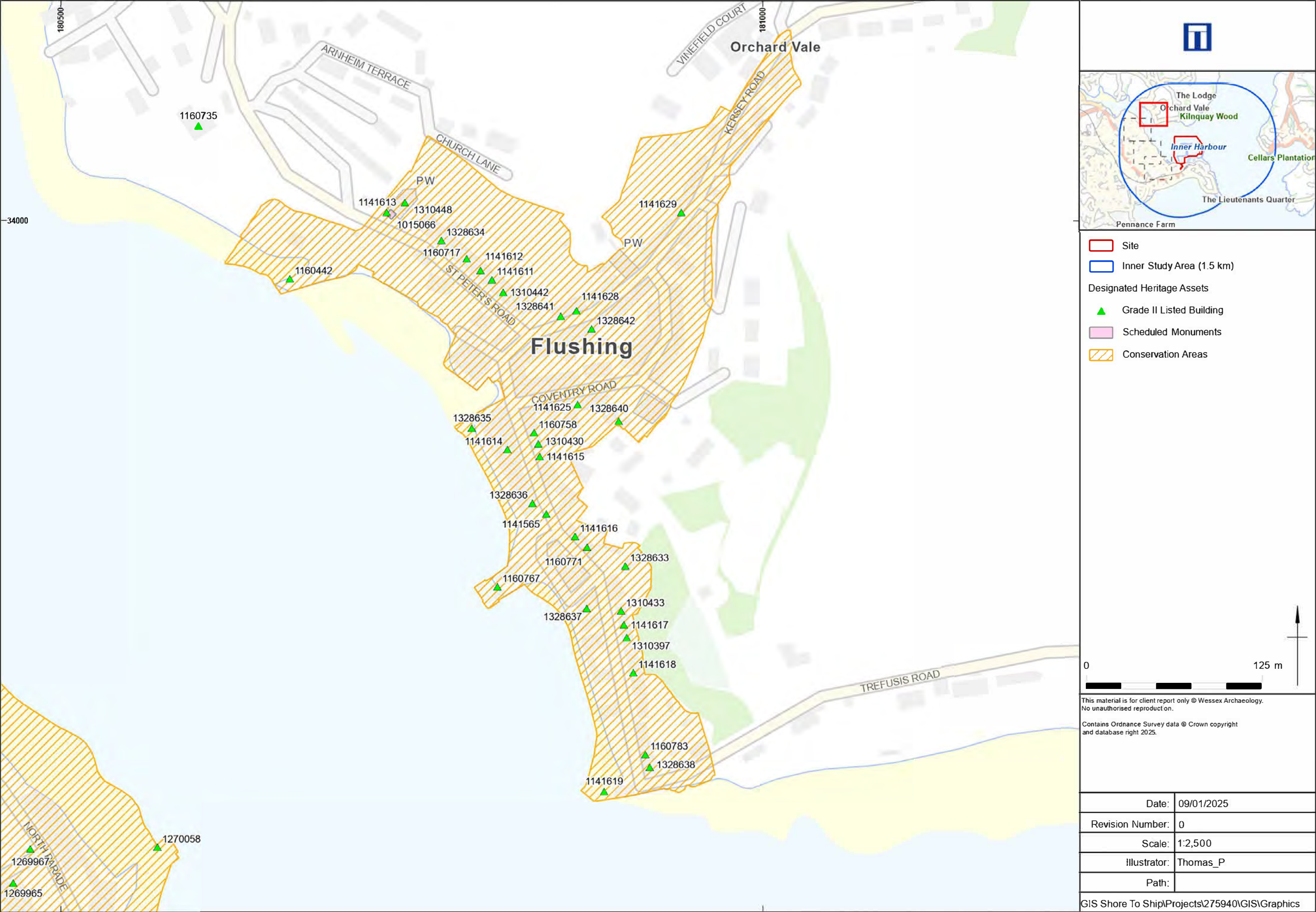
Plate 6) View of Kiln Quay (NHLE 1328639), facing south

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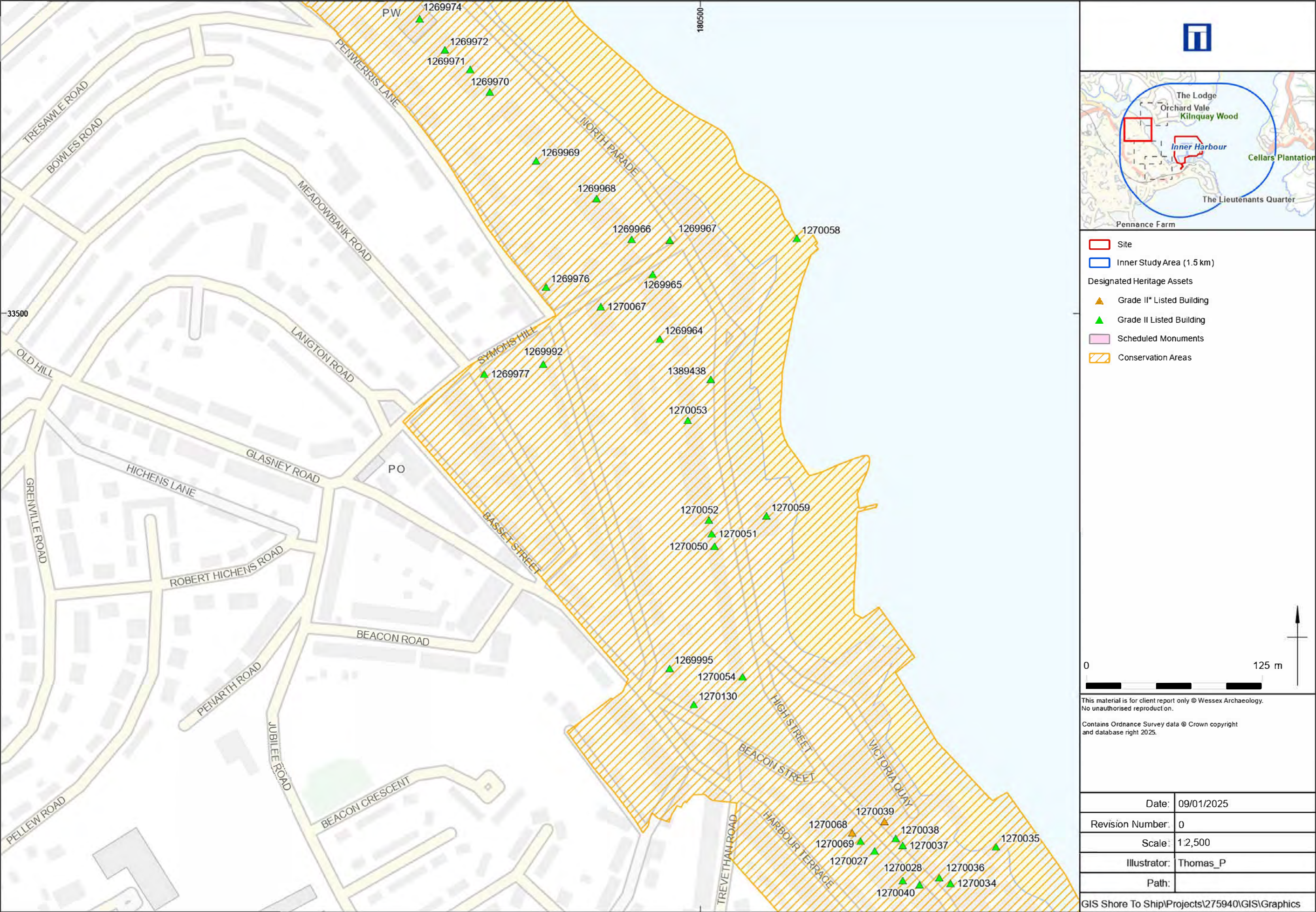
Site, Study Area (Designated Heritage Assets) and Designated Heritage Assets

Figure 1



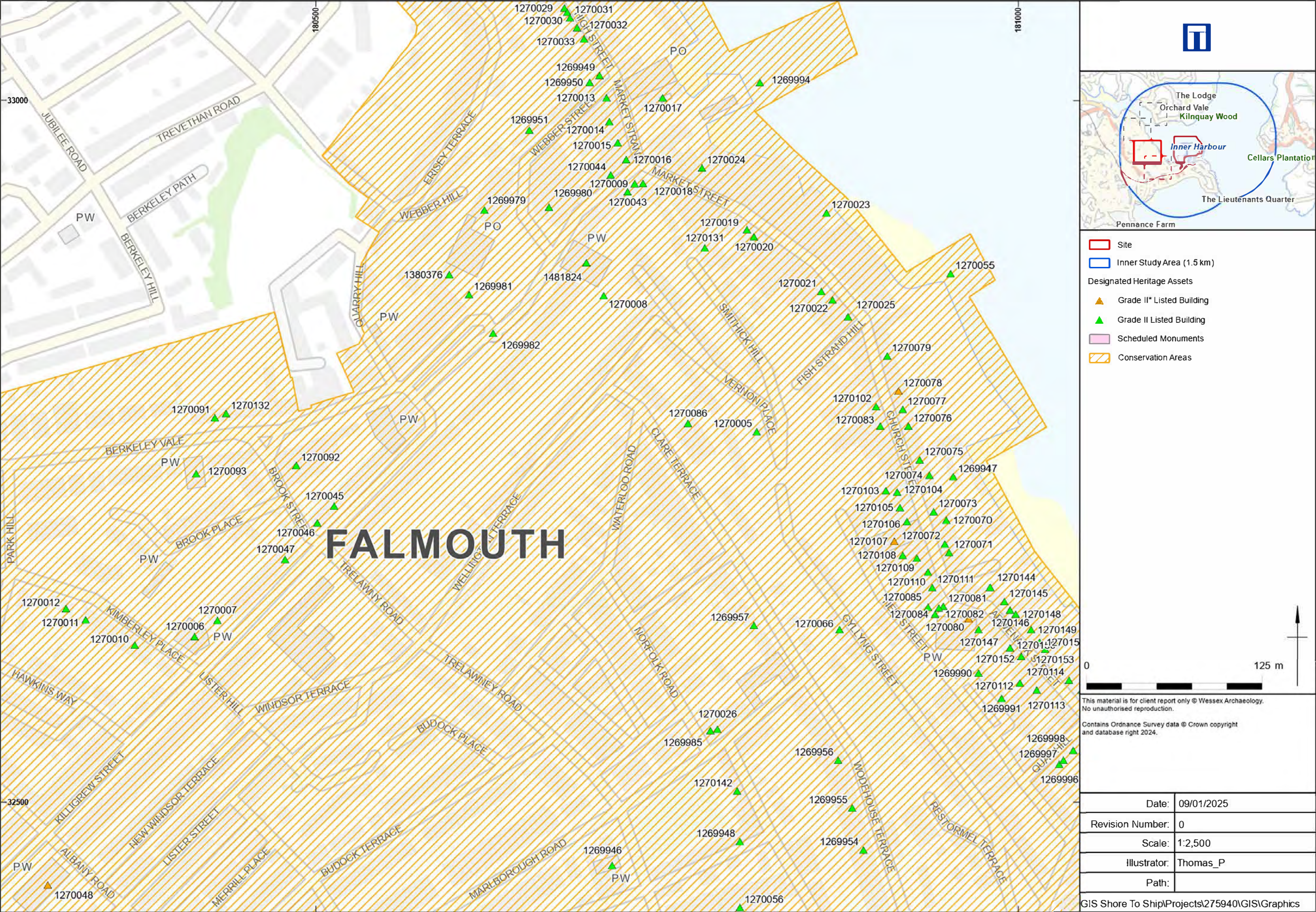
Site, Inner Study Area and Designated Heritage Assets

Figure 1A



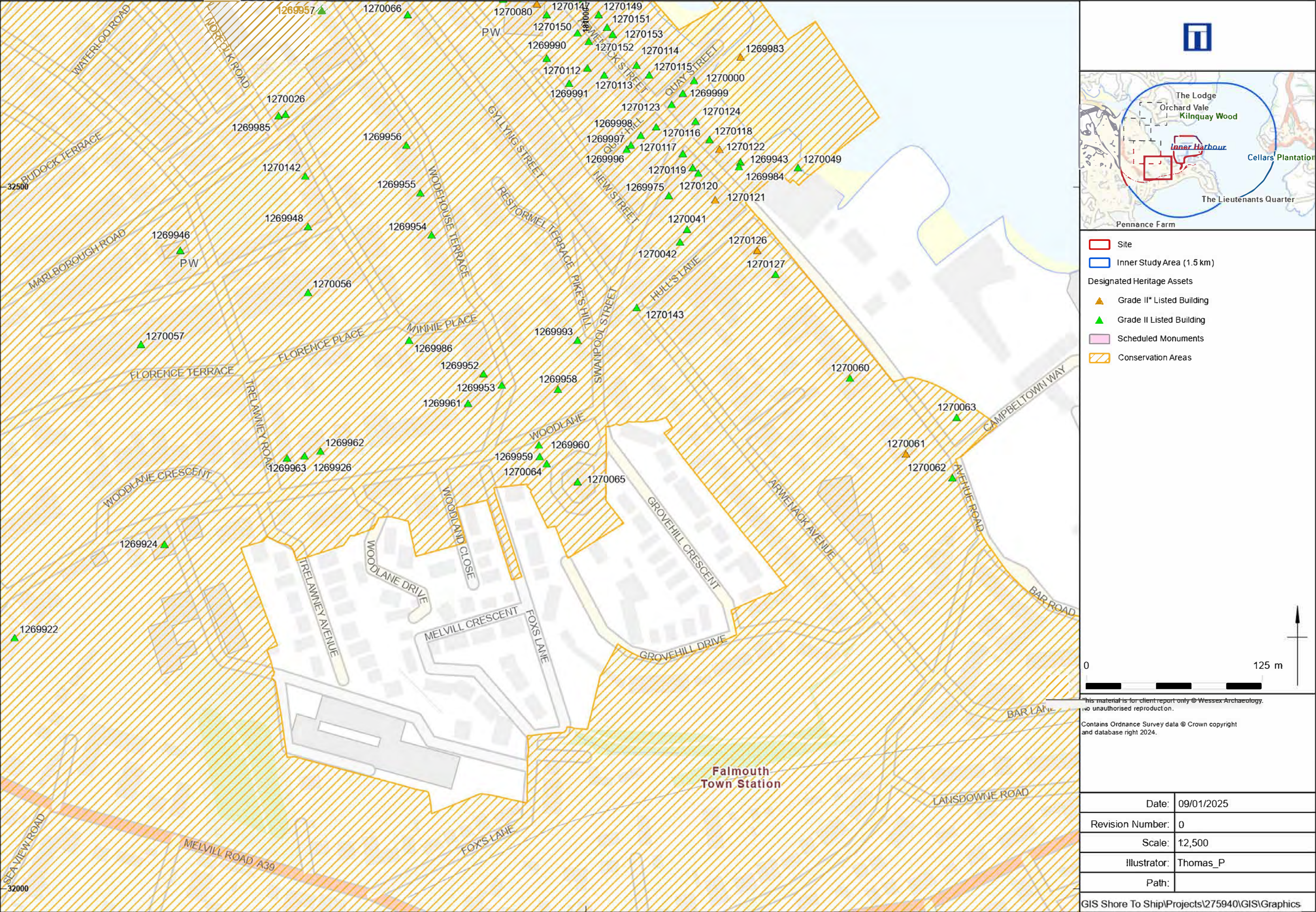
Site, Inner Study Area and Designated Heritage Assets

Figure 1B



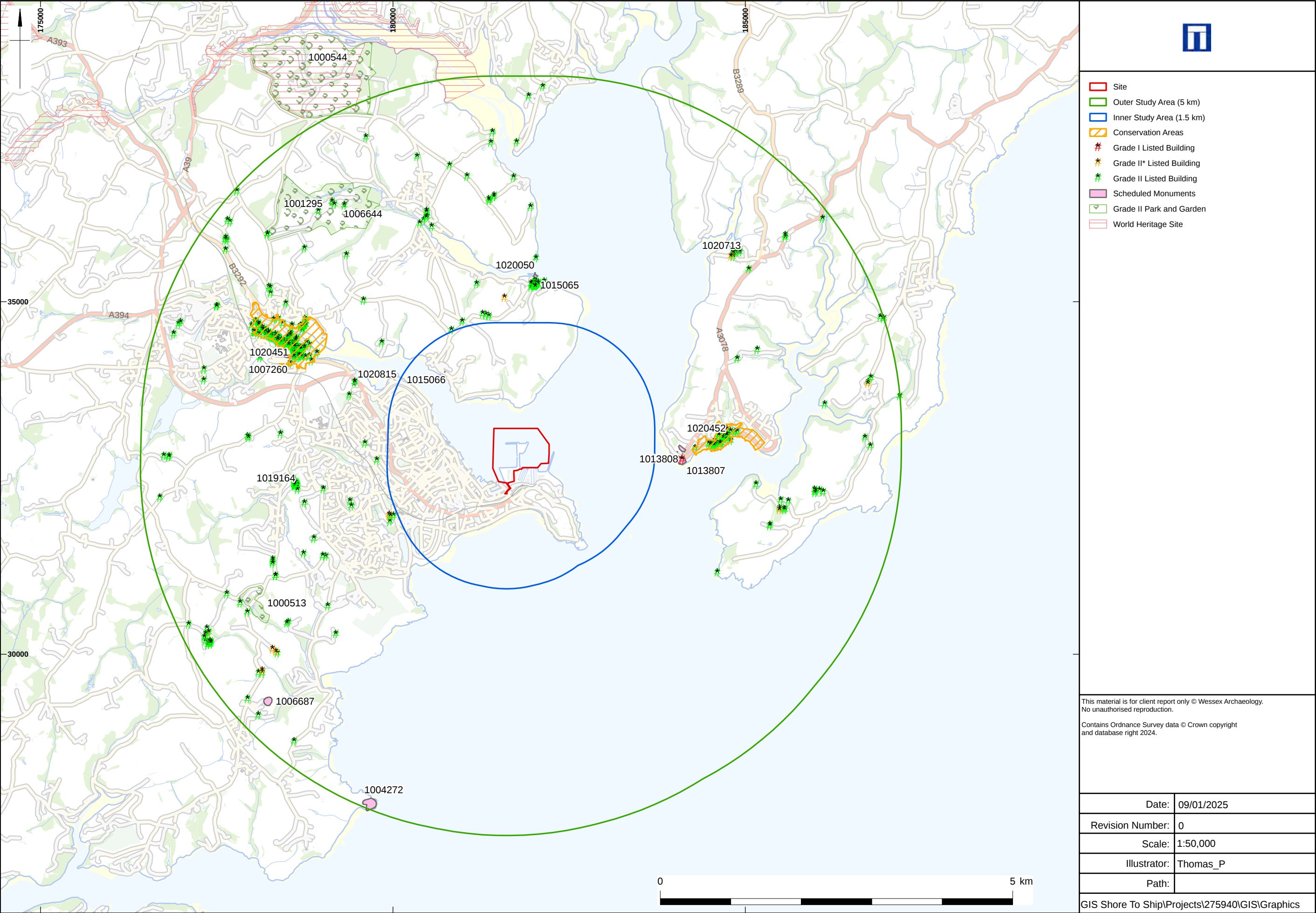
Site, Inner Study Area and Designated Heritage Assets

Figure 1C



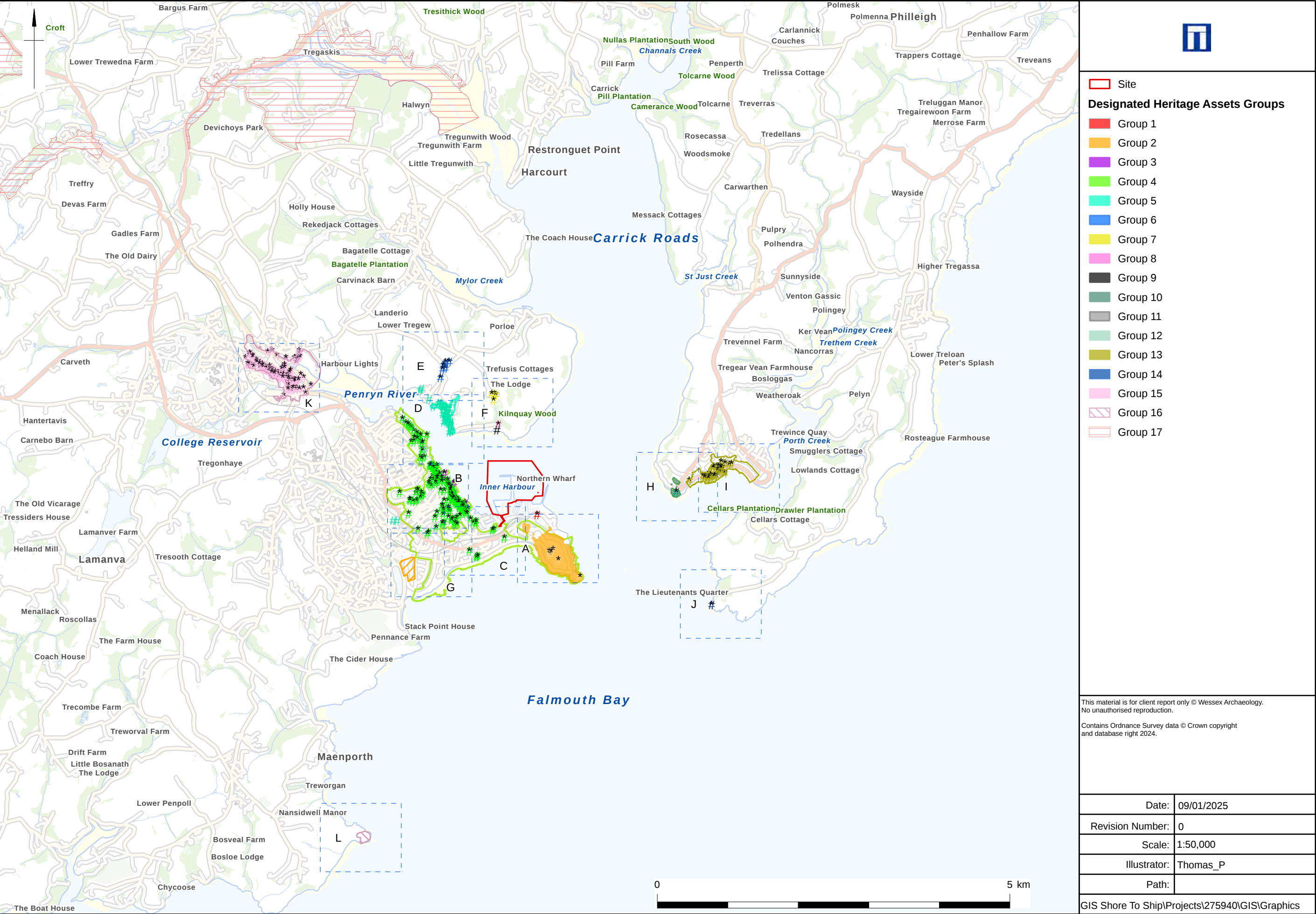
Site, Inner Study Area and Designated Heritage Assets

Figure 1D



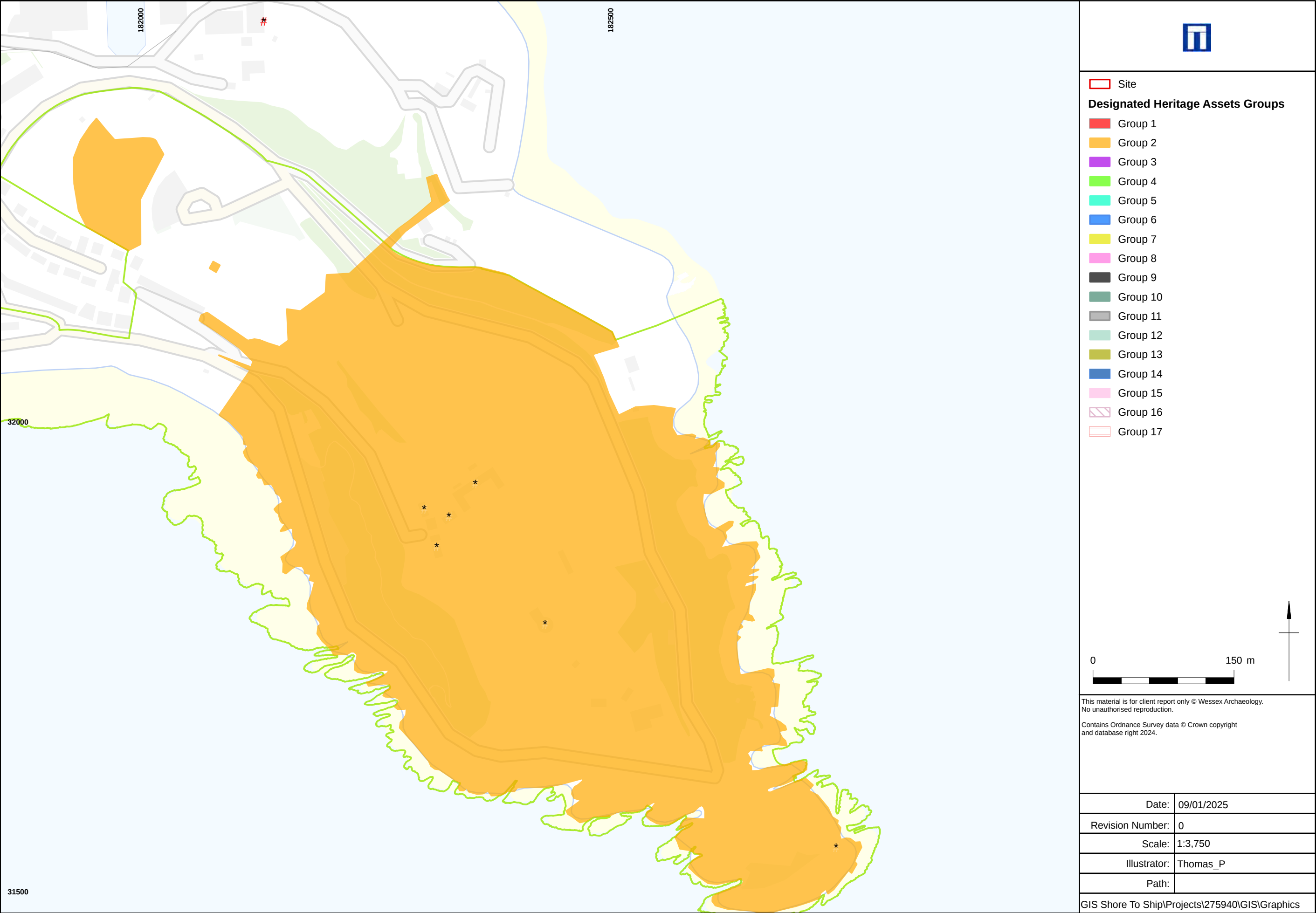
Site and Designated Heritage Assets located in the Outer Study Area

Figure 2



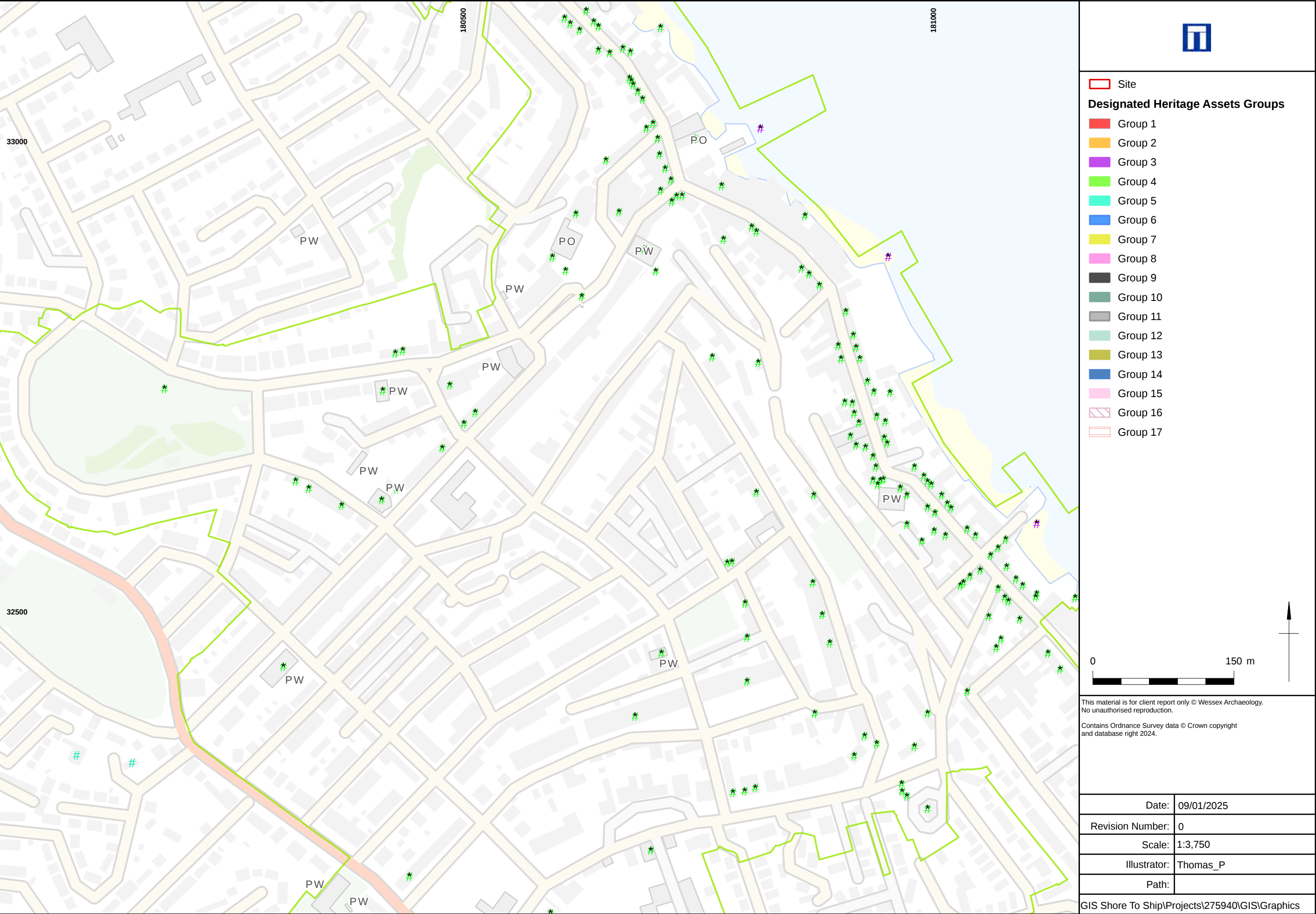
Site and Designated Heritage Assets Groups

Figure 3



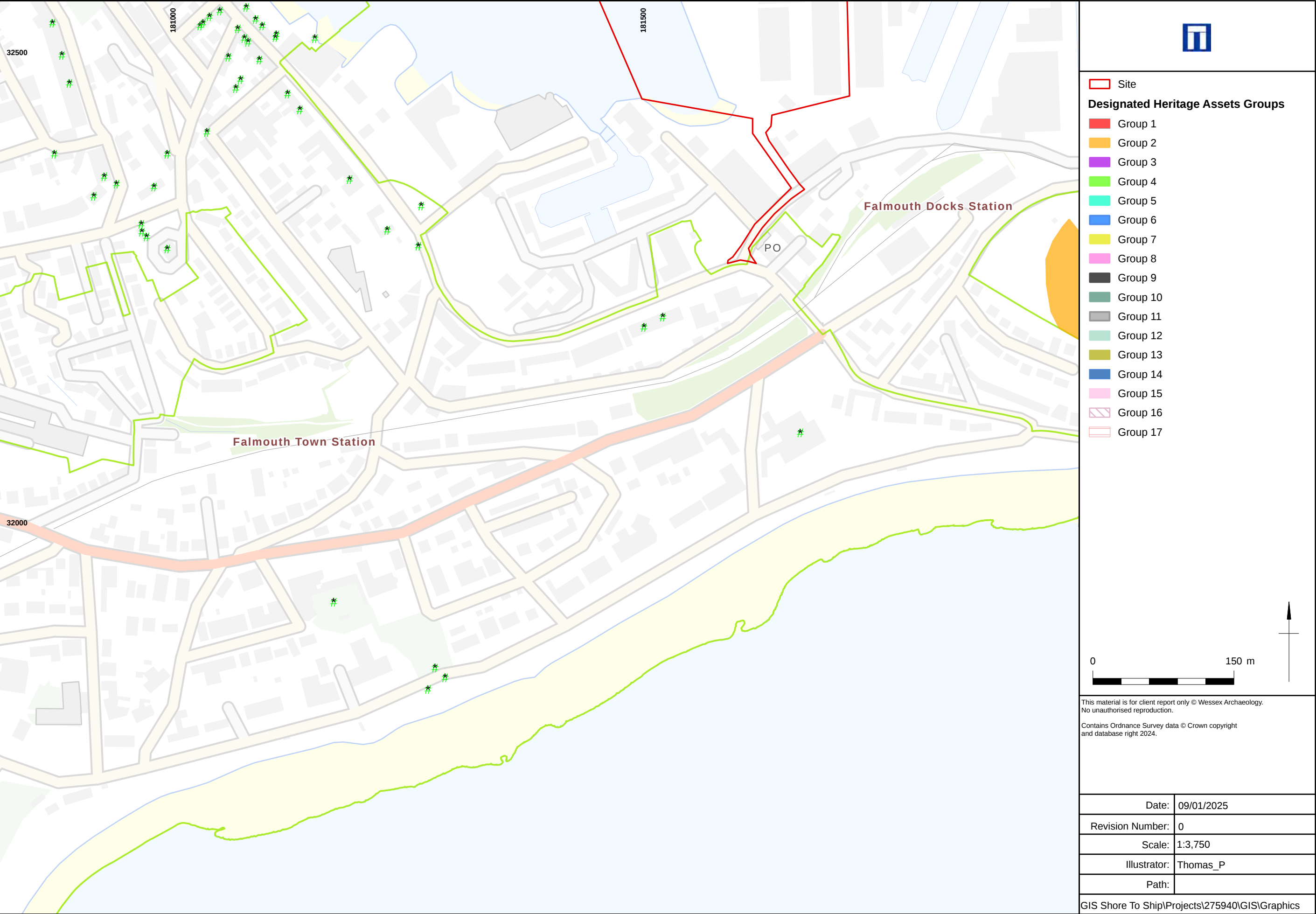
Site and Designated Heritage Assets Groups

Figure 3A



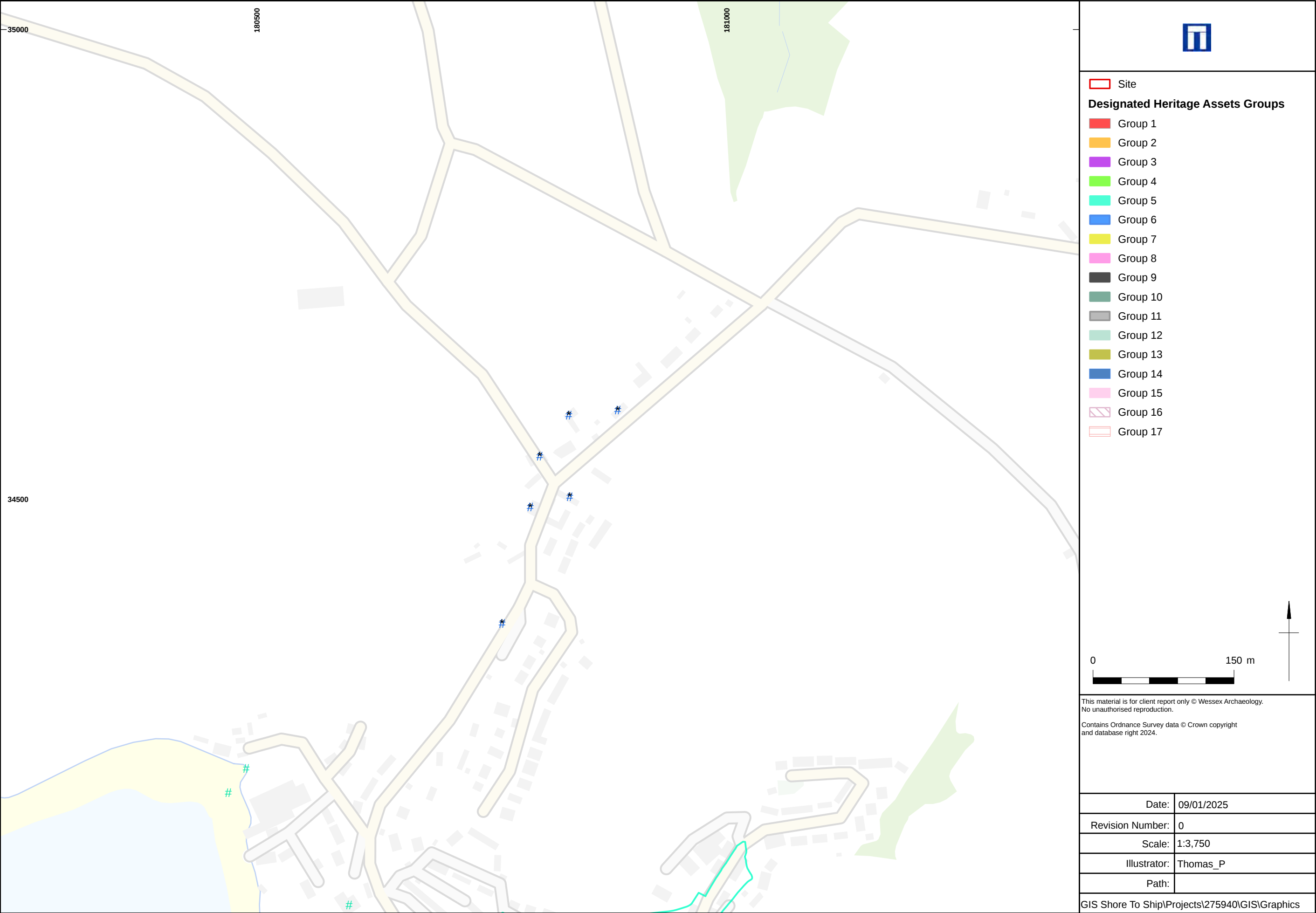
Site and Designated Heritage Assets Groups

Figure 3B



Site and Designated Heritage Assets Groups

Figure 3C



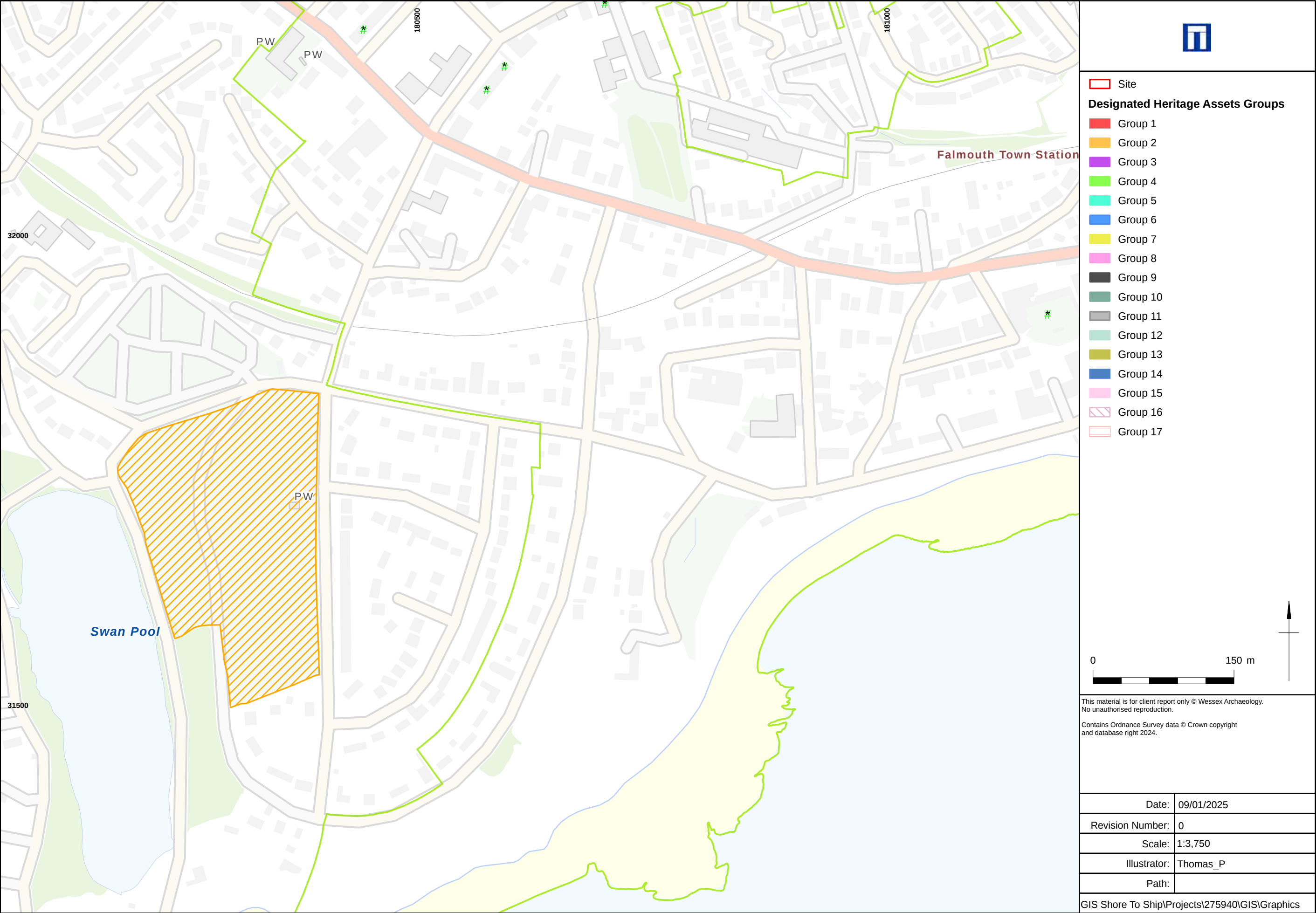
Site and Designated Heritage Assets Groups

Figure 3E



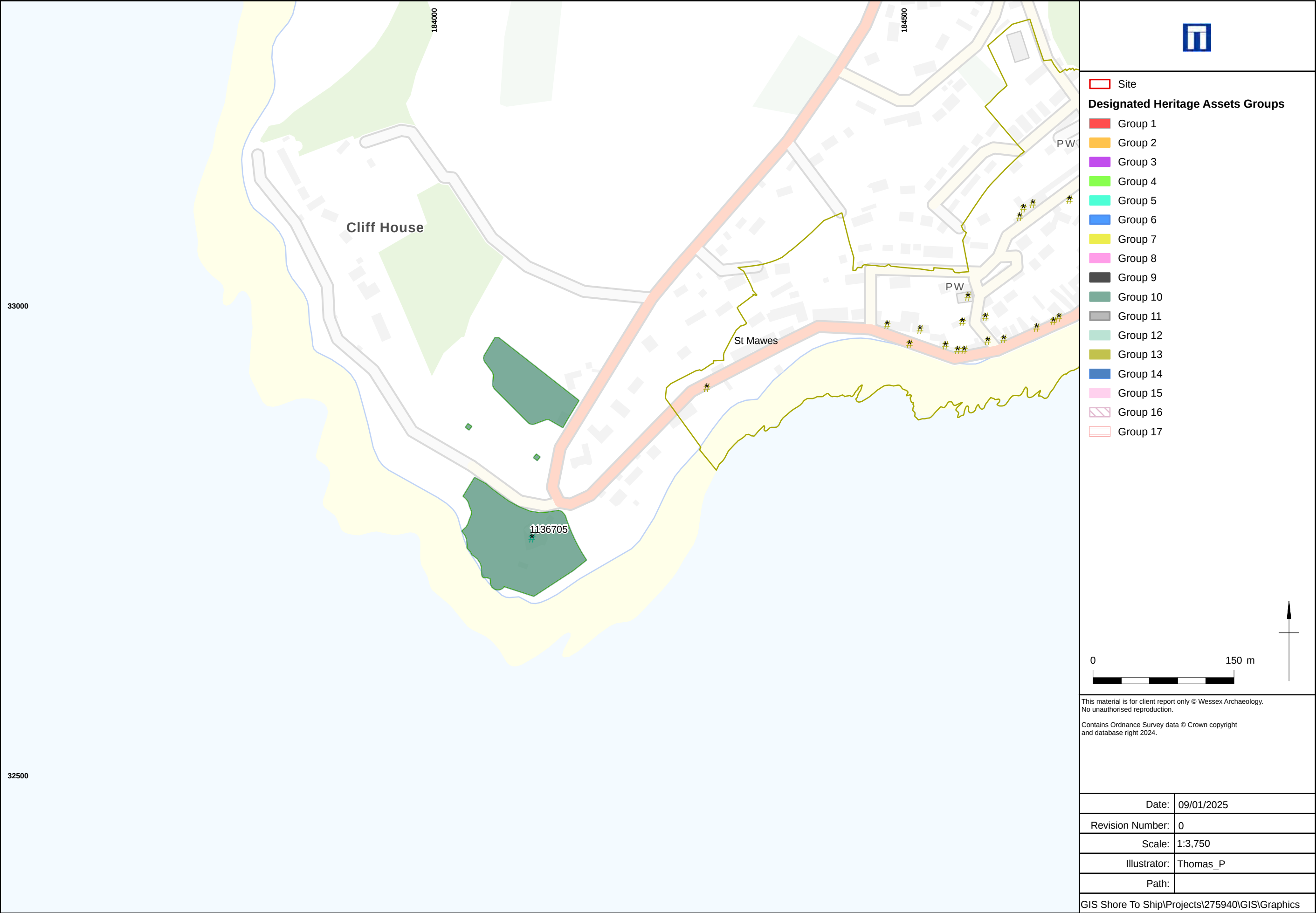
Site and Designated Heritage Assets Groups

Figure 3F



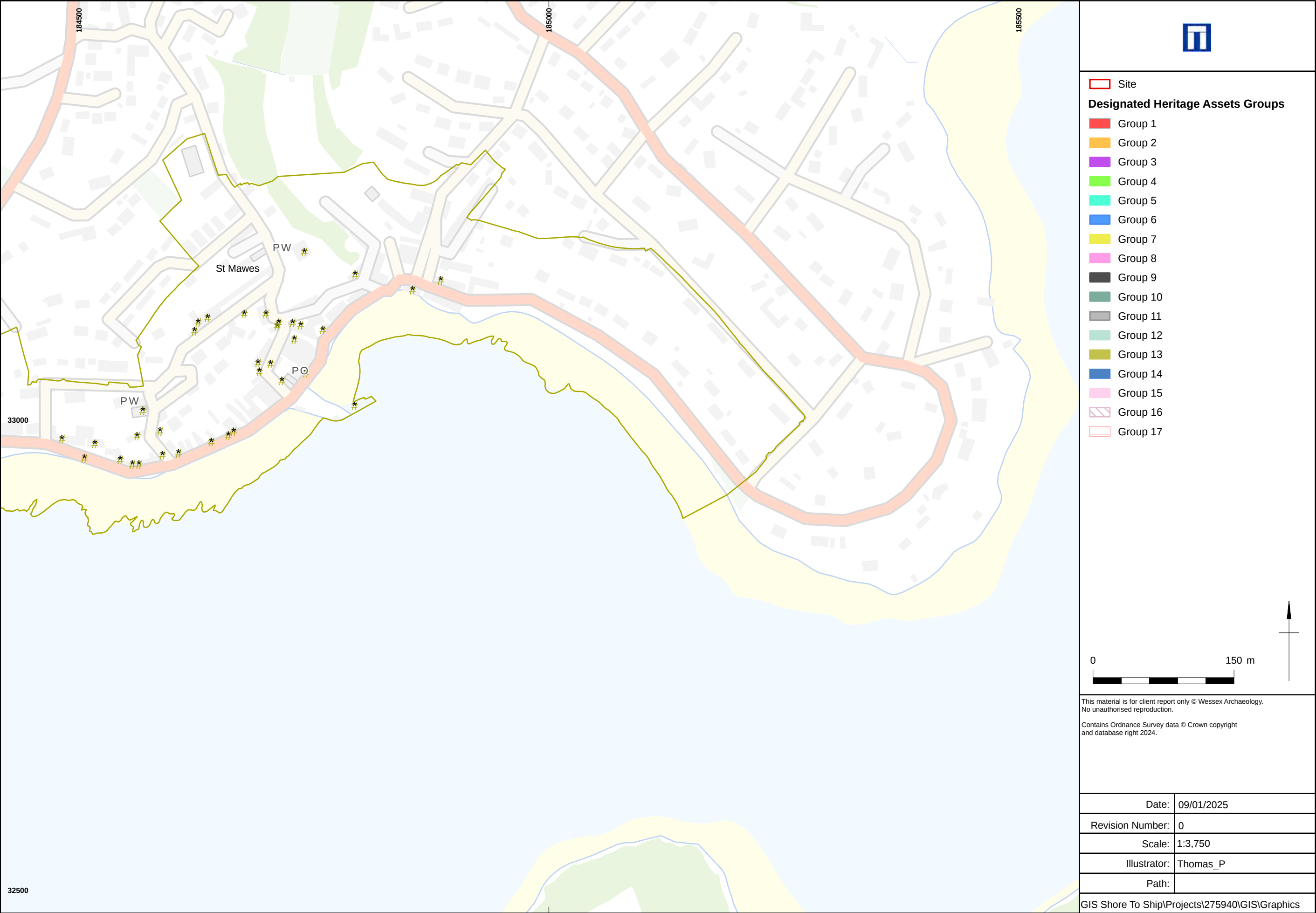
Site and Designated Heritage Assets Groups

Figure 3G



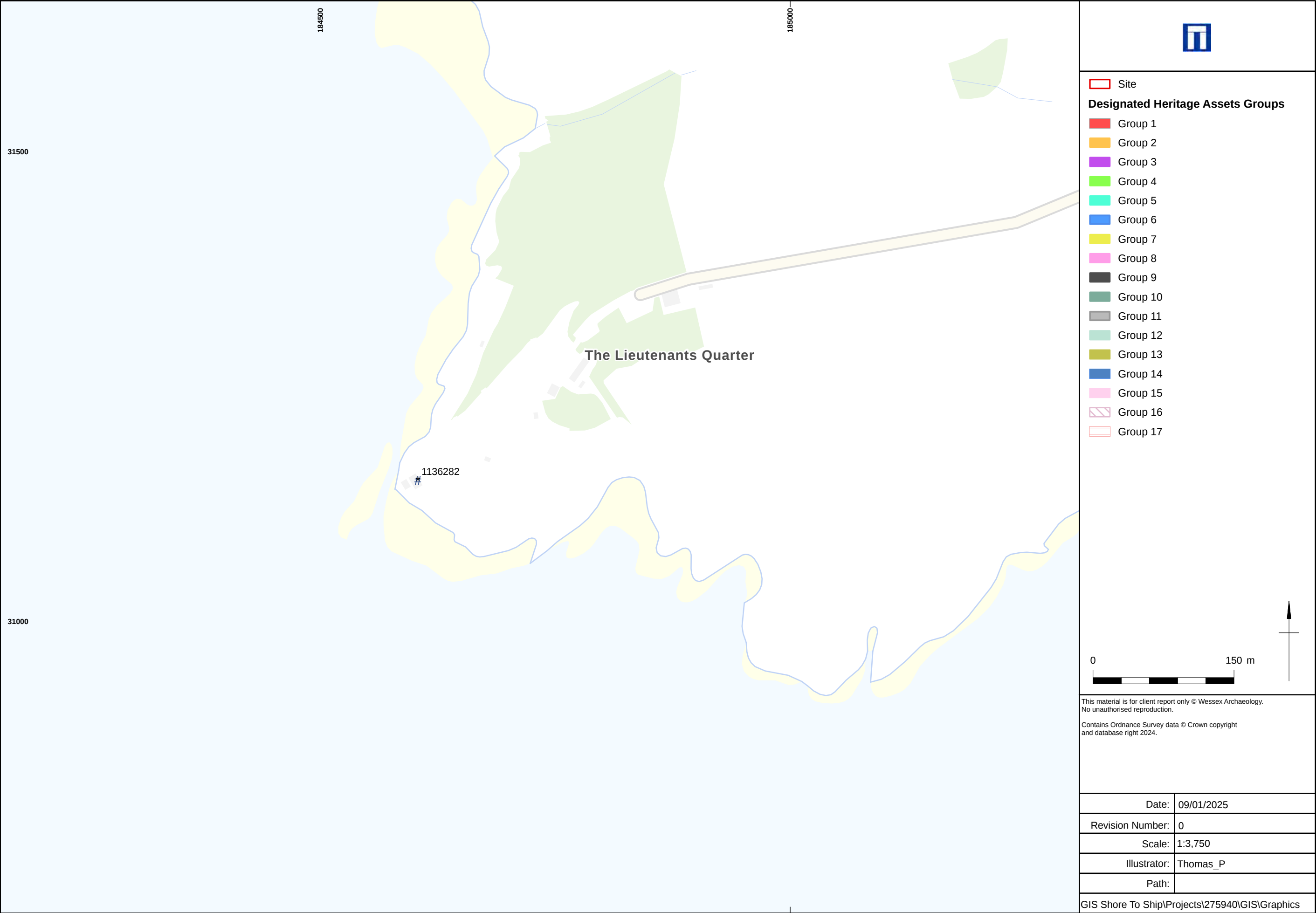
Site and Designated Heritage Assets Groups

Figure 3H



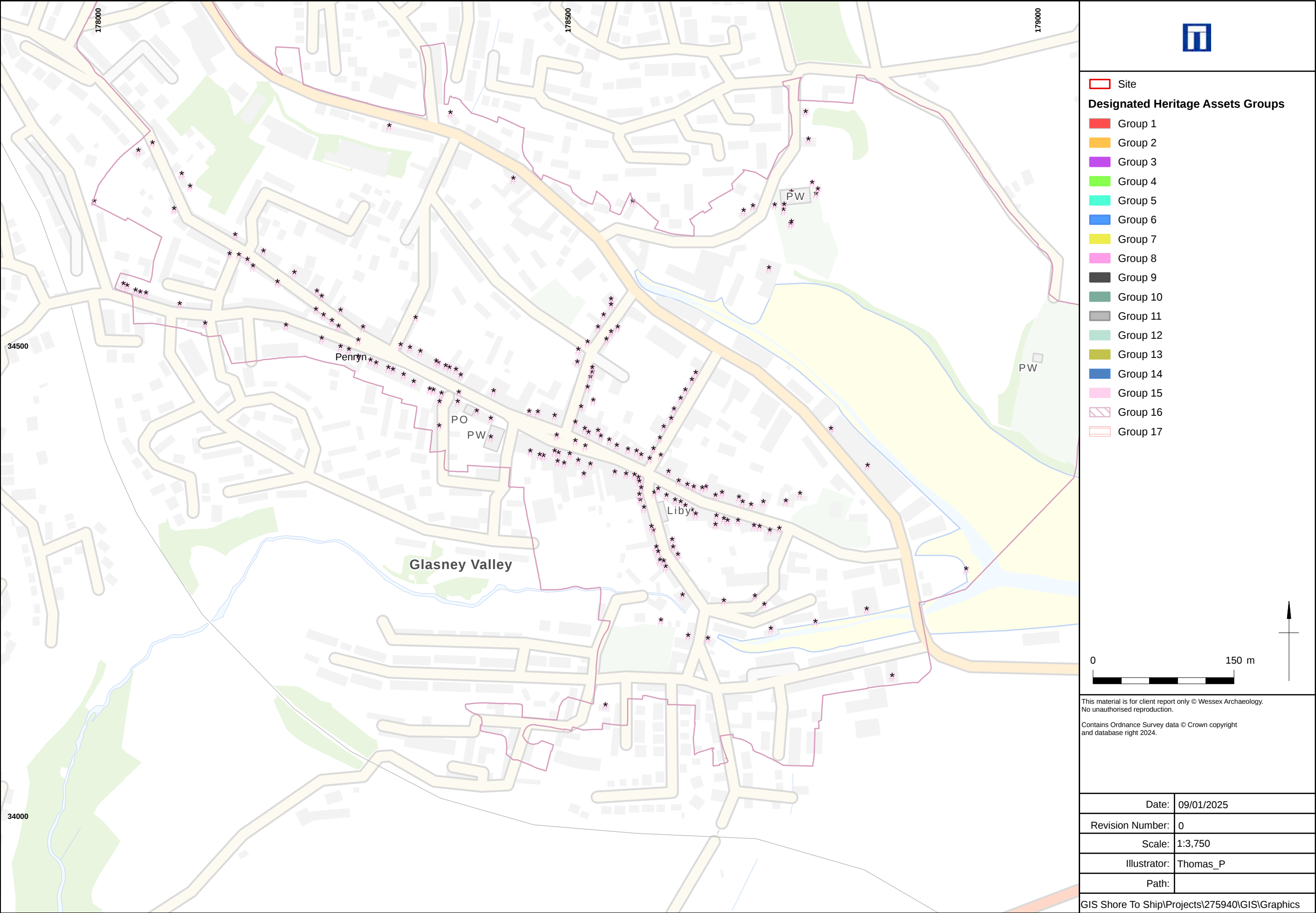
Site and Designated Heritage Assets Groups

Figure 3I



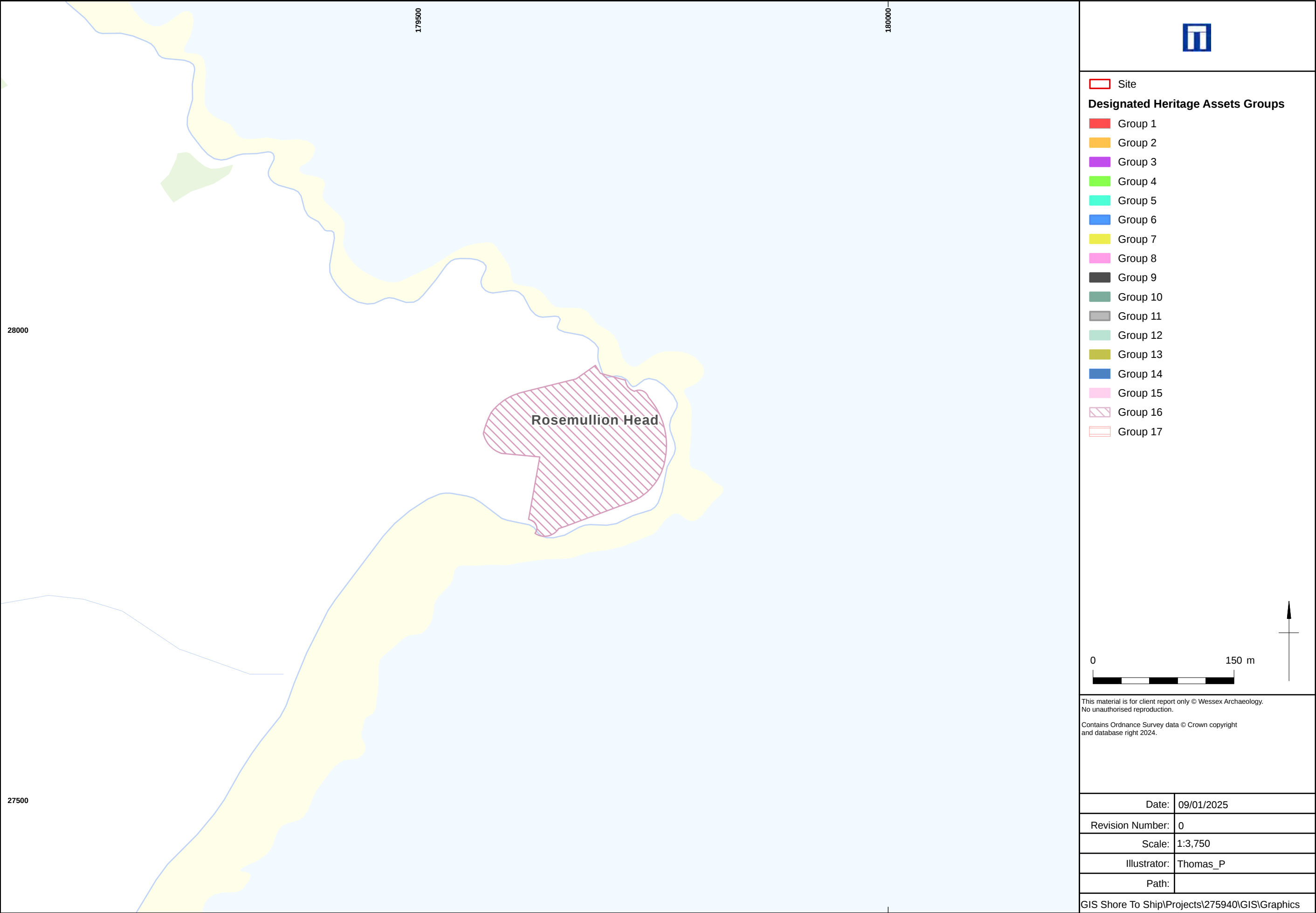
Site and Designated Heritage Assets Groups

Figure 3J



Site and Designated Heritage Assets Groups

Figure 3K



Site and Designated Heritage Assets Groups

Figure 3L

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