



It is the heritage of Looe that makes it distinctive place and gives local people a sense of belonging or identity and a feeling of pride for their town

Site Allocations Heritage Assessment

Looe Neighbourhood Development Plan

Looe 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 Looe. It is the heritage of Looe that makes it distinctive place and gives local people a sense of belonging or identity and a feeling of pride to be from Looe. Local distinctiveness can also help to support tourism and attract investment to an area. Looking after the historic environment in our NDP 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 Looe 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 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). Reference has been made to documentary sources including:

- the Looe Conservation Area Appraisal and Management Plan,
- a specially commissioned Heritage and Character Assessment from AECOM,
- the Cornwall Industrial Settlements Initiative Report on Looe, the Cornwall and Scilly Historic Environment Record:
- Cornish Milestones by Ian Thompson
- Cornwall: A History by Philip Payton
- Cornwall (Pevsner Architectural Guides: Buildings of England)
- The Book of looe by Mark Camp
- Caradon and Looe: The Canal, Railways and Mines by Micheal Messenger

This exercise has shown how heritage assets contribute to the environment, social well-being and economy of modern Looe and are an essential aspect of 'sustainable development'. It has informed the NDP vision and helped us form a positive strategy for the conservation and enjoyment of the historic environment within the NDP's objectives. From this a series of actions and policies flow (see section 3). It has also enabled us to carry out a heritage assessment of the potential allocation sites identified in the NDP process.

2. Overview of the Historic Environment in the Looe 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 extensive recent examinations of the historic environment as detailed in the preceding paragraph.

2.2 Prehistoric and Romano-British Looe. Early human habitation of the area of Looe Parish is scantily evidenced. The earliest evidence is a Neolithic axe (pre 2000 BC) found at West Looe Down. Other features feature such as lost barrows (for example just north of Hillcrest nursing Home), various 'findspots' where ancient urns have been found, and cropmarks of field boundaries and enclosures are of the Bronze Age (2000 BC to 800 BC). But this has been enough to excite the sense of mystery that abounds in Cornwall: in Looe harbour the cock-crow stone, a rock of 'white marble' (probably quartz) uncovered at low tide is said to turn three times at the sound of a cock crowing. Possibly the river at Looe was an access point to the sea for the early farming population scattered across the countryside under the purview of the Iron Age (800 BC to 1 AD) hillforts nearby at Bin Down and Hall Rings. It is from this time that some of the field boundaries around Looe may originate. Over many years the early tribes were replaced here by the Celts, or Dumnonii, culturally related to Armorica (now Brittany) and it is from this time that fishing and trading may have grown in importance. It has been suggested that St Georges Island may have been the site of Ictis, a maritime trading post that exported tin to Gaul and thence to Rome.

2.3 The Dumnonian kingdom appears to have been an alliance of petty kings, and although it was influenced by the Roman administration of Britannia and its lifestyle, it remained largely independent until it fell into conflict with the Wessex Saxons after the Roman departure c.410AD. In the intervening post Roman period power in the kingdom may have become fragmented. The principle physical evidence of this period around Looe is the Giant's Hedge earthwork which stretched originally from the head of the Lerryn River to West Looe, enclosing the land between the Fowey and Looe rivers could be the territorial extent of a petty kingdom possibly with its capital at Hall Rings. An old folk-rhyme is still remembered: 'One day, the Devil, having nothing to do, Built a great hedge from Lerryn to Looe.' Other than that, only a Romano-British cremation urn and bones found at St Martins tells us much of the period.

2.4 Medieval Looe. It is this period that the pattern of settlement that forms modern Looe emerges. From about 800 AD Dumnonian Cornwall became a distinct region within the English state, such that the area was probably under some degree of Anglo-Saxon control, and their administrative system was gradually acquired, with land being held by possession in return for service rather than through domination and ownership, and with a highly structured legal system. The development of 'manors', a distant echo of the Roman villa system, emerged. These were controlled by a high-status individual, known as the 'lord of the manor', usually holding his position in return for undertakings offered to a higher lord, and consisted of landholdings worked by the lords tied-men, serfs, and freemen, generally in the form of strip fields clustered around a defensible central house (which was also where the Manorial court would be held). East looe was within the Manor of Pendrym (now known as St Martin), and West Looe in the Manor of Portlooe. Following the Norman invasion, the Anglo-Saxon elite were replaced by the Norman elite and power became even more centralised, adopting and extending the Manorialism model of control and firmly establishing a feudal economy. It is this that has strongly influenced the appearance of the rural area around Looe¹.

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 cont.....

2.5 The 'lords' of these Manors apparently saw the value of the local topography with the main estuary providing safe and relatively deep water; smaller side valleys provided sheltered sites for building, natural access routes for roads down to the water front and side creeks off the main channel for harbour facilities. Two rival 'planted' towns were created to take advantage of these favourable conditions for trade, at West Looe and Shutta. The latter was replaced by East Looe after the building of the first bridge across the river to carry a principal route from Plymouth to Fowey, which barred the passage of shipping further up the valley. Between 1154 and 1189 Henry II granted a charter in favour of Sir Henry Bodrugan of Pendrym Manor, as Mayor of East Looe. West Looe was given free borough status sometime after this². Within these Boroughs individual parcels of land, known as burgage plots, were loosely identified and rights granted to trusted individuals to enclose and build on that land, and to trade from them. Markets were established near the sea-front. Each town had boundaries and plots laid out, in a typical grid-iron layout that can still be seen in a pragmatically altered form, particularly in East Looe in the area of the three Market Streets and two Chapel Streets which create a fascinating sense of place with a character and visual interest that is cherished by residents and visitors alike. On the hillside above Shutta was a fortification, or 'Barbican' which gave the c 20th expansion of East Looe above the town its name.

2.6 Tudor Looe. After initial success, Looe was in decline by 1500, but from the 1550s the 'Newfoundland Trade' in which fish caught off Newfoundland on the far side of the Atlantic was taken to Spain and the Mediterranean to be sold to buy luxury goods and foodstuffs which were then imported into Britain. East Looe in particular took advantage of this lucrative trade as it had flattish open land on the riverside to expand into for the range of harbour facilities supporting such activity, such as warehousing, chandlery, boatbuilding, taverns and inns, net stores and fish cellars. Similarly some of the old burgage and market plots were redeveloped, such that most of the old buildings in East Looe were part of this expansion as can be seen from the surviving dated buildings in Fore Street and Higher Market Street including the rebuilding the old Guildhall (Grade II*, NHLE 1201113) which dates from about 1500 while the top floor was added after 1587.

2.7 Seventeenth Century Looe. The facility for sea-borne trade close to the main road to Plymouth and Fowey also supported the preparation and processing for export of wool, cloth, fish and corn gathered from the surrounding countryside and sea. Tide mills were built, including a significant facility at Polvellan on the West Looe bank. Looe became, in medieval terms, a major and successful port and business centre. It is easy to imagine the vibrancy of East Looe in particular, its narrow streets and harbourside full of hustle and bustle. The Fisherman's Arms (Grade II*, NHLE 1201112), The Golden Guinea Restaurant (Grade II*, NHLE 1282859) as well as Lantau (Grade II*, NHLE 1282823) are all timber-frame buildings that survive from the early 17th century (Lantau maybe even from the late 16th century). They were probably merchant's houses illustrating this early history of the town. The Galleon and Lerryn Cottage (Grade II, NHLE 1205659) is a town house over probable former fish cellar (later net store) and dates from the 17th century is one of the many early fish cellars. During this period Looe became associated with a degree of lawlessness, and by reputation smuggling allegedly contributed to local prosperity. In 1625 Looe became a victim, being raided by Barbary Pirates who streamed into the cobbled streets and forced their way into cottages and taverns. The pirates seized eighty mariners and fishermen who were led away in chains to North Africa to be enslaved, and the town itself was torched.

2.8 Eighteenth Century Looe. By the mid 18th century, the Newfoundland trade had declined as the newly expanded deep-water ports like Plymouth and Falmouth were taking the overseas trade. Looe fell back onto its local fisheries and coastal trade (largely export of corn and import and processing of limestone and other fertilisers). However, the local economy was kept relatively buoyant by the proximity of the new and rapidly expanding naval base at Plymouth, through trade, as place of residence and resort for local gentry, for naval officers, and for upper class tourists because the continental embargoes of the Napoleonic wars. East Looe acquired a bathing machine in 1800 for just this class of visitor. Mariners, fishermen and maritime tradesmen, merchant and trading houses (especially the corn-factors) also continued to be major figures in the town, together with the increasingly important navy men and visitors. There were large numbers of specialist and luxury shops and professionals in the town in the period. Despite this, the urban form of the two towns changed little with a few gentlemen's villas built during this period remain, at Polvellan, Waterlooe Villa, Klymiarven, and Havenford. Polvellan is particularly important as the residence of the powerful Buller family, responsible for much of the later C19th development of Looe.

2.9 Nineteenth Century Looe. The early 19th century was a period of quiet decay in Looe as trade did not increase after the end of war in 1815, and the scaling down of the navy establishment affected the town. The quays were falling down, and the two corporations were moribund. Both towns became significantly smaller than they had been at the height of their medieval expansion. However, the Liskeard Canal, built in 1828, brought a change of fortunes as it offered an alternative access route for the rich agricultural area around Liskeard, which until then had exported most of its produce and imported vast quantities of fertilisers, lime and other bulk goods through Lostwithiel and St Germans, both of which river routes were silting up. There was also a revival in the Cornish coastal trade in granite and copper ore which Looe shared in and profited from the shipbuilding boom thus stimulated, with important yards on the beach at Churchend. of East Looe. The new canal also offered the opportunity to benefit from the expanding copper mining industry just blooming at Caradon on Bodmin Moor. By 1843, the Liskeard and Caradon Railway had been built to serve the mines and the ancient granite quarries at nearby Cheesewring, running to the canal at Moorswater near Liskeard. Looe immediately became the principal port of export for Copper and granite.

2.10 Following a parliamentary inquiry into the state of the towns and harbour the Harbour Commissioners were formed in 1848 and a rapid modernisation began. By 1852 the bridge had been rebuilt; new approach roads constructed; the old quays at East Looe reconstructed with a series of large warehouses and fish cellars; Buller Quay new-built and connected by tramways to the railway yards at Shutta. A new breakwater was built at Churchend by 1856 and the riverbed cleared of a shingle bank. In West Looe the old inlet was infilled, and new quays constructed. By 1860 the railway was extended down to Looe. The new roads (Buller Quay, Polperro Road and Station Road) also opened up new building land. This was only lightly exploited in West Looe because access to the quays and the old core area was not improved when Polperro Road was made, but virtually the whole of Fore Street by Buller Quay was rebuilt at this time, with villa properties being built along the new Station Road to the north. The principal activities became the shipping of copper ore and importing of coal, although the great series of large warehouses which still stands along the quayside was built for general and grain cargoes (a major, if unremarked upon, part of the trade of Looe) and for the storage and processing of fish. Passenger services started on the railway from 1879.

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.

2.11 Fishing remained important and from 1870 the shift from seining to drift fishing in the Cornish pilchard fishery favoured a revival of the pilchard fishery in Looe. There was little in the way of industrial activity actually within the towns, the quays mostly used as large open storage areas for ore, coal and granite (the last also cut and dressed there) and there was also some shipbuilding. Shops and service trades increased with the growing tourist trade and the increasing numbers of wealthy residents, with expanding numbers of hotels and lodging houses. Most of the new building in the mid-late 19th century was contained within the old borough boundaries. With the re-development of the quays around what is now West Looe Square, most of the properties around the old core of the town were substantially rebuilt or altered, as was Churchend and much of the old core of East Looe. Development on the hillsides above the river began in the mid 19th century in Barbican Road, Shutta Road and Shutta (still within the ancient borough boundaries). This was mostly middle-class housing, most workers' housing being built in the old streets, or re-using the older buildings as they declined in status.

2.12 Despite the decline in the copper mining industry from the 1870s onwards, Looe had sufficient diversity of activity as an active commercial port, and a residential and tourism centre, with boatbuilders, master mariners, smithies and fish market, warehouses on the quays, inns and lodging houses, shops and offices, to continue to thrive. East Looe was a thriving commercial centre, the streets lit by gas, with various public buildings, institutes and chapels rebuilt or extended in the 1870s and 1880s. West Looe was described as a residential seaside village, although most of its public buildings were also rebuilt in the 1870s and 1880s.

2.13 Twentieth Century Looe. The trend continued after the engineer/entrepreneur Joseph Thomas of Looe built the rail link to the main line at Liskeard 1898-1901, ensuring the success of the growing tourist trade. By 1908, more than 70,000 passengers were travelling annually to Looe by rail. Thomas was also responsible for upgrading Station Road, making it the main road to Plymouth; planning and creating the new road, villa and hotel estate at Hannafore from 1893 (the fascinating plan of which can be seen displayed on a wall in the Harbour Commission Office). For the first time the modern town was encroaching on what had been isolated cottages, farms and hamlets on the outskirts. Within the towns boundary some infilling of back plots and the old garden closes (a desire to obtain an elevated position and good views led to the development of the upper roads over-looking the river) and rebuilding of older properties such as the chapels (Quay Road and Chapel Ground, West Looe), and the Coastguard Station (1892) took place. Looe remained prosperous up to the First World War.

2.14 After the war, Looe gradually ended its days as a major trading port – in 1919 a large part of Lower Quay collapsed, taking with it some of the quay railway, which was not replaced; There was a brief boom in fishing in the 1920s, but it had nearly all gone by 1930, although boatbuilding (largely yachts and leisure craft) continued with yards at Polvellan and Polean. Looe became above all else a tourist town. Expansion on both sides of the valley occurred, both into the long abandoned medieval plots on the upper slopes and along the river sides and out of the old medieval limits of both boroughs, with serious encroachment for the first time onto the ancient common downs in both East and, especially, West Looe. The Hannafore estate was scarcely further developed in 1925 than it had been in 1908, but by 1946 the estate was extended and infilled by building tightly packed suburban detached houses rather than the large elegant villas and hotels originally envisaged. While most of this development was in middle class and holiday homes and, increasingly, bungalows, a growing number of small estates of workers' cottages and council housing were also being provided. Despite this, development was still largely contained within the old borough boundaries, with the exception of new housing at Polean and Polvellan (where the burial ground was also extended). Barbican still remained untouched by housing until after the Second World War.

2.15 In 1946, with fish stocks recovering because of war, fishing enjoyed resurgence in Looe in terms of tonnage caught and value, but 80% fewer people were employed compared to prewar days. The fishing industry has taken over more of the port in the 20th century, Looe now being the second largest fishing port in Cornwall after Newlyn; the ore quays are now given over to fishing and the fish market stands on the site of granite processing yards. The great warehouses at the quayhead are now converted to shops, flats and the public library. There is now no appreciable export or import trade or deep sea port handling in Looe. By 1965, with a population of about 4 000, tourism was unchallenged as the main industry, but there were still 280 boats registered, shark fishing and recreational fishing in particular becoming big business. The dependence on tourism is symbolised by the filling-in of the Polvellan millpond and its conversion to car parking. Some of the old established industrial and manufacturing uses here have ended (milling, gasworks), others continue (boatbuilding, builders' merchants) but are increasingly marginalised in both use and townscape terms as tourist-related uses have developed. The settlement has greatly expanded in the late 20th century. Surrounding the old cores, and spreading up onto the crest of the river valleys, are large housing estates, a mix of public housing and private estates (the latter especially along the coastal slope east of the town towards Millendreath). The large Sunrising Estate between East Looe and St Martin is in many respects a distinct place from the old town, accessed by a separate road link to the principal roads, with its own schools, shops and community facilities, and with pedestrian and vehicle links limited by narrow roads, restricted access and steep hills.

2.16 The Rural Areas. Meanwhile the rural area surrounding the town continued to change in its own ways as part of the agricultural community based on the old Manors on which Looe was founded. 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, scattered farming settlements and in place and house names, as well as local building traditions. Most residents and visitors will know and value this countryside as a crucial part of the fine setting for Looe, 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.

2.17 Twenty-First Century Looe. In the 12th Century the Manors of Pendrym and Portlooe 'planted' the towns of Shutta, East and West Looe with the aim of exploiting the economic opportunities presented by the local topography with the main estuary providing safe and relatively deep water; smaller side valleys providing sheltered sites for building, natural access routes for roads down to the waterfront and side creeks off the main channel for harbour facilities. Some 900 years later the town, although much expanded, bears very clear reminders of its origins and its difficult evolution into the modern and distinctive community it now is. Looe's topography, river and coastal position are still its greatest assets but today they are also its biggest challenges. Because of climate change, Looe is now facing a significant rise in sea-levels and more frequent and aggressive storms, leading to frequent serious flooding within the harbour and town centre, harming its fabric and form, with over 300 commercial and residential properties impacted. Much of the area at risk is the medieval core, now a Conservation Area, and there are many listed buildings present, including the quay structures themselves. It must be the duty of the NDP, and those responsible for its implementation, that the measures necessary to tackle these challenges and plan for future growth and prosperity are implemented in ways that conserve and enhance the Town's distinctive and historic character and ensure that Looe 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:

1. The identification of historic character areas (drawn from the Cornwall Industrial Settlements Initiative study) 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 in NDP Policy TC 3, Map 16 and Figure 12).
2. 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 (Policy TC 3).

3. Proposing a policy to protect buildings that make a contribution to Looe's historic character areas (NDP Policy TC 5).
4. Proposing policies to guide the repair and alteration of shopfronts, commercial signage, windows and doors repair, and building heights in the Conservation Area and historic core (NDP Policies TC 6 and TC 7).
5. Proposing policies to restrict the impact of additional storeys and development on steep slopes overlooking the conservation area (NDP Policies TC 8 and TC 9).
6. Proposing a policy to encourage developers to identify and respect the characteristic landscape features that contribute to the historic environment and local distinctiveness (NDP Policy TC 10).
7. Proposing a policy for the sensitive retrofitting of energy efficiency measures in heritage buildings to reduce energy demand, in ways which conserve their heritage significance (NDP Policy DS 1).
8. 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 TC 4, E 6 to E 8).
9. Carrying out a historic environment impact assessment of sites identified for possible allocation in the NDP so as to ensure that the development of those that are selected 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 H 1, E 1, E 6 to 8). This is given in the following section and also included in the Urban Edge Assessment and Site Appraisal document.

4. Heritage Assessment of Looe NDP Potential Allocation Sites

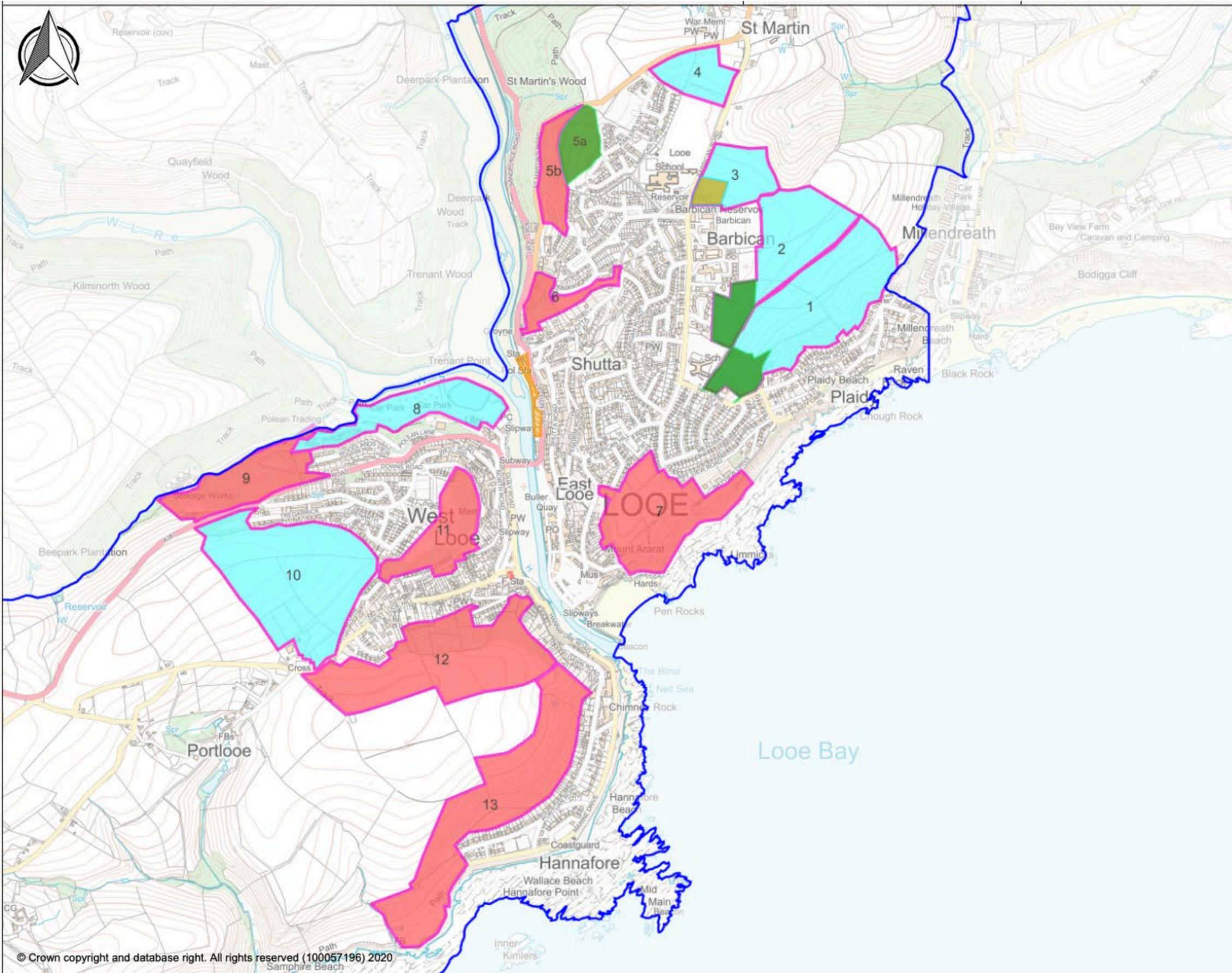
4.1. The role of this assessment is to ensure that in identifying sites for allocation for housing and employment development:

1. the historic environment of Looe 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: [Guidance Note](#). This involved the identification of 14 candidate land 'cells' around the town that were examined through a Local Landscape Character Assessment and a 'sieve' to identify and exclude any cells which are unsuitable for development on any scale due to critical flooding, biodiversity or landscape concerns. This eliminated 7 'cells' as being unsuitable, leaving 7 cells for further investigation. These are the subject of the historic environment impact assessment given below. The sites were then further examined using 19 more detailed criteria, the identification of a limited number of 'site opportunities' within the most appropriate cells. The 4 sites emerging from this were then more closely examined in an iterative process, adding detail to the historic environment assessments below.

4.3 Three sites within the built-up area that came forward separately were also examined, these being Polvellan House, The East Looe Fire Station Site, and The West Looe Police Station Site.

4.4 Hyperlinks to OS and the Cornwall HER maps are provided in the tables.



Potential development sites

-  Potential Housing Site
-  Potential W'shop Site

Urban Edge Assesment

-  Rejected
-  Shortlist

Policy E 10 Looe Fire Station



Policy E 11 Community Service Reserve



Site / Cell Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed Cell/ Allocation Site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed Cell/ 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 Cell/ Allocation Site be appropriate in light of the NPPF's tests of soundness?
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1. **Plaidy**

MAPS
 See 1905 25" OS Map: <https://maps.nls.uk/view/105995014>
 1881 6" OS Map <https://maps.nls.uk/view/101438996#zoom=5&lat=4870&lon=6924&layers=BT>
 1938 6" OS Map: <https://maps.nls.uk/view/101439005>
 Cornwall Historic Environment Record: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=7&xcoord=226207&ycoord=54012&wsName=CIOSt_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Buildings,%20Sites%20and%20Monuments%20-%20polygons:Conservation%20Areas:Listed%20buildings:Scheduled%20Monuments

	A substantial range of heritage assets exists in the vicinity of this cell. The entire site is within an area of anciently enclosed land that probably formed part of the Manor	The main contribution of this cell is to the topographical aspects of the historic landscape setting of the complex of heritage assets present in the town centre, as it helps us to	Further extension of the hillside development up to the rolling plateau above would significantly intrude into the historic landscape and seriously detract from the	Archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting area, would	Any proposals in this area would require archaeological evaluation, and detailed recording, including excavation, and subsequent preservation on site if appropriate,	<i>Consistent with achieving sustainable development including the conservation of the historic environment:</i> Yes, in terms of location. However the impact on the
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<p>of Pendrym, which had 13 smallholders in 200 acres of pasture and woodland of half a league, so may have included the cell in question. The sites of both Hay and Kellow medieval settlements are immediately adjacent. A possible medieval ditch runs E-W across the cell following line extending from E-W hedgerow in adjoining field now also removed but apparent in OS 25" Map 1892-1914 series. Earlier human interventions in the land are suggested by the presence of a complex of rectilinear and curvilinear enclosures visible on CAU aerial photographs in the sports field some 500m north of the cell, and by recorded Bronze age barrow sites less than 100m to the west, and also 150m north. The features in the sports field consist of a large rectangle divided into sub-enclosures and, at the eastern side of the field, what appear to be two large ring ditches, one overlaying the other. The rectilinear features are aligned obliquely to the field boundaries and sports pitches, and are located in the field adjacent to the barrow. Various post medieval sites of lesser significance exist around the site within c300m.</p> <p>The historic core of Looe lies some 700m to the south-west.</p>	<p>understand how Looe's advantageous sea level position, at the mouth of a river, between the higher rolling plateau of land above, was the cause for its founding as a pair of 'planted' towns.</p> <p>As an area of undeveloped AEL, with Bronze age sites and medieval settlement sites close-by the cell must have high archaeological potential.</p>	<p>historic setting of Looe. A small site at the extreme west of the site may reduce such impact, but is unlikely to be practical in other development terms such as access, drainage etc.</p> <p>The development of this site would add to the urbanisation of Looe and its surroundings, detrimental to its essential small scale and historic character, and add pressures for further extensions on the opposite side of the valley, on similarly prominent land in the historic landscape.</p> <p>Given the topography, deep foundations, piling or significant earth movements might be necessary for development, which could be very destructive of any buried evidence of earlier human occupation of the area.</p> <p>The field boundaries inform us of the post-mediaeval enclosures and link back to mediaeval Looe. Loss through development would break this link.</p>	<p>enhance knowledge and understanding of the mediaeval settlement lying below.</p> <p>The historic landscape in this area offers good opportunities for interpretation and explanation of the history of Looe, both on site and as an educational/tourism resource.</p>	<p>with a layout avoiding any more interesting area. In addition, if very significant prehistoric remains found then extended studies, layout to allow for future investigations, and if appropriate preservation and interpretation on site.</p>	<p>historic landscape and setting of Looe would be significant. There are more sustainable alternative sites with less potential for heritage impact and harm.</p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites:</i> No, there are more sustainable alternative sites with less potential for heritage impact and harm.</p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized:</i> Further studies based on a draft scheme would be necessary to make a conclusion.</p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance:</i> No.</p>
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Conclusions and Recommendation: This site presents as a reminder of the historic landscape reasons that lay behind the creation of Looe. Development here would seriously undermine this setting, add to urbanization and would not be likely to fit with the 'grain' of the surrounding landscape. It is concluded that development of this cell would cause substantial harm to the setting and significance of the historic environment assets present. Nearby and more widely. Against this It is well located in terms of proximity to the town and may be seen as otherwise sustainable. However sustainable sites exist elsewhere in the NDP area with less potential to harm historic environment

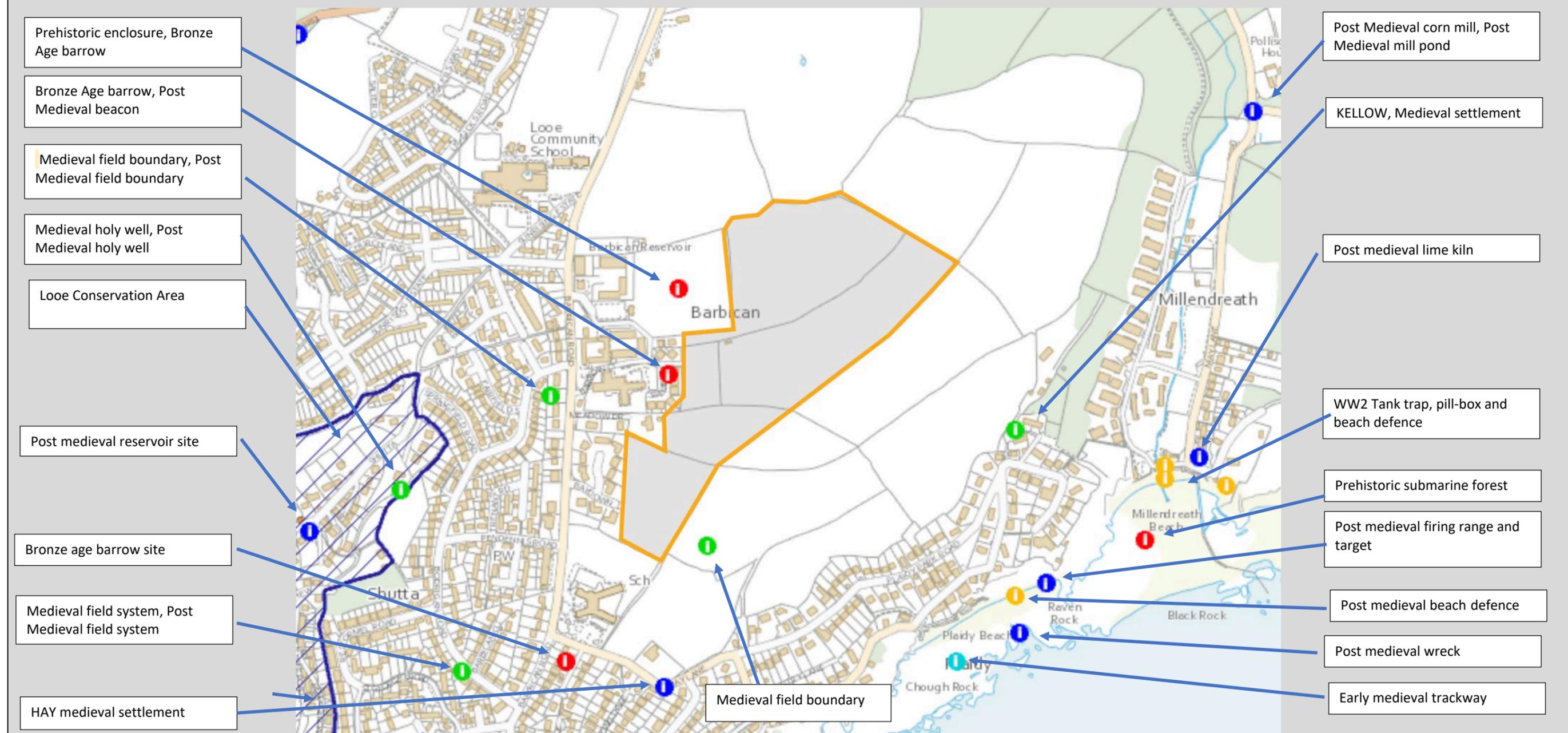
Describe the detailed policy requirements that are appropriate: If listed for allocation, the detailed site allocation requirements would be that the extent of development, layouts, design solutions, densities, scale and massing etc. should be demonstrably responsive to and informed by the historic and 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

Mitigation. 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. A Landscape and Visual Impact Assessment would also be appropriate.

Site / Cell Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed Cell/ Allocation Site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed Cell/ 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 Cell/ Allocation Site be appropriate in light of the NPPF's tests of soundness?
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2. Land at Bat Down NOTE: The assessment of this site has been updated following R14 Consultations.

MAPS
 See 1905 25" OS Map: <https://maps.nls.uk/view/105995014>
 1881 6" OS Map <https://maps.nls.uk/view/101438996#zoom=5&lat=4870&lon=6924&layers=BT>
 1938 6" OS Map: <https://maps.nls.uk/view/101439005>
 Cornwall Historic Environment Record: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=7&xcoord=226207&ycoord=54012&wsName=CIOS_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Buildings,%20Sites%20and%20Monuments%20-%20polygons:Conservation%20Areas:Listed%20buildings:Scheduled%20Monuments



	A substantial range of heritage assets exists in the vicinity of this cell. The entire site is within an area of anciently enclosed land that probably formed part of the Manor of Pendrym, which had 13	The main contribution of this cell is to the topographical aspects of the historic landscape setting of the complex of heritage assets present in the town centre, as it helps us to understand how Looe's	Further extension of the hillside development on the rolling plateau above would significantly intrude into the historic landscape and seriously detract from the historic setting of Looe. A small site at the	Archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting area, would enhance knowledge and	Any proposals in this area would require archaeological evaluation, and detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding any more	<i>Consistent with achieving sustainable development including the conservation of the historic environment:</i> Yes, in terms of location. However, the impact on the historic landscape and setting of Looe would be significant.
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<p>smallholders in 200 acres of pasture and woodland of half a league, so may have included the cell in question and the sites of both Hay and Kellow medieval settlements are immediately adjacent. A possible medieval ditch runs E-W across the cell following line extending from E - W hedgerow in adjoining field now also removed but apparent in OS 25" Map 1892-1914 series. Earlier human interventions in the land are suggested by the presence of a complex of rectilinear and curvilinear enclosures visible on CAU aerial photographs in the sports field some 500m north of the cell, and by recorded Bronze age barrow sites less than 50m to the west. The features in the sports field consist of a large rectangle divided into sub-enclosures and, at the eastern side of the field, what appear to be two large ring ditches, one overlaying the other. The rectilinear features are aligned obliquely to the field boundaries and sports pitches, and are located in the field adjacent to the barrow. Various post medieval sites of lesser significance exist around the site within c300m.</p> <p>The historic core of Looe lies some 800m to the south-west..</p>	<p>advantageous sea level position, at the mouth of a river, between the higher rolling plateau of land above, was the cause for its founding as a pair of 'planted' towns.</p> <p>As an area of undeveloped AEL, with Bronze age sites and medieval settlement sites immediately close-by the cell must have high archaeological potential.</p>	<p>extreme west of the site was identified in the Reg 14 version of the NDP, as it was assessed to have less impact than the whole cell and most other alternative sites, and was practical in other development terms. etc.</p> <p>The development of this site would add to the urbanisation of Looe and its surroundings, detrimental to its essential small scale and historic character, and add pressures for further extensions on the opposite side of the valley, on similarly prominent land in the historic landscape.</p> <p>Given the topography, deep foundations, piling or significant earth movements might be necessary for development, which could be very destructive of any buried evidence of earlier human occupation of the area.</p> <p>The field boundaries inform us of the post-mediaeval enclosures and link back to mediaeval Looe. Loss through development would break this link.</p>	<p>understanding of the prehistoric and mediaeval settlements nearby.</p> <p>The historic landscape in this area offers good opportunities for interpretation and explanation of the history of Looe, both on site and as an educational/tourism resource</p>	<p>interesting area. In addition, if very significant prehistoric remains found then extended studies, layout to allow for future investigations, and if appropriate preservation and interpretation on site.</p>	<p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites:</i> No. More suitable alternatives are available elsewhere.</p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized:</i> Further studies based on a draft scheme would be necessary to make a conclusion.</p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance:</i> No.</p>
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Conclusions and Recommendation: This site presents as a reminder of the historic landscape reasons that lay behind the creation of Looe. Development of the entire cell would seriously undermine this setting, add to urbanization and would not be likely to fit with the 'grain' of the surrounding landscape. It is concluded that development of the entire cell would cause substantial harm to the setting and significance of the historic environment assets present in Looe. Against this it is well located in terms of proximity to the town and may be seen as otherwise sustainable. A reduced site developed with appropriate safeguards would cause less than substantial harm. **The Reg 14 consultation draft NDP therefore allocated a smaller site on the extreme south west of the cell to meet the housing requirement for Looe. However, as the housing requirement for Looe has now been reduced, and as a more suitable and sustainable site is available to meet the reduced need, this site has now been deleted from the NDP**

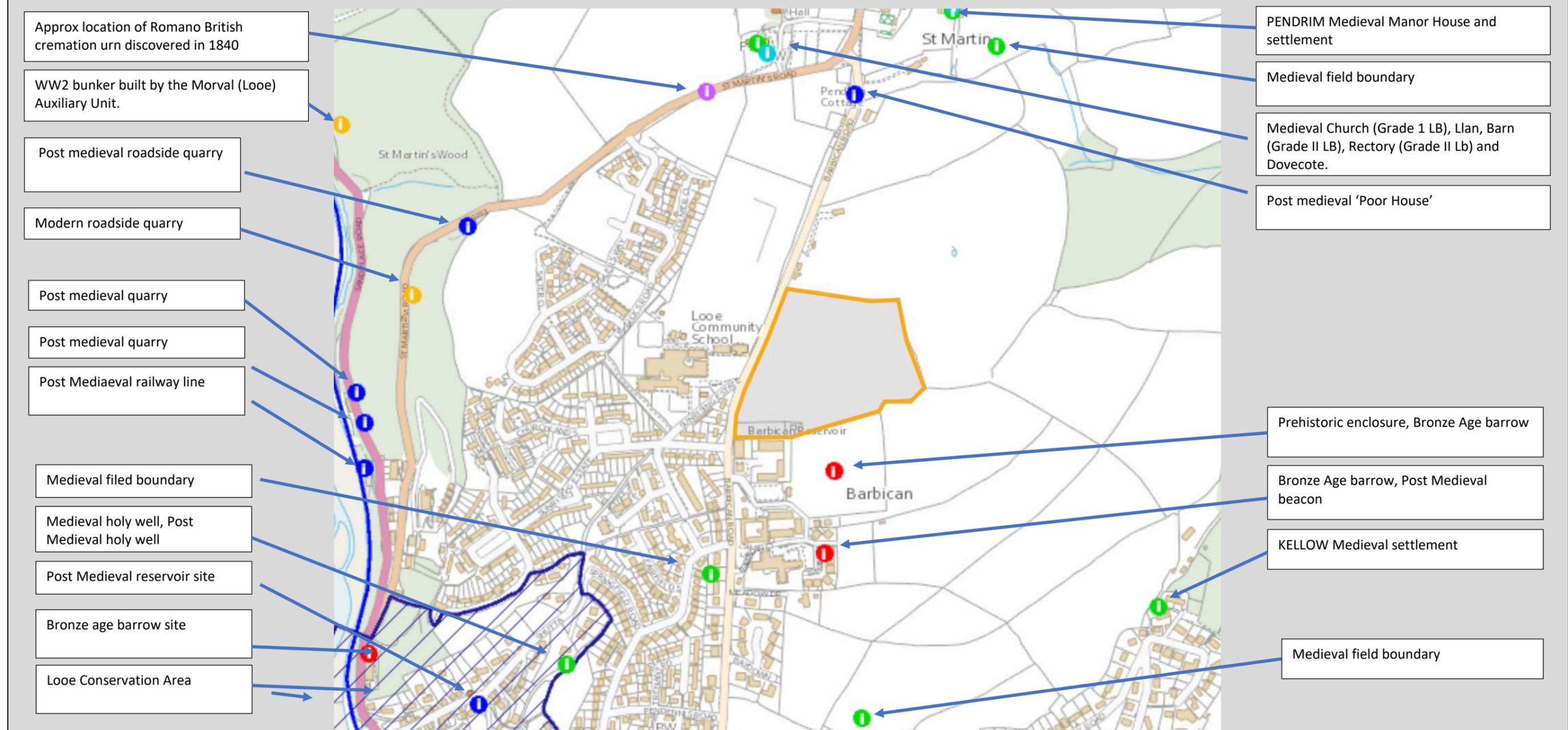
Describe the detailed policy requirements that are appropriate: If listed for allocation, the detailed site allocation requirements would be that the extent of development, layouts, design solutions, densities, scale and massing etc. should be demonstrably responsive to and informed by the historic and 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)

Mitigation. 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, and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office). A Landscape and Visual Impact Assessment would also be appropriate.

Site / Cell Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the Cell/ Allocation Site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed Cell/ 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 Cell/ Allocation Site be appropriate in light of the NPPF's tests of soundness?
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3 Land East of Barbican Road NOTE: The assessment of this site has been updated following R14 Consultations.

MAPS
05 25" OS Map: <https://maps.nls.uk/view/105995014>
1881 6" OS Map <https://maps.nls.uk/view/101438996#zoom=5&lat=4870&lon=6924&layers=BT>
1938 6" OS Map: <https://maps.nls.uk/view/101439005>
Cornwall Historic Environment Record: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=7&xcoord=226207&ycoord=54012&wsName=CIOS_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Buildings,%20Sites%20and%20Monuments%20-%20polygons:Conservation%20Areas:Listed%20buildings:Scheduled%20Monuments



	A substantial range of heritage assets exists in the vicinity of this cell. The entire site is within an area of anciently enclosed land that probably formed part of the Manor of Pendrym, the main settlement of which was located some 500m	As with other cells in this locality, although to a lesser extent, it contributes to the topographical aspects of the historic landscape setting of the complex of heritage assets present in the town centre, as it helps us to understand how	The high archaeological potential of the site could be seriously harmed through deep foundations, piling or significant earth movements that might be necessary for development.	Archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting area, would enhance knowledge and	Given that the archaeological potential of the site has already been demonstrated, any NDP Allocation policy for land within the cell should require a programme of archaeological evaluation trenching to determine the nature, extent and	<i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes, in terms of location. However, the impact on the historic landscape and setting of Looe would be significant.</i>
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<p>north. Although there are cropmarks of medieval field boundaries nearby, it appears from comparison with the 1839 tithe map that a central field boundary in the site may have been altered in the C20th.</p> <p>Earlier human interventions in the land are suggested by the presence of a complex of rectilinear and curvilinear enclosures visible on CAU aerial photographs in the sports field immediately to the south of the cell, and by two recorded Bronze age barrow sites also to the south. The features in the sports field consist of a large rectangle divided into sub-enclosures and, at the eastern side of the field, what appear to be two large ring ditches, one overlaying the other. The rectilinear features are aligned obliquely to the field boundaries and sports pitches, and are located in the field adjacent to the barrow. Various post medieval sites of lesser significance exist around the site within c300m.</p> <p>Archeological evaluation of the cell in connection with previous planning applications show that it has remained undisturbed for generations, and that it has high potential for buried evidence of significant activity (e.g. in-situ settlement, occupation, industrial etc.) dating to the prehistoric period.</p> <p>The historic medieval core of Looe lies about 1.1km to the south-west, whilst that of Shutta is 800m west.</p>	<p>Looe's advantageous sea level position, at the mouth of a river, between the higher rolling plateau of land above, was the cause for its founding as a pair of 'planted' towns.</p> <p>However, as an area of undeveloped AEL, with Bronze age and medieval settlement sites immediately close-by, which has already been subject to archaeological evaluation (including geophysical inspection) the cell must have high archaeological potential. It may reveal much which helps explain the Bronze age and subsequent historical assets of Looe which will illuminate their significance.</p>			<p>understanding of the prehistoric and mediaeval settlements nearby.</p> <p>The historic landscape in this area offers good opportunities for interpretation and explanation of the history of Looe, both on site and as an educational/tourism resource</p>	<p>quality of survival of the identified features, as well as some test trenching of otherwise 'blank' areas be undertaken prior to determination as part of the initial site assessment. A written scheme of investigation, including a proposed trench plan, should be required for submission, evaluation and approval before an application can be considered.</p>	<p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites:</i> No. More suitable alternatives are available elsewhere.</p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized:</i> Further studies based on a draft scheme would be necessary to make a conclusion.</p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance:</i> No.</p>
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Conclusions and Recommendation: This cell is part of the historic landscape of Looe, and contributes to the wider setting of its heritage assets. Development here would tend to undermine this setting but in particular could harm any buried archaeological evidence for which the site has a high potential. It is concluded that development of the entirety of this cell would cause significant impact and harm to the setting and significance of the historic environment assets present within the site, nearby and more widely. Against this it is well located in terms of proximity to the town and may be seen as otherwise sustainable. A reduced site developed with appropriate safeguards would cause less than substantial harm. **The Reg 14 consultation draft NDP therefore allocated a smaller site on the extreme south west of the cell to meet the employment requirement for Looe. However, in the light of comments received, and as more suitable and sustainable sites are available this site has now been deleted from the NDP.**

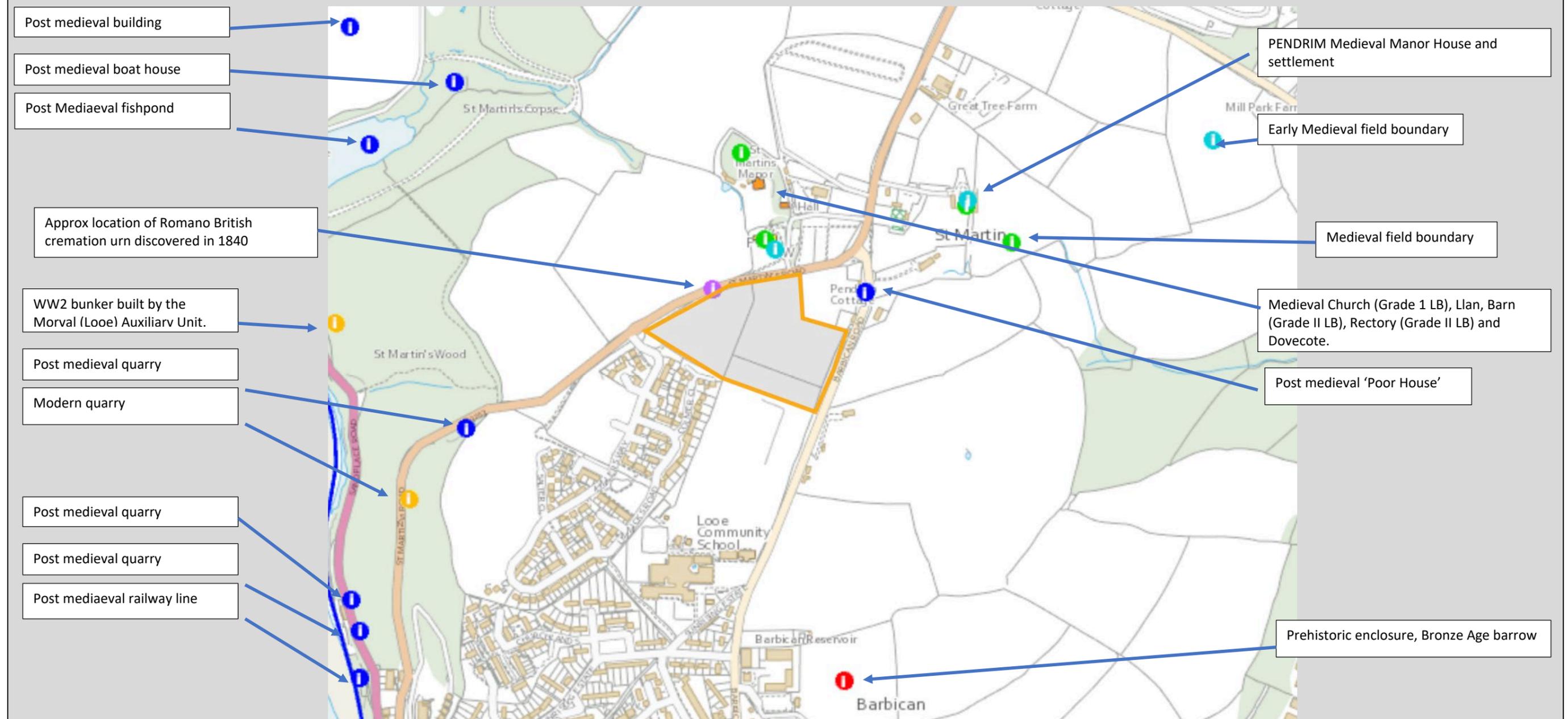
Describe the detailed policy requirements that are appropriate: If listed for allocation, the detailed site allocation requirements would be that the extent of development, layouts, design solutions, densities, scale and massing etc. should be demonstrably responsive to and informed by the historic and 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).

Mitigation. Based on previous investigations, a programme of archaeological evaluation trenching to determine the nature, extent and quality of survival of the identified features, as well as some test trenching of otherwise 'blank' areas be undertaken prior to determination as part of the initial site assessment. A written scheme of investigation, including a proposed trench plan, should be required for submission, evaluation and approval before an application can be considered. A watching brief during site preparation and construction, historic / archaeological recording and interpretation, as required, and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office). A Landscape and Visual Impact Assessment would also be appropriate.

Site / Cell Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed Cell/ Allocation Site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed Cell/ 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 Cell/ Allocation Site be appropriate in light of the NPPF's tests of soundness?
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4. Land West of Barbican Road

MAPS
 See 1905 25" OS Map: <https://maps.nls.uk/view/105994390>
 1881 6" OS Map <https://maps.nls.uk/view/101438996#zoom=6&lat=5952&lon=6509&layers=BT>
 1938 6" OS Map: <https://maps.nls.uk/view/101439005>
Cornwall Historic Environment Record: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=9&xcoord=226003&ycoord=54925&wsName=CIOSt_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Buildings,%20Sites%20and%20Monuments%20-%20polygons:Conservation%20Areas:Listed%20buildings:Scheduled%20Monuments



	None within the cell, but immediately to the north is St Martins Church (Grade I LB) and grounds and site of Medieval settlement of Pendrym. This was first recorded 1086 so is probably an Anglo-Saxon Manor. Possibly on the	The immediately adjacent site of Pendrym Manor (to the north) is intimately linked with the founding of Shutta and later East Looe, as the home of the Bodrigan family that first gained Borough status for the Port and was responsible for its	Development of the cell may dominate the site of Pendrym Manor, which lies slightly below the cell, and effectively destroy the integrity of the old settlement pattern, and seriously disrupt the historic landscape.	Archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting area, would enhance knowledge and	Retention of the field boundaries maximized as features in site layout and any landscaping scheme as they refer back to the enclosures and earlier. Scale and layout to ensure that it reflects local historic character and reduces urbanization.	<i>Consistent with achieving sustainable development including the conservation of the historic environment:</i> No. The location of the site is well away from services and additional trips would be generated. Also the impact on the historic landscape and setting of the nearby
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<p>site of a Lann, or early Christian enclosure, the Church is mediaeval with Norman and later features, set amongst other mediaeval sites, including a dovecote (Grade II LB), site of a Manor House, Rectory (Grade II LB), Barn (Grade II LB) and a field boundary, and some of the land is still Glebe (land granted by the 'Lord of the Manor' to the Church and assigned to support the priest, which was a common mediaeval feature. The Manor had 13 smallholders in 200 acres of pasture and woodland of half a league, so may have included the cell in question. Indeed, the cell is noted on the HER as being in a small area of post Medieval enclosed land, so it may be formed from enclosures of the mediaeval common or strip-fields that clustered around the Manor site.</p> <p>The site of the 'planted' settlements at Shutta is approx. 1km to the south west, and that of East Looe lays 1.4 km to the south west.</p> <p>The northern field boundary is shown on the HER as being the 'very approximate' site of the finding of a Romano-British Cremation Urn, and fragments of burnt bone. As noted in connection with other cells, there is clear evidence of Bronze Age activity in the vicinity, shown by several Barrow and enclosure sites.</p> <p>Close to the east boundary is the site of a C19th 'Poor House' (now 'Holts Cottage').</p>	<p>early growth and so has great local significance. Today the area presents as a small settlement replete with Manor House (actually the C19th Rectory), Church, barns, dovecote, hall, cottages, wells, springs and ponds that is structurally a clear modern refection of the ancient Manor. As possible old medieval common, or strip fields linked to Pendrym Manor, the site strongly contributes to this setting.</p> <p>The Romano-British find spot on the northern boundary of the cell is rare link to the 1st millennium, and provides a link to the historical evolution of the rural heartland since earliest times, suggesting that there may be buried evidence associated with the prehistoric settlement of the area, as well as the medieval. The cell therefore has high archeological potential.</p>	<p>The field boundaries inform us of the post-mediaeval enclosures and link back to mediaeval Looe. Loss through development would break this link.</p> <p>The high archaeological potential of the site could be seriously harmed through deep foundations, piling or significant earth movements that might be necessary for development.</p> <p>Development of this site, particularly on the northern boundary, could due to the topography dominate the Grade I and II LBs located in the small settlement immediately to the north.</p>	<p>understanding of the prehistoric and mediaeval settlements nearby.</p> <p>The historic landscape in this area offers good opportunities for interpretation and explanation of the history of Looe, both on site and as an educational/tourism resource</p>	<p>In view of proximity to possible prehistoric and recorded mediaeval settlements an archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting areas</p> <p>In particular the extent of development, layouts, design solutions, densities, scale and massing any development should be designed so as not to dominate the site of Pendrym Manor and the LBs located there, and reflect the more open settlement pattern of the area surrounding the Church.</p>	<p>Pendrym Manor site and LBS, and of Looe generally, would be significant.</p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites:</i> No, there are more sustainable alternative sites with less potential for heritage impact and harm.</p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized:</i> Unlikely</p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance:</i> No.</p>
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Conclusions and Recommendation: This cell is part of the historic landscape surrounding the site of Pendrym Manor, intimately linked with the founding of Shutta and later East Looe, as the home of the Bodrigan family that first gained Borough status for the Port and was responsible for its early growth, and so has great local significance. Development here would undermine this setting and could harm any buried archaeological evidence for which the site has a high potential. It is concluded that development of this cell would cause substantial impact and harm to the setting and significance of the historic environment assets present within the site, nearby and more widely. Furthermore, it is not well located in terms of proximity to the town and is therefore not considered to be a sustainable location for an allocation of development land. Sustainable sites exist elsewhere in the NDP area with less potential to harm historic environment

Describe the detailed policy requirements that are appropriate: If listed for allocation, the detailed site allocation requirements would be that the extent of development, layouts, design solutions, densities, scale and massing etc. should be 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. In particular any development should be designed so as not to dominate the site of Pendrym Manor and the LBs located there, and reflect the more open settlement pattern of the area surrounding the Church

Mitigation. 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, and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office).

Site / Cell Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed Cell/ Allocation Site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed Cell/ 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 Cell/ Allocation Site be appropriate in light of the NPPF's tests of soundness?
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5a Land at Salter Close

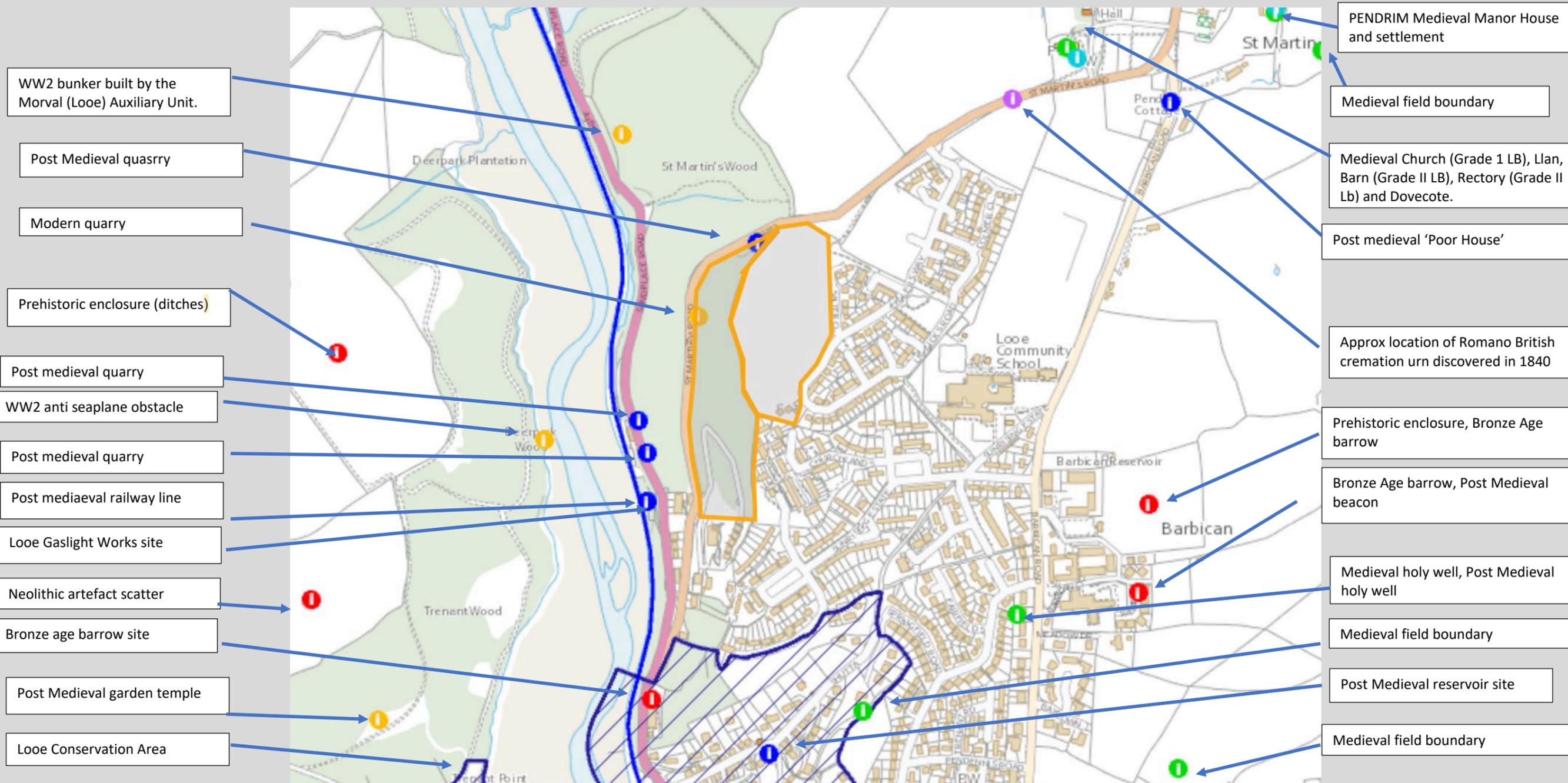
MAPS

See 1905 25" OS Map: <https://maps.nls.uk/view/105994390>

1881 6" OS Map <https://maps.nls.uk/view/101438996#zoom=6&lat=5952&lon=6509&layers=BT>

1938 6" OS Map: <https://maps.nls.uk/view/101439005>

Cornwall Historic Environment Record: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=9&xcoord=226003&ycoord=54925&wsName=CIOS_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Buildings,%20Sites%20and%20Monuments%20-%20polygons:Conservation%20Areas:Listed%20buildings:Scheduled%20Monuments



Cell 5b was deleted at an earlier stage in the Urban Edge Assessment. Cell 5a is the open area of land between the new development at Salters Close/ Limmicks Road and cell 5b. The cell has no known heritage assets on or within the site.

The site itself falls within land defined as 'post-medieval farmland' within a zone of Recently Enclosed Land. It is likely that this area was upland rough ground or an open field system prior to enclosure in the post-medieval period. Some 500m to the east of the site, across the

The Looe LLCA identifies the cell as having moderate high landscape capacity for development and is less prominent than other cells in this study, so little impact on the wider historic environment and the setting of its heritage assets is anticipated.

Archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting area, would enhance knowledge and understanding of the prehistoric and mediaeval settlements nearby.

Retention of the field boundaries to the west, and a clear area of open space between the development and the Ancient Woodland

Scale and layout to ensure that it reflects local historic character. In view of potential for prehistoric and mediaeval sub-surface evidence, an archaeological evaluation, detailed

Consistent with achieving sustainable development including the conservation of the historic environment: Yes. The site is alongside a current development and in safe walking distance of local facilities, and steps to conserve the historic environment are possible.

Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites:

<p>However, its position on a hillside overlooking the estuary does give it some potential for currently unrecorded prehistoric settlement, similar to the enclosure located at Deerpark Wood to the west of the estuary. Indeed a shard of pottery of possible prehistoric origin was found in sample trench excavations for the housing site alongside, although there is no evidence of ridge and furrow earthworks within the site and no other significant features were identified.</p> <p>To the west of the site is St Martins Wood which is notated on the MAGIC application map as Ancient Woodland and may be the part of the 'woodland of half a league' that belong to the medieval Pendrym Manor, located some 400m east. Otherwise there is a small post-medieval quarry just a few metres beyond the north west boundary, the stone from which may have been used to build St Martins Road, adjacent. A modern quarry is located abutting that road about 100m west. The site of the Looe Gaslight Company's works is located approx 150m to W of southern tip of cell 5a The Gas Works were in operation in 1865 until at least 1935 but are now gone and the site is over-grown.</p> <p>The cell is in an area of post medieval enclosed land.</p>	<p>currently under development housing estate, there is an extensive area of AEL dating to at least the medieval period, with imultiple field boundaries of probable medieval date, so it may be reasonably concluded that the cell was probably part of Pendrym Manor.</p> <p>However, because of the distance from the AEL and Manor site, and the intervening housing development, the cell cannot be said to make a contribution to the historic setting and significance of the latter.</p> <p>The cell does however separate and buffer the Ancient Woodlands to the west, which may be associated with the Manor, from the new housing estate.</p> <p>Given the possible archaeological find in the trail trenching of the new housing site, and its hillside position, there may be buried evidence associated with the prehistoric settlement of the area, as well as the medieval. The cell therefore has some archeological potential.</p>	<p>However, development hard up to the nearby Ancient Woodlands would further urbanise their setting and potentially cause harm to the health of the trees adjoining the development, adding to the gradual erosion of the heritage assets associated with Pendrym Manor.</p> <p>Deep excavations, etc could harm any buried evidence associated with the prehistoric settlement of the area, as well as the medieval.</p>	<p>The historic landscape in this area offers good opportunities for interpretation and explanation of the history of Looe, both on site and as an educational/tourism resource</p>	<p>recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting areas</p>	<p>Yes. Alternative sites are less sustainable and likely to have greater impact on the historic environment.</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: This cell is identified in the Looe LLCA as having moderate high potential for development due to its position within the local topography and lack of impact on the wider landscape, including the historic landscape. It is concluded that its development, subject to adequate safeguards, would have less than substantial impact on the historic environment assets present within the site, nearby and more widely

Describe the detailed policy requirements that are appropriate. Retention of the field boundaries to the west, and a clear area of open space between the development and the Ancient Woodland, and the development scale and layout to ensure that it reflects local historic character

Mitigation. . In view of potential for prehistoric and mediaeval sub-surface evidence, 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, and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office).

Site / Cell Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed Cell/ Allocation Site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed Cell/ 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 Cell/ Allocation Site be appropriate in light of the NPPF's tests of soundness?
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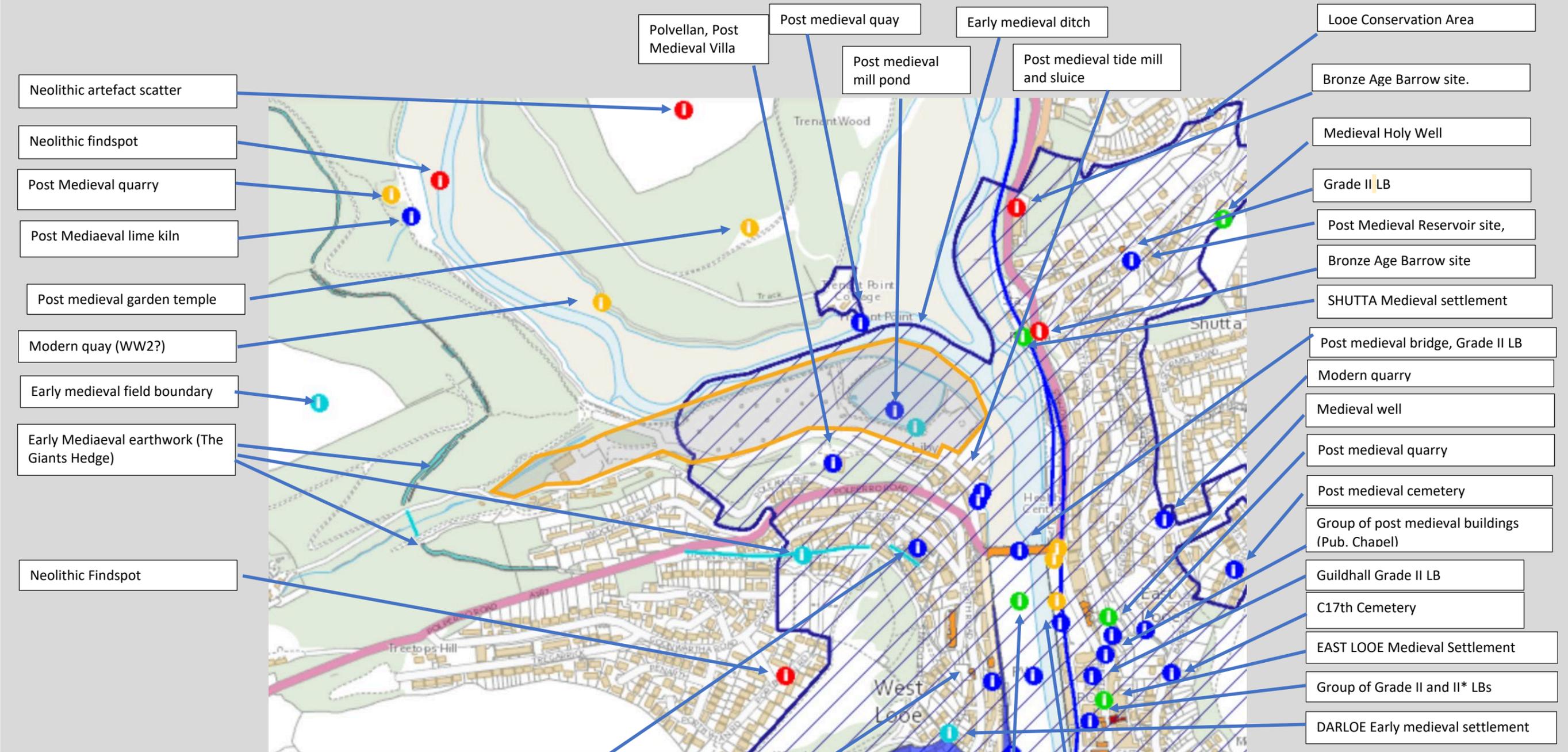
MAPS

See 1905 25" OS Map: <https://maps.nls.uk/view/105995014>

1881 6" OS Map <https://maps.nls.uk/view/101438996#zoom=5&lat=4915&lon=5505&layers=BT>

1938 6" OS Map: <https://maps.nls.uk/view/101439005>

Cornwall Historic Environment Record: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=9&xcoord=225259&ycoord=53745&wsName=CIOOS_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Buildings,%20Sites%20and%20Monuments%20-%20polygons:Conservation%20Areas>Listed%20buildings:Scheduled%20Monuments



<p>80% of this cell is in Looe Conservation Area. Most of it was the mill pool for West Looe tide mill located to the east, recorded in 1614 as being granted to Thomas Arundell but which may have considerably earlier origins.</p>	<p>Located at the confluence of the East and West Looe Rivers, this cell makes an important contribution to the views and vistas within, into, across and out of the Looe Conservation Area, and even in its present form helps</p>	<p>Development across the former Mill Pool would change its open and flat character, reducing the impression it gives of its former role as a tidal millpool, and blocking traditional and established views and vistas, thus</p>	<p>To the west of the cell the C20th industrial site appears somewhat neglected but being tucked away and well screened does not seriously harm the Mill Pool setting. It does however detract from the Giants Hedge which is</p>	<p>As a complex area a development brief should be required for this cell, which should ensure that any development be mainly restricted to the back edge of the Mill Pool, whilst the careful redevelopment and extension of the industrial</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>
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	<p>The burgesses of West Looe granted "all the parcel of ground, oze or water, now surrounded by the said mill pool wall". A mill leat fed the pool and was cut from the freshwater mills at Polean Creek. The mill pool was 13 acres in extent and enclosed by a 2.0m to 2.5m high clay-coved, stone-faced wall. An early medieval ditch structure has been identified at the centre east of cell. Part of the pool survives as a boating lake, but the remain-der has been filled in to form two car parks.</p> <p>West Looe mill, originally Polvellan or Poll Mill, is a post medieval tide mill located 100m to the south east, was completed in 1621. The mill was thatched and had four wheels. In 1883 the mill was bought for bone grinding; the mill wheel being removed. In 1926 the building was converted to an electricity generating station and is extant.</p> <p>The extreme west of the cell includes an area of early C20th tip and 50m beyond that is the 'Giants Hedge' Post-Roman earthwork running for some 15 kilometres between the Looe and Fowey estuaries.</p> <p>To the south is Polvellan House (C18th). Polvellan House itself is not at present a listed building. An application was made to List the house in December 2016 (Historic England case number: 1440105). This application was rejected by Historic England in February 2017</p> <p>Some 50m cross the West Looe river a mediaeval quay is located at Tenant Point.</p>	<p>with our understanding of the economic growth of the town in the C17th. The small street leading down to the Mill Pool has retained a distinct character of its own, a small working area separate from the hotels and villas south of the bridge, with just a few cottages set amongst working buildings, and links well with the CC owned car park, covering most of the cell, which being large and flat and grey, remains representative of the Mill Pool for much of the year and together with the street has heritage setting value as part of the wider story of the area, including Polvellan House and Tenant Quay. A reduced remnant of the pool remains between the car park and the river as a reminder of its former role. In post WWII period the filling-in of the mill pool has provided essential summer-time car parking for the tourism industry and has contributed to the continuation of Looe's historic role as a tourism destination.</p> <p>The cell also contributes to the setting of Polvellan House, which although not listed is of great importance to the history of Looe, being occupied for a long period by the Buller family, local entrepreneurs.</p> <p>The Giants Hedge earthwork is largely hidden by overgrowth, to the west of the decayed industrial site and former tip at the west end of the cell. However, its presence, and that of the surrounding medieval sites, suggests that the cell may have, in parts, considerable archaeological potential.</p>	<p>harming the setting and significance of the Conservation Area and the heritage assets within it.</p> <p>Most of the site is in a recognized area of tidal flooding. To build on it deep foundations, piling or significant earth movements that might be necessary to raise development above the flooding zone could harm of destroy buried archaeological evidence.</p>	<p>close by. Therefore, development could provide opportunities to mitigate existing harm to heritage assets, such as the Giants Hedge.</p> <p>Archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting area, would enhance knowledge and understanding of the prehistoric and mediaeval settlements nearby.</p> <p>The historic landscape in this area offers good opportunities for interpretation and explanation of the history of Looe, and in this case also local 'industrial archaeology' both on site and as an educational / tourism resource</p>	<p>area would need to take into account the presence nearby of the Giants Hedge. Any development on the Mill Pool itself should be small-scale and low profile, designed to reflect the historic use of the site for example appearing as a mill building or small workshop using local materials and styles.</p> <p>–</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: This cell has potential to support a range of development aspirations that are embodied in the Looe NDP strategy. It is heavily constrained by flooding issues and makes a significant contribution to the wider historic environment and is itself an asset of great importance. On balance, though, these development aspirations could be accommodated with appropriate safeguards so that they do not cause substantial impact and harm to the setting and significance of heritage assets in the area.

Describe the detailed policy requirements that are appropriate: A master plan led approach should be adopted. Policy wording for the Millpool area in the NDP should include the following requirements:
'Proposals for the Polean area should be guided by a master plan which:

Draws out and preserves the economic, cultural and heritage values inherent in the area;

Ensures that the extent of development, layouts, design solutions, densities, scale and massing etc. will be demonstrably responsive to and informed by the historic and landscape character of site and an understanding of setting and the wider context of any designated or undesignated historic environment assets nearby (In accordance with CLP Policies 12 and 24.

Ensures that the setting and significance of the heritage assets present on and close to the area affected are protected and interpreted to a high standard.

Any proposals should include:

(1) a full historic environment impact assessment to inform the design process, (as detailed in Cornwall Local Plan policy 24)

(2) a Design and Access Statement derived from a master-planning process and illustrating satisfactorily how the above criteria have been met

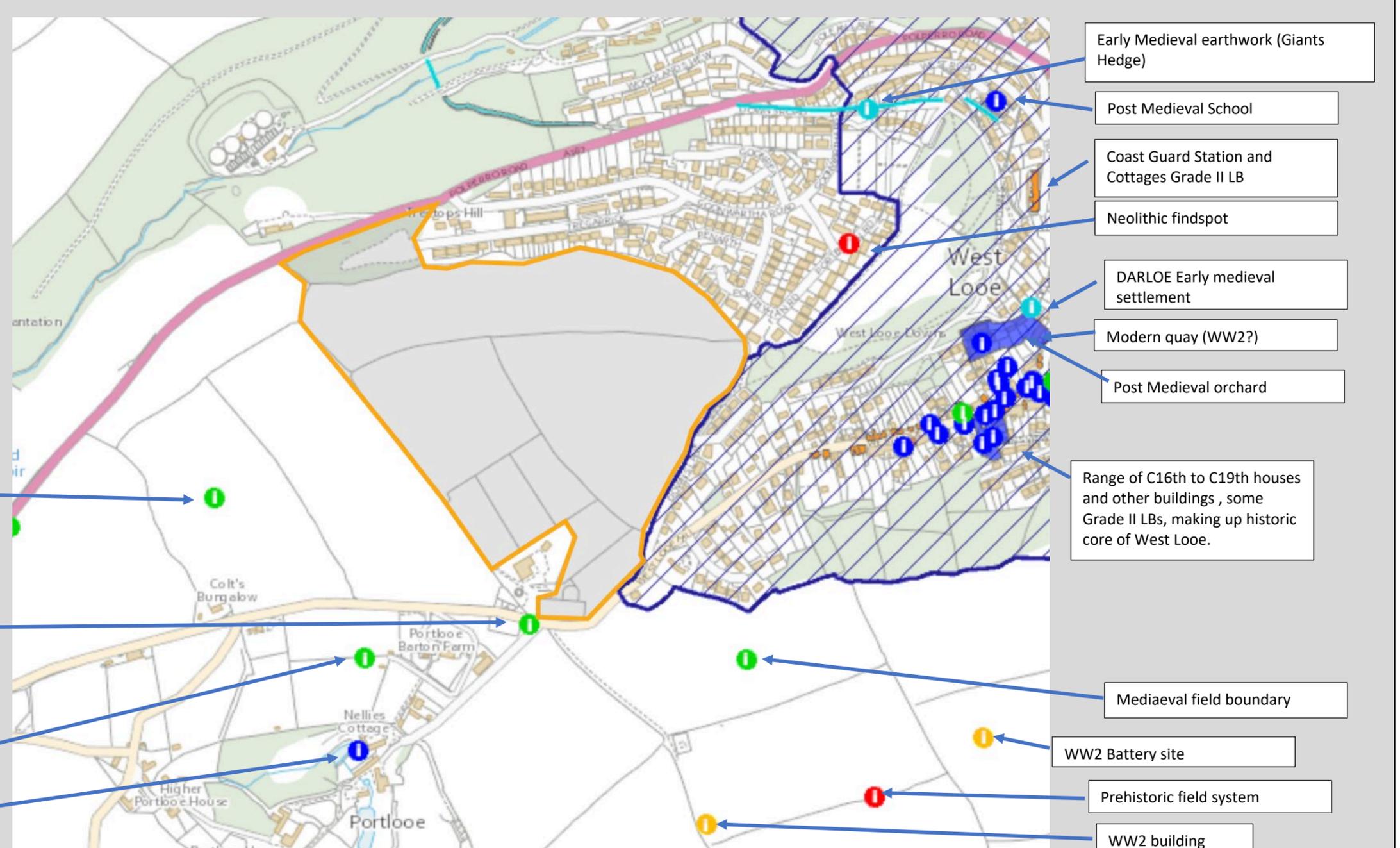
(3) a Construction Environment Management Plan (CEMP) to ensure that likely significant effects upon heritage assets are avoided or adequately mitigated

Mitigation. . In view of potential for prehistoric and mediaeval sub-surface evidence, 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, and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office).

Site / Cell Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed Cell/ Allocation Site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed Cell/ 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 Cell/ Allocation Site be appropriate in light of the NPPF's tests of soundness?
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10. Land South of Tregarrick

MAPS
 See 1905 25" OS Map: <https://maps.nls.uk/view/105995014>
 1881 6" OS Map <https://maps.nls.uk/view/101438996#zoom=5&lat=4915&lon=5505&layers=BT>
 1938 6" OS Map: <https://maps.nls.uk/view/101439005>
 Cornwall Historic Environment Record: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=9&xcoord=225259&ycoord=53745&wsName=CIOS_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Buildings,%20Sites%20and%20Monuments%20-%20polygons:Conservation%20Areas>Listed%20buildings:Scheduled%20Monuments



None within the cell, but Publicly available LIDAR mapping may show the end of an enclosure at the western end of the ridge which, if real, is likely to continue into the proposal area. The historical	The immediately adjacent potential site of Portlooe Manor (to the south) is intimately linked with the founding of the 'planted' town of West Looe and so has great local significance. Today the area	Development of the cell may dominate the site of Portlooe Cross and beyond that the Manor site, which lies slightly below the cell, and effect the integrity of the old settlement pattern, disrupting the	Archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting area, would enhance knowledge and	Retention of the field boundaries maximized as features in site layout and any landscaping scheme as they refer back to the enclosures and earlier. Scale and layout to ensure that it reflects local historic	Consistent with achieving sustainable development including the conservation of the historic environment: No, there are more sustainable alternative sites with less potential for heritage impact and harm.
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<p>mapping from the 1840 Talland Tithe Map onwards shows the removal of a large number of field boundaries, the remains of which are likely to exist below the surface and contain information relating to their origins and development.</p> <p>Immediately to the south is a mutilated wheel headed medieval Cross 'Portlooe Cross' The cross was discovered at East Waylands Farm after the demolition of mowhay buildings where it had been used as a support After repairs with Cheesewring granite it was set up in its present position by Looe Old Cornwall Society where it was thought a cross once stood.</p> <p>Beyond the Cross lies a complex of post medieval and modern buildings on the possible site of the Mediaeval Manor of Portlooe as suggested by the property names here including 'Barton' [the 'demesne', or Lord of the Manor's reserve] and 'Court', and the presence of springs and dammed ponds which could be part of a medieval water management system. The OS 1881 6" map refers to the remains of an ancient Barton.</p> <p>The cell is noted on the HER as being in an area of Anciently Enclosed Land, and has field boundaries suggestive of mediaeval common or strip-fields that cluster around a Manor site. This character type has high potential for the survival of sub-surface remains of the medieval or earlier periods.</p> <p>The site of the 'planted' settlement at West Looe, with its collection of LBs and other heritage assets is approx. 1km to the east, and that of East Looe lays 1.4 km to the east.</p> <p>There are also Neolithic findspots and Bronze age barrow sites in the vicinity.</p>	<p>presents as a small settlement replete with rural buildings, cottages, springs and ponds that is structurally a clear modern refection of the ancient Manor. As possible old medieval common, or strip fields linked to Portlooe Manor, the site strongly contributes to this setting.</p> <p>The land to the west of Looe is considered to be anciently enclosed land of medieval or earlier origin. The hedge running W to E across the top of the site may be a continuation of the medieval filed boundaries, as may the southern boundary of the cell.</p> <p>The Neolithic and Bronze Age sites in the vicinity of the cell also suggest that there may be buried evidence associated with the prehistoric settlement of the area, as well as the medieval. The cell therefore has archeological potential.</p>	<p>historic landscape. The field boundaries inform us of the post-mediaeval enclosures and link back to mediaeval Looe. Loss through development would break this link.</p> <p>The archaeological potential of the site could be seriously harmed through deep foundations, piling or significant earth movements that might be necessary for development.</p> <p>The cell is in a prominent location which will be visible from the wider area. The cell is located adjacent to the Looe Conservation Area and given the topography of the site, is highly likely to have an impact on its setting and possibly the individual identified heritage assets within the Conservation Area, particularly on the south east side of the cell, where it could dominate the historic core of West Looe and its important collection of Grade II LBs, radically altering its setting.</p>	<p>understanding of the prehistoric and mediaeval settlements nearby.</p> <p>The historic landscape in this area offers good opportunities for interpretation and explanation of the history of Looe, both on site and as an educational / tourism resource</p>	<p>character and reduces urbanization. In view of proximity to possible prehistoric and recorded mediaeval settlements an archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting areas</p> <p>In particular the extent of development, layouts, design solutions, densities, scale and massing any development should be designed so as not to dominate the site of Portlooe Cross and Manor, and reflect the more open settlement pattern of the area. A buffer between the proposed development and the Conservation Area/West Looe would be required, utilizing a very sensitive design approach in order that its function of protecting the character of the Conservation Area does not become a contrived and potentially damaging addition.</p>	<p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: No, there are more sustainable alternative sites with less potential for heritage impact and harm.</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: No</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: No</i></p>
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Conclusions and Recommendation: This cell is part of the historic landscape surrounding the site of PPortlooe Manor, intimately linked with the founding of West Looe Looe, as the Lord of the Manor 'planted' the township and was responsible for its early growth, and so has great local significance. Development here would undermine this setting and cause significant impact and harm to heritage assets over a wide area, but particularly the Conservation Area at west Looe. It could harm any buried archaeological evidence for which the site has a high potential. It is concluded that development of this cell would cause substantial impact and harm to the setting and significance of the historic environment assets present within

the site, nearby and more widely. Furthermore, it is not well located in terms of proximity to the town and is therefore not considered to be a sustainable location for an allocation of development land. Sustainable sites exist elsewhere in the NDP area with less potential to harm historic environment

Describe the detailed policy requirements that are appropriate: If listed for allocation, the detailed site allocation requirements would be that the extent of development, layouts, design solutions, densities, scale and massing etc. should be 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. In particular the extent of development, layouts, design solutions, densities, scale and massing any development should be designed so as not to dominate the site of Portlooe Cross and Manor, and reflect the more open settlement pattern of the area. A buffer between the proposed development and the Conservation Area/West Looe would be required, utilizing a very sensitive design approach in order that its function of protecting the character of the Conservation Area does not become a contrived and potentially damaging addition

Mitigation. 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, and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office).

Site / Cell Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed Cell/ Allocation Site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed Cell/ 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 Cell/ Allocation Site be appropriate in light of the NPPF's tests of soundness?
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15. Polvellan House (Added as a new opportunity site – Policy E 8)

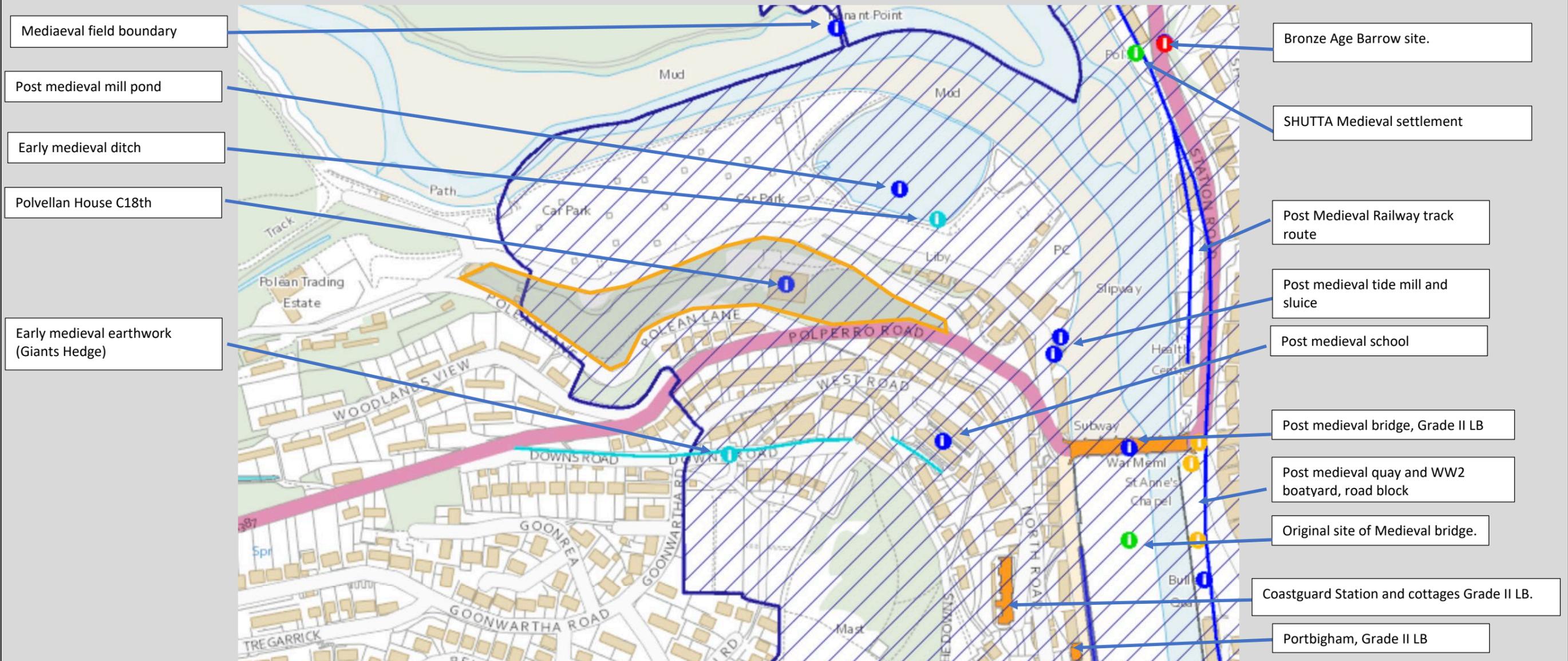
MAPS

See 1905 25" OS Map: <https://maps.nls.uk/view/105995014>

1881 6" OS Map <https://maps.nls.uk/view/101438996#zoom=5&lat=4915&lon=5505&layers=BT>

1938 6" OS Map: <https://maps.nls.uk/view/101439005>

Cornwall Historic Environment Record: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=9&xcoord=225259&ycoord=53745&wsName=CIOS_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Buildings,%20Sites%20and%20Monuments%20-%20polygons:Conservation%20Areas>Listed%20buildings:Scheduled%20Monuments



<p>This site is almost entirely in the Looe Conservation Area. Polvellan House itself is not at present a listed building. An application was made to List the house in December 2016 (Historic England case number: 1440105). This application was rejected by Historic England in February 2017. Nevertheless it has a history which make it one of the key buildings in the history of Looe. Among the gentry attracted to West Looe in the later C18th was John Lemon who was elected MP for the borough in 1784 to 1787. Later he became MP for Saltash and then Truro, but evidently enjoyed Looe and built himself a house on the hillside above the mill pool. In his 'Topographical and Historical Sketches of the Boroughs of East and West Looe' Thomas Bond wrote in 1823: 'On West Looe Down the late John Lemon Esq....about the year 1787 erected a small but extremely neat house in the cottage style and inclosed some ground round it by virtue of a grant from the Corporation. He gave it the name of Polvellan and laid it out with great taste...'. It is possible that the style was 'cottage orné', and the tastefully laid out grounds may have been designed in the 'picturesque' mode, together forming an aesthetic style which idealized certain aspects of country living which became very popular in the Regency period. 8. John Lemon died in 1814 and seems to have passed the house to his relative John Buller. In 1830 Charles Bull, MP for West Looe, was in residence. He later became MP for Liskeard, and rose to be highly regarded, such that there is a bust of him in Westminster Abbey.</p> <p>By 1840 John Buller occupied the house. Subsequent decades were a significant period for the Buller family who took advantage of the entrepreneurial opportunities</p>	<p>Polvellan House is located some distance to the north of the historic centre of West Looe, on the west of the Looe River, occupying a north-facing hillside below West Looe Down. It has an elevated and prominent position in about 1.5ha of wooded grounds, overlooking the confluence of the East and West Looe Rivers. To the south is steeply rising ground at the foot of West Looe Down, leading up to a row of C20th dwellings along River View, and beyond Polperro Road on to Beech Terrace, a row of Victorian villas. Below the house to the north is the extensive parking area which represents the filled-in basin of a large tidal mill pool.</p> <p>The site retains the overgrown relict of the C18th and C19th ornamental gardens that once surrounded the House, with many of the trees now mature and forming an important local green space which contributes to the distinctive views of this part of the Conservation Area.</p> <p>The house has a clear significance for Looe having been a home of (members of) the locally important Buller family and being one of the very few prominent buildings of the 18th or early C19th in the town. As such it almost alone represents the taste among the gentry of that period for residences in picturesque settings near the sea. The Looe Conservation Area Management Plan (2009: 32) describes Polvellan House as 'the prime residence of the town'.</p> <p>Given the HER record of prehistoric and medieval settlement in the wider area, there is also potential for buried archaeology that pre-dates the house and gardens. The site overlooks the estuaries of the East and West Looe rivers, with</p>	<p>Redevelopment of the site involving the complete loss of the building, or high density in the grounds, or designs which do not reflect its architectural characteristics would fail to recognise the importance of Polvellan House to the history of Looe, substantially harming the setting and significance of the Conservation Area and a range of important heritage assets related to the Buller family.</p> <p>The loss of trees in this important wooded hillside could have a detrimental impact on the setting of both the building and on the character and appearance of the Conservation Area.</p> <p>Overdevelopment of the site, or tall development in the west of the site would interrupt views and vistas within, into, across and out of the Conservation Area.</p> <p>Forms of development requiring extra security or privacy measures could alter the character of the area and also interrupt views within, into, across and out of the Conservation Area.</p>	<p>Archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout avoiding more interesting area, would enhance knowledge and understanding of the prehistoric and mediaeval settlements nearby.</p> <p>Polvellan House and its site offers good opportunities for interpretation and explanation of the history of Looe, and in this case also local 'industrial archaeology' both on site and elsewhere, and as an educational / tourism resource.</p> <p>The site is adjacent to and very obvious from the only entrance to the principal tourism car park for Looe, and enhancement of this view will support the reputation of Looe for high quality an sustainable tourism.</p> <p>As a very significant site, its permeability to access for the general public could be improved, including the creation of one or more public viewing points.</p>	<p>Proposals to redevelop the site should demonstrate that the extent of development, layout, design solutions, density, scale and massing respond to and are demonstrably informed by the historic and landscape character of site, an understanding of the wider historic context of Looe; archaeological investigations, assessments and recording of the extant building including targeted excavations as appropriate, Looe NDP Policy TC 3 on design and local distinctiveness and the associated documents and character area appraisal, Looe NDP Policy PSG 1 on Local Green Spaces, an appreciation of the inter-relationship of the built form and landscape on this import and prominent site within the Looe Conservation Area.</p> <p>Preference should be to retain the 18th/19th century appearance of Polvellan House, enhance its heritage value, and for any additional buildings to be built in the grounds to share common architectural characteristics with the House. Also development should be clustered around the site of the existing building, with smaller scale development at the lower western corner of the site.</p> <p>Development for uses that have security and/or privacy requirements should maximise permeability across the site and minimise impact on the setting and significance of the historic assets, through skillful use of soft landscaping, height changes, mixes of paving, water and glass to demark areas, rather than the use of gates or walls.</p> <p>Mitigation measures should include the maintenance of an archaeological watching brief during construction, on site interpretation, and the provision of archive materials/resources to Looe Museum and Kresen Kernow</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment:</i> Yes, with appropriate safeguards.</p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites:</i> Yes</p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized:</i> Yes. Successive owners have clearly struggled to find a viable use so support for a range of uses subject to appropriate safeguards is necessary.</p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance:</i> Yes. Successive owners have clearly struggled to find a viable use so support for a range of uses subject to appropriate safeguards is necessary.</p>
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	<p>generated by industrial developments of the time and were instrumental in creating the new quay facilities in Looe to handle mineral shipment. It was probable that in this period of prominence that the original Polvellan was enlarged and embellished and the gardens altered.</p> <p>By 1851 the house was occupied by Rev. Edward Seymour, Perpetual Curate of Looe, and by 1871 Rev. Ayrton Chaplin, Vicar of East and West Looe. The construction of a new road (Polperro Road) to access the new bridge (built in 1853) across the East Looe River resulted in the grounds to Polvellan being considerably reduced in size, with the southern portion having a Sunday school constructed by 1882</p> <p>In 1881 it appears that the house was the summer residence of Sir Alfred Sherlock Gooch, a Suffolk Baronet, and it appears that during his occupancy the house was expanded with the addition of a rear wing. Thereafter the house was occupied by a John White. During WW2 the house lost its original function and became temporarily a maternity hospital, then a hotel, until in the 1970-80s when it was a residential care home owned by Cornwall County Council. It was sold off in the 1980s and since then numerous owners have attempted to convert the property into a mix of uses, each apparently not being financially viable. Only one of the PPs granted, E2/99/01243/FUL, appears to be extant, due to work having been started with two flats being completed and signed off by building control (00/314) 9/2/07.</p> <p>Successive owners have clearly struggled to find a viable use so support for a range of uses subject</p>	<p>consequent easily access to valuable resources and transport links throughout history. The 'Giant's Hedge' Medieval boundary passes just to the south (upslope) of this site.</p> <p>Although there would appear to no obvious evidence of the C18th garden, below the surface there may be evidence of earlier walls, grottos, fountains etc. There may also be surviving planting and buried environmental data such as pollen and seeds that may be informative of earlier designed landscapes. There is more evidence of the C19th garden. The Cornwall Industrial Settlements Initiative says that that the relict woodland and ornamental grounds of Polvellan House are an important visual element in the setting of West Looe. In the Looe Conservation Area Management Plan, the grounds of Polvellan House are named as 'important ornamental grounds' whilst the Looe Conservation Appraisal describes Polvellan as 'landscaped grounds of outstanding importance', which should be 'protected, enhanced and perhaps be made more accessible'.</p> <p>The mature specimen trees and surrounding woodland canopy are also important in the wider historic setting, commanding a prominent position with its extending wooded estate that contributes to the views and vistas within, into, across and out of the Conservation Area.</p> <p>In consequence Polvellan House makes a significant contribution to the Conservation Area and its former occupation by the entrepreneurial Buller family and their link to the copper mines of Bodmin Moor give the House significance as an 'off-site' asset related to the Cornish Mining World Heritage Site.</p>			<p>(County Records Office). Measures to improve public access and explain the importance of the site to the public should be included.</p>	
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<p>to appropriate safeguards is necessary.</p> <p>An inspection of the building by Cornwall Council officers in 2016 (recorded on the Online Planning Register) identified that although it has been subject to some unsympathetic works including uPVC windows, internal partitioning, installation of bathrooms and toilets, it still has many interesting internal and external historic features intact including skirting boards, decorative timberwork, plaster, cornicing, and architraves, lathe and plaster ceilings, sills, doors, and original windows. Therefore, the building holds architectural and evidential value. However, earlier studies found that it was not possible to firmly establish whether there is any physical evidence of any of the C18th 'cottage orné' dwelling</p> <p>The building has been vacant now for several years, is suffering from vandalism and is becoming an eyesore in the Conservation Area which detracts from the attractiveness of Looe. Its current condition cannot be considered to be a good use of land.</p>					
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Conclusions and Recommendation: Whilst Polvellan Manor is not designated as a listed building, it is a very important local heritage asset located within the Looe Conservation Area and has high local historical significance. It also makes a significant contribution to the Conservation Area. Its former occupation by the entrepreneurial Buller family and their relationship to the copper mines of Bodmin Moor give the House significance as an 'off-site' asset related to the Cornish Mining World Heritage Site. Successive owners have clearly struggled to find a viable use so support for a range of uses subject to appropriate safeguards is necessary. Appropriate criteria to protect the significance of the historic assets and the setting of the Conservation Area should therefore be included in the NDP planning policy for the site, to ensure that there will be not be an substantial impact and harm to the historic environment and heritage assets within it nearby and more widely located.

Describe the detailed policy requirements that are appropriate:

Proposals to redevelop the Polvellan House site will be supported if they demonstrate that the extent of development, layout, design solutions, density, scale and massing respond to and are demonstrably informed by:

- a) The historic and landscape character of site;
- b) An understanding of the wider historic context of Looe;
- c) Archaeological investigations, assessments and recording of the extant building including targeted excavations as appropriate;
- d) Looe NDP Policy TC 3 on design and local distinctiveness and the associated documents and character area appraisal;
- e) Looe NDP Policy PSG 1 on Local Green Spaces;
- f) An appreciation of the inter-relationship of the built form and landscape on this import and prominent site within the Looe Conservation Area.

Proposals which retain the 18th/19th century appearance of Polvellan House, enhance its heritage value, and demonstrate that any additional buildings to be built in the grounds share common architectural characteristics with the House, will be preferred.

To minimize the impact of development on the historic environment and preserve/enhance the character and appearance of the Conservation Area and the views and vistas within, into, across and out of it, development should be clustered around the site of the existing building, with smaller scale development at the lower western corner of the site.

Development for uses that have security and/or privacy requirements will be supported where they maximise permeability across the site and minimise impact on the setting and significance of the historic assets, through skillful use of soft landscaping, height changes, mixes of paving, water and glass to demark areas, rather than the use of gates or walls.

Mitigation: Measures should include the maintenance of an archaeological watching brief during construction, on site interpretation, and the provision of archive materials/resources to Looe Museum and Kresen Kernow (County Records Office). Measures to improve public access and explain the importance of the site to the public should be included Potential applicants are urged to utilise the Cornwall Council Design Review Panel.

Site / Cell Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed ALLOCATION SITE (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed 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 ALLOCATION SITE extension be appropriate in light of the NPPF's tests of soundness?
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16 East Looe Fire Station Site. (An opportunity to redevelop this site has become available following a review of emergency service provision in Looe – Policy E 6)

MAPS
 See 1905 25" OS Map: <https://maps.nls.uk/view/105995014>
 1881 6" OS Map <https://maps.nls.uk/view/101438996#zoom=5&lat=4915&lon=5505&layers=BT>
 1938 6" OS Map: <https://maps.nls.uk/view/101439005>
Cornwall Historic Environment Record: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=9&xcoord=225259&ycoord=53745&wsName=CIOS_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Buildings,%20Sites%20and%20Monuments%20-%20polygons:Conservation%20Areas:Listed%20buildings:Scheduled%20Monuments

Left-side callouts:

- Post medieval orchard
- C18th Cottages and Coach House Grade II LBs
- C19th Urinal
- Post Medieval brewery site, C19th Grade II LBs
- C18th cottages and shop. Grade II LBs
- C18th houses and shop, Grade II LBs
- C 17th Cottage and Public House, Grade II LB
- C 16th House, now Jolly Sailor Inn, Grade II LB
- C 19th Butter Market Grade II LB
- Group of 3 C18th cottages, Grade II LBs
- Post medieval bridge, Grade II LB
- C 18th House, Grade II LB
- C 18th cottage, Grade II LB
- C 18th cottage, Grade II LB
- Pair of C 18th houses Grade II LBs.

Right-side callouts:

- C 18th Quay walls and viaduct
- Post Medieval quay
- WEST LOOE Medieval settlement
- Quay Walls and Viaduct, Grade II LB
- Medieval Church, Grade II* LB
- Post medieval warehouse
- C 19th Road
- Post medieval warehouse
- Post Medieval warehouse
- Post Medieval warehouse
- Post medieval ore yard

<p>Looe Fire Station is located in the Looe Conservation Area at the core of West Looe surrounded by a rich collection of statutorily protected and locally important heritage assets, as show in the proceeding map. The following precis of the Looe Heritage and Character Assessment gives a good impression of the quality of the area:</p> <p>The natural topography of Looe has shaped its development, creating a distinctive settlement pattern. The river in a dominant feature within the landscape surrounded by small side valleys. This has formed the character of West Looe and, especially, West Looe Hill and Fore Street. Development here has respected the originally planned narrow burgage plots surviving from the medieval period. The houses stand close to the road, most of them in rows, creating a sense of enclosure and retaining the old medieval plan of the area. Most of the buildings are attached to each other creating informal terraces to each side of the road (north side and south side). Even the buildings that are not listed contribute to the historic character and appearance of the street and are integral part of the street scene. It is also apparent that the surviving medieval pattern of the houses led a lot of the 18th and early 19th century development to replicate the 17th century buildings. illustrating West Looe's early change to a quieter and more residential character that attracted 'genteel' occupants.</p> <p>Although there are not many buildings in West Looe surviving from the 16th – 17th century, the ones that do survive are some of the oldest recorded and best surviving examples of their type in Cornwall. Typical examples of the vernacular architecture of the area. These are mainly two-storeys high and have painted rubble walls leaving an uneven surface typical of this category. Home (grade II, NHLE 1205715), on the top of West Looe</p>	<p>This is a very prominent site on the harbourside, in the centre of the conservation area, and immediately adjacent to a large grouping of distinctive LBs buildings within the core of the medieval settlement. Reference to the 1881 – 1888 6" OS map shows that the site was occupied by a building prior to the creation of West Looe Square, although no evidence as to the form of the building has been discovered.</p> <p>The site is currently occupied by a very utilitarian 1960's Fire Station and storage, and also involves a vehicle assembly area with road markings which are obtrusive. Its contribution to the setting and significance of the surrounding heritage assets and the character of the medieval settlement can be clearly identified as being very negative.</p> <p>The only really positive aspect is that the footprint of the building and its massing does not obstruct views inland from the quayside.</p>	<p>A redevelopment of the site of a layout, design, density, scale and massing which is not informed by the historic and landscape character of site and an understanding of the wider historic context of Looe would continue the impact and harm on the setting and significance of the surrounding heritage assets and the character of the medieval settlement as the current building and use causes.</p>	<p>Redevelopment of the site provides a huge opportunity to reverse the harm causes by the Fire Station building and use by the creation of a building of high quality that complements the setting and protects the significance of the nearby heritage assets.</p> <p>Archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout incorporating any more interesting areas, would enhance knowledge and understanding of the history of West Looe and offer good opportunities for interpretation and explanation both on site and as an educational/tourism resource</p>	<p>Proposals to redevelop the site should demonstrate that the extent of development, layout, design solutions, density, scale and massing respond to and are demonstrably informed by the historic and landscape character of site, an understanding of the wider historic context of Looe; archaeological investigations, assessments and recording of the extant building including targeted excavations as appropriate, Looe NDP Policy TC 3 on design and local distinctiveness and the associated documents and character area appraisal.</p> <p>Any new building erected should follow the existing building footprint so as to preserve views from the quayside in-land to Princes Square and Church Street and vice-versa. Ideally the vehicle assembly area could be incorporated into West Looe Square and a contribution made towards public realm enhancements of the Square.</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>
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<p>Hill is a good example of this type. It dates from the 17th century and has painted rubble walls. It has a steep roof with three dormers breaking the eaves while a lean to structure had been added to the east. The windows and doors had been replaced in the 18th century (ground floor) as well as the 19th or 20th century (first floor). Another example of this category, Gull's Cottage (Grade II, NHLE 1205704) stands further down the hill (to the east) with painted rubble walls and chamfered oak lintels under a steep dry slate roof. There is a large external front lateral stack and rubble end stack to the west of the front elevation which is another characteristic of the vernacular buildings dating from the 17th century (or earlier). Another listed pair of cottages that illustrate this category is Ye Old Cottage and Smugglers Cottage (Grade II, NHLE 1205164) standing just at the east end of West Looe Hill, on the beginning of Fore Street. The cottages were probably originally one house. They have painted rubble walls with many original oak lintels and an external front rubble stack that with a later brick addition on top. There are two more external rubble stacks, to the west and rear elevation.</p> <p>To the east of West Hill and Fore Street, North Road extends to the north. There are not many earlier houses here dating from the 17th and 18th century. Exceptions are three cottages to the west side of the road, Trellis Cottage (grade II, NHLE 1282827), Pixie Cottage (grade II, NHLE 1201119) and The Cottage (grade II, NHLE 1205596). Trellis Cottage to the southern end of the row dates from the 18th century and is constructed of rubble that is painted and has timber lintels and two gabled dormers breaking the eaves. Pixie Cottage dates from the 17th century and has roughly rendered rubble walls. It has a dry slate roof with a large 20th century roof dormer. The Cottage</p>					
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<p>dates also from the 17th century, its external walls are painted rubble while there is rendered studwork in the middle. This house has also a large 20th century dormer on the roof. North Road was the late medieval link between West Looe and the old bridge before the development along the riverside and Quay Road.</p> <p>Examples of 18th century buildings in West Looe include a small row of houses in Cobblers Way (grade II, NHLE 1201123) with their front elevation of roughcast render on rubble facing to the west while the gable side elevation facing onto West Looe Hill is painted rubble possibly in order to match with the attached Sherwood (grade II, NHLE 1201127) with painted rubble walls and timber lintels also dating from the 18th century. Further south another 18th century house with painted rubble walls and timber lintels and rendered rubble stack on left. These buildings reflect the vernacular buildings of the area and are inspired by the surviving 17th century or older examples. Example of the 18th century commercial additions in East Looe is the premises occupied by Grannie's Attic and Rumours (grade II, NHLE 1280621) at Princes Square. The house and two shops date from the 18th century and were remodelled in the 19th century. The walls are render on studwork and rubble under a steep asbestos roof. The ground floor has a rare complete mid-19th century transomed double-fronted corner shop to left-hand corner with 3-lights plus sidelights to shallow projecting windows flanking a splayed doorway with glazed door, all under a moulded entablature with fascia.</p> <p>Just before West Looe Square, where Fore Street and North Road meets there is a mixture of small spaces and intimate alleyways offering different angles and perspectives. This area is the commercial area of West Looe that</p>					
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<p>when compared with the thriving commercial core of East Looe reflects the more rural character of West Looe. Church Street is a very narrow street with listed properties dating mainly from the 18th century and comprising a mixture of styles including exposed rubble and rendered rubble. Westward Cottage (grade II, NHLE 1280890) incised stucco on probable rubble, Up the Creek Cottage (grade II, 1282857) and 3 Church Street (grade II, NHLE 1280930) both rendered rubble front, Cosy Cot (grade II, NHLE 1201099) with exposed rubble walls and later segmental brick arches over most openings.</p> <p>Beyond the Square lies the Quayside, mainly a C19th structure established using rock from the Hannafore development, to create a viaduct road and quayside linking to Looe Bridge and to the south to Hannafore. The latter was built by local engineer Joseph Thomas to replace the very steep, narrow track leading up from West Looe Square. West Looe Square was part of the riverside redevelopment and added a new more formal element to the West Looe townscape. A lot of the properties around the old core of the town were substantially rebuilt or significantly altered in West Looe. The new square was laid out over the ancient tidal inlet retaining a sense of the surrounding historical topography, however, the 1960s fire station and poor quality flats alongside to the north do not enhance that. The only building of reminiscence of the medieval character of the area and contributing significantly to the character of West Looe is the chapel of St Nicholas, built and endowed before 1330 as a Chapel of Ease for the inhabitants of West Looe but later converted into a guildhall, re-used as a prison and at one time a school. In 1852 the chapel was reinstated by Nathaniel Hearle Major of West Looe and made the parish church. The tower dates from the C14 but with the addition of a</p>					
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<p>distinctive, late C19 Italianate cupola. The round-headed west door and the tower door are thought to be C12 and the lancet window above the west door possibly C13. It is a very small building, consisting of chancel, nave, north aisle and west tower. The three-bay north aisle arcade is of timber from a wrecked ship, the 'St Joseph', one of Napoleon's battleships.</p>					
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Conclusions and Recommendation: Redevelopment of this site would provide a huge opportunity to reverse the harm caused by the Fire Station building and use by the creation of a building of high quality that protects and enhances the setting and significance of the nearby heritage assets. With appropriate safeguards such a redevelopment should be encouraged in the Looe NDP.

Describe the detailed policy requirements that are appropriate: Should the site be released the redevelopment of Looe Fire station will be supported subject to the following:

1. The extent of development, layout, design solutions, density, scale and massing respond to and are demonstrably informed by:

- a) The historic and landscape character of site;
- b) An understanding of the wider historic context of Looe;
- c) Archaeological investigations, assessments and recording of the extant building including targeted excavations as appropriate;
- d) the Character Area Context Description set out in Table 1, in accordance with Policy NDP TC3, and compliance with NDP Policies TC4 and 5 on heritage impact and demolition within the historic core.

2. Any new building must strictly follow the existing building footprint so as to preserve views from the quayside in-land to Princes Square and Church Street and vice-versa.

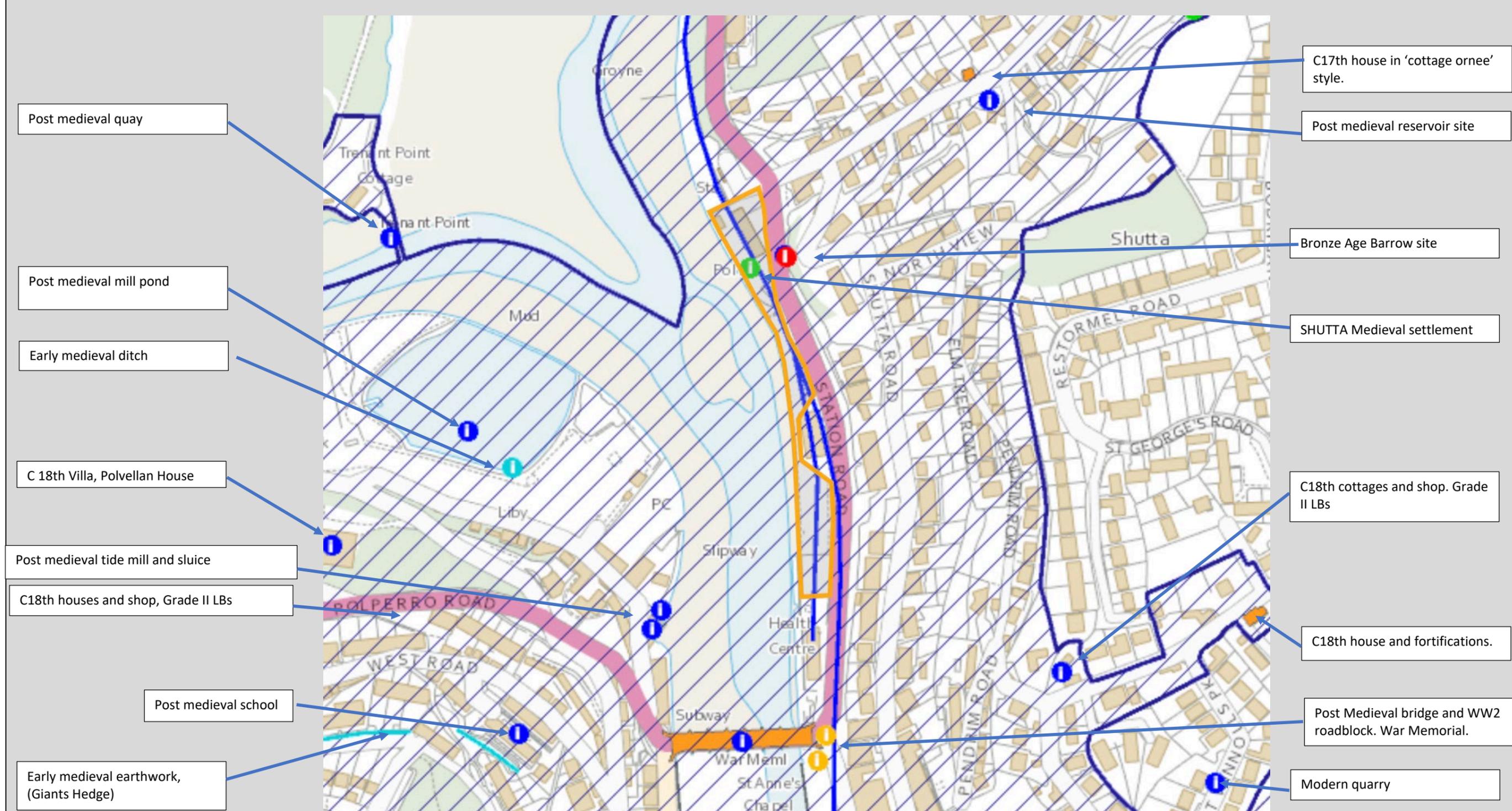
3. The vehicle assembly area being incorporated into West Looe Square and a contribution made towards public realm enhancements of the Square (see NDP Policy TC7).

Mitigation Measures should include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office). Measures to improve public access and explain the importance of the site to the public should be included Potential applicants are urged to utilise the Cornwall Council Design Review Panel.. Measures to improve public access and explain the importance of the site to the public should be included Potential applicants are urged to utilise the Cornwall Council Design Review Panel.

Site / Cell Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed ALLOCATION SITE (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed 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 ALLOCATION SITE extension be appropriate in light of the NPPF's tests of soundness?
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17 West Looe Police Station Site (Possible Community Reserve for Blue Light Centre and extended railway platform – Policy E 7)

MAPS
 See 1905 25" OS Map: <https://maps.nls.uk/view/105995014>
 1881 6" OS Map <https://maps.nls.uk/view/101438996#zoom=5&lat=4915&lon=5505&layers=BT>
 1938 6" OS Map: <https://maps.nls.uk/view/101439005>
 Cornwall Historic Environment Record: https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=9&xcoord=225259&ycoord=53745&wsName=CIOS_historic_environment&layerName=Buildings,%20Sites%20and%20Monuments%20-%20points:Buildings,%20Sites%20and%20Monuments%20-%20lines:Buildings,%20Sites%20and%20Monuments%20-%20polygons:Conservation%20Areas:Listed%20buildings:Scheduled%20Monuments



Post medieval quay

Post medieval mill pond

Early medieval ditch

C 18th Villa, Polvellan House

Post medieval tide mill and sluice

C18th houses and shop, Grade II LBs

Post medieval school

Early medieval earthwork, (Giants Hedge)

C17th house in 'cottage ornee' style.

Post medieval reservoir site

Bronze Age Barrow site

SHUTTA Medieval settlement

C18th cottages and shop. Grade II LBs

C18th house and fortifications.

Post Medieval bridge and WW2 roadblock. War Memorial.

Modern quarry

	<p>This site is located within the area of the original medieval planted settlement of Shutta, on the site of the Liskeard and Looe Railway Station building and permanent way, and its extension to the quayside. Just opposite to the east, in the vicinity of the green bank, is the site of a lost Bronze Age Barrow. _ Shutta rises up its valley as a distinct and separate place. When it was laid out as a medieval planned settlement the road adjoining the site was a tidal inlet and quay area. It is now a quiet residential suburb focussed around the single road leading up the valley. The pub, old coach house and mature gardens attached to a the mid 19th century house with strong lines created by enclosing walls, contribute to a sense of a gateway to another place. This lower area has something of the density of the rest of Looe; buildings are set closer to the road with small plots, particularly on the south side of the lane. Shutta Road itself, the medieval land route to East Looe, begins here as a steep, narrow twisting lane that adds to the sense of a remnant older urban place. Shutta now has just one early post medieval cottage of note and some mid 19th century cottages, although some of the buildings down by the main road are likely to incorporate earlier fabric. There are signs in many of these of former commercial or warehousing use, and there are stone and rendered cottage rows reminiscent of industrial villages in the area - Shutta at one time was closely associated with the running and staffing of the Looe Canal and Railway.</p> <p>Otherwise, the houses are mostly 20th century, with a picturesque variety of styles and detailing; the tone is set by the heavy moulded detail of the public house and the gothic detail of Polhendra The older properties generally respect the ancient layout, and add a great</p>	<p>The design of the Police Station occupying the site was informed by the historic setting but opportunities to reflect the former use of the site as a railway station were not taken. The rest of the site is car park and has little relationship with the settings and significance of nearby heritage assets.</p> <p>Given the former use of the site as the railway station and track bed, and the site of the lost Bronze Age Barrow nearby, the site has high archaeological potential.</p>	<p>A redevelopment of the site of a layout, design, density, scale and massing which is not informed by the historic and landscape character of site and an understanding of the wider historic context of Looe would continue the impact and harm on the setting and significance of the surrounding heritage assets and the character of the medieval settlement as the current building and use causes.</p>	<p>Redevelopment of the site provides an opportunity to create a building of high quality that complements the setting and protects the significance of the nearby heritage assets.</p> <p>It also provides an opportunity to extend the replacement railway station platform from the north to accommodate longer trains, proving and enhanced alternative to vehicular trips.</p> <p>Archaeological evaluation, detailed recording, including excavation, and subsequent preservation on site if appropriate, with a layout incorporating any more interesting areas, would enhance knowledge and understanding of the history of Shutta and offer good opportunities for interpretation and explanation both on site and as an educational/tourism resource</p>	<p>Proposals to redevelop the site should demonstrate that the extent of development, layout, design solutions, density, scale and massing respond to and are demonstrably informed by the historic and landscape character of site, an understanding of the wider historic context of Looe; archaeological investigations, assessments and recording of the extant building including targeted excavations as appropriate, Looe NDP Policy TC 3 on design and local distinctiveness and the associated documents and character area appraisal.</p>	<p>Consistent with achieving sustainable development including the conservation of the historic environment:</p> <p>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites:</p> <p>Effective in terms of deliverability, so that enhancement is maximised and harm minimized:</p> <p>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance:</p>
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	<p>deal of picturesque detail and quality to the scene, especially as they sit, for the most part, within old established plots and relate to the central lane, either facing it or standing in small rows at right angles. A pleasing mix of cottages, a mill and 19th century infill developments make up a varied character. Some of the earlier 20th century additions are not too intrusive in scale or form but more recent developments have not always been as appropriate in either detailing or setting. Much of the charm of the built environment in Shutta comes not from individual buildings, but from their response to, and relationship with the topography. The overall effect of the stepped roofs and rendered elevations climbing the valley is pleasing to the eye.</p>					
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Conclusions and Recommendation:

Describe the detailed policy requirements that are appropriate: The development of community services on approximately 0.47ha of land at East Looe riverside, as shown on Proposals Map 14, will be supported if it:

1. Includes an extension of Looe Railway Station Platform so that it can accommodate up to 4 carriage trains;
2. Maintains the existing level of public car-parking (42);
3. Incorporates a drive thru/dual access layout to facilitate emergency vehicle use;
4. The extent of development, layout, design solutions, density, scale and massing respond to and are demonstrably informed by:
 - a) The historic and landscape character of site;
 - b) An understanding of the wider historic context of Looe;
 - c) Archaeological investigations, assessments and recording of the extant building including targeted excavations as appropriate;
 - d) the Character Area Context Description set out in Table 1, in accordance with Policy NDP TC3, and compliance with NDP Policies TC4 and 5 on heritage impact and demolition within the historic core.

Mitigation. Measures should include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office). Measures to improve public access and explain the importance of the site to the public should be included Potential applicants are urged to utilise the Cornwall Council Design Review Panel.