

Jewish and Congregationalist Cemeteries at Ponsharden Falmouth, Cornwall

Conservation Management Plan Volume 2: Appendices



Report prepared for:
Falmouth Town Council and the Friends of
Ponsharden Cemeteries

CA Project:880188

CA Report: 17200

Written in partnership with:
pdp Green Consulting Ltd

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Appendix A: Gazetteer of Jewish Grave Monuments

Mon. Ref	Type	Name	Date	Condition & comments	Heritage Rating	Proposed Repairs / actions	Maintenance	Estimated Costs (Excl. VAT)
J1	Broken Headstone	Philip Joseph & Joseph Joseph	1790	Poor - only base of slate stone remains	B	None	General only	-
J1A	Headstone	Betsy Jacob	1838	Fair - sate upright and stable	A	None	General only	-
J2	Broken Headstone	Nathan Vos	1913	Poor - slate broken into several pieces with some missing	A	High risk of further loss: Back pieces onto new slate as Kelland (2013). Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard</i>	General once repaired	£2,600
J3	Broken Headstone	Sarah Kitty Jacob	1840	Poor - sandstone broken into several pieces	C	High risk of further damage: Dowel together <i>in situ</i> as Kelland (2013). Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard</i>	General once repaired	£1,300
J4	Headstone	Moss Jacob Jacob	1860	Fair - sandstone, some damage and de-lamination. Stone leaning but currently sound	A	None	Monitor lean	-
J5	Fallen Headstone	Possibly Kitty Solomon	1846	Fair - slate intact but lying face down, at risk of further damage if left in current location	B	Re-erect if original location is identified	General once re-erected	£610
J6	Headstone	Sarah (Moses) Jacob	1831	Fair - slate leaning but sound	A	None	General only	-

Mon. Ref	Type	Name	Date	Condition & comments	Heritage Rating	Proposed Repairs / actions	Maintenance	Estimated Costs (Excl. VAT)
J7	Headstone	Rosa (Moses) Simons	1838	Fair - slate leaning but sound	A	None	General only	-
J8	Headstone	Rev Moses Hyman	1838	Fair - slate leaning but sound	A	None	General only	-
J9	Headstone	Samuel Simons of Truro	1832	Fair - slate leaning but sound	A	None	General only	-
J10	Broken Headstone	Jacob Jacob	1853	Poor - sandstone broken into several pieces	C	High risk of further damage. Dowel together <i>in situ</i> as Kelland (2013). Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard</i>	General once repaired	£1,300
J11	Broken Headstone	Judith Lawrence	1843	Poor - sandstone broken into two pieces	B	High risk of further damage. Dowel together <i>in situ</i> as Kelland (2013). Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard</i>	General once repaired	£650
J12	Headstone	Lazarus Lawrence	1841	Fair - sandstone leaning but sound	A	None	General only	-
J13	Headstone	Judith Harris, d.1839	1839	Fair - sandstone with drastic lean, currently not unstable but may be advisable to deal with during any repair works to avoid need in the future	A	Monitor stability and re-erect in upright position if necessary	General once repaired	£610
J14	Sheared base of Headstone	Leah (see J29)	1841/2 (?)	Only base of stone remains here. See J29	C	See J29	See J29	-

Mon. Ref	Type	Name	Date	Condition & comments	Heritage Rating	Proposed Repairs / actions	Maintenance	Estimated Costs (Excl. VAT)
J15	Headstone	Lewis Falkson	1832	Fair - sandstone with drastic lean, currently not unstable but may be advisable to deal with during any repair works to avoid need in the future	A	Monitor stability and re-erect in upright position if necessary	General once repaired	£610
J16	Headstone	Moses Samuel Jacob	1858	Good - sandstone, upright and stable, veg clearance needed	A	None	General only	-
J16a	Headstone	A.H.H	1846/7	Fair - slate, leaning but stable and sound	A	None	General only	-
J17	Headstone	Bella Woolf	1816	Fair - slate leaning but sound	A	None	General only	-
J18	Headstone	Simon Solomon	1816	Fair, slate stable and sound	A	None	General only	-
J19	Headstone	Ishaya Son of Moses	1827	Fair - slate, leaning but stable and sound	A	None	General only	-
J20	Headstone	Abraham son of Joseph	1828	Fair - slate leaning but sound	A	None	General only	-
J21	Sheared base of Headstone	Base of J43 (Phoebe Joseph)	1830	Slate base, main section J43 next to J23	C	See J43	-	-
J22	Headstone	Judith Jacob	1849	Fair - sandstone leaning but sound	A	None	General only	-

Mon. Ref	Type	Name	Date	Condition & comments	Heritage Rating	Proposed Repairs / actions	Maintenance	Estimated Costs (Excl. VAT)
J23	Fallen Headstone	Hart Elias	1835	Fair/Poor - slate lying on ground	B	Medium to high risk of further damage. Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard.</i>	General once repaired	£610
J24	Fallen Headstone	Betsy Jacob	1838	Fair/Poor - slate lying on ground	B	Medium to high risk of further damage. Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard.</i>	General once repaired	£610
J25	Fallen Headstone	Phoebe Simons	1824	Fair/Poor - slate lying on ground	B	Medium to high risk of further damage. Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard.</i>	General once repaired	£610
J26	Headstone	Israel Levy	1824	Good - slate stable and sound	A	None	General only	-
J27	Headstone	Esther Falkson	1863	Good - slate stable and sound	A	None	General only	-
J28	Broken Headstone	Unknown	(?)	Fragmentary slate beside J23; based on photo in Kelland this is J28, but moved c.4m to NW since 2011 survey	C	Identify this broken headstone	General only	-

Mon. Ref	Type	Name	Date	Condition & comments	Heritage Rating	Proposed Repairs / actions	Maintenance	Estimated Costs (Excl. VAT)
J29	Fallen Headstone	Leah daughter of Israel Solomon (no date)	1841/2 (?)	Fair/Poor - slate lying on ground; belongs to broken base J14	B	Medium to high risk of further damage. Re-erect if position at J29 is confirmed as being correct	General once repaired	£610
J30	Fallen Gravestone	Unknown	?	Fair - slate lying on ground, but in good condition	B	Medium to high risk of further damage. Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard</i>	General once repaired	£610
J30a	Fallen Gravestone	Unknown	?	Broken fragment beside J41 (Phoebe Moses), not obvious what this is, but Kelland transposes J30a and J41	B	Identify this broken headstone	General only	-
J31	Fallen Gravestone	Moses Jacob	1807	Fair/Poor - slate lying on ground, top corner broken	B	Medium to high risk of further damage. Back pieces onto new slate as Kelland (2013) and re-erect in original location if this can be confirmed	General once repaired	£2,000
J32	Fallen Gravestone	Rabbi Saavil	1814	Fair - slate lying on ground, but in good condition	B	Medium to high risk of further damage. Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard</i>	General once repaired	£610

Mon. Ref	Type	Name	Date	Condition & comments	Heritage Rating	Proposed Repairs / actions	Maintenance	Estimated Costs (Excl. VAT)
J33	Fallen Gravestone	Unknown	N/K	Fair - slate lying on ground, but in good condition	B	Medium to high risk of further damage. Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard</i>	General once repaired	£610
J34	Fallen Gravestone	Unknown	N/K	Fair - slate lying on ground, but in good condition	B	Medium to high risk of further damage. Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard</i>	General once repaired	£610
J35	Fallen Gravestone	Gershan Elias	1868	Fair/Poor - slate lying on ground, top corner broken	C	Medium to high risk of further damage. Back pieces onto new slate as Kelland (2013). Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard</i>	General once repaired	£2,600
J36	Gravestone	Giteleh Benjamin	1794	Fair - slate with slight lean but stable and sound	A	None	General only	-
J37	Gravestone	Wolf Benjamin	1790	Good - slate stable and sound	A	None	General only	-
J38	Gravestone	Alexander Moses	1791	Good - slate stable and sound	A	None	General only	-

Mon. Ref	Type	Name	Date	Condition & comments	Heritage Rating	Proposed Repairs / actions	Maintenance	Estimated Costs (Excl. VAT)
J39	Gravestone	Barnet Levy	1791	Good - slate stable and sound	A	None	General only	-
J40	Gravestone	Unknown	N/K	Good - slate stable and sound	A	None	General only	-
J41	Fallen gravestone	Phoebe Moses	1804	Fair - slate lying on ground, but in good condition (see also J30a)	B	Medium to high risk of further damage. Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard.</i>	General once repaired	£610
J42	Fallen gravestone	Name Unknown	?	Fair - slate lying on ground, but in good condition. Two pieces are lying at this location; J41 bedded flat into the turf (Phoebe Moses) with J30a beside (unknown)	B	Medium to high risk of further damage. Re-erect in original location if this can be confirmed. <i>If original location cannot be agreed, lean up against low wall to side of graveyard.</i>	General once repaired	£610
J43	Fallen Gravestone	Phoebe Joseph	1830	Fair/Poor - slate broken off at base. Main section of the broken base recorded as J21	B	Medium to high risk of further damage. Re-erect in original location as location known.	General once repaired	£610
J44	Not Found	Unknown	?	Fallen headstone recorded in 2011 but not found in 2013 or 2017. Possibly obscure by vegetation.	N/K	n/a	n/a	-
J45	Gravestone	Esther Elias	1780	Good- granite on granite base	A	None, but ensure bank does not encroach onto monument again	General only	-

Mon. Ref	Type	Name	Date	Condition & comments	Heritage Rating	Proposed Repairs / actions	Maintenance	Estimated Costs (Excl. VAT)
J101	Former structure	Ohel or Bet tohorah	C19th	Area of former building shown on 1907 OS map. No obvious upstanding remains, HE records short stretch of upstanding boundary wall as a structural element (B1a)	A	Undertake vegetation clearance and repoint. - Detail included in discussion on B1a	General once repaired	See B1a
							TOTAL	£18,990

APPENDIX B: GAZETTEER OF CONGREGATIONALIST GRAVE MONUMENTS

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C1	Headstone	Bass	1864 - 1877	Sandstone. Tree to rear previously felled. Stone very badly de-laminating to front, generally sound	C	No works structurally - repairs to delamination as per Kelland recommendations (2013).	General only	£300
C2	Tomb	Elspet Spence	1864	Granite over brick. Poor condition, damage to brickwork beneath granite slab, although slab itself sound.	B	Repair brick base and repoint.	General once repaired	£1,270
C3	Headstone with grave coping	Stephens	1873 - 1887	Sandstone with red brick base to rendered coping. Tree growing into gravestone adds to character although grave coping extensively smashed and damaged.	B	Headstone so well embedded in tree (CT10), leave in situ, and monitor regularly. However, preventing further damage is the priority. Repair coping and brickwork to grave to prevent further damage. Repair grave coping etc as per Kelland recommendations (2013).	Monitor tree growth in future if tree retained.	£2,090
C4	Family Vault	Port / McCulloch / Trenery	1811 - 1905	Limestone pedestal, granite kerbing, iron railings. Fair condition. Some further damage to railings since 2012 survey, although monument and kerb generally sound	A	Reinstate missing railings to add to character and to help prevent further loss of original elements that remain. Refer to Kelland report for detailed proposals (2013). Kelland comments that it was once topped by an urn - bits of which are around the site - this could be a future project to reinstate, but is not proposed at this stage.	General only	£14,230
C5	Headstone	Greenway	1868 - 1880	Slate. Good condition, some leaning to side	C	No works	Monitor lean	-

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C6	Headstone	Stephens	1812 - 1865	Limestone. Fair condition.	B	No works	General only	-
C7	Headstone	Stephens	1818 - 1822	Slate. Fair condition, some delamination to face	C	No structural works, Undertake grout repairs to surface delamination as recommended in Kelland (2013).	General only	£150
C8	Headstone	Lavinia Featherstone	1879	Limestone. Fair condition.	C	No works	general only	-
C9	Fallen headstone	Peter Johns	1827	Slate stone laid flat	D	Assume to re-erect if original location. <i>If original location not found, carefully lean against site boundary in agreed location.</i>	General once repaired	£610
C10	Broken headstone base	Downing (?)	?	Limestone. Very damaged, most of marker missing and not found on site, although Kelland report photographed the pieces in situ	E	No works possible unless pieces found. For pricing purposed assume pieces pinned together on a slate base as Kelland report (2013). <i>Ensure remains of base, if not repaired, are clearly visible so not to form a trip hazard.</i>	General only	£3,380
C11	Chest Tomb	William Merrifield	1858	Limestone slabs. Poor condition, top of chest tomb broken, resting on the edging slabs	C	High risk of further damage. Re-bed and pin slab top together. At this stage use recommendations in Kelland to develop budget cost for works. Assume rebuilding of core and side panels to reinstate.	General once repaired	£9,130
C12	Broken headstone	Pearse	1855 - 1858	Limestone. Poor condition, top of stone broken off	D	Pin pieces together with dowels as in Kelland report (2013) and re-set if location identified. <i>If original location not found, carefully lean against site boundary in agreed location.</i>	General once repaired	£1,360

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C13	Pedestal tomb	Downing, family	1840 - 1866	Granite. Pedestal tomb with cross lying fallen, some damage to stone of inscription	A	Re-erect cross on top of pedestal. This will add height and structure to the whole site, and ensure the historic fabric remains safe, Will need to ensure re-erection can withstand suitable force. Undertake repairs to stone inscription as per Kelland recommendations (2013).	General once repaired	£3,330
C14	Headstone	Ann Bowden	1856	Limestone. Slight lean but currently sound	C	No works	Regular monitoring of lean	-
C15	Headstone	Green	1857 - 1879	Limestone. Slight forwards lean, but structurally sound, minor damage to top RH corner	C	Undertake minor grout repairs as per Kelland recommendations to eroded cavity on top (2103).	Regular monitoring of lean	£170
C16	Fallen Headstone	Francis Thomas	1857	Slate stone broken and laid flat	D	Assume re-erect. <i>If original location not found, carefully lean against site boundary in agreed location.</i>	General once repaired	£610
C17	Headstone	Cope	1856 - 1866	Slate. Condition good to fair	C	No works	General only	-
C18	Headstone	Downing	1881 - 1895	Slate. Fair to good condition, some de-lamination starting on the top face.	C	Undertake minor grout repairs as Kelland recommendations to halt delamination (2013).	General only	£310
C19	Headstone with kerb & footstone	Sophia Clack	1870	Sandstone with limestone capping to headstone. Sound structurally, front flaking. Kelland report details how iron dowels are starting to split stone.	B	Undertake grout repairs to flaking areas and replace iron dowels with stainless steel.	General only	£1,830

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C20	Headstone	Downing	1856 - 1867	Slate. Leaning to side, slight delaminations to top	C	No works	Regular monitoring of lean	-
C21	Headstone	Thomas Kemp	1847	Slate. Fair condition, some delamination to rear face	C	Undertake minor grout repairs as Kelland recommendations to halt delamination (2013).	General only	£170
C22	Headstone	Champion	1861 - 1873	Limestone. Fair condition, leaning to side, but currently sound	C	No works	Regular monitoring of lean	-
C23	Broken Headstone	Gowenlock	1851 - 1880	Slate. Poor condition, headstone broken, not sure if original location	D	Dowel pieces back together on new base so that engraving can be seen. Re-erect in original location. <i>If original location not found, carefully lean against site boundary in agreed location.</i>	General once repaired	£2,810
C24	Headstone	William Lee	1851	Slate. Fair condition, slight tilt: faces south (opposite to most others)	B	No works	General only	-
C25	Headstone	Thomas Lee	1842	Slate. Good condition, some slight lean and evidence of packing	C	No works	Regular monitoring of lean	-
C26	Broken headstone	Mogg	1860 - 1878	Sandstone. Very poor condition, several broken pieces - thought to currently all be under vegetation	E	High risk of further damage/loss. Undertake Kelland recommendation of piecing together on slate backing (2013). Re-erect in original location. <i>If original location not found, carefully lean against site boundary in agreed location.</i>	General once repaired	£3,380

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C27	Headstone	Stephens	1854 - 1878	Limestone. Recorded on Kelland as leaning a lot to south – possibly caused by tree	C	Allow for retaining tree and for regular monitoring of stability of the monument only at this stage.	Regular monitoring of lean	-
C28	Headstone with kerb	Ham	1873 - 1895	Sandstone headstone with granite kerb. Poor condition. Stone flat on grave, inscription de-laminating, broken corner	C	Undertake grouting repairs to surface as Kelland report (2013). Re-erect to protect inscription.	General once repaired	£650
C29	Headstone	Olver	1825 - 1875	Sandstone. Fair condition although edging of grave has been stolen	C	Replace edging around grave.	General only	£1,220
C30	Headstone	Pascoe	1854 - 1869	Slate. Leaning forward drastically. Kelland recommends re-bedding	C	Allow to monitor only at this stage.	Regular monitoring of lean	-
C31	Ledger tomb	Currant	1835 - 1853	Limestone with granite slabs. Headstone broken into three pieces due to major tree disturbance	C	High risk of further damage/loss. Allow for felling of tree (CT19). Pin pieces together as Kelland report (2013) and re-erect.	General once repaired	£2,810
C32	Headstone with kerb	Martin	1890 - 1899	Limestone with granite kerb and pink chippings. Headstone broken in half , currently resting against base.	C	Pin together and re-erect.	Keep granite chippings free of vegetation	£1,650
C33	Headstone	Martha Cock	1823	Slate. Left corner chipped, minor delamination of face	C	Possible repair to small crack but not practical to try and repair chip (unless piece found). Undertake grouting and surface repairs as Kelland recommendations (2013).	General only	£170

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C34 & C35	Chest tomb	Mcdowell	1829 - 1849	Sandstone, granite, iron railings. Poor condition, tomb vandalized and extensively damaged, - further damage since 2012 survey (broken side to chest tomb) ongoing damage by tree	B	High risk of further damage. Fell tree (CT18), pin and repair broken side to tomb. Repair and replace railings. Re-bed loose kerb stone. Detailed repair proposals will be needed prior to construction works. Refer to Kelland for initial proposals for budget cost (2013).	General once repaired	£16,450
C36	Robbed Grave	Possibly Halligey	(?)	Brick lining. Very poor condition, grave robbed, no headstone	E	Trip hazard, clearance and minor consolidation needed as minimum. Reset bricks in lime mortar. Possibly the site of displaced monument C90. If confirmed then re-bed C90 here.	General once repaired	£1,270
C37	Headstone with kerb	Jolly	1889 - 1894	Limestone. Fair condition, some movement of kerbs and cracking of render over grave	C	Re-bed kerbs where loose, monitor cracking to render over grave for possible repairs linked to tree roots, remove roots and ensure no trip hazards	General once repaired	£170
C38	Headstone	Banks	1848 - 1852	Limestone. Fair condition, stone leaning back	C	No works	General only	-
C39	Headstone with kerb	John Halligey	1882	Limestone. Fair condition, some missing railings	B	Replacing cast iron railings. Ensure remains of existing railings are safe and not a H&S issue.	General only	£2,360
C40	Ledger with kerb	Snell / Browning	1872	Limestone. Poor condition. Two gravestones lying down, cracked and broken in several places	C	High risk of further damage. Allow to pin and re-erect. <i>If this proves impractical, pin and leave in situ, ensuring on level base so no further risk of damage.</i>	General once repaired	£3,380

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C41	Ledger over kerb	Devonshire	1815 - 1883	Poor condition, stone broken into several pieces	C	High risk of further damage. Pin and re-erect. <i>If original location not found, carefully lean against site boundary in agreed location.</i>	General once repaired	£3,380
C42	Headstone	William Devonshire	1825	Limestone. Good condition with very slight lean	C	No works	Regular monitoring of lean	-
C43	Pedestal tomb	Devonshire	1836 - 1841	Limestone. Very poor condition, destroyed pedestal tomb, pieces stacked on top of assumed original location.	C	No works, proposed at this stage. <i>Potential for reconstruction in the future as funds allow.</i>	General only	-
C44	Headstone	P.W.Turner	1884	Slate. Headstone in good condition but tree needs urgent removal to prevent further damage to marker	C	High risk of damage. Remove tree, re-erect marker, and repair split to rear.	General once repaired	£480
C45	Headstone with kerb	Tresidder / Hayes	1868 - 1901	Sandstone headstone, rendered grave capping, slate lining. Condition fair, leaning slightly but stable. Tree roots growing throughout grave and over footer	B	Remove tree roots, to allow for further repairs to the footer assuming the roots can be disentangled.	Regular monitoring of lean	£280
C46	Headstone	Burne / Campbell	1855 - 1880	Limestone. Fair to good condition, some weathering but no action proposed	C	No works	General only	-
C47	Headstone	Elizabeth Giffin	1857 - 1874	Sandstone. Fair condition although some delamination to face	C	No structural works, undertake grouting repairs to surface as recommended by Kelland (2013).	General only	£170

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C48	Broken Headstone	Webber	1861 - 1870	Limestone. Currently lying face down beside tree	D	High risk of further damage. Assume pin and re-erect. If insufficient depth remaining below engraving form new base. <i>If original location not found, carefully lean against site boundary in agreed location.</i>	General once repaired	£2,810
C49	Headstone	Harry Webber	1879	Limestone. Poor condition currently leaning against tree	D	High risk of further damage. Assume re-erect. Kelland suggests digging out base, indicating that it is in-situ on Site (2013).	General once repaired	£2,810
C50	Headstone	Snell / Browning	1813 - 1844	Slate. Good condition although tree grown into this gravestone and also C42	C	Allow for felling tree (CT16) to c.2m, as further repair is potentially very invasive. However, further investigation is before detailed repair proposals developed.	General once repaired	-
C51	Headstone	Mary Snell	1847	Limestone. As above. Remains of previous repair with iron cramps.	D	As above. Also confirm whether top section still on site - if cannot be re-erected onto top of bottom section - ensure kept safe so not lost.	General once repaired	£140
C52	Ledger Tomb	Still	1813 - 1849	Limestone headstone, granite slabs. Part of C53. Fair condition. Neighbouring tree roots causing movement	B	Fell neighbouring trees and monitor for further movement. Ensure granite slabs well bedded.	Monitor for further movement once tree removed	-
C53	Ledger Tomb	Still	1842 - 1899	Limestone headstone, granite slabs. Part of C52. Fair condition, head beginning to tilt due to tree roots.	B	Fell neighbouring trees and re-bed headstone as rotting of tree root will quickly displace further.	General once repaired	£1,100

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C54	Ledger tomb	Jenkin / Downing / Haly	1815 - 1853	Slate headstone, rendered capping to grave. Grave coping cracked by tree roots.	B	No major works, not proposed to repair coping as not causing any significant issues.	General once repaired	-
C55	Headstone	Fish	1863 - 1866	Limestone. Kelland report notes 27 broken pieces.	E	High risk of further damage and loss. Kelland recommends pinning pieces together and leaving laid down (2013). We suggest a limestone backing stone to enable the marker to be re-erected.	General once repaired	£3,380
C56	Broken headstone	Symons	1834 - 1838	Slate. Poor condition, stone broken in half, top half leaning against bottom piece.	D	High risk of further damage. Kelland report suggests stone too thin to pin together, recommend laying down and fine dowelling together (2013). We propose a surface stainless steel frame bonded externally to the rear of the stone to enable it to be re-erected.	General once repaired	£1,300
C57	Headstone	Toms	1828 - 1838	Limestone. Poor condition, brick lining visible, coping to grave missing, headstone at threat by tree. Footstone broken.	C	High risk of further damage. Pin footstone together, repoint brickwork. Remove tree and re-bed headstone. Possible H&S risk	General once repaired	£1,510
C58	Ledger	Harvey / Coade	1872 - 1875	Limestone. Poor condition, headstone leaning forward, top of grave shattered and pieces missing.	C	Medium to high risk of further damage. Stabilise headstone - extensive work around tree roots. Replace or repair capping.	General once repaired	£3,080
C59	Headstone	T.C.Cooke	1833	Slate. Low gravestone in fair condition	C	No works	General only	-

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C60	Gravestone with kerb and footstone	Coade / Harvey	1882 - 1896	Limestone headstone/footstone with granite kerbing. Fair condition generally, kerb stone fallen away and footstone laid flat	B	Re-bed kerbstones and re-fix footstone with pins.	General once repaired	£680
C61	Headstone	John Richards	1842	Limestone. Headstone sound, corner broken off. Tree growing through grave.	C	Tree growing through grave is of high visual value for the site, as it frames the central path. Possibly also affecting C65. Allow to monitor at this stage. <i>If this tree is damaging upstanding physical fabric of gravestones in the future then it should be felled.</i>	General once repaired	£340
C62	Ledger	Elliott / Trevosso / Cornish	1827 - 1858	Limestone over granite capping. Ledger broken in several places, granite capping blocks generally sound.	B	Pin and repair cracks to maintain fabric, ensure all capping stable and well bedded.	General once repaired	£610
C63	Broken headstone	Vivian	1838 - 1848	Slate. Broken headstone currently propped up at base of C65	D	High risk of loss as not embedded in any specific location. Allow for re-erecting. <i>If original location not found, carefully lean on flat base on ground.</i>	General once repaired	£610
C64	Broken headstone	Webber	1857	Slate. Very poor condition, shattered at top many pieces missing	E	Medium to high risk of further damage. Pin larger broken pieces back to headstone, retain smaller shattered pieces safely on site.	General once repaired	£150
C65	Headstone	Charles Werey	1865	Slate. Good condition	C	No works	General only	-

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C66	Headstone	Clovina Chynoweth	1874	Limestone headstone, slate footstone. Fair condition although damage to footstone	C	No works	General only	-
C67	Family Tomb	Newcombe	1869 - 1935	Granite. Fair to good condition	B	No works	General only	-
C68	Headstone	Revd WM James	1853	Limestone. Fair condition, leaning back but appears sound, split in side previously repaired.	C	No structural works. Remove and replace existing decayed fixings in stainless steel as recommended by Kelland (2013).	Regular monitoring of lean	£340
C69	Ledger	Alex'r Robinson	1849	Limestone slab, red brick. Good condition	B	Allow for minor repointing to brick surround.	General once repaired	£1,050
C70	Headstone	WM Fox	1869	Limestone. Good condition, very slight lean but sound	C	No works	General only	-
C71	Broken headstone	Miners	1875 - 1882	Sandstone. Poor condition, headstone cracked at base and lying flat on ground	D	Medium to high risk of further damage. For pricing purposes, allow to repair corner with s/s dowels and form a s/s frame to the rear of the headstone to allow for re-erection. <i>Prefer not to leave monuments lying down.</i>	General once repaired	£1,300
C72	Headstone	Nicholas	1855 - 1975	Slate. Top piece broken off - moved and propped next to base during survey to make safe	D	High risk of further damage. Allow to pin pieces together as in Kelland report (2013).	General once repaired	£600
C73	Headstone	John Nicholas	1849 - 1858	Slate. Fair condition, leaning forwards	C	No works	General only	-
C74	Headstone	Broadley	1868 - 1875	Slate. Tree growing through centre of grave although headstone sound	C	Allow to retain and monitor tree as of high visual value.	Monitor tree and movement of stone	-

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C75	Headstone	Lelean	1863 - 1878	Slate. Tree growing tight in front of headstone.	C	Allow to fell tree as low as practical, and monitor headstone in the future for stability.	Monitor following tree felling	-
C76	Fallen headstone	Mills	1848	Slate. Headstone in good condition but lying flat on ground. Original position not known?	D	Medium to high risk of further damage. Allow to re-erect. If insufficient depth remaining below engraving, a new base may need to be formed. <i>If original location not found, carefully lean against site boundary in agreed location.</i>	General once repaired	£610
C77	Headstone	Hamlyn	1854 - 1857	Poor, headstone sheared at base and lying on grave	D	Medium to high risk of further damage. Re-bed if original location is identified and there is sufficient depth remaining below engraving, or possibly form new base.	General once repaired	£610
C78	Family tomb	Glasson	1830 - 1863	Limestone and granite with iron railings. Poor condition, vandalized and damaged, missing railings, cracked and broken slabs, railings grown into tree.	A	High risk of further damage. Further investigation and a detailed repair proposal required, however for pricing purposes, allow for removal of tree (CT17) and repairs to monument as Kelland recommendations (2013). Allow for complete repair and replacement of railings, retaining as much original fabric as possible, but assuming that much will need to be replaced.	General once repaired	£8,910
C79	Headstone	William Dunstan	1811	Limestone. Fair condition.	B	No works proposed	General only	-
C80	Headstone	George Innes	1817	Limestone. Fair condition although some erosion to top centre	C	Allow for minor surface repairs as recommended by Kelland (2013)	General only	£0

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C81	Headstone	Anne Bant	1863	Slate. Good condition, some leaning	C	No works	Monitor lean	-
C82	Ledger Tomb	Walter Morris	1839	Limestone over red brick. Poor condition, ledger broken in half	C	Medium to high risk of further damage. Allow to pin and repair broken ledger, ensure brick lining sound and repoint where needed.	General once repaired	£550
C83	Headstone with kerb	Cock & Shaw	1847 - 1850	Slate, granite, iron. Fair condition but slate grave capping some root growth, granite kerbing being displaced by roots, some iron remains eroded. Trees threatening further.	B	Allow to fell tree, cut back roots, re-bed loose kerbs, monitor for further movement following tree removal.	Monitor following tree felling	£170
C84	Headstone with kerb	Jenkins / Bradford	1852 - 1856	Slate and granite. Poor condition, tree growing right in front of gravestone has caused significant damage	C	Fell tree (CT15), to low stump and treat. Monitor for movement.	Monitor following tree felling	-
C85	Headstone	Ann Pascoe	1852	Limestone with slate edging. Fair condition, trees nearby need removal - roots potentially impacting, possible hidden edging to rest of grave	C	Monitor following tree removal. Allow to expose and re-bed kerbs.	Monitor following tree felling	£550
C86	Headstone	Mary Harris	1812	Limestone. Poor condition, headstone sheared at base and lying on grave	D	Medium to high risk of further damage. Re-bed if original location identified, and sufficient depth remaining below engraving, or possibly form new base.	General once repaired	£610

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C87	Ledger tomb	Unknown	(?)	Granite slabs over shaft, no monument, fair condition, capping distorted by some tree roots	C	Allow to re-bed any loose slabs to ensure secure.	General once repaired	£310
C88	Headstone	Unknown	(?)	Very poor, broken base remains of grave stone, no trace of rest of stone	E	Allow for no works at this stage. Subject to any other remains being discovered.	General only	-
C89	Headstone	Cook	1903 - 1912	Granite. Good condition, some leaning	B	No works other than vegetation clearance proposed.	General only	-
C90	Fallen headstone	Halligey	1872 - 1869	Limestone. Headstone in good condition but lying flat on ground. Original position possibly C36 (see Nunn and Weller 2014).	D	High risk of further damage. Allow to re-erect in original location (C36 most likely). <i>If insufficient depth remaining below engraving, forming of new base may be required.</i>	General once repaired	£610
C91	Robbed grave	Unknown	(?)	Limestone, slate and red brick. Brick lining embedded in earth.	E	No works other than vegetation clearance proposed.	General only	-
C92	Fallen Gravestone	Jolly	(?)	Headstone in good condition but lying flat on ground. Original position not known?	D	High risk of further damage. Allow to re-erect in original location. <i>If insufficient depth remaining below engraving, forming of new base may be required.</i>	General once repaired	£610

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C101	Structure	Mortuary Building	C20th	Remains of glazed ridge tile indicates that building had a pitched roof finish. Render remains to boundary wall imply internally the building was plastered.	A	Allow to clear out brick and earth debris to inner area of structure, if possible expose to original floor level. Salvage and store loose bricks. Consolidate wall tops, and re-bed loose bricks. No proposal to rebuild structure. If possible establish reveals of door opening to help make clearer original extent of building. See Appendix F: Condition Survey Comments and Observations	General once repaired	£1,180
C102	Path	Path	C20th	Path to northern side of site for first 20m from top of steps relatively clearly defined. Next 35m overgrown. To Southern side of Monuments 66 and 67 the path is completely lost. Un-identified trees nearby to C67 and C66 add character value by framing the pathway. Retention of these would provide value, as long as they do not impact on any gravemarkers.	A	Excavate to establish whether any original path base exists. Clear vegetation and expose brick and stone edges. Re-bed brickwork. Clear vegetation, re-bed and repoint low level (400mm max) stone wall edge. See Appendix F: Condition Survey Comments and Observations	General once repaired	£5,470
C103	Earthworks	Mound	N/K	No condition issues	N/K	No works proposed at this stage. <i>Potential for archaeological investigation in the future or as part of a community protect.</i>	general only	-

Mon Ref	Type	Name	Date Range	Condition & comments	Heritage Rating	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl. VAT)
C104	Concrete structure	Probable world war two structure, use unknown (pillbox / air shelter?)	WWII	Structure in sound condition. Some staining to blockwork walls and spalling of concrete to roof structure. Roof has some established vegetation to top. Rear half of structure partially buried in ground, no visible defects	C	No works proposed. Potential use as maintenance store subject to any health and safety issues as limited head height internally. Not recommended to allow public access due to potential trip hazards and confined dark space with limited head height. See Appendix F: Condition Survey Comments and Observations	general	-
							TOTAL	£121,570

APPENDIX C: GAZETTEER OF BOUNDARIES AND ENTRANCES

Site	Description	Heritage Rating	Condition Comments	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl.VAT)
B1	Boundary: Low level rubble stone wall c.1m high to inner face & c. 1.5m high to outer face. Alignment shown on 1788 estate map; probably constructed as cemetery boundary	A	Overgrown with vegetation, deep pointing voids to stonework. Concrete coping cracked and missing in places. Overgrown with buddleia in places beyond wall.	Remove vegetation. Cut back and treat buddleia. Allow for repointing of 50% to both faces. Allow for repair of 50% of concrete coping. REFER TO CONDITION REPORT FOR MORE DETAIL.	General once repaired	£6,000
B1a	Entrance: Slate rubble wall, continuation of wall B1, to Northern Boundary. Gateway and remains of rubblestone wall running northeast-south from the boundary wall. Original entrance to Jewish Cemetery. Rubble stone return wall, possibly an 'ohel' (prayer hall)	A	Brickwork sound, some missing coping stones to right hand side of gate. Timber ledged and braced gate with padlock, in secure condition. LHS wall lower with concrete coping, overgrown with ivy. Curved stone return wall, thought to be remains of building, extensively overgrown with large trees in head.	Clear ivy and veg growth. Re-bed top stones. Repair brick coping. Repoint (50%). Possibly consider replacing door (not costed), although currently sound. REFER TO CONDITION REPORT FOR MORE DETAIL.	General once repaired	£4,200
B2	Boundary:- Southwestern end is a low stone wall with coping (as B1) for length of approx. 5m, then becomes earth bank to inner face, external face visible as retaining stone wall. Boundary first shown 1788 estate map; constructed as cemetery boundary	A	Rubble stone wall sound for first 1m from southwest corner, area of collapse c. 1m from SW corner approx. 1m length, coping broken and stonework collapsed. After 6m inner face of wall either ends or is lost under earth bank (approx. in line with tree JG1). Wall to outer face visible as retaining structure for approx. 9m until bank returns to the south. Retaining wall generally appears sound. On the inner face the earth bank appears to come very close to gravestone (J45) although is providing no immediate risk. Generally the earth bank is in a stable condition. A badger sett (approx. 15m from southwest corner) appears to be disused – the extent of the tunnel system is unknown (refer to CEC report for further detail).	Clear vegetation to stone wall, Rebuild collapsed section of stone wall and repair coping. Vegetation management to bank. REFER TO CONDITION REPORT FOR MORE DETAIL.	General once repaired	£3,250

Site	Description	Heritage Rating	Condition Comments	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl.VAT)
B3	Boundary: Earth bank forming site boundary between Jewish and Congregationalist Cemeteries, with break in bank providing pedestrian access between the sites. First shown on 1788 estate map ; constructed as cemetery boundary	A	Small trees growing, earth exposed by, small animal holes. Evidence of previous tree work, cut and treated tree roots. Base of bank is very close to J102 and J42, and there may be signs of historic collapse. Worn pathway between cemeteries via natural cut in bank. Resultant pathway cuts over graves of J6 and J7.	Undertake minor vegetation management. REFER TO CONDITION REPORT FOR MORE DETAIL. Costed to undertake a slight reorientation of path to provide improved clearance away from graves. Costs for alternative bridging solutions will need to be evaluated in relation to specific design proposals.	General once repaired	£1,110
B4	Boundary: Northern boundary to site, retaining bank with hedgerow planting and trees to boundary. Shown on 1788 estate map as boundary to road	A	Earth bank has become structurally undermined in various locations along the length of the bank. Vegetation is overhanging from above.	Reinstate bank to a more stable profile by importing material, the bank profile held in place using an erosion matting/mesh system anchored into stable material behind the bank. The completed bank will be hydroseeded with suitable vegetation to match native species as far as possible. Removing trees to top will impact on screening from road. Fell where essential for works to bank, but retain where possible; after works completed undertake additional planting to help thicken and improve screening and stabilise bank. During these works a bund will be formed at the top of the slope to form some edge protection to users of the cemetery while maintaining a natural profile to the bank. A timber post and rail fence to be constructed along the top edge of the bank to provide security and discourage climbing of the bank REFER TO CONDITON REPORT AND STRUCTURAL ENGINEERS INDICATIVE DRAWINGS FOR FURTHER DETAILS.	General once repaired	£45,000

Site	Description	Heritage Rating	Condition Comments	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl.VAT)
B5	Boundary : Slate rubble wall, granite coping, first shown on 1814 estate map and constructed as cemetery boundary	A	Varying condition along length. Some areas of extensive collapse, some in sound condition. Refer to Condition Survey for detail	Repair and rebuild to original height, remove trees impacting on wall. Suggest habitat improvement by allowing controlled bramble growth. REFER TO CONDITION REPORT FOR MORE DETAIL	General once repaired	£34,200
B6	Southern Boundary: Cornish stone and earth bank/hedge, first shown on 1814 estate map and constructed as boundary to the cemetery	A	1. Western end: Stone facing to hedge clearly visible between vegetation. Hedgerow seems sound for first 5-6m from east. 2. Stonework less visible to central section of boundary, collapsed/lowered section providing access route into graveyard. 3. Remains of hedge clearer again to western end. 4. Significant areas of collapse approx. 5m from western end. Collapsed sections do not pose and structural threat, but a re-build would help re-define the boundaries of the Site.	Rebuild collapsed sections in traditional Cornish hedge construction. Define more clearly the original access point and undertake exploratory work to see if original extents can be determined. Rebuild to approx. height of 800mm. REFER TO CONDITION REPORT FOR MORE DETAIL.	General once repaired	£7,500
B7	Western Boundary: Earth retaining bank with extensive vegetation and tree growth. Upstanding on the earliest maps as part of a longer field boundary; may have medieval or earlier origins	A	There are several areas along the length of B8 where the bank is breached and access down the slope to the rear of the hoarding to the neighboring site is possible. One large breached section is adjacent to the concrete shelter. The earth bank appears structurally stable from below and it is not thought that any remedial works are needed. Query: Does the low bank form enough of a safety barrier to trips and falls down the steep bank?	Make good the breaches in the earth bank with earthworks to bring average height of bank to approx. 600-800mm, plant additional screening vegetation along top of bank to further aid protection from falls. Clear out and make visible any deviations in ground surface adjacent to the bank. There is a possible ditch type feature along the inner side of the bank which could form a trip hazard; should be cleared to ensure visible. Suggest - habitat improvement, to allow controlled bramble growth. REFER TO CONDITION REPORT FOR MORE DETAIL.	General once repaired	£5,200

Site	Description	Heritage Rating	Condition Comments	Proposed Repairs / Actions	Maintenance	Estimated Costs (Excl.VAT)
B8	Entrance: Brick arched entrance set in slate rubble retaining wall; granite steps lead up into the Congregationalist cemetery	A	<p>Existing western side of stepped entrance is partially collapsed and the entrance steps are currently fenced off as this area is unsafe.</p> <p>The granite steps are buried beneath a layer of debris and vegetation. The external elevation is generally sound, with some areas of missing pointing and some instability at the head of the wall caused by neighboring trees. The internal elevation has some mortar loss to the stonework. Generally the brick arch and its abutments appear sound.</p> <p>The eastern wall of the steps has almost totally collapsed due to lateral pressures behind the wall, this face of the wall is unstable and is in urgent need of repair. The west wall of the steps is currently upright, however the large tree CT20 is threatening the stability of this area.</p>	<p>Expose and clear steps. Allow for general repointing and some re-bedding to top of wall to consolidate. Due to the proximity of graves behind the eastern wall the excavation required to construct the wall has been kept to minimum. The intention is that a narrow trench is dug to form a foundation to a new tied reinforced concrete wall. The stone facing to the wall will be constructed (using salvaged stone) off the granite steps which are to be left in place during the works.</p> <p>To the west wall of the steps, remove CT20 and locally rebuild stonework as necessary and allow for complete repointing to whole of wall.</p> <p>Replace existing gate with new oak framed and boarded door with viewing panel</p> <p>REFER TO CONDTION REPORT AND STRUCTURAL ENGINEERS INDICATIVE DRAWINGS FOR FURTHER DETAILS.</p>	General once repaired	£30,925
					TOTAL	£137,385

APPENDIX D: GAZETTEER OF TREES

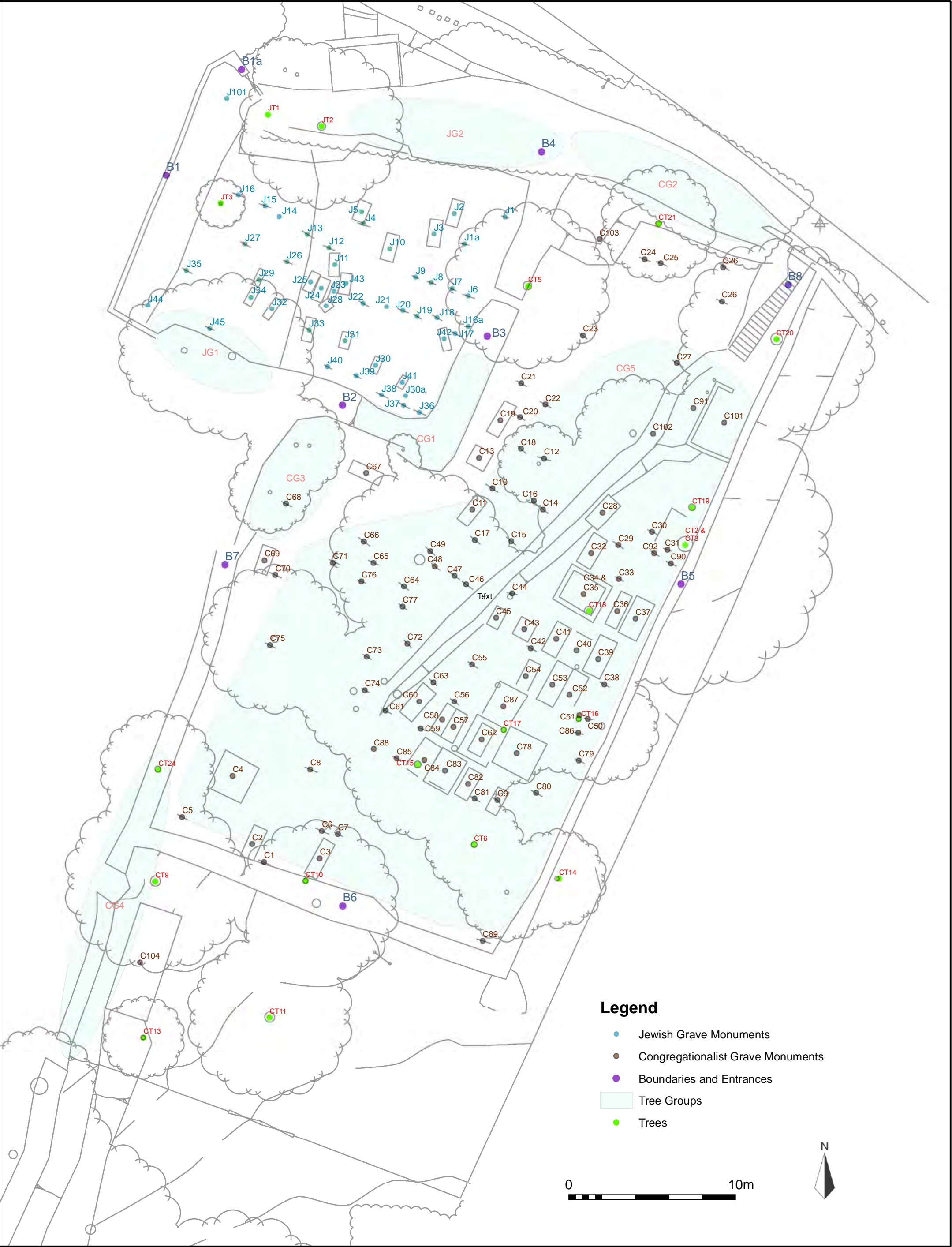
Site ID	Type	Name	Summary Report Findings	Proposed Actions	Cost Estimates (Excl. VAT)
CT2 & CT3	Trees	Sycamore & Ash	Two trees growing in close association, distorting stone wall; no recommended actions	These are damaging the wall. Felling recommended; see Appendix F: Condition Survey Comments and Observations	£950
CT4	Tree	Ash	Very large, monitor; see also CT5	CT4 has been cut down	-
CT5	Tree	Sycamore, Acer	Located on hedge bank boundary with no significant defects	No action	-
CT6	Tree	Irish Yew	Recommend heavy reduction, reduce to 3m and work to promote regeneration of low crown	Large Yew tree, reduce size and maintain	£300
CT9	Tree	Sycamore	In grass area beside WWII structure with small basal cavity	No action	-
CT10	Tree	Sycamore	On boundary, growing around headstone (C3), remove epicormis and coppice	This will potentially crack and destroy the headstone (C3). Manage or fell so that no damage is inflicted to the monument	£600
CT11	Tree	Turkey Oak	In grass area, large tree, reduce to standing stick monolith of 5m, replant with oak, within 2m	Outside cemetery area, act on advices of tree specialist	-
CT13	Tree	Sycamore	Rooted adjacent to WWII structure, consider removal to prevent damage	No obvious damage to the WWII structure at present; this should be closely monitored and managed should threat be presented	-
CT14	Tree	Hawthorn	No recommendations	Adjacent to external face of boundary wall (B5); manage so that it presents no threat to the wall	-
CT15	Tree	Sycamore	In grass area; distorting adjacent headstone, consider removal to prevent / reduce damage	Damaging monument C84, recommend removal	£600

Site ID	Type	Name	Summary Report Findings	Proposed Actions	Cost Estimates (Excl. VAT)
CT16	Tree	Ash	In grass area; distorting adjacent headstones, consider removal for repair	Will potentially destroy monuments C51 & C50, recommend removal down to low stump and treated to prevent re-growth.	£450
CT17	Tree	Sycamore	In grass area; distorting stonework, consider removal to facilitate repair	Damaging monument C78 with potential to damage C82 and C87, recommend removal down to low stump and treated to prevent re-growth.	£1,000
CT18	Tree	Sycamore	In grass area, distorting stonework, consider removal to facilitate repair of stone and metal work	Damaging monument C34 and C35, recommend removal down to low stump and treated to prevent re-growth.	£1,000
CT19	Tree	Sycamore, Acer	In grass area, large basal cavity, recommended to monitor	Given close proximity to the boundary wall (B5) and grave monument C31, this tree should be closely monitored at this stage and then either coppiced or felled if further damage cannot be prevented in the future.	-
CT20	Tree	Sycamore, Acer	In grass area; damaging stone wall, consider removal	Impacting stairwell and adjacent walling (B5 and B8); recommend complete removal.	£2,000
CT21	Tree	Sycamore, Acer	In grass area, recommend to coppice	Away from graveyard furniture; roots are integral to the adjacent bank (B4). Refer to structural recommendations for consolidation of bank. It is not anticipated that there is any need to remove this tree.	-
CT24	Tree	Sycamore	Large basal cavity, consider removal	No threat. It is not anticipated that there is any need to remove this tree.	-
CG1	Tree group	Mixed broadleaf	5 on hedge bank; recommendations to coppice	Coppice and undertake additional planting to thicken boundary vegetation.	£500

Site ID	Type	Name	Summary Report Findings	Proposed Actions	Cost Estimates (Excl. VAT)
CG2	Tree group	Broadleaf & Holly	6 on boundary bank B4; fell mixed broadleaf to facilitate repairs , for holly reduce height to 2m	Fell where essential for consolidation works to bank, but retain where possible and after works completed undertake additional planting to help further screen road and stabilise bank.	£2,400
CG3	Tree group	Sycamore & Ash	2 in grass area, no action recommended	No action	-
CG4	Tree group	Mixed broadleaf	8 along hedge bank; inc. holly, sycamore, hawthorn; no action recommended	No action	-
CG5	Tree group	Mixed broadleaf	10 -20 in body of cemetery; ash and sycamore, consider felling and new planting in this area	Fell trees that are damaging grave monuments unless there are very strong and specific reasons to retain and manage.	£6,800
JT1	Tree	Sycamore	On B4 pushing against entrance wall and will eventually destroy it, recommends coppicing to facilitate repairs/reduce weight on wall.	Coppice to aid repairs and reduce effect on wall, but retain and allow managed regrowth to provide screening from the road.	£200
JT2	Tree	Sessile Oak	On B4, overgrown with ivy, recommend to sever ivy	Retain and remove ivy. Additional planting to bank recommended following consolidation works, see JG2 also.	£200
JT3	Tree	Turkey Oak	In grass area, no significant defects, no action	Appears to offer no impact on upstanding heritage - no actions but monitor.	
JG1	Tree group	Sycamore	2 on hedge bank, some ivy, no actions recommended	No action	
JG2	Tree group	Mixed broadleaf	8 on embankment, incl. ash, sycamore and beech, recommends selective thinning	Selective thinning/coppicing and additional intermediate planting to bank, following consolidation works to bank. Refer to engineer's drawings and commentary for further recommendations.	£3,000
				TOTAL	£20,000

APPENDIX E: COMPOSITE FIGURE OF GAZETTEER REFERENCES

Appendix E: Composite Figure of Gazetteer References
(1:200 at A3)

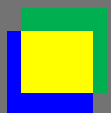


APPENDIX F: CONDITON SURVEY COMMENTS & OBSERVATIONS

June
2017

Jewish and Congregationalist Cemeteries, Ponsharden

CONDITION SURVEY COMMENTS AND OBSERVATIONS





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Prepared for:

Falmouth Town Council and the Friends of Ponsharden Cemeteries

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Revision	Author/Revision Detail	Verified by	Date
FIRST ISSUE	Claire Newman	MG	26/06/2017
Rev A	Claire Newman	MG	02/11/2017



These observations accompany the condition and repair outlines on the Gazetteer .



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Asset Reference: B1

Description:

Low level rubble stone wall approx. 1m high to inner face, 1.5m high to outer face.
Concrete coping to top of wall to most of length.

Condition:

Overgrown with vegetation, deep pointing voids to stonework. Concrete coping – cracked and missing in places. Area beyond wall and between adjoining site hoarding overgrown with buddleia.

Proposals:

Remove all vegetation on wall. Cut back and treat buddleia behind wall. Allow for repointing of 50% to both faces. Allow for repair of 50% of concrete coping.

Observation: The adjoining site hoarding is impacting on the historic setting of the wall. Open metal railings may be less visually obtrusive.



Figure 1 Northwestern end of Boundary wall. Note extensive vegetation growth completely obscuring wall.



Figure 2 Mid section of wall B1



Figure 3 Southwestern end of B1



*Figure 4 Detail of concrete coping to B1.
Note cracking and damage (this is one of the best preserved sections)*



Asset Reference: B1a

Description:

Slate rubble wall return to northern boundary with original entrance to Jewish Cemetery. Rubble stone return wall, suggested in MPPA as being the remains of an 'ohel' (prayer hall).

Condition:

Brickwork sound, some missing coping stones to right hand side of gate. Timber ledged and braced gate with padlock, in secure condition. LHS wall lower with concrete coping, overgrown with ivy. Curved stone return wall (thought to be remains of building, extensively overgrown with large trees in head).

Proposals:

Clear all ivy and vegetation growth to either side of wall. Re-bed top stones where loose. Repair brick coping. Repoint both faces of wall (allow for nominal 50%).

Curved stone return wall: Remove ivy and trees to top of wall. Expose and repoint (allow for 100% repointing).



Figure 5 Brickwork wall to RHS of gateway, some missing coping bricks to wall head



Figure 6 Overgrown brick and stone wall to LHS of gateway



Figure 7 Rubble stone wall, possibly remains of building, very overgrown



Figure 8 External view of entrance gateway



Figure 9 Detail of stone threshold to Jewish Cemetery entrance



Asset Reference: B2

Description:

Hedgebank to the south boundary of Jewish Cemetery. Southwestern end comprises low rubble stone wall with concrete coping (as Asset B1) for length of approx. 5m then becomes earth bank to inner face, external face visible as retaining stone wall, until it meets with earth bank of B3.

Condition:

Rubble stone wall sound for first 1m from southwest corner, there is then an area of collapse approx. 1m from SW corner of approx. 1m length with the coping broken and stonework collapsed.

After 6m, the inner face of the wall either ends or is lost under the earth bank (approx. in line with tree JG1). The wall to the outer face is visible as a retaining structure for approx. 9m until the bank returns to the south. The retaining part of the wall generally appears sound, with some repointing needed.

On the inner face the earth bank appears to come very close to gravestone (J45) although is providing no immediate risk. Generally the earth bank is in a stable condition. A badger sett (approx. 15m from southwest corner) appears to be disused – the extent of the tunnel system is unknown. The extract below from CEC's Habitat Report discusses the Badger sett in more detail:

There is evidence that badgers on occasion utilise the site and have built a sett within the bank adjacent to the Jewish Cemetery. Further survey would be required to determine the current extent of the use of the site by badgers. Due to the location of the sett entrances on the edge of cemetery it is anticipated that the setts are unlikely to be damaging or undermining graves. However, should the sett extend towards the Jewish cemetery in the future, then this would likely be an issue which would require intervention. It is therefore recommended a regular monitoring program is set up to record if the sett starts to extend, it is possible that this could be undertaken by Friends of Ponsharden Cemeteries. Monitoring would be particularly important if developments are taken forward on the surrounding sites as this may cause a disturbance to badgers resulting in them using other setts which they have in their range. ¹

Proposals:

Clear vegetation to both faces of the stone wall. Rebuild collapsed section of stone wall and repair coping.

The existing trees (JG1) do not appear to be posing any threat to either the wall or the neighbouring monuments and may be helping to stabilise bank. No works are proposed.

¹ Ref from CEC report **Phase 1 Habitat Survey Report for Jewish and Congregationalist Cemeteries at Ponsharden, Falmouth** Cornwall Environmental Consultants (CEC Ltd) Five Acres Allet Truro TR4 9DJ Ref: CEC2933 April 2017



Figure 10 Southwestern end of Boundary B2



Figure 11 Collapsed section of boundary wall with broken coping



Figure 12 Earth bank overlapping stone wall



Figure 13 Bank in close proximity to gravestone (J45)



Figure 14 General view of earth bank



Figure 15 Detail of badger sett



Figure 16 View of rear of wall where stonework disappears into earth bank



Asset Reference: B3

Description:

Earth bank forming site boundary between Jewish and Congregationalist Cemeteries, break in bank to provide pedestrian access between the sites.

Condition:

1. Southern End: Small trees are growing in the bank, there is evidence of previous tree work, with cut and treated tree roots visible. Much of the bank is of exposed earth, perhaps illustrating some instability. There are several small animal holes in the bank. The base of bank is very close to J102 and J42, and there may be signs of historic collapse towards these two gravestones. Refer to the information from CEC's Habitat survey for details of the badger sett (referred to in B2 above).
2. Northern End: There are two substantial trees growing in this area of bank, which do not require removal but may need some work to maintain their size.
3. There is a worn pathway over the earth bank between the two cemeteries, it is not known if this is an historic or recent cut into the bank. The resultant pathway cuts over graves of J6 and J7.

Proposals:

No structural work required. Minor replanting to increase stability of the bank recommended.

Observation: Consider planting a hedge or erect fencing at top of bank to provide physical barrier between the two cemeteries? Depending upon access arrangements a gate or stile over the bank may be required. This will be discussed in more detail within the Conservation Management Plan.

Observation: Consider a slight reorientation of the path to provide an improved clearance away from graves.. Further discussion to be developed within the Conservation Management Plan.



Figure 17 General view of northern end of B3



Figure 18 General view of southern end of B3



Figure 19 Detail view of animal holes in B3



Asset Description: B4

Description:

Northern boundary between both cemetery sites and the main road. Retaining earth bank with hedgerow planting and trees to boundary.

Condition:

The earth bank is potentially unstable and should be considered to be in an unsound condition. There is evidence of historic slumping of material towards the road with exposed tree roots in several areas of the bank. (see figure 24). In particular, the area immediately below the boundary between the two cemeteries has areas of exposed earth and visible voids in the bank when viewed from road level. The bank requires stabilising in the medium to long term.

Proposals:

Reinstate bank to a more stable profile by importing material, the bank profile will be held in place using an erosion matting/mesh system (such as Maccaferri MacMat type R Green), this will be anchored via Platipus Anchors into stable material behind the bank. The completed bank will be hydroseeded with suitable vegetation to match the native species as far as possible.

See sketch proposal **J17-024 2100/4** and **Figure A** in Appendix.

All works in association with this boundary will need to be discussed and agreed with Cornwall Council as the owner of the highway. There may also be associated road closure agreements to establish whilst the work is undertaken.

During these works a bund will be formed at the top of the slope to form some edge protection to users of the cemetery while maintaining a natural profile to the bank.

A timber post and rail fence to be constructed along the top edge of the bank to provide security and discourage climbing of the bank. Alternatively a stone faced bank, in a Cornish Hedge style could be formed to provide an edge without the need for fencing.



Figure 20 B4 bank from top



Figure 21 B4 bank from top



Figure 22 B4 bank from top



Figure 23 View from bottom of bank



Figure 24 Detail of bank from below - note areas of substantial collapse



Figure 25 General view of bank towards north west behind gas governor building



Asset Reference: B5

Description:

Rubble stone boundary wall with granite coping generally, concrete to first 4-5m from the north.

Condition:

Wall in varying condition over length.

1. The first 3-4m of wall (above the steps) appears generally in good condition with the concrete coping remaining in situ. There are minor pointing voids to the stonework to both sides of the wall. A significant crack at approx. 3m length is probably as a result of movement caused by CT20, this tree should be felled and the subsequent movement of the wall monitored.
2. The following 4m-8m of wall (from CT20 to approx. in line with remains of building) is sound with some bowing to the external face. The granite coping stones remain in situ, although will need lifting and re-bedding to ensure they are soundly bedded. There are deep pointing voids to the stonework with 100% repointing required.
3. The wall length adjacent to the building remains (8m-9m approx.) shows evidence of render remains to inner face of building.
4. 9m-11m almost total collapse where building would have abutted wall. Complete re-build required, original height of wall unknown as assumed building abutted wall at this point. Suggest re-build to just below height of bottom of coping with uneven wall head to demonstrate that wall incomplete at this point.
5. Partial collapse for 11m-15m approx.. 50% rebuild and re-bed copings where found at base of wall.
6. Wall from 15m-25 (from CT19 to 1m before CT16) in fair condition. Wall in this area is leaning slightly to the inside.
7. 25-28m some further missing stonework to the inner face, minor re-build needed.
8. 28m to 45m (end): Varying levels of collapse from CT16 until southern end. Very displaced and overgrown. Assume almost complete rebuild from foundations up to whole extent (worse case). Re-bed found copings.
9. To the southern end it is unclear whether copings originally went to full length of wall or stopped before the end of this wall stretch. It may be clearer once the vegetation has been removed.
10. The southern boundary wall is of a Cornish hedge type construction, butting directly to the end of the eastern wall.

Observation: Suggested habitat improvement: *Following the clearance of vegetation immediately around the wall, it has been suggested within the CEC habitat survey that retaining and increasing the area of bramble scrub between B6 and the site fence could provide improved habitat for nesting birds etc. This would have the added benefit of aiding security of the site and restrict access to this area. The maintenance strategy would need to ensure that this scrub did not start to spread and invade the stonework to the boundary wall, so as to not threaten the structural integrity of the wall. It is suggested that a 1m margin of cleared vegetation is maintained alongside the wall to allow access for inspection and maintenance.*

Proposal:

- Remove all vegetation growth to whole extent of wall.
- Remove CT20 and CT12 and CT13 which are all impacting on the wall.
- Rebuild collapsed sections of wall and re-bed all coping stones, where currently on wall and were collapsed in vegetation below wall.
- Repoint all rubble stone to approximate values noted above.



Figure 26 (approx 1m-4m) note the minor cracking to concrete coping and significant crack to centre of photograph



Figure 27 (approx 4m-8m) Tree CT20 in foreground. Note render remains to part of wall.



Figure 28 Detail of damage being caused by CT20



Figure 29 Detail of step change in wall at approx. 4m-5m.



Figure 30 (4-8m) Section of B6 in good condition, coping stones need some re-bedding and stonework repointing.



Figure 31 (8m) Detail of granite copings and deep pointing voids to stonework



Figure 32 Detail of render remains at approx. 8m-9m length



Figure 33 General view of B6 from boundary – note extensive vegetation growth.



Figure 34 (30m-end) General view of partial collapse and extensively overgrown section



Asset Reference B6 Southern Boundary – Cornish Hedge

Description:

Southern Boundary – Cornish stone and earth bank/hedge

Condition:

1. Western end: Stone facing to hedge clearly visible between vegetation. Hedgerow seems sound for first 5-6m from east.
2. Stonework less visible to central section of boundary, collapsed/lowered section providing access route into graveyard.
3. Remains of hedge becomes clearer again to western end.
4. Significant areas of collapse approx. 5m from western end.

Collapsed sections do not pose any structural threat, however a re-build of the lower section would help re-define the boundaries of the site and provide a sense of the original enclosure.

Proposal:

- Rebuild collapsed sections in traditional Cornish hedge construction.
- Define more clearly the original access point and undertake exploratory work to see if original extents can be determined.
- Rebuilt to approx. height of 800mm.



Figure 35 General view of eastern end of Cornish hedge



Figure 36 General view of central section, very overgrown with vegetation.



Figure 37 Partial collapsed section to western end of Cornish hedge



Figure 38 Detail view of western end of B7.



Asset Reference: B7 Western Boundary Earth Bank

Description:

Western Boundary – Earth retaining bank with extensive vegetation and tree growth

Condition:

There are several areas along the length of B8 where the bank is breached and access down the slope to the rear of the hoarding to the neighbouring site is possible. One large breached section is adjacent to the concrete shelter.

The earth bank appears structurally stable from below and it is not thought that any remedial works are needed.

Proposal:

- Infill and make good the breaches in the earth bank with earthworks to bring average height of bank to approx. 600-800mm, plant additional screening vegetation along top of bank to further aid protection from falls.
- Clear out and make visible any deviations in ground surface adjacent to the bank. There is a possible ditch type feature along the inner side of the bank which could form a trip hazard.
- Increase bramble scrub to the base of the bank to further restrict access and to provide increased habitat potential in accordance with CEC's recommendations in the Habitat Survey report;

It has been noted that there is scattered bramble scrub located on the western and eastern boundary to the site. It is recommended that this is not allowed to encroach further within the site. The aim should not be to eradicate the bramble scrub from site as it does have ecological benefits, providing a food source, shelter and if it were to become denser, potentially bird nesting habitat. Therefore, it is recommended that it is contained outside of the walled area of the cemetery, i.e. to the west of the wall which forms the western boundary to the Jewish cemetery and between the eastern wall of the Congregationalist cemetery and the perimeter fence. Bramble should be cut back using hand tools (e.g. loppers and billhooks or brushcutter) between October and February (outside of the bird nesting season), to maintain the current extent of habitat and prevent further encroachment.²

² Phase 1 Habitat Survey Report for Jewish and Congregationalist Cemeteries at Ponsharden, Falmouth, Cornwall, Environmental Consultants (CEC Ltd) Five Acres Allet Truro TR4 9DJ Ref: CEC2933, April 2017



Figure 39 General view of B8 bank from the Congregationalist cemetery



Figure 40 Detail view of breach in bank which could be a risk to the safety of the site.



Figure 41 Further example of breach in earth bank with view down to hoarding on adjacent development site.



Figure 42 General view of B8 earth bank from below



Figure 43 Further general view of earth bank B8



Asset Reference: B8 Arched Entrance and Steps

Description:

Entrance arch constructed from cut stone forming archway and quoins with coursed random rubble walls.

Condition:

Existing western side of stepped entrance is partially collapsed and the entrance steps are currently fenced off as this area is unsafe.

Steps: The granite steps are buried beneath a layer of debris and vegetation (see figures 44 and 45).

External elevation face of arch (north elevation): This wall is generally sound, with some areas of missing pointing (figures 46 and 47) there was some instability at the head of the wall caused by neighbouring trees (figure 50).

Internal face of arch: Again there is some mortar loss to the stonework (figure 53) to this elevation, generally the brick arch and its abutments appear sound.

East wall of steps: The eastern wall of the steps has almost totally collapsed due to lateral pressures behind the wall, this face of the wall is unstable and is in urgent need of repair. See figure 51.

West wall of steps: The west wall of the steps is currently upright, however the large tree CT20 is threatening the stability of this area, it can be seen in figure 55 and 56 that some bowing and movement has already occurred, this needs to be dealt with urgently to avoid further damage. Access to this area should be restricted.

Entrance Gates: The existing entrance door/gate to the cemetery is in a poor condition, the timbers are extensively decayed and the gate has been temporarily reinforced with heras fencing to make secure/

Proposal:

Steps: Expose and clear steps (it is assumed these are generally sound and will need no further repair).

External elevation face of arch (north elevation): Allow for general repointing (100%) and further repairs and some re-bedding to top of wall to consolidate (see figure 50 for example).

Internal face of arch: Allow for general repointing of voids (100%) and repairs to the top of the wall.

East wall of steps:

Due to the proximity of graves behind the wall the excavation required to construct the wall has been kept to minimum. The intention is that a narrow trench is dug to form a foundation to a new tied reinforced concrete wall. The stone facing to the wall will be constructed (using salvaged stone) off the granite steps which are to be left in place during the works.

See sketch proposal **J17-024 2100/5** in Appendix.



A possible alternative (**Figure B in Appendix**) would be to use MACMAT-R (with soil nails) to stabilise the material the material behind the wall and rebuild the stonework in a traditional manner off the stone steps.

West wall of steps: Remove CT20, locally rebuild stonework as necessary and allow for 100% repointing to whole of wall.

Entrance gates: Replace existing gate with new oak framed and boarded door with viewing panel to give a glimpse into the cemetery when closed.



Figure 44 General view of steps



Figure 45 Detail of granite steps



Figure 46 Junction of existing arch with contemporary stone retaining wall



Figure 47 Detail of how contemporary retaining wall was constructed to tie into existing masonry



Figure 48 Detail view of rear of Arch intersection with earth bank and collapsed western stairwell wall



Figure 49 Detail of underside of brick arch

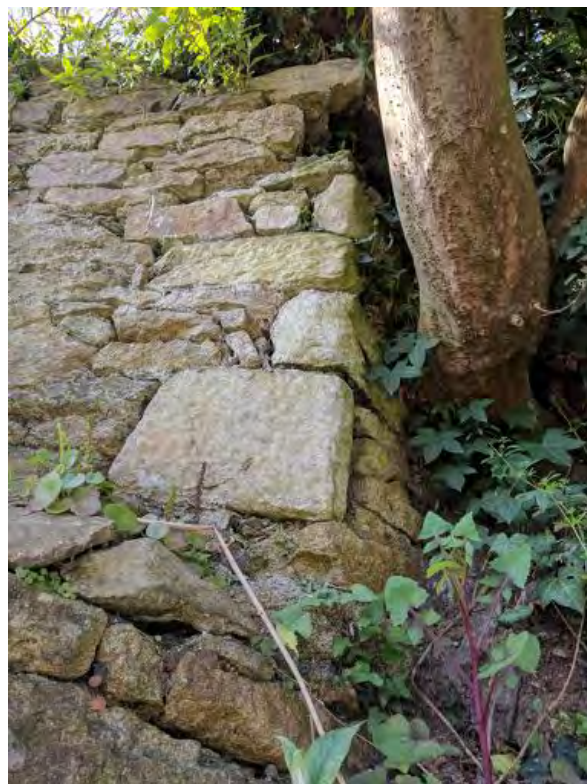


Figure 50 Detail of external arch wall intersection with earth bank with large tree growing from bank



Figure 51 Collapsed inner face of western stairwell wall



Figure 52 Top view of northern arch wall



Figure 53 Inner face of arch entrance wall



Figure 54 General view of eastern stairwell wall



Figure 55 General view of eastern stairwell wall showing CT20 growing from wall head



Figure 56 Detail view of CT20



Asset Reference: C101 – Possible Mortuary Chapel Structure

Description:

Possible mortuary chapel, now ruins, red brick and glazed tiles

Condition:

Remains of glazed ridge tile indicates that building had a pitched roof finish. Render remains to boundary wall implies internally the building was plastered.

Proposal:

- Clear out brick and earth debris to inner area of structure, if possible expose to original floor level (It may be possible to use volunteer labour for some of this work).
- Salvage and store loose bricks.
- Consolidate wall tops, and re-bed loose bricks.
- No proposal to rebuild structure.
- If possible establish reveals of door opening to help make clearer original extent of building.
- Rebuild boundary wall – refer to B6 for detail.



Figure 57 General view of possible mortuary chapel.



Figure 58 Detail view of collapsed brickwork within footprint of building



Figure 59 Detail of render/plaster remains to boundary wall



Figure 60 Detail of internal corner to building



Figure 61 General view of Mortuary building remains



Figure 62 Remains of glazed ridge tile found on site



Asset Reference: C102 - Path

Description:

Brick edged path, unknown whether path brick edge original or a later addition, some careful exposure of base of path and sides through archaeological excavation may establish this further.

Western side visible up to C48

Eastern side becomes a low level stone wall from Monument C11 to the South.

Condition:

Path to northern side of site for first 20m from top of steps relatively clearly defined. Next 35m overgrown. To Southern side of Monuments 66 and 67 the path is completely lost.

Un-identified trees nearby to C67 and C66 add character value by framing the pathway. Retention of these would provide value, as long as they do not impact on any gravemarkers.

Proposal:

- Excavate to establish whether any original path base exists.
- Clear vegetation and expose brick and stone edges. Re-bed brickwork
- Clear vegetation, re-bed and repoint low level (400mm max) stone wall edge.



Figure 63 Detail of pathway to northern end of site



Figure 64 Further detailed view of pathway with brick edging



Figure 65 General view of pathway, tree to foreground is not near any monuments and provides an interesting focal point and frame for the setting.



Figure 66 General view of overgrown section of path



Asset Reference: C104 – Concrete Structure

Description:

Concrete block walls with reinforced concrete slab roof. Former use unknown. Metal barred gate with padlock to doorway opening.

Condition:

Structure in sound condition. Some staining to blockwork walls and spalling of concrete to roof structure.

Roof has some established vegetation to top.

Rear half of structure partially buried in ground, no visible defects.

Proposal:

No works proposed. Potential use as maintenance store subject to any health and safety issues as limited head height internally. Not recommended to allow public access due to potential trip hazards and confined dark space with limited head height.



Figure 67 General view of concrete structure to southwest of Congregationalist cemetery



Figure 68 Internal view of concrete structure, previously been used as rough sleeping site.



Figure 69 Western elevation of concrete structure

APPENDIX A

(Structural Sketches)



FS 21557

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1. This drawing is to be read in conjunction with drawings, details and specifications issued for construction purposes.
2. The Contractor is responsible for all dimensions and for the correct setting out of the work on site. Only figured dimensions are to be used. Any discrepancies are to be reported before proceeding.
3. All materials and workmanship to comply with current British Standards and Codes of Practice.
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In particular, the user must ensure that a CDH-Coordinator and Principal Contractor have been appointed and in addition, they have the appropriate experience and capability for those functions.

If the user of this document has any doubts as to their statutory obligations in this regard, they should contact pdp Green on 01872 265400 and ask for the Health and Safety Adviser.

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Rev:	Date:	Issue detail:	BY:	Q.A:
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PRELIMINARY

Project Leader:	Designer:	Assistant:
CN	CN	MG

Drawing:

Wall Adjacent to Granite Steps

Client:
Falmouth Town Council

Job Title:
Ponsharden Cemeteries
Falmouth

Date:	JUN '17	Scale:	1:50
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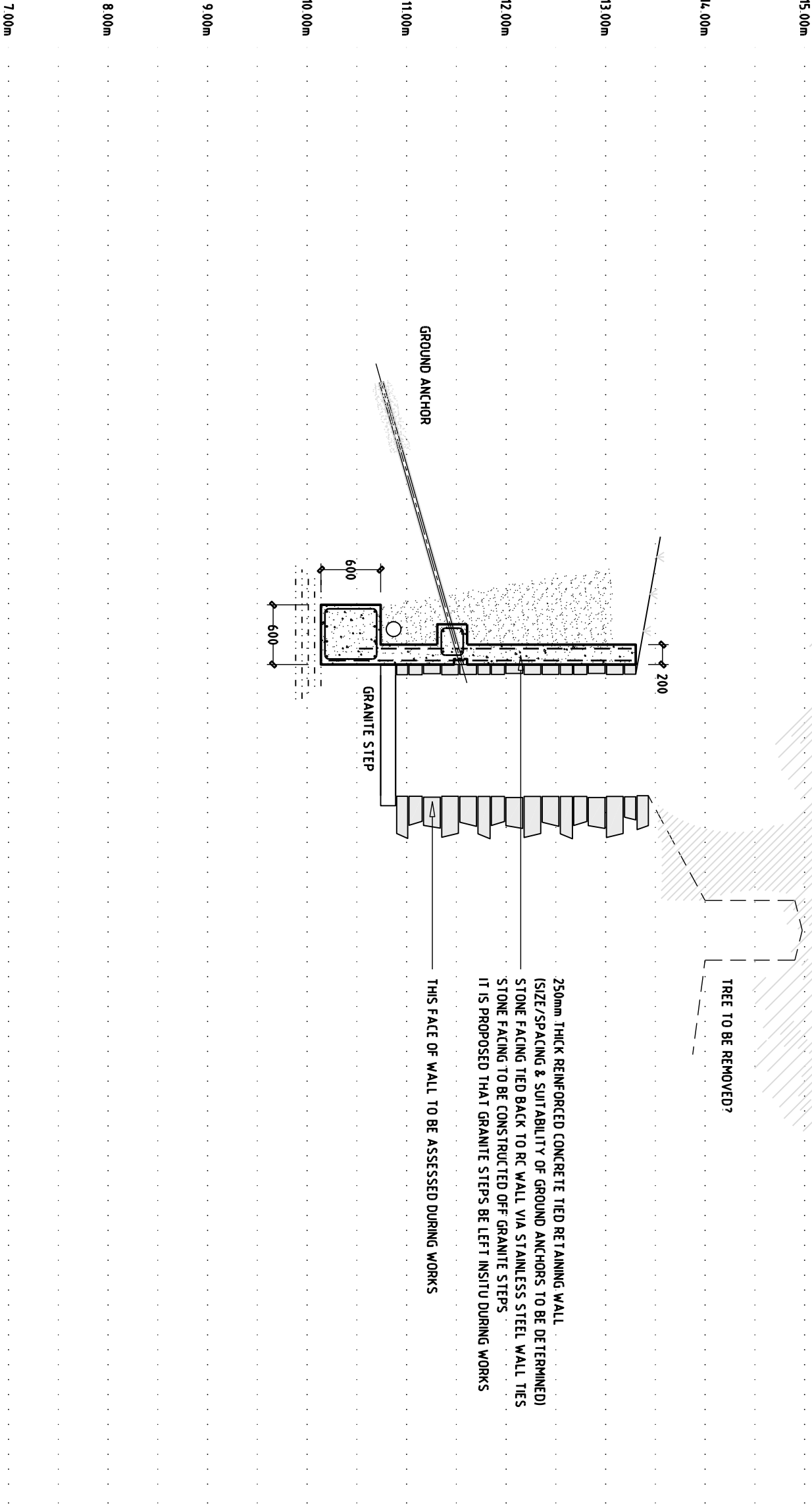
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Architecture, Structural and Civil Engineering

Job No:	J17-024	Dwg No:	2100/4	Rev:	-
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GROUND ANCHOR

GRANITE STEP

TREE TO BE REMOVED?

250mm THICK REINFORCED CONCRETE TIED RETAINING WALL
(SIZE/SPACING & SUITABILITY OF GROUND ANCHORS TO BE DETERMINED)
STONE FACING TIED BACK TO RC WALL VIA STAINLESS STEEL WALL TIES
IT IS PROPOSED THAT GRANITE STEPS BE LEFT INSITU DURING WORKS

THIS FACE OF WALL TO BE ASSESSED DURING WORKS



Figure B: Potential alternative method of stabilising material behind west stairwell wall.



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Rev:	Date:	Issue detail:	By:	Q.A:
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PRELIMINARY

Project Leader:	Designer:	Assistant:
CN	CN	MG

Drawing:
North Boundary Wall Proposal
(Maccaferri MACMAT-R)

Client:
Falmouth Town Council

Job Title:
Ponsharden Cemeteries
Falmouth

Date:	JUN '17	Scale:	1:50
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Architecture, Structural and Civil Engineering

Job No:	J17-024	Dwg No:	2100/5	Rev:	-
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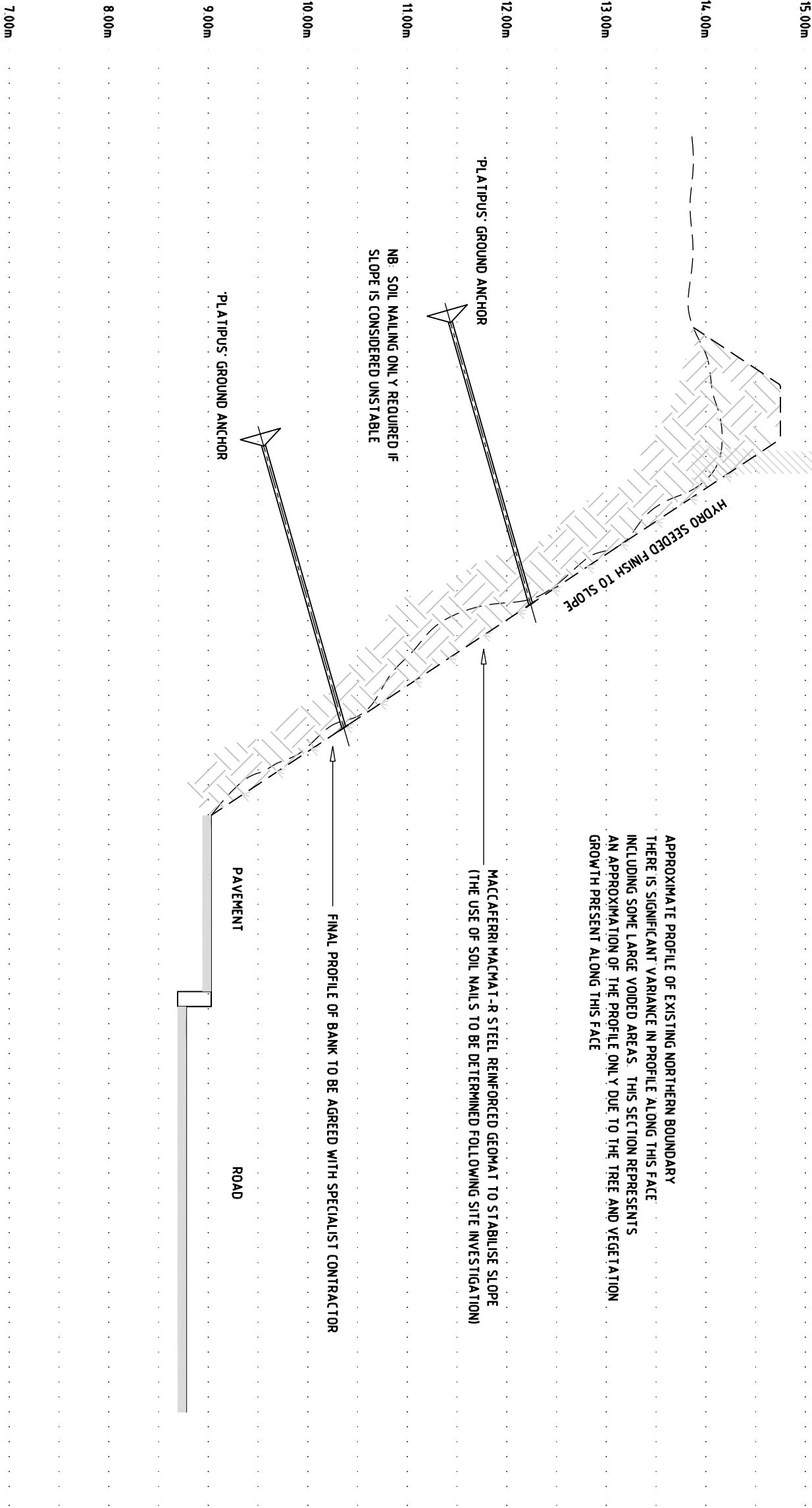




Figure A: MACMAC-R (Green) being installed on a similar site.

APPENDIX G: 10 YEAR MANAGEMENT AND MAINTENANCE PLAN

[illegible]

REF	Element	Maintenance Task	Responsibilities	Frequency	Annual Cost	J	F	M	A	M	J	J	A	S	O	N	D	
1.3.3	Reactive maintenance and minor damage	As required	unskilled/voluntary	annually	£500.00													
1.3.4	Vegetation close to buildings	Check surrounding areas and clear away as required.No trees near buildings or walls	unskilled/voluntary	monthly in summer	£1,100.00													
1.4	Pathways																	
1.4.1	Pathways generally	Inspect edgings for signs of damage and report	unskilled/voluntary	annually	included above													
1.4.2	Pathway surfaces	Remove any plant growth from pathways	unskilled/voluntary	monthly in summer	included above													
1.5	Grass and Scrub Areas																	
1.5.1	Grass mowing: refer to recommendations from CEC for details. Mowings at times appropriate to encourage wildflower growth		unskilled/voluntary	late Aug/Early Sept	£550.00													
1.5.2	Scrub maintenance	Cut back and maintain distance from monuments and walls	unskilled/voluntary		included above													
1.5.3	Control of invasive species	Control invasive weeds	unskilled/voluntary		included above													
1.5.4	Maintenance of newly planted trees	As recommended by specialist	unskilled/voluntary	as recommended	Included in other items													
1.6	Total annual cost for occasional and regular tasks				£6,450.00													

APPENDIX H: PHASE 1 HABITAT SURVEY REPORT

**Phase 1 Habitat Survey
Report
for
Jewish and Congregationalist Cemeteries at
Ponsharden, Falmouth**

April 2017

Prepared for:
pdp Green Consulting

Prepared by:
Cornwall Environmental Consultants (CEC Ltd)
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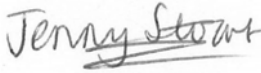
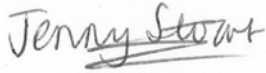
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Ecologist	Principal Ecologist	Principal Ecologist

Disclosure

The information, opinion and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.



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Site Summary

Site Assessed	Jewish and Congregationalist Cemeteries at Ponsharden, Falmouth
Area (ha)	0.2
Grid Reference	SW794338
Survey methods	Phase 1 habitat survey
Surveyor's name	Ben Wyatt
Date of assessment	15 th March 2017
Weather on date of assessment	Dry and overcast with occasional sunshine and light winds.

Results Summary

Designated sites	Fal and Helford SAC is located c. 850m to the east of the Cemeteries.
Protected species present	Badger
Potential for protected/ important species	Bats Reptiles Amphibians Hedgehog Lower plants
Important habitats	Graveyard Grassland Cornish hedge

1. Background & Methodology

1.1. Background

Cornwall Environmental Consultants (CEC) Ltd was commissioned by pdp Green Consulting in March 2017 to undertake an extended Phase 1 Habitat Survey of the land associated with the Jewish and Congregationalist Cemeteries at Ponsharden, Falmouth. The site is located on the north-eastern extent of the town of Falmouth, Cornwall and is c. 170m south of the Penryn River. The immediate boundaries to the site are formed by the A39 to the north, light industrial units to the east, an unoccupied development site to the west and a supermarket and woodland to the south.

The aim of this report is to identify the phase 1 habitats present within the site, to identify any key ecological constraints and opportunities and provide information on management for the site, to assist with the preparation of Conservation Management Plan for the site.

1.2. Methodology and Limitations

This assessment has been carried out in accordance with the 'Guidelines for Preliminary Ecological Appraisal' produced by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2013).

This ecological assessment comprises three elements: a desk study, a site survey and a report. The desk study consisted of a search of all existing ecological records within a 1km radius of the site using the information held by the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS, to 2017). A walkover site survey was undertaken to identify plant species and map habitats present according to standard 'Phase 1' categories (JNCC, 2010). Signs of faunal species were also searched for; including tracks, prints, droppings, hairs, feeding remains, nests and burrows. This report describes and evaluates the ecological interest of the site, identifies any ecological constraints and opportunities.

March is not an optimal time of year to undertake vegetation surveys as many species will not be visible at this time of year. It is however, possible to assign habitats under the broad Phase 1 Habitat classification system. The site had free access to all areas excluding the internal areas of the building which was secured by a padlocked gate.

The survey was undertaken in dry and overcast conditions, with occasional sunshine and light winds.

Ecological features can change over time, particularly if site management/ use changes; as a guide it is recommended that this report is valid until April 2018. This ecological assessment does not include a search for Tree Preservation Orders (TPO's) or Conservation Area status.

2. Results & Impact Assessment

2.1. Site & habitat description

The site can broadly be divided into three distinct areas, the Jewish Cemetery which is dominated by semi-improved grassland with an abundance of primrose. The Congregationalist Cemetery which comprises an area of broadleaved woodland plantation dominated by sycamore with an abundance of ash and a ground flora which includes a number of grass species as well as umbellifer species, orchids, lesser celandine and daffodils. To the south of the cemeteries is an area of semi-improved grassland which has become rank in nature and is dominated by tussocks of cock's-foot. Additional habitats and ecological features which are located throughout the site include scattered trees, stone walls, hedgerow and areas of scattered scrub. The scattered scrub is characterised by a dominance of bramble and is most noticeable on the eastern and western boundary. There is a single storey building located in the southwestern corner of the site.

The distribution of habitats is shown on map 1 and a species list for each habitat is included in *Appendix 1* of this report.

2.2. Designated Sites

2.2.1. Statutory Designated sites

There is one statutory designated site located within a 1km radius of the site. Fal and Helford Special Area of Conservation (SAC) is located c. 850m to the east of the site and has been designated primarily for four Annex 1 habitat types (mudflats, sandbanks, large shallow inlets and bays and Atlantic salt meadows) and one Annex 1 species (shore dock). There are also two other Annex 2 habitats (estuaries and reefs) which are present, but not primary reasons for designation.

2.2.2. Non-Statutory Designated sites

There are two Cornwall Roadside Inventory Geological Sites located within a 1km radius of the development site and are both earth science sites. Site GS1 is located c 120m to the northwest of the site has been designated due to the Devonian slates which are exposed within the cutting. Site GS24 is located c. 800m southeast of the site and has been designated due to a cutting which exposes features in Mylor slates.

2.3. Habitats

Graveyards

Graveyards are often ecologically diverse habitats which support a wide variety of species particularly floral species and lichen (YWT, 2011). They often comprise a mosaic of habitats located within a relatively small area and are likely to be subject to minimal disturbance. Therefore it should be considered that the Cemeteries at Ponsharden are likely to be ecologically important.

Grassland

The species density recorded within the grassland located on site was not noticeably high at the time of survey. However, it is anticipated that the grassland has been subject to minimal disturbance/ management over the years and therefore it is possible that these support a diverse floral diversity. It is considered that a survey later in the year may have recorded a

number of additional species and therefore it is likely that the grassland is an important habitat.

Cornish hedge

The site is bound to the north and partially on the western boundary by Cornish hedge. The species diversity of the hedgerow is limited, holly dominates the woody species and the ground flora is dominated by ivy. However, the hedgerows on site are likely to be UK BAP and Cornwall BAP priority habitat.

2.4. Species

2.4.1. Flora

Vascular Plants

A total of 47 vascular plant species were recorded during the March 2017 site visit. The species richness of the site is considered to be good in relation to the size of the site and habitats present. However, this is not necessarily reflected by the number of species recorded during the survey visit and it is thought that a survey undertaken later in the year would most likely have recorded a number of additional species. The ERCCIS desk study revealed that 62 species of conservation value have been recorded within 1km of the site, many of which are associated with arable habitats and therefore not present on site. Those with potential to occur on-site include maidenhair fern and lanceolate spleenwort which both have an association with mortared walls. It is possible that these species may be present within the site, however, they were not recorded during the survey.

At least two species of orchid were identified within the site, however, it was not possible to identify these to species level during the survey due to a lack of flowers. Therefore a visit in early summer would be required to identify this species.

Lower Plants

A specialised survey for non-vascular plants, bryophytes and lichens, was outside the scope of this study. The desk study revealed 14 records for lower plant species of conservation importance. However, none of the species identified are considered to be likely to occur within the site.

In general cemeteries are considered to offer good habitat to support lower plant species as they are often undisturbed and there is likely to be a number of different substrates to colonise based on the diversity of stone materials used for head stones. Based on this it is considered that the cemeteries will support a different assemblage of lower plant species than that of the habitats in the wider area. Not only do they have potential to support woodland species but also those associated with old stone. Therefore the cemeteries have the potential to be ecologically important for lower plant species.

2.4.2. Bats

The ERCCIS desk study revealed records for common pipistrelle, soprano pipistrelle, noctule, Natterer's bat, brown long-eared bat and lesser horseshoe bat within a 1km radius of the site.

All UK bat species and their roosts are legally protected under the Conservation Regulations 2010 (HM Government, 2010). Brown long-eared bat, soprano pipistrelle and lesser horseshoe bat are UK BAP Priority Species and soprano pipistrelle and lesser horseshoe bat are Cornwall BAP Priority Species.

During the site visit an assessment was made of the potential for the habitats on site to support bat species.

There is a building located within the south-western corner of the site which has the potential to support roosting bats. The building is single storey and constructed from concrete blocks with a flat concrete roof, notable access points for bats include the main entrance which is covered with a metal grilled door. In addition a single oak tree on the southern boundary was considered to offer potential roosting features for bats. The majority of trees present within the site are not mature enough to contain features which may be utilised by roosting bats. The habitats present on site offer a good foraging habitat for bats, in particular the broadleaved plantation woodland and hedgerows. The areas of suitable habitat are relatively small and therefore on their own would be of limited use to bats. However, the site is connected to suitable habitat to the south and west and therefore the site is a small parcel of suitable bat habitat on the northern fringe of a much larger area. The site does also have connectivity to the train line to the south which in turn is likely to provide a navigational feature to a large amount of suitable habitat. Therefore, any potential roosts present on site could be important as they are in a location which would give bats access to a large range of foraging habitat.

2.4.3. Badger

The ERCCIS desk study revealed seven records for badger within a 1km radius of the site.

Two badger sett entrances were identified within an earth bank located adjacent to the Jewish Cemetery. The entrances looked to be relatively well worn, however, no fresh spoil was noted outside of the entrances. In addition no further evidence of badgers was identified within the site. The habitats on site provide good foraging and sett building habitat, however, on their own are relatively small. The site is connected to suitable habitat to the south and west, including woodland and hedge bound fields. The site is considered to represent the northern edge of any badger range in the vicinity as beyond the boundary to the north is an urban environment unsuitable for badgers. The majority of the site is surrounded by a fence which is likely to restrict badger movements into and out of the site, although this is not considered to prevent badgers accessing the site as it is thought that there is an area in the south-western corner where access can be gained.

Although widespread and common in Cornwall, badgers and their setts are legally protected under the Protection of Badgers Act 1992 (HM Government, 1992) (see *Appendix 3*).

2.4.4. Other mammals

The ERCCIS desk study revealed records for hedgehog, otter and harvest mouse have been recorded within a 1km radius of the site.

The site contains habitats which would support hedgehog, including trees and hedgerows which may be utilised for hibernation and grassland which provides good foraging habitat. The fences are considered unlikely to represent an issue for hedgehogs as there are suitable sized gaps for them to enter the site. The site is unlikely to support otter or harvest mouse due to a lack of riparian habitat and grassland margins adjacent to dense scrub respectively.

2.4.5. Birds

The ERCCIS desk study revealed that 80 bird species of conservation value have been recorded within a 1km radius of the site. A large number of these species are associated with the estuarine habitat located c. 160m to the north of the site and unlikely to utilise the site.

The cemeteries are considered to offer a small area of both foraging and nesting habitat for a range of common bird species including house sparrow and dunnock which have been identified in the desk study data. The broadleaved woodland and hedgerows offer nesting

opportunities and the grassland, scrub, woodland and hedgerows offer foraging habitat. The site makes up a small proportion of suitable habitat available in the wider area. It is considered unlikely that wetland birds will visit the site as it is both small in area and relatively enclosed.

The management of woodland and hedgerows during the bird nesting season has the potential to disturb nesting birds. All birds are legally protected whilst nesting under the Wildlife & Countryside Act 1981, as amended.

2.4.6. Reptiles & Amphibians

The ERCCIS desk study revealed ten records for slow worm, one record for grass snake, two records for adder and one record for common lizard within a 1km radius of the site.

The habitats on site are considered to offer good potential for reptile species. There is rank grassland and scrub edge which will provide good foraging habitat in close association with stone walls and piles of stone which will provide both shelter and hibernation habitat. The site is relatively small in area and the trees and woodland within the site and surrounding areas are likely to mean that areas of the site are shaded. However, the undeveloped area of land to the west of the cemeteries may contain suitable foraging habitat for reptiles and therefore in combination with the good hibernation habitat within the cemeteries may support a population of reptiles.

All British amphibian species require standing water to reproduce. The site supports no ponds and OS mapping shows that there are no ponds within a 1km radius of the site boundary. It is possible that there are garden ponds within this area which do not feature on OS mapping. The grassland, woodland and scrub edge habitats on site offer good foraging potential and the woodland and stone walls and stone piles offer good hibernation habitat. The cemeteries represent a small proportion of the total suitable habitat available for amphibian species in the wider area.

2.4.7. Invertebrates

The ERCCIS desk study revealed 36 records for invertebrate species of conservation concern.

The site is small in area and the habitats on site are not considered to support the most diverse assemblage of invertebrate species. However, the site does offer a good mosaic of suitable habitats, including, grassland, woodland and hedgerow together with bare areas for basking, such as wall tops, and as a cemetery, is a relatively undisturbed site. Therefore, it is considered that the site will support a range of common invertebrate species.

3. Ecological Constraints and Opportunities

Badger

There is evidence that badgers on occasion utilise the site and have built a sett within the bank adjacent to the Jewish Cemetery. Further survey would be required to determine the current extent of the use of the site by badgers. Due to the location of the sett entrances on the edge of cemetery it is anticipated that the setts are unlikely to be damaging or undermining graves. However, should the sett extend towards the Jewish cemetery in the future, then this would likely be an issue which would require intervention. It is therefore recommended a regular monitoring program is set up to record if the sett starts to extend, it is possible that this could be undertaken by Friends of Ponsharden Cemeteries. Monitoring would be particularly important if developments are taken forward on the surrounding sites as this may cause a disturbance to badgers resulting in them using other setts which they have in their range.

If the monitoring identifies serious concerns regarding badgers within the cemeteries one consideration would be to close the sett. In this instance it would be necessary to determine if the sett is currently in use and if so apply to obtain a licence from Natural England to disturb and permanently close the sett. Closing a sett would require excluding badgers from the sett for a minimum of 21 days between July and November and subsequently destroying the sett. This is typically done by excavation. However, this may not be practical within the cemeteries site. An alternative would be to review the fencing around the site and undertake works, as necessary to make the fence impenetrable to badgers (after the sett closure is complete).

Reptiles

To preserve the suitability of the site for reptiles it is recommended that an area of rank grassland is retained on site (see Grassland below). The stone walls and stone piles with the cemetery are good locations for sheltering and hibernating reptiles (and amphibians). Preferably these should be left in situ and left in their current . However, it is understood that this may not be feasible. It is therefore recommended that the movement of any stone piles should be undertaken by hand between April and October (outside of reptile hibernation period) and during a period of warm weather. This will avoid disturbing hibernating reptiles, should a reptile be found during the works, the material should be carefully replaced, if it is safe to do so, and CEC contacted for further advice.

A reptile survey could be undertaken between April –June and September – October to determine the presence or absence of reptiles within the site.

Scrub encroachment

It has been noted that there is scattered bramble scrub located on the western and eastern boundary to the site. It is recommended that this is not allowed to encroach further within the site. The aim should not be to eradicate the bramble scrub from site as it does have ecological benefits, providing a food source, shelter and if it were to become denser, potentially bird nesting habitat. Therefore, it is recommended that it is contained outside of the walled area of the cemetery, i.e. to the west of the wall which forms the western boundary to the Jewish cemetery and between the eastern wall of the Congregationalist cemetery and the perimeter fence. Bramble should be cut back using hand tools (e.g. loppers and billhooks or brushcutter) between October and February (outside of the bird nesting season), to maintain the current extent of habitat and prevent further encroachment.

Grassland

It is recommended that a cutting regime is designed to increase the floral and structural diversity of the grassland located within the site. This could be achieved by leaving cutting to later in the season and undertaking the first cut in July (as opposed to a more regular regime). This would allow a variety of herbs to flower and set seed. Once cut the arisings should be left in situ for a number of days allowing any seeds to drop, before being collected and composted.

Raking up grass cuttings is fairly labour intensive, however, on a site of this size it is thought to be achievable. This should create good quality foraging habitat for a range of species including invertebrates, birds, reptiles and small mammals. It may be that this management strategy does not agree with the overall vision for the cemeteries and therefore it may be better to target this management to selected areas around the edges of the site.

The grassland to the south of the cemeteries is rank in nature and this provides good habitat for reptiles. Rank grassland develops through under management and may appear undesirable; however, a change of management could result in reduction in the suitability of habitat for reptiles. It is therefore recommended at least some of this area is retained as rank grassland, and should only be cut once a year in October.

However, if a reptile survey is undertaken and determines that reptiles are absent from the site the rank grassland could be managed for floral interest instead. In this instance the grassland should be managed as mentioned above (i.e. with a cut in July).

Lower plant species

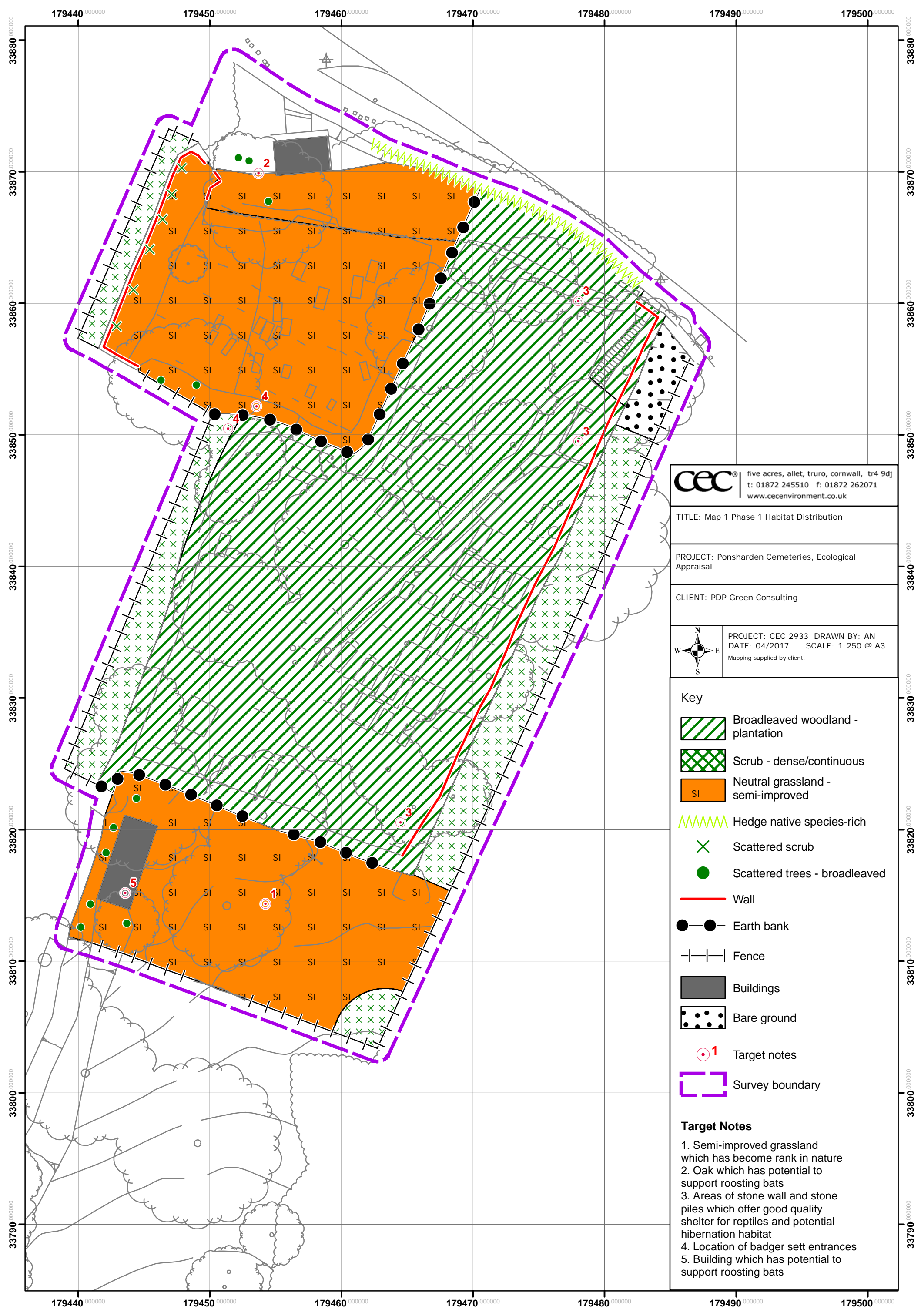
Cemeteries are often good habitats for lower plant species in particular headstones as they provide a diversity of stone substrate. Therefore, it is recommended that where possible lower plant species such as lichen and moss are not cleaned from headstones. In addition, it will also be beneficial to these species if headstones are not re-set. Lower plant species require specific conditions and small changes in the orientation of a headstone could change this e.g. moving a lichen so that it is now in full shade when it was not previously.

It is recommended that a chemical free approach is adopted towards the management of habitats within the cemeteries. This will therefore not inadvertently impact non target species such as invertebrates and lower plant species. As the site is fairly small in area this is thought to be achievable.

As it is possible that the cemeteries support important lower plant species a monitoring visit by a specialist could be undertaken at the site to survey for lower plant species and lichen. The specialist would then be able to provide specific advice on management.

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Appendix 1 Phase 1 Habitat Survey Vascular Plant List

DAFOR is a nominative scale where D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare. L = Locally

Latin Name	Common Name	Hedge	Wall	Grassland	Scattered scrub	Woodland
<i>Acer pseudoplatanus</i>	Sycamore	O				D
<i>Arum maculatum</i>	Lords-and-Ladies		O			R
<i>Buddleja davidii</i>	Buddleja				R	
<i>Cymbalaria muralis</i>	Ivy-leaved toadflax		R			
<i>Dactylis glomerata</i>	Cock's-foot			O		
<i>Digitalis purpurea</i>	Foxglove	R				
<i>Euphorbia peplus</i>	Petty spurge			R		
<i>Fagus sylvatica</i>	Beech	O				
<i>Fraxinus excelsior</i>	Ash					A
<i>Geranium molle</i>	Dove's-foot crane's-bill			R		
<i>Geum urbanum</i>	Wood avens	R				
<i>Glechoma hederacea</i>	Ground ivy			O		R
<i>Hedera helix</i>	Ivy	D	D			
<i>Holcus lanatus</i>	Yorkshire fog			F		
<i>Hypericum androsaemum</i>	Tutsan				O	
<i>Ilex aquifolium</i>	Holly	D				
<i>Lonicera periclymenum</i>	Honeysuckle	R				
<i>Narcissus sp.</i>	Daffodils					O
<i>Phyllitis scolopendrium</i>	Hart's tongue	F	R			
<i>Plantago lanceolata</i>	Ribwort plantain			F		
<i>Plantago major</i>	Greater plantain					R
<i>Potentilla sterilis</i>	Barren strawberry			R		
<i>Primula vulgaris</i>	Primrose			A		
<i>Quercus sp.</i>	Oak	R				R
<i>Ranunculus ficaria</i>	Lesser celandine			O		O
<i>Ranunculus repens</i>	Creeping buttercup			O		
<i>Rubus fruticosus agg.</i>	Blackberry/bramble				R	
<i>Rumex acetosa</i>	Common sorrel			R		
<i>Salix sp.</i>	Willow	R				
<i>Scrophularia nodosa</i>	Common figwort				R	
<i>Senecio jacobaea</i>	Ragwort			R		
<i>Silene dioica</i>	Red campion	O				
<i>Stachys sylvatica</i>	Hedge woundwort					R
<i>Tamus communis</i>	Black bryony					R
<i>Taxus baccata</i>	Yew					R
<i>Trifolium repens</i>	White clover			O		
<i>Umbilicus rupestris</i>	Navelwort	A	A			
<i>Urtica dioica</i>	Common nettle	R		R	O	R
<i>Viola riviniana</i>	Common dog-violet			R		
<i>Orchidaceae spp.</i>	Orchid (x2 species)					R
<i>Magnolia sp.</i>	Magnolia					R

Appendix 2 Legislation

Legislation

The Wildlife and Countryside Act (HM Government, 1981, as amended) is the main piece of legislation relating to nature conservation in Great Britain. It transposes into British law the Berne¹, Bonn² and RAMSAR³ Conventions, and the European 'Birds Directive' (CEC, 1979). This legislation covers protection of wildlife (birds, other animals and plants), Sites of Special Scientific Interest (SSSI's) (with some SSSI's also designated as Special Protection Areas, SPA's), National Nature Reserves (NNR's) and RAMSAR sites.

The Conservation of Habitats and Species Regulations (HM Government, 2010) transposes into British law the European 'Habitats Directive' (CEC, 1992), and covers Special Areas of Conservation (SAC's) and European Protected Species (EPS) (see below). It also provides further protection for SPA's and RAMSAR sites.

The Countryside and Rights of Way (CROW) Act (HM Government, 2000) increases protection for SSSI's and threatened species. It specifies the duty of Local Authorities to further the conservation of listed (UK BAP priority) habitats and species; see below.

The Natural Environment and Rural Communities (NERC) Act (HM Government, 2006) confers a legal duty on every public authority to conserve biodiversity under Section 40(1).

The Hedgerows Regulations 1997 protects historically / ecologically important hedgerows.

The Protection of Badgers Act 1992 provides specific protection for badgers (see below).

Legally protected species

The main pieces of legislation relating to protection of species are listed above. This

¹ The Berne Convention on the Conservation of European Wildlife and Natural Habitats, 1979

² The Bonn Convention on the Conservation of Migratory Species of Wild Animals, 1979

³ The RAMSAR Convention on Wetlands of International Importance especially as Waterfowl Habitat (Iran, 1971)

section groups protected species according to their level of protection, summarising what constitutes an offence. For a full description of the legal protection afforded to different species, the specific legislation should be consulted.

European Protected Species (EPS) occurring in Cornwall: Bats, Dormice, Otters

Protected under both the Conservation Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended), it is an offence to:

- ❑ Intentionally kill, injure or capture an EPS;
- ❑ Intentionally or recklessly disturb an EPS;
- ❑ Intentionally or recklessly damage, destroy or obstruct access to a place of shelter or breeding (for example, bat roosts, hedgerows used by dormice), and this applies regardless of whether the species is actually present at the time (for example, a bat roost used in the winter for hibernation is protected throughout the year, even during the summer when it is not occupied).
- ❑ Possess or transport a bat or any part of an EPS, unless acquired legally;
- ❑ Sell, barter or exchange bats, or parts of an EPS.
- ❑ intentionally handle a wild EPS or disturb an EPS whilst using a place of shelter/ breeding unless licensed to do so by the statutory conservation agency (Natural England).

Reptiles (all species): Adder, common lizard, slow worm and grass snake are partially protected under Schedule 5 (section 9(1) and 9(5)) of the Wildlife and Countryside Act 1981 (as amended). They are protected against killing and injuring (but not taking) and against sale and transporting for sale. The Dangerous Wild Animals Act (1976) applies to adder if taken into captivity (even temporarily). The European protected species sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*) are unlikely to occur within the site. Sand lizard was extinct in Cornwall but was reintroduced to one site in North Cornwall in 1995. Smooth snake is thought to be absent from Cornwall.

Birds: The nests (while in use or being built) and eggs of all wild birds are protected against taking, damage and destruction under the Wildlife and Countryside Act 1981 (as amended). It is also an offence to kill, injure or take any wild bird.

The birds listed under Schedule 1 of the Wildlife and Countryside Act are afforded

additional protection against intentional or reckless disturbance whilst building a nest or in or near a nest containing eggs or dependant young.

Birds listed on Annex 1 of the EC Birds Directive are of European importance (although population size and viability must be taken into account). However, they are not statutorily protected unless listed on Schedule 1 of the Wildlife and Countryside Act 1981.

Badgers: It is a criminal offence under the Protection of Badgers Act 1992 to:

- ❑ Wilfully kill, injure or take a badger;
- ❑ Intentionally or recklessly damage, destroy or obstruct access to any part of a badger sett;
- ❑ Disturb a badger whilst it is occupying a sett.

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Statutorily protected sites

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are of international nature conservation importance and provide protection for key species and habitats. Sites of Special Scientific Interest (SSSIs) are of national importance and are designated to safeguard and enhance the characteristic plants, animals and physical features of our natural heritage. Formal consent from Natural England is a statutory requirement if a proposed project is likely to have a significant effect on the features for which a SAC or SPA was designated, or if a proposed project is likely to have a significant effect on a SSSI. National Nature Reserves (NNRs) are managed for wildlife and receive the same protection as SSSIs. Local Nature Reserves (LNRs) are managed by the Local Authority as nature reserves and are protected from inappropriate use/development.

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Non-statutory / local designations

There are a number of systems for identifying sites, habitats and species that do not qualify for legal (statutory) protection, but may be important at the regional or county level, and may be conservation priorities for the future. They also contribute towards the UK's implementation of International Conventions and European Directives. Planning policies recognise that Local Authorities must give appropriate protection to such non-statutory designations with respect to development. This

section provides a brief outline of these designations.

Non-statutory sites: Sites that may be present include County Geology Sites (CGS), County Wildlife Sites (CWS), roadside verge audit biological sites and ancient woodlands⁴. CGS and CWS are designated by a local partnership containing representatives from Cornwall Council and Cornwall Wildlife Trust. They are sites of at least county importance for wildlife/geology in Cornwall, are shown on local plans and given greater protection through the planning process with respect to development (ERCCIS & CWT, 2010). Roadside verge audit biological sites and ancient woodlands are also given greater protection through planning.

Biodiversity Action Plans: Biodiversity Action Plans (BAPs) identify habitats and species of nature conservation priority at a national (UK) and county level.

The UK BAP is the Government's response to the Biodiversity Convention (1992). It is the duty of Local Authorities to further the conservation of UK BAP priority habitats and species under Section 74 of the Countryside and Rights of Way (CROW) Act 2000, to protect, restore, re-create and aid recovery of these habitats and species under the National Planning Policy Framework (NPPF, 2012). There are currently 65 UK BAP priority habitats and 1150 UK BAP priority species. The most up-to-date action plans (detailing actions needed to conserve the species/habitat) are available at BARS (2011) and/or JNCC (2011b); the original list and action plans are at UKBG (1998-9).

The County (Cornwall) BAP has been developed from 1997 to 2010. The most recent BAP list is available on the Cornwall Wildlife Trust website (CWT, 2011), and contains 43 priority habitats and 360 priority species (all also UK BAP priorities). There are four published volumes of the Cornwall BAP; Volume 1: Audit and Priorities (CBI, 1997); Volume 2: Action Plans (CBI, 1998), Volume 3: Action Plans 2004 (CBI, 2004) and Volume 4: Priority Projects (CBI, 2010). BAP Volume 4 details 18 'priority projects' in Cornwall, which aim to work on a landscape-scale to enhance biodiversity.

Red Data Books /Lists: These lists are updated frequently; updates to the list are available on the JNCC website; see JNCC (2011b).

⁴ Areas of Great Landscape Value (AGLV) and Areas of Great Scientific Value (AGSV) are shown on local plans. However, these sites are beyond the scope of this report as they are a landscape rather than ecological designation.

The New Atlas of the British and Irish Flora (Preston *et al.*, 2002) provides the most up-to-date information on nationally rare and nationally scarce vascular plants. Nationally rare species occur in 1-15 10km squares of the National Grid; nationally scarce species occur in 16-100 10km squares.

The Vascular Plant Red Data List for Great Britain (Cheffings & Farrell, 2005) details the status of plants in relation to threat. Plants are included under the following categories: Extinct in the wild, Critically endangered, Endangered, Vulnerable, Near Threatened.

The British Red Data Books: Mosses and liverworts (Church *et al.*, 2001); Lichens (Church *et al.*, 1996); Insects (Shirt, 1987) and Invertebrates other than insects (Bratton, 1991) detail the status of these species in term of the categories above, and lists whether they are nationally rare or scarce.

Eaton, M.A. *et al.* (2009) reviews the population status of birds regularly found in the UK. Species have been assessed with respect to seven criteria: global and European conservation status, international importance, recent and historical decline, rare breeders and localised species. 52 species are on the Red List (of high conservation concern), and 126 species are on the Amber List (of medium conservation concern).

The Cornwall Red Data Book (CISFBR, 2009) provides data on nationally rare / scarce species that are found in Cornwall, and also 'locally scarce' species (those occurring in less than 5 10km squares within the region; 64 squares in Cornwall, 4 in the Isles of Scilly). Inclusion in this text does not necessarily mean the species is of conservation importance, but useful local data is provided.

The Rare Plant Register for Cornwall has been developed by the Botanical Cornwall Group, and is due for publication. 'Cornwall Rare' plants are found in 3 or less sites in Cornwall; 'Cornwall Scarce' are found in 4-10 sites, and 'Cornwall Local' in 11-20 sites. A 'site' is a discrete area within a moveable 1km square. More information about Rare Plant Registers can be found in Lockton *et al.* (2005).

APPENDIX I: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Listed buildings

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of the Act ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses’.

Note on the extent of a Listed building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the Framework and within Conservation Principles (see Section 3 above). In such cases, the establishment of the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that listed building consent is only needed for works to the ‘listed building’ (to include the building in the list and all the ancillary items) where they affect the special character of the listed building as a whole.

Guidance is provided by Historic England on ‘Listed Buildings and Curtilage: A Historic England Advice Note’ (Historic England 2016).

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled

Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’ (the Framework Annex 2). Designated heritage assets include Scheduled Monuments and Listed buildings. The Framework (Annex 2) states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 128 of the National Planning Policy Framework (‘the Framework’) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’

Designated heritage assets

Paragraph 126 of the Framework notes that local planning authorities ‘should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to

their significance.’ Paragraph 132 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.’ It goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments.....should be wholly exceptional.’

Paragraph 134 clarifies that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.’

Development Plan

The Site is located within the administrative boundary of Cornwall Council. The main policy document is the Cornwall Local Plan: Strategic Policies 2010 – 2030. Policy 24 pertaining to the ‘Historic Environment’ is repeated below:

Policy 24: Historic environment

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

Development proposals will be expected to:

- Development proposals will be expected to:
- sustain designated heritage assets;
- take opportunities to better reveal their significance;
- maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;
- conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;
- conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;
- protect the historic maritime environment, including the significant ports, harbours and quays.

Development within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.

Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

In those exceptional circumstances where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.

Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

Substantial harm and less than substantial harm

See below.

Effects upon non-designated heritage assets

See below.

Hedgerow Regulations 1997

The 1997 Hedgerow Regulations were made under section 97 of the Environment Act 1995, and introduced arrangements for Local Planning Authorities to protect 'important' hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication 'The Hedgerows Regulations 1997: Guide to the Law and Good Practice' is a useful guide in this respect. The Regulations provide criteria for assessing whether a hedgerow is 'important' for the purpose of the Regulations. To qualify as 'important' a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Schedule 1 criteria. Those for 'archaeology and history' comprise Part II.

Criteria for determining 'important' hedgerow

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is –
 - a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
 - b) recorded at the relevant date in the Sites and Monuments Record [Historic Environment Records have largely replaced Sites and Monuments Records]
3. The hedgerow -
 - a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; or
 - b) is visibly related to any building or feature on that site.
4. The hedgerow -

a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in Sites and Monuments Record or on a document held at that date at a Record Office; or

b) is visible related to any building or feature of such an estate or manor.

5. The hedgerow –

a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts; or

b) is part of, or visibly related to, any building or other feature associated with such a system, and that system –

i. is substantially complete; or

ii. is part of a pattern which is recorded in a document in prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(b), for the purpose of development control within the authority's area, as a key landscape characteristic.

The criterion of point five is subject of debate and differing interpretation. Some heritage professional interpret the criterion referring to the individual Inclosure Act for the parish in which a site is located, and numerous Acts were made in the 18th century (including the 1773 Inclosure Act). However, the criterion references the Short Titles Act of 1896, and it is commonly interpreted by LPAs and heritage professionals that it thus refers to the Inclosure Act of 1845, and subsequent Acts up to the Commonable Rights Compensation Act of 1882. This latter interpretation sets a date of 1845 as the benchmark test.

'Important' hedgerows are not designated heritage assets (as defined in FRAMEWORK Annex 2). The Regulations are essentially a notification mechanism, thus an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposal removal

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do

they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly ‘GPA2 – Managing Significance in Decision-Taking in the Historic Environment’ and ‘GPA3 – The Setting of Heritage Assets’.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing ‘heritage significance’ as part of the application process. Paragraph 8 notes ‘understanding the nature of the significance is important to understanding the need for and best means of conservation.’ This includes assessing the extent and level of significance, including the contribution made by its ‘setting’ (see GPA3 below). GPA2 notes that ‘a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so’ (Page 3).

GPA3 – The Setting of Heritage Assets

Step 1 requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this will comprise heritage assets where ‘the development is capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance’.

Step 2 of the settings process requires ‘assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)’, with regard to its physical surrounds; relationship with other heritage assets; the way it is appreciated; and its associations and patterns of use. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’, with regard to the location and siting of the development; its form and appearance; additional effects; and its permanence.

Step 4 of GPA3 provides commentary on ‘maximising enhancement and minimising harm’. It notes (Paragraph 26) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 28) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’.

Regarding ‘levels’ of significance the Framework provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 137 of the Framework notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The Framework does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

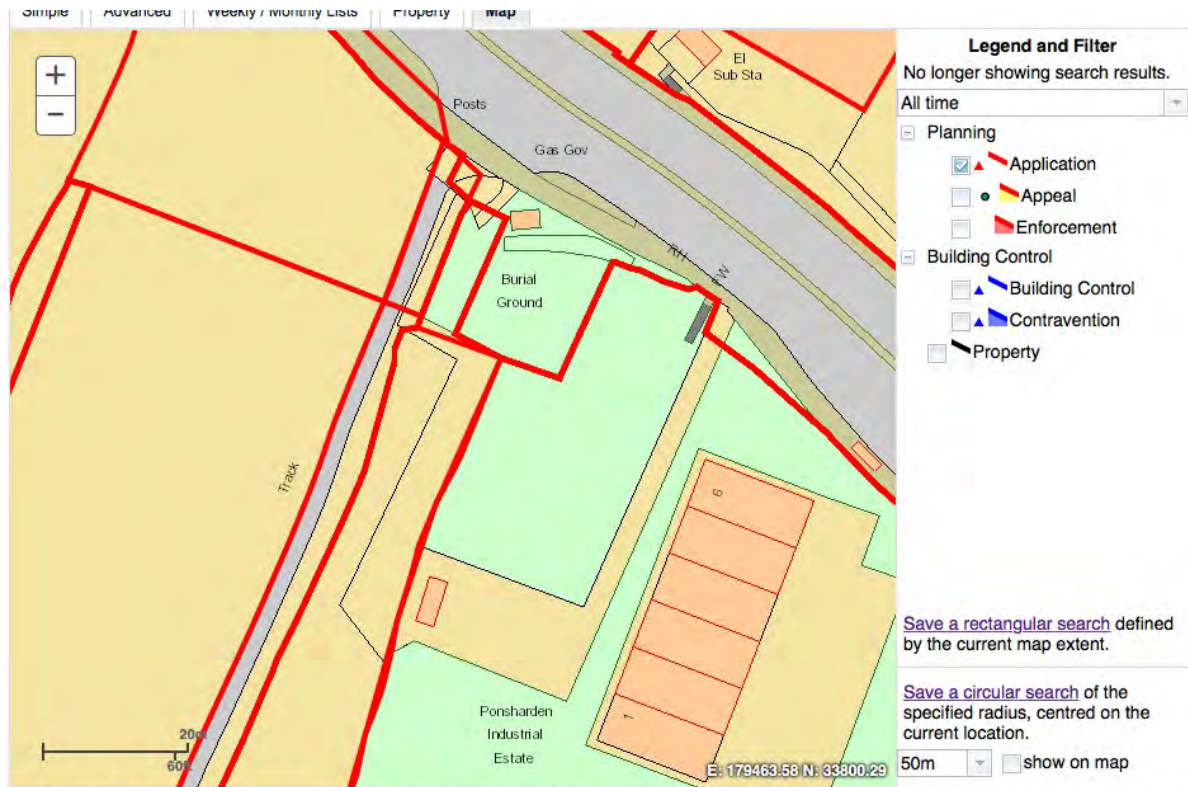
The Framework paragraph 135 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX J: PLANNING SEARCHES

Planning Search

A planning search on the site shows no applications in the immediate area at all within the last 5 years.

<http://planning.cornwall.gov.uk/online-applications/spatialDisplay.do>



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UPRN:	010014481704
Full Address:	Jewish Cemetery Ponsharden Industrial Estate Falmouth Cornwall TR11 2SG
Property Description:	Jewish Cemetery
Property Number:	
Street:	Ponsharden Industrial Estate
Town:	Falmouth
Postcode:	TR11 2SG
Ward:	Falmouth Trescobeas
Parish:	Falmouth

A summary of applications around the surrounding area is below:

C1/CC01/1708/05/G

Ponsharden Roundabout

Falmouth

Application for advertising consent to display sponsorship signs on the roundabout sites: 011000

C1/CC01/1708/05/G

Ponsharden Roundabout

Falmouth

Application for advertising consent to display sponsorship signs on the roundabout sites: 011000

C1/AA01/0985/99/S

Site Of Penryn Distributor

Road

Penryn

Application for a certificate of appropriate alternative development for a food retail development sites: 011000,

C1/PA01/1268/91

Falmouth Road

Penryn

Construction of the penryn and falmouth distributor road with a revised position for roundabout at falmouth rd sites: 011000,

C1/AA01/0557/96/S

Site Of Penryn Distributor

Road

Penryn

Application for a certificate of appropriate alternative development for food retail development sites: 011000,

C1/AA01/0861/92

Land Part Of The Penryn

Distributor Road

Penryn

Application for a certificate of appropriate alternative development for industrial development sites: 011000, 010312,

C1/OP01/0446/93

Hillhead Roundabout

Falmouth/Penryn

Class A1 foodstore, parking, petrol station, park & ride, class B1, B2 & B3 ind. Foot- paths, landscaping, roadworks sites: 022948, 011117, 011118, 011000, 011004, 011013, 010814,

C1/OP01/0444/93

Hillhead Roundabout

Falmouth/Penryn

Class A1 foodstore, parking, petrol station, park & ride, class B1, B2 & B8 ind. Foot- paths, landscaping, roadworks sites: 022948, 011117, 011118, 011000, 011004, 011013, 010814,

C1/PA02/1295/94

CRS Leo's Superstore

Ponsharden

Falmouth

Extension to provide cafeteria shop concession unit & bank atm facility sites: 021861, 021850,

C1/MC02/1423/09/M

Sainsbury's Supermarket

Former Co-Op Store

Ponsharden

Falmouth

TR11 2SA

*Variation of conds 8, 9 & 12 (reltng to goods sold, delivery hours & opening hours) on planning application
8401129 sites: 021850,*

*C1/AD02/1984/01/B
The Cooperative Bank Plc
Ponsharden Road
Falmouth
Erect projecting sign sites: 021850, 021861,*

*C1/PA02/1433/95/S
CRS Leos
Ponsharden
Falmouth
Installation of self-contained external refrigeration plant and condensor unit sites: 021850,*

*C1/PA02/0704/03/B
Co-Op
Ponsharden Road
Falmouth
TR11 2SA
Retrosp.Appl. For satellite dish installed for connection to atm sites: 021850,*

*C1/OP01/0407/92
Dales Of Falmouth
Ponsharden
Falmouth
TR11 2SD
Erection of class A1 retail store with parking, petrol forecourt, shop & car wash sites: 020066, 021860, 021850,
010827, 010836,*

*C1/SA02/1791/02/B
Former Dales Of Falmouth
Falmouth Road
Falmouth
Redevelopment of garage/car showroom for retail unit, cafeteria, petrol filling station & associated works sites:
010827, 010835, 010836, 020066, 021850,*

*C1/PA02/1139/09/B
Sainsbury's Supermarkets Ltd
Former Co-Op Store
Ponsharden
Falmouth
TR11 2SA
Extension to side, mezzanine floor, new glazing to front, reclad building, provide atm, alts to carpark, replace
plant sites: 021861, 021850,*

Listed building search

<http://www.britishlistedbuildings.co.uk/search/?q=TR11+2SG>

There are no other listed buildings on site other than the headstones:

Entry Name: Two Headstones: to Isaac Ben Benjamin and to Alexander Moses, in South of the Jewish Cemetery
Location: Falmouth, Cornwall, TR11
County: Cornwall
Parish: Falmouth
Traditional County: Cornwall
Lieutenancy Area (Ceremonial County): Cornwall
Listing Date: 24 July 2002
Grade: II
Source: Historic England
English Heritage Legacy ID: 489635
Source ID: 1061396

Listing Text

FALMOUTH

843-1/0/10009 FALMOUTH ROAD
24-JUL-02 Ponsharden
Two headstones: to Isaac ben Benjamin
and to Alexander Moses, in south of the Jewish Cemetery
II
Headstones in Jewish cemetery. 1790: to Isaac ben Benjamin. 1791: to Alexander Moses. Both are slate headstones with nowy heads, moulded arrises and with dates and inscriptions on fronts in Hebrew.
The Jewish community was established in Falmouth in about 1740 by Alexander Moses, known as 'Zender Falmouth'. The Jewish Cemetery and the adjacent Congregational cemetery are on land granted by Lord de Dunstanville later in the C18.
SOURCE: Fry, H. and Pearce, K., Lost Jews of Cornwall, pp.101-129.

The nearest other listing – 'The cottage' – last thatched building in Falmouth.

See info below:

Entry Name: The Cottage
Location: Falmouth, Cornwall, TR11
County: Cornwall
Parish: Falmouth
Traditional County: Cornwall
Lieutenancy Area (Ceremonial County): Cornwall
Listing Date: 24 April 1996
Grade: II
Source: Historic England
English Heritage Legacy ID: 460078
Source ID: 1270125

FALMOUTH
SW73SE ASHFIELD, Ponsharden
843-1/1/239 The Cottage
II
House, said to have been a dower house, Probably C18, extended mid C19 and C20. Render on probable rubble and cob and wheat-reed roof to original part; painted killas rubble with granite dressings and hipped dry Delabole slate roof with projecting eaves to 1st extension; brick stack on the right. Originally a 2-room plan house, then extended with a wing at right angles to rear right and a double-depth wing on the right, projecting at the front, finally in the C20 extended further at rear.
2 storeys; symmetrical 3-window front to original house plus one-window range of front end of wing on the right. Original part has early/mid C19 Gothic style 3-light casement windows with latticed panes to central lights and horizontal panes to the side lights; arched heads to 1st-floor windows with intersecting glazing bars; some original panes of crown glass; 4-panel door. Wing has central late C19 or early C20 horned sash with margin panes in original opening over canted pilastered bay window of the same date. Right-hand return has 2 original mid-C19 12-pane hornless sashes to 1st floor and a central segmental-arched window with margin panes. Rear has some C20 copies of the Gothic-style windows.
INTERIOR: simple interior. Central staircase in original part with an oval open well, stick balusters and turned newels, the bottom newel with the letter S, probably for Stephens, the name of the family who lived here and had a rope works at

Ponsharden; original pegged trusses and thatching battens This is the only building left in Falmouth with a thatched roof. Listing NGR: SW7938133660

Other searches:

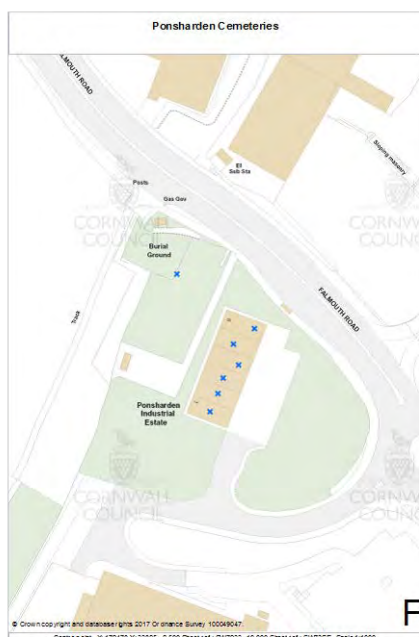
Searches for other designations:

Site is not within any of the following:

- Area of Outstanding Natural Beauty (AONB)
- Conservation Area
- Wildlife site
- Local Nature Reserve
- Area of Great landscape value
- Tree Preservation Orders (TPO)
- No rights of way near the site

The Cornwall Interactive Mapping gives details of this:

[https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=7&xcoord=179105&ycoord=34025&wsName=ccmap&layerName=Tree%20preservation%20order%20points:Tree%20preservation%20order%20areas:Areas%20of%20Great%20Landscape%20Value:Areas%20of%20Outstanding%20Natural%20Beauty:Proposed%20mineral%20safeguarding%20areas%202016:Conservation%20Areas:National%20Nature%20Reserves:Public%20Rights%20of%20Way:Access%20land%20\(right%20to%20roam\)](https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=7&xcoord=179105&ycoord=34025&wsName=ccmap&layerName=Tree%20preservation%20order%20points:Tree%20preservation%20order%20areas:Areas%20of%20Great%20Landscape%20Value:Areas%20of%20Outstanding%20Natural%20Beauty:Proposed%20mineral%20safeguarding%20areas%202016:Conservation%20Areas:National%20Nature%20Reserves:Public%20Rights%20of%20Way:Access%20land%20(right%20to%20roam))



- Cornwall Council itemises the site as a 'post medieval monument'
- Right on edge of Falmouth/penryn parish – parish boundary goes through Jewish cemetery
- Not listed on the register of 'Parks and Gardens of Special Historic Interest' – English Heritage web site gives details of how to get a site registered – don't know if this would be of any value or not?

Heritage At Risk Register Entry

The site is on the Historic England Heritage at Risk Register – details as below:

<https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1675703>

Jewish and Congregationalist cemeteries at Ponsharden, Falmouth / Penryn - Cornwall (UA)

Site Details

Designated Site Name: Jewish and Congregationalist cemeteries at Ponsharden

Heritage Category: Scheduled Monument

List Entry Number: 1020815

Local Planning Authority: Cornwall (UA)

Site Type: Religious ritual and funerary > Cemetery

Location

Unitary Authority: Cornwall (UA)

Parish: Falmouth / Penryn

Parliamentary Constituency: Truro and Falmouth

Region: South West

Assessment Information

Assessment Type: Archaeology

Condition: Generally unsatisfactory with major localised problems

Principal Vulnerability: Vandalism

Trend: Stable

Owner Type: Mixed, multiple owners

Designation: Scheduled Monument, LB grade II

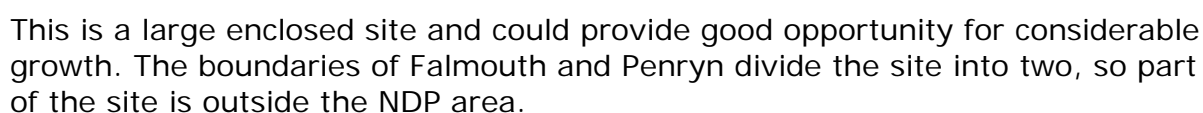
New Entry: No

Contact Details

Ann Preston-Jones 07917 642388

APPENDIX K: EXTRACT FROM THE SPATIAL STRATEGY

OS Grid ref: SW793338: Site area, approx. 2.75ha



The key issue relates to availability and potential for Sainsbury to release site if they do not intend to develop a new store. Also it is linked with the future of the existing store site next door. The retail requirements for Falmouth as a whole mean that one of these sites would be needed to be retained for retail provision for town.

If the site is released, then it is likely to be sold at a premium given that Sainsburys who own all the sites around their existing store, and the Ponsharden industrial estate, have heavily invested in land assembly including the existing store.

It is essential that this site is developed as part of the wider community and a wider framework is established before detailed applications are prepared. This will ensure that critically important connections between the sites, and the right balance of uses and facilities, can be delivered.

The potential for the site is for mixed use, and is suitable for student accommodation and high density housing, especially social and affordable

accommodation in the form of apartments for rent. It could be designed as an urban village as it would require some local facilities to make it sustainable. It would need to be connected, and links should be made between this and the Church Commissioners land and the existing store site.

The adjoining Dissenters and Jewish Cemeteries are a Scheduled Monument and Listed, and therefore are protected. Funding was to be provided by Sainsbury's if a store was to be built, and it may still be possible if the value of the development would support it.

Site potential, general assessment

Key characteristics and setting	Currently partly used by Vospers car sales, otherwise some redundant structures and it is overgrown and undeveloped, being part of Sainsbury's land bank. Planning consent is granted for a new 'superstore' with car parking and a petrol station – this consent has a year to run. The setting of this former quarry is bounded by trees and hedges. To the East are fields, and to the West a steeply sloping 'cliff', heavily vegetated. The key sensitivity is the Scheduled Monument at the NW of the site.
Designations	None within the boundary
Topography	Predominantly level, but with a moderate slope W to E of some 15m rising to the back end of the site.
Predominant land use	Commercial
Economy/employment	Easy access to Commercial Road and some employment around Ponsharden.
Education	A primary school may need to be built, as none are within 800m. Close proximity to secondary school.
History/heritage	Not known
Development potential	High, a significant growth area, potentially for students and affordable homes at high density, with supporting facilities
Protection requirements	The green edges, and the setting of the Jewish and Dissenters' burial grounds.
Policy outlines	
Community	Potentially part of the community linked to the Church Commissioners' land
Building type/design	Mixed use - 5/6 storey affordable apartments and student rooms
Densities/layout	100+dph
Facilities	Convenience store and/or Pub
Connections	To the Church Commissioners' land to the East, and if possible to the existing Sainsbury's site to the West.

Transport	Good existing bus links to Falmouth, Penry and the Universities. Close to Park & Float
Open space	Courtyard spaces/squares appropriate given the high densities
Landscape	The green edges of the site should be retained and improved.

A.3(LLC). Sainsbury existing store site:

OS Grid ref: SW794337: Site area, approx. 2ha.



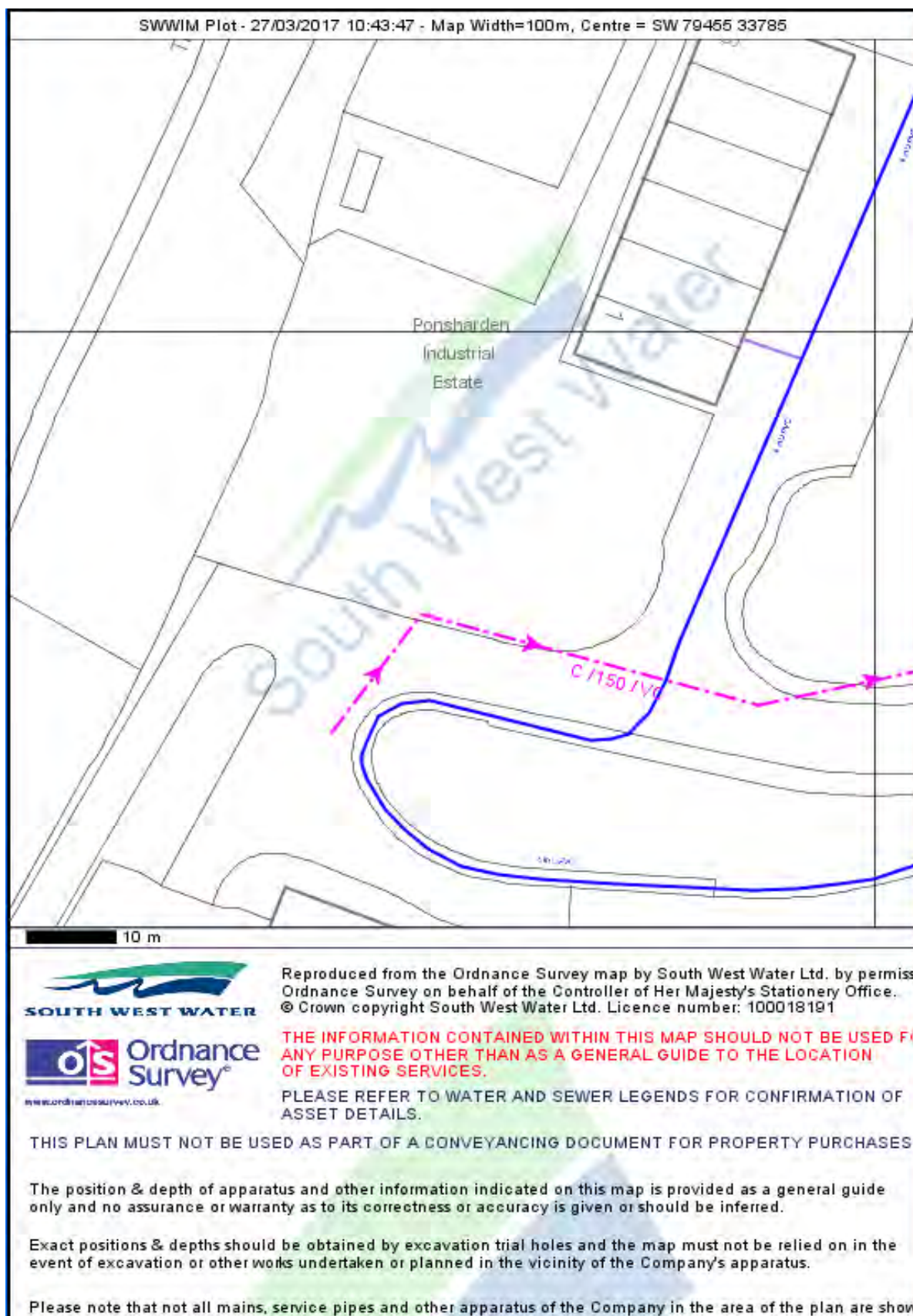
If the Vospers/New Sainsburys site is developed for student/social/affordable housing, then the retail function should be maintained, plus, perhaps an intensification of employment usage. If not, then it is a suitable site for housing, and similar issues pertain.

Site potential, general assessment

Key characteristics and setting	Dominated by car parking, a supermarket shed, and a row of small industrial units. Its western border is tree lined and there is access to the Dissenters' burial ground. The SW boundary comprises a high retaining wall (there is housing above, which cannot be seen). A pedestrian route gives access to housing at the SE. The main road and Ponsharden roundabout dominate the northern edges of the site. The site is split in two by the access road from the roundabout.
Designations	None within the boundary
Topography	Consists of two fairly flat levels – the industrial units and lower car park, and some 5-10m above the supermarket and car park.
Predominant land use	Commercial and industrial
Economy/employment	Some employment on site.
Education	A primary school may need to be built, as none are

	within 800m. Secondary school accessible by car, not on foot.
History/heritage	Adjacent to Ashfield House (thatched and 1702 origin), owned by Tregelles and then Stephens
	families. It was the site of a major ropeworks from the early, the buildings being taken over by the Falmouth Transport Company in the 1940s. The supermarket (Leo's/Co-op) was built in 1985 replacing the derelict buildings of the transport company.
Development potential	Contingent on the Vospers/New Sainsburys site. If retail retained, some potential for intensification of use on the industrial area of the site.
Protection requirements	Western landscape and access to Dissenters and Jewish burial grounds. The trees bordering the access road, adjacent to Ponsharden roundabout, and between the access road and car park.
Policy outlines	
Community	An important community retail facility
Building type/design	Small industrial units
Densities/layout	n/a
Facilities	Retail and industrial units, and potential starter units.
Connections	To adjoining sites, though level make this problematic.
Transport	Good existing bus service to Falmouth and Penryn
Open space	Consideration to existing treed areas, and improved but secure access to the burial grounds
Landscape	Important to retain most of the tree cover, and in particular the western edge separating it from the Vospers site.

APPENDIX L: SERVICES SEARCHES



Contact Us

Mapping Enquiries:

All areas 0121 623 9780

General Enquiries:

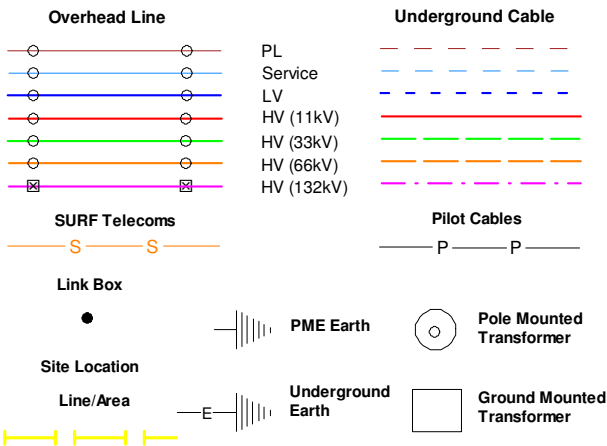
All areas 0800 096 3080

**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105**

Date Requested: 27/03/2017
Job Reference: 10132593
Site Location: 179415 33848
Requested by: Mr Mark Ward
Your Scheme/Reference: J17-024 Cemeteries
Exact Scales:
1:1250 Area or Circle dig site
1:500 Line dig site

IMPORTANT NOTICES

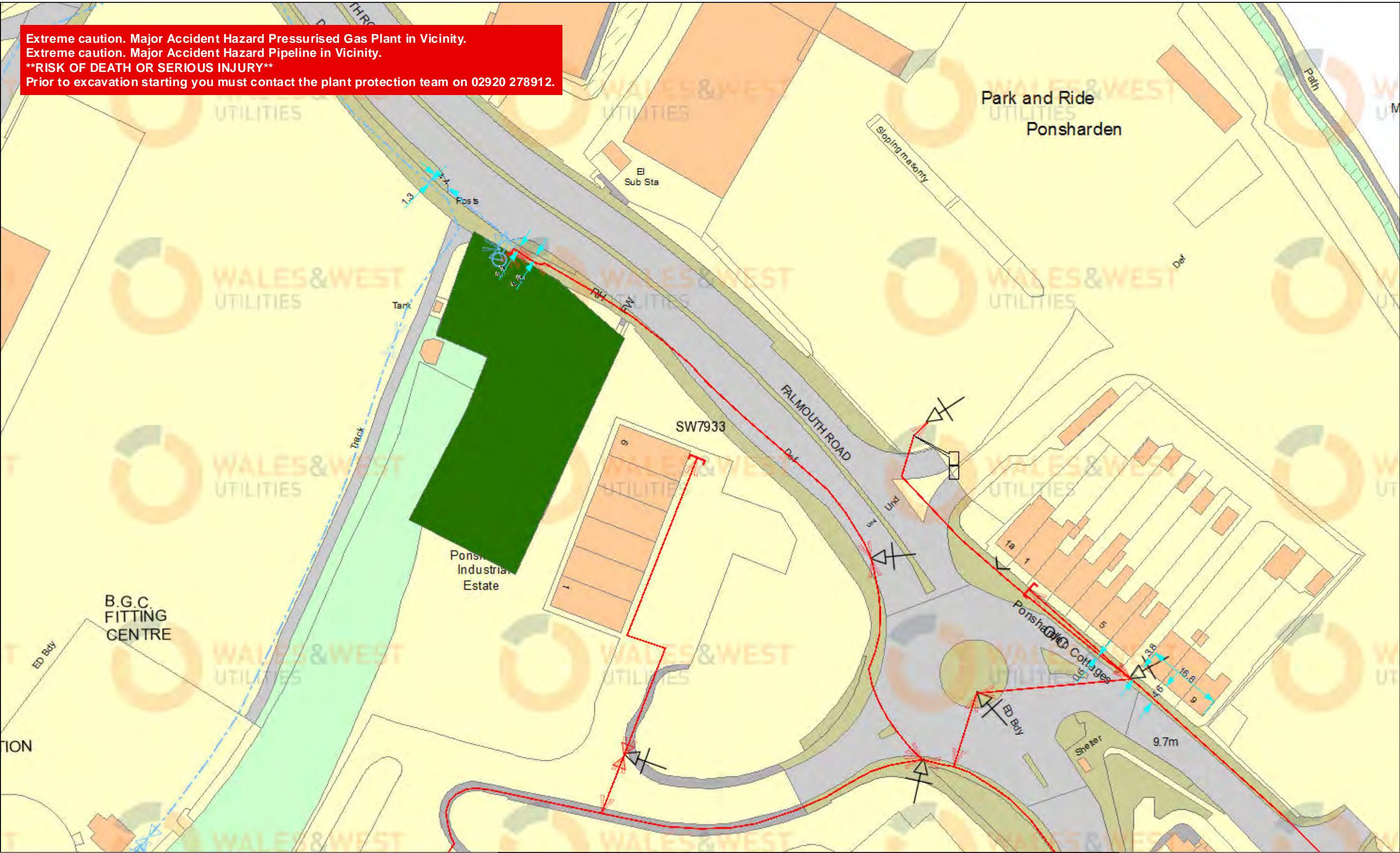
- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present but will not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080



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Warning: PDF designed for A3 colour print only with no page scaling.

Extreme caution. Major Accident Hazard Pressurised Gas Plant in Vicinity.
Extreme caution. Major Accident Hazard Pipeline in Vicinity.
****RISK OF DEATH OR SERIOUS INJURY****
Prior to excavation starting you must contact the plant protection team on 02920 278912.



Scale	1 : 779@A3
User ID	mark.ward@pdpgreen.c
Date	27/03/2017
Grid Ref.	Easting: 179500 Northing: 33837
Internal Use Only	

Low Pressure

Medium Pressure

Intermediate Pressure

High Pressure

Design Pipes

Abandoned

020

Meters

Some examples of Plant Items:

Valve

Depth of Cover

Syphon

Diameter Change

Material Change

TITLE: J17-024

The plan shows those pipes owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). The information shown on this plan is derived from historic information and may have involved re-surveying plans, and the accuracy of it cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. WWU its employees and contractors do not accept any liability for any inaccuracy or incompleteness in it.

You must use safe digging practices, in accordance with HS(G)47, to establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you or near gas apparatus. The information shown on this plan should not be used beyond 28 days from the date of issue of this plan as it is subject to updating.

The plan also provides indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete. It is supplied voluntarily to assist the user in determining whether to make contact with other GTs or others. The user must obtain such information from the other GT or person concerned. WWU, its employees and contractors do not accept any liability for this information or any inaccuracy or incompleteness in it.

WALES&WEST
UTILITIES

Wales and West Utilities Ltd., Wales and West House, Spooner Close, Celtic Springs, Coedkernew, Newport, NP10 8FZ

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APPENDIX M: RESULTS OF CONSULTATION WITH WWU

The following bullet points are a direct extract from the consultation with Wales and West Utilities

- Who owns and is responsible for the green shelter?
It is owned by and is the responsibility of Wales & West Utilities (WWU).
- What does the green box contain exactly – appears to be both gas and electric – what area does this serve? What does it do?
It contains a gas governor that reduces gas pressure. It supplies the low pressure gas network into Penryn and Falmouth. There would be an electricity supply to operate the equipment, lights etc.
- When was the current shelter installed and did it have any consent? – planning?
We believe it was installed around 2009. As a gas transporter WWU has permitted development rights for such installations.
- The shelter appears to be on land which is part of the Scheduled Ancient Monument (the cemetery sites), was any consent for its location obtained?
At the time it was considered to be on highway verge and not within the ancient monument site. Such installations on public land or on highway verges are installed by Gas Transportation Companies under the Gas Act and the New Roads and Street Works Act (NRSWA).
- Do units such as this require a consent procedure? – what is this process? How is it obtained?
As above, this was installed under those powers.
- The box affects the setting of a Scheduled Ancient Monument – is there any possibility of relocating or re-siting it in the future? – perhaps as part of development on the adjacent site?
It is possible to relocate a gas governor, ideally to a nearby location.
- Is there any procedure for maintenance on the unit? Any Schedule for replacement or alternative?

The gas governor is maintained to WWU policy for this type of equipment, there is no planned replacement of this unit, it is required for the gas supply in that area, another gas governor is required if this governor is removed.

- Are there any specific health and safety or security implications for any repair works to the bank and wall behind the unit?

Generally yes, it depends on the work planned, a site meeting should be arranged prior to works to confirm what safety measures are required to protect the kiosk, plant and pipework.

- Is there anything else that you can tell us about this structure?

The kiosk is off glass fibre construction, it is designed, installed and maintained to gas industry standards

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