

**STATE OF CONSERVATION REPORT**

**CORNWALL AND WEST DEVON MINING LANDSCAPE**  
**(UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND)**  
**(C1215)**

In accordance with Decision **45 COM 7B.204** the United Kingdom State Party has produced this State of Conservation Report (SoCR) for the Cornwall and West Devon Mining Landscape World Heritage Site.

The report is structured according to the format set out in Annex 13 of the *Operational Guidelines* (2023). The clauses of the World Heritage Committee Decision are given in italics and indented. The response of the State Party is not indented and does not use italics.

**1. Executive Summary**

Management of the Cornwall and West Devon Mining Landscape is based on a sound collaboration between the constituent partners of the WHS Partnership. The WHS Management Plan is implemented effectively and supports maintenance of this complex serial property by guiding decision-making to support OUV, including under the planning system. The Plan helps to prioritise collaborative projects, a number of which are outlined within the report as evidence of productive partnership working. With the end of the current Management Plan timeframe approaching, work has begun to shape the strategy for the next plan period.

The WHS Office and Historic England continue to work together to support maintenance of the property's OUV. They provide advice to the planning authorities regarding specific applications as well as wider guidance and policy implementation, and also contribute through the Technical Panel. Opportunities are sought to meet shared objectives through strategic engagement, and to enhance understanding and familiarity with the property's OUV through targeted training sessions.

The State Party has welcomed ICOMOS' contribution towards reaching a conclusion in the redevelopment of Hayle Harbour. Its most recent Technical Review ICOMOS confirmed that they consider the remaining heritage issues have been appropriately resolved and their previous advice has been satisfactorily addressed. These latest amendments are now being considered by the local planning authority representing the final element in this long running case.

The State Party has reported on a regular basis since 2013 on the applications for the modernisation of South Crofty mine and extension of the planning permission that was in place at the time the property was inscribed. Its overarching position remains as it was during the nomination phase that mining activity could represent a continuation of the evolving Cornish Mining cultural landscape. As requested, the State Party has submitted a comprehensive information package on the current status of this project.

The State Party also maintains its commitment to appropriately select statutory documents and planning applications for notification under paragraph 172 of the *Operational Guidelines* in line with the Committee's request in its 2021 Decision. The WHS Office continues to work collaboratively with a range of stakeholders to undertake valuable research and enhance interpretation across the property. Its work is focused on delivering strategic actions under the

WHS Management Plan with a range of partners. The State Party is also pleased to report the conclusion of a highly successful programme funded via Historic England to revitalise the centre of the town of Redruth. The High Street Heritage Action Zone invested in historic buildings and celebrated Redruth's heritage and creative potential through an associated cultural programme.

The State Party considers that substantial progress has been made in relation to each of the key issues of concern that have been highlighted by the World Heritage Committee, to the extent that no further State of Conservation Reports about existing issues should be required for this property, and that any new developments which may affect the Outstanding Universal Value of the property will continue to be notified to the World Heritage Centre under the Paragraph 172 obligation.

## **2. Response from the State Party to the World Heritage Committee's Decision 44 COM 7B.60**

1. *Having examined Document WHC/23/45.COM/7B.Add,*
2. *Recalling Decision 44 COM 7B.60, adopted at its extended 44th session (Fuzhou/online, 2021),*
3. *Welcomes the continued application of the World Heritage Site (WHS) Supplementary Planning Document, WHS Planning Toolkit, Planning Performance Agreements, and neighbourhood development plans to protect the Outstanding Universal Value (OUV) of the property, the progress made in the implementation of the recommendations of the 2015 ICOMOS/ICCROM Reactive Monitoring Mission and previous Committee decisions, as well as the adoption of the revised Management Plan for the property;*

The State Party is pleased to be able to report continued progress achieved through collaborative partnership working across Cornwall and West Devon. It will continue to ensure the active application of the Supplementary Planning Document, Planning Performance Agreements and neighbourhood development plans to protect OUV. The use of these planning tools assists in achieving outcomes for development, as recommended by the 2015 Reactive Monitoring Mission, by guiding decision-making to support OUV.

As reported in the State Party's 2022 State of Conservation Report, the current Management Plan was adopted by all partner local authorities in 2021, and it continues to be effectively implemented. The Plan provides a point of consistency and continuity in relation to local policy about the property. It acts as a guide to how the mining landscape should be taken into consideration when reviewing any development or planning applications that may affect the property. It also helps to identify potential for productive partnerships and to prioritise collaborative projects. One way in which Policy C1 under the plan is implemented (Section 7.2: *Sustainable heritage-led regeneration will be encouraged and supported*) is through strategic actions focused around exploring and creating partnerships. Such partnerships are evidenced through the World Heritage Site Office's work with various organisations as outlined in the projects discussed in Section 3 below. Another example is Policy C9 (Section 7.2): *the historic character and distinctiveness of the Cornwall and West Devon Mining Landscape will be maintained*, which has become particularly pertinent with tree planting schemes being put forward including in response to the Climate Emergency declarations by local authorities responsible for the property. The WHS Office works in partnership to help ensure that the right trees are planted in the right places to sustain the character of the mining landscape.

The WHS Office has provided detailed advice on a number of Neighbourhood Development Plans (NDPs) as they were drafted. NDPs are local strategic development plans that form part of the Local Plan, which guides development decision making. They are formally adopted by the relevant local planning authority. A [Neighbourhood Development Plan Guidance Note](#) has also been developed for those communities within or partially within the World Heritage Site to encourage communities to consider what NDPs can do to protect the World Heritage Site.

4. *Also welcomes the early engagement of Historic England in specific planning applications and in wider guidance and policy implementation, and encourages the State Party to ensure that the advice of Historic England and the WHS Planning Officer continue to inform statutory decision making;*

The State Party can report that provision of advice and support via both Historic England and the World Heritage Site Planning Officer is ongoing, with respect to providing detailed advice on all planning applications prior to their determination by the Local Planning Authority. The WHS Office and Historic England continue to work collaboratively with conservation teams in the local planning authorities within the property to achieve shared objectives. They liaise on specific planning applications as well as wider guidance and policy implementation. Their combined advice adds value to the statutory planning process and supports decision making that avoids adverse impacts on the property's OUV. The State Party has been pleased to note the recognition of this contribution by ICOMOS in its most recent Technical Reviews of developments affecting the property.

Regular and routine contact is also maintained with Historic England via its representation on the World Heritage Site's Technical Panel. As reported in the 2022 State of Conservation Report, the Technical Panel is a group of specialists and professionals who help shape and comment on work undertaken by the World Heritage Site Office in pursuance of the wider Management Plan priorities. All of the local authorities within the property are represented on the Technical Panel.

It remains adopted practice for the WHS Planning Advice Officer and Cornwall Council's planning department to formally consult Historic England on appropriately selected planning applications, in all instances where a potential for harm to OUV remains. This arrangement secures Historic England's advice, as the statutory consultee, in a timely manner that is appropriate to the applications in question.

A further ongoing piece of work for the Planning Advice Officer within the WHS team is to provide updates and training to the Local Authority Members and Officers responsible for planning decisions affecting the property. This training helps ensure that the inscription is fully and properly taken into account when planning applications are reviewed and determined. Support is provided through responses to enquiries from an individual Planning Officer or as a consultee to applications. This year the WHS Office has instigated a quarterly meeting with Minerals Policy colleagues within Cornwall and Devon Councils to provide a forum for updates on upcoming priorities. This is in addition to those Council's places on the WHS Technical Panel, and has enhanced the opportunity to identify potential to meet shared objectives through such strategic engagement.

5. *Notes the ongoing engagement regarding the North Quay Phase 2 projects and the commitment to implement the recommendations provided by ICOMOS, and requests the State Party to submit revised plans for the Hilltop site, amended in line with the recommendations of ICOMOS, to the World Heritage Centre for review by ICOMOS before granting approval;*

The State Party was able to provide a report to the World Heritage Centre on 22 August 2024 regarding positive progress with this redevelopment within Hayle. The notification under paragraph 172 of the *Operational Guidelines* outlined how the previous Technical Reviews from ICOMOS had informed the latest amendments to the proposed scheme on the Hilltop area, within the setting of the property. This was the last remaining area of the site on which agreement regarding the suitability of the proposed approach to development had not been reached. In its previous Technical Review report (February 2022) ICOMOS had indicated clearly that it considered that the heritage issues with the Eastern Gateway and East Quay had been adequately addressed, as long as the comments in its report were considered.

The revisions to the Hilltop section of the North Quay development have now been fully reviewed by ICOMOS. In their latest Technical Review, received by the State Party on 15 November 2024, they have confirmed that they consider the heritage issues with the proposed Hilltop have been appropriately resolved and that the advice provided in previous Technical Reviews has been satisfactorily addressed.

ICOMOS reported that they consider the scale and reduced extent of the proposed housing and associated features are now consistent with the natural setting and the natural landscape character of the Hilltop precinct. ICOMOS furthermore identified that it concurs with the assessment of heritage impact that has been provided. It noted that the majority of impacts would be neutral, although the housing layout would still have a minor negative impact. On that basis, ICOMOS agreed that the revised scheme would adequately retain the character and appearance of the Hilltop area and would be consistent with preserving the setting of the inscribed World Heritage property and would not substantively affect attributes that support its Outstanding Universal Value. It advised that this element of the Hayle Harbour project is therefore now consistent with consideration of the setting of the inscribed property and the attributes which support its OUV.

Following receipt of this positive conclusion to the Technical Review process, the amendments to the Hilltop area have now been submitted to Cornwall Council as the local planning authority for formal consideration. The State Party can confirm that Cornwall Council has received a copy of ICOMOS' latest Technical Review report to inform its consideration of the applicant's proposed changes. The planning officer's report to the Council's Planning Committee will take these comments, and those from ICOMOS' previous reports, into account so that they can inform the Council's decision on the application in due course. This is expected in January 2025. The State Party will provide an update regarding the determination of the application in due course.

6. *Acknowledges the information provided by the State Party concerning the South Crofty Mine, and in particular the details requested on the boundary treatment, but considers that further updated information should be submitted to the World Heritage Centre for review by the Advisory Bodies, and therefore requests the State Party to submit a comprehensive information package on the current status of this project, taking into account the recommendations of the 2013 mission and recalls that any plans of a potential reopening of the mine shall be subject to impact assessments in line with Paragraph 118bis of the Operational Guidelines and using the Guidance and Toolkit for Impact Assessments in a World Heritage Context;*

The State Party first reported in 2008 on the applications for the modernisation of South Crofty mine to allow continuation of winning and working of strategically important minerals and an extension of the planning permission for underground mining that was in place at the time the property was inscribed. It has continued to do so on a regular basis since 2012.

As requested, the State Party has submitted a comprehensive information package alongside this state of conservation report.

From the point of inscription and endorsement of the WHS Management Plan, the State Party's position remains that the resumption of mining in Cornwall and West Devon would be in accord with the intangible values of the site and the traditions of the Cornish mining industry.

While the South Crofty mine ceased extracting metals in 1998 it remained classified as an 'active' site under the relevant legislation and consequently its original planning consent was valid until 2042. Consent for such extraction at the mine was therefore already in place at the time of the property's inscription, and the World Heritage Site boundary was drawn to exclude the existing mineral permission areas for South Crofty Mine and the area immediately surrounding the mine entrance.

The State Party stated in its nomination documentation, that "*resumption of mining activity within this particular property may represent a continuation of the evolving Cornish Mining cultural landscape*". In ICOMOS' evaluation of the proposed nomination in 2005 it acknowledged the State Party's position and indicated that it considered any proposals for new mining activity that impact on the nominated areas or their setting would need to be subject to appropriate notification and debate under the terms of the Operational Guidelines paragraph 172. The State Party concurs with this recommendation and believes that it has been addressed through the notifications relating to South Crofty.

The scheme for South Crofty was negotiated over a number of years with detailed involvement from Historic England (then English Heritage) as the national adviser before it was consented in 2011. Since that time the State Party has focused on complying with the World Heritage Committee's decisions.

Any new application would be subject to the usual requirement for impact assessment. The minerals authority, Historic England and the WHS office would all ensure that a Heritage Impact Assessment would be carried out from the earliest stages making use of the *Guidance and Toolkit for Impact Assessments in a World Heritage Context*. When the initial screening and scoping exercise identified any potential for impacts in relation to the property's attributes,

its integrity or authenticity, it would be advised that a detailed heritage impact assessment was essential.

The minerals authority, Historic England and the WHS Office would also work together to ensure that the State Party was able to notify such schemes to the World Heritage Committee under paragraph 172 of the *Operational Guidelines* at the earliest possible stage and in advance of any application being submitted.

7. *Invites the State Party to continue to ensure that, in accordance with Paragraph 172 of the Operational Guidelines, details of significant changes to statutory documents and any new planning applications which may impact on the OUV of the property are submitted to the World Heritage Centre for review by the Advisory Bodies before final decisions are taken;*

The State Party can confirm that during the period covered by this report there have been no changes to statutory documents relating directly to the property.

The State Party also maintains its commitment to appropriately select statutory documents and planning applications as reported in its last State of Conservation Report from 2022, in line with the requirements under paragraph 172 of the *Operational Guidelines* and the Committee's request from 2021 ([Decision 44 COM 7B.60](#) paragraph 7). The development of new or emerging policy will continue to be prioritised for notification since this will form the framework for sustainable decision making. In relation to all potential notifications the State Party will be advised by Historic England and will rely on its national expertise as a statutory consultee in the planning process, and as its adviser on implementation of the World Heritage Convention across the UK.

The State Party and Historic England continue to advocate for notification at pre-application stage wherever possible to conform most closely to the intended function of the process under paragraph 172.



8. *Further acknowledges the efforts made by the State Party for increased interpretation, research and stakeholder involvement across the property;*

The State Party welcomes acknowledgement of the continued efforts made in relation to interpretation, research and stakeholder involvement across the property. The WHS Office has provided the following report of its activities in these areas since the last State of Conservation Report was submitted.

### **Interpretation**

The WHS Office routinely works with stakeholders and wider organisations (such as Highways Authorities) to ensure interpretation and signage is informative, accurate and visible. Signage at Geevor which had faded and become unreadable has recently been replaced. This is a popular spot for people taking ‘selfies’ and so was a priority. The team are also reviewing World Heritage and UNESCO logo signage on road signs which likewise have faded to arrange replacement. They have also worked with the Luxulyan Valley Partnership and contributed to the new interpretation at Wheal Martyn, an Area Centre and are working with the Tamar Valley National Landscape to update signage which has become weathered and unreadable.

### **Tamara Smallholdings project**

The WHS Office has collaborated with the [Tamar Valley National Landscape’s Tamara project](#) team to bring forward 10 projects over a five-year period supported by funding from the National Lottery Heritage Fund amongst others. One of its aims is to bring local communities together, including by identifying, researching and protecting the unique heritage of the Tamar Valley (part of Area 10 under the WHS Management Plan, Tamar Valley Mining District with Tavistock). The Tamar Valley National Landscape Management Plan recognises that many attributes of OUV are to be found within it. It also notes that The WHS inscription strengthens the importance of the heritage in the [National Landscape designation](#) by recognising its international importance and provides additional means of sharing, reinforcing and promoting it to a wider audience and securing this special place for future generations.

The collaboration has recorded mine workers’ smallholdings in the Valley. As well as being a standalone piece of research giving a comprehensive view of this attribute of OUV, it provides an important reference tool for informing planning application decisions where those applications may impact this attribute.

### **Cornish Building Group Awards**

The WHS Office also continues to work with the [Cornish Buildings Group](#) (CBG) whose aim is to support, promote and award excellence in building renovation and/or developments. CBG holds an annual awards ceremony and where submissions are within the World Heritage Site, the WHS Office may also recognise the efforts of a developer with an award. The aim is to recognize and encourage sound development across the World Heritage Site which enhances OUV.

### **Cornwall Heritage Trust**

In addition the WHS Office is increasingly liaising with Cornwall Heritage Trust (CHT), a small independent charity whose mission is to preserve and strengthen Cornwall’s unique and distinct heritage for now and forever. CHT have a portfolio of 16 of Cornwall’s most iconic and important sites, including some within the World Heritage Site and its setting. Important examples are the [Treffry Viaduct](#), a scheduled monument, and Tregonning Hill, on which is preserved a nationally important [multi-period archaeological landscape](#). This relationship has been solidified by inviting CHT’s Chief Executive to sit as a member of the WHS’ Technical Panel.

9. *Finally requests the State Party to submit to the World Heritage Centre, by 1 December 2024, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 47th session.*

The State Party submits this report in response to the Committee's request. State of Conservation reports for the property have been submitted on a regular annual, or more recently biannual, basis since 2013 ([Decision 36 COM 7B.94](#)). The main issues that have resulted in the World Heritage Committee requesting such reporting are the proposals at South Crofty, the principle of mining within the boundary of the property, and the proposed development at Hayle Harbour.

This State of Conservation report has identified a final resolution to the developments at Hayle Harbour, and, through the Comprehensive Information Report, a clear explanation regarding the status and timeline of consents for mineral extraction at South Crofty Mine.

Since the State Party started to provide regular state of conservation reporting in 2013 local partnerships have strengthened and the profile of the property has been raised in decision making. The implementation of national policy as well as the development of local policy and procedure has been supported by those partnerships. Decision-making regarding development is now informed by effective and constructive advice from both Historic England and the WHS Planning Officer. This ensures that expert advice and guidance is available in support at an appropriate level for all applications and in the development of local policy. In addition, the property has a robust and regularly reviewed WHS Management Plan that has been formally adopted by all of the partner local authorities and closely links their agenda to the UN Sustainable Development Goals.

The State Party confirms its continued commitment, for all the UK's World Heritage sites, to notifying the World Heritage Centre of any major restorations or new constructions which may affect the Outstanding Universal Value of the property under the Paragraph 172 obligation, and to continuing to submit HIAs for any new developments.

Should any of these 172 notifications cause significant concern that might warrant greater attention, we will of course be happy to provide a more detailed State of Conservation Report for the Committee's consideration.

It is the view of the State Party that, at the current time, the primary concerns of the Committee relating to Cornwall and West Devon Mining Landscape World Heritage Site have now been alleviated to the extent that it is clear the property has not seriously deteriorated and that no further State of Conservation Reports about existing issues are required for this property.

The State Party also requests a dialogue meeting with the World Heritage Centre in early 2025 in order to answer any clarifications or questions arising from this State of Conservation Report.

### **3. Other current conservation issues identified by the State Party which may have an impact on the property's Outstanding Universal Value**

#### **Redruth High Street Heritage Action Zone**

In 2019, Historic England launched the [High Street Heritage Action Zone](#) scheme to ‘deliver a four-year programme of physical improvements, community engagement and cultural activities to regenerate England’s struggling historic high streets and town centres around the country’. Following an assessment of the potential of Cornish towns to meet the HSHAZ criteria, Redruth emerged as the priority. During the 18<sup>th</sup> and 19<sup>th</sup> centuries, Redruth was a major regional centre for the mining industry and a thriving market town. This heyday is still evident in the architecture of Fore Street, the main commercial street in the town. However, like many other high streets across the country, it has suffered from vacant buildings and underused upper floors. One particular building type that demonstrates Redruth’s commercial success in the 19<sup>th</sup> century are banks. Six historic bank buildings survive in central Redruth and their architectural ambition is evidence of the importance of banking facilities in a flourishing industrial market town.

Between 2020 and 2024 over £92 million of funding from the State Party and £3 million from the National Lottery Heritage Fund was made available across the country. A successful bid was submitted by Cornwall Council on behalf of Redruth for HSHAZ status in 2019 and this resulted in over £1.6 million of funding being awarded by Historic England, and a further £4.4 million secured by Cornwall Council and local partners. The programme has sought to revitalise the town centre by investing in historic buildings and celebrating Redruth’s heritage and creative potential through an [associated cultural programme](#).

One of the transformational projects under the HSHAZ programme has been the redevelopment of the Buttermarket cluster of four historic buildings. The Buttermarket redevelopment included the conservation and repurposing of the Grade II listed [Wheal Peevor Purser’s Office](#) and the [Mining Exchange](#), both identified to be ‘at risk’ within the WHS Management Plan. These buildings were considered to make an important contribution to the property’s OUV and were all very much at the heart of Area 5, Camborne and Redruth Mining District with Wheal Peevor and Portreath Harbour. The [Buttermarket](#) itself has been restored and refurbished by creating a thriving economic, cultural and community hub at the heart of the town, with workspace and an active programme of markets and entertainment. Once restored, the complex will become an energy-efficient hub, benefitting both the Redruth community and the environment. As a result of the detailed historic and building research that was carried out in support of the project, the Buttermarket was identified for additional recognition and protection and was listed at Grade II in 2021. The redeveloped site was opened in November 2024.

[Independent reporting](#) has confirmed the positive effect of investment into Redruth town centre after the programme came to a close at the end of March 2024. The programme has also led to increased public awareness and appreciation of Redruth's heritage, with key landmark buildings and cultural events being positively received by the local community.

#### **Governance Review**

In its 2022 State of Conservation Report, the State Party reported on the property’s Governance Review. It indicated that it would ensure the Committee was updated further in relation to the process of ratification and implementation of the review’s recommendations.

Since that last report a Vice Chair has been appointed to the Partnership Board and a Partnership Board Member handbook has been produced and shared with Board members. This has been designed to clearly outline roles, responsibilities and the expectations of being on the Board and supporting the property. Further actions to implement the recommendations of the review will form part of the new Management Plan scope and will be reported on as part of that process (see response to paragraph 3 of the Committee's Decision above). For example, the timeframe of the Partnership Agreement under which the Board operate will be aligned with the life of the WHS Management Plan. This will give a clear mandate to Partnership Board members.

### **Environmental Audit**

One of the Strategic Actions in the current WHS Management Plan is to carry out an ecological audit of the Site (Section 7.1 Protection). Scoping work for this is underway with colleagues from other Landscape Designations and disciplines within the relevant local authorities. This collaboration will support the work and help ensure the audit captures all relevant information. The results of the audit will then have a purpose in supporting the WHS office's wider Strategic Actions as set out in the WHS Management Plan, particularly those under Protection (Section 7.1) and Conservation and Enhancement (Section 7.2).

**4. In conformity with Paragraph 172 of the Operational Guidelines, describe any potential major restorations, alterations and/or new construction(s) intended within the property, the buffer zone(s) and/or corridors or other areas, where such developments may affect the Outstanding Universal Value of the property, including authenticity and integrity**

Since the last state of conservation report was submitted in November 2022 the following notifications have been submitted under paragraphs 172 and 174 of the *Operational Guidelines*:

- 06 December 2022 Housing developments in Lower Boscawell (174)
- 06 December 2022 Results of research by Plymouth University regarding the levels of arsenic in the soil within parts of the Tamar Valley Mining District (174)
- 22 August 2024 The latest amendments to the Hilltop area of the Hayle Harbour Redevelopment (172)
- 20 September 2024 and 29 November 2024 Church Farm, Camborne (172)
- 29 November 2024 Lower Boscawell (172)

None of these notifications are expected to generate further ongoing engagement with request for input from the Advisory Bodies, and they will therefore be submitted for information only.

On 06 October 2023 and 15 November 2024 the State Party received third party information from the World Heritage Centre regarding activity taking place on the racing track at St Agnes, Perranporth Airfield. This is the subject of an ongoing investigation and review of the requirement for enforcement action from Cornwall Council. Consequently at the current time the State Party is not yet able to provide the World Heritage Centre with a full report. A detailed response will be provided at the earliest opportunity following submission of this State of Conservation Report.

**5. Public access to the state of conservation report**

The State Party is content for the full report to be uploaded to the World Heritage Centre's State of Conservation Information System.

**6. Signature of the Authority**

**Henry Reed  
Senior International Policy Adviser  
Department for Culture, Media and Sport**

## **Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine**

### **Request for Comprehensive Information Package**

In parallel with compilation of the State of Conservation Report the State Party has liaised with Historic England, the WHS Office, and Cornish Metals (the operator of the South Crofty Mine) to provide a comprehensive explanation of the current status of permissions for the South Crofty Mine and work being undertaken under those consents.

Part 1 is a narrative account explaining the consents that were in place at the time of inscription of the property and those granted subsequently. The second part is an overview of current operations provided by Cornish Metals, the owner of the South Crofty mine.

### **PART 1: Background to Permissions at South Crofty**

South Crofty mine closed in 1998. Despite the closure of the mine it remained classified as an ‘active’ site under the relevant legislation, the Review of old Mineral Permissions under the Environment Act 1995 (see below), although extraction was dormant. Consequently it retained permission for extraction under its original planning consent before, during and after the inscription of the property. This consent was valid until 2042. In the intervening period the mine had been maintained below ground so that resumption of mining activity could take place at some future date.

#### Review of Mineral Permissions (ROMP)

The Environment Act 1995 introduced new requirements for an initial review and updating of old mineral planning permissions (granted between 1948 and 1982) to attach modern environmental conditions and the periodic review of all mineral permissions thereafter every 15 years. This process was known as the Review of Old Mineral Permissions (ROMP). The reviews could not remove the right to extract minerals, but reflected the need for regular review and to ensure that appropriate environmental standards were being met on these sites.

The WHS nomination document (2004) references the application for a ROMP under the [Environment Act 1995 \(see section 96 and Schedules 13 and 14\)](#) had already been submitted on 27 March 2003. The ROMP ([W2/PA06/01298/CCC](#)) was determined in September 2006, just after the inscription of the site.

#### Consent for Surface Workings

The planning application for surface workings at South Crofty ([PA10/04564](#)) was provided with conditional consent on 03 November 2011.

The Environmental Statement, produced in 2010 at the time of the application, detailed the full environmental impact assessment (EIA) that had been carried out. Impacts on the World Heritage Site are discussed and explained clearly throughout that document, supported by a Cultural Heritage assessment ([appendix 5](#)). The scheme was assessed in the Environmental Statement in terms of the impacts upon the WHS, the applicant undertook an appropriately detailed assessment within the EIA framework, making use of the relevant information and guidance that was published and available at the time of its submission in 2010.

## **Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine**

The Environmental Statement provides a clear understanding about how the property would be affected as a result of the development of the new processing plant. The assessment also took account of the conservation works that were identified as necessary for the listed and other historic structures within the scheme boundary.

The report provided to the local planning authority's Strategic Planning Committee set out its appraisal of key planning issues. The World Heritage property is addressed under both Visual/Landscape Impacts (Section 12.1) and Impact on Historic Interests (Section 12.6). The conclusions based on review of the information in the Environmental Impact Assessment conducted by the applicant indicate that officers of the local planning authority considered that the proposal would:

- not substantially alter the landscape character of the site (12.1.7)
- positively represent the contemporary incarnation of the Cornish mining heritage and minimise the negative aspects of modern industrial activities (12.1.14)
- meet with the principles of the WHS by reflecting the continuing technological evolution of a process and that the visual or landscape impact would not be significant (12.1.15)
- result in a slight to moderate beneficial effect on the landscape character and visual amenity of the area by using high quality design in combination with the proposed mitigation measures (12.1.18)
- not have direct impact on the physical attributes of the WHS (12.6.5)
- have a beneficial impact on the fabric and character of this element of the WHS (12.6.6)
- resumption of mining within the WHS offers a continuation of historic land use and a revival of the spirit of Cornish mining (12.6.7)

As a result the following explanations of the officers' conclusions and reasons for recommending approval were set out:

*"It is considered that overall although the development requires very considerable new construction works that the scheme has been designed to minimise visual and landscape impacts in the area. Mitigation has been provided by way of lowering the floor level of the main processing building seeking to address concerns over views of the site from Brea Village in particular due to skyline issues but from other vantage points the main building has been designed to be an iconic yet functional structure which would itself contribute as a feature in the landscape. Whilst the main building and other structures will be clearly visible from many public and private vantage points in the area it is concluded that the design and layout provided the best option for both the future development of the mine and the area in general and there are no overriding adverse impacts." (15.2)*

The consent from 2011 was confirmed by Cornwall Council to be lawfully implemented and extant on 30 January 2017. The current owner and developer (the site ownership having changed several times since inscription) is therefore legally implementing the 2011 planning consent in undertaking works at the mine. The ROMP and planning permission allow mining, hoisting, mineral processing, and other ancillary operations at South Crofty until 2071.



## **Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine**

Subsequent to the determination of the application, Cornwall Council and Historic England (then known as English Heritage) have continued to liaise with the applicant regarding the proposals. A number of design changes to the scheme for the site, including in response to the recommendations of the 2013 Reactive Monitoring Mission (see below), were negotiated and agreed under the existing planning consent. The site operator has provided a report to explain the current status and focus of work on the site under the consents in Part 2.

### Consent for Underground Workings

A separate application with its own environmental statement was submitted for the extension of the planning permission for underground mining, also in 2010 ([PA10/05145](#)). This was approved by Cornwall Council in 2013. This application was also supported by an Environmental Statement which considered the impact of the proposed underground working on the cultural heritage of the property and set out how that would be mitigated through research, investigation and recording.

The underground proposals are confined to underground workings and the only surface alternations are the capping of the existing shafts. Consequently, the main consideration of cultural heritage impacts is contained in the surface workings application.

The underground application recognises that the underground workings are of historic interest and puts in place measures to further investigate and record any features which might be affected by the new underground workings. The safety precautions put into place when dealing with historic underground workings prevents the likelihood of breaking into them unexpectedly. The report provided to the local planning authority's Strategic Planning Committee set out its appraisal of key planning issues. It notes that of the numerous shafts safeguarded for mining operations, twelve shafts require future development which may have an impact on their archaeological significance affecting not only the shafts but also their surroundings e.g. construction of access tracks.

The report recommended that a condition was applied to the consent to ensure that prior to the commencement of any works at any of the shafts a programme of archaeological works should be implemented in accordance with a scheme of investigation approved by the local planning authority. With this safeguard in place it was considered that any impacts would likely be limited.

### 2013 and 2015 Reactive Monitoring Missions

In 2013 the Joint Reactive Monitoring Mission from the World Heritage Centre, ICOMOS and ICCROM visited the South Crofty site. Their report contained a number of recommendations specific to the scheme as follows:

*8. The mission recommends that the developer be requested to revise the design of the ensemble of buildings of the current project proposal by rigorously examining the scale and massing of elements, their elevation and location with regard to the attributes. For example, the size and height of the proposed archives building at similar ground level to the engine houses means that it would be a dominant factor in views to them. The scale of the processing building will overwhelm historic elements.*

## **Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine**

*The cumulative effect of the silos, thickeners, substation and other plant, as well as the greatly increased hard stands for storage and parking, should be examined.*

*9. The mission recommends that a Heritage Impact Assessment be carried out taking into account the status of the World Heritage property, with particular consideration of views to, and relationships between, attributes of Outstanding Universal Value. The mission emphasises that revised design solutions would need to permit legibility of the north southwest trend of mines from important views, especially those from other parts of the World Heritage property, including Carn Brea, Carn Arthen and Carn Entral.*

*10. The mission also suggests that the 2003 archaeological report (as annexed to the Environmental Statement) be updated to reflect the site's significance for the World Heritage property, the current conditions and proposals. The site should be physically examined again. If any development happens in the future, an archaeological watching brief should be required because of the potential for the discovery and recording of further archaeological remains below the fill.*

*11. On a more general note, the Cornish Mining World Heritage Site Partnership Board is encouraged to consider developing greater policy guidance on significant underground heritage as far as may be practicable. The mission further recommends developing policy that assists owners or developers to understand assessments of heritage impacts on the underground resource of the World Heritage property.*

A brief discussion was also held as part of the 2015 Reactive Monitoring Mission to the property. At that time works were halted. The mission recommended that:

*5. In regard to the South Crofty mine, the mission recommends that the State Party continue its vigilance of the property and ensure that if the proposal to restart mining begins to move forward, that there is sufficient time to allow for the necessary dialog and negotiation to ensure that the recommendations for the 2013 mission are followed.*

Extensive discussions took place to accommodate recommendations from the 2013 Reactive Monitoring Mission and to address the subsequent requests of the World Heritage Committee.

Following considerable redesign of the proposed new building, Historic England and the local planning authority indicated they were satisfied that the proposals did not have an adverse impact on the OUV of the property (Recommendation 8). In addition they would provide funding for conservation of two historic engine houses and a chimney at Chappel's Shaft (listed building consent granted in 2011).

A full Environmental Impact Assessment (EIA) was undertaken which included assessment of the impact on the OUV of the property through both its cultural heritage and landscape assessments (Recommendation 9).

## **Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine**

The consents granted both included requirements for submission of a scheme of archaeological investigation to ensure that an appropriate level of archaeological work was undertaken to protect areas of archaeological/ historical interest (Recommendation 10).

The Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document provides clear advice, adopted by each of the relevant local planning and mineral authorities, regarding the importance of understanding the potential for below-ground heritage assets to be preserved and their likely significance (Recommendation 11).

### **Notifications to UNESCO**

On 28 May 2008 the State Party notified the World Heritage Centre regarding the ongoing work by the new owner to resume working on the site and their intention to submit a planning application in due course. The State Party, to the best of its knowledge, did not receive a response from the World Heritage Centre to this notification. It provided a further detailed notification in 2012, including a summary of the conclusions of the assessment around the attributes of OUV recognised at the site, after consent was granted for the surface workings.

The State Party was requested to provide further information in the World Heritage Committee's Decision in 2012 ([Decision 36 COM 7B.94](#)). It has continued to report thereafter in response to requests for information from the Committee in its state of conservation reports from 2013, 2014, 2015, 2016, 2018, 2020, 2022 and now 2024.

## **Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine**

### **PART 2: The Current Status of Operations at South Crofty Mine**

The operator of the site, Cornish Metals, has provided the following description of its current operations at South Crofty. This is intended to support the World Heritage Committee's understanding of the nature of the working of the site and how awareness of the significance of the property informs Cornish Metals' approach to delivery under the consents it has been granted.

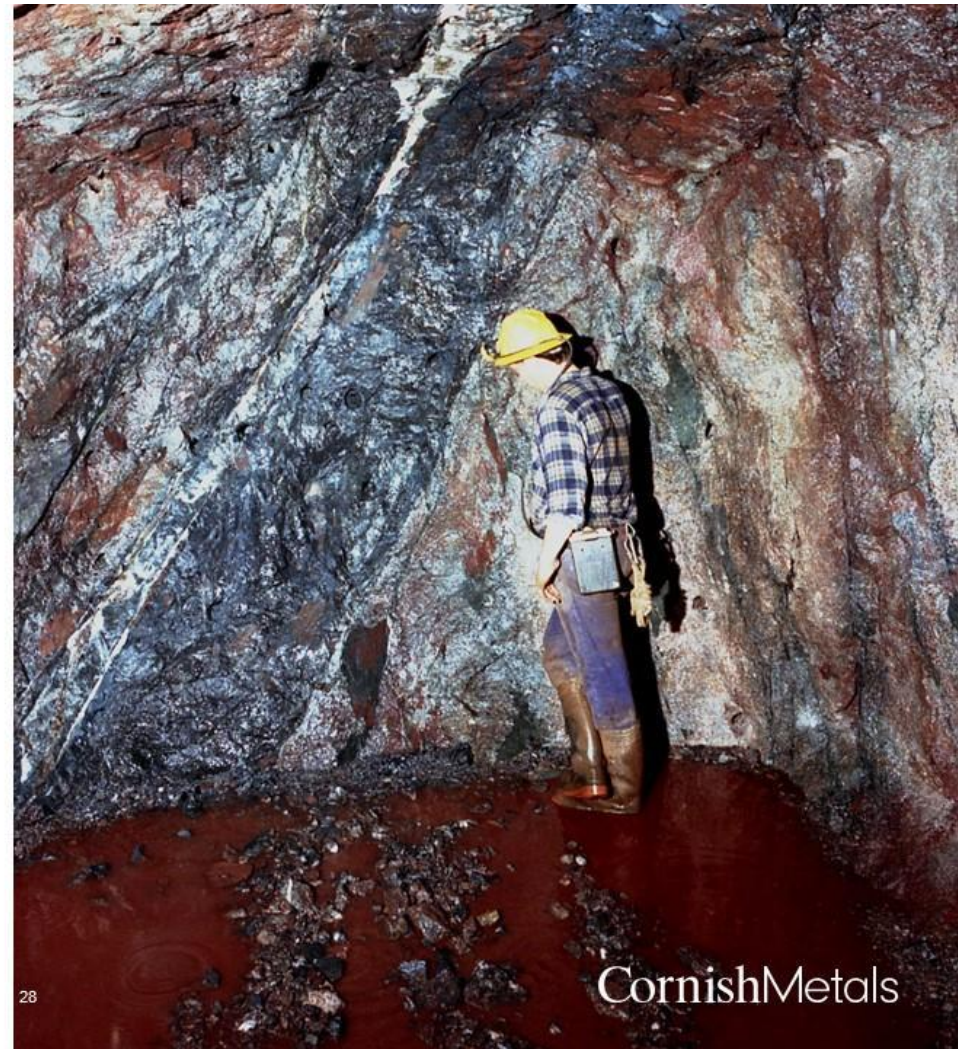
[https://cornishmetals.com/projects/uk/south-crofty /](https://cornishmetals.com/projects/uk/south-crofty/)

Cornish Metals Inc – World Heritage 2024

## Mineral Resources

- Cornwall is a globally significant metallurgical district for vein-style tin deposits.
- South Crofty is the 4<sup>th</sup> highest grade tin resource in the world and the highest-grade tin deposit not currently being mined.
- Significant potential exists to increase the Mineral Resources at South Crofty.
- Mineral Resources increased by over 1.5Mt this year from additional lodes in the mine.
- Defined over 5.5Mt of Mineral Resources, with over 80,000 tonnes of tin metal identified.

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Photo ©Paul Deakin



*Figure 1: Roskear A Lode underground*



Cornish Metals Inc – World Heritage 2024

## South Crofty Background



The Chief Mining District of Cornwall, Photo taken 1893, J.C. Burrows.

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One of the highest-grade tin resources globally; located in a “world class” tin belt



Fully permitted until 2071



Strong community and local government support



Proven mining history and resources  
Continuous mining from 1592 – 1998



Tin was \$4,000/Tn when Crofty closed

South Crofty did not close because it ran out of tin the mine was simply unable to produce tin at a profit due to the market conditions at the time.

With current and predicted outlook and demand for tin, that is no longer the case.

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Figure 2: The Chief Mining District of Cornwall, 1893, J.C Burrows

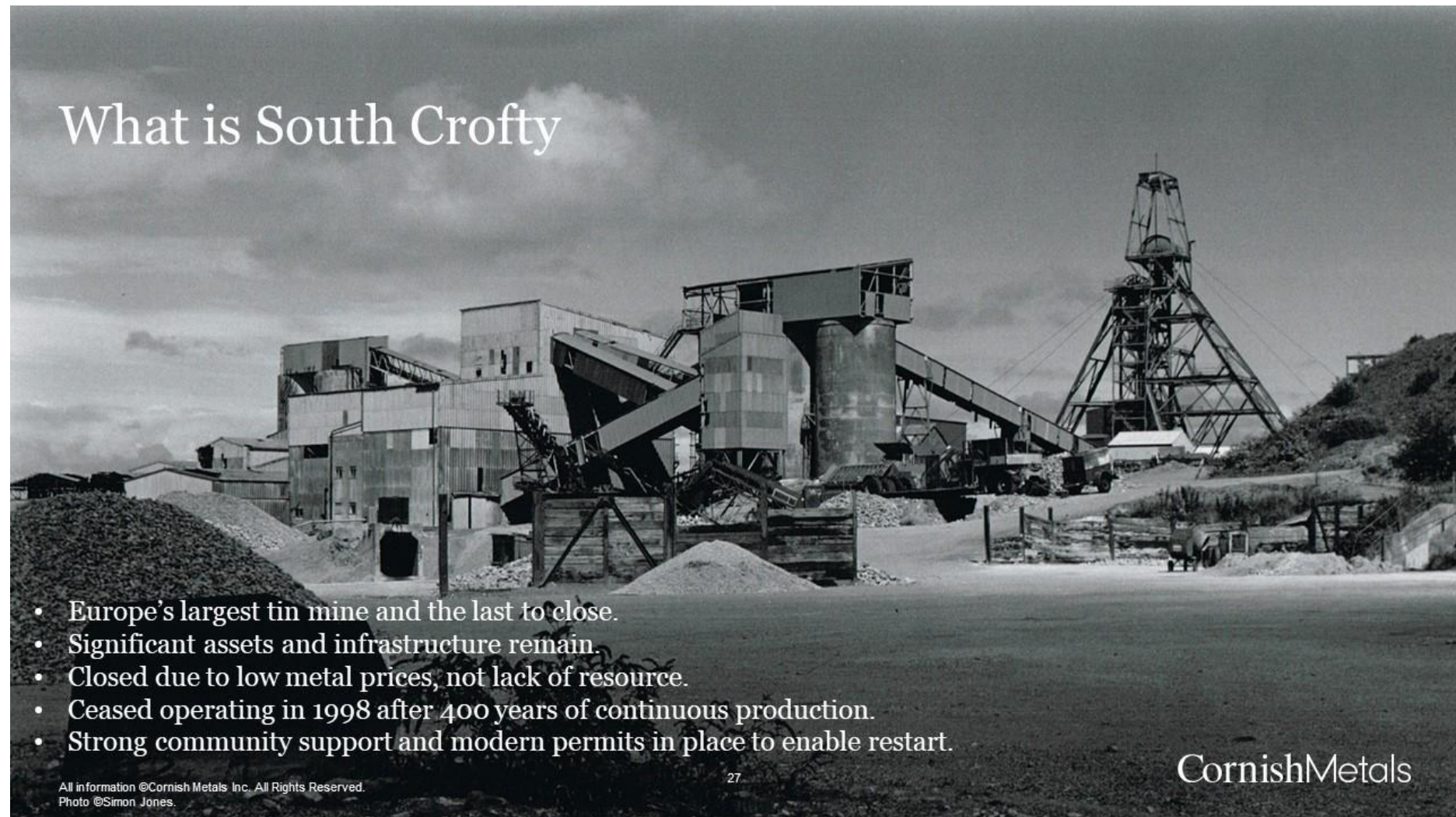


Figure 3: Photograph of South Crofty Mine including the headstocks



## Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine

Cooks Kitchen Mine was one of Cornwall's richest and deepest mines. It produced over 40,000 tons of copper and 8,850 tons of tin during its working life. The majority of mines here worked copper from surface, before transitioning into Tin at depth. The mine's name is said to have originated when a miner named Cook found the main tin lode and said it was "as wide as his kitchen".

### Cook's Kitchen Mine



*Figure 5: Cooks Kitchen Mine*



## Cook's Kitchen Engine Houses



*Figure 6: Cooks Kitchen Engine Houses*

The following illustration explains how South Crofty fits into the local area and World Heritage site.

## South Crofty Mine Area

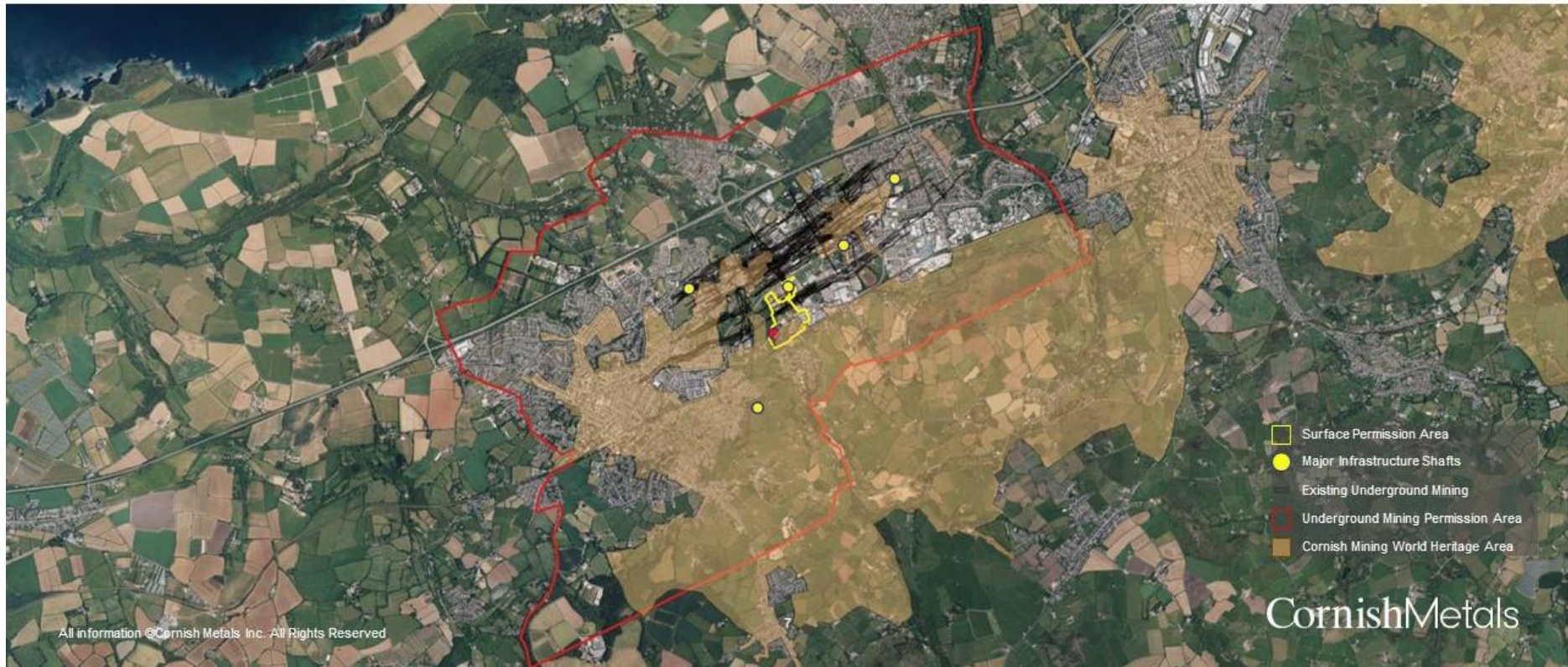


Figure 7: The extent of the World Heritage Site in relation to Cornish Metals surface permission area and underground permission area



## £40.5M IN FUNDING SECURED

### Cornish Metals secured £40.5m to advance the South Crofty Project significantly closer to production.

Strategic investment from Sir Mick Davis' Vision Blue Resources and a UK/Canadian Share Placing.

Funding has allowed:

- Construction of on-site water treatment plant, enabling dewatering of the mine to commence.
- Resource/Metallurgical Drilling.
- Feasibility Study.
- Enabling works in advance of a construction decision.

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*Figure 8: Works made possible by securing significant investment*

## Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine

Following the investment and construction of the Water Treatment Plant, after more than 25 years, South Crofty mine is being dewatered.

South Crofty is no longer discharging untreated mine water into the environment and we are working closely with the [Environment Agency](#) monitoring the improvement to the Red River. We estimate the treatment process has reduced metal loading by at least 95%.

### SOUTH CROFTY MINE IS BEING DEWATERED



*Figure 9: South Crofty Mine Water-Treatment Plant*



## Mine Dewatering



Figure 10: Photograph from Roskear Shaft showing the water level drop after only 12 hours

## Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine

The World Heritage Site boundary was drawn to exclude the existing mineral permission areas for South Crofty Mine and the area immediately surrounding the mine entrance. However, the southern part of the site, including two engine houses, is part of the World Heritage Site. A portion of the water treatment plant area is located within the World Heritage Site and is also in close proximity to the Cooks Kitchen Engine Houses.

### Water Treatment Plant



*Figure 11: Location of the Water Treatment Plant in relation to the World Heritage Site*



## Water Treatment Plant



### 25,000 m<sup>3</sup>/d Treatment Plant

- Treatment Plant was designed with feedback received during planning process.
  - Plant has been built into the ground to reduce visible height.
  - The size of the treatment plant has been reduced wherever possible.
  - External colour of tanks was selected in consultation with World Heritage, selected to blend in with the landscape.
- Subsequent to the planning permission, we have worked to build the actual plant build smaller in height and size than the original planned design.

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*Figure 12: Photograph taken from Roskear Shaft showing the headframe to the left of the photo (outside the WHS), with the Water Treatment Plant just off centre*

Minimising Environmental Impacts – Modernisation and Innovation

## Underground Turbines



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### 25,000 m<sup>3</sup>/d Treatment Plant

- Water discharge is exceeding EA permitted quality standards.
- Treated water discharged through underground drainage adit via a turbine system to recover energy.
- Generates up to 110kW which is fed directly back to the Water Treatment Plant.

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*Figure 13: Underground Turbines*



## Mineral Processing



### Pre-Concentration Testing

- Samples from main ore zones at South Crofty drilled and sent to TOMRA Sorting GmbH in Hamburg for testing.
- Results showed South Crofty mineralisation is highly amenable to sorting.
- Pre-concentration allows for a smaller, more efficient plant, reducing reagent usage and waste production.

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Figure 14: Mineral Processing – Pre-Concentration Testing

## Mineral Processing



### Flowsheet Verification

- Samples from main ore zones at South Crofty drilled and also sent to Wardell Armstrong for Metallurgical and Paterson & Cooke for Pastefill test work.
- South Crofty has extensive operating reports from the Wheal Jane mill which processed South Crofty ore from 1991.
- Test work completed verifies the historical excellent gravity recovery of Cassiterite.

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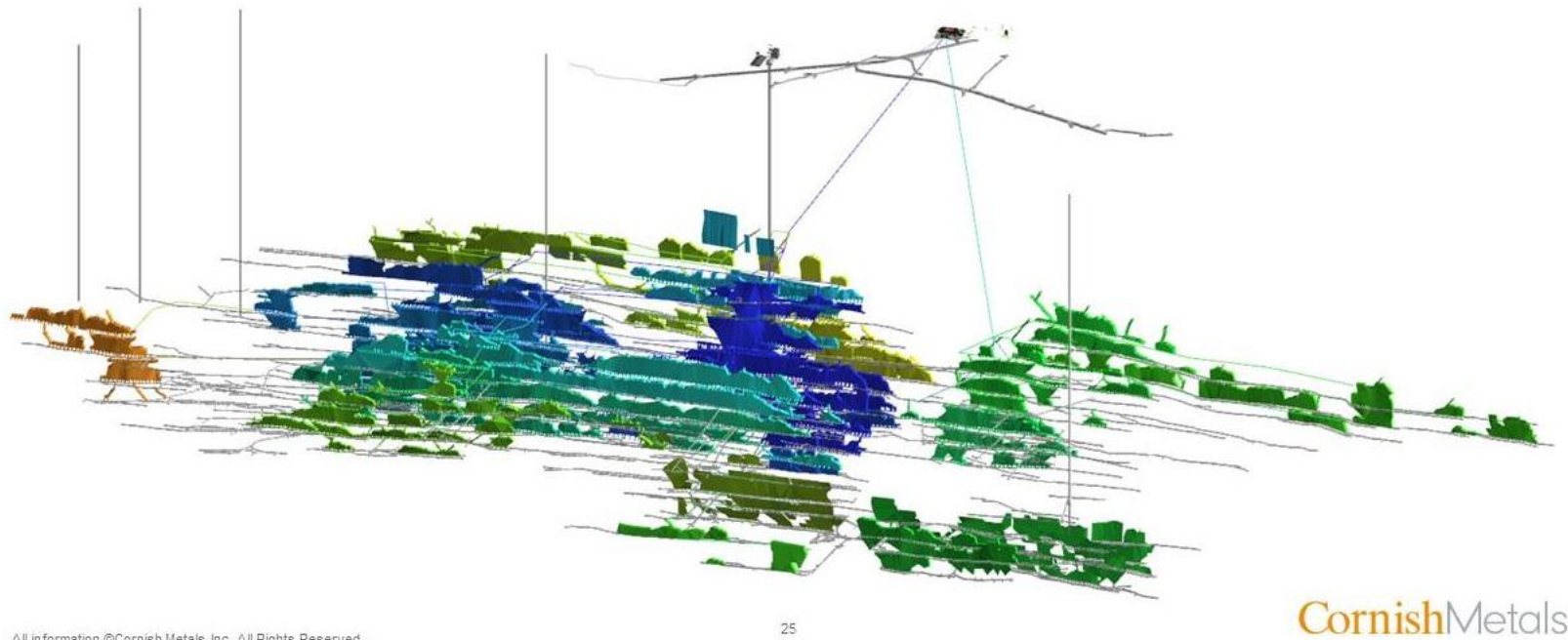
*Figure 15: Mineral Processing - Flowsheet Verification*

## Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine

Paste Backfill is a key part of the planned operation and one which is at the forefront of most modern mines today. Approximately 1.5% of mined material contains tin, the unmineralised portion is planned to be used to fill the existing underground mining voids as a stabilised fill. This means that the surface landscape will remain unaltered, underground voids are stabilised and all material will stay at South Crofty.

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### Paste Backfill



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*Figure 16: Underground backfill design and schedule for the planned operations at South Crofty*



## Mining

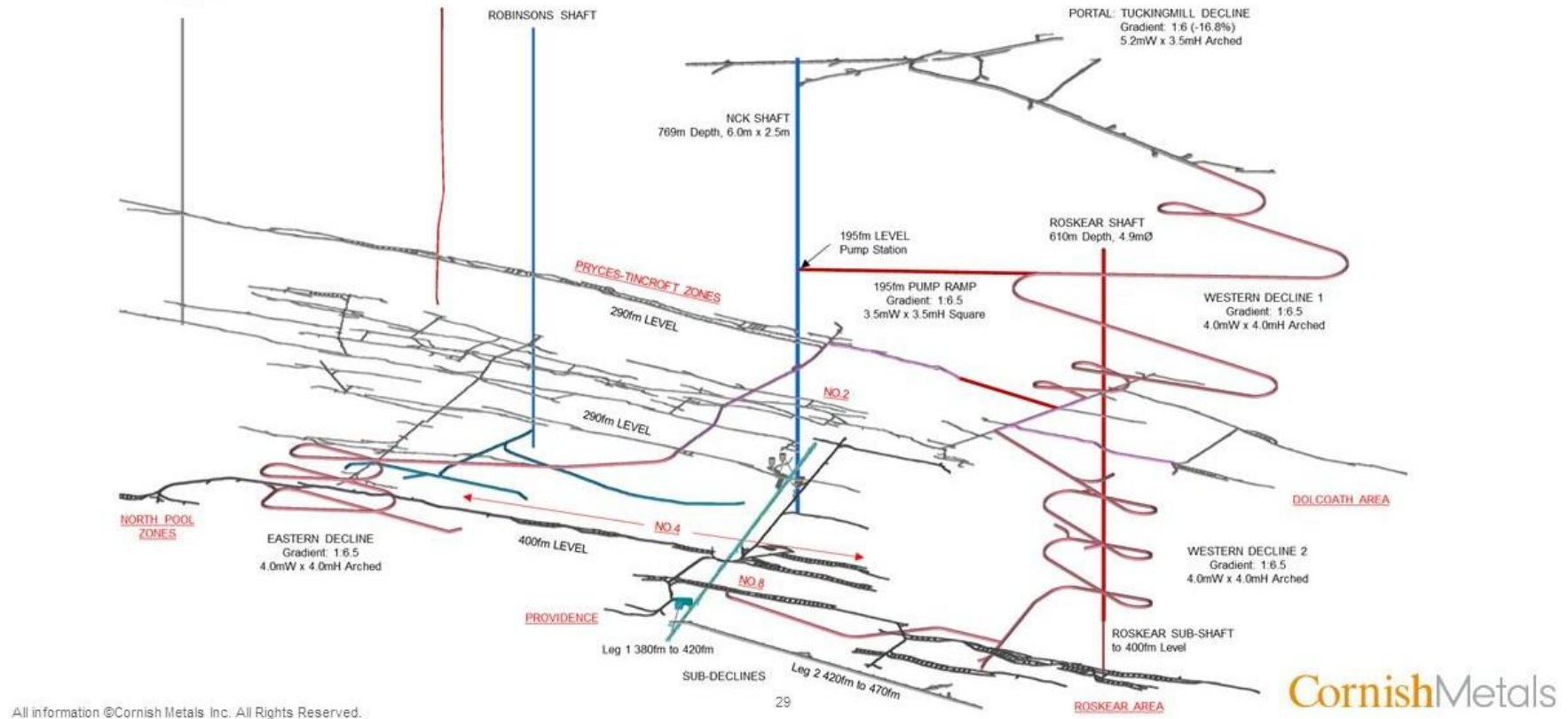


Figure 17: Illustration of the mining access options being considered



## Cornwall & West Devon Mining Landscape WHS Comprehensive Information Package – South Crofty Mine

All the technical staff have trained locally at the Camborne School of Mines, with over 80 full time staff employed from the local area.



Figure 18: The South Crofty Workforce