

Natural Environment and Landscape Evidence Base

Policy NE8 Important Views and Vistas



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This document has been prepared to support the Perranzabuloe Neighbourhood Development Plan by tirwel on behalf of Perranzabuloe Parish Council based on views and vistas identified by the NDP Steering Group as a result of their community consultation process and those identified in the Local Landscape Character Assessment prepared to inform and support the NDP.

Information, opinions and advice within the document and provided to the client and their consultants in relation to the Views and Vistas document have been prepared and provided in good faith with reference to LI_TGN-06-19_Visual_Representation in the recording of the view. The opinions expressed are our true and professional bona fide opinions. This document has been prepared for sole use by the client for the purpose as stated. It must not be used for purposes other than intended, and must not be copied, altered or revised by others without tirwel's express written permission.

Natural Environment and Landscape Evidence Base: Policy NE8 Important Views and Vistas

Introduction

This document forms part of the Evidence Base for the Perranzabuloe NDP providing support for Policy NE8 of the NDP and should be referred to for further detail and guidance in the preparation of development proposals, and the appraisal or assessment of them, to ensure key features of value as well as the overall visual amenity and the contribution of that to the landscape character that is valued by the community are protected and enhanced. The views and vistas included are considered to be of a particular quality, value at a local or wider level, or contain features of noted value, to a degree which merits their specific protection within the Plan. Absence from the list does not preclude a view or vista from protection within development proposals, inclusion does not prohibit development providing this complies with the Policy criteria.

Views were identified by the local community through the NDP consultation process and in collaboration with the Steering Group during the Local Landscape Character Assessment process and fieldwork for that.

Locations recorded in this document were selected based on this community led evidence with a degree of professional judgement to ensure photo records were taken from publicly accessible vantage points without foreground obstructions and illustrated the key points of value for each view.

Photos were taken using a Sony A7iii full frame camera with inbuilt levelling system and a fixed 50mm lens held at eye height, they are compliant with the guidance contained within LI_TGN-06-

19_Visual_Representation which was the industry standard for landscape and visual impact assessment photography at the time of preparing the NDP. Locations were recorded in the field using the website Where's The Path which allows accurate positioning of viewpoints and checked against the Grid Ref function on the Cornwall Council restricted access mapping system.

Due to the nature of the Parish's landscape the majority of views are in actuality vistas the overall character and amenity of which defines their value as opposed to views of a specific point or area. As such they are presented as panorama created in Adobe Photoshop using the Automerge Reposition tool (images blended and content aware fill selected). This enables the record to be used both to inform the design and appraisal of development proposals and to evaluate them during consultation and determination. NB: reference to this document is NOT intended to replace the requirement for detailed assessment of a site's setting and likely effects of a proposed development on that baseline resource by an appropriately qualified and experience professional in line with the guidance set out in GLVIA3 or its subsequent revisions.

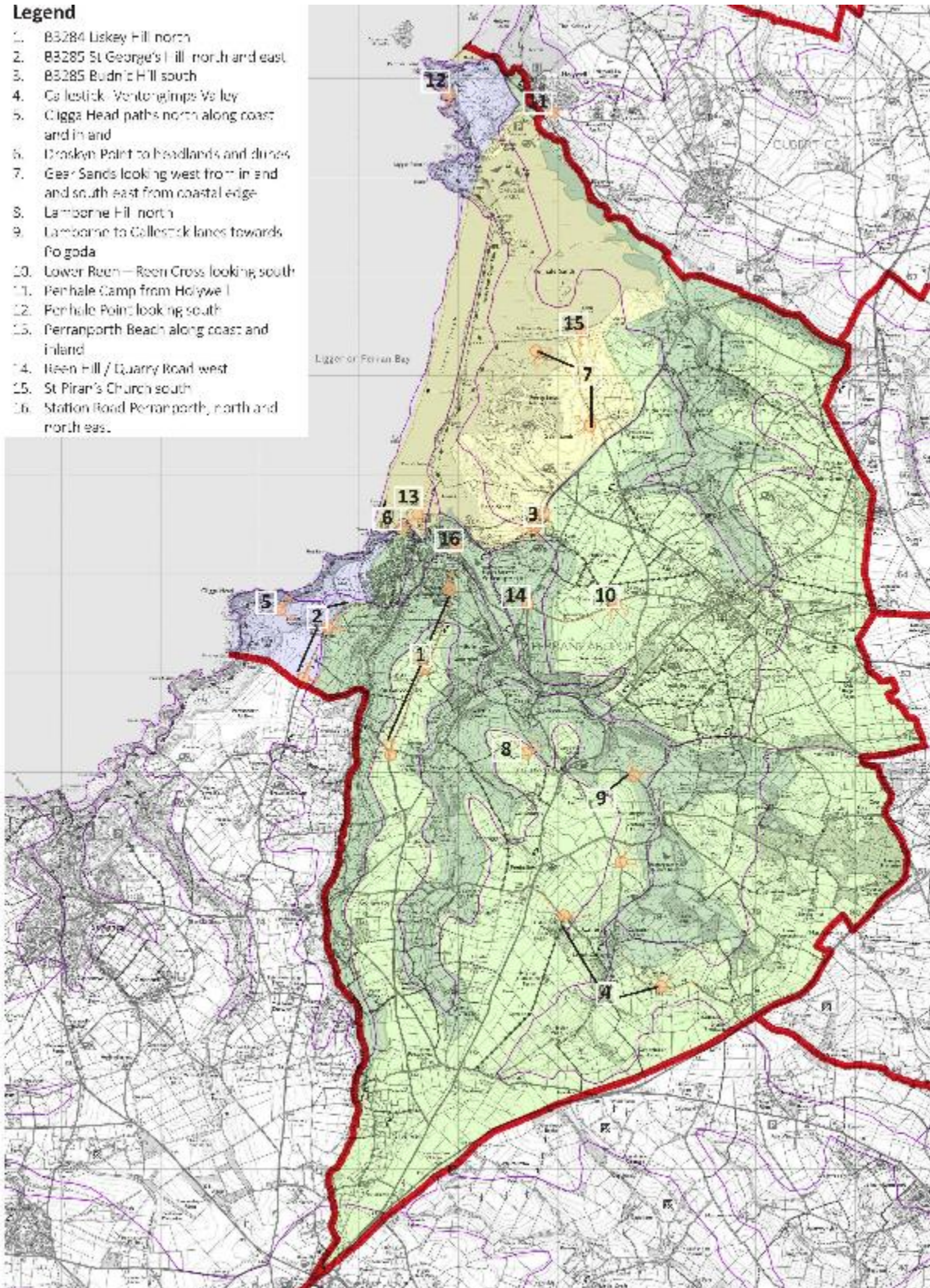
Map 1 shows the location of views across the NDP area overlain on LLCA Map 1 showing the local Landscape Types, view locations are reproduced as Map 18 in the NDP Natural Environment Policies section under Policy NE8. Each view or vista record contains location information, a description of the key points of importance meriting its inclusion, pressures and recommendations (where appropriate), and images presented as single frame and / or merged panoramas.

Natural Environment and Landscape Evidence Base:

Policy NE8 Important Views and Vistas

Legend

1. B3284 Liskey Hill north
2. B3285 St George's Hill north and east
3. B3285 Budn's Hill south
4. Calistock / Ventonjumps Valley
5. Cigga Head paths north along coast and in and
6. Droskyn Point to headlands and dunes
7. Gear Sands looking west from in and and south east from coastal edge
8. Lamberne Hill north
9. Lamberne to Calistock lanes towards Pogoda
10. Lower Reen – Reen Cross looking south
11. Penhale Camp from Holywell
12. Penhale Point looking south
13. Perranporth Beach along coast and inland
14. Reen Hill / Quarry Road west
15. St Piran's Church south
16. Station Road Perranporth, north and north east.



Map 1: Location of Views and Vistas within NDP Area – line indicates vista, circles indicate approximate locations of viewpoint photography with arrows indicating principal direction of view

Natural Environment and Landscape Evidence Base: Policy NE8 Important Views and Vistas

Table 1: List of Views across NDP Area

View name	Page
B3284 Liskey Hill looking north across Perranporth to Reen Sands and north west across Perrancoombe towards St George's Hill / Trevellas / Cligga ridge	4
B3285 St George's Hill looking north along the ridge towards Perranporth and the dunes beyond and looking east across Perrancoombe towards Liskey Hill and the rural inland landscape beyond	6
B3285 Budnic Hill looking across Perranporth south west towards Droskyn Point and Cligga, south towards Liskey Hill, south east towards Bolingey and east towards Reen	8
Callestick – Ventongimps Valley	11
Cligga Head paths north along coast towards Ligger Point and Penhale Point and east inland	13
Droskyn Point north and east to headlands and dunes	14
Gear Sands looking west from inland and south east from coastal edge	15
Lamborne Hill north to Penhale Point and the Bolingey Valley, and north east towards Caer Dane, Caer Kief and Chyverton	19
Lamborne to Callestick lanes towards Polgoda	21
Lower Reen – Reen Cross looking south east towards Goonhavern and south west towards Cocks	23
Penhale Camp from Holywell (location outside Parish, view within)	25
Penhale Point looking south along coastline across Ligger Point and Perran Porth towards Cligga Head	27
Perranporth Beach views inland	28
Reen Hill / Quarry Road looking west towards Perranporth – Bolingey Gap and Bolingey village	28
St Piran's Church south across dunes to Perranporth	32
Station Road Perranporth, north towards Reen Sands and north east across Nansmellyn Marsh towards Reen	33

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

B3284 Liskey Hill looking north across Perranporth to Reen Sands and north west across Perrancoombe towards St George's Hill / Trevellas / Cligga ridge

Running from the A3075 at Silverwell in the south of the Parish along a ridge of higher ground within the Undulating Land Type between the valleys of the Perranporth Stream (Perrancoombe) and Penwartha Stream (Penwartha Coombe) Liskey Hill is considered to be the primary approach to the Perranporth settlement area from the south. From the length of the route land panoramic views across undulating farmland rising up valley slopes from the dense woodland cover along their bottoms, with scattered small settlements and farms featuring some larger working buildings set within vegetation, are typical. As the route passes the turning west down into Perrancoombe the development around the southern edge of Perranporth and along the opposite Trevellas ridge, becomes more of a feature before almost completely enclosing the road as it passes Bolingey Road.

Views west towards the coast are of a distinctly undeveloped ridgeline as the B3285 St George's Hill runs between the Tywarnhayle and Droskyn area of Perranporth, Trevellas immediately to the north of Perranporth Airfield, Cligga Industrial Estate which occupies the small workshops to the north of the airfield, and St Agnes beyond the Parish's southern boundary. In both directions recent development is perceived as having had an adverse effect on the character and quality of the view due to its lack of relationship to its setting in terms of massing, design, layout, and materials. The examples in this document illustrate the character of views moving north from the junction of the B3284 and Perrancoombe. From the Bolingey Road junction looking north built form defines the foreground and channels the focus of the view along the road to the comparatively undeveloped dunes and undulating land to the north and has the capacity to fundamentally alter the overall character and amenity of the view and the area's wider character.



Figure 1: B3284 Liskey Hill Perrancoombe junction looking north west across Perrancoombe towards Trevellas. (3 frames) easting 175312 northing 52201 8th March 2021



Figure 2: B3284 Liskey Hill north of Polglaze Barton looking north towards Perranporth and west to Trevellas / Cligga ridgeline (5 frames) easting 175621 northing 52987 8th March 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 3: View north from junction of B3284 Liskey Hill and St Michael's Road (Sony 3 frames) easting 175912 northing 52843 29th June 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

B3285 St George's Hill looking north along the ridge towards Perranporth and the dunes beyond and looking east across Perrancoombe towards Liskey Hill and the rural inland landscape beyond

B3285 is the western coastal route in to the Parish from the St Agnes direction, approaching along the ridge alongside Trevellas Airfield (former RAF Perranporth Spitfire base) with wide panoramic views inland across Perrancoombe towards Liskey Hill to the east, and long views north towards the dunes and headlands beyond Perranporth. It passes through the St Agnes area of the Cornwall AONB and the World Heritage Site, set within the Undulating Land Type but on the edge of the Cligga section of the Headlands Landscape Type. For much of the approach to Perranporth the built up area is mostly screened by landform and vegetation, and the airfield structures are largely hidden by scrub. The overall character of views from the route are defined by its elevated coastal edge location and relatively undeveloped setting with a strong connection to the coast and the area's mining and military heritage, in contrast to the more urban developed area of Perranporth which dominates the valley slopes and lower ground, all set against a comparatively undeveloped dunescape to the north and undulating wooded rural landscape to the east the character of the view.

Around the Arrow Barrow site residential, development, particularly the new estate at Bethan View, is prominent in the middle ground of the view and detracts from the otherwise predominantly rural wooded character of Perrancoombe and undulating farmland behind by virtue of its pale rendered gable ends stepping down the slopes with minimal screening along the southern edge of the site to set it in its landscape. Development rising up Liskey Hill is noticeable, the massing and materials of the new Linden Homes site mitigating its prominence in the view despite its distinctive design, with the Liskey Hill Caravan Park defining the extents of the built up area on that ridge and a distinct gap between it and Liskey Hill Cottages and Polglaze Barton.

From the northern end of the route the Cligga light industrial buildings are a connection to the area's heritage as are the remaining airfield structures, they are mostly small scale and do not detract from the overall character, rather they contribute to it.



Figure 4: B3285 adjacent to Parish boundary at Arrow Barrow Campsite football pitch looking east, inland, across Perrancoombe towards Penwartha (Nikon 6 frame) easting 174421, northing 52886 8th March 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 5: View north and east from opposite entrance to Cligga Industrial Estate at entrance to PRow 314/33/2 leading to Perrancoombe (5 frames) easting 174696 northing 53460 8th March 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

B3285 Budnic Hill looking across Perranporth south west towards Droskyn Point and Cligga, south towards Liskey Hill, south east towards Bolingey and east towards Reen

The B3285 runs through the Undulating Land type across the north of the Parish from Goonhavern, just below the ridge through Rose to the Tollgate – Mount road junction before turning sharply south to become Budnic Hill, the approach to Perranporth from the north. The dunes which provide its setting and are a unique landscape in their own right and a distinctive feature in views from the rural inland areas to the north of the Parish including Mount and Rose.

As the road begins to dip from the ridgeline extending inland from Reen Sands through Rose towards Goonhavern a wide vista opens up taking in the rural inland landscape with the distinctive dark wooded mass along the Bolingey Stream valley cutting in front of Liskey Hill towards the Station Road and Ponsmere area of Perranporth. In contrast to the scattered individual or small clusters of dwellings within the rural landscape, built form rises up the hill behind with Hendrawna Park prominently defining its eastern extents. As users progress south, around the Golf Course and its clubhouse buildings, the developed area of Perranporth is clear across the view, being the dominant feature set against a relatively undeveloped backdrop of Perrancoombe and the Trevellas / Cligga ridge.

From this southern section of the overall route, focussed on the stretch of road just above the pull in north of the Golf Club and the turn west past the Ramoth Way junction, the location, scale, and design of built form within and around the developed area of Perranporth has the potential to define the relationship between the settlement and its setting and alter the balance between it and the wider landscape of comparatively undeveloped headland, rural ridges, and wooded rural valleys.



Figure 6: Budnic Hill above Golf Club looking south as Perranporth comes into view (Sony 3 frame) easting 176868 northing 54614 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 7: Perranporth Golf Club car park, Budnic Hill, looking east inland towards Rose with Bolingey to the right of the view (Sony 4 frame) easting 176737 northing 54480 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 8: Perranporth Golf Club car park, Budnic Hill, looking south east inland towards Bolingey and across, south, towards Trevellas ridge and Droskyn Point (Sony 4 frame) easting 176737 northing 54480 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Calestick – Ventongimps Valley

Part of the Valleys Landscape Type at the heart of the western part of the Parish, and part of the NDP Policy NE2 Perranwell and Calestick Valleys Landscape of Local Significance, Calestick Valley is similar in character to Perranwell Valley and Treamble Valley in that it runs through a predominantly undeveloped, almost timeless, working rural landscape with a mix of farming uses, scattered settlement with large agricultural buildings and a dense network of mature road and field boundary hedges connecting to wet woodland along valley bottoms and areas of woodland on higher ground and ridges.

Views are often enclosed and channelled along the valleys, with wider longer views glimpsed through gateway hedge breaks, built form is largely set within and screened by vegetation and infrastructure elements are few, usually overhead cables with a few turbines prominent on skylines. Properties tend to be smaller scale and traditional in design and layout. To the south of the valley the orchards and productive land around Calestick, with Healey’s Cyder Farm and Calestick Farm Ice Cream form the basis of the area’s industry which is in keeping with its overall scale and character.



Figure 9: Calestock Veor opposite Healey’s Cyder Farm looking north east across Calestick Valley towards the plantations around Chyverton House and Batten’s Shaft at West Chiverton Mine (Sony 2 frames) easting 177071, northing 50537 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 10: Callestick to Tresawsen road by Colraine Equestrian looking north west across Callestick Valley with the sheds of Callestick Farm and Venton Vaise prominent (Sony 5 frames) easting 177023, northing 49853 1st July 2021



Figure 11: Callestick to Tresawsen road by Colraine Equestrian looking north along Callestick Valley with wet woodland around Ventongimps, Goonhavern, turbines and Batten's Shaft all features (Sony 5 frames) easting 177023, northing 49853 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Cligga Head paths north along coast towards Ligger Point and Penhale Point and east inland

Cligga Head lies at the south western edge of the Parish, with the Headlands Landscape Type, the AONB and the WHS, and NDP Policy NE2 Cligga, Droskyn and Trevellas Historic Coastal Edge Landscape of Local Significance. It is defined by its coastal edge location, and previous military and industrial use, though the current character is not dominated by built form.

Views inland feature the former military camp buildings around the airfield and the runways which are still in private commercial use. Views north are mostly screened by overgrown mounds and spoil heaps with glimpses of the light industrial estate buildings to the immediate north and from elevated points development across higher ground around Perranporth. Despite its proximity to development the area has a remote character and a strong sense of place with connection to the sea. Any proposals to redevelop or regenerate the airfield and its setting should demonstrate consideration of the retention of this character which contributes to the value of the World Heritage Site that covers the area, in terms of scale, layout, design, massing, materials and screening.



Figure 12: Paths around northern end of Trevellas airfield towards Cligga Head looking north (Sony 5 frames) easting 174301, northing 53575 8th March 2021



Figure 13: Paths around northern end of Trevellas airfield towards Cligga Head looking east inland (Sony 5 frames) easting 174301, northing 53575 8th March 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Droskyn Point north and east to headlands and dunes

Droskyn Point, set within the southern section of the Headlands Landscape Type, the WHS and NDP Policy NE2 Cligga, Droskyn and Trevellas Historic Coastal Edge Landscape of Local Significance, with the AONB immediately to the south, rises above Perranporth and the southern end of its beach.

Historically featuring Victorian villas at lower elevations and scattered properties across the Point it has been the focus of recent development and also accommodates a large car park, its contemporary character is dominated by development and its coastal / urban edge setting. Sundial Park sits at the northern end of the Point and illustrates views from it including those from the SWCP as it approaches from the south, of a predominantly undeveloped and distinctive beach and dunescape within the distant mass of Penhale Point and Cubert ridgeline beyond and in which the extent of built form associated with Perranporth across the lower slopes of the dunes has the potential to erode the dominance of them as the primary feature in the view.



Figure 14: Sundial Park, Droskyn Point, looking north along coast to Penhale Point and north east across the beach to Reen Sands and inland along valley. (Sony 7 frames) easting 175436, northing 54458 29th June 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Gear Sands looking west from inland and south east from coastal edge

Located to the north west of the Parish within the Dunes and Beach Landscape Type, Gear Sands forms the central area of the Penhale and Perran Dunes Landscape of Local Significance (NDP Policy NE2) with the Perranporth and Holywell Area of Great Landscape Value extending a short way into the north of the area. Access is off the Tollgate – Mount Road with several paths leading into the Sands, that to the north, around the south of Gear Farm being PRoW 314/106/1, the paths are regularly used by locals and visitors for general recreation and a mean to access the northern end of Perranporth beach.

Whilst the overall character of the area is open and wild there is a distinct shift from gently undulating grass and scrub with wide open views in all direction in the east to a more dramatic and other worldly dunescape with a mix of enclosed close distance views lower down to wide open panoramas from dune tops to the west. To the north of Gear Sands, as they become Penhale Sands, is the site of St Piran’s Church and Oratory, St Piran’s Cross to their south forms a distinctive landmark on the skyline. Built form is a feature in all views, that to the east along the Tollgate – Mount Road is smaller scale and scattered, it is in keeping with the character and scale of the rural inland landscape which it is views against. To the south the sprawl of Perran Sands Holiday Park is prominent as though mostly small scale caravans with some larger facilities buildings stretched along the southern edge of the Sands with the developed area of Perranporth seen behind.

Views from around Gear Sands are illustrated by a series taken from points to the east as paths enter from the Tollgate – Mount Road looking south west towards Budnic Hill and Perran Sands Holiday Park, west towards the Holiday Park and beach and north west towards St Piran’s Oratory and looking east towards Gear Farm and south east towards the Holiday Park from the base of St Piran’s Cross to the west. In all views the undeveloped and unique character of the dunescape which dominates the west of the Parish is being eroded by development around Perran Sands and the northern edge of Perranporth with the potential for a cumulative effect to be experienced depending on the scale, design and nature of any development along the Tollgate Farm – Mount Road currently featuring low density small scale built form in keeping with its rural setting.



Figure 15: Gear Sands paths to east off Tollgate – Mount Road looking south towards Tollgate Farm to left of view and Perran Sands Holiday Park to right. (Sony 5 frames) easting 177371, northing 55423 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 16: Gear Sands paths to east off Tollgate – Mount Road looking south west towards Perran Sands Holiday Park to left and centre and dunes to the right of the view (Sony 5 frames) easting 177371, northing 55423 1st July 2021



Figure 17: Gear Sands paths around St Piran's Cross to west of dunes area looking south east towards Perran Sands Holiday Park (Sony 3 frames) easting 176797, northing 56259 5th March 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 18: Gear Sands paths around St Piran's Cross to west of dunes area looking south east towards Perran Sands Holiday Park in wider context with Tollgate – Mount Road along skyline (Sony 5 frames) easting 176797, northing 56259 5th March 2021



Figure 19: Gear Sands paths around St Piran's Cross to west of dunes area looking east towards Tollgate – Mount Road with Gear Farm on the skyline in the centre of the view (Sony 3 frames) easting 176797, northing 56259 5th March 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 20: Gear Sands paths to west of dunes area looking north east towards Cubert ridge (Sony 3 frames) easting 176797, northing 56259 5th March 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Lamborne Hill north to Penhale Point and the Bolingey Valley, and north east towards Caer Dane, Caer Kief and Chyverton

Lamborne Hill rises behind Perranzabuloe Parish Church as part of the Undulating Land Landscape Type between the Penwartha and Callestick Valley and above the Perranwell Valley, it is the eastern end of NDP Policy NE2 Lamborne – Caer Dane – Caer Kief Hillforts and Woodland Landscape of Local Significance as its medieval field system overlays a bronze age barrow connected chronologically to the barrows and hillforts across neighbouring high ground to form a prehistoric landscape within which intervisibility and the setting of heritage assets is integral to their value and interpretation. The character of this area is irrefutably rural and ‘timeless’ with undulating post medieval farmed ridges and medieval wooded valleys, hillforts, rounds and barrows.

To the north west the vista takes in Penhale Point, parts of the northern edge of Perranporth are evident across the lower slopes of Reen Sands as are properties scattered along the Lower Reen – Reen Cross ridge above Perranwell Valley moving inland though otherwise it is a largely undeveloped landscape. Looking north east the village of Goonhavern stretches along the ridgeline with strips of development continuing along roads into the surrounding valleys, overhead cables and turbines are distinctive across higher ground, their number not yet dominating or defining the overall character of the view. Plantation woodland between the Chyverton Estate and Polgoda Downs is another distinctive ridgeline feature, its dark green mass prominent behind the rolling greens of the inland farmland of Callestick Valley.

Contemporary settlements and residential dwellings are largely screened within woodland and limited large scale built form other than agricultural buildings in keeping with their setting and very limited intrusion from transport or renewable energy related infrastructure.



Figure 21: Lamborne Hill looking north towards Perranporth, Reen Sands and Budnic Hill centre of view, woodland along Perranwell Valley to right (Sony 5 frames) easting 176696, northing 52174 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 22: Lamborne Hill looking north and east towards Goonhavern on the ridge with woodland along Perranwell Valley to left, turbines and plantation woodland along skyline (Sony 5 frames) easting 176696, northing 52174 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Lamborne to Callestick lanes towards Polgoda

The lanes between Lambourne / Perranzabuloe and Callestick wind from the high Undulating Land Landscape Type through the western slopes of the Callestick Valley and are typical of those across the inland areas of the Parish with a high proportion of boundaries being lined with tall Cornish hedges featuring dense tree cover for much of their length.

Views from gateways are contrastingly open and wide, looking north and east across Ventongimps towards Caer Daen, Caer Kief and Chyverton, often framed by the road and field hedges. Their character is defined by a rural landscape with large areas of woodland and scattered small scale built form, in which the dominant features are the large clumps and areas of woodland across historic features on higher ground. Occasional overhead lines, turbines and the development around Goonhavern introduce modern settlement and infrastructure which contrasts with and could potentially damage the character and value of the area.



Figure 23: Lamborne / Perranzabuloe to Ventongimps road looking across Callestick Valley to Caer Cane and Caer Kief (Sony 4 frames) easting 177773, northing 51968 29th June 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 24: Lamborne / Perranzabuloe to Callestick road looking across undeveloped land north towards the woodland of Perranwell Valley and Goonhavern (Sony 6 frames) easting 177636, northing 51133 29th June 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Lower Reen – Reen Cross looking south east towards Goonhavern and south west towards Cocks

The road along the ridge of Undulating Landscape between Lower Reen and Reen Cross, past Crestlands, has the lower grass and scrub topped hedges typical of higher ground across the Parish.

Views glimpsed over these hedges and through gateways are wide and open. Their overriding character is that of a working rural landscape with large areas of woodland, mining remains forming focal points, scattered small scale settlement with predominantly smaller more traditional residential dwellings and some larger scale working agricultural buildings in keeping with the area's overall character. To the east the woodland and open fields along the Treamble Stream as it approaches Goonhavern act as a noticeable green buffer between areas of the settlement to the west of the A3075 which has been eroded by development north of the Garden Centre, hence its inclusion in NDP Policy NE7.

In these views, residential, recreational / tourism related, or commercial development within and around the village of Goonhavern, as similarly around Cocks and Bolingey, has the potential to extend the influence of built form along and down from the ridge on which it is located which would erode the rural character of its setting.



Figure 25: Lower Reen to Reen Cross (Crestlands) road looking south along the eastern end of Perranwell Valley and the Treamble Stream Gap towards Goonhavern (Sony 5 frames) easting 177693, northing 53759 29th June 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 26: Lower Reen to Reen Cross (Crestlands) road looking south west across Perranwell Valley towards Cocks (Sony 5 frames) easting 177693, northing 53759 29th June 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Penhale Camp from Holywell (location outside Parish, view within)

Defining the north western point of the Parish rising between Perran Bay and Holywell Bay Penhale Head is the northern section of the Headland Landscape Type and part of the Perranporth and Holywell AGLV as well as being protected within NDP Policy NE2. Occupied and used since the prehistoric period Penhale Camp represents its latest phase of occupation and stands out as the only developed area within an undeveloped and unique coastal landscape of headlands and dunes.

Built form within the camp is relatively contained in area, generally aligned along contours, generally not breaching the skyline, coherent in style and period, mostly small scale and using materials which though light in colour blend subtly with the natural colour palette, all of which combine to create a site which is remarkably set within its landscape with a relatively small zone of visual influence.

Access is restricted within the camp itself though the PRoW network passes through adjacent dunes and along the Ellen Stream Valley which forms the Parish's northern boundary, the SWCP also passes the camp with views in and across it and the main entrance to the camp is a key feature in views south from the village of Holywell and its beach access which lie just within the Parish. Any development on the land within the Camp could significantly alter the role it plays in the landscape and visual character of its setting, as well as the wider area due to its elevated position. Scale, layout, form, massing, design, materials and infrastructure are all key development considerations in any proposals for the future of the site.



Figure 27: Looking south from northern end of Holywell Holiday Park access road off Holywell Road towards Penhale Camp (Sony 4 frames) easting 176937, northing 58675 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 28: Looking south from Treguth Close, Holywell towards Penhale Camp (Sony 3 frames) easting 176803, northing 58839 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Penhale Point looking south along coastline across Ligger Point and Perran Porth towards Cligga Head

Rising above the sea at the northern edge of the Parish the rounded mass of Penhale Point is a prominent and distinctive feature in many views from within and outside the Parish. It is part of the Perranporth and Holywell AGLV, Headlands Landscape Type and covered by NDP Policy NE2, the SWCP runs across it and as a land mass it has been occupied since prehistoric times.

From elevated locations the view cannot be captured in a single frame and photography cannot convey the whole sensory experience that is dominated by the cliffs and sea with an awareness of the adjacent military installations on the periphery of the view which is defined by the wide undeveloped extent of beach and dunescape in the fore and middle ground, behind which the developed area of Perranporth rises up the slopes of the Bolingey Stream Valley and Perrancoombe to the Liskey Hill and St George's Hill ridges set against a working rural landscape with the mass of St Agnes Beacon on the horizon.

The extent, scale and proximity of built form to the vantage point, and across the ridges in the background, has the potential to harm the character and amenity of the view.



Figure 29: Looking south from South West Coast Path around Perran Camp towards Ligger Point and Perranporth beyond (Sony 7 frames) easting 175902, northing 58850 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Perranporth Beach views inland

Perranporth beach is famed for its length (almost 3.5km or just over 2 miles) with 200m – 400m between dunes and low tide line, and forms the beach element of the Dunes and Beach Landscape Type, running from Droskyn point in the south to Penhale Point in the north with AONB landscape to north and south, the WHS covering the headland to the south, and the South West Coast Path running its length along the base of the dunes.

Whilst development on the expanse of sand that is Perran Porth is unlikely, the development around it has a defining role on the experience of the beach and as such the consideration of the extent, massing, scale, design and materials of built form within the settlement and its impact on the character of the beach merits inclusion of views from it in this policy. Key angles of view from the beach are looking north towards Penhale Point, east towards Perranporth and south towards Droskyn Point, the example views included are taken from a point between Chapel Rock and The Watering Hole roughly at the mid tide point.

The majority of built form is primarily concentrated at lower elevations and the undeveloped areas of dunes, headlands, ridges and valleys provide a marked contrast to the urban character of the settlement and its peripheral tourism related built form. The scale and nature of development within these views will inevitably define the degree to which Perranporth is perceived as a town and its connection to the wider, more rural, area and whilst there is capacity to accommodate change in the view this should not be to the detriment of its overall character and amenity.

In views north towards the dunes the beachside built form of The Watering Hole bar and the SSLC are prominent in the foreground, but the scale, massing, extents and fundamental nature of the buildings are not out of keeping with or detrimental to the setting. In the distance the buildings across Penhale Point are identifiable, whilst the current structures do not detract or bear much influence on the character and amenity of the view it is possible that any alternative or additional development would have adverse visual impacts despite the distance from the beach as it could alter the perception of the headland as undeveloped. At this angle it is the development to the western end of Ramoth Way and around the southern edge of the Golf Course which has the greatest potential to influence the character of the view and redefine the balance between beach and built form depending on its scale, layout, massing, design and materials.



Figure 30: Perranporth beach between Chapel Rock and The Watering Hole looking north towards Reen Sands and Penhale Point beyond (Sony 6 frames) easting 175611, northing 54647 29th June 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 31: Perranporth beach between Chapel Rock and The Watering Hole looking east inland towards Alcatraz and Liskey Hill beyond (Sony 6 frames) easting 175611, northing 54647 29th June 2021



Figure 32: Perranporth beach between Chapel Rock and The Watering Hole looking south east towards Perranporth 'town', Liskey Hill and Droskyn Point (Sony 4 frames) easting 175611, northing 54647 29th June 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Reen Hill / Quarry Road looking west towards Perranporth – Bolingey Gap and Bolingey village

Reen Hill is part of the land rising up the northern slopes of the Bolingey Stream valley, located at its western end running from the New Road / Mill Road junction above Bolingey Mill up the slopes towards its junction with Quarry Road just below Lower Reen Farm. The narrow lane is enclosed for most of its length by tall tree and shrub topped Cornish hedges though views in both directions are glimpsed through gateways and channelled by it when travelling south / downhill.

In these views the eastern extent of the Perranporth developed area is defined by the Hendrawna development across the upper sections of Liskey Hill's western slopes and the larger scale light industrial built form along Station Road below. The dense woodland cover along the valley bottom and lower slopes which rises up Chapel Hill and Penwartha Road mostly screens and softens built form within Bolingey village and has a close visual relationship with the distinctly rural inland landscape to the east. Land along the hill and the northern slopes of the valley is distinctly rural, featuring scattered dwellings along the road itself.

The open fields between the Station Road / Hendrawna north eastern boundary of Perranporth and the less definite northern fringe of Bolingey create a strong green and undeveloped break between settlements and are included as a Settlement Gap within NDP Policy NE7. As such any development on them would not be in keeping with the area's character and would lead to coalescence between settlements, development adjacent to them should be carefully designed to reinforce the north – south boundaries running across contours, development below, along Station Road should also demonstrate a clear retention and enhancement of its northern boundaries as well as avoid loss or breaching of tree cover/line. Development above the gap would be inappropriate as it would obscure the skyline and result in a similar coalescent effect.



Figure 33: Looking south from Reen Hill – Quarry Road across Bolingey Stream valley with Bolingey to left of view, Station Road and Hendrawna Park to the right (Sony 4 frames) easting 176702, northing 53677 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 34: Looking south from Reen Hill across Bolingey Stream valley with Bolingey to left of view, Station Road and Hendrawna Park to the right and Droskyn behind (Sony 5 frames) easting 176697, northing 53706 1st July 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

St Piran's Church south across dunes to Perranporth

Located to the north west of the Parish at the heart of the dune systems which define the area's character within the Perranporth and Holywell AGLV and NDP Policy NE2 Penhale and Perran Dunes Landscape of Local Significance, St Piran's Church is a Scheduled Monument and Grade II listed structure along with its stone cross and other associated features. It is the destination for several of the paths across the Gear Sands and Perran Sands dune systems including PRow 314/106/1 and the focal point of the annual St Piran's Day events for the local community and residents of the wider area.

Views from the Church, from the open grass around it as the Church itself is below the level of the dunes, are similar to general views south across Gear Sands, they are wide and panoramic taking in a unique undeveloped landscape bound by the scattered built form along the Tollgate – Mount Road to the east, taking in the Cubert ridge and Penhale Point and Camp to the north, and dominated to the south by the sprawl of built for relating to the Perran Sands Holiday Park and northern edge of Perranporth.

The heritage status of the location, and related features at St Piran's Oratory and St Piran's Cross to the south, contribute an additional layer of importance to views from the site in terms of their immediate and wider setting with the contribution of the undeveloped character of the dunescape to its value and interpretation as well as the lack of visual clutter in understanding its relationship with the Oratory to the south west and Cubert church to the north.

Any development within the setting of the Church should clearly demonstrate consideration of its role in the view from St Piran's Church and result in a neutral or beneficial impact on its setting.



Figure 35: St Piran's Church looking south towards Perran Sands Holiday Park (Sony 6 frames) easting 177223, northing 56450 5th March 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas

Station Road Perranporth, north towards Reen Sands and north east across Nansmellyn Marsh towards Reen

Station Road (becoming New Road) runs inland **through the Valleys Landscape Type** from the northern edge of Perranporth's main commercial centre along the Bolingey Stream valley with views from it heavily enclosed at lower elevations other than the far eastern end (Co-Op Car Park, Figure 17 and Figure 18). From the southern valley slopes, rising up to Liskey Hill views become wider and longer, illustrated by that from Ridgeway (Figure 19) which is similar to views from lower ground along the northern edge of the Perranporth urban area and areas along the southern slopes of Bolingey Stream Valley / eastern side of Liskey Hill.

In all views the settlement's permanent and seasonal residential accommodation contrasts markedly with the largely undeveloped character of the dunes and rural areas inland with a distinct green buffer between areas of development around Ramoth Way and the open green character of the Golf Course above providing a degree of control over the extents of the developed area which is highly sensitive to change as a result of any development consisting mostly of built form or hard landscaping.



Figure 36: Co-Op car park looking north towards Reen Sands with Wheal Catherine Close prominent, Ramoth Way behind and development along southern edge of golf course breaching skyline (Sony 5 frames) easting 175995, northing 54728 29th June 2021



Figure 37: Co-Op car park looking north and east towards Reen Sands with built form along Budnic Hill and rural landscape along valley towards Reen (Sony 5 frames) easting 175995, northing 54728 29th June 2021

Natural Environment and Landscape Evidence Base: Policy NE8 Important Evidence Base: Views and Vistas



Figure 38: Ridgeway, off Liskey Hill, looking north and north east across Ponsmere pitches towards Reen Sands, Reen Cross and inland along valley. (Sony 6 frames) easting 175987, northing 54006 29th June 2021