

## LOCAL LANDSCAPE CHARACTER ASSESSEMENT



Front Cover: – clockwise from top left

Caer Keif to Perranporth - Undulating Land

View from lane between Marazavose and Ventongimps across Yellow Sands – Valleys

North from Reen Sands – Dunes and Beach

Cligga north towards Ligger and Penhale – Headlands

This document was researched by the community of Perranzabuloe Parish and collated by Kath Statham CMLI, Landscape Architect Environment Service, Cornwall Council and Lucy Wilson Richards CMLI, Landscape Consultant at tirwel. Where photos were submitted during early consultation or fieldwork by one of the volunteer team or community with no identifying details they are credited to the LLCA Team to better reflect the collaborative nature of the document.

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# Background to the assessment

## Purpose and process of the assessment

Perranzabuloe Parish Council realise the importance of retaining and enhancing landscape character to protect the local distinctiveness of the area. In drafting the Perranzabuloe Neighbourhood Development Plan (NDP), the Strategic Group were aware of the increasing pressure for new development and the difficulties of siting development in the most appropriate locations. It was realised that to be able to retain the distinctive local character whilst allowing appropriate development, it would be vital to record the elements and features which come together to create the present landscape character of the Parish of Perranzabuloe, and unique sense of place. Once this detail had been gathered it would then be possible to assess how new development proposals could positively or negatively affect the local landscape.

The Strategic Group contacted Kath Statham, Landscape Architect from Cornwall Council's Public Open Space Team with a view to undertaking a Local Landscape Character Assessment (LLCA). Kath met with representatives of the Strategic Group on 10<sup>th</sup> December 2018 to explain how a LLCA could provide the evidence to underpin the policies within their NDP. Neighbourhood Development Plans are prepared by the local community, and for this reason it was important that members of the Perranzabuloe Parish were directly involved in the preparation of this LLCA. Members of the local community attended a LLCA training workshop on 14<sup>th</sup> February 2018 given by Kath Statham.



Figure 1: Volunteers at the top of The Gurt during community fieldwork (credit LLCA Team)

Following the training, volunteers went out into the parish to record the character of the landscape on field assessment sheets which were collated by Kath Statham to form the draft LLCA which was reviewed by the Perranzabuloe Neighbourhood Development Plan Strategic Group. The final draft was prepared by Tirwel, incorporating additional fieldwork to supplement the original information and ensure the level of detail and photo record was consistent across Landscape Types. As part of the final iteration of the assessment the Landscape Types defined in the draft were refined to reduce repetition and ensure consistency, as such Valley Slopes and Valley Bottoms were combined, as with Dunes & Beaches in previous iterations, though it is accepted that in certain areas there is a tangible difference in character as land rises, land below 60m within Callestick

Valley was also extracted from the Undulating Land Type and included within Valleys. Due to the Covid-19 restrictions in place at the time of preparation it was not possible to carry out the necessary further community consultations normally undertaken to determine Community Landscape Value. These can be carried out in due course with the results forming an addendum to the final LLCA. The definition of Landscapes of Local Significance was carried out as a Steering Group exercise using local knowledge and initial consultation responses, supported by tirwel.

As part of the LLCA a series of key Views and Vistas, and Heritage Assets, were identified by the volunteers and recorded in separate documents by tirwel to support the evidence base for the relevant policies of the NDP. A long-list of Local Green Spaces was identified by members of the Strategic Group and reviewed by tirwel and the Group's Planning Consultant, Stuart Todd, the final LGS list was drawn from this list. It was recognised that those areas not meeting the criteria set out in the NPPF for inclusion as Local Green Spaces may still require recognition and a degree of protection, hence the creation of the Landscapes of Local Significance designation as well as development of separate policies covering Parks and Community Facilities and Sports Facilities, all of which combine with the wider green infrastructure and less formal spaces to create the overall character of the Perranzabuloe landscape.

## Landscape Character Assessment

### What is landscape character assessment?

Landscape is about the relationship between people and place, and is the setting for our lives. The Cornish landscape is unique, stunning, diverse, and a major economic asset which provides:

- economic value - often becoming a central factor in attracting business and tourism,
- social and community value as an important part of people's lives, contributing to our sense of identity and well-being, and bringing enjoyment and inspiration
- environmental value as a home for wildlife and a cultural record of society's use of the land.

The landscape of Cornwall is very important to residents and visitors alike. For many years books have been written and paintings created centring on this wonderful landscape of scenic beauty, cultural heritage and high ecological value. Through landscape character assessment we can gain an understanding of what elements of the character are important and have value, to help in the decision making process. Landscape character assessment is a tool to help understand what the landscape is like today, how it has come to be like that, and how it may change in the future. Its role is to help ensure that change and development does not undermine whatever is characteristic or valued about any particular landscape.

The European Landscape Convention<sup>1</sup> came into force in the UK in March 2007. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. The Convention defines landscape as

*"...an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors"*

It is clear that all landscapes matter, not just those covered by designation and places emphasis on the whole landscape and all its values recognising that landscapes are dynamic, and the character is forever changing. The ELC remains in place following the UK's departure from the EU in 2020. The Convention promotes:

- *the identification and assessment of landscape*
- *improved consideration of landscape in existing and future policy and regulation*

The National Planning Policy Framework (NPPF) includes policies that require consideration of the character and special qualities of the area when making planning decisions. It requires great weight to be given to conserving landscape and scenic beauty in National Parks and AONBs, and to protect valued landscapes. It promotes use of

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<sup>1</sup> Council of Europe (2000) European Landscape Convention, Florence, October 2000

LCAs and expects local plans to build on a strong environmental evidence base. Landscape is a strategic planning issue on which there is a duty for local planning authorities to co-operate and LLCAs provide the final layer of detail to our understanding of the landscape at a local level.

There are many elements which come together to give us the landscape we see and appreciate, illustrated by the Landscape Wheel<sup>2</sup> in Figure 2. The landscape’s physical geology and hydrology affect the soils, which are also influenced by climate, land cover and flora and fauna. The landscape is not static, our human influence over time through land use, enclosure, cultivation and development make distinct patterns which vary across Cornwall. As well as the physical elements, how we perceive the landscape is an important element of character. Our memories, senses and associations are all personal to use and allow us to perceive the landscape individually, so the landscape is far more than just what we see.

Landscape character assessment allows us to identify and describe variation in the character of the landscape, to explain unique combinations of elements and features which come together to create Perranzabuloe Parish’s local distinctiveness and a sense of place.



Figure 2: Landscape Wheel

Landscape Character Assessment takes common headings such as topography, land cover, field pattern, historic features and describes the character of the area under these common headings. Use of these headings through all layers of assessment enables a more comprehensive understanding of the landscape resource as a whole.

### Landscape Character within Perranzabuloe

At a national level Perranzabuloe falls within NCA152 Cornish Killas<sup>3</sup>, a vast area covering much of the central Cornish land mass. Around Perranzabuloe NCA152 is a landscape of exposed headlands, a rocky coastline characterised by coves and headlands recognised for its *outstanding natural and scenic qualities and the quality of the mosaic of valuable semi-natural habitats* as well as its *long and internationally important history of mining*, now a popular tourist destination because of its landscape quality and opportunity for outdoor activities on land and at sea.

<sup>2</sup> Natural England (2014) Approach to Landscape Character Assessment

<sup>3</sup> NCA Profile:152 Cornish Killas (NE547) Natural England 2014

The Cornwall Landscape Character Assessment 2007 provides detail of landscape character through 40 landscape Character Areas (CA). Each of these 40 CAs is a geographically discrete area which has a 'sense of place' and a distinct pattern of elements that makes one landscape different from another, and is accompanied by a detailed description of the character of the landscape. The Parish of Perranzabuloe is covered by two Landscape Character Areas (CA) as shown in Figure 3- CA15 Newquay and Perranporth Coast to the north and west shaded brown and CA14 – Newlyn Downs across the east and south shaded purple, with a very small part of CA11 Redruth, Camborne and Gwennap shaded green extending into the south of the Parish around Chiverton junction. The CAs cover an area much larger than the Parish of Perranzabuloe, and their detailed descriptions cannot provide sufficient detail to underpin policies relating to landscape character in a Neighbourhood Development Plan (NDP), hence production of a LLCA adding a greater level of detail to the existing CAs and to support Plan Policies.

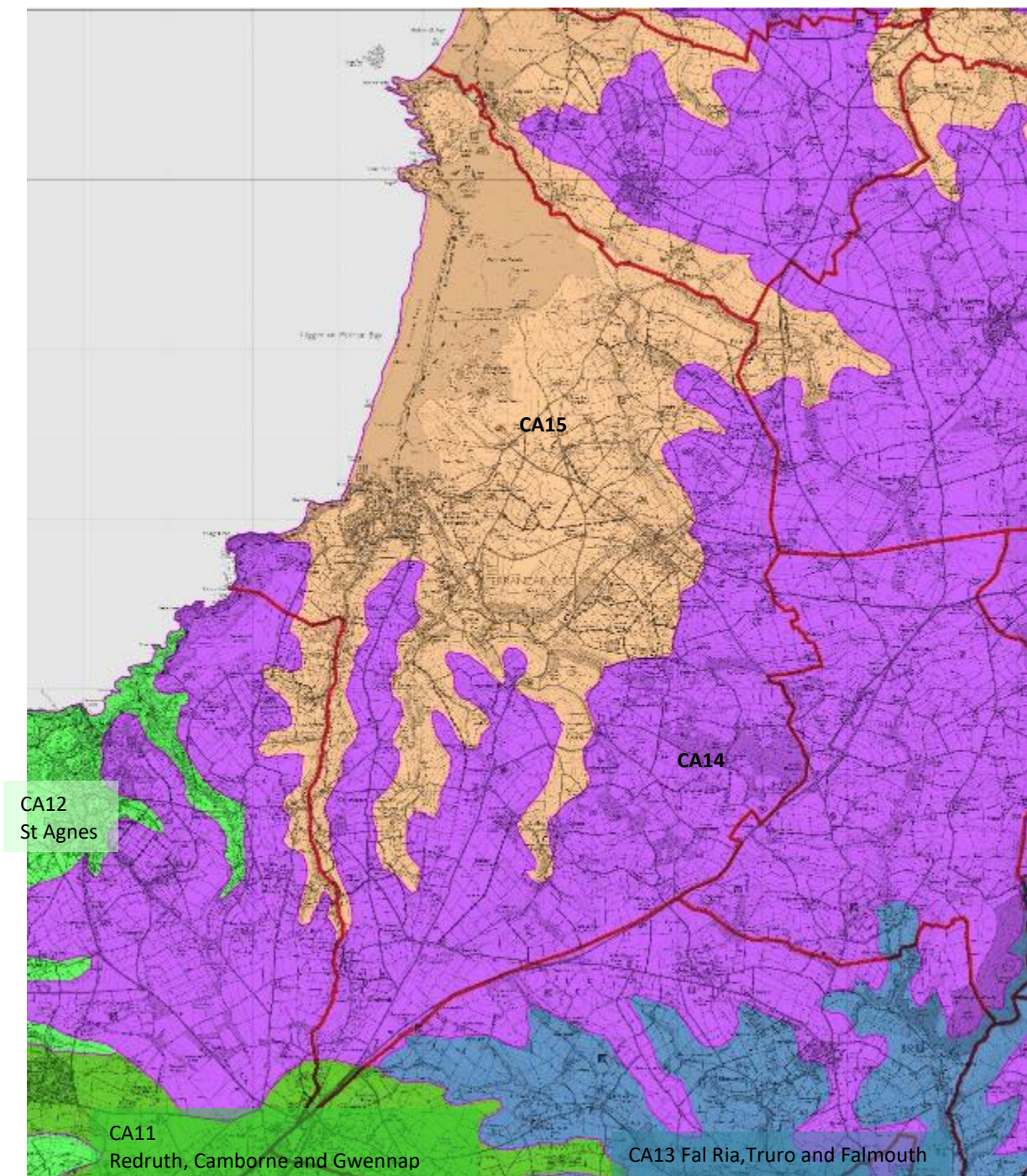


Figure 3 Cornwall Character Areas within the LLCA area based on data provided by Cornwall Council



Areas within the Parish are also covered by the following landscape designations recognising their scenic quality, amenity and historic landscape value:

- Cornwall Area of Outstanding Natural Beauty (AONB)<sup>4</sup> Section 5 St Agnes.
- Cornwall and West Devon Mining Landscapes World Heritage Site<sup>5</sup> designation.
- Perranporth and Holywell Area of Great Landscape Value, Policy 23 of the Cornwall Local Plan<sup>6</sup>.
- Chyverton Registered Park and Garden Grade II Listed entry 1000512.

## The Perranzabuloe Local Landscape Character Assessment

Drawing down policy from the NPPF and Local Plan that promotes the use of landscape character assessments in designing and determining developments, LLCAs supporting Neighbourhood Plans provide an ideal opportunity to identify, conserve and enhance landscape elements that contribute to local distinctiveness and sense of place providing a factual description of the landscape character of the parish (outside the settlements). They are an evidence base for community led planning which ensure that the NDP contains clear and logical connections between robust landscape evidence and related policies. This assessment can also be of use in

- defining the elements of character which give Perranzabuloe its sense of place and local distinctiveness.
- informing decisions regarding the environmental suitability of new development in the Parish.
- celebrating what is important about the local landscape.
- identifying future development pressures.
- enable positive planning, objectively guiding the right development in the right place.
- contribute to the evidence base to support policy within the Neighbourhood Development Plan.
- help to set priorities for future land management.
- identify features and issues of key importance to local people.

The LLCA divides the Parish into 4 Landscape Types as shown in Figure 4, each type being defined by shared physical and aesthetic characteristics with some types occurring across the Parish. They are:

- **Undulating Land** covering most of the south and east of the Parish, see Figure 6.
- **Valleys** covering the slopes and ridges and stream valleys of the three principal Coombes, see Figure 22.
- **Headland** covering cliffs and points along the south western and north western edges of the Parish, see Figure 36.
- **Dunes and Beach** covering much of the west of the Parish, see Figure 62 and Figure 54.

Each Type is described using the same structure covering location and summary description, key characteristics, topography and drainage, biodiversity, land cover and land use, field and woodland pattern, settlement pattern and building distribution, public access (roads and PRow), historic features, condition, aesthetic and sensory, views, relationship to adjacent landscape character area, development pressures affecting landscape character, and landscape management and development considerations. An insert map at the beginning of each section provides guidance on location and extents, for details of designated land, land cover, Cornish hedges and historical and ecological information refer to Maps 2 to 10 in Appendix 1. Photos throughout the assessment aim to illustrate key features and overall character, the Important Views and Vistas evidence base document should be referred to for a photo record of views considered to be of particular value, see Section 0.

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<sup>4</sup> Cornwall Area of Outstanding Natural Beauty Management Plan 2016 - 2021

<sup>5</sup> The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025

<sup>6</sup> Cornwall Local Plan Strategic Policies 2010 – 2030

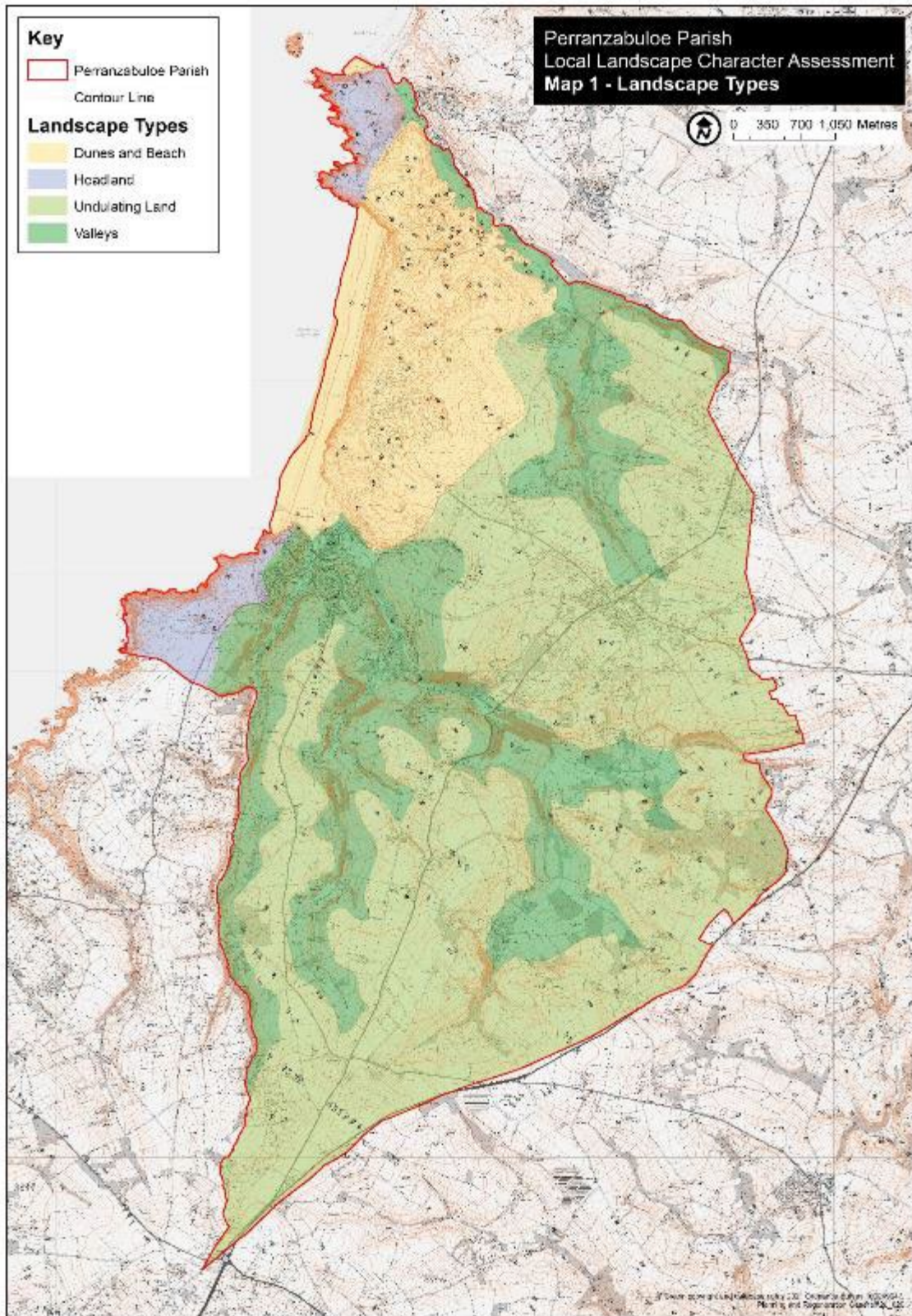


Figure 4: Map 1 Landscape Types, see Appendix 1

In Section 0 the detail of the elements and features which come together to make up the distinctive character of each landscape type are recorded, with supporting mapping included in Appendix 1. The initial fieldwork assessment carried out by the volunteers has been supplemented and supported by further detailed work incorporating details relating to landscape, historic, and natural designations and visual assessment illustrated by

the photo record throughout the study. Figure 6 to Figure 54 provide an illustration of the overall character of each type. Character information is presented as it was recorded, largely under the headings used within the Cornwall and Isles of Scilly Landscape Study, being:

- **Location, summary description and list of key designations**
- **Key Characteristics** – what are the key elements and features of the landscape character type that make it different from other areas.
- **Topography and Drainage** – what is the overall shape of the land and a description of any water present.
- **Biodiversity** – Elements of the landscape which could support protected species, their location and how they link together
- **Land Cover and Land Use** – What types of vegetation are found across the landscape type and what is the land used for.
- **Field and Woodland Pattern** – The location of trees and woodland, and whether they are designated. The scale of the field pattern, and type of field boundary
- **\*Settlement Pattern and Building distribution** – beyond the settlements, where are buildings located, and how do they relate to the landscape
- **Access** – Open Access Areas, Roads and Public Rights of Way – the character of the road network, and public rights of way, footpaths, bridleways and byways.
- **Historic Features** – designated and non-designated features of historic importance in the Parish
- **Distinctive Features** – elements and features both man-made and natural which are distinctive
- **Aesthetic and Sensory** – the human experience of being within the landscape type, sight, sound, smell, seasonal change.
- **Views** – key vantage points where the public’s attention is focussed in one direction, important vistas, and important visual links between landscape features, such as church spires, burial mounds.
- **Relationship to the adjacent land parcel** – how each landscape type relates to the next landscape type, whether there is a distinct change or more of a transition from one to the next.
- **Condition** – the state and appearance of characteristics of the landscape, as well as an overall assessment
- **Development Pressure** – what future development could potentially have an adverse impact on the character of the landscape.
- **Landscape Management and Development Considerations** – are there beneficial land management practices which need to be continued, or practices which could be altered to preserve or enhance the local landscape character. Consideration also with regard to positive planning for new development.

The landscape type descriptions record factual detail only, not whether features and elements of the character are good or bad, appropriate or badly designed, in this way the LLCA is an objective factual document. They provide the evidence base for the definition of Landscapes of Local Significance, Important Views and Vistas and Settlement Gaps and Green Buffers (see Section 0) which reflect the areas which initial consultation showed that the community value and feel is important and development pressures on them. The detail of these more subjective aspects of the assessment will be provided via an addendum at a point following the opportunity for further consultation.

\*The LLCA provides a detailed layer of assessment relating to the character of the landscape across the Parish as a whole. Settlements are an integral part of this, the three key settlements of Perranporth, Bolingey and Goonhavern, identified through early stages of community consultation, have been subject to another layer of characterisation study as part of the Design Guide produced by AECOM which seeks to understand the character of each and provide a series of overall and individual Design Codes to inform design and determination of future development alongside NDP Policy. The character of these settlements is not therefore assessed in detail in the LLCA. For the purposes of the LLCA description of settlements is based on fieldwork and interpretation of the

ONS Rural Urban Classification<sup>7</sup> which states *Areas classified as villages may include dwellings on typically suburban layouts but undeveloped land will always be close at hand. Towns have a core including plots which are fairly densely developed.* This enables an objective initial assessment over which a more subjective layer of perception can be applied as illustrated in Figure 5. The various settlement types within the Parish can therefore be defined as:

- Small Town – generally taken to be a large group of houses of various periods with associated community facilities, commercial properties, public open spaces and services such as a library or other municipal spaces, or local emergency services hubs, forming a social and economic focal point within an area. In Perranzabuloe applicable only to Perranporth, on the basis of its size, structure and function which is largely influenced by its coastal location and the associated tourism industry. In understanding the role of Perranporth in the NDP, its perception by the permanent residents of the Parish and the provision for future development within it, it should be noted that it is considered to remain a large village and that a high value is placed on the community feel of that settlement type.
- Large Village – generally taken to be a sizeable group of houses with associated facilities including place of worship, school, shop and other commercial properties, often with substantial areas of modern development around the historic core which may have led to dilution of the overall traditional character associated with a village, but not yet featuring the additional facilities associated with a small town. In Perranzabuloe applicable to Bolingey and Goonhavern by virtue of their size, structure and facilities.
- Village – generally taken to be a group of houses with an associated place of worship and other community facilities such as a school or hall. In Perranzabuloe including Callestick, Rose, Cocks, and Perranzabuloe.
- Hamlet - generally taken to be a group of houses with no associated facilities, usually at historic focal points such as river crossings, road junctions or mine sites. In Perranzabuloe including Silverwell, Mount, Wheal Hope, Reen Cross, Perranwell, Little Callestock, Ventongimps, Penhallow, Penwartha, and Gollawater.
- Farmstead – generally taken to be a cluster of residential dwellings around and associated with a larger historic farm or estate which may or may not still be in working agricultural use but retain that character. In Perranzabuloe examples include Hendra, Reen (Manor), Lambriggan, Chyverton, and Lambourne.

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<sup>7</sup> <https://www.gov.uk/government/statistics/2011-rural-urban-classification>

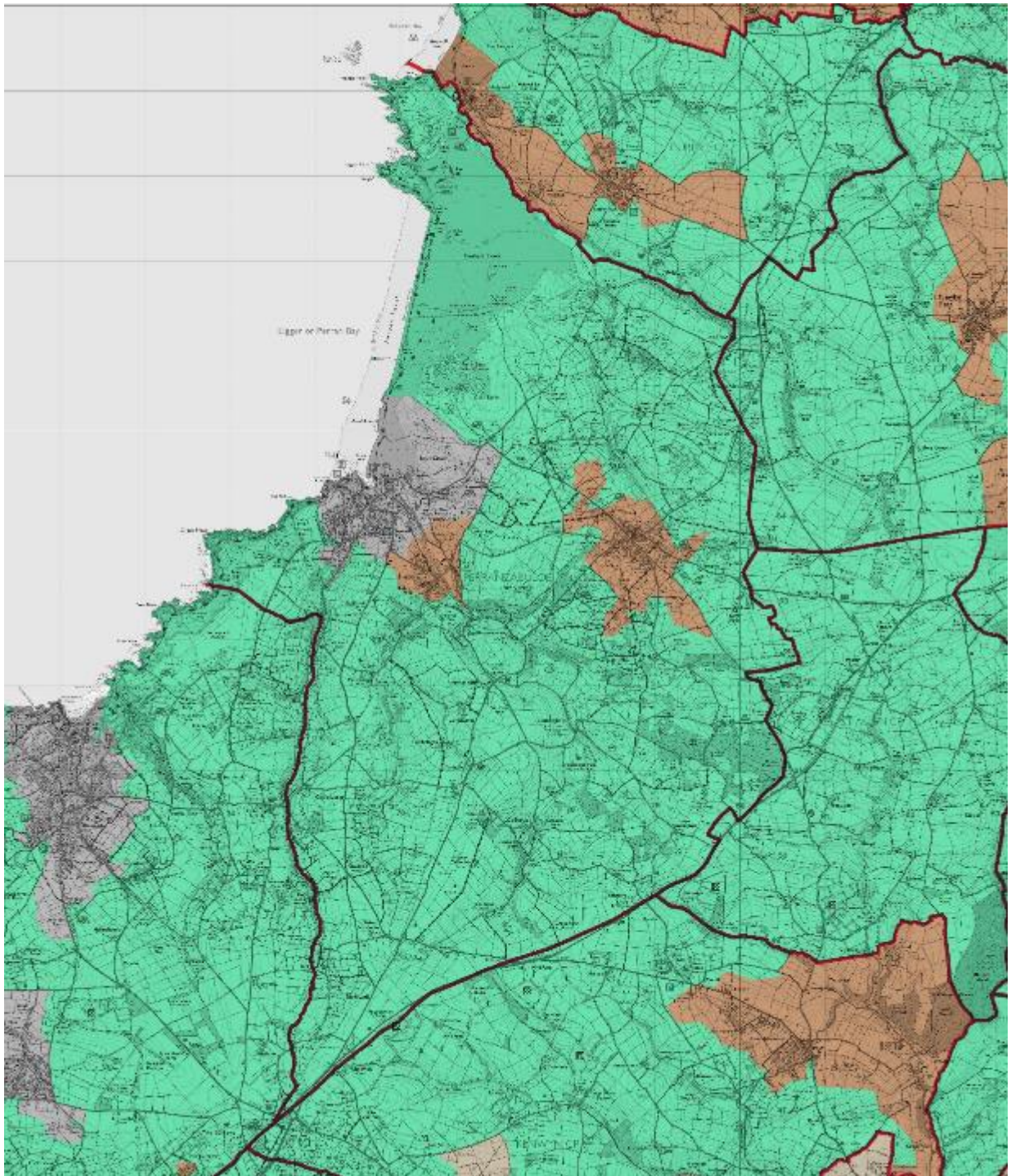


Figure 5: ONS Rural Urban Classification 2011 within Perranzabuloe – Grey areas = Town and Fringe, Brown areas = Villages, Green areas = Hamlets and Dwellings

# Perranzabuloe's Landscape Types

## Landscape Type: Undulating land



Figure 6: Typical 'Undulating land' landscape character type (credit Kath Statham)

### Location, summary description and designations

The largest Type in the Parish covering land largely above the 60m contour (some localised lower ground included to the east of the area) across the east and south of the Parish with a western ridge along the line of the B3284 / Liskey Hill.

An elevated and exposed landscape of rounded ridges dropping away from the high ground of CA14 Newlyn Downs along the A30 corridor to the east. Landcover is mostly agricultural with a mix of arable and pastoral larger scale regularly shaped fields. Trees and hedges are less frequent than in the valleys but continue along mature hedgelines with stands trees and wooded areas along the skylines. Built form is scattered, a mix of small villages, hamlets and farmsteads with occasional residential conversions and new builds with large agricultural buildings and caravan parks contrasting against the greens and browns of the natural environment. Wind turbines are a feature within and adjacent to the area, some solar PV arrays occur further east and the A30 dualling works cut through the southern end of the area.

None of the Undulating Lane Type falls within the AONB or WHS area designations, the Perranporth and Holywell AGLV covers some of the LT to the north around Mount. There are a number of Scheduled Monuments from the Prehistoric and Roman periods, mostly positioned on hill tops and ridgelines. Chyverton RPG lies to the east of the type, on the Parish boundary, Callestick Conservation Area lies in the south of the Type.

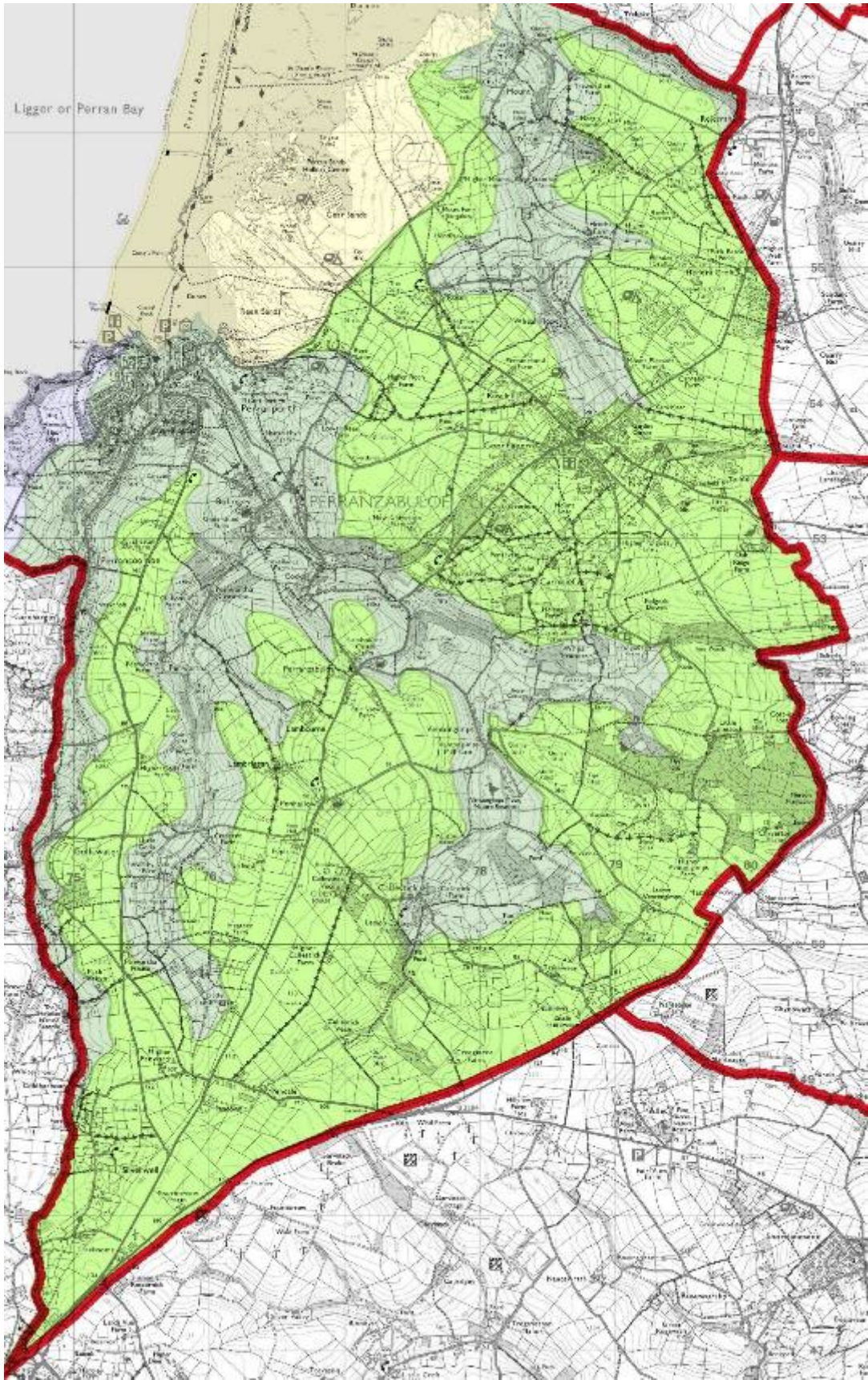


Figure 7: Undulating Land Landscape Type Location and Extents



Figure 8: Callestick Road to Polvenna across Undulating Land in the east of the Parish (credit Philip Henwood)

## Key Characteristics

- An undulating topography which increases in height as you move to the south of the parish forming part of the high ridge up the spine of Cornwall.
- Clipped treeless Cornish hedge boundaries on the more exposed higher ground with larger trees in hedge boundaries and woodland on more sheltered lower lying land.
- Small scale field pattern in lower lying areas, larger fields on the higher more open flatter land
- Areas of wet woodland heath providing important habitat.
- Extensive plantation woodland around Chyverton Park and surrounding landscape.
- Limited built development of isolated farm houses on the elevated land and small clusters of houses in the lower areas.
- Large scale agricultural buildings to the east and north, caravan parks to west. Power lines, pylons and solar arrays.
- Prehistoric sites on hill tops and ridges.
- Extensive views between areas within the type and beyond Parish.

## Topography and Drainage

This landscape type is the highest land in the Parish, ranging from approximately 66m OD in the north east to 146m OD in the south, a localised section to the east lies at a lower elevation. The land to the south forms part of the elevated ridge which runs down the centre of Cornwall. The undulating nature of the Type means there are areas which are elevated and flatter, and land which is gently sloping.

There are several streams in the lower lying areas which feed into the valleys as well as a number of ponds. Bolingey Stream rises south of Callestick, flowing north, with un-named tributaries running west from Chyverton, across Polgoda Downs, and tributaries of Treamble Stream rising around Hendra Croft. There is also evidence through vegetation cover of poorly drained areas.





Figure 9: Across the wetter ground of Ventongimps Moor (credit Kath Statham)

## Biodiversity

Much of this landscape type is cultivated land which generally features a much reduced biodiversity value in the fields themselves. However, the Cornish hedge boundaries and the uncultivated margins on either side of these provide a rich biodiverse habitat. The presence of water and poorly drained areas also creates complex and important wildlife habitats. Away from Goonhavern, much of this landscape type is undeveloped and as such there are low levels of light pollution resulting in enhanced nocturnal biodiversity. Three Sites of Special Scientific Interest (SSSI) are found in this landscape type at Ventongimps Moor (Figure 9), Carnkeif Pond, and Carrick Heaths (refer to Map 2 Appendix 1). There are a number of County Wildlife Sites (CWS) in this landscape type which are the most significant areas for wildlife in Cornwall outside Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs). County Wildlife Sites contain features that are of substantive nature conservation value at a county level of significance, there is no public access implied by the designation though some are managed by Cornwall Wildlife Trust as part of their Reserves portfolio:

- Polvenna Wood east of Callestick, which covers two sections to either side of part of the Carrick Heaths SSSI. The larger section is dominated by wet willow woodland throughout, supporting abundant epiphytic growth and with a particularly rich ground flora in the wetter areas. Drier broadleaved woodland fringes the site in parts, locally dominated by sessile oak or ash and alder, and there are also marginal areas of scrub comprising mainly willow, gorse and bracken. The smaller section to the south east also includes a wide band of wet willow woodland, together with open marshy areas and a man-made pond within an area of coarse grassland. This is also a Biodiversity Action Plan (BAP) priority habitat for wet woodland. greater and lesser horseshoe bats have been recorded in this area.
- Lelight and Brickmoor Plantation is west of Chyverton House and links directly with the estate woodland. This CWS site occupies the bottom and part of the north-facing slope of a sheltered valley. The site lies adjacent to several parts of the Carrick Heaths SSSI and part of a Cornwall Wildlife Trust Reserve extends into the CWS. Lelight Plantation, in the west of the site, is largely a mosaic of commercial coniferous and broadleaved plantations. It contains a number of species including firs, pedunculate oak, beech, sycamore, ash, silver birch and Scot's pine, and it includes the occasional wet flush. Some areas of native woodland remain; Brickmore Plantation to the south east is dominated by silver birch woodland. There is a rich and diverse bryophyte and lichen flora and most of the ground flora is unusually dominated by a mat of *Sphagnum auriculatum*, with an abundance of ferns. The site also includes a small larch plantation, an area of wet willow

woodland, which is moderately species-rich and diverse, and herb-rich meadows. This is also a Biodiversity Action Plan (BAP) priority habitat for wet woodland.

- Carnkief Pond is situated to the south and east of Carnkief Pond SSSI, adjacent to Lelight and Blackmoor CWS, and comprises small areas of mixed broadleaved woodland, herb-rich grassland on a steep north-facing slope, and a series of poorly drained fields separated by wide hedgerows. There are also two large ponds and several streams flow through the site.
- Carn Moor, see Figure 10, is in the bottom of a gently sloping shallow valley which follows an unnamed stream. A disused railway bisects the site and it was once a galena (lead ore) mining area, with many mineshafts and spoil heaps remaining. The site supports a diversity of habitats and numerous species of note. The moor is comprised of wet and dry heathland with scattered areas of gorse, bramble and willow scrub, and a man-made pond. The site is very poorly drained and wetland areas include herb-rich purple moor grass and rush pasture and wet willow woodland. This is also a Biodiversity Action Plan (BAP) priority habitat for wet woodland, Lowland Heath, Purple Moor Grass and Rush Pastures.



Figure 10: Carn Moor's undulating landscape of mine waste heaps and extensive tracts of Wet woodland of willow and birch from Wheal Albert, Goonhavern (credit LLCA Team)



Figure 11: Reindeer moss growing amongst the heather at Carn Moor)  
(credit LLCA Team)



Figure 12: Corn Mint  
(credit LLCA Team)

## Land Cover and Land Use

The majority of land within the Type is in active agricultural use, both arable and pastoral, and shown by the Agricultural Land Classification as Grade 3 farmland. In some areas land is managed alongside nature and supports fauna and flora such as Corn Mint and Skylarks which are in decline generally. Plantation woodland is associated with and surrounds Chyverton House, largely obscuring its designed views towards Tinkers Castle and extending across land to the north towards Polgoda Downs

Large solar arrays are located in the south of the parish and the A30 enhancements are requiring land take which inevitably alters the character of the landscape in that part of the Type.

## Field and Woodland Pattern

Across the Type fields are generally medium to large scale with a regular pattern, field sizes have increased over time with many of the hedges having been removed and the Type now has some of the largest in the Parish ranging from 0.67Ha to 9Ha. Much of the type is classed within Cornwall's Historic Landscape Character<sup>8</sup> study as Medieval Farmland with Post Medieval mainly across higher ground dotted with patches of Modern Enclosed Land. Some areas of medieval farmland remain with a smaller and more irregular field pattern, an example being that around Callestick and Perranwell valleys.

Around the larger fields, such as across Polgoda Downs, hedge boundaries tend to contain fewer large trees, being mainly 2-3m in height through exposure and management practices. In areas of the Type to the north of the Parish, such as between Rejerrah and Mount, hedges tend to contain a greater number of trees and increase in height to 3-6m. Trees found in the boundaries of the smaller older fields, within original hedges are important features in the local landscape (refer to Map 10 Appendix 1). Where trees and well treed hedges do occur, they provide an important link between smaller areas of woodland. The stone facing to Cornish hedges in the Type is distinctive with rows of smaller stones stacked in shallow courses up the face of the wall.



Figure 13: typical stone facing to Cornish hedges in the Undulating Land Type (credit LLCA Team)

<sup>8</sup> [Cornwall Historic Landscape Characterisation \(HLC\)](#) Cornwall Council 2014



Figure 14: Top of St Georges Hill looking South (credit LLCA Team)

### Settlement Pattern and Building distribution

Goonhavern is the largest settlement in the Type, originally a small village it has grown along the A3075 and B3285 in all directions and is now large village with a mix of detached and estate residential development, holiday parks, farms with tourism accommodation and businesses around the more traditional older core. Its location on higher ground and the predominance of pale render for building elevations accentuates its linear sprawl along the road corridors as they run along ridges. Elsewhere the smaller villages of Rose and Callestick retain a more traditional character featuring a mix of slate and thatch roofs, render and granite walls, and are more contained in extents, with Callestick covered by a Conservation Area designation.

Outside the settlements, buildings are generally isolated dwellings and farm buildings, mostly of a traditional style but with occasional more contemporary architecture. Chyverton House, now in divided private ownership, and its collection of converted working buildings and estate farm, is a remnant of a particular Palladian style of built form similar to other country estates developed by mine owners and large local families. In the centre of the Parish, within the Type is the settlement of Perranzabuloe, focused on the Grade II\* Listed Perranwell Church which was constructed in 1804 using the C15 masonry from the original St Piran's Church (in the Landscape Type: Dunes and Beach).

### Public Access: Roads and Public Rights of Way

The A3075 runs through the centre of this landscape type with the B3284 branching off in the south to follow the higher ridge until it drops down the valley side into Perranporth and the B3285 running between the A30 in the east and the coast north of Perranporth in the north. Despite their higher level classification these routes all have a predominantly rural character with the B roads being narrower with narrow verges, bounded by Cornish hedges and no street lights. There is also an extensive network of unclassified narrow lanes with no verges and Cornish hedge boundaries where trees on the more exposed hedges are shaped by the prevailing wind from the coast.

The A30 runs along the south eastern boundary of the Parish with duelling works under construction at the time of preparing the LLCA inevitably altering the character of the landscape along the route to once of a transport corridor.



Figure 15: Characteristic lane crossing Undulating Land at Polgoda (credit Philip Henwood)



Figure 16: Bolingey to Reen Farm (credit LLCA Team)

A number of footpaths, bridleways, and byways cross this landscape type particularly to the east of the A3075 connecting farms with the rural highway network of narrower unclassified roads. This provides a large network of routes throughout the landscape type avoiding busier roads. The character of these rights of way varies as some are enclosed by native hedges with glimpsed views of the wider landscape, and others afford extensive views across open fields. These routes are prioritised as gold and silver by Cornwall Council, a system referring to the volume of use as opposed to characteristics necessarily evident on the ground. An example of a well known route is The Gurt, linking Perranporth in the Valley Bottoms to the higher ground along St George's Hill ridge and Trevellas.



Figure 17: Example of historic step made of locally-sourced stone over stile on footpath near Lambourne Farm, Penhallow (credit LLCA Team)

## Historic Features

This landscape type features a range of historic features, (refer to the Heritage Assets Evidence Base document) largely relating to the Prehistoric – Roman periods, or the area's former mining activity. Many of those across higher ground are Prehistoric burial sites such as the higher Hendra linear group of 12 barrows to the north of the Parish, Four Burrows to the south, and various single barrows across the area. There is also a chain of hillforts across the centre of the area, evidencing the early settlement of the landscape and for which the retention of intervisibility is a management priority, these sites are:

- Caer Kief (Figure 18) Scheduled Monument listing [1016989](#) now a flat wooded (coppiced) roughly square late prehistoric enclosure, approximately 1.4 hectares, bounded by a ditch (still approx. 0.6m deep in most parts) and single rampart defence with a single entrance on its eastern side (northern gap considered modern). There is no signage or forms of information, nor does there appear to be any recent signs of management of the site, now very quiet and tranquil. The settlement sits just below the summit of a west facing spur above two tributaries of the Bolingey Stream and relates to Caer Dane to its south west, potentially providing mutual defence. PRow 314/78/2 runs along the south of the site providing public access through the woodland.



Figure 18: Caer Kief (credit LLCA Team)



Figure 19: Caer Kief's best preserved bank to the west of the site, taken from inside the enclosure, showing the varying depth of the ditch on the far side (credit LLCA Team)

- Caer Dane, Scheduled Monument listing [1016108](#) is one of the few surviving late Prehistoric (Iron Age) multi enclosure forts in Cornwall noted as having a particularly well preserved nucleus and

likely to provide important information relating to the landscape of its time. Its three concentric ditch and rampart systems appear to have been entered from the west and overlook the valleys of Bolingey Stream and its tributaries, facing Caer Kief. There is no public access to Caer Dane.

- Callestock Veor, Scheduled Monument listing [1020101](#) which includes a late Iron Age / Romano British Round and Hut Circles on high ground at the southern end of Callestick valley on a south western facing ridge with much of its extents surviving relatively intact in fields with no public access but immediately west of the Cider Farm overlooking Penwartha Stream valley.
- Tresawsen, Scheduled Monument listing [1016445](#) an example of a 2 ring multi enclosure fort from the later Prehistoric period noted as overlooking springs to the south west which relate to the rising of the Bolingey Stream above Lemon Cottage Farm, Callestick.
- Other, none scheduled, round sites are recorded on the Cornwall SMR across the landscape to the south, such as Lamborne Castle, Ventongimps, and numerous related Barrows and hut circles.

On the eastern boundary of the Parish Chyverton Park is 58Ha late 18C Grade II Listed house and Registered Park and Garden, listing [100512](#) with pleasure grounds developed from the mid 19C in the shallow west facing valley rising to the north east. Containing a number of other historic records including a potential Iron Age Round to the north east of the house, feature relating to the original landscape design of the house including pleasure gardens, a bridge, and the remains of St Perran's Well (HER ref [19556.10](#)) which were relocated to the estate around 1710. The site covers around 58ha, has connections to several of Cornwall's old families including the Holmans, and the Hilliers (plant collectors and nurserymen), and defines its immediate landscape context. Land to the west of the main house and grounds, within the holding of Higher Ventongimps Farm is currently in use as an equestrian centre.

## Condition

This is generally a well-managed agricultural landscape with some degradation of stone hedges with attempts to repair with concrete blocks. Some removal of hedges to allow larger farm machinery access to fields has led to erosion of field pattern and loss of habitat. Areas of plantation woodland around Chyverton vary in condition and appear, from publicly accessible locations, to be requiring more directed management to restore condition and ensure any historic value or design features are retained.

Areas of Japanese Knotweed have been recorded, some are under control programmes managed by Cornwall Council.

Within those areas of the Type along the coast and around Perranporth and Goonhavern issues which contribute to degradation of its overall condition include:

- Caravan and camp sites and associated roadside development increasing the extent of built form and activity especially during the summer months;
- Proliferation of holiday accommodation;
- Second home ownership reduction in the area's year-round vitality;
- Built development onto higher, more exposed land with little buffer planting to soften edges; and
- Insensitively planned caravan parks located on skylines stand out as blocks of white.

Within those areas of the Type inland around the Valleys issues which contribute to degradation of overall condition include:

- Some new development acts as a detractor due to poor design;
- There is a little relationship between the built areas and the open countryside.





Figure 20: Lambourne Hill looking north across adjacent ridges towards Goonhavern in the distance (credit tirwel)

### Aesthetic and Sensory

This is a quiet rural area with a largely undeveloped feel. The level of tranquillity increases as you move away from the main road corridors and the associated development along them, particularly the A30 and A3075. The more elevated land, farming practices, and the influence of the coastal climate has created an open and exposed character. Bird song including skylarks is clear, along with the sound of crickets, bees and sheep and the church bells from Perranzabuloe. Road traffic noise is limited, to the west there is the occasional sound of a light aircraft overhead from Perranporth airfield.

It is a landscape in which seasonal changes are noticeable and the aesthetic of which changes with the cycle of crops, harvests and the variety of wildflowers being significantly reduced after harvest.

The lack of street lighting and development makes this a dark landscape at night.

### Views

The elevated nature of the landscape and general lack of large trees or dense tree cover provides numerous long-distance views between different areas of the Type across the Parish, and beyond to higher ground around Cubert to the north, St Agnes to the south, along the coast in the west and the A30 corridor to the east. Many of the key locations provide vistas incorporating other landscape types which are valued locally, some have been included with Policy NE8 as they are particularly illustrative of the area's character or likely to be altered as a result of development. Broadly, views can be grouped into those from land along the coast, in which that plays a key role in defining character, and those from areas more inland which tend to be defined by the more agricultural landscape:

- Views from higher ground around Perranporth looking along the coastline to the Headland and Dunes & Beach Landscape Types that surround it, including those looking north and north east from Liskey Hill to the dunes and Reen Manor, those from St George's Hill looking north across Droskyn to the dunes and Penhale in the distance and those from the higher sections of Budnic Hill looking south across the town to Cligga and Perrancoombe. In these views the settlement cloaks

the valley slopes, drawing the close to middle distance focus towards the 'town' centre and beach at lower levels meaning that development around and within it will have an inevitable impact on the character of the view and the balance of built form and green infrastructure within it.

- Views from higher ground around Perranporth looking east along and across the Valley Landscape Types to other areas of Undulating Land and the wider landscape beyond including from Liskey Hill looking east along Perranwell Valley towards Carn Kief and Reen in which the extents of development around the 'town' define its boundaries and the relationship between it and the surrounding countryside.
- Views from higher ground inland looking west towards the coast including those from Reen village, and its higher ground within the Headland Landscape Type as well as further inland including those from Higher Callestick and the lane to Tresawen north east towards Ventongimps Moor along Callestick Valley and the return view from Ventongimps towards Little Tresawen from Callestick Road,, from Lambourne Hill north east toward Caer Dane and Caer Kief between key prehistoric sites, from rural land to the north of the Parish around Mount and Trebellan across wooded valleys to more rural higher ground with glimpses of the dunes to the west, as well as designed views such as that from Chyverton House north to Tinkers Castle which may currently be obscured by planting. In these views development including residential, conversions of working buildings and large scale agricultural sheds (as well as land management practices) as well as infrastructure such as renewables and the new section of A30, seen below within the valleys, as well as in the Type, could materially alter their almost timeless rural character, can influence intervisibility which is crucial to the understanding of heritage assets as well as the largely undeveloped nature of the area.

Key locations have been selected for protection within Policy NE8 on the basis of their representative nature, this does not mean that similar views are not considered to merit protection and all development should include consideration of its impact on overall visual amenity, landscape character and the experience of visual receptors.

### Relationship to adjacent landscape character types

The adjacent landscape types are Valleys and the dunes element of Dunes & Beaches which cover the land dropping away from this Type to sea level. The change from gently undulating elevated land to these other landscape types does not have a distinct defined boundary on the ground and there is an area of transition where characteristics of both landscape types are present. In many areas the increased tree cover along the slopes of the Valleys is the indication for transition between types. A key relationship is the visual one, Undulating Land often provides the skyline in views along and across Valleys, changes in its character are easily noticed and could alter the setting of other Types, which in turn invariably form an element in views around the Undulating Land Type due to its elevated nature.



Figure 21: View east from from St George's Hill opposite Cligga entrance towards Liskey Hill across Valleys Landscape Type showing field pattern and scale against urban area of Perranporth (credit tirwel)

## Development Pressure affecting Landscape Character

- Changes in agricultural practice and the traditional management of farmland such as removal of Cornish hedges leading to increasing field sizes and loss of a key element, potential loss of interconnecting green corridors and semi natural habitat and construction of large and visually prominent agricultural buildings.
- Accumulation of modern structures including overhead cables, wind turbines and other infrastructure features.
- Construction of the new dualled section of the A30 and its offline workings within the south of the Parish fundamentally altering the character of that section of the Type.
- Suburbanisation of the rural character by cutting roadside verges and planting non-native ornamental species in a rural setting and the extension of settlements along road corridors or the perceived volume of built form within the countryside.
- Light pollution from new development eroding the dark skies character of the area.

## Landscape Management and Development Considerations

- The nature of the plateau areas means the prominence of any development will be greater and so locating development on prominent ridge or skylines, or in positions which would interrupt these, particularly skylines with distinctive historic or cultural associations, should be avoided.
- Consider the cumulative impact of development in the location and layout of new development within or adjacent to existing settlement or approved sites
- Alterations and extensions to dwellings should have appropriate regard to the character of the landscape, in particular to ensure that the scale and design does not dominate or impose on the landscape, and respects the character of the setting without resorting to pastiche.
- Ensure any new features within existing built form, and the design of new development, match the local vernacular using locally occurring materials.
- Retain the strong field pattern of Cornish hedges and the native vegetation they support, retaining and enhancing the field pattern and overall landscape structure.
- Consider the importance of trees to landscape character, and the significant benefit they provide in combatting climate change and the ecosystem services they provide. Retain trees as a priority and where possible look to increase the tree canopy of large species trees.
- Prevent any activity that may pose a risk to biodiversity or protected species and control the spread and introduction of invasive species.
- Consider how light and sound pollution can be minimised, through appropriate design, in new development.
- Schedule a review of the LLCA in relation to the new section of the A30 for completion of those works to ensure that the assessment fully and relevantly considers the influence of major transport infrastructure on the character of the area it occupies and its setting.

## Landscape Type: Valleys



Figure 22: Typical 'Valleys' landscape character type looking along the northern end of the Callestick Valley (credit tirwel)

### Location, summary description and designations

Covering land falling away from higher ground across the Parish towards the various Streams this landscape type is a transitional one, characterised by a narrow landform and dense area of woodland particularly along lower slopes which define the Parish's Coombes. To the west are Perrancoombe (Perranporth Stream) and Penwartha (Penwartha Stream), east are Callestick (Bolingey Stream upper reaches), Perranwell (Goonhavern Stream) and Bolingey (Bolingey Stream lower reaches), all running towards the sea at Perranporth, and to the north is Treamble / Treworhan (Treamble Stream) running towards the Holywell Stream valley and sea at the southern end of Holywell Bay (Holywell or Ellen Stream).

A more enclosed landscape each valley has its own character despite shared characteristics, landform is generally narrow inland, widening as streams move towards the coast to become open and flatter as they emerge to the sea. Land cover is mostly agricultural within an increased proportion of pasture and tree cover and more irregularly shaped smaller scale field across lower ground and along the valley bottoms with woodland cover particularly dense along the narrower Perrancoombe and Penwartha Combe. There are notable areas of Marsh along Bolingey Stream at Nansemellyn and areas of Sand Dunes extending down around Mount. Settlements are rare, most built form is isolated farms and scattered detached houses and various former mining sites, on lower ground clustered hamlets and scattered buildings are found at crossing points and along the streams' courses where mines once dominated, most traditional buildings featuring pale render or plain stone walls and slate roofs and abutting or close to the lanes which run alongside the watercourses

None of the Valleys falls within the AONB or WHS area designations, at lower elevations around Mount land is covered by the Penhale Dunes SAC and SSSI designations with Treen Farm and Bolingey Marsh being County Wildlife Sites. There are a few areas of Deciduous Woodland Priority Habitat along Perrancoombe and Penwartha but these are not extensive. Many of the heritage assets within the Type are recorded on the Cornwall SMR with a few listed structures around older settlements and mine sites at lower elevations.

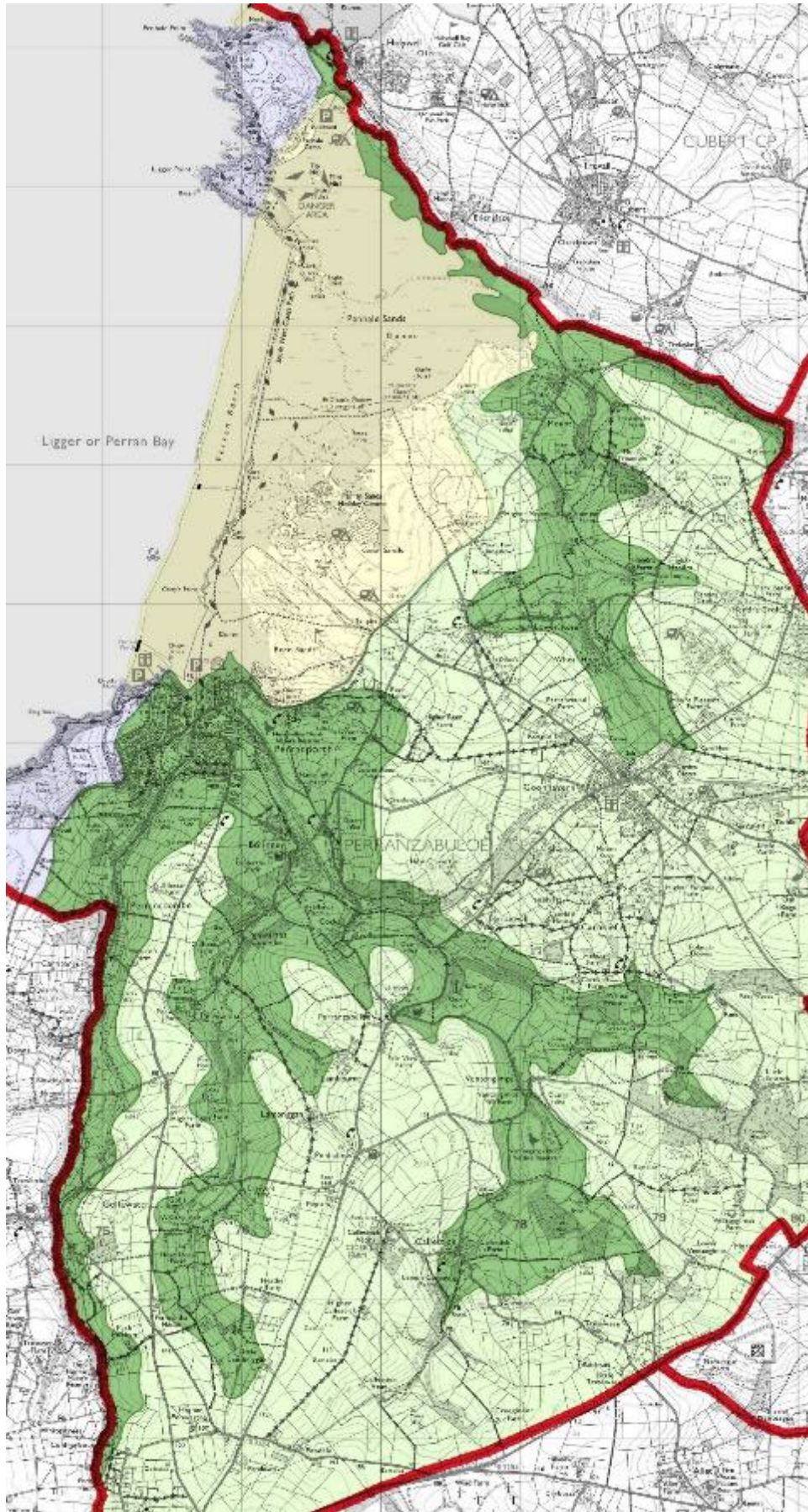


Figure 23: Valleys Landscape Type Location and Extents



Figure 24: View along Bolingey Stream valley from Ponsmere (credit LLCA Team)

## Key Characteristics

- Wider more open landform with shallower sides at the coast becoming narrower and steeper moving upstream.
- All valley bottoms have watercourses, and some also ponds, with areas of lush vegetation which form key wildlife habitats.
- Shelter within the valleys supports larger and more varied vegetation and extensive tree cover inland.
- Great biodiversity value with areas designated locally as Sites of Special Scientific Interest (SSSI) Cornwall Wildlife Sites (CWS) and areas covered by Tree Preservation Orders.
- Fords over the streams, mills, leats and remains of former workings such as Bolingey Bone Mill.
- Smaller field scale on the steeper valley sides, larger and more regular towards the coast.
- Seasonal change through broadleaf woodland with more varied vegetation than on higher ground due to shelter from coastal winds.
- Increasingly intimate and enclosed character inland.



Figure 25: Bolingey Stream, New Road (credit Kath Statham)

## Topography and Drainage

There are two valley systems fed by fast flowing watercourses, some with adjacent ponds (see below), which extend inland from the coast and become narrower and steeper as you move inland. To the north is that from Holywell, the southern side of which is within the Parish, along the Ellen / Holywell Stream which runs along the Parish boundary to Rejerrah and has a branch cutting south at Treworphan along the Treamble Stream. The other is that which runs inland from Perranporth, to the east along Bolingey Stream and its tributaries, and south along Perrancoombe and Penwartha. The valleys extend vertically from around 10m at the coast and 20m inland to varying heights between 40m OD to 80m OD, land above 60m is part of a transition to the Undulating Land Type.

A number of ponds and fishing lakes can be found to the south east of Bolingey at the join of the Penwartha Stream and the Bolingey River. Mapping also indicates rerouting of the natural watercourse around this area to create a series of drains or leats. The Ellen Stream and Holywell Stream to the north and the Perrancoombe Stream to the west below the lane to Anchor Farm also form the Parish boundary. Wetland habitat is also recorded to the north east of Perranporth along New Road and around Nansemellyn.



Figure 26: Low weir in Penwartha Coombe, near Trevellance Cottage shown on 1888 OS mapping (credit LLCA Team)

## Biodiversity

Being more sheltered the Valleys have larger areas of woodland than the Undulating Landscape type, with extensive areas of Biodiversity Action Plan (BAP) habitat woodland along Perrancoombe, and Tree Preservation Orders (refer to Map 2 Appendix 1) along Perrancoombe<sup>9</sup> and Penwartha<sup>10</sup>. Surrounding the woodland is a landscape of arable and pastoral fields the field boundaries and wooded areas of which are important wildlife corridors linking different areas and habitats along the Valleys, Parish wide. Other important habitats are the wetlands associated with the valley floors which are particularly important for wildlife with pockets of varied mosaic of important habitats and land cover including wetland (Reedbeds BAP), marsh and unimproved grassland. A small area of Orchard is indicated adjacent to Carnbargus House in Perrancoombe, the value of Orchard BAP habitat varies according to its structure but can provide a 'wildlife hotspot' if managed proactively.

<sup>9</sup> [https://map.cornwall.gov.uk/reports\\_TPO/C1\\_CK91.pdf](https://map.cornwall.gov.uk/reports_TPO/C1_CK91.pdf)

<sup>10</sup> [https://map.cornwall.gov.uk/reports\\_TPO/C1\\_126.pdf](https://map.cornwall.gov.uk/reports_TPO/C1_126.pdf)

A characteristic of the area is the noticeable bird song in spring – chiffchaff, black cap, song thrush, swallows and house martins over pasture, and skylarks.

### Land Cover and Land Use

The valleys are predominantly arable and pastoral farmland mixed with areas of woodland in sheltered areas. Away from Perranporth and Bolingey the lower ground along the streams is largely unsettled save for a number of very small hamlets sheltering in the valley bottom and lower valley sides. The nature of the topography tends to prohibit productive use on a larger scale than domestic level. A disused railway also runs along the valley bottom of Bolingey Stream.



Figure 27: Typical narrow wooded and enclosed character of inland rural sections of Valley Bottom (credit Kath Statham)

### Field and Woodland Pattern

The scale of the fields is smaller on the valley sides than in the undulating land and higher open areas. Generally, fields are between 0.6 ha and 3Ha. Some areas of these valleys have no field pattern and instead areas of woodland much of which dates back to before 1900 and is shown on the 1875-1901 historic mapping (refer to Map 10a to 10c)

Field boundaries, which are few along the valley bottoms where broadleaf woodland dominates, become more managed with reduced height and numbers of trees as the Valleys landscape type meets the higher Undulating Land landscape type. Where field boundaries are present, the trees within the hedges have taken advantage of the sheltered conditions and have grown to a height of over 6m (refer to Cornish hedge maps Appendix 1 – maps 10a-10c). There are significant Tree Preservation Orders covering the valley floor to the south of Perranporth along Perrancoombe and also to the south west of Bolingey along Penwartha Coombe.

### Settlement Pattern and Building distribution

Settlements are located on the low lying valley bottom but also extend up the valley sides and include Perranporth, Bolingey, Cocks, Penwartha, and Lower Rose. Built form along the valley bottoms tends to be clustered around crossing points such as at Stampas Farm or Cocks.



Perranporth, the Parish's main settlement, though technically a village has experienced noticeable increase in density and extent of built form as a result of which its character is perceived as more of a small coastal town (see Section 0 and Figure 28: Perranporth beach towards the dunes and settlement illustrating its sprawling coastal town character from this location). Scale, style, and materials of built form varies though the majority features pale rendered walls and slate roofs, and it is orientated to make the most of views towards and along the coast.



Figure 28: Perranporth beach towards the dunes and settlement illustrating its sprawling coastal town character from this location

There are many points at which built form frames views, with the focus being adjacent undeveloped or less developed areas such as along the side roads off Liskey Hill towards Trevellas and Cligga, along main approach roads such as Liskey Hill or Budnic Hill across the 'town' to the wider landscape or from the eastern edge of the settlement across the Bolingey Valley towards Reen. Census 2011 data indicates the Perranporth Built Up Area classification extending along Perrancoombe to the lane to Anchor Farm, with a detached section along Penwartha to the weir below Cullians Farm.



Figure 29: View north from Ridgeway on Perranporth's north eastern fringe across the valley to largely undeveloped Dunes and undulating land beyond

A significant gap (see section 0) is evident between the two sections of the BUA bound to the south by Hendrawna Lane which defines the northern extent of Bolingey, and the development around Welway and Hendrawna Meadows which define the southern extents of Perranporth at that point. Individual plots continue

along the streams with built form aligned along the contours, often slotted between stream and lane, being longer than it is wide.



Figure 30: View from Perranporth Golf Club, Budnic Hill, south towards the Perranporth - Bolingey Settlement Gap

The other villages within the Type are noticeably smaller, clustered around the historic core and with a stronger traditional vernacular in built form. Outside these settlements the building distribution is more isolated farms, some with increasingly large scale agricultural buildings, and scattered houses, mostly traditional with some contemporary architecture.



Figure 31: Swallowfields, Penwartha, a typical cottage dating from the 1770s built of local quarry stone and cob with slate roof and a later (early C20 addition) in a style sympathetic to the original (credit LLCA Team)

## Public Access: Roads and Public Rights of Way

A limited number of rural lanes cross in an east west direction through this north south landscape type connecting back to the larger A and B roads. These unclassified roads have no lighting, verges and very little signage, and trees on either side have come together to create natural tunnels over them, their enclosed character adds to the transitional feeling between the higher ground of the Undulating Land type and the streams along valley bottoms.

The valleys are well served by footpaths and bridleways which connect along and across them to the adjoining Landscape types running between the lanes and settlements throughout. PRoW continue across and along the streams linking them to higher ground.



Figure 32: View N. E. down Penwartha Lane Looking down Penwartha Coombe towards Swallowfields (the buildings on the right are the old 'Dame Schools' – wrapped to preserve (credit LLCA Team)

## Historic Features

Whilst none of the land within the Valleys falls within higher level statutory historic designations there are several Listed structure and numerous records within the Cornwall SMR along their length relating to the area's long occupation with a strong representation of the its mining heritage. Listed structures include Reen Manor House Grade II, Hendrawna Farmhouse Grade II, Carn Kif Farmhouse Grade II, and the Grade II Bridge on the Gollawater to Penhallow lane.

The SMR assets vary from those relating to Prehistoric finds including enclosures at Lambriggan, Penwortha and Penhallow Downs, and burial sites at Hendra, through relics of the Valley's medieval occupation including settlements, field systems, a chapel and a hollow way at Treworthen, Mount, Hendravossan, Bolingey, Penwortha and Gollawater, to the later mining related records such as Wheal Goshan, Wheal Golla, Lambriggan, Perran Wheal Jane, Wheal Friendship, South and East Wheal Leisure, New Chiverton, Wheal Rose, Budnick United, Mount, Trebellan, Wheal Peru and features of their associated industries and settlements such as the Smithy at Cocks, several chapels, a holy well at Perranwell, Perranporth Old School House and Coastguard Station, and the railway bridge at Rejerrah. Along the valley bottoms the proximity to water resulted in a number of mills, such as the Bolingey Bone Mill (see Figure 33) which sits around 3m below road level above the leat that once turned its wheel, Perrancoombe Corn Mill, Nanslone Mill in Penwartha, and Treamble, engineered sections of stream in the form of leats to power them and streamworks extracting from mine waste including

those at Perrancoombe. Within Perranporth itself is the medieval manor of Tywarnhayle and several fish cellars, as would be expected from a coastal village.

The dismantled Chacewater – Newquay branch railway line runs between the southern Parish boundary along Perrancoombe, dipping in and out of the Valley Bottom and Valleys types, through Perranporth and on along the Bolingey Stream, curving up along the Perranwell valley to Goonhavern and on beyond the northern Parish boundary at Rejerrah.



Figure 33: Remains of the Bone Mill at Bolingey at the junction of Quarry Road and the road to Cocks (credit LLCA Team)

## Condition

Condition varies across the land coverage within the Valleys, and whilst the bottoms have a long history of having been developed, or settled and there are sections in which features such as the dense woodland cover would benefit from enhance maintenance the Type is generally intact in a relatively good condition.

Issues which contribute to degradation of overall condition are similar to those found across the inland areas of the Undulating Land Type and include:

- Some new development acts as a detractor due to poor design;
- Lack of or poor management of historic assets results in their loss or dereliction;
- Woodland is unmanaged in particular the wet woodland in the valleys; and
- There is a little relationship between the built areas and the open countryside.

## Aesthetic and Sensory

Around the mouths of valleys as they open to the coast the wider landform and decrease in wooded cover increase a sense of connection to neighbouring areas and the extent of views along the valleys and up to higher ground. Moving inland the valleys become narrower and steeper creating an experience of intimacy and shelter with greater vegetation cover, in these areas the sense of enclosure increases the detachment from neighbouring areas.



Figure 34: View from lane between Marazavose and Ventongimps across Yellow Sands (credit Philip Henwood)

## Views

The valleys are not straight and therefore long distance views are not possible for much of their length with those views that are possible being channelled by landform. Vegetation in the valleys also limits the range/distance of possible views, nearer the coast the wider open valleys connect with views to the sea. Where longer views are experienced, they are valued as a series of illustrative vistas including:

- Views along inland wooded valleys including from Penwartha to Lambourne Valley, Cocks Hill along Bolingey valley (also referred to as Viaduct Valley) and the reciprocal vista experienced looking west from Perranwell and Carn Kief towards Cocks, similar to those experienced from the A3075 looking north west when travelling downhill and from paths around New Chiverton Farm which are defined by large wooded areas rising up the hills on either side with the former railway line raised up and the viaduct a key feature (Bolingey Valley) with plenty of evidence of former mining activity and hosting popular relatively level footpaths through to the A3075.
- Views from upper slopes of valleys towards or across settlement such as those experienced from Nansmellyn PRow across valley to Bolingey Gap in which the settlements of Perranporth and Bolingey are clearly separated by open fields, and Liskey Hill (Wheal Leisure) to Reen Sands looking north towards beginning of dunes systems, north east towards Reen Manor, and east across Bolingey along Viaduct / Perranwell Valley in which the loss of the settlement gap or dilution of the woodland coverage would fundamentally alter the visual character and overall amenity of the view.
- Views from the edges of Perranporth's built up area towards the less developed landscape which provides its setting such as along Nampara Walk along Perrancombe, from the Bolingey Stream valley around Ponsmere defining the main northern edge of Perranporth towards southern edge of dune system, and from the southern edge of Bolingey along Penwartha Combe along instantly recognisable wooded valleys which contrasts with the exposed coastal landscape to the west and inland farming to the east

- Views from within the Perranporth built up area in which built form frames views, with the focus being adjacent undeveloped or less developed areas such as along the side roads off Liskey Hill towards Trevellas and Cligga, along main approach roads such as Liskey Hill or Budnic Hill across the ‘town’ to the wider landscape, or from the eastern edge of the settlement across the Bolingey Valley towards Reen.

### Relationship to adjacent landscape character types

The change in topography between slopes and flatter bottoms within the Valleys is noticeable, though it does not detract from the overall character as one Type. The boundary between the Valley landscape type and the adjacent Undulating Land type is not as clearly defined and has a more transitional nature showing characteristics of both character types on either side. From elevated locations on valley slopes to the north of the Parish the dunes element of the Dunes and Beach type can be glimpsed above woodland.

### Development Pressure affecting landscape character

- Housing / development which extends above the valley sides breaking the skyline/ridge increasing the built form which then has a visual impact from the wider rural landscape
- Removal of trees to accommodate new development resulting in loss of key feature and decreased sense of enclosure.
- Extensions and alterations to existing dwellings increasing prominence of built form generally.
- Larger scale new development extending across slopes increasing extent and prominence of built form and weakening the undeveloped character of the Valleys which connect the countryside to the settled areas. Particularly evident around Perranporth either side of Bolingey Valley with Hendrawna Parc and Liskey Hill. Also housing development extending along the Valley Bottom connecting larger settlements and reducing the undeveloped feel further inland.
- Possible culverting of watercourses



Figure 35: Top of St George’s Hill looking North towards new estate illustrating pressures of development with poor relationship to setting and character on Valley slopes (credit LLCA Team)

### Landscape Management and Development Considerations

- Avoid development breaching the ridge of the valley or reducing the undeveloped extents of valley slopes and consider the increased visual impact on the surrounding landscape
- Consider the direction of the slope and nature of the setting. Alterations and extensions to dwellings should have appropriate regard to the character of the existing dwelling, in particular to ensure that the scale and design respects the character of the original dwelling and its setting in the landscape. Developments should avoid a mass of gable ends or blank elevations from any angle.

- Avoid the removal of woodland which is a characteristic feature of these sheltered valleys and encourage the management, and where appropriate, the extension of broadleaf woodlands.
- Avoid the widening and or straightening of characteristic narrow winding lanes, minimise damage to Cornish hedges, trees, historic bridges, and gateposts and repair and replace any features which are lost.
- Ensure new features integrate with the local vernacular using locally occurring materials and new development reflects the landscape character and settlement pattern.
- Consider the importance of trees to landscape character and the significant benefit they provide in combatting climate change and providing ecosystem services.

## Landscape Type: Headland



Figure 36: 'Headland' landscape character type from Cligga towards Penhale (credit tirwel)

### Location, summary description and designations

Covering two distinct areas of elevated coastal land incorporating the four headlands enclosing Perran Bay along the Parish's western boundary. Cligga Head – Droskyn Point covers the coastal edge between the southern Parish boundary at Hanover Cove and Droskyn Point on the southern edge of Perranporth, referred to in the LLCA as Cligga, with Ligger Point - Penhale Point lying to the north between the Penhale Sands end of the Dunes & Beach Landscape Type and the northern Parish boundary at Holywell, referred to in the LLCA as Penhale.

Each headland is a distinctive feature in long views along the Parish's western coastal boundary and from inland areas as their flat topped rounded masses stand over dramatic vertical cliffs dotted with mine workings and former military installations. Tree cover is minimal if any, taller scrub is windswept, most of the type is bare ground around the mines, coastal rough ground, or in the case of Trevellas airfield, brassica crop and scrub around the runways and former Spitfire base infrastructure.

The southern part of the Type, Cligga, is covered by the Cornwall AONB St Agnes section, Cornwall WHS, Heritage Coast, the Hanover Protected Wreck site, Cligga Head SSSI, and abuts the Bristol Channel Approaches SAC. The northern part, Penhale, is covered by the Penhale Dunes SAC, Penhale Dunes SSSI, and the Perranporth and Holywell AGLV. Both have Scheduled Monuments, Listed Structures and numerous SMR records.

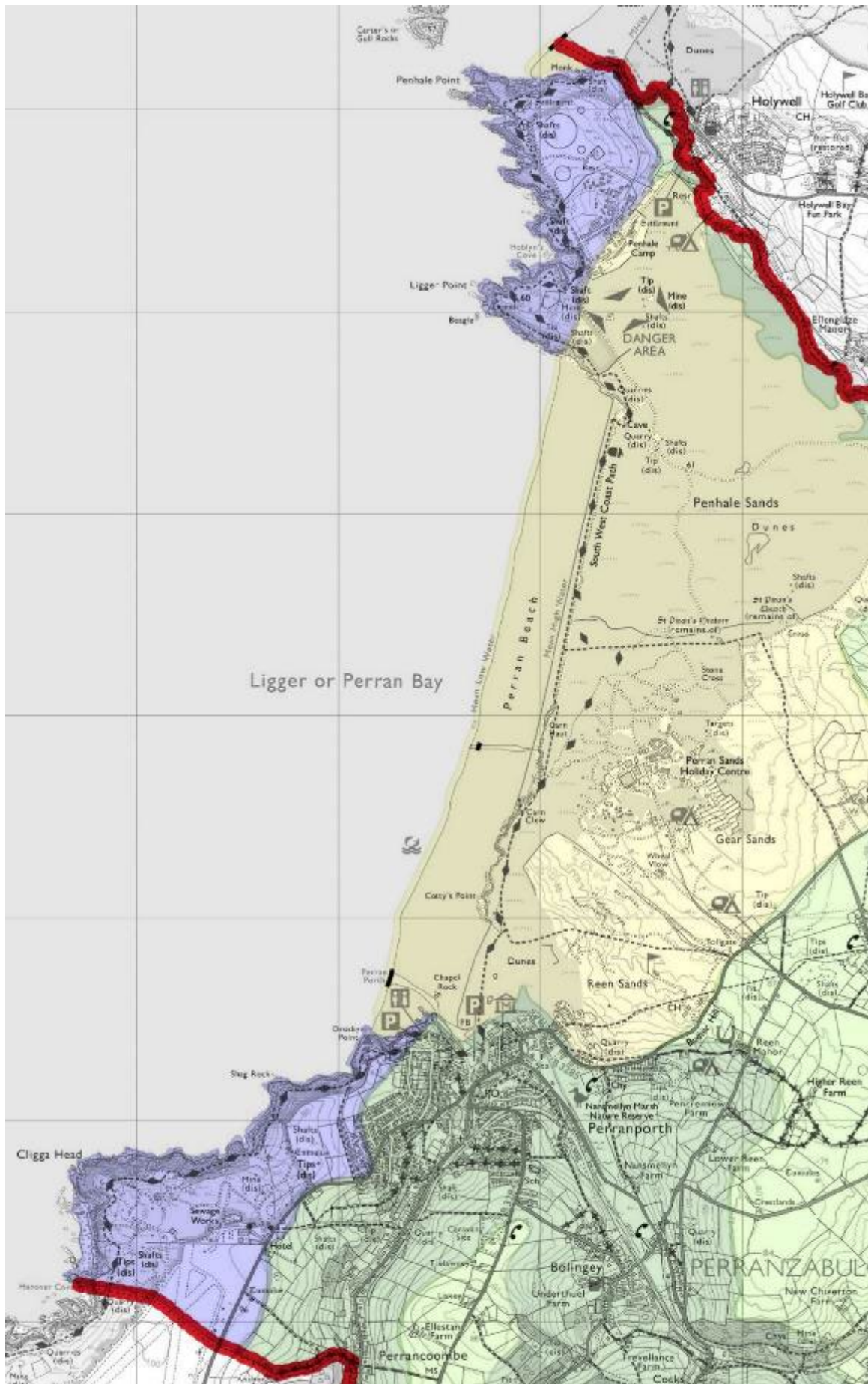


Figure 37: Headland Landscape Type Location and Extents



## Key Characteristics

- Expansive views along the coast to landmarks beyond the Parish including St Agnes Beacon and Godrevy Island in clear conditions with dramatic wild scenery directly influenced by the weather and the sea.
- Steeply sloping topography to vertical rugged cliffs
- Largely unsettled, development being large scale mine workings and military installations.
- Important natural habitat of maritime cliff, coastal heath and scrub
- Internationally protected landscapes including Cligga Mine, British Explosives Co. Droskyn Mines with Scheduled barrows and prehistoric sites.
- Installation on the NW edge of Penhale Camp has various telecommunication and other installations close to Penhale Point



Figure 38: Perran St George Mine Workings, Cligga (credit LLCA Team)



Figure 39: Penhale Camp telecommunications site on Penhale Point (credit LLCA Team)

## Topography and Drainage

These are three promontories within the Type which each extend out over 400m beyond the coastline, their lower slopes standing around 30m above sea level and land rising steeply to the main ridge, Cligga Head being more elevated at 96m with Penhale Point at 68m and Ligger Point at 58m (the point behind Shag Rock located between Cligga and Droskyn also extends out into the sea and rises to around 50m but is not a named promontory). Each sits above steep sided cliffs dropping to the sea with relatively few, if any coves, and small sandy low tide entrances to numerous, infamous, sea caves, and mine workings opening onto the cliff faces.



Figure 40: View from SWCP across Cligga (credit tirwel)

## Biodiversity

The sea is the defining influence in this landscape type, Penhale and Ligger Points are predominantly coastal grassland with scrub and bracken found on the eastern side of Penhale. Cligga Head is a mix of dry heath and unimproved grassland with some small areas of woodland on the landward edge and areas of scrub over and around airfield structures.

Penhale and Ligger Points are within the Penhale Special Area of Conservation (SAC) and are protected for wildlife. All three headlands are also designated as a Site of Special Scientific Interest (SSSI). Though much of the Penhale Dunes SSSI relates to the biodiversity of the Landscape Type: Dunes and Beach its citation notes that *Maritime grassland occurs along the cliff top, dominated by Red Fescue Festuca rubra, Thrift Armeria maritima and Thyme Thymus drucei. Maritime heath occurs on the heathlands between Ligger Point and Penhale Point, with Bell Heather Erica cinerea dominant.* The Cligga Head SSSI relates to the species rich maritime heathland and grassland across the cliff tops, noting presence of bryophytes (related to the mine spoil and underlying geology) and *Lepidoptera*. The three headlands are a Biodiversity Action Plan (BAP) habitat of Maritime Cliff and Slope with Penhale and Ligger Points also being BAP habitat for Fens.

The steep cliffs with limited human intrusion, are known as a prime habitat for nesting seabirds, and low scrub and grassland supports ground nesting birds, small mammals, bees and butterflies. The post-industrial archaeology and close proximity of the path to the cliff edge make straying from the coastal path treacherous, thereby protecting species. There are a few hedges made of stone and slate and supporting vegetation mostly low growing sea pinks, brambles, gorse and some low growing blackthorn. Across Ligger Point there are some small clumps of montbretia by the pond and on the footpath up the cliff ascending the cliff at the NE end of the beach.



Figure 41: Fenced open mine shaft at Cligga  
(credit LLCA Team)



Figure 42: 'Bat Castle' over shaft at Cligga  
(credit LLCA Team)

### Land Cover and Land Use

Cligga Head has been extensively mined for tin, copper, and other metals, and the mine remains and shafts of Perran St George United and Droskyn mines spread across over the headland. During World War II the area was in use as an airfield with many of the structures and features relating to it still present. The main current land use is recreation, with walkers and off road bikers as well as the users of the private airfield at Trevellas. A small public car park is located off St George's Hill at the entrance to Cligga Head Industrial Estate which occupies some of the former airfield buildings at its northern end.

Though Penhale Point is publicly accessible via the SWCP, most of Penhale headland is still mostly in the ownership and use of the MOD as a training ground, with associated access restrictions. Areas of the camp have been proposed for residential development though at the time of preparing the LLCA none had been approved. Cornwall Wildlife Trust (CWT) use Shetland/Dartmoor ponies on Ligger Point to reduce scrub encroachment through grazing and aim to see the return of the Cornish Chough. A similar regime on Penhale Point was abandoned as ponies were being fed by the public.

### Field and Woodland Pattern

No field or hedge boundaries remain on Penhale Point. The 1875 – 1901 historic mapping indicates a limited number of fields which are not on the site of the Penhale Camp. There are no fields on Ligger Point wither. Cligga has a few Cornish hedges, mostly of slate with some granite, around the former mine workings.



Figure 43: Field wall at Cligga (credit LLCA Team)

### Settlement Pattern and Building distribution

Cligga Head is characterised by the remains of the various mine workings and cliff top, a small civilian airfield now occupies the former military site at Trevellas between the SWCP and the B3285 St George's Hill. At the

entrance to the headland off St George's Hill a small light industrial estate occupies some of the former airfield buildings, many units housing green technology business, and the properties at Trevellas connect the headland to Perranporth below, via Droskyn Point. Development extends up the slopes of Droskyn with further approved development behind Tregundy Way though the only property on the headland itself is the Youth Hostel housed in a single storey prefabricated building which is a remnant of the second world war and previously belonged to the Royal Navy.



Figure 44: Cable Station (now YHA) at northern end of Cligga Head (credit Rory Jenkins)



Figure 45: Renovated former Mine House at Penhale and huts of Penhale Camp (credit Philip Henwood)

Most of Penhale Point is covered by the single storey prefabricated buildings and galvanized Nissen Huts of the former Army Camp, built partly as a decoy for the main airfield at Trevellas. There is a concrete WW2 bunker on the south side of the coast path as the path rises from the beach and two residential properties on the east side

of the path on the camp's southern edge, the MOD land being completely fenced off to the public and managed for wildlife value as part of the wider dunes system in collaboration with Cornwall Wildlife Trust. An extant planning application exists for the redevelopment of Penhale Camp, proposals include demolition of 90 redundant army buildings and replacement with 132 new homes and conversion of the old farmhouse into 2 dwellings. Though the village of Holywell is not within the Parish it sits immediately north of the Parish boundary with views south across the dunes featuring Penhale Camp as a prominent and defining feature of that area's landscape and visual character.



Figure 46: Penhale Camp from Holywell Bay Holiday Park access road illustrating the defining role of the camp's land use on the character of the northern end of the Dunes and Headlands Landscape Types

### Public Access: Roads and Public Rights of Way

Although there is only one designated public footpath, which is also the South West Coast Path, there are many paths and tracks over the headland at Cligga, accessed via the St George's Hill car park, or via the Coast Path. To the north, there is a narrow tarmac road leading to the Droskyn Point YHA, fairly steeply inclined, mostly single file and fairly stony so not accessible for users with limited mobility. Given its proximity to Perranporth there are a number of timber directional posts and benches positioned to allow enjoyment of the sweeping views north to the other headlands.

There are tarmacked roads around the Penhale Camp with no public access, Ligger and Penhale Points are only accessible via the South West Coast Path. From the northern end of Perran Sands the path is well marked with some slate way markers and mostly timber SWCP acorn posts, some with grid references. The path is clearly well used and there are several information points along the route, a number of latched gates, one wooden stile at Ligger Point South and some of the particularly dangerous areas e.g. around Hoblyns Cove protected with substantial wooden fencing. The nature of the route currently limits its potential for use by those with restricted mobility.



Figure 47: Penhale headland slate way marker (credit LLCA Team)

## Historic Features

Whilst there are a few prehistoric remains across the Cligga cliff tops (barrows) the majority of the historic interest across Cligga Head relates to its underlying geology of international importance which led to it having been extensively mined for tin and wolfram. Records relating to the Great St George Mine date to 1598 though the main interest was through the C19 with Cligga Mine, Perran St George, and Wheal Prudence Setts being worked and towards the end of the century the British Explosives Works constructed to the north west of the main mines, becoming a munitions site in the First World War and then part of the wider airfield. The [World Heritage Site](#) description of the area states it is *the finest example of cliff-side tin-tungsten sheeted-vein workings to be seen anywhere*. Features of the airfield are also protected within Scheduled Monument listing 1020556<sup>11</sup> which covers the two *World War II fighter pens and defences, with accommodation and other associated remains, at the airfield formerly known as RAF Perranporth, Trevellas* noting that their condition is 'exceptional'. To the north of the headland are the Droskyn mines with evidence of stopes and shafts seen in the cliffs. There is vast evidence of previous industrial activity, concrete ruins, disused quarries and capped mineshafts and slag heaps which are coloured orange with arsenic and do not sustain any noticeable vegetation though such habitats are important for bryophytes.

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<sup>11</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1020556>



Figure 48: Exposed seams of tin and wolfram at Cligga Quarry (credit tirwel)

To the north Ligger Point is the site of several Barrows around Gravelhill and Penhale Mines which have their own recorded features including Grade II listed Count House and some dating to the medieval period. Mine shafts are found along the cliffs at Ligger and Penhale Points with the adit level at 10 fathoms and the lowest working reaching 40 fathoms with Phoenix Mine sat just behind the cliffs to the south east.

At the tip of Penhale Point is an Iron Age Cliff Castle Scheduled Monument 1016991<sup>12</sup> which protects approx. 1ha of land and though worked as part of Wheal Golden is noted as largely intact and well preserved by the mine spoil over it. Around it are several other prehistoric sites including further settlements, barrows, and hut circles. A medieval settlement then occupied the headland, followed by successive mine workings under the Wheal Golden enterprise, and finally Penhale Camp with its trenches, emplacements and other structures.



Figure 49: WW2 Lookout post at the east end of Ligger point    Figure 50: Uncapped mineshaft at Penhale Head

(credit LLCA Team)

(credit LLCA Team)

<sup>12</sup> [Cliff castle on Penhale Point, Perranzabuloe - 1016991 | Historic England](#)

## Condition

Whilst appearing bare and raw the headlands are in good condition overall but subject to erosion and loss of historic features through lack of maintenance. Cligga Head is in part a harsh post-industrial landscape but with breath taking coastal scenery with nature reclaiming the site with a number of plants not seen growing elsewhere noted including community fieldwork including a low growing wild rose *Rosa pimpinellifolia*, a little blue *Scilla verna*, large clumps of Bladder Campion and on the western edge of the parish, orchids. Its historic remains are still intact through information on them is lacking on site and some are subject to graffiti. All headlands, having been extensively worked as mines, have exposed features some of which are capped or fenced, others open.

The coast path is also subject to erosion and in places is in a less favourable condition which presents a maintenance issue to ensure access for the volume of users visiting for its scenic and historic value.

## Aesthetic and Sensory

Cligga Head is exposed and wild with expansive dramatic scenic views, here the perception is of being one with the elements, the sound predominately from birdsong and the sea. Changes in weather dramatically affect the human experience being so exposed. There are no artificial lights with the only light coming from the Youth Hostel at Droskyn Point.

Penhale and Ligger are equally as exhilarating with the roar of the waves and the solitude enhanced by the lack of noise other than the sea and seabirds soaring above the cliffs with their characteristic call. There is an element of calm and beauty despite the wildness.

The landscape of this Type is exposed, rugged and windswept, though details change seasonally the overall sensory experience doesn't. The lack of development ensures low levels of light pollution at night.



Figure 51: View South from Penhale Point towards Droskyn (credit tirwel)



## Views

There are open and extensive views from across the Type out to sea and along the coast of Perranzabuloe, stretching beyond the Parish boundaries, Trevaunance Cove and St Agnes Beacon are clear features to the south west, and Holywell and Cubert to the north. There are many other places on the cliff path with views down over the cliffs to the sea below, locals and tourists value the opportunity to enjoy the area's beauty and potential for relaxation. At a closer distance the individual cliffs become features in their own right, the sea cave and geology at Cligga, the view from Ligger Point to Penhale Point; the view of the cliffs in Hoblyn's Cove; the view from Penhale Point northward east across Holywell Bay and that south along Perran Porth towards Droskyn Point. Views also include those looking inland, the contrast between headland and dunes, with the more rural areas beyond, dominated by the urban areas of Perranporth.

Those views which are of particular note, as characteristic vistas or of particular features, include:

- Views north and inland from points along the B3285 including from Arrow Barrow Football Pitch and the PRoW to Perrancombe opposite Cligga entrance taking in the urban area of Perranporth and round across rural fields and valley woodland of Perrancoombe to Liskey Hill with the rural Undulating Land landscape beyond. These views are under pressure from development along Liskey Hill infilling and encroaching on slopes and extending along the ridgeline into open countryside
- Views from paths around Cligga looking east towards the airfield with former mine buildings, now light industrial, and remnant airfield structures which could be recognisably altered by development on / of the airfield.
- Views from the SCWP around Droskyn Point across Perran Porth and town north and north east to the dunes systems from the point at which SWCP rounds Droskyn Point the character and amenity of which could be appreciably altered by development within and on the edges of Perranporth.
- Mostly long distance views from a prominent headland location on Penhale Point to Penhale Camp and Perranporth inland and south along the coast taking in the coast and countryside character of the Parish which could be appreciably altered by development both in the foreground around / of Penhale Camp and through the view around Perranporth.
- Views from and adjacent to the northern Parish boundary through Holywell looking back at Penhale headland, (see Figure 46) with the distinctive mostly small scale single storey MOD camp buildings rising up the slopes frame between large dune systems. The established character of the view and its relationship to the area's historic uses could be adversely affected by development on the site depending on the scale, nature, massing, layout, design and materials used in built form and landscaping as well as the potential night time impact on what is currently a dark sky.



Figure 52: Penhale from Ligger Point

(credit Philip Henwood)



Figure 53: Droskyn north to Penhale

(credit tirwel)

## Relationship to adjacent landscape character types

At Penhale and Ligger Points the headland meets the adjacent Landscape Type: Dunes and Beach and the experience of the exposure on the headland changes to one of more shelter in the dunes. The boundaries are not clearly defined but recognisable.

To the south Cligga is clearly separate from the adjacent Landscape Type: Valleys as the two have distinct character differences and are separated largely by the road corridor of the B3285 St George's Hill. The Cligga / Trevellas ridge defines the coastal edge in these views, being noticeably lacking in development.

## Development Pressure affecting Landscape Character

- Coastal erosion effects on the Types' historic features and paths, accentuated in places through deliberate removal of vegetation which stabilises the cliffs
- The impact of increased human use of coastal area is clear, including litter, pollution and erosion.
- Introduction of invasive species is of concern given the area's level and extent of ecological designations.
- The redevelopment of Penhale Camp presents a potential irreversible loss of the headland character of that part of the Type, loss of habitat, historical assets, a clear visual impact on short and long distance views and the potential for light spill.

## Landscape Management and Development Considerations

Given its coverage by higher level landscape, heritage and ecological designations as well as the volume of valued assets and its prominence as part of the wider landscape due to its elevated and undeveloped nature, the objective for management of the Headland Landscape Type should be based on conservation of those valued elements with strong controls over development which could fundamentally alter its character and value. Any proposed change of land use or development in the area must be compliant with relevant AONB and WHS policies and must not negatively affect landscape character or biodiversity.

General landscape management should focus on erosion control, preventing any activity that may damage the area's biodiversity or result in the introduction or spread of invasive species, avoid establishment of tracks across the area in addition to the existing network, unless this specifically enables access by those with restricted mobility and is implemented sensitively.

## Landscape Type: Dunes and Beach



Figure 54: 'Dunes and Beach' landscape character type from end of The Promenade (credit Kath Statham)

## Location, summary description and designations

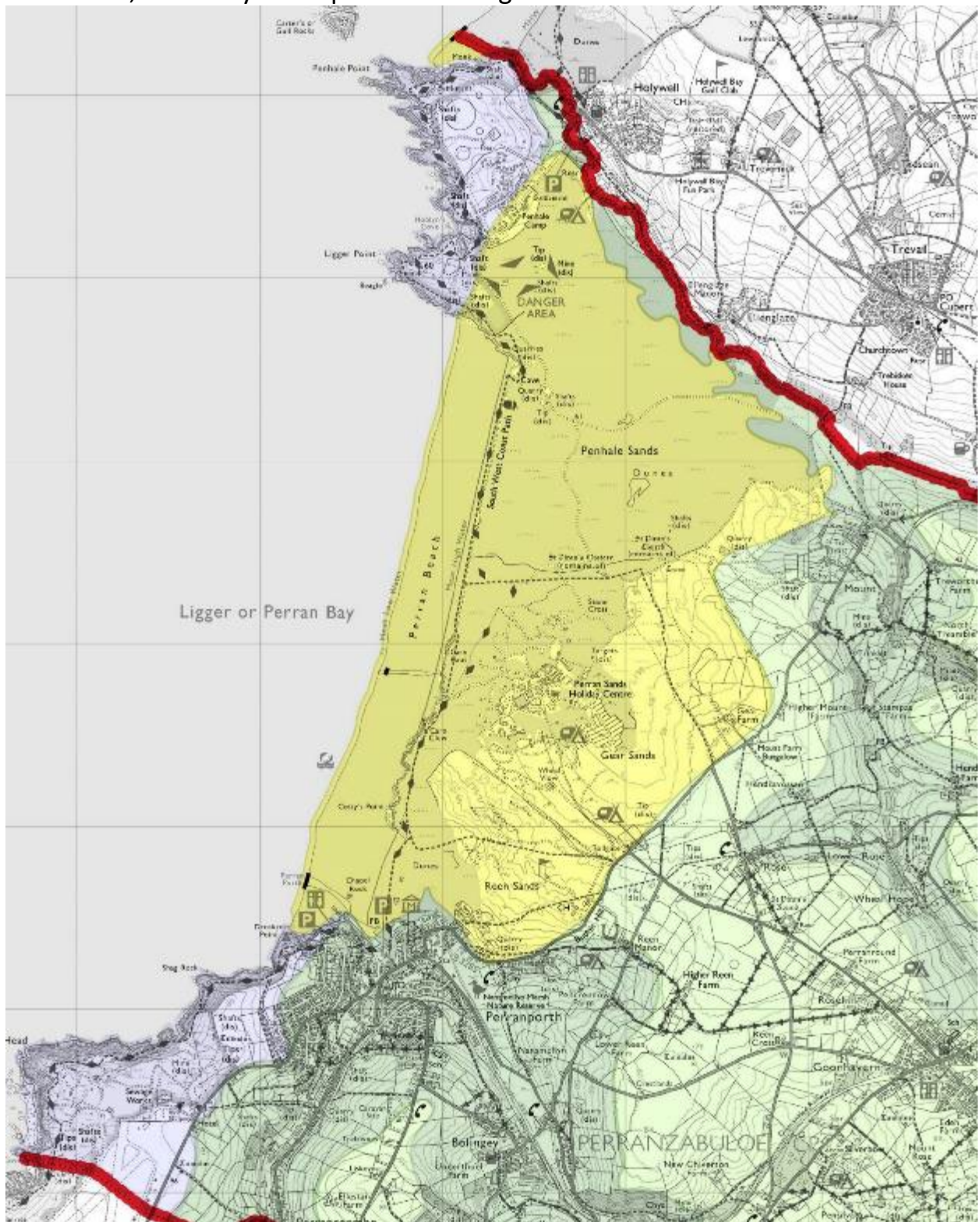


Figure 55: Dunes and Beach Landscape Type Location and Extents

Extending across the west of the Parish from Ligger Point in the north to Droskyn Point in the south and inland to the Tollgate Road, Gear Farm and Mount this Type is one of the most instantly recognisable in the Parish and to an extent defines the wider public perception of the area's landscape.

Rising from sea level with steep faced dunes defining the back of the beach the overall landform undulates dramatically and becomes more stable inland with areas to the Type's east rolling into the adjacent Undulating

Land type. Landcover varies from loose marram grass to a denser rough coastal sward with areas of scrub and gorse with occasional isolated small and wind sculpted trees inland, small streams run through the dunes with occasional pools. The Type is unsettled, but bound by settlement which is clearly visible from within it either in the form of the northern edge of Perranporth to the south or the isolated properties along Tollgate road to the east, or the cluster of Penhale Camp and the strip of development along the Cubert ridge outside the Parish's northern boundary. There are no intruding infrastructure elements, the most prominent feature are the crosses – the tall stone cross to the south of St Piran's Oratory and the Celtic stone cross at the former St Piran's Church at the heart of the area.

St Piran's Oratory<sup>13</sup> and St Piran's Church<sup>14</sup> are both Scheduled Monuments, and the area is covered with recorded assets from the Prehistoric to Post Medieval and Modern periods. Its ecological value is recognised and protected by the Penhale Dunes SAC and SSSI designations, and the northern part including Penhale Sands and part of Gear Sands within the Perranporth and Holywell AGLV.



Figure 56: Perran Sands from St Piran's Church to the stone cross (credit tirwel)

## Key Characteristics

- Undulating almost other worldly topography with hills and shallows and no uniformity meeting the beach at tall dune 'cliffs'.
- Predominantly ground level dune grassland becoming denser inland with areas of scrub and occasional stunted and sculpted trees to its east.
- No field boundaries within the dunes
- Wide expansive views, particularly from the areas of higher ground
- Peaceful and quiet although exposed to coastal conditions and within awareness of development to north, south and east.

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<sup>13</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1018955>

<sup>14</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1012506>



Figure 57: Perran Porth and Perran Sands beach looking north (credit Jamie Turnbull)

### Topography and Drainage

The dunes are uneven in topography with some areas rising to 80m OD and other areas as low as 20m OD with variations across the area rather than uniform undulations. A Shoreline Management Plan contains details for predicted coastal erosion.

There are no major watercourses in this landscape type, but there are areas of standing water linked by small ditches and cuts through the grass which become waterlogged. The sea to the west leaves a beach which is approximately 300m wide at mean low tide, and 3.5km long.



Figure 58: Pool within the inland part of Perran Sands (credit LLCA Team)

### Biodiversity

Penhale Dunes is designated as a Special Area for Conservation (SAC) and SSSI for its ecological value. It is the most extensive system of fixed dunes in Cornwall with herbaceous vegetation on an extensive and exposed calcareous dune system where active geomorphological and successional dune processes occur. Of particular interest are the communities developing on sand overlying the adjacent hillsides, which has been blown inland by strong winds. Humid dune slacks with interesting flora are well-developed in the northern section where they often form marshy areas or pools. The drier slacks support short, rabbit grazed turf with species such as

pyramidal orchid. The damper slacks are colonised by taller herbs. The dune slacks also support a number of uncommon plant species for which the site is also selected as an SAC. Other low-lying wetlands within the site are important for sedge and fern-dominated communities.

The southern area is also designated as a County Wildlife Site and comprises the area of Gear Sands immediately surrounding Perran Sands holiday park and Reen Sands golf course. Although the areas within the site are subject to intense pressure from human activities, the peripheries have not been extensively modified and comprise stable inland dunes, mainly supporting dune grassland dominated by red fescue. The site is an important buffer to the wider dune system and itself supports several species of note, including a site of county importance for bryophytes.

The whole area is a Biodiversity Action Plan habitat for Coastal sand dunes; Fens; and Maritime Cliff and Slope. Buzzards, bats, deer, Tawny Owls, Sparrow Hawk, Rooks, Jackdaw, Green Woodpeckers, Spotted Woodpecker were all noted on the community fieldwork sheets as recorded within the Type along with a number of roadside sites where Japanese Knotweed has been recorded.

### Land Cover and Land Use

The dunes are largely wild and undeveloped grassland. To the south across Reen Sands is a golf course in the and Perran Sands Holiday Park is located within the dunes. The main land use is for recreation, accessing the beach and to the north arable / daffodil crops around Gear Farm with some grazing.



Figure 59: Perran Sands – taken near the entrance to the holiday park looking NNW (credit LLCA Team)

### Field and Woodland Pattern

To the west of the type there are no field boundaries, to the east, around Gear Farm is a small area of enclosed land within an irregular pattern of small to medium sized fields. Tree cover is limited to occasional specimens within the dunes and small areas of taller scrub to the east of the area.

### Settlement Pattern and Building distribution

Built form within most of the landscape type is limited to the isolated properties around Gear Farm, though golf course buildings and Perran Sands holiday park to the south are dominant in that part of it. Built form within Perranporth itself extends into the southern end of the type and dominates its immediate setting.



Figure 60: Perranporth from the southern end of the beach illustrating the dominance of built form in contrast to views north generally and from beyond Cotty's Point (credit Rory Jenkins)

### Public Access: Roads and Public Rights of Way

The southern and eastern boundaries of the Type are defined by the B3285 though there are no roads actually within it other than those providing access to the Golf course and Perran Sands holiday park. These are surfaced and unlit with a number of laybys and pull-ins offering access off the highway.

The SWCP runs along the edge of the dunes to the west with a PROW leading off the Tollgate road to St Piran's Church and numerous smaller paths connecting them.



Figure 61: View east across dune towards Tollgate road showing paths and recreational use

## Historic Features

Though they appear bare and undeveloped there are numerous recorded historic assets within the Type spanning Prehistoric to Modern periods, the two most well known are connected to St Piran, being:

- St Piran's Oratory<sup>15</sup> Scheduled Monument listing 1018955 and Grade II Listed Structure now deliberately buried in sand for its own protection, thought to have been erected in the C7 and remained in use until the C11 or C12. The chapel is surrounded by a cemetery and is assumed to have been replaced by the Church to its north east, it remained a shrine for pilgrims who believed St Piran's bones were entombed there. An information panel explains the site for visitors.
- St Piran's Church<sup>16</sup> (remains) Scheduled Monument listing 1012506 and Grade II Listed Structure. The walls of the medieval church survive as mortared slate rubble masonry to a maximum height of 3m and 1m thick, and are significant for their role in the development of early Christianity in Cornwall. Following several partial burials in windblown sand the fabric of the Church was relocated to Perranzabuloe. A Grade II Listed stone cross adjacent to the church is included in the listing. The remaining church walls became totally buried by blown sand during the 19th century but were excavated and are now accessible to visitors with information panels on the site.

St Piran is said to have landed at Perran Porth following his miraculous crossing from Ireland on a granite millstone and founded a Christian community around the Oratory, his first disciples being a badge, bear and fox. He is also credited with rediscovering tin smelting when his black hearthstone overheated and tin flowed out in a white cross shape, giving rise to the Cornish flag and his status as patron saint of both tin miners and Cornwall. Both the Oratory and Church are the destination for a popular local tradition of a community walk across the dunes, following 'St Piran', as part of the St Piran's Day celebrations.

Other notable heritage assets across the Dunes and Beach include iron age rounds at St Piran's Church and at Gear Farm, a bronze age barrow cemetery at Reen Sands, early medieval settlements and field systems across Gear Sands and around St Piran's Church, several mines and related structures (North Wheal Leisure and Wheal Ramoth at Reen Sands, Wheal Vlow beneath Perran Sands Holiday Park, Halwyn and several prospecting pits across Gear Sands, Perran Sands, Wheal Mary, Gravel Hill and Phoenix on Perran Sands), Halwyn Quarry on Gear Sands, buildings, emplacements and look out posts associated with Penhale Camp across the dunes.

## Condition

This is a unique landscape of significant importance for wildlife and landcover as well as a chronologically broad and locally significant heritage landscape. It is generally in good condition though requires ongoing maintenance to ensure its stability and ecological value are retained. In places informal paths have led to some erosion and littering. Issues which contribute to degradation of its overall condition are similar to those which affect the coastal sections of the Undulating Land Type and include:

- Caravan and camp sites and associated roadside development increasing the extent of built form and activity especially during the summer months;
- Proliferation of holiday accommodation especially in Perranporth and Goonhavern;
- Second home ownership reduction in the area's year-round vitality;
- Built development has spread beyond the enclosed valleys at the coast onto higher, more exposed land with little buffer planting to soften edges; and
- Insensitively planned caravan parks located on skylines stand out as blocks of white.

## Aesthetic and Sensory

This landscape type is very heavily influenced by the sea and the coastal weather conditions. The human experience can be vastly different in the summer to a stormy day in winter, however the area remains quiet and tranquil in all seasons with the only noise intrusion and light spill coming from the holiday park. The southern area is heavily used for public recreation and can become busy. The northern area is much quieter.

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<sup>15</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1018955>

<sup>16</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1012506>



Though an almost other worldly landscape the area does still feel connected to the inland rural areas from high points to the west and the flatter more open ground to the east.

## Views

On the higher ground within the dunes there are extensive views west to the sea and east inland, however, these are limited due to the undulating nature of the topography. From areas to the east these are more frequent, Gear Farm and the isolated buildings and parked cars along the Tollgate road are a distinctive feature to the east, the linear development and church of Cubert along the ridge to the north, cluster of small scale buildings at Penhale Camp to the north west and to the south the buildings of Perran Sands Holiday Park and urban areas behind.

Views can be grouped by area into:

- Those from within the flatter more open area across Gear Sands in which the focal points are the wider dune system to the west, or the building along the Tollgate road to the east. The sprawl of Perran Sands Holiday Park dominates the southern part of the view and along with other development around it has a marked influence on the perception of tranquillity and amenity.
- Those from Reen Sands looking south across the beach to Droskyn Point and Headland beyond with the urban area of Perranporth dominating, and looking south east in which the open fields between Perranporth and Bolingey are a notable settlement gap and retain an element of countryside in close proximity to the main settlement.
- Those from St Piran's Church and the cross above the Oratory between each other, the intervisibility being of particular value, east inland which are primarily of scattered dwellings within a working rural landscape, and south in which the sprawl of built form is dominant.
- Those along the coast from the SWCP in which the undeveloped headlands are key features that contrast with the urban area of Perranporth and are fundamental to the experience of the route.

Key locations have been selected for protection within Policy NE8 on the basis of their representative nature, this does not mean that similar views are not considered to merit protection and all development should include consideration of its impact on overall visual amenity, landscape character and the experience of visual receptors.

## Relationship to adjacent landscape character types



Figure 62: 'Dunes and Beach' landscape character type from stone cross north showing Dunes against backdrop of Undulating Land (credit tirwel)

The nature of the topography and landcover means the boundary of the dunes landscape type is clearly defined, it is a distinctive and immediately recognisable feature. Though enclosed with a sense of isolation from 'within'

to the west, long views out from high ground and that to the east retain a degree of connection to the adjoining Undulating Land type.

### Development Pressure affecting Landscape Character

- Further expansion of Perran Sands Holiday Park increasing the prominence and proximity of built form and the Perranporth urban area.
- Further development of Perran Sands Golf Course, altering the landscape character and increasing the prominence of built form and human influence.
- Increased public access and changes to vegetation through footfall erosion, increase in littering and dog waste issue.
- Pressures on the verges of Tollgate road resulting from parking in laybys which provide access for those not able to walk to the area.
- Increased light pollution, primarily from the south eroding the dark skies.
- Increase in volume and extent of development along Tollgate road or on Penhale Camp which would fundamentally alter the character of the area, its setting and views from within.

### Landscape Management and Development Considerations

- All changes to land use, landscape management and development should avoid impact on the Special Area for Conservation (SAC) and other areas outside this of Biodiversity Action Plan priority. Consideration needs to be given to suitable buffers to these important areas
- Northern area of dunes is designated as an Area of Great Landscape Value (AGLV). This designation recognises landscapes of importance in Cornwall. Although the description which supports this designation has not been updated since 1995 there has been no subsequent development or changes to the landscape to affect the character for which the land was originally designated. All landscape management must consider the importance of the scenic quality of the area demonstrated by the AGLV designation. Any development within and adjacent to this landscape type will be visually prominent and must not impact on views of it or from within it, biodiversity or valued landscape character.
- Ensure all development within or adjacent to the area respects the area's character in terms of scale, massing, layout and materials.
- Avoid development where it is perceived as a prominent element on the skyline or would intrude on key views around or from the area.
- Ensure the use of local materials and vernacular design in any development
- Consider how light pollution can be minimised, through appropriate design, in new development.

# Cornwall AONB St Agnes Section and Cornwall and West Devon WHS St Agnes District designations

## Implications for protection of landscape character in Perranzabuloe Parish

The southern coast of the Parish is protected under two designations of national and international significance in terms of conservation of landscape character. The coastline to the south of Perranporth falls within the St Agnes Mining District of the Cornwall and West Devon Mining Landscapes World Heritage Site (WHS), the largest WHS in the UK and made by UNESCO. The cultural significance of this designation is deemed so exceptional that it transcends national boundaries and is of importance to all of humanity both present and future generations<sup>17</sup>. The UK Government protects WHS in two ways. Firstly, individual buildings, monuments, gardens and landscapes are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the 1979 Ancient Monuments and Archaeological Areas Act, and secondly through the UK spatial planning system under the provision of the Town and Country Planning Act 1990.

This area is also part of the St Agnes section of the Cornish Area of Outstanding Natural Beauty (AONB). The AONB has a similar level of protection as National Parks, and the Countryside and Rights of Way Act 2000 places a duty on all relevant authorities when discharging any function affecting land within an AONB to have regard to the purpose of conserving and enhancing natural beauty.

Both designations give significant protection to landscape character.

### Cornwall AONB St Agnes Section

AONB status has a key role to play in protecting landscape character within the southern area of the parish. The AONB Management Plan states that ‘Landscape is more than just the sum of its parts. It is a sense of place. It is the combination of the physical environment and how we experience it that gives an area unique character.’

The 20 year vision of the AONB Management Plan is that

“The status of the Cornwall AONB as a nationally and internationally important protected landscape, with equal status and protection to that of a National Park, is recognised by all. The landscape characteristics that combine to give the Cornwall AONB its natural beauty, unique identity and sense of place are fully understood. The AONB landscape is conserved and enhanced at every opportunity through effective partnership, achieving environmental growth, reversing losses of natural capital, biodiversity and heritage and improving resilience to climate change. A landscape that is accessible and appreciated by everyone. Communities and businesses in Cornwall are underpinned by a protected landscape that provides prosperity, good health and a high quality of life. They understand the value of the Cornwall AONB and take advantage of the opportunities it provides, whilst reinvesting in the landscape in order to sustain these benefits long term.”

The AONB Management Plan lays out a series of policies covering the entire AONB area in Cornwall. Specific Policies are also provided to add further detail to the overall policies for each of the 12 local management areas.

Local management principles for this St Agnes section address many of the threats to landscape character in Perranzabuloe Parish, including:

- AONB Policy SA5.01 ‘Support measures to visually enhance existing development and car parking, for example at Porthtown and Trevaunance Cove [can also be taken to include Cligga Head] so that this becomes more in keeping with local character in materials, scale and design. Require all new development, including replacement dwellings, to respond appropriately to the sensitivity

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<sup>17</sup> 2017 – Cornwall Council – Cornwall and West Devon Mining Landscape World Heritage Site – Supplementary Planning Document.

and capacity of the landscape by conserving and enhancing the landscape character and natural beauty of the area’

- AONB Policy SA5.05 ‘Support measures to minimise footpath erosion of coastal heathland and soils at the north edge of Porthtowan, around Chapel Porth, Trevellas Coombe and Cligga Head
- AONB Policy SA5.08 ‘Encourage the sympathetic management of Perranporth Airfield, for example by improvement of boundary features and sensitive siting and design of airfield infrastructure.’
- AONB Policy SA5.08 ‘Support the integrated management of historic landscape and habitats building on existing National Trust, World Heritage Site and Cornwall Biodiversity Initiative aims. These habitats include: lowland meadows, post industrial habitats, maritime cliff and slopes, lowland heathland and native broadleaved valley woodlands.’
- AONB Policy SA5.11 ‘Seek a reduction in landscape and visual impacts of tourism including better integration at existing holiday sites, caravan parks, holiday infrastructure, signage and car parks. Have particular regard to the increase in scale, massing and associated development and respecting local character in external works, landscaping, site design and layout at Trevellas Coombe, Trevaunance Cove, St Agnes Head, Cligga Head and Chapel Porth.’

## Cornwall and West Devon WHS St Agnes District

The WHS consists of ten areas across Cornwall and West Devon conserving the distinctive pattern of buildings, monuments, and sites which together form the coherent series of distinctive cultural landscapes created by the industrialisation of hard rock mining processes in the period 1700 to 1914. The WHS’s priority is the conservation of the Outstanding Universal Value (OUV) for which the area was designated. In common with the AONB the designation does not mean that change is unwelcome, but that it needs to be carefully managed, where possible avoiding adverse impacts and ensuring opportunities for positive improvement.

The OUV is expressed in the 10 areas through a series of ‘attributes’, and protection of the attributes should be a key consideration in the management of the WHS, particularly in spatial planning and management decisions.

Area 7 of the WHS covers The St Agnes Mining District. The WHS Management Plan states

*‘this ancient coastal mining district includes a number of important tin and copper mines, the mining settlement of St Agnes and extensive areas of mineworkers’ smallholdings. The northern boundary is coastline and extends inland to include all of the important coastal mines (together with mine sites in valleys that run perpendicular to the coast)’*

It is important to also consider protection of the setting of the WHS. Identification of the setting can include the area within which developments would have a visual influence upon the Outstanding Universal Value (OUV) and existing physical assets that are linked to it, historically or spatially. The setting of the WHS must also have protection from adverse impacts which affect the Outstanding Universal Value and the criteria under which it was inscribed in the World Heritage List.

The WHS Management Plan lays out a series of policies covering the entire WHS in Cornwall and West Devon these include:

- Policy P2 – All relevant strategic planning documents should make provision for the protection, conservation and enhancement of the Site and its setting
- Policy P3 – planning authorities should ensure that new development protects, conserves and enhances the Site and its setting.
- Policy P8 – Developments outside the Site that will adversely affect its OUV will be resisted
- Policy C2 – New development should add to the quality and distinctiveness of the Site by being of high-quality design and respectful of setting
- Policy C5 - Landscape, nature conservation and agri-environment management regimes should have regard for the authenticity and values of the Site
- Policy C7 – The historic character and its distinctiveness of the Cornwall and West Devon mining landscape should be maintained
- Policy C8 – Traditional materials and skills should be encouraged in the maintenance of the authentic historic fabric within the Site.

# The Importance of the landscape of the Parish

Local people have shown how much they value the landscape of Perranzabuloe Parish in both parish plans, and by completing a detailed resident survey as part of the Neighbourhood Development Plan, the LLCA fieldwork was completed by volunteers enabling valuable input based on local knowledge and value for various locations within the Parish.

The NDP's Public Survey carried out in 2019 had a response rate of around 30% - 888 responses from 2903 questionnaires circulated to every household in the Parish in hard copy or online format. One of the early questions in the survey was for respondents to rate (very important / important / not important / no view) the following:

- Affordable housing provision
- Dental facilities
- Disabled accessibility
- Environmental issues
- Improved parking
- Local employment
- Medical facilities
- Public transport
- Rented housing provision
- Road safety
- Schooling
- Traffic congestion

The top priorities in terms of total responses and importance ranked as very important or important were Medical Facilities, Environment, and Road Safety. Within each section a series of statements were used to gauge the level of more detailed support for NDP priorities. Environment and Heritage was the area of the survey which had the strongest level of 'very important' rankings, with at least 70% of respondents stating they strongly agreed with each Environment Statement and around 68% strongly agreeing with the Heritage statements. The statements were:

- Environment
  - It is important that we identify, protect and enhance buffer areas that we wish to retain as our green spaces for the use of wildlife and the Community.
  - Existing trees, woodland, hedgerows and Cornish hedges should be retained, conserved and enhanced in order to maintain and create effective wildlife habitats and corridors.
  - It is important that our villages and hamlets retain their unique and distinctive characteristics as separate and individual settlements.
  - The retention and preservation of important panoramic landscape views and vistas is key to maintaining and enhancing landscape integrity.
  - The infrastructure for delivering 5G, with the benefit of around 10 times current mobile data speeds, should not result in the removal of, or damage to, existing trees, hedgerows, wildlife areas and wildlife corridors.

- All new developments should include integral bio-diversity enhancement measures such as bird boxes/bee bricks and open sustainable drainage systems to attract and protect wildlife as a planning condition.
- Heritage
  - The protection, maintenance and enhancement of historic sites such as prehistoric remains, ancient field boundaries, historic buildings, engine houses, and ancient byways is essential.
  - The diverse collection of heritage assets which make up the fabric of the Parish landscape requires protection against inappropriate development and destruction.
  - It is important that local archaeological research and robust protection of heritage assets is used to preserve our Cornish heritage and inform educational provision.

A Full response analysis is at [http://www.perranplan.co.uk/uploads/2019-10-Environment+Heritage\\_Initial-Findings.pdf](http://www.perranplan.co.uk/uploads/2019-10-Environment+Heritage_Initial-Findings.pdf).

The Covid-19 pandemic and restrictions relating to it inevitably impacted on the level of local input possible following the initial stages of the LLCA and though communication has been retained through the Steering Group, it has not been possible to incorporate the additional consultation which would normally enable detailed definition of areas, features and views of local value within the Parish. It is hoped that as restrictions ease through 2021 there will be the opportunity for the Steering Group to consult more widely on the NDP as a whole and to make any necessary edits to the LLCA which emerge from these events.

It is clear from the initial consultation and volunteer input to the LLCA fieldwork element that parishioners want to protect and preserve Perranzabuloe's natural and heritage environment and to promote sustainable policies and actions which are rooted in landscape character at a local level. Despite the lack of wider input, the findings of the initial surveys and ongoing work of the Steering Group made it possible to identify three aspects of landscape character which were of a degree of importance meriting protection within specific policies as well as be virtue of note in the LLCA which informs policy in its own right. These are:

- Landscapes of Local Significance – geographical areas which are immediately recognised and understood as particularly typical, high quality or good condition and definitive in relation to the local area and Parish's landscape character.
- Settlement Gaps and Green Buffers – areas of open space or undeveloped land which provide an appreciable degree of separation between individual settlements with distinct identities, or which provide an appreciable gap between or buffer to built areas within a wider settlement.
- Important Views and Vistas which are considered to define the experience of landscape character within particular areas or from particular locations.

# Relationship between Perranzabuloe Local Landscape Character Assessment (LLCA) and Neighbourhood Development Plan (NDP)

## Policy

Landscape and the environment were two of the areas most valued and commented on in the consultations carried out as part of the development of the Perranzabuloe NDP. Consequently, these were major priorities in the development of the plan and the vision, objectives and policies which form its heart. This can be seen in the number of policies relating to landscape and the environment, the role of landscape and design in policies within the NDP as a whole, and in the guiding vision and objectives.

The Natural Environment and Landscape section of the NDP sets its Aims as:

*To conserve and enhance Perranzabuloe Parish's unique natural beauty and landscape character, protecting its coastline, habitats, woodlands and open spaces from inappropriate development.*

*To protect and enhance the ecological, recreational and community value of the Parish's designated and none designated green spaces and public open spaces.*

*To ensure settlement gaps and green buffers are respected within the location and design of development in order to maintain separate identities of villages, protect the overriding rural character of the Parish and enhance its biodiversity and landscape quality.*

*To ensure that location, layout and design of development respects the distinctive landscape types and recognised 'Landscapes of Local Significance' within the Parish.*

As such, all the Policies within the section relate in some way to landscape character. Those which specifically set out to protect it, or key features of it are:

- NE1. Areas of Ecological, Landscape, Biodiversity and Geodiversity Value
  - Designed to provide an additional layer of protection to existing designated areas and capture any none designated sites which complement this resource.
- NE2. Landscape Character and Landscapes of Local Significance
  - Requiring all development to respond positively to and enhance local landscape character and distinctiveness as well as providing the basis for definition of specific areas of particular value for their landscape character. LLS areas include:
    - i. Penhale Sands of value for the extent, condition, and scale of dune systems and associated habitats which are largely undeveloped and provide a local recreational resource alongside a coastal zone flood risk function.
    - ii. Perran Camp and Headland which forms a prominent local focal point in views from around and within the Parish, defining its northern edge and of unique heritage value relating to its prehistoric and modern period assets, the physical features, overall character and role of the headland in the wider landscape of the Parish being highly vulnerable to change as a result of development.
    - iii. Cligga and Trevellas Historic Coastal Edge
    - iv. Lambourne – Caer Dane – Caer Kief Hillforts and Woodland
    - v. Chyverton Estate and Plantations
    - vi. Perranwell and Callestick Valleys
- NE6. Protecting the Quality of Landscape Setting of the Built and Natural Environments
  - Requiring development to demonstrate the application of sustainable design principles within the process and final proposals to ensure that they relate positively to their landscape and environmental setting
- NE7. Settlement Gaps and Green Buffers
  - Covering specific areas identified within the LLCA Section 0 and during the NDP open spaces mapping process based on community feedback and local knowledge, intending to protect those settlement gaps and green buffers which currently provide a valued open space within or between distinct settlement areas. Areas include:

- i. Bolingey – Perranporth which includes land between Bolingey Road to the south and Hendrawna Lane to the north which maintains an undeveloped gap between the town of Perranporth and village of Bolingey and is intrinsically linked to views of the southern slopes of Bolingey Stream Valley from the north.
  - ii. Gear Sands which includes a wedge of land between Perranporth Golf Club to the south west, Tollgate Farm to the south east, Gear Sands LLS to the north east and Perran Sands Holiday Park to the north west which provides an important buffer to the Perranporth and Holywell AGLV and Perranporth Dunes County Wildlife Site.
  - iii. Goonhavern – Perranwell which includes land to either side of the A3075 between Trewyn and Meadowvale on the south eastern edge of Goonhavern to the north and Lakewell on the northern edge of Perranwell to the south which maintains a gap between the two villages.
  - iv. Hendrawna which includes currently undeveloped land along the former railway between Wheal Leisure to the north and Station Road to the south which works with the open spaces of Hendrawna Park, Perranporth School, and Hendrawna Allotments to break up the massing of built form across the southern slopes of the Bolingey Stream Valley between New Road Woodland along the valley and Liskey Hill and the Bolingey Gap along the ridge.
  - v. Ramoth Way which includes currently undeveloped green space between the B3285 to the south and Ramoth Way to the north which provides the setting for housing on the northern edge of Perranporth and serves to break up massing of built form across the southern edge of the Penhale Dunes Landscape of Local Significance.
  - vi. Treamble Stream Goonhavern which includes land along the stream valley currently occupied by Goonhavern Garden Centre to the south and fields east of Goonhavern School to the north which maintains the gap between the developed area along the A3075 within Goonhavern village to the south west and development around Carn Moor and Carnebo Farm to the north east.
- NE8. Important Views and Vistas
  - Covering specific views and vistas identified within the LLCA Section 0 and through community feedback and requiring proposals to ensure that key views of distinct buildings, heritage assets, areas of landscape, coast and open countryside can continue to be enjoyed. Proposals that may affect these areas or assets should submit a visual impact assessment showing how their development will impact on the relevant view. A photo record of views and vistas is contained in a separate evidence base document, they include but are not limited to:
    - i. B3284 Liskey Hill looking north across Perranporth to Reen Sands and similar views along the length of the road which is considered to be the primary approach to the settlement from the south in which 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, and in which views west towards the coast are of a distinctly undeveloped ridgeline.
    - ii. 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 in which the overall character of the vantage point is relatively undeveloped 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, and is set against a comparatively undeveloped dunescape to the north and undulating wooded rural landscape to the east.
    - iii. 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 in which the developed area dominates the foreground and middle ground with the location, scale, and design of built form, having 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.
    - iv. Beach north towards Penhale Point, east towards Perranporth and south towards Droskyn Point in which the extent 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.

- v. Callestick to Tresawsen road north west across southern end of Callestick Valley to Venton Vaise and north towards Ventongimps Moor in which the dense woodland along the valley channels and enclosed views presenting an almost timeless working rural character and large scale agricultural built form associated with it largely set within and screened by vegetation, and smaller scale and traditional residential properties throughout.
- vi. Callestock Veor north east towards Ventongimps presenting a view of a similar timeless working rural character to those from the southern end of the valley in which the productive agricultural land use associated with Healey's Cyder Farm and Callestick Farm forms the basis of the area's industry in keeping with its overall scale and character.
- vii. Co-Op Station Road Car Park north towards Reen Sands and north east across Nansmellyn Marsh towards Reen and similar views from lower ground along the northern edge of the Perranporth urban area in which 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.
- viii. Crestlands road between Lower Reen and Reen Cross looking south east towards Goonhavern and south west towards Cocks in which the overriding character of the view 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. In these views, residential, recreational / tourism related, or commercial development within and around the village of Goonhavern 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.
- ix. Droskyn Point Sundial Park north and north east towards dune system in which the views are 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.
- x. Gear Sands from points to the east of the area south west towards Budnic Hill and Perran Sands Holiday Park, west towards Holiday Park and beach and west towards St Piran's Oratory, and from points to the west of the area such as from the American Cross and St Piran's Church south east to Perran Sands and east to Gear Farm in which 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.
- xi. Lamborne Hill north to Penhale Point and the Bolingey Valley, and north east towards Caer Dane, Caer Kief and Chyverton the character of which is irrefutably rural and 'timeless' with undulating post medieval farmed ridges and medieval wooded valleys overlaying a prehistoric landscape of hillforts, rounds and barrows with settlements and residential dwellings large 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.
- xii. Lamborne to Callestick road looking north and east across Ventongimps valley towards Caer Kief and Chyverton and Lamborne to Ventongimps road looking north east past Caer Dane to Caer Kief both routes being typical of those around the area with tall roadside Cornish hedges enclosing the view across 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.
- xiii. Penhale Camp from Holywell (location outside Parish, view within) which stands out as the only developed area within an undeveloped and unique coastal landscape of headlands and dunes, built form within the camp being 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.

- xiv. Penhale Point looking south along coastline across Ligger Point and Perran Porth towards Cligga Head from elevated locations the sensory experience of which 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.
- xv. Reen Hill / Quarry Road looking west towards Perranporth – Bolingey Gap and Bolingey village in which 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, with the open fields between it and the less definite northern fringe of Bolingey and the dense woodland cover along the valley bottom and lower slopes which rises up Chapel Hill and Penwartha Road mostly screening and softening built form within Bolingey village, creating a strong green and undeveloped break between settlements.
- xvi. St Piran's Church south across dunes to Perranporth similar to general views south across Gear Sands with the exception of the heritage status of the location and its 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.

An additional layer of character information relating specifically to the character of the Parish's three main settlements of Perranporth, Bolingey and Goonhavern which draws on the area wide assessment of the LLCA is provided in the Design Guide which forms part of the NDP Evidence Base.

## Preparation of Planning submissions

it is expected that all planning submissions for development within the Parish will have been prepared with reference to the NDP and its supporting Evidence Base documents of which the LLCA is one. Final proposals should demonstrate the way in which they have been informed by, and respond to, the landscape character of their site and setting, in a manner that is appropriate to the nature and scale of the proposed development.

For all proposals which qualify as Major Development and others which require review, are within a designated area or its setting and are greater than 100m<sup>2</sup> floorspace, provide 10 or more residential dwellings (separately or as a whole), and which may be likely to have a substantial impact on the surrounding landscape and/or settlement character of the site, including its context, it is expected that a landscape and visual assessment of a level of detail proportionate to the development will have been carried out by a suitably qualified professional, and that the findings of this will be incorporated in the final proposals in a manner which demonstrates that the landscape asset has been assessed and understood using best practice methods in line with NPPF para.172. Reference should be made to the Cornwall Design Guide and the Perranzabuloe Design Guide for Main Settlements, and consideration should be given to the sustainability of the development. Development outside the main settlement areas assessed within the Design Guide should demonstrate consideration of the character of the closest adjacent settlement – be that one of the three, or a village, hamlet or farmstead – in its layout and design.

In this way the landscape character of the Parish should be used to positively direct sensitive and well-designed development which enhances the area overall.

## Evaluation of Planning Applications

Policies relating to landscape character will be referred to in the review of all planning submissions within the Parish to ensure that development is policy compliant and beneficial to the area. Consideration will also be given to the criteria of the AONB and WHS. Development within the designated areas will be supported where (subject to the tests of exceptional circumstances) it can be demonstrated that the development is in the public interest as set out in national policy, proposals demonstrate how they are in accordance with the great weight afforded to the AONB's landscape and scenic beauty in national policy, meet the aims and objectives of the AONB Management Plan and the NDP Policies and they have appropriate regard to the sensitivity and capacity of the landscape by conserving and enhancing the landscape character and natural beauty of the area.

Future proposed development in Perranzabuloe NDP area will be assessed against landscape policy, and, where it is located in one of the three main settlements, the Design Guide. The Local Landscape Character Assessment provides a description of the landscape for the Perranzabuloe NDP area dividing it into 'Landscape Types'. It provides a list of key characteristics for each landscape type, and a detailed description of landscape features and attributes which combine to make this landscape unique. When proposals come forward for development, guidance should be considered under 'Land Management and Development Considerations' and 'Opportunities and future development considerations'. The 'Land Management and Development Considerations' and 'Opportunities and future development consideration' (Section 3) support the policy guidance in the National Planning Policy Framework February 2019 and the Cornwall Local Plan 2010- 2030:

- National Planning Policy Framework
  - Paragraph 11 – there is no presumption in favour of development that conflicts with AONB policies
  - Paragraph 79 – to promote sustainable development in rural areas which enhances its immediate setting and sensitive to local character
  - Paragraph 122 – achieving appropriate development densities
  - Paragraph 125 – understanding and identifying an area's defining characteristics
  - Paragraph 127 – taking into account local character and sense of place
  - Paragraph 149 and 150 – taking into account climate change including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape
  - Paragraph 170 – to enhance the natural environment by protecting and enhancing valued landscapes; recognising character and ecosystem services; maintaining the character of the undeveloped coast; providing biodiversity net gain
  - Paragraph 171 – to recognise the hierarchy of designated sites and maintain a strategic approach to green infrastructure and natural capital
  - Paragraph 172 – a need for 'great weight' to be given to conserving landscape and scenic beauty in the AONB
  - Paragraph 173 – recognising the special character of the heritage coast
  - Paragraph 174 – 177 – protection and enhancement of biodiversity and geodiversity
  - Paragraph 189 – 202 – protection and enhancement of the historic environment
- Cornwall Local Plan
  - Policy 2 - Spatial Strategy – considering cultural, physical and aesthetic understanding of location; impact on biodiversity, landscape character, and historical and recreational value; the value and sensitivity and importance of landscape; protecting and conserving the natural and historic landscape
  - Policy 7 - Housing in the Countryside – regarding scale mass and character of location
  - Policy 9 - Rural Exception Sites – where the built form should be 'well related' to the physical form of the settlement and appropriate in scale character and appearance
  - Policy 23 - development which sustains local distinctiveness and character; respects the sensitivity and capacity of the landscape asset; protection of the undeveloped coast; 'great weight' given to conserving the landscape and scenic beauty of the AONB; maintaining the character of Heritage Coast and Areas of Great Landscape Value; conserve and enhance biodiversity and geodiversity; avoidance, mitigation and compensation for development impact.

- Judging Landscape Capacity – A Development Management Toolkit<sup>18</sup> is Cornwall Council guidance which can be used to assess the impact of a specific development on a specific parcel of land, is available in Appendix 4. This development management toolkit uses the 2007 Cornwall Landscape Character Assessment as the evidence base, and the Perranzabuloe Local Landscape Character Assessment adds a further layer of local detail to this county wide assessment. The sensitivity of the landscape and its capacity to accommodate future development, can be objectively assessed using this ‘Toolkit’.

## Projects

A number of potential projects have been identified in the course of the LLCA preparation which should be considered as a starting point for further community input and engagement including:

- Creation of an app based trail(s) across the Dunes and Headlands areas which would enable increased enjoyment and understanding of the area’s, promoting their historical and environmental value, publicising events, communicating management practices / use considerations / H&S issues etc.
- A Seasonal Views record, identifying key features or particular landscapes within the Parish which participants commit to record, either photograph or sketch, at predetermined regular intervals throughout the year for the duration of the project to create a unique record of its landscape for posterity.
- Working with landowners and farmers to enhance management practices particularly relating to woodland and hedges to restore structure and habitat value.

A wider reaching project which relates to the LLCA is the parishioner created, but parish council supported "Perranzabuloe Action on Climate Emergency".

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<sup>18</sup> adopted by Cornwall Council in 2014

## Appendix 1 – Mapping

Map 1 – Landscape Types

Map 2 – Constraints 1

Map 3 – Constraints 2

Map 4 – Constraints 3

Map 5 – ERCCIS Wildlife Resource

Map 6 – ERCCIS Landcover Habitat Interpretation

Map 7 – ERCCIS Designations and Features of Conservation Interest

Map 8 – ERCCIS Biodiversity Action Plan (BAP) Priority Habitat

Map 9 – Cornish hedges

Map 10a, 10b, 10c – Historic mapping 1875-1901

## Appendix 2 – Community Value and Consultation

## Appendix 3 – Glossary

LLCA	Local Landscape Character Assessment
NDP	Neighbourhood Development Plan
Landscape Type	Area of land with broadly similar characteristics at a local Parish level of detail.
M	Metres
AOD	Above Ordnance Datum
LGS	Local Green Space - Area
NPPF	National Planning Policy Framework
LLS	Landscape of Local Significance – area of land with recognisable character which is distinctive to Perranzabuloe and definitive in the quality and local value placed upon the Parish’s overall character.

# Appendix 4 – Judging Landscape Capacity – A Development Management Toolkit