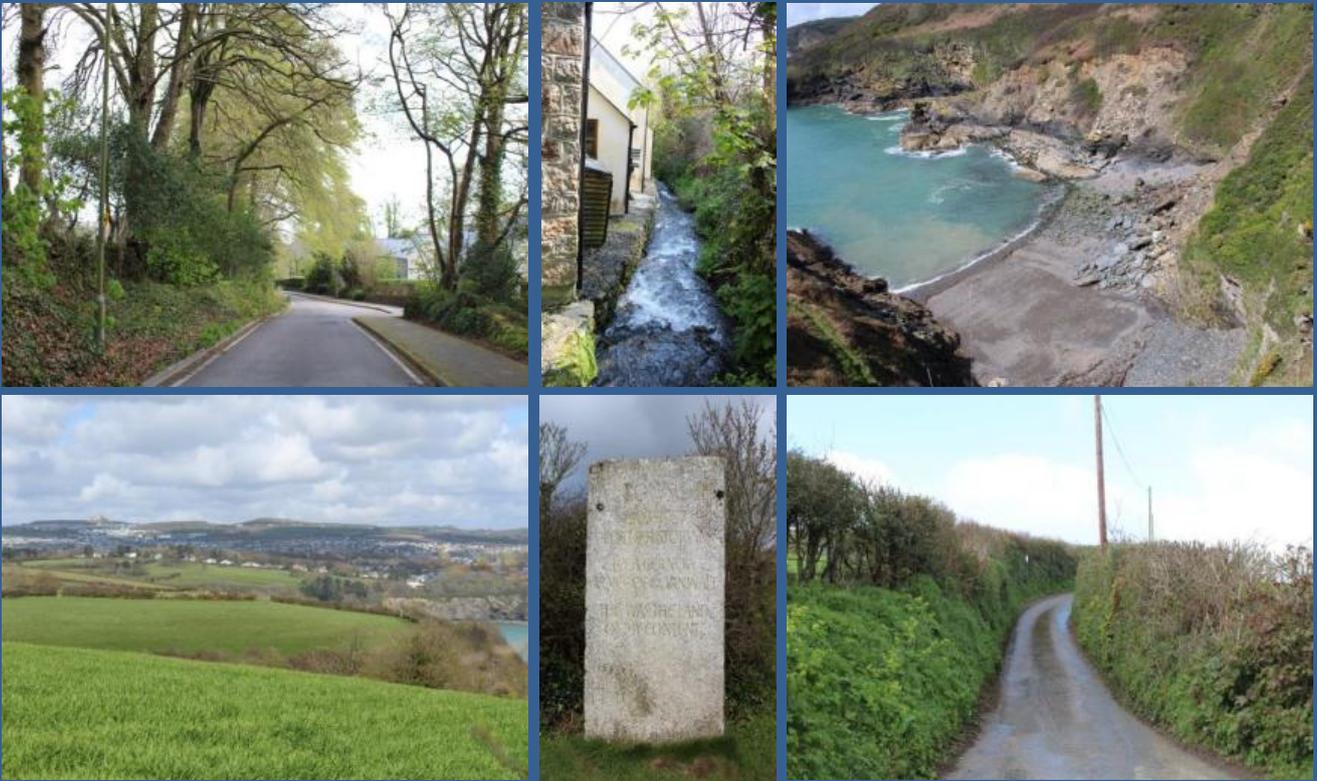


St Austell Bay Neighbourhood Development Plan

LOCAL LANDSCAPE CHARACTER ASSESSEMENT



January 2020

This document was commissioned by the St Austell Bay Neighbourhood Planning Steering Group and was written by:

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Contents

	PAGE
Section 1 –Background to the assessment	
1.1 Creating the St Austell Bay Local Landscape Character Assessment	1
Section 2 – Local Landscape Character Assessment	
2.1 What is landscape character assessment?	6
2.2 The St Austell Bay Local Landscape Character Assessment	9
Section 3 – The Local Landscape Character Assessment of St Austell Bay Parish	
3.1 Introduction	11
3.2 Landscape Type : Coastal Plateau	13
3.3 Landscape Type : Coastal Hinterland	20
3.4 Landscape Type : Coastal Valleys	30
3.6 Landscape Type : Coast and Beach	38
3.7 Landscape Type : Headland	46
Section 4 – Cornish Area of Outstanding Natural Beauty and World Heritage Site	
4.1 Implications for the protection of landscape character in St Austell Bay Parish	52
4.2 Area of Outstanding Natural Beauty	52
4.3 Cornish Mining World Heritage Site	54
Section 5 – Edge of Settlement Assessments	
5.1 Overview	56
5.2 Charlestown	58
5.3 Duporth	70
5.4 Higher Porthpean	80
5.5 Lower Porthpean	85
5.6 Trenarren	93
Section 6 – The Importance of the landscape of the Parish	98

Section 7 – Relationship between this Local Landscape Character Assessment (LLCA) and the St Austell Bay Neighbourhood Development Plan (NDP) 105

Section 8 – Appendices 109

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 Land cover 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 10 – Settlement Assessment

Map 11 - Overview - Charlestown

Map 11.1 – Constraints 1 - Charlestown

Map 11.2 – Constraints 2 - Charlestown

Map 11.3 – 1875-1901 Historic map - Charlestown

Map 11.4 – Aerial photo - Charlestown

Map 12 – Overview – Duporth

Map 12.1 – Constraints 1 - Duporth

Map 12.2 – Constraints 2 - Duporth

Map 12.3 – 1875-1901 Historic map - Duporth

Map 12.4 – Aerial photo - Duporth

Map 13 – Overview - Higher Porthpean

Map 13.1 – Constraints 1 - Higher Porthpean

Map 13.2 – Constraints 2 - Higher Porthpean

Map 13.3 – 1875-1901 Historic map - Higher Porthpean

Map 13.4 – Aerial photo - Higher Porthpean

Map 14 – Overview - Lower Porthpean

Map 14.1 – Constraints 1 - Lower Porthpean

Map 14.2 – Constraints 2 - Lower Porthpean

Map 14.3 – 1875-1901 Historic map - Lower Porthpean

Map 14.4 – Aerial photo - Lower Porthpean

Map 15 – Overview – Trenarren

Map 15.1 – Constraints 1 - Trenarren

Map 15.2 – Constraints 2 - Trenarren

Map 15.3 – 1875-1901 Historic map - Trenarren

Map 15.4 – Aerial photo – Trenarren

Appendix 2 – Settlement Photographs

Appendix 3 – Community Landscape Value and Consultation

Appendix 4 - Glossary

Appendix 5 - Judging Landscape Capacity – A Development Management Toolkit 2014

Section 1 – Background to the assessment

1.1 Creating the St Austell Bay Local Landscape Character Assessment

1.1.1 St Austell Bay Parish Council realise the importance of retaining and enhancing landscape character to protect the local distinctiveness of the area. In drafting the St Austell Bay Neighbourhood Development Plan, 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 development, it would be vital to record the elements and features which come together to create the present landscape character of the Parish of St Austell Bay, 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.

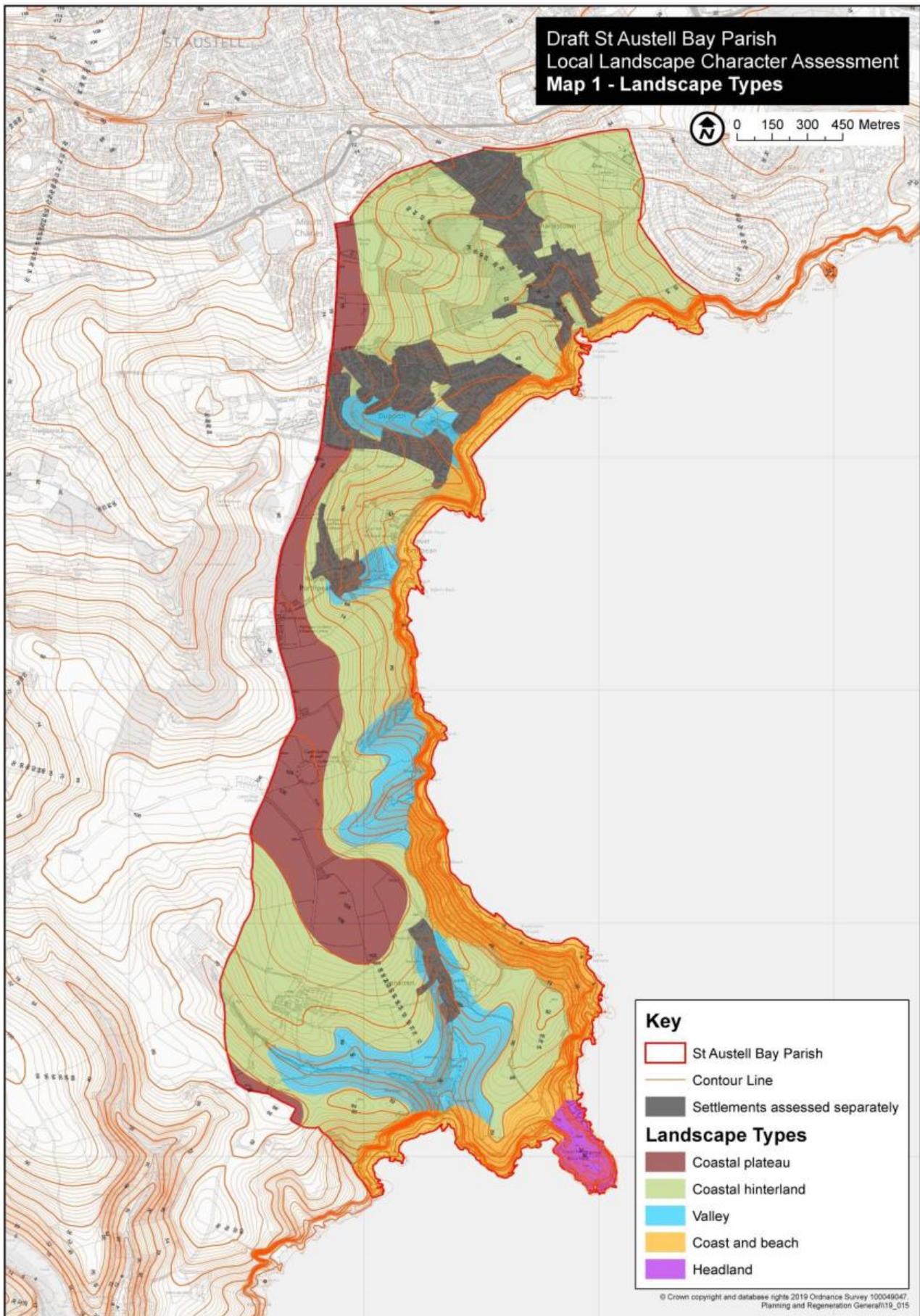
1.1.2 The Strategic Group contacted Kath Statham, Landscape Architect from Cornwall Council's Public Open Space Team with a view to undertaking a Local Landscape Character Assessment. Kath met with representatives of the Strategic Group on 10th December 2018 to explain how a local landscape character assessment could provide the evidence to underpin the policies within their Neighbourhood Development Plan (NDP).

1.1.3 The purpose of a Local Landscape Character Assessment (LLCA) is to provide a robust evidence base describing the character of the landscape in the St Austell Bay Parish. This assessment can also be of use in

- defining the elements of character which give St Austell Bay 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

1.1.4 A Neighbourhood Development Plan is prepared by the local community, and for this reason it was important to involve members of the St Austell Bay Parish in the preparation of the Local Landscape Character Assessment. The Strategic Group reviewed and added local detail to the draft document.

1.1.5 The LLCA divides the Parish into 5 Landscape Types as shown in the overview map below (a larger version can be found in Appendix 1). In Section 3 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, and photographs in Appendix 2.



1.1.6 The Landscape Types



'Coastal Plateau' landscape character type



'Coastal Hinterland' landscape character type



'Coastal Valleys' landscape character type



'Coast and Beach' landscape character type



'Headland' landscape character type

Section 2 – Local Landscape Character Assessment

2.1 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.

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.

2.1.1 The European Landscape Convention¹ 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"

and is clear that all landscapes matter, not just those covered by designation.

2.1.2 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.

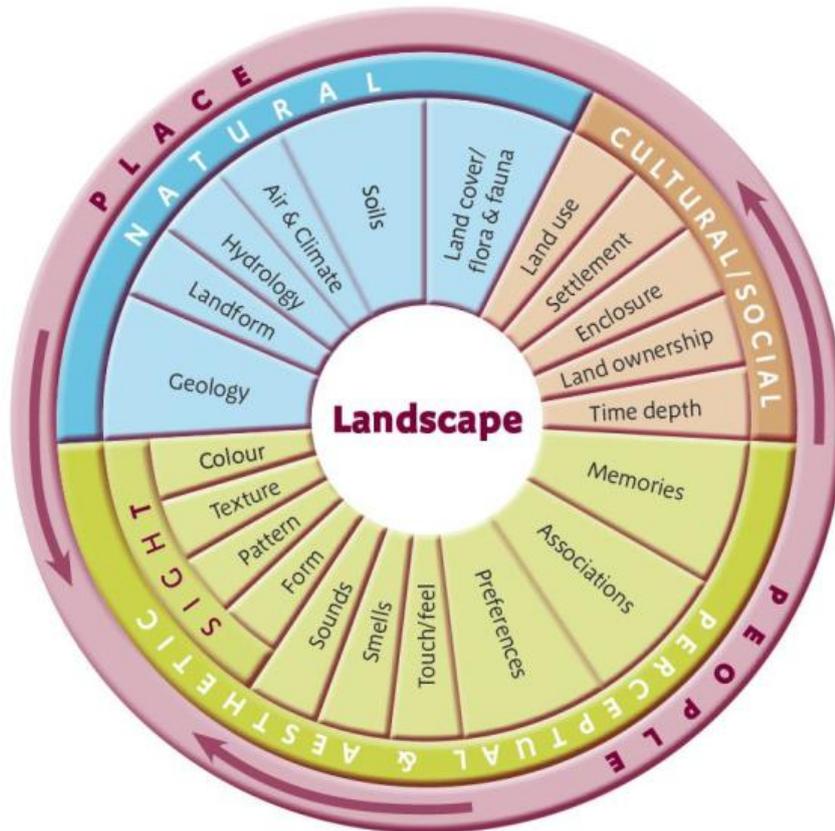
2.1.3 Landscape character assessment is a tool to help understand what the landscape is like today, how it has come to be like that, and how it may change in the future. Its role is to help ensure that change and development does not undermine whatever is characteristic or valued about any particular landscape.

2.1.4 There are many elements which come together to give us the landscape we see and appreciate, illustrated by the Landscape Wheel² overleaf. 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.

¹ Council of Europe (2000) European Landscape Convention, Florence, October 2000

² Natural England (2014) Approach to Landscape Character Assessment

2.1.5 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 St Austell Bay Parish's local distinctiveness and a sense of place.



3

2.1.6 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.

2.1.7 The Cornwall Landscape Character Assessment 2007 provides detail of landscape character through 40 landscape Character Areas (LCA). Each of these 40 LCAs is a geographically discrete area which has a 'sense of place' and a distinct pattern of elements that makes one landscape different from another, each is accompanied by a detailed description of the character of the landscape.

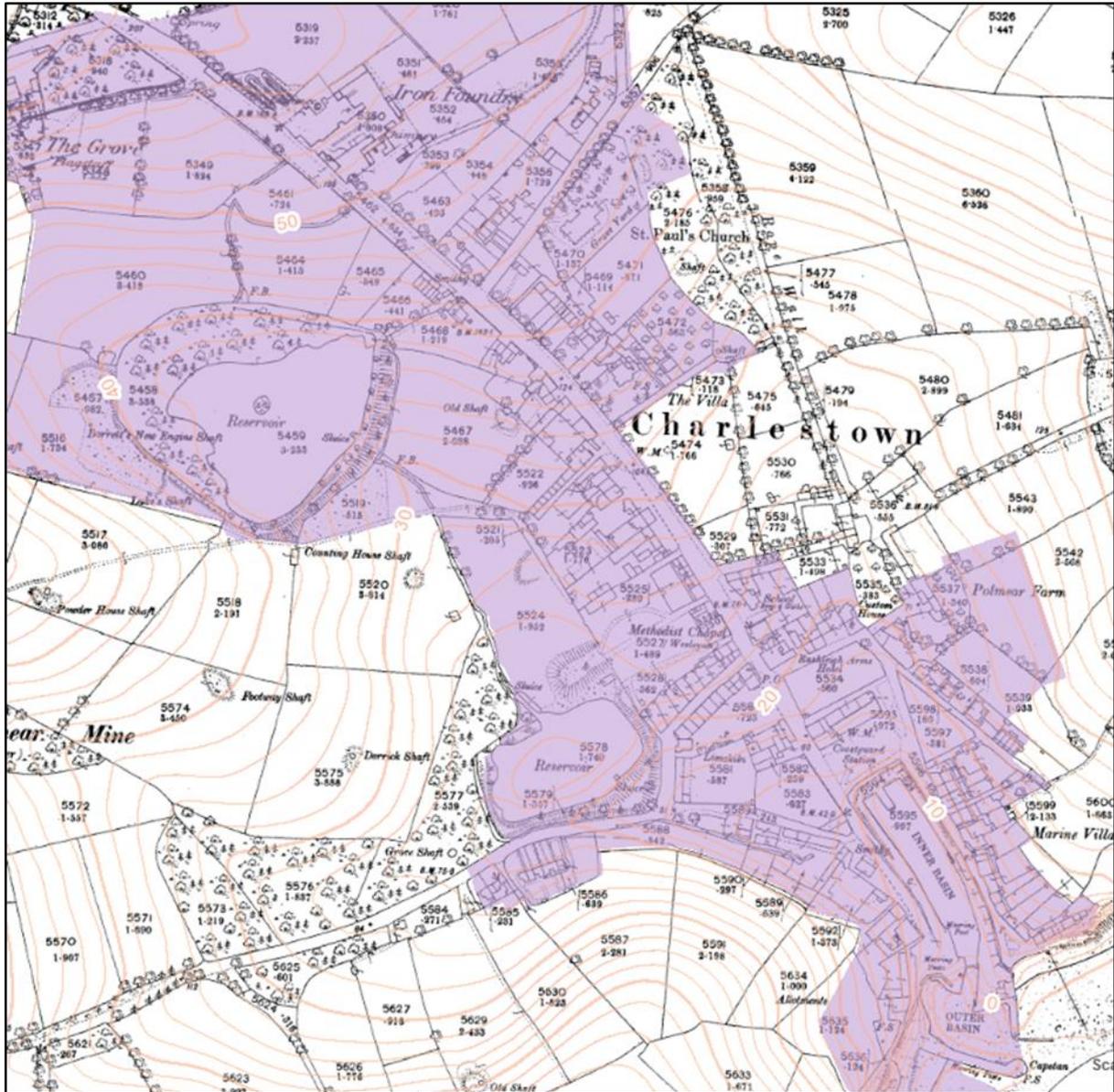
2.1.8 The Parish of St Austell Bay is covered by two landscape Character Areas
 CA39 - St Austell Bay and Luxulyan Valley
 CA40 - Gerrans, Veryan and Mevagissey Bays

However, the detailed description of the landscape character within these LCAs covers a larger area than the Parish of St Austell Bay, and does not provide a sufficient level of detail to underpin policies relating to landscape character in a Neighbourhood Development Plan (NDP). For this reason, the St Austell Bay NDP Strategic Group wished to undertake a Local Landscape Character Assessment.

³ Extract from 2004 Natural England – An Approach to Landscape Character Assessment

2.1.9 The southern area of the Parish lies within the South Coast - Central section of the Area of Outstanding Natural Beauty recognised for its scenic quality. Further detail can be found in the Cornwall Area of Outstanding Natural Beauty Management Plan 2016 – 2021, (Map 2 Appendix 1)

2.1.10 Charlestown and the landscape around it is covered by the Cornwall and West Devon Mining Landscape World Heritage Site designation. Further detail can be found in the Cornwall and West Devon Mining Landscape World Heritage Site 2013 – 2018, (Map 2 Appendix 1)



2.2 The St Austell Bay Local Landscape Character Assessment

- 2.2.1 This Local Landscape Character Assessment (LLCA) describes in detail the special qualities of the landscape which are important to conserve and enhance to retain the unique locally distinct sense of place.
- 2.2.2 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 promotes use of landscape character assessments 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. Neighbourhood Plans provide an ideal opportunity to identify, conserve and enhance landscape elements that contribute to local distinctiveness and sense of place. A Neighbourhood Plan should contain clear and logical connections between landscape evidence and related policies.
- 2.2.3 This LLCA is an evidence base for community led planning. It provides a factual description of the landscape character of the parish (outside the settlements) explaining the unique combinations of elements and features which come together to create a sense of place and local distinctiveness.
- 2.2.4 The assessment divides the St Austell Bay NDP area into 5 separate 'landscape types' each with its own distinct character. The boundaries of each of these landscape types has been determined by looking at changes in topography, rather than land use and land cover. The 5 landscape types are as follows. (Map 1 Appendix 1)
- Coastal Plateau (shaded brown)
 - Coastal Hinterland (shaded light green)
 - Coastal Valleys (shaded blue)
 - Coast and Beach (shaded yellow)
 - Headland (shaded purple)
- 2.2.5 The landscape character of each of these 5 landscape types was gathered using a field assessment record. Once the draft was compiled the NDP Strategic Group reviewed the document and added further local detail.
- 2.2.6 The field assessment record uses the same headings found in the supporting descriptions for the 40 LCAs in the 2007 Landscape Character Assessment. This way there is a clear and robust link between the Cornwall-wide assessment and this more detailed local assessment.
- 2.2.7 The landscape type descriptions record the local landscape character and also incorporate details relating to landscape, historic, and natural designations. The mapping to support these descriptions can be found on Maps 1-9 in Appendix 1.
- 2.2.8 A visual assessment of the character has also been carried out and photographs are provided through the assessment and also within Appendix 2.

2.2.9 Section 5 looks at how the five settlements in the parish fit within the wider rural landscape and how the current pattern of housing development and land use influence the area's overall landscape character.

2.2.10 The landscape type descriptions record factual detail only, not whether features and elements of the character are good or bad, appropriate or badly designed. This way the LLCA is an objective factual document. The detail of the more subjective aspects of the assessment, looking at what and where the local community value and feel is important in the Parish, comes through public consultation. Details of this can be found in Section 6.

Section 3 – The Local Landscape Character Assessment of St Austell Bay Parish

3.1 Introduction

3.1.1 Section 1 and 2 of this assessment describe how this Local Landscape Character Assessment can create an evidence base which will contribute to development of policies within the St Austell Bay NDP. This Section provides the detail of the landscape character of each of the 6 landscape types.

3.1.2 These 'landscape types' are distinctly different areas of land, each having the same characteristics which may occur in different areas of the Parish. By using changes in the local topography, the following 5 Landscape Types have been identified, and Map 1 Appendix 1 shows their boundaries

Coastal Plateau (shaded brown)
Coastal Hinterland (shaded light green)
Coastal Valleys (shaded blue)
Coast and Beach (shaded yellow)
Headland (shaded purple)

3.1.3 The field assessment sheets recorded details of character against headings which are replicated from the broader Cornwall Landscape character Assessment 2007. These headings are

- **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
- **Building distribution** – beyond the settlements, where are buildings located, and how do they relate to the landscape
- **Public Access: 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.
- **Condition** – the state and appearance of characteristics of the landscape, as well as an overall assessment
- **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.
- **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.
- **Development Pressure affecting Landscape Character** – 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.

3.2 Landscape Type: Coastal Plateau

3.2.1 Key Characteristics

- Open elevated flat landscape
- Clipped treeless Cornish hedge boundaries
- A group of Beech trees planted for their visual impact lying on high ground
- Very limited built development
- Extensive views

(For detail of designated land, land cover, Cornish hedges and historical and ecological information refer to Maps 2 to 9 in Appendix 1)



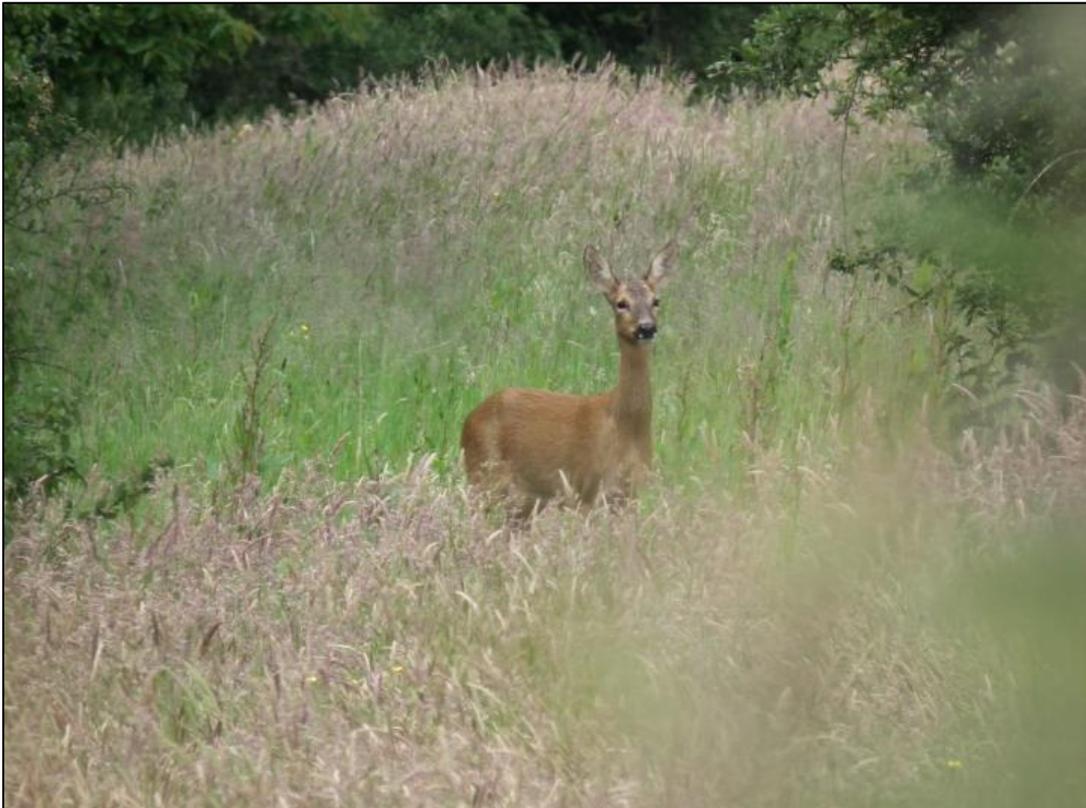
3.2.2 Topography and Drainage

This landscape type is the highest land in the Parish, ranging from approximately 70mOD in the north to 108m OD in the south, running along the western boundary of the Parish.

There is no water present

3.2.3 Biodiversity

This is cultivated land where there will be 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. Wildlife which have been noted in this landscape type include deer, buzzards, foxes, and badgers.



3.2.4 Land Cover and Land Use

This is both arable and pastoral land and the Agricultural Land Classification shows this as Grade 3 and 3a.

3.2.5 Field and Woodland Pattern

The field sizes have increased over time with many of the hedges removed to create larger fields. Here fields are some of the largest in the Parish ranging from 2.4Ha to 9Ha

The hedge boundaries contain few trees and are mainly 2-3m in height through farm management and exposure to the coastal conditions. Towards the north of the parish the hedges contain a greater number of trees and increase in scale to between 3 and 6m.



Much of the southern area is classed as Medieval farmland in the Historic Landscape Characterisation, with some areas of Post Medieval Enclosed Land.

A group of Beech trees planted for their visual impact lie on the highest ground in the landscape type. These trees are present in the same location on the 1875-1901 historic mapping. Today they are still a focal point on the elevated coastal ridge.



3.2.6 Building distribution

There are few buildings in the landscape type, and these are isolated dwellings and an outdoor education centre.

3.2.7 Public Access: Roads and Public Rights of Way

Porthpean Road runs along the western boundary of this landscape type and of the Parish. This a road which changes in character as you move towards the south, although the development along this road is predominantly outside the parish on the western side of Porthpean Road. Presently the character is more developed and settled to the north of Duporth Road where modern development has removed the vegetation adjacent to the highway, and a pavement runs along the western side of the road, street lighting is also present.



As you move south development is set back behind semi mature trees and hedge vegetation creating a transition between the more suburban character to the north and the rural character to the south. Here the single pavement has switched to the eastern side of the road. There is no street lighting beyond this point moving south.

South of Porthpean Beach Road the character becomes distinctly rural, with vegetation enclosing the highway. A single street light can be found at the junction with the road to Higher Porthpean. There is a need to grit this highway in winter.



As you leave Porthpean Road and head to Trenarren the highway character is distinctly different. Much of the highway is narrow, bounded on either side by clipped Cornish hedge boundaries up to 3m in height. Here the hedge boundaries meet the highway, with no verges, road markings or street lights.



A small number of footpaths cross this landscape type connecting with rights of way leading to the coast to the east and Porthpean Road to the west. The character of these rights of way varies as some are enclosed by native hedges with glimpsed views of the wider landscape, and others cross open fields (refer to Map 3 – Appendix1)



3.2.8 Historic Features

- Castle Gotha Round is a Scheduled Monument first listed in 1950. The round survives as an oval enclosure measuring approximately 109m long by 97m wide, defined by a rampart and outer ditch which are visible as earthworks to the south, as slighter banks or scarps to the north and east, and as buried features elsewhere

3.2.9 Distinctive Features

- Jack and Jill constructed Cornish hedges



- Clipped field boundary hedges containing few trees
- Overhead power cables on telegraph poles
- A group of Beech trees planted for their visual impact lie on the highest ground in the landscape type. These trees are present in the same location on the 1875-1901 historic mapping. Today they are still a focal point on the elevated coastal ridge.



3.2.10 Condition

This is a well-managed agricultural landscape
Some areas of Japanese Knotweed have been recorded in association with Porthpean Road and the road to Higher Porthpean.

3.2.11 Aesthetic and Sensory

South of Porthpean Beach Road this is a quiet rural area. The level of tranquillity increases as you move away from Porthpean Road. The elevated position, farming practices and the influence of the coastal climate has created an open and exposed perception. The lack of street lighting and development makes this a dark landscape at night.

3.2.12 Views

Extensive views are available from rural highways and public rights of way. The elevated position allows views to Carlyon Bay to the north, Gribbin Head to the north east and the China Clay landscape to the north west.

3.2.13 Relationship to adjacent landscape character types

The adjacent landscape type is the 'Coastal hinterland' to the east and south. There is no distinct change in topography between these two types, and the boundary has been set where the flatter land of the Coastal Plateau starts to fall away to the east and south. There will be an area of transition in the landscape character around the boundary of these character types.

The new development on the western side of Porthpean Road has introduced development onto the skyline when viewed from the landscape to the north east. The three storey buildings are now visible on the plateau, where previously this was a largely undeveloped skyline.



3.2.14 Development Pressure affecting Landscape Character

- Changes in agricultural practice and the traditional management of farmland
- Increasing field sizes involving the removal of Cornish hedges
- Loss of interconnecting green corridors and semi natural habitat
- Development on the western side of Porthpean Road introducing built form onto a presently undeveloped ridge
- Construction of large agricultural buildings
- Accumulation of modern structures including overhead cables
- Suburbanisation of the rural character by cutting roadside verges and planting non-native ornamental species in a rural setting
- Light pollution eroding the dark skies

3.2.15 Landscape Management and Development Considerations

- The southern area of this landscape type lies within the Area of Outstanding Natural Beauty (AONB) reflecting the national importance of this landscape. The primary purpose of AONB designation is to conserve the natural beauty of the landscape. Any proposed change of land use or development in the area must abide by relevant AONB policies and must not negatively affect landscape character or biodiversity.
- Locating development on prominent ridge or skylines, particularly skylines with distinctive historic or cultural associations should be avoided.
- The nature of the Plateau area means the prominence of any development will be greater and any development that impacts on the natural beauty and character of the AONB should be avoided
- 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
- Ensure any new features match the local vernacular using locally occurring materials
- Retain the strong field pattern of Cornish hedges and the native vegetation they support and reflect the field sizes retaining and enhancing the field pattern
- 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.
- Consider the cumulative impact of development, where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Where the total development is greater than the sum of its parts.
- Consider how light and sound pollution can be minimised, through appropriate design, in new development.
- Control the spread or introduction of invasive species

3.3 Landscape Type: Coastal Hinterland

3.3.1 Key Characteristics

- Undulating topography which directly presents and slopes towards the coastal edge, facing both east and south
- Semi mature trees in field boundaries in the north, more closely maintained boundaries with far fewer trees to the south
- Irregular shaped fields which increase in scale where the topography becomes more challenging in the south
- Wide expansive views, particularly from the areas of high ground on the northern parish boundary and in the south
- Peaceful and quiet away from the settlements

(For detail of designated land, land cover, Cornish hedges and historical and ecological information refer to Maps 2 to 9 in Appendix 1)





3.3.2 Topography and Drainage

This is a large landscape type with variation over approximately 3.5km running north to south. Overall the land is sloping from west to east, with the land around Charlestown lying in a shallow open valley looking south east, and the land to the west of Trenarren sloping to the south. The ground level increases as you move south in the landscape type and varies from 60m OD in the north to 100m OD in the south.

A stream runs to the west of Charlestown connecting to two large ponds, which are important in the industrial history of the village.



3.3.3 Biodiversity

This landscape type has rich and varied wildlife habitats and is of high biodiversity value although the land is predominantly farmland. The value is found in the hedge boundaries and woodland as the fields' biodiversity value is greatly reduced through cultivation.



In the north there are a number of areas of woodland which are recognised as Biodiversity Action Plan Habitats. These woodlands are connected to the wider landscape by Cornish hedge boundaries with strong tree growth. These qualities and the lack of man-made light make these areas ideal habitat for bats and for their foraging routes. Deer have been seen in this landscape type.



The following wildlife has been recorded in this landscape type
Buzzards, bats, deer, Tawny Owls, Sparrow Hawk, Rooks, Jackdaw,
Green Woodpeckers, Spotted Woodpecker

There are a number of roadside sites where Japanese Knotweed has been recorded.

3.3.4 Land Cover and Land Use

The land is predominantly arable or pasture with strong Cornish hedge boundaries of Grade 3 agricultural land. The cemetery lies on the north eastern edge of the parish. There is a golf course to the south of Lower Porthpean.



3.3.5 Field and Woodland Pattern

The unsymmetrical field pattern has largely remained intact from the 1875 mapping in the northern area around Charlestown,



In the south many hedges have been removed to increase field sizes which are now the largest in the parish measuring up to 11Ha as opposed to fields of 3Ha and 2Ha elsewhere in the parish. These southern fields have increased in size since the 1875 historic mapping, probably to increase productivity due to the challenging topography and access. The intact field pattern in the north provides the rural setting and

separation of the historic village of Charlestown, here field sizes are on average approximately 1.7Ha.



As with field sizes there is a north south variation in the field boundaries. In the north the hedge boundaries within the more sheltered topography support mature and semi mature tree growth and are generally over 6m in height. These hedges often run right into the settlement. As you move towards the south the scale of the growth on these hedge boundaries decreases as the exposure increases. Hedges in the southern area contain few trees, are more closely managed by the exposure, and farming practices and are on average up to 3m in height.



There are a number of areas of woodland in this landscape character type which are recognised as Biodiversity Action Plan Habitats (refer to

Map 8 Appendix 1). Referring to the Historic Landscape Characterisation mapping the areas of woodland around Charlestown are plantations within Post Medieval Enclosed Land. These areas provide shelter to Charlestown to the east.

The Cemetery contains significant trees with lines of semi mature beech and yews. These trees are prominent in the landscape due to the elevated nature of the land.

3.3.6 Building distribution

This landscape type contains Charlestown, Duporth and Porthpean and the edges of these settlements are described in Section 5 – Edge of Settlement Assessment. Outside these settlements there are a small number of isolated farms which have been present since before 1875. Little Trevissick in the south has expanded from the original group of farm buildings, and occupies some 300 acres within the parish. This farm is a mixed livestock and arable farm of grass, maize, barley on rotation. The farm buildings vary from traditional stone barns (and are still in use today) constructed from stone mainly found on the farm, and more modern timber sheds. The main farm building is Grade II listed.

3.3.7 Public Access: Roads and Public Rights of Way

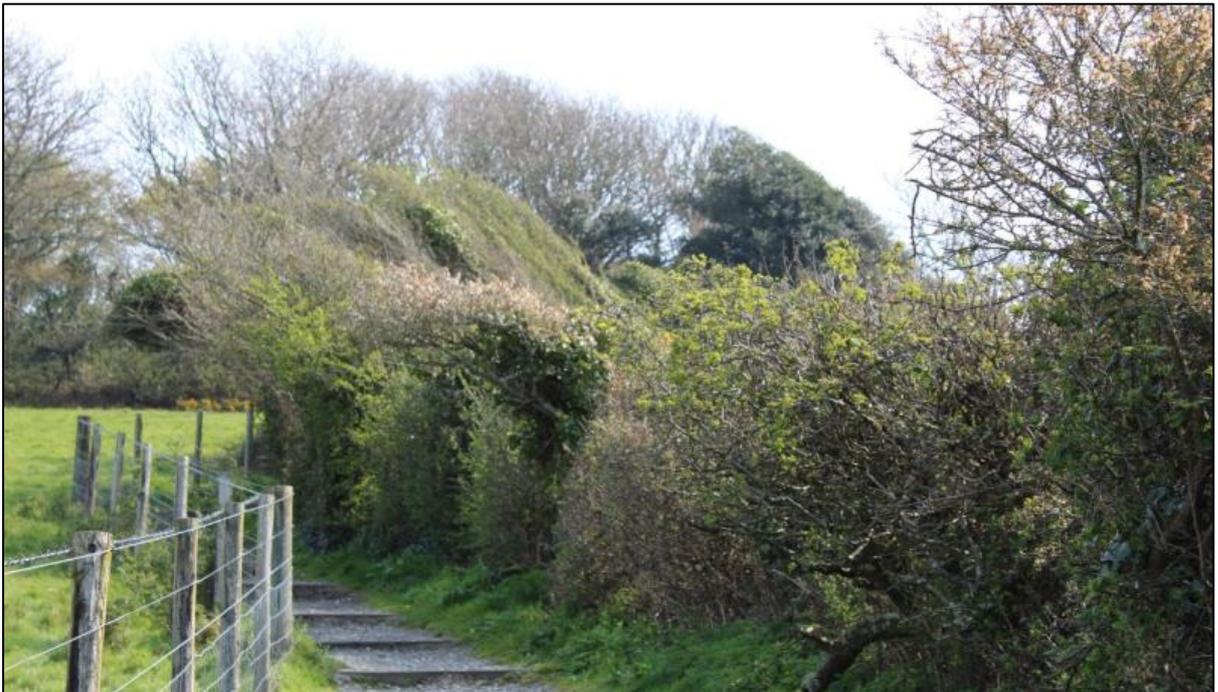
Roads in this area are all narrow rural roads, the busiest being in the north around Charlestown and Duporth. Generally, there are no verges with hedge boundaries meeting the highway edge, no street lights and no pavements. Many of the roads have double yellow lines due to the narrow scale and the popular nature of the area for visitors.



As you move to the south the scale of the highway decreases further around Trenarren where the road is a single carriageway with passing places. These roads have few modern influences and have a distinct rural character, bounded by Cornish hedges.



There are few public rights of way in this landscape type, and those which are present in the south, cross the area connecting the Coastal Plateau with the coast. Parts of the South West Coast Path run along the coastal boundary of this landscape type. The character of the rights of way on the coast is influenced by the proximity to the cliff edge and the scrub vegetation growing there.



Here the paths often have open fields on the inland side and dense vegetation over 2m in height on the seaward side (Cliffs and Beach landscape type) with occasional open areas which afford views along the

coast. Away from the South West Coast Path footpaths and a bridleway run over open agricultural fields.

3.3.8 Historic Features

- The ponds to the south west of Charlestown are part of the World Heritage Site designated area, and are part of the history of the village supplying water to the harbour and lime kilns
- The farm house and outbuildings at Trevissick are Grade II listed

3.3.9 Distinctive Features

- Historic settlement of Charlestown designated as a World Heritage Site
- Lack of development outside the settlements in the rural farmland
- The strong tree growth in the Cornish hedges and field boundaries in the north
- Areas of woodland in the sheltered hollows of the undulating land which were planted before 1900. These areas are also covered by area Tree Preservation Orders
- Extensive open views along the coast of St Austell Bay
- Overhead cables

3.3.10 Condition

This area is well managed with both arable, pastoral land and a golf course. The hedge boundaries in the southern area are managed to a greater degree than the north, both by farming practices and the influence of the coastal climate.

Small areas of Japanese Knotweed are associated with some highways in the northern area around the settlements of Charlestown and Duporth.

3.3.11 Aesthetic and Sensory

In the north the extensive tree growth is a key characteristic which serves to break up the built form and provide valuable habitat and a more intimate character, and to also give the World Heritage Site designation around Charlestown its setting. Here there is great seasonal variation in the broadleaf tree canopy.

South of Duporth the rural landscape is quiet and tranquil where the lack of development creates a feeling of being a world away from the modern development of St Austell and its surrounding area. Here the reduced tree canopy creates a more exposed and open character where there are few trees in the Cornish hedge boundaries.

Away from the settlements there is minimal light pollution.

3.3.12 Views

Extensive views are available of the coast of St Austell Bay from rural highways and public rights of way to Carlyon Bay to the north, Gribbin Head to the north east. Views are more limited in the north due to the topography and extensive tree growth. In the southern area the different vegetation cover allows much more extensive views both north and south.

3.3.13 Relationship to adjacent landscape character types

The adjacent landscape types are 'Coastal Valleys' and 'Coast and Beach' to the east, and 'Coastal Plateau' to the west.

There is no distinct change in topography between 'Coastal Plateau' and 'Coastal Hinterland' where the flatter land of the Coastal Plateau starts to fall away to the east and south into the 'Coastal Hinterland'. There will be an area of transition in the landscape character around the boundary of these character types.

The change in character is more pronounced between 'Coastal Hinterland' and 'Coastal Valleys' and 'Coast and Beach' where there is a noticeable change in the topography on the boundaries, where the ground takes on a steeper gradient.

3.3.14 Development Pressure affecting Landscape Character

- Pressure for housing in agricultural land
- Expansion of housing from Duporth and Porthpean, with demand for housing affording sea views and access to the coast
- Development which is out of scale and has a dominance on the surrounding landscape, where new larger dwellings replace smaller properties which are of a different scale and mass to the character of the properties in the area.
- Changes in agricultural practice and the traditional management of farmland
- Increasing field sizes involving the removal of Cornish hedges
- Suburbanisation of the rural character by cutting roadside verges and planting non-native ornamental species in a rural setting
- Tourism access and car parking
- Light pollution eroding the dark skies

3.3.15 Landscape Management and Development Considerations

- All landscape management must consider the importance of the scenic quality of the area demonstrated by the Area of Outstanding Natural Beauty designation. Any development within this coastal hinterland will be visually prominent and must not impact on views, biodiversity or valued landscape character
- Ensure all management and development of land across this area supports AONB policies to prevent any development that is out of character or scale and negatively affects the AONB.
- Avoid development where it is perceived as a prominent element on the skyline.
- All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan priority habitats in particular broadleaf woodland. Consideration needs to be given to suitable buffers to these important areas
- Consider the cumulative impact of development, where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Where the total development is greater than the sum of its parts.
- 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.
- Protect access to and views from all footpaths and public rights of way
- Consider the importance of trees to landscape character and the significant benefit they provide in combatting climate change and providing ecosystem services.

3.4 Landscape Type: Coastal Valleys

3.4.1 Key Characteristics

- Steep incised topography in the context of the parish
- Great biodiversity value and designated as a Cornwall Wildlife Site
- Wild and natural with little influence from man
- Shelter within the valleys supports larger and more varied vegetation
- Seasonal change through broadleaf woodland

(For detail of designated land, land cover, Cornish hedges and historical and ecological information refer to Maps 2 to 9 in Appendix 1)



3.4.2 Topography and Drainage

There are a number of coastal valleys in the Parish. There are 4 on the eastern side of the parish and two on the southern edge. As the overall

topography increases as you move south, so do the upper levels of the valleys. In the north they run from 70m OD down to 20m OD where they meet the 'Cliffs and Beach' landscape type, and in the south the Trenarren valley starts at approximately 90mOD and runs down to 10mOD. All of these valleys contain streams of varying sizes which flow down to the sea.

3.4.3 Biodiversity

The valleys south of Higher Porthpean away from settlement are part of the wider the Pentewan to Higher Porthpean County Wildlife site which comprises a band of vegetation above the vertical cliffs and along steep coastal slopes, the two small valleys near Trenarren. The vegetation is dominated by a range of scrub habitats, including dense stands of wind-clipped blackthorn, European gorse, extensive bracken and bramble communities and broadleaf tree growth in the sheltered valleys.



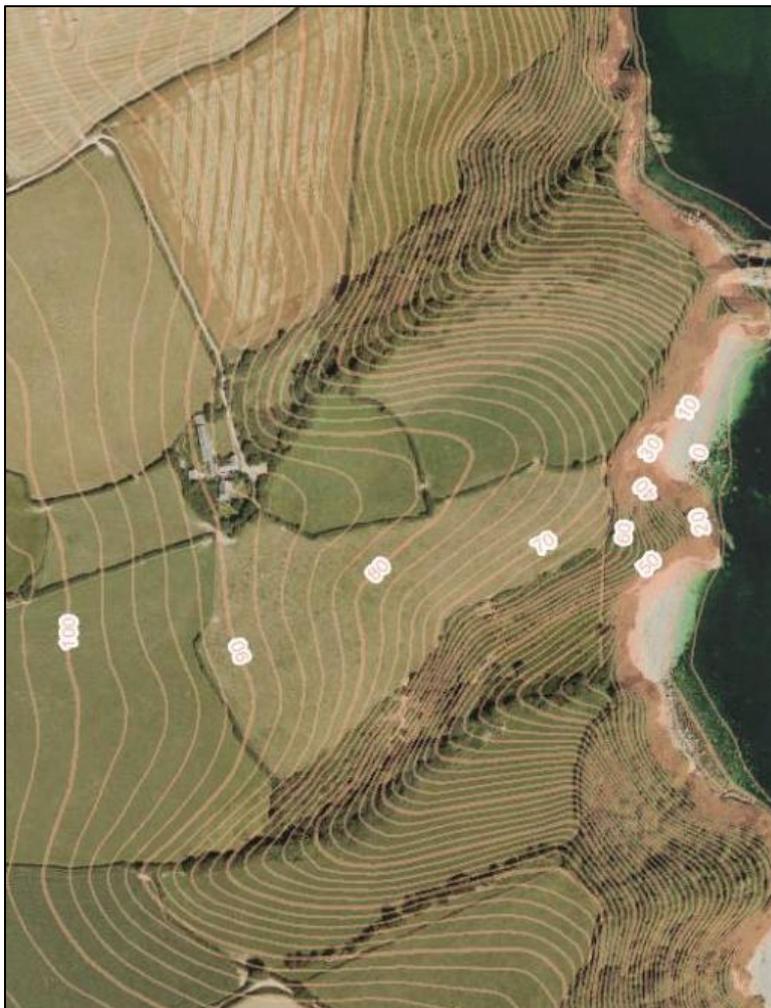
Within this area are priority species of pale dog violet, moths, skylark, yellowhammer, bats, deer and herring gull.



The Trenarren Valley is designated as a Biodiversity Action Plan Habitat of woodland.



3.4.4 Land Cover and Land Use



The land is pasture or scrub with trees in sheltered boundaries in the valleys, or in woodland as in the case of Duporth valley

3.4.5 Field and Woodland Pattern

The nature of the topography has led to an increase in field sizes around Trenarren since the 1875-1901 historic map. Previously these valley sides were a patchwork of small fields. Field boundaries have remained largely unchanged in the other coastal valleys. The scale of the fields is difficult to measure as these fields extend from the Coastal Valley into the Coastal Hinterland landscape type and are not contained within the valleys. What can be said is that the fields in the Trenarren valley are now some of the largest in the Parish.

Field boundaries which exist on the upper edges the valleys are clipped by farm management and the strong coastal exposure. There are few trees in these boundaries. As you move into the valleys the hedge vegetation becomes much larger supporting semi mature trees. Broadleaf woodland can be found in the valleys taking advantage of the shelter offered by the topography.



3.4.6 Building distribution

The old villages of Trenarren and Higher Porthpean nestle in these sheltered valleys. Here many buildings were built before 1900 and follow the rising contours and face to the south. These are large hamlets of residential properties, and Higher Porthpean has a chapel.

3.4.7 Public Access : Roads and Public Rights of Way

Narrow rural single carriageway lanes cross this landscape type. They have no lighting, verges and very little signage. However due to pressure for access to the beach Higher Porthpean does have double yellow lines on the highway.

There is no public access within the valleys to the north of Trenarren, access is via the South West Coast Path to the east. Crossing these valleys from north to south, the ground level changes from 90m OD down to 30m OD and back up again. The Trenarren valley has a bridleway leading south from the village to the coast, and a second travelling west



3.4.8 Historic Features



The Grade I listed Trenarrren House rebuilt in 1805 sits on the site of a previous late Georgian country house set at the head of the valley

The hamlet of Trenarren in the valley has changed little over time with houses shown on the 1875-1901 historic mapping.

The remains of mill buildings at Hallane Mill can be seen in the banks above the beach and the existing mill house dates back to before 1875.



3.4.9 Distinctive Features

- The topography is notable, incised valleys sharply cutting into the undulating coastal hinterland



3.4.10 Condition

The landscape is managed pasture scrub and woodland, much of which is designated as a County Wildlife Site.

3.4.11 Aesthetic and Sensory

These valleys create a feeling of stepping back in time. There is little modern influence, and the valleys feel cut off from the rest of 21st century life. The topography also creates shelter and a feeling of intimacy, where the valleys have their own microclimate with the more lush growth of trees, and the more ornamental plants in the Trenarren valley.

The buildings present are integrated into this topography, and nestle into the rising contours, working with the landscape pattern rather than against it as is the case with many modern developments.

3.4.12 Views

Views of the wider landscape are controlled by the topography. Views are focussed and short distance looking up the valleys to the skyline ridge, or down to the sea.

3.4.13 Relationship to adjacent landscape character types

The change in topography for the Coastal Hinterland to the Coastal valleys is marked and the boundary lies where the topography falls steeply away into the valleys. The boundary between this landscape type and the 'Cliffs

and Beach' landscape type is also a clear one where the valley meets the eastward and southward facing cliffs.

3.4.14 Development Pressure affecting Landscape Character

- Removal of trees
- Housing development which extends above the valley to the higher ground breaking the skyline
- Extensions and alterations to existing dwellings

3.4.15 Landscape Management and Development Considerations

- The valleys south of Higher Porthpean all lie with the South Coast – Central section of the Cornwall Area of Outstanding Natural Beauty (AONB). All landscape management and must consider the importance of the scenic quality of the area demonstrated by the AONB designation. Any development within the valleys must not impact on biodiversity, valued landscape character or views
- Ensure all management and development supports AONB policies to prevent any development that is out of character or scale and negatively affects the AONB.
- 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.
- Avoid the removal of woodland which is a characteristic feature of these sheltered valleys
- 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
- Reflect 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.

3.5 Landscape Type: Coast and Beach

3.5.1 Key Characteristics

- Wild exposed character with vegetation sculpted by the on-shore winds, undeveloped and natural Important semi natural wildlife habitats, where the southern section is a County Wildlife Site
- Vertical unstable cliffs
- Extensive views of the coast of the St Austell Bay
- Heavily used for recreation along the South West Coast Path
- Daily and seasonal drama of the interaction of the land and the sea

(For detail of designated land, land cover, Cornish hedges and historical and ecological information refer to Maps 2 to 9 in Appendix 1)



3.5.2 Topography and Drainage

Here the gradient of the land increases from the 'Coastal Hinterland' and then becomes vertical at the cliffs. The cliffs are unstable in many places and there is evidence of multiple slips where the cliffs have failed. The Cornwall Council Shoreline Management Plan summarises the future change along this section of the coast and should be referred to for more detail. Overall sections of the Coastal Path and some rear gardens are likely to be affected by coastal erosion, and the harder natural cliff sections are likely to experience limited erosion.

There are a number of streams which flow from the coastal valleys into the sea.

3.5.3 Biodiversity

The sea is the defining influence in this landscape type. The whole area is a Biodiversity Action Plan habitat of Maritime Cliff and Slope. This area comprises the vertical cliff face along the coast and extends inland up to 500m



South of Porthpean the landscape type is part of a County Wildlife site R3.4 – Pentewan to Higher Porthpean a 1.5mile stretch of the coast, which comprises a band of vegetation above the vertical cliffs and along steep coastal slopes named as Maritime Cliff and Slope. The vegetation is dominated by a range of scrub habitats, including dense stands of wind-clipped blackthorn, European gorse, extensive bracken and bramble communities.

Wildlife observed include Peregrine Falcons, Rock Pipits, and Fulmars.



3.5.4 Land Cover and Land Use

The majority of this landscape type is inaccessible due to the steepness of the ground or vertical cliffs. This area is naturally vegetated with bare rock, through the first plant colonisers to areas of scrub and trees. The plant growth is dependent on the aspect and shelter.

There a number of beaches can be found in small coves along the coast, few of which are publicly accessible. The largest beach is at Porthpean and is a popular local attraction with a slipway, toilets and café.



3.5.5 Field and Woodland Pattern

There are no field patterns in this landscape type, this is an area of scrub and trees growing on steep coastal slopes.



3.5.6 Building distribution

There is one property in this landscape type, at Ropehawn and this property is shown on the 1875-1901 historic mapping.

3.5.7 Public Access: Roads and Public Rights of Way

There are no roads in this landscape type and public footpaths lie on the boundary of the area with the adjacent landscape type.



3.5.8 Historic Features

- The cliffs to the south of Charlestown harbour lie within the World Heritage Site.

3.5.9 Distinctive Features

- A coast guard station remains from the Second World War



3.5.10 Condition

This is a natural landscape largely unmanaged. It is a very important area for wildlife and is covered by numerous designations including Area of Outstanding Natural Beauty (in the south) County Wildlife Site and UK Biodiversity Action Plan priority habitat. Coastal erosion is an issue in this area with further erosion predicted in the next 100 years (refer to the Cornwall Shoreline Management Plan).

3.5.11 Aesthetic and Sensory

Expansive dramatic scenic views of the coastline of St Austell Bay, dramatic scenery which is worthy of the national designation of Area of Outstanding Natural Beauty.

This is a very quiet and tranquil area where the perception is of being one with the elements, the sound predominately from birdsong and the sea. Porthpean Beach is a very popular recreational attraction taking advantage of the shelter and sandy beach.

The changes in weather dramatically affect the experience of this landscape type being so influenced by the sea. The spring and summer wild flowers give added seasonal interest.

There are no artificial lights within this landscape character type.



3.5.12 Views

There are open and extensive views from many vantage points along the South West Coast Path along the coast and out into the bay



3.5.13 Relationship to adjacent landscape character types

There is a clear distinction between the Coast and Beach landscape type and those adjacent to the west. In this area the land falls away sharply to the vertical cliffs below and includes the area to the mean low water mark at the parish boundary.



3.5.14 Development Pressure affecting Landscape Character

- Coastal erosion
- Removal of vegetation which stabilises the cliffs
- Changes to farming practices having a knock-on effect to the land in this area
- Impact of increased human use of coastal area, including litter, pollution and erosion
- Introduction of invasive species

3.5.15 Landscape Management and Development Considerations

- Prevent any activity that may increase erosion risk
- Development should not be permitted on any natural coastal habitat or within areas likely to experience coastal erosion in the next 100 years.
- Avoid removal of vegetation which is integral to the stability of the cliff edge.
- Prevent any activity that may pose a risk to biodiversity or protected species
- Avoid the creation of access tracks across coastal rough ground.
- Prevent /manage the introduction of invasive species
- Closely manage and control litter and pollution

3.6 Landscape Type: Headland

3.6.1 Key Characteristics

- Impressive 360degree views of the St Austell Bay and the coast from Gribbin Head to beyond Pentewan.
- Designated Area of Outstanding Natural Beauty
- Schedule Monument
- County Wildlife Site
- Undeveloped and wild, directly influenced by the weather and the sea
- Coastal heath and scrub

(For detail of designated land, land cover, Cornish hedges and historical and ecological information refer to Maps 2 to 9 in Appendix 1)



3.6.2 Topography and Drainage

This is a promontory which extends over 350m from the rest of the coast and is approximately 90m at its narrowest point.

There is no water present on the headland, however it is surrounded by the sea.

3.6.3 Biodiversity

The sea is the defining influence in this landscape type.

The whole headland lies within a County Wildlife site R3.4 – Pentewan to Higher Porthpean a 1.5mile stretch of the coast, which comprises a band of vegetation above the vertical cliffs and along steep coastal slopes named as Maritime Cliff and Slope. The vegetation is dominated by a range of scrub habitats, including dense stands of wind-clipped blackthorn, European gorse, extensive bracken and bramble communities.



The land is also a Biodiversity Action Plan habitat of Maritime Cliff and Slope. Wildlife observed include deer, badgers, pheasant, and foxes.



3.6.4 Land Cover and Land Use



This is a wild and natural headland accessed for the South West Coast Path. It is a Schedule Monument as a Promontory Fort and lies within the Area of Outstanding Natural Beauty. The land cover is heath, gorse and low scrub growth within a County Wildlife Site.

3.6.5 Field and Woodland Pattern

There are no fields and hedge boundaries on the headland, and trees are small in number and scale and are controlled by the coastal exposure.

3.6.6 Building distribution

There are no buildings on the Headland.

3.6.7 Public Access: Roads and Public Rights of Way

There are no roads in this landscape type.

A single public footpath connects the high point of the headland with the South West Coast Path.



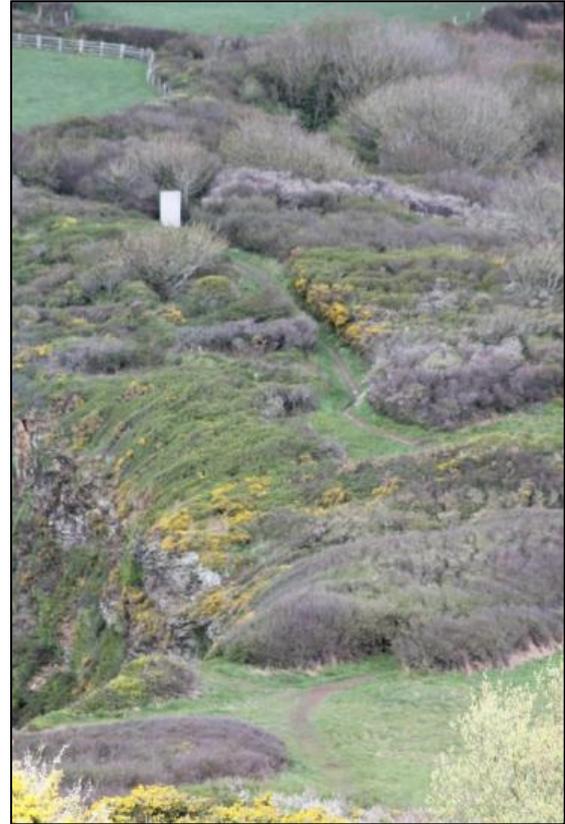
3.6.8 Historic Features

The Promontory Fort at Black Head is designated as a Schedule Monument, first listed in 1959. This is a type of hillfort, which is naturally defended, defined by steep natural cliffs. The promontory fort survives as an irregularly shaped area, defined by at least three parallel rampart banks, with partially buried outer ditches to the north across the narrowest part of the headland and with the other defences provided by steep natural cliffs. The outermost rampart is slight, and the ditch almost totally buried. The central and inner ramparts are up to 5.2m high with 2.1m deep ditches. In the interior is at least one stone hut circle to the NNW of the more recent rifle butts. The rifle range was built in the 1880's and modified during 1907 and the 1970's and many of the surviving features are associated with this subsequent re-use.



3.6.9 Distinctive Features

- Impressive views at close quarters and over the rest of the St Austell Bay
- Wild and exposed
- Natural vegetation on steep slopes leading down to low vertical cliffs
- Commemoration stone to A.L. Rowse



3.6.10 Condition

This is a natural landscape largely unmanaged. It is a very important area for wildlife and is covered by numerous designations including Area of Outstanding Natural Beauty (in the south) County Wildlife Site and UK Biodiversity Action Plan priority habitat. Coastal erosion is an issue in this area with further erosion predicted in the next 100 years (refer to the Cornwall Shoreline Management Plan)

3.6.11 Aesthetic and Sensory

This headland is exposed and wild with expansive dramatic scenic views worthy of the national designation of Area of Outstanding Natural Beauty of the coastline of St Austell Bay. Here the perception is of being one with the elements, the sound predominately from birdsong and the sea. Changes in weather will dramatically affect the experience on this headland being so exposed. There are no artificial lights within this landscape character type.

3.6.12 Views

There are open and extensive views out to sea and along the coast of St Austell Bay



3.6.13 Relationship to adjacent landscape character types

There is a clear distinction between the Headland promontory and the Coast and Beach landscape type to the north west.

3.6.14 Development Pressure affecting Landscape Character

- Coastal erosion
- Removal of vegetation which stabilises the cliffs
- Changes to farming practices having a knock-on effect to the land in this area
- Impact of increased human use of coastal area, including litter, pollution and erosion
- Introduction of invasive species

3.6.15 Landscape Management and Development Considerations

- Prevent any activity that may increase erosion risk
- It would not be appropriate for modern development to occur on this headland
- Avoid removal of vegetation which is integral to the stability of the slopes and cliff edge.
- Prevent any activity that may pose a risk to biodiversity or protected species
- Avoid the creation of access tracks across coastal rough ground.
- Prevent /manage the introduction of invasive species
- Closely manage and control litter and pollution

Section 4 – Cornish Area of Outstanding Natural Beauty and World Heritage Site –

4.1 Implications for protection of landscape character in St Austell Bay Parish

The Parish is protected under two designations of national significance in terms of conservation of landscape character. Land around Charlestown falls within the Cornwall and West Devon Mining Landscapes World Heritage Site (WHS) the largest WHS in the UK. 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 generations⁴. 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.

The southern area of the parish lies within the Area of Outstanding Natural Beauty (AONB). Both designations give significant protection to landscape character. 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.

4.2 Cornish Area of Outstanding Natural Beauty (AONB)

4.2.1 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.'

4.2.2 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."

⁴ 2017 – Cornwall Council – Cornwall and West Devon Mining Landscape World Heritage Site – Supplementary Planning Document.

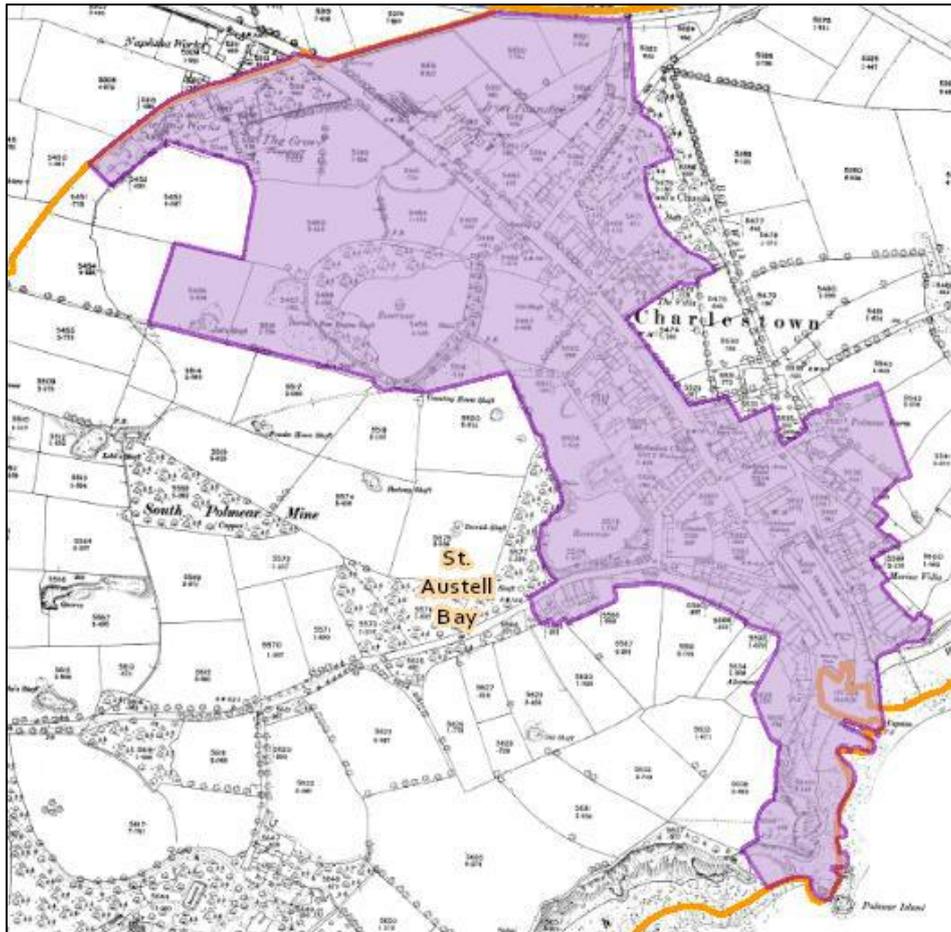
4.2.3 The AONB Management Plan lays out a series of policies covering the entire AONB area in Cornwall. Specific Policies are also provided to add further detail to the overall policies for each of the 12 local management areas.

4.2.4 Local management principles for this South Coast Central area address many of the threats to landscape character in St Austell Bay Parish, including:

- a. AONB Policy SCC9.01 'Require consideration of cumulative landscape and visual impact from individual developments on local character and tranquillity. Require all new development to respond appropriately to the sensitivity and capacity of the landscape.
- b. AONB Policy SCC9.07 'Help to support coastal management which promotes natural processes wherever possible and support initiatives with communities which consider the long term future of coastal areas ... as identified in the Shoreline Management Plan where they conserve or enhance the landscape character and natural beauty of the AONB.
- c. AONB Policy SCC9.08 'ensure that the conservation and enhancement of the special qualities of the AONB is fully taken into account in development proposal...Particular care should be taken to ensure that no development is permitted inside or outside the AONB, which would damage its natural beauty, character and special qualities
- d. AONB Policy SCC9.13 'Seek a reduction in landscape and visual impacts of tourism including better integration of existing holiday sites, visitor infrastructure, car parks and signage. Pay particular attention to increase in scale, massing and cumulative development in respect of local character in external works, landscaping, site design, and layout.

4.3 Cornwall and Devon World Heritage Site (WHS)

- 4.3.1 WHS status also has a key role to play in protecting landscape character around the settlement of Charlestown. The WHS is made up of 10 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.
- 4.3.2 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. In the context of Charlestown, the relevant attributes are 'Mine transport infrastructure' which covers ports and 'Mining settlements and social infrastructure'.
- 4.3.3 Area 8 of the WHS covers The Luxulyan Valley and Charlestown. The WHS Management Plan describes Charlestown as an '*exceptional port*' which was '*and important centre for copper export*' and is '*also the best preserved china clay and copper ore port of its period anywhere in the world*'.
- 4.3.4 Charlestown was built for Charles Rashleigh, one of the three local industrialists who each created a mineral harbour along this stretch of coastline in St Austell Bay. It also represents a rare example of a mineral port with its own defences as its approaches are overlooked by the Charlestown Battery; a crenellated walled enclosure still survives. The settlement is in the form of a ribbon that follows Charlestown Road down to the sea. Charlestown Iron Foundry (1825) and the site of the Charlestown House tin smelter (1834) lie higher up the hill to the east and west of Charlestown Road.
- 4.3.5 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.
- 4.3.6 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.



Extract from Historic mapping of 1875 to 1901

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

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

Section 5 – Edge of Settlement Assessments

5.1 Overview

- 5.1.1 The rural landscape which surrounds villages and hamlets makes a significant contribution to their character and distinctiveness. It is important to understand the contribution the landscape setting makes to the settlement's character in order that this can be valued and sustained in the future. This importantly includes the edge of the settlement, as the boundary zone with the landscape outside the settlement.
- 5.1.2 The Cornwall Local Plan makes clear the need for future development to conserve and enhance the character of Cornwall. This evidence base records the detail of the present edge of the settlements within the parish which can inform future development decisions

Policy 2 – Spatial Strategy

Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:

- a. *Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;*
- b. *Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;*
- c. *Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;*
- d. *Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.*

Policy 12 – Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

1. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:

- a. *character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation.*

Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and

b. layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space; and

c. movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections;

Policy 23 – Natural Environment

1. Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.

2. Cornish Landscapes Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value. In areas of undeveloped coast, outside main settlements, only development requiring a coastal location and that cannot be achieved elsewhere, will be acceptable.

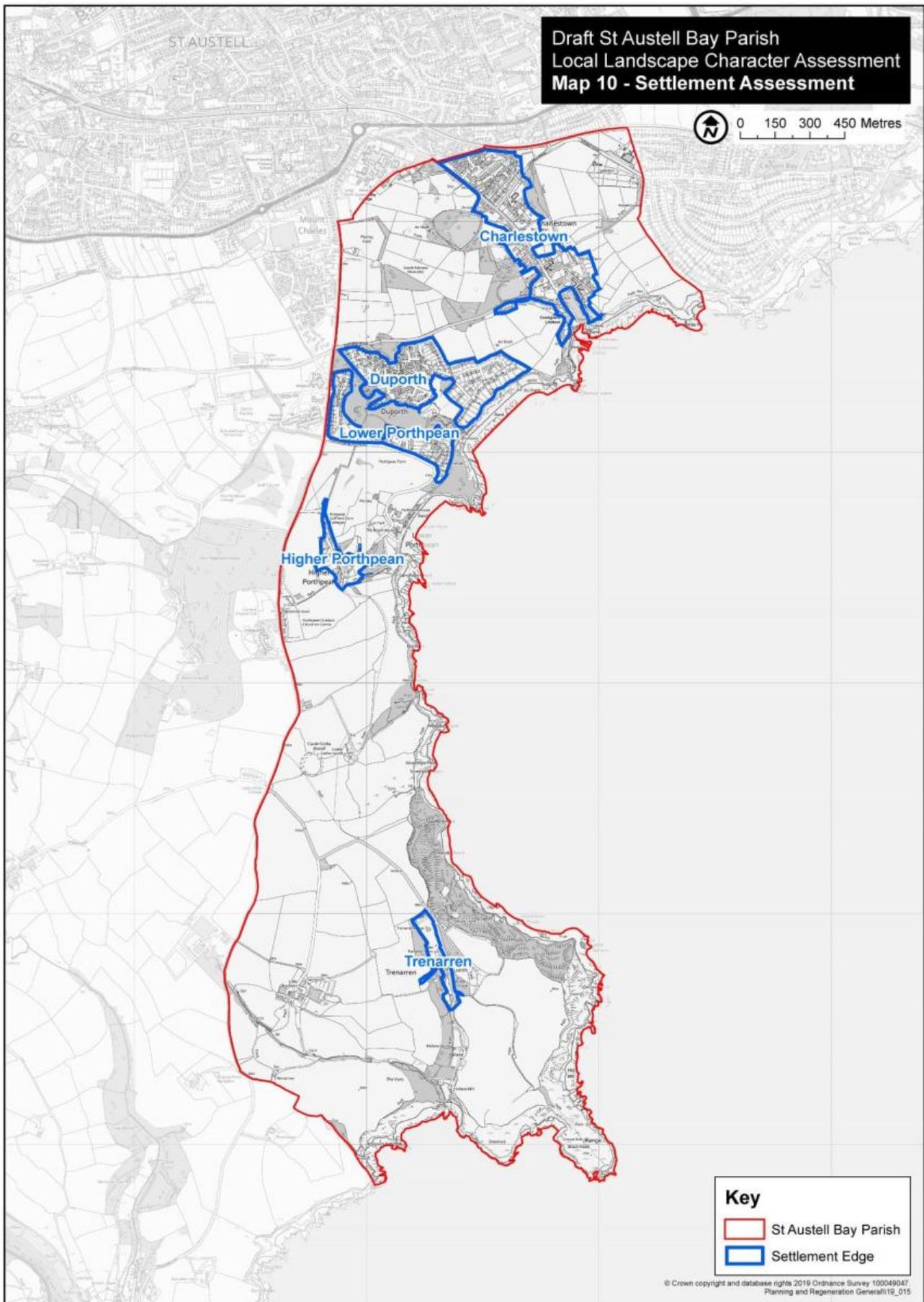
5.1.3 This assessment looks at the local landscape character and views out from, and back to the current built edge of the four villages within the Parish of St Austell Bay, to record how these settlements fit within the wider open countryside. Cornwall Local Plan states that:

*'Open countryside is defined as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape). The Plan seeks to ensure that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development'.
para 2.33*

5.1.4 This assessment looks at the present built edge of the 5 settlements, and this boundary may not mirror the proposed settlement edge within the Neighbourhood Development Plan.

5.1.5 The current edges of the following five settlements have been assessed:

- Charlestown
- Duporth
- Higher Porthpean
- Lower Porthpean
- Trenarren



5.2 Charlestown



5.2.1 This is a ribbon development surrounded by open farmland on three sides and the sea to the south. Charlestown Road, the main road through the village follows the shallow valley down to the sea. The village and port were developed by Charles Rashleigh (who gave the port its name) in the late eighteenth century from a clutch of houses located around Polmear. The village has a coherent overall character as eighty percent of the buildings were constructed in the period 1791 to 1800 to make a working port to service the expanding mines and china clay pits in the St Austell

area. Its historic significance and preservation over time has led to the village being designated as a World Heritage Site.

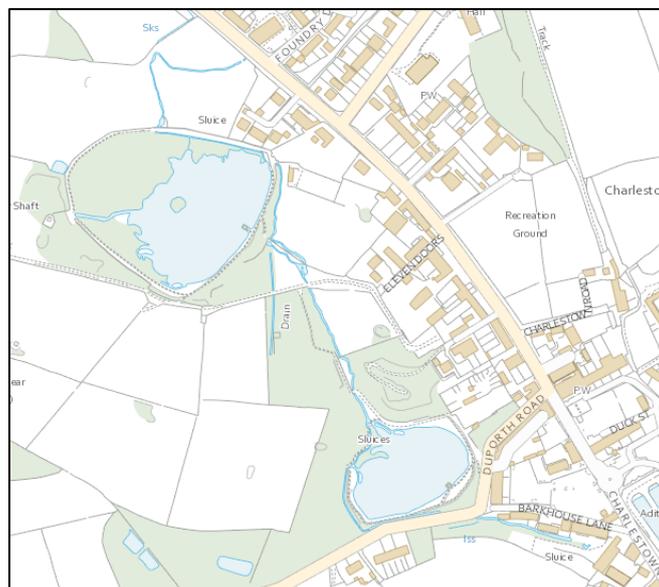
A photographic record of the edge of the settlement is provided in Appendix 2 and each viewpoint location is referenced on Map 11, Appendix 1. Further mapping related to the settlement can be found in Maps 11.1 to 11.4 – Appendix 1.

5.2.2 Topography and drainage

Charlestown's location has greatly influenced its development, where the built form is contained within a shallow valley sheltered by woodland to the east, all of which gives the village its unique character and strong sense of place.



On the western edge of the settlement can be found the streams, leats and ponds which once served the port and the china clay works within the village. There is presently no public access to this area. These water systems are of significant importance to the history of the village and also lie within the World Heritage Site designation.



5.2.3 Biodiversity

The village lies within a shallow sheltered valley which affords protection from the coastal elements. The settlement is surrounded by arable and pastoral farmland, where the highest biodiversity value is in the boundary hedges which remain part of the original field pattern. These hedges are now mature and of significant landscape and wildlife value.

Areas of woodland planted before 1870 now contain mature trees and are recognised as Biodiversity Action Plan Habitat. These woodlands are interconnected by the field boundary hedges, and the lack of light at night will make this an important area for bats and other wildlife to live and feed. The lack of human access will also have allowed the local wildlife and flora to flourish.

The southern settlement edges are more exposed to the coast, and here the vegetation and important habitats are associated with the field boundary hedges.



5.2.4 Land use and land cover

The land surrounding the village is predominantly pasture with limited arable use. The landscape setting of Charlestown is of great importance to the history and interpretation of the village as a World Heritage Site. There are known areas of Japanese Knotweed to the south of Barkhouse Lane and Duporth Road

5.2.5 Field and woodland pattern

The fields surrounding the village largely retain the historic field pattern shown on the 1875-1901 Historic mapping. Mature trees are very significant in the hedges and field boundaries to the west of the village within the Medieval field pattern, and in many locations these hedges connect directly to the settlement edge. The fields around the village are an average size of 1.5Ha



5.2.6 Public Access: Roads and Public Rights of Way

The road layout is a spinal pattern running down the valley floor from the north to the sea with subsidiary roads and tracks radiating out from it, and reflects the village's planned industrial history.

There are two principal footpaths which connect to the edge of the settlement from the higher ground to the east of the settlement, one being the South West Coast Path (SWCP) and the other footpath 429/26/1 (connecting the village with Crinnis Road and the cemetery). The different locations of these routes mean they are very different in character and public use.

The SWCP is open on the northern side to the pastoral fields and enclosed on the southern side by the scrub vegetation growing on and on the edge of the cliffs. The village is clearly visible below nestling in the bottom of the valley surrounded by trees. It is a heavily used route throughout the year, which is significantly affected by the weather and coastal exposure. Views out to sea are limited by the scrub vegetation.



Footpath 429/26/1 is very different in character lying in sheltered land with an intimate character with trees lining the boundaries. This footpath is shown on the 1875-1901 historic map as a track and is used by local residents for recreation and to connect the western edge of Carlyon Bay and the cemetery with the village. Views of the village from this route are not possible due to the boundary vegetation. The village becomes visible as you emerge from the trees behind Polmear Farm.

5.2.7 Historic features

- The whole of the present settlement edge falls within the Charlestown Conservation Area. For more detail refer to the 'Charlestown Conservation Area Character Appraisal and Management Plan' - 2013 prepared by the Historic Environment Service, Cornwall Council.
- The field pattern surrounding the settlement is of historic importance and part of the internationally important World Heritage Site. The village itself was described previously by English Heritage *'It is an exceptionally well preserved example of a late 18th and 19th century port, containing a fascinating range of buildings which manifest in its commercial, military and social history'⁵*
- Many of the buildings on the settlement edge are Listed Buildings with clearly defined domestic gardens.

5.2.8 Distinctive features

- Continuity of building form
- Mature trees within hedge boundaries and areas of mature woodland connecting directly to the settlement edge
- Imposing Grade II china clay dry chimney
- Clearly defined domestic gardens

⁵ 1995 Jeremy Lake, Inspector of Historic Buildings, English Heritage

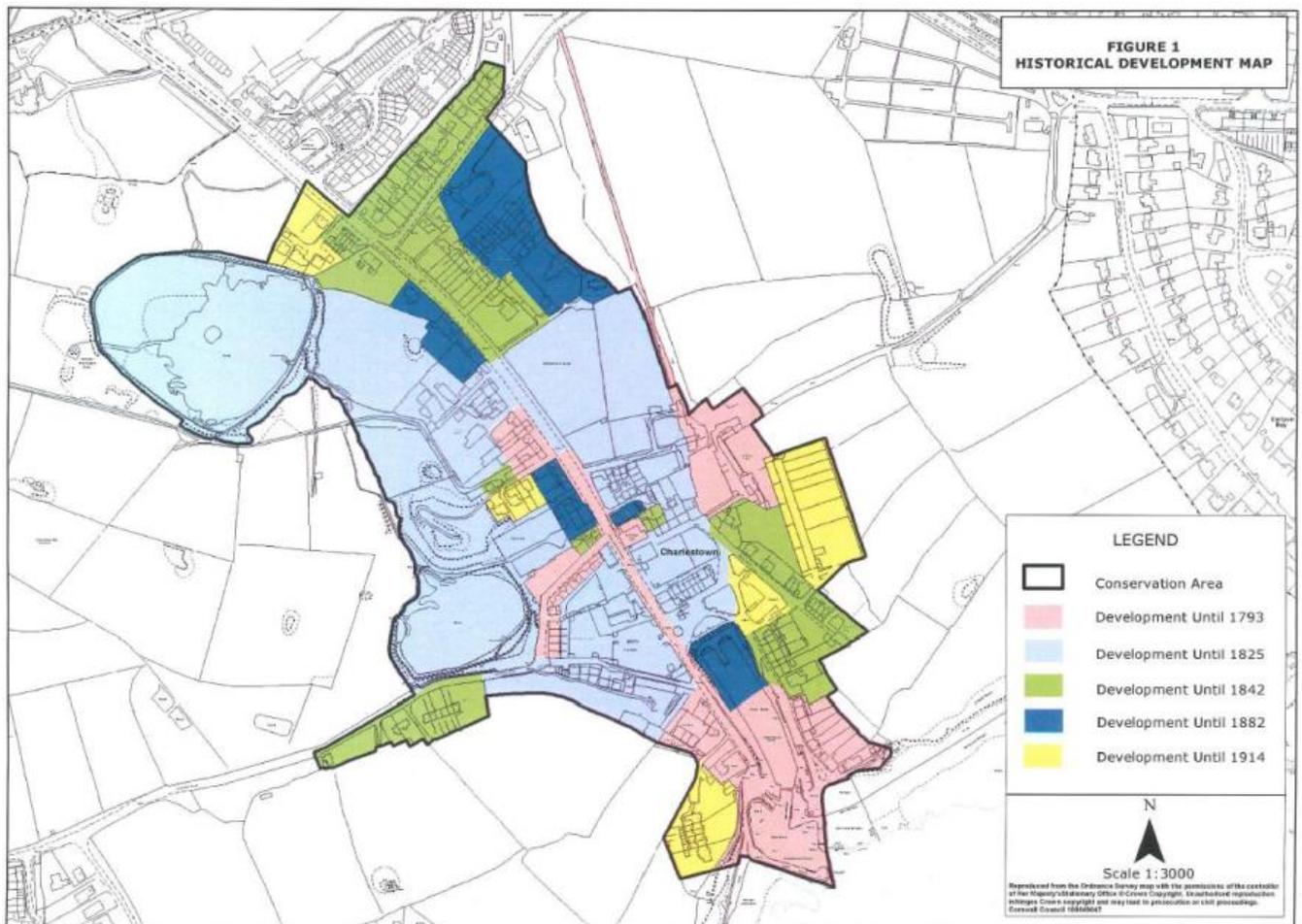
5.2.9 Aesthetic and sensory

The edges of the settlement are quiet and tranquil, where the topography and vegetation enclose the village. The western boundary is sheltered wooded and peaceful with an abundance of wildlife. The eastern boundary has less woodland but still an abundance of trees in the field boundary hedges. The experience changes as you move south towards the sea where the vegetation becomes more sparse, and heavily influenced by the coastal elements. On the southern boundary the primary influence is the sea where the harbour is very popular with visitors all year round, but particularly on good weather days and school holidays.

5.2.10 Development of the settlement

The settlement largely developed as a planned development in the late eighteenth century in an economic boom in the St Austell area, and overlies two medieval hamlets of Lower and Higher Polmear. The fact that the village was owned by two consecutive landowners until 1986 has controlled and limited modern development within and on the edges of the village.

For further detail refer to the Charlestown Conservation Areas Character Appraisal and Management Plan, 2013, and the Charlestown Village Design Statement.



Extract from the Charlestown Conservation Areas Character Appraisal and Management Plan, 2013

5.2.11 Character of the present edge of the settlement

The edge of the settlement is clearly defined, closely contained within green fields classed as Grade 3 where mature trees are found within the boundary hedges interconnected to areas of woodland, particularly on the western edge of the settlement.

The density of the built form varies, predominantly terraces in the southern village and as you move to the north the pattern becomes more dense, particularly in the north in the modern development on the site of the original Iron Foundry. There has been minimal modern development in the south of the village below Church Road. Properties are two storeys with an occasional building reaching three storeys. These buildings act as a focal point in the street scene.

As you approach the village along Church Road the impression is of a leafy street with workers cottages set in sizable plots of land with gardens to the front and back, and detached houses set within their own grounds. Where properties meet the rural farmland, hedges are a characteristic boundary, planted with mixed native species. Older domestic properties have large gardens located either to the front or the rear but seldom both. The eastern boundary of the settlement is made up of a large number of Listed Buildings where there has been no further expansion of modern development.



The cottages on the eastern edge still retain the outbuildings built into the rising ground. These privvies, outhouses, and wash houses are unusual as they are built into the rising ground and have changed little since they were built which is a rare feature of character still surviving in a Cornish village.

Approaching from Duporth Road down into the valley the character is more rural with woodland areas and extensive tree cover creating a strong sense of enclosure. The approach is characterised by terraces of houses which increase in length and lose the long front gardens as you reach the settlement edge. The houses on the outer edge of the settlement on Duporth Road have no front gardens and directly front onto the highway.

5.2.12 Relationship of the settlement to other development in the area

The rural countryside 'setting' of the village is important to retain its character and discrete identity, despite the close proximity to St Austell. The National Planning Policy Framework (NPPF) defines 'setting' as '*the surroundings in which a heritage asset is experienced*'. In the case of Charlestown the village is experienced from within and from the surrounding land and sea. The fields to the east and west are part of its semi-rural character and separate the village from Carlyon Bay (east) and Duporth (west) allowing Charlestown to retain its own historic identity. Setting does not have a fixed distance and can be affected by development at a distance which intrudes onto the skyline in views both from within and without the village.



There is a feeling of encroachment of this rural setting through the introduction of housing over the ridge from Carlyon Bay, and any further increase in the building scale along this boundary will be detrimental to the setting of the village.



There is also to the potential for further encroachment from the south from Duporth where the settlement has developed beyond the ridge of the shallow valley which encloses the rest of the houses, and development now stretches down the north facing slope. It will be important to retain the undeveloped farmland between these settlements.

5.2.13 Visual prominence of the present edge of the settlement

The present location of the village in the shallow valley surrounded by woodland and tree lined Cornish hedges limits the visual prominence of the whole settlement edge from the South West Coast Path and footpaths 429/26/1 (north east to the cemetery) 428/12/1 to the south of Penrice College, as well as from the approach on Duporth Road. The combination of the rising topography and the scale and massing of the buildings on the old Foundry site have increased the prominence of the northern area of the village.

Building scale in the older southern area of the village south of the Methodist Chapel is of predominantly two storey buildings which all sit on or below the 25m OD contour line.

Any further growth of the village to the east or west further up the sides of the shallow valley will have a significant impact on the visual prominence of the village

5.2.14 Important views

There is a connection through the village with the enclosing topography and views down to the sea.

The South West Coast Path on the boundary of the parish to the north east is on elevated land, where the relationship of the village with the topography and extensive tree growth extending out from the village is clearly visible.

The harbour and southern area of the village is clearly visible from Black Head

The spire of St Paul's Church in the upper village and the Lovering China Clay Dry chimney in the lower village are visually prominent features, both dominating the view above the tree line

5.2.15 Key characteristics

- The rural, undeveloped setting of the village, which when viewed from the sea and coast path can be appreciated as a distinct and separate settlement, but still related to St Austell.
- A lack of development on the fringes of the settlement which postdate the mid nineteenth century.
- The mature trees within the field hedge boundaries

5.2.16 Opportunities and future development considerations

- Charlestown forms part of the Cornwall and West Devon Mining World Heritage Site (WHS) and has been inscribed because of its 'Outstanding Universal Value' under the 1972 Convention for the Protection of the World Cultural and Natural Heritage. The protection of the physical attributes for which the area was inscribed should be a key consideration in future development management decisions. Planning policies in the WHS Site Management Plan are a key material consideration when determining development management applications in a WHS.
- Development should retain the discrete nature and identity of the village preserving the undeveloped fields to the east and west which are considered the setting of the village. The National Planning Policy Framework (NPPF) defines setting as 'the surroundings in which a heritage asset is experienced'.
- Avoid development which fails to respect and enhance the special character of the Conservation Area. Any development should integrate with the present historic village, whose authentic character lies in the fact that it was a planned village built in a relatively short period of time, with limited land ownership until relatively recently. This completeness of built character makes incremental loss of traditional architectural features significant.
- Avoid increasing the scale of the fields surrounding the village by the removal of Cornish hedge boundaries.
- Positively manage trees looking at their present value in the settlement and to the future to ensure a canopy cover is maintained.
- Consider the importance of trees to landscape character and the significant benefit they provide in combatting climate change and providing ecosystem services.
- New development should give high priority to protecting and enhancing external views of the settlement, and not detracting from the historic intact character.
- Future development must consider the potential for coastal erosion
- There is an opportunity to create access to the ponds and leats to the west of the village and to explain their role in the history of the village.

Further valuable detail on the character, historical development and importance of the village can be found in the

- Charlestown Conservation Area Character Appraisal and Management Plan 2013 prepared by the Historic Environment Service, Cornwall Council.
- Charlestown Village Design Statement

Also refer to the following documents for guidance on the setting of the World Heritage Site

- Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018
- Historic England – Setting of Heritage Assets

5.3 Duporth

Duporth is a settlement which has developed to the west of the site of an old holiday park from the 1930s. The settlement sits on the northern side of a shallow east facing valley, whose lower slopes are covered by mixed broadleaf and coniferous woodland recognised as Biodiversity Action Plan habitat.

A photographic record of the edge of the settlement is provided in Appendix 2 and each viewpoint location is referenced on Map 12, Appendix 1. Further mapping related to the settlement can be found in Maps 12.1 to 12.4 Appendix 1.



5.3.1 Topography and drainage

The settlement sits on the northern and southern sides of a shallow east facing valley. This topography of valleys set within undulating coastal hinterland is characteristic of this section of the coast. The land on either side of this valley is also rising from the cliff edge to the west. This means the northern side of the settlement rises from 40m to 70m OD and the southern edge from 40m to 80m OD. The western settlement boundary lies on the highest land in the parish at approximately 80m OD, and is part of the coastal plateau. The gardens of the properties on the southern boundary are only separated from the low cliff edge by the South West Coast Path.

The northern side of the settlement has also developed beyond the ridge of this shallow valley and development now stretches down the north facing slope.

A stream leaves the southern boundary and flows onto Duporth Beach.



5.3.2 Biodiversity

The northern boundary is the richest habitat for wildlife. Here woodland varies the settlement edge stopping it from continually fronting onto Duporth Road. Field boundaries with mature hedges trees of over 6m in height (Map 9 – Appendix 1) come right up to the boundary connecting the settlement edge with the wider rural farmland to the north. This boundary is also punctuated by areas of broadleaf woodland. These areas of woodland and Cornish hedge field boundaries have changed little since the 1875-1901 historic mapping creating a habitat which has developed over more than 100 years, which will have a very rich species diversity of flora and fauna. These trees on the northern boundary are covered by the Duporth Holiday Park 'area' Tree Preservation Order 1972 which recognises their high amenity value. This 'area' TPO also stretches onto the western and southern settlement boundaries. The value of these hedges and woodland is recognised as these areas are designated as Biodiversity Action Plan habitats for broadleaf woodland.



5.3.5 Public Access: Roads and Public Rights of Way

The settlement is bounded on the north by Duporth Road which has a rural intimate enclosed character created by the mature trees on both sides of the narrow road.



The South West Coast Path (route 429/16/8) runs along the eastern settlement boundary and is a very heavily used route by locals and visitors

to access the beach, Charlestown to the north, Porthpean to the south and the wider Cornish coast.

5.3.6 Historic features

The Clock Tower is Grade 2 listed. There are two brick built holiday chalets which are on our non-designated assets list.

5.3.7 Distinctive features

- By far the most distinctive features on the settlement are the mature trees in the hedges and the woodland on Duporth Road.
- The topography has a significant influence on the integration of development in the landscape

5.3.8 Aesthetic and sensory

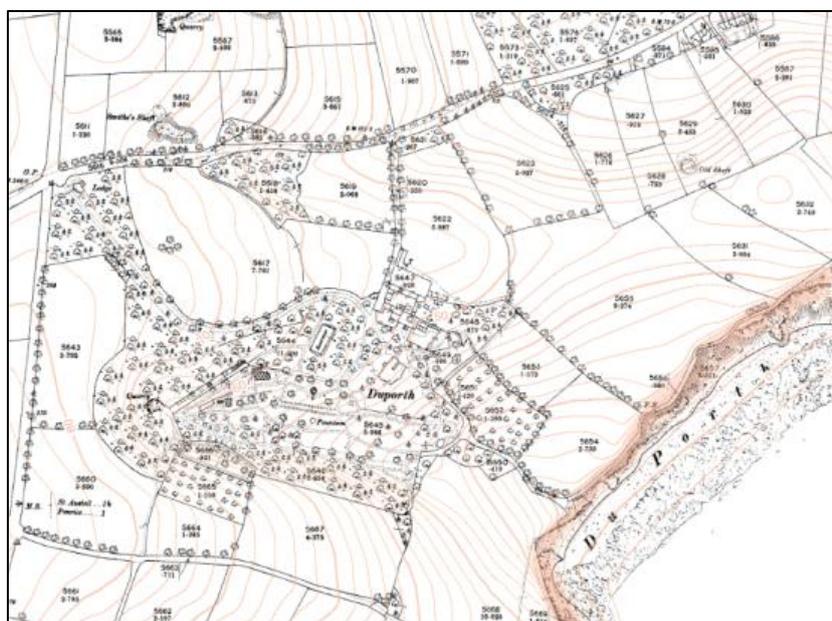
The mature trees creating an almost continuous canopy cover over Duporth Road on the northern border create an intimate and enclosed character of a road in the countryside rather than one on the northern edge of a settlement. On this boundary the rural landscape comes right to the doorstep of the settlement boundary and the built form of Duporth boundary does not intrude onto this rural character.

The southern boundary is quiet and peaceful created by the dense mature woodland which runs down to the bottom of the valley and up the other side to the south. The character of the eastern boundary is more exposed and open and more directly influenced by the coast.

5.3.9 Development of the settlement

The area of Duporth was originally part of the estate of Charles Rasheigh, and the settlement of Duporth has developed since the 1930s on the site of the original Duporth Holiday Park. The Grade II Listed House was finally demolished in the 1980s having reached a state of disrepair.

This was an extensively wooded area planted before 1875 (refer to Map 12.3 Appendix 1) where now only the woodland in the lower area of the valley, and a small area to the north remains. The residential properties of Duporth were constructed after the 1950s with the most recent development is of the north western settlement hedge where houses have been constructed since 2000



5.3.10 Character of the present edge of the settlement

The settlement is bounded on north by Duporth Road which has a rural intimate enclosed character created by the mature trees on both sides of the narrow road which meet to create a natural tree tunnel. The character retains and reflects the rural farmland to the north rather than the developed estate to the south. Here the housing development to the settlement edge successfully integrates with the wooded character of the highway. The width of the road varies and passing places have been constructed to allow two way traffic in the narrower sections. Due to the width of the highway, there is no pavement below Manor Farm Road and here the highway has been painted to indicate pedestrian access. Uphill from Manor Farm Road a pavement has been constructed on the southern side and the road is lit by street lights. The road also has yellow parking restrictions on both sides of the road.

The northern boundary vegetation is important and its value is demonstrated in the fact that it is protected by an area Tree Preservation Order. The edges of the settlement are clearly defined either by road or mature hedge boundaries to the open farmland. Away from Duporth Road on the northern edge, rear garden boundaries form a continual line of development enclosed by original hedge boundaries containing a number of large and valuable trees.



To the east the properties are detached two storey properties which have long rear gardens which extend to the South West Coast path which runs along the back of Duporth Beach



The western and northern edges are predominantly two storey properties of higher density than on the eastern edge, with multi storey apartment blocks along the south western edge utilising the changes in topography.



The apartment blocks have been built very close to the edge of the retained woodland and this in turn has had an impact on the levels of light on the south facing façades.



Overall the prominence of the built form of the settlement edge is increased by the rising topography, and buildings which extend vertically for more than two storeys.

5.3.11 Relationship of the settlement to other development in the area

The settlement has developed post 1950 beyond the ridge of the shallow valley which encloses the rest of the houses, and development now stretches down the north facing slope. This development is encroaching into the rural landscape which is the important landscape setting for the World Heritage Site, separating Charlestown from Duporth. It will be important to retain this undeveloped farmland between these settlements.



The woodland in the lower valley separates Duporth from Lower Porthpean and this undeveloped land is of importance in retaining the distinct character of the two settlements.

5.3.12 Visual prominence of the present edge of the settlement

As the north eastern boundary of the settlement has now extended beyond the ridge of the shallow valley which encloses the rest of the houses, this edge has now become more visually prominent when viewed from the landscape to the north east, and particularly from the South West Coast Path.



5.3.13 Important views

The northern eastern and south western settlement edges are visually prominent from the South West Coast Path at close quarters and from a distance.

There are no specific focussed views to landmarks or to the coast from the settlement edge. Vegetation and topography limit wider views from many positions around the settlement edge.

5.3.14 Key characteristics

- Mature trees on the northern settlement edge creating an enclosed intimate character. Also an important connection from these trees to the trees within the centre of the settlement in the lower areas of the shallow valley.
- Two storey properties
- Development which retains original hedge boundaries
- Development which has begun to creep out of the shallow valley and have an influence on the character of the wider landscape, and undeveloped views of this coastal landscape.

5.3.15 Opportunities and future development considerations

- Site and design development to complement and enhance the character of the settlement's rural setting
- Avoid any further coalescence of Duporth with Charlestown or Lower Porthpean

- Prevent development sprawl out of the sheltered valley and out into the wider rural landscape
- Ensure development is appropriate in terms of form, scale, mass, and building materials/finishes/colour
- Avoid large scale solid mass development which dominates the skyline
- Retain existing hedge boundaries and encourage tree growth within them, and avoid Cornish hedges as rear garden boundaries
- Consider the importance of trees to landscape character and the significant benefit they provide in combatting climate change and providing ecosystem services
- Ensure development allows adequate buffers to retained hedges, particularly those which contain mature trees
- Retain natural corridors within development which link to the wider rural landscape
- Avoid development which through redevelopment or extension significantly increases the footprint or volume of a property within a plot
- Retain and enhance the South West Coast Path whilst maintaining sufficient open space inland to accommodate the potential need to realign the path as the coast naturally erodes
- Avoid street lighting on elevated land which would be visually prominent from the wider landscape

5.4 Higher Porthpean

This is an old hamlet where the core is shown on the historic tithe maps which predate the 1875-1901 historic map.

A photographic record of the edge of the settlement is provided in Appendix 2 and each viewpoint location is referenced on Map 13, Appendix 1. Further mapping related to the settlement can be found in Maps 13.1 to 13.4 Appendix 1.



Extract from the Tithe mapping (from the 1840s) for the parish

5.4.1 Topography and drainage

The hamlet lies within the coastal hinterland, a landscape gently sloping to the east and the sea. The lower area of the hamlet sits at the head of a separate valley running down to the coast. The ground level of the upper area of the hamlet sits between 70 and 80m OD, where the western edge of Duporth on the highest land sits at 80m OD.

A stream breaks the surface at the head of the valley in the south east of the hamlet and flows down to the beach south of 'Breakers'

5.4.2 Biodiversity

The landscape to the north and west of the hamlet is a golf course where the closely managed grass will have a greatly reduced wildlife value. Here the remaining hedges and trees are of greater wildlife value. To the south and part of the east there are arable and pastoral fields where the wildlife value again is in the field boundary hedges which are shown on the 1875 to 1901 historic mapping and will due to their age and vegetation support a rich and diverse flora and fauna. The woodland on the eastern boundary has developed over the last 100 years.

The land is classed as Grade 3 land.

5.4.3 Land use and land cover

The settlement is surrounded by arable farmland a golf course and small areas of woodland associated with more sheltered land.

5.4.4 Field and woodland pattern



The fields surrounding the settlement have changed over the last 100 years where changes in farming practice and the construction of a golf course have removed hedges and increased field sizes. The broadleaf woodland on the eastern boundary has developed over the last 100 years and lies in part in the shelter of the coastal valley. Hedges are predominantly 2-3m in height with larger tree growth in sheltered areas

5.4.5 Public Access : Roads and Public Rights of Way

This hamlet has been built as a linear development along the southern section of Porthpean Beach Road. There are no pavements and residential boundary walls meet the edge of the highway. There are also no street lights, but overhead cables are present.

Public footpaths and a bridle way leave the northern and southern boundaries of the hamlet and connect into a wider network of public access in the wider landscape to the east and north west.

5.4.6 Historic features

- St Levan's Church and four other residential properties are Grade II listed and form the historic core of the hamlet.



5.4.7 Distinctive features



St Levan's Church and four other residential properties are Grade II listed and form the historic core of the hamlet creating a distinct settlement character.

Overhead power cables

Original telephone box converted to house a defibrillator

5.4.8 Aesthetic and sensory

The hamlet lies within the coastal hinterland and has a direct influence from the coast. It is a very peaceful and tranquil settlement where cars are forced to drive slowly through due to the scale of the highway. The position of the village on a slope rising from the sea means that the experience of the edge of the settlement is affected by the weather and changes through the seasons.

5.4.9 Development of the settlement

This was originally a linear settlement dating back before the 1875 historic mapping. Subsequently only a small number of residential properties have been built around the outer edges of the historic core.

5.4.10 Character of the present edge of the settlement

Overall the settlement does not have a solid hard development edge as it is a linear development where properties have varying sizes of building plot. There is a greater concentration of buildings around the southern end of the hamlet around the historic core.

Rear garden boundaries retain the historic field pattern and this integrates the wider rural landscape into the hamlet.



5.4.11 Relationship of the settlement to other development in the area

The northern area of the hamlet is separated from the southern edge of Duport by less than 380m across the golf course. This area of natural undeveloped land is important in separating these two settlements and retaining their separate identity.

5.4.12 Visual prominence of the present edge of the settlement

As the settlement lies on rising ground where mature tree cover is more limited the hamlet is visible in the coastal view. However the use of stone

and natural building materials integrates the houses into the coastal hinterland landscape character.

5.4.13 Important views

The coast is visible from properties on the eastern settlement edge, and from the properties on the higher ground to the west, vegetation on the coast limits views also.

There are no key views from a specific vantage point

5.4.14 Key characteristics

- Visual prominence of settlement from the north east due the topography.
- Two storey properties
- Limited modern development which reflects the character of the historic core of the hamlet.

5.4.15 Opportunities and future development considerations

- Site and design development to complement and enhance the character of the settlement taking a design lead from the unique characteristics of the historic hamlet.
- The southern area of the hamlet is predominantly concentrated within 10m change of level on the rising ground. Avoid development above the 68m OD contour in the southern area of the hamlet.
- Due to the nature of the topography, field pattern and lack of large trees, further development to the west of the hamlet will have a significant visual impact when viewed from the surrounding landscape.
- Ensure development is appropriate in terms of form, scale and mass
- New development should use natural construction materials and avoid coloured render to integrate with the existing hamlet and the local landscape.
- Avoid development which through redevelopment or extension significantly increases the footprint or volume of a property within a plot
- Where possible create new links or enhance existing to reconnect fragmented areas of natural vegetation.
- Consider the importance of trees to landscape character and the significant benefit they provide in combatting climate change and providing ecosystem services
- Maintain dark skies and closely manage external lighting, both on private properties and on roads and public spaces
- Manage traffic and parking to ensure access is maintained.

5.5 Lower Porthpean

Lower Porthpean is a settlement which has developed around the site of an old holiday park from the 1930s. The settlement sits on the southern side of a shallow east facing valley, whose lower slopes are covered by mixed broadleaf and coniferous woodland recognised as Biodiversity Action Plan habitat.

A photographic record of the edge of the settlement is provided in Appendix 2 and each viewpoint location is referenced on Map 14, Appendix 1. Further mapping related to the settlement can be found in Maps 14.1 to 14.4 Appendix 1.



5.5.1 Topography and drainage

The settlement sits on the southern side of a shallow east facing valley. The undulating coastal hinterland with valleys set within is characteristic of this section of the coast. The land on either side of this valley is also rising from the cliff edge to the west from 40m to 80m OD. The western settlement boundary on Porthpean Road lies on the highest land in the parish at approximately 80m OD, and is part of the coastal plateau landscape type. The gardens of the properties on the eastern boundary are only separated from the low cliff edge by the South West Coast Path. The northern edge of the settlement flows down the valley side

A stream runs east to Duporth beach on the north eastern boundary.



5.5.2 Biodiversity

The northern boundary is the richest habitat for wildlife where the settlement edge meets the mature woodland. Here the woodland varies the settlement edge stopping it from forming a continuous straight edge. This woodland has further developed, but was present on the 1875-1901 historic mapping, and is designated as a Biodiversity Action Plan habitat for woodland and protected by the Duporth Holiday Park 'area' Tree Preservation Order 1972 which recognises the trees' high amenity value.

The southern boundary is more open and contains few trees, where a low Cornish hedge separates the houses on Porthpean Beach Road from the golf course. This is an old hedge boundary and will have a greater wildlife value than the highly maintained grass cover of the golf course.



The eastern boundary is part of the coastal strip of scrub vegetation which runs along the whole of the coast. The continuous habitat along this edge will support a rich variety of wildlife and act as a foraging route for many species to the north and south. The vegetation is also of importance in assisting in the stabilisation of the cliff edge.

Along the western boundary the residential properties are set back from Porthpean Road by hedges largely of native species where the trees within the hedges increase in number and scale as you move to the south acting as a transition between the urban area to the north and the rural countryside to the south of Porthpean Beach Road.

5.5.3 Land use and land cover

The settlement edge is bounded on three sides by roads, and the southern edge by the South West Coast Path above the low cliffs. To the north the beyond Duporth Road the land cover is rural farmland used mainly for pasture. To the south beyond Porthpean Beach Road is a golf course. To the west beyond Porthpean Road is Penrice Hospital and Hospice. An area of Japanese Knotweed has been surveyed on the eastern boundary.

5.5.4 Field and woodland pattern

The areas of woodland planted before 1875 are still present. The age of this woodland will mean they are rich in wildlife species and types of habitat. The trees are all covered by an area Tree Preservation Order, Duporth Holiday Park 1972. On the southern boundary all historic field boundaries have been removed to construct the golf course, and the hedge along Porthpean Beach Road is more closely managed and contains a few small trees.

5.5.5 Public Access: Roads and Public Rights of Way

The settlement is bounded on two sides by roads:

- south, Porthpean Beach Road the lack of trees in the closely managed hedge to the south, and the absence of Cornish hedge field boundaries over the golf course creates a very open character with a much greater coastal influence.
- west, Porthpean Road acts as a transition from the urban character to the north through to the rural character to the south of Porthpean Beach Road.

There are three Public Rights of way which meet the settlement edge

- the South West Coast Path runs along the eastern settlement boundary and is a very heavily used route by locals and visitors to access the beach, Charlestown to the north, and the wider Cornish coast.



- Bridleway 427/14/2 connects the western edge with the wider inland rights of way network to the west.

- Bridleway 429/12/2 leaves the settlement edge on the southern boundary and connects with the minor road to Higher Porthpean and a wider network of routes to the west.

5.5.6 Historic features

None noted

5.5.7 Distinctive features

- The mature trees in the woodland to the north.
- The topography means that the southern properties of the settlement are visible from the rural landscape to the south.

5.5.8 Aesthetic and sensory

The northern boundary is quiet and tranquil due to the topography and the mature woodland. Seasonal change through autumn colours, leafless broadleaf trees in winter, and spring flowers particularly on the northern and eastern boundaries.

Although still a quiet and peaceful southern boundary, the character is more exposed and open and more directly influenced by the coast.

The western boundary is a busy road with access to the hospital and hospice. Its character becomes more rural and quieter south of Porthpean Beach Road.

5.5.9 Development of the settlement

The settlement has developed since the 1930s. This was an extensively wooded area planted before 1875 (refer to Map 12.3 Appendix 1) where now only the woodland in the lower area of the valley, and a small area to the north remains. The first residential properties were constructed off Porthpean Beach Road in the late 1920s.

5.5.10 Character of the present edge of the settlement

The edges of the settlement are clearly defined either by roads or woodland. The character of the northern edge is one of protected mature broadleaf and coniferous woodland, and a developing wood on the eastern boundary on the small headland to the south of Duporth Beach.

On the southern boundary large detached houses are set within large building plots. There are no listed or important buildings which form part of the settlement edge.

The settlement is bounded on two sides by roads to the south and west:

- Porthpean Beach Road (south) the limited number of trees in the closely managed hedge to the south, and the absence of Cornish hedge field boundaries over the golf course creates an open character with a much greater coastal influence. The houses along this southern settlement edge are far more exposed than on the northern boundary, with closely managed hedges and boundary walls and fences. This is a narrow road with passing places to create two way traffic, a pavement to the settlement boundary on one side only, overhead cables, street lights and double yellow lines.



- Porthpean Road (west) acts as a transition from the urban character to the north through to the rural character to the south of Porthpean Beach Road. Here the houses are set back from the highway behind predominantly native hedges where the tree growth increases as you move south.



5.5.11 Relationship of the settlement to other development in the area

The protected broadleaf and coniferous woodland in the lower levels of the valley to the north is all that separates Lower Porthpean from Duporth.

Higher Porthpean is located to the southern side of the golf course which meets Porthpean Beach Road. The golf course separates the southern boundary of the settlement from Higher Porthpean, and this undeveloped land is of importance in retaining the distinct character of the two settlements. There is no perception of a connection between Lower and Higher Porthpean in the present built form.

The character of the western settlement edge reflects the more developed character of the northern section of Porthpean Road, whilst showing a transition of character as you move south to one which is rural as you move past the junction with Porthpean Beach Road.

5.5.12 Visual prominence of the present edge of the settlement

The northern boundary is screened by the protected woodland, however the eastern boundary lies on rising ground and is visually prominent in views from the South West Coast Path to the north east.

The open nature of the southern boundary means that the large detached houses on Porthpean Beach Road form a prominent edge when viewed from the landscape to the south and particularly from the South West Coast Path



The visual prominence of the built settlement edge on the western boundary is greatly reduced by the housing being set back from the highway and screened by a natural hedge. The character of this boundary becomes increasingly rural in character as you move south along Porthpean Road.

5.5.13 Important views

The southern and eastern settlement edges are visually prominent from the South West Coast Path, and the wider coastal hinterland to the north east and south.

There are no specific focussed views to landmarks or to the coast from the settlement edge. Vegetation and topography limit wider views from the northern edge.

5.5.14 Key characteristics

- Mature trees on the northern boundary creating an enclosed intimate character. Also an important connection of these trees to the wider inland rural landscape and the coastal strip of tree and scrub vegetation.
- Two storey properties
- Development which has begun to creep out of the shallow valley and have an influence on the character of the wider landscape, and undeveloped views of this coastal landscape.

5.5.15 Opportunities and future development considerations

- Site and design development to complement and enhance the character of the settlement's rural setting
- Avoid coalescence with Duporth or Higher Porthpean
- Prevent development sprawl out of the sheltered valley and out into the wider rural landscape
- Ensure development is appropriate in terms of form, scale, mass, and building materials/finishes/colour
- Avoid large scale solid mass development which dominates the skyline
- Retain existing hedge boundaries and encourage tree growth within them, and avoid Cornish hedges as rear garden boundaries
- Ensure development allows adequate buffers to retained hedges, particularly those which contain mature trees
- Consider the importance of trees to landscape character and the significant benefit they provide in combatting climate change and providing ecosystem services
- Retain natural corridors within development which link to the wider rural landscape.
- Avoid development which through redevelopment or extension significantly increases the footprint or volume of a property within a plot
- Avoid street lighting on elevated land which would be visually prominent from the wider landscape
- Retain and enhance the South West Coast Path whilst maintaining sufficient open space inland to accommodate the potential need to realign the path as the coast naturally erodes

5.6 Trenarren

This is a secluded and peaceful hamlet tucked away in a steep sided valley which has changed little over the last 150 years. The hamlet lies within the South Coast – Central section of the Cornwall Area Of Outstanding Natural Beauty, and A.L. Rowse the writer and historian lived in his retirement in Trenarren House.

A photographic record of the edge of the settlement is provided in Appendix 2 and each viewpoint location is referenced on Map 14, Appendix 1. Further mapping related to the settlement can be found in Maps 14.1 to 14.4 Appendix 1.



5.6.1 Topography and drainage

The settlement lies within one of the steep sided valleys which are found cutting up into the coastal hinterland along this stretch of the coast. The valley rises from sea level in the south up to 90m OD at the head of the valley at Trenarren House, and the valley sides are also steep.

A stream comes to the surface south of Bosvarth and flows down the valley to the beach.

5.6.2 Biodiversity

The settlement is surrounded by pastoral and arable farmland which is classed as Grade 2 farmland. The woodland within the valley is all a Biodiversity Action Plan habitat, and the woodland to the south western boundary is a County Wildlife Site. The shelter provided by the valley has created a localised microclimate where trees and ornamental garden

plants thrive. The settlement does not have a distinct edge which means the natural vegetation is woven through making direct connections out into the wider rural landscape.

5.6.3 Land use and land cover

The land around the settlement is Grade 3 farmland or predominantly pasture.

5.6.4 Field and woodland pattern



Broadleaf woodland surrounds and is within the settlement boundary. Referring to the 1875-1901 historic mapping (Map 14.3 - Appendix 1). Only limited areas of woodland existed at the turn of the 20th century. At this time there were a greater number of field boundaries which were shown to contain large trees, and it is these fields which have now become woodland.

The 1875-1901 mapping also shows a much smaller scale of field pattern in the farmland around the settlement. Modern farming practices have led to an increase in the scale of fields and the removal of a number of hedges to increase productivity.

Where once field sizes were less than a hectare, they are now approximately 4 hectares.

5.6.5 Public Access: Roads and Public Rights of Way

There is one rural narrow winding lane which connects the hamlet with Porthpean Road. Here the hedge boundaries meet the highway edge, with no road markings, street lights or pavements. The hedges to either side of

the road are closely managed by the coastal exposure and farming practices. As the road meets the village the shelter from the valley affords protection and the tree cover increases. This single track tarmac road winds down through the hamlet.

A number of footpaths and bridleways lead off from the settlement edge, creating circular routes, and connecting to the wider landscape to the west and the South West Coast Path to the east and south. The coastal walk is very popular with locals and visitors and has also been published as a walk on the Cornwall in Focus web site Trenarren to Carlyon Bay <http://www.cornwallinfofocus.co.uk/walking/hallane.php>



5.6.6 Historic features

- Trenarren House is a Grade II listed property lying at the head of the valley.
- The houses within the village all predate the turn of the 20th century with very little modern influence.
- Fish cellars at Hallane Cove

5.6.7 Distinctive features

- the steep sided topography of the valley and the shelter which it provides
- the lack of modern development which does not reflect the inherent character of the hamlet, the feeling of being lost in time
- the broadleaf woodland around and through the settlement
- peace and tranquillity
- ornamental stone work in the old Cornish hedges

5.6.8 Aesthetic and sensory

The hamlet is secluded and has a feeling of being cut off and separate to the modern world less than 3km away. The trees and the topography create an intimate character in the spring and summer when the trees are in leaf, which changes through the seasons. These trees also screen the sea and remove a direct association with the coast.

The high quality of this landscape is recognised in its designation as an Area of Outstanding Natural Beauty.

5.6.9 Development of the settlement

The settlement has changed little since the historic mapping of 1875-1901. The only modern development is the erection of three garages and a farm building beyond Little Trenarren Farm.



5.6.10 Character of the present edge of the settlement

Overall the settlement does not have a solid hard edge of development. The edge meanders where the houses have been built, stepped into the contours of the valley. The settlement has historically been very successfully integrated into the local topography and shelter has grown on from hedge trees to woodland. This can be clearly seen looking at the settlement from the South West Coast Path to the south east.

The houses are two storey and tend to increase in scale as you move higher up the valley. There does not appear to be any properties which have been built since the beginning of the 20th century. Planning permission was granted in 2015 to convert an existing farm building into a residential property beyond Little Trenarren Farm. Basic structural safety work has taken place but no further construction is apparent at the time of preparing this assessment.

5.6.11 Relationship of the settlement to other development in the area

The location of the hamlet down in a sheltered valley means it has no relationship to any other built development in the area. The density of buildings allows the built form to be contained within the valley and no buildings are visible from the surrounding landscape, apart from the South West Coast Path. However when the hamlet is visible, it is not possible to see any other buildings in the local landscape.

5.6.12 Visual prominence of the present edge of the settlement

The settlement is only visible from a short section of the South West Coast Path to the west of Black Head. Visibility is limited by the topography and the surrounding woodland.

5.6.13 Important views

A key view is from Trenarren House. This house was built to command the view down the valley below.

5.6.14 Key characteristics

- Wooded slopes to a steep sided valley
- Secluded and tranquil with an intimate character
- Minimal modern development within historic houses which have been constructed to integrate with the local topography.

5.6.15 Opportunities and future development considerations

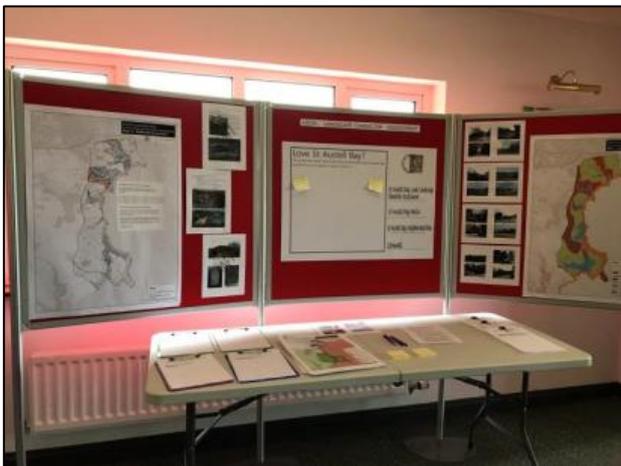
- Ensure all development adheres to the principles and policies of the AONB Management Plan, in particular to maintain the natural and historic character of the area and address the concern raised in the AONB Management Plan
- Site and design development to complement and enhance the character of the settlement taking a design lead from the unique characteristics of this historic hamlet, and how the present built form integrates with the topography.
- Avoid siting new development where it would be perceived outside the enclosure of the valley
- Ensure development is appropriate in terms of form, scale, mass, and building materials/finishes/colour
- Avoid development which through redevelopment or extension significantly increases the footprint or volume of a property within a plot
- Avoid the removal of trees and look to manage the areas of woodland for future longevity
- Consider the importance of trees to landscape character and the significant benefit they provide in combatting climate change and providing ecosystem services
- Retain natural corridors which link to the wider rural landscape.
- Maintain dark skies and closely manage external lighting
- Manage traffic and parking to ensure access is maintained
- Ensure development respects the Cornwall Shoreline Management Plan and sites development away from the coastal edge to accommodate the natural cliff erosion predicted over the next 100 years.

Section 6 – The Importance of the landscape of the Parish

- 6.1. Local people have previously shown how much they value the landscape of St Austell Bay Parish in both parish plans, on which residents were consulted by drop-in events and written questionnaires, in 2010 and 2014. Additionally, at the start of the NDP process in March 2018, at a series of drop-in events local people felt that the landscape was sufficiently important to be one of the top priorities for the Neighbourhood Plan.
- 6.2. In July 2018 a questionnaire was sent to all 776 households which set out a number of questions about landscape, environment and heritage. Responses to those questions showed a very high percentage of parishioners value these three aspects very highly and wish to preserve and conserve them.
- 6.3. The creation of a Local Landscape Character Assessment for the Parish of St Austell Bay provided an opportunity to gain more detailed views of what residents value about their local landscape and where they consider important, in terms of landscape character, natural and historic places, and views.

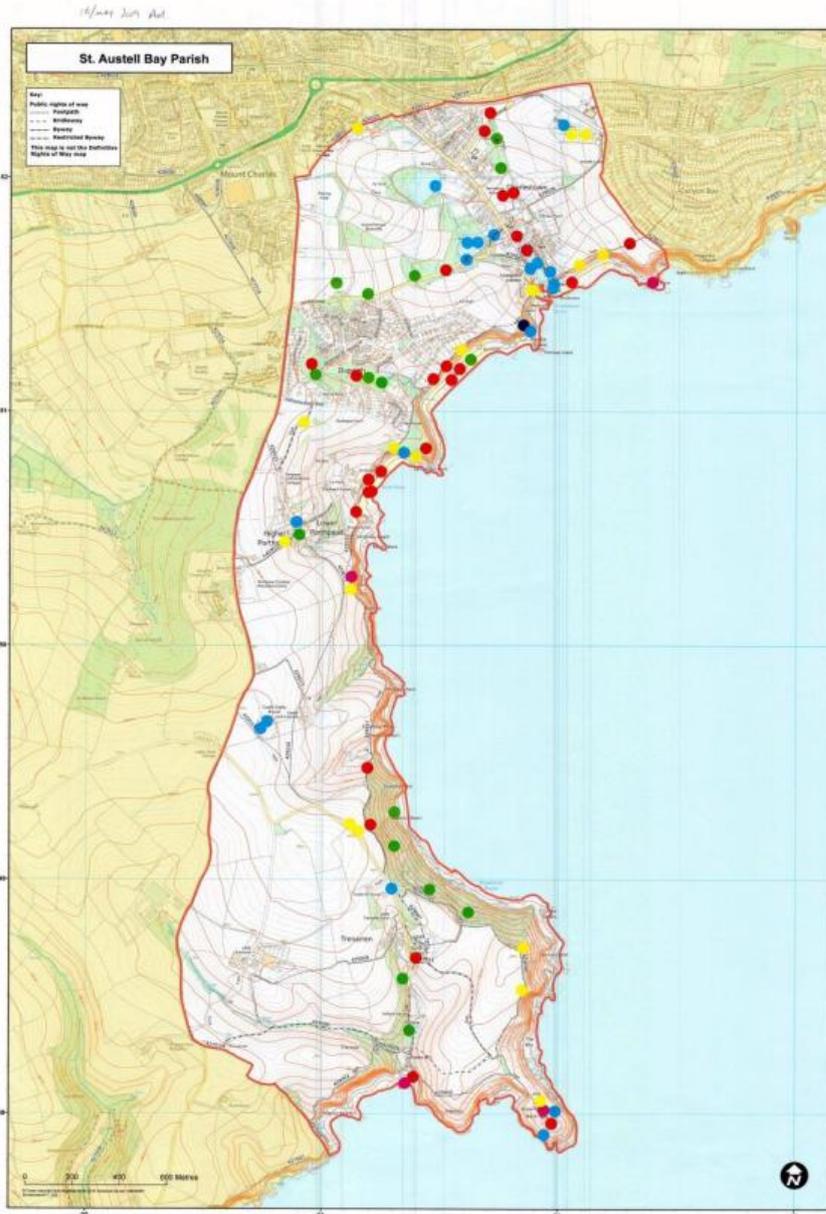
The Public Consultation Events

- 6.4. The community were invited to attend a series of consultation events during May and June 2019, in locations across the parish (see Appendix 3 – Community Landscape Value and Consultation). This gave them the opportunity to review the Landscape Character Assessment work carried out by Kathryn Statham (CMLI, Landscape Architect, Cornwall Council) and also to say what they valued about their local landscape. The Strategic Group displayed all the Local Landscape Character Assessment work carried out to date, showing maps, photographs and printed descriptions of the five Landscape Types so local people could then add their local knowledge to the assessment. This was a very useful exercise as many people took time to read and comment on the Landscape Type descriptions. The draft was also emailed to residents who requested it.



The Local landscape Character Assessment exhibition with members of public commenting on the Landscape Type descriptions

- 6.5. The Strategic Group wanted to find out what the local community valued about their landscape and understood that people like to respond in different ways at a consultation event. For this reason, they provided a number of different ways for people to record their views and opinions:
- 6.6. **Landscape value map** – an Ordnance Survey map base of the Parish was put on display at each event and the public were asked to place a different coloured spot on the map to show what they valued under 4 categories. These coloured spots then provided a spatial appreciation of what and where people consider important. Changing the maps meant a fresh start at each of the 10 consultation events.



Each coloured spot indicated a location valued by the community for different reasons:

Red – a place where they liked to go for recreation

Green – a natural place they valued, or a particular natural feature (eg. woodland or coastal path)

Blue - a historic place they valued, or a particular historic feature (eg. a listed building or World War 2 relic)

Yellow – a position with a good view.

Consultation from 16th May 2019 in The Pattern Hall, Charlestown.

At the end of the consultation a spatial understanding of what the community value was apparent.

- **Recreational value (red spots)** - many people use the landscape of the parish for recreation, especially the coastal path, public rights of way and minor roads, as well as the more formal areas of recreation such as the beaches, the Regatta Field, and other green spaces and play areas.

- **Local importance for nature and wildlife (green spots)** areas which are not designated but highly valued by local people. Again these concentrated on particular areas, and indicated a surprisingly large variety of wildlife within the different landscape types.
- **Local historic importance (blue spots)** were concentrated in the World Heritage Site and conservation area of Charlestown, as would be expected, but also included sites within Duporth, Porthpean and Trenarren, or outside of the Charlestown conservation area. These sites are also of historical value and some of them contain listed buildings or scheduled monuments.
- **Important views (yellow spots)** were particularly focused on the SW coastal path, where from many vantage points there are wide open views over the sea and into the various coves and beaches. A second concentration was found inland around the slightly higher ground to the north of the parish, where there are open wide views to the south and east. The headland of Black Head and the AONB also gained many yellow spots.

Some people provided more information about the spot they had placed on the map by adding a number to the spot, and filling in a questionnaire with a corresponding number. This is further explained under 6.6.1.

6.6.1 **Value questionnaire** – if people wished to provide more detail on the place they had identified with a coloured spot, they could fill in a brief questionnaire and add the number in the corner of the questionnaire to the coloured spot they placed on the map.

WHY IS THIS PLACE IMPORTANT TO YOU?
WHAT DO YOU VALUE ABOUT YOUR LANDSCAPE?

2

Where is this?

Why do you think it is important? Tell us below filling in the following boxes where you can?

What give this place or area its special quality?	
Is there anywhere else in the Parish like this place or area? Is this unique to Cornwall?	
Have you picked this place because of an historical or cultural interest? If so why is it important?	
Have you picked this place because of natural or conservation interest? If so why is it important?	
Have you picked this place because it is important for recreation Can you describe the why?	
Do you have any personal memories or associations with this place?	

This provided a spatial idea of value, and added further detail specific to that location in terms of natural, scenic, historic or recreational value.

The following questions were included on the short questionnaire, and a brief summary of the responses is shown below (the full set of responses is included within Appendix 3).

Question 1 - What gives this place or area its special quality?

"It is listed as a UNESCO World Heritage Site so is of great international importance";

"a prime open space in the village";

"a lovely place for walkers and runners".

Question 2 - Is there anywhere else in the parish like this place or area? Is it unique to Cornwall?

"Harbour and condition is unique to Cornwall"

"Nowhere with such a big area to wander away from crowds"

"Landscape is unique to Cornwall"

Question 3 - Have you picked this place because of an historical or cultural interest? If so, why is it important?

"Iron age fort and rifle range relating to pre-World War 2 activities"

"preserves a place in 18th and 19th century history"

"Pill box in hillside overlooking harbour entrance. Mine adit on both beaches".

Question 4 - Have you picked this place because of a natural or conservation interest? If so, why is it important?

"We often see deer, woodpecker, Canada geese"

"Wooded value and birdlife"

"Listed buildings, conservation area".

Question 5 - Have you picked this place because it is important for recreation? Can you describe why?

"lovely walks which give lovely panoramic views"

"Coastal path is a fantastic resource"

"A lovely spot to run, well away from traffic".

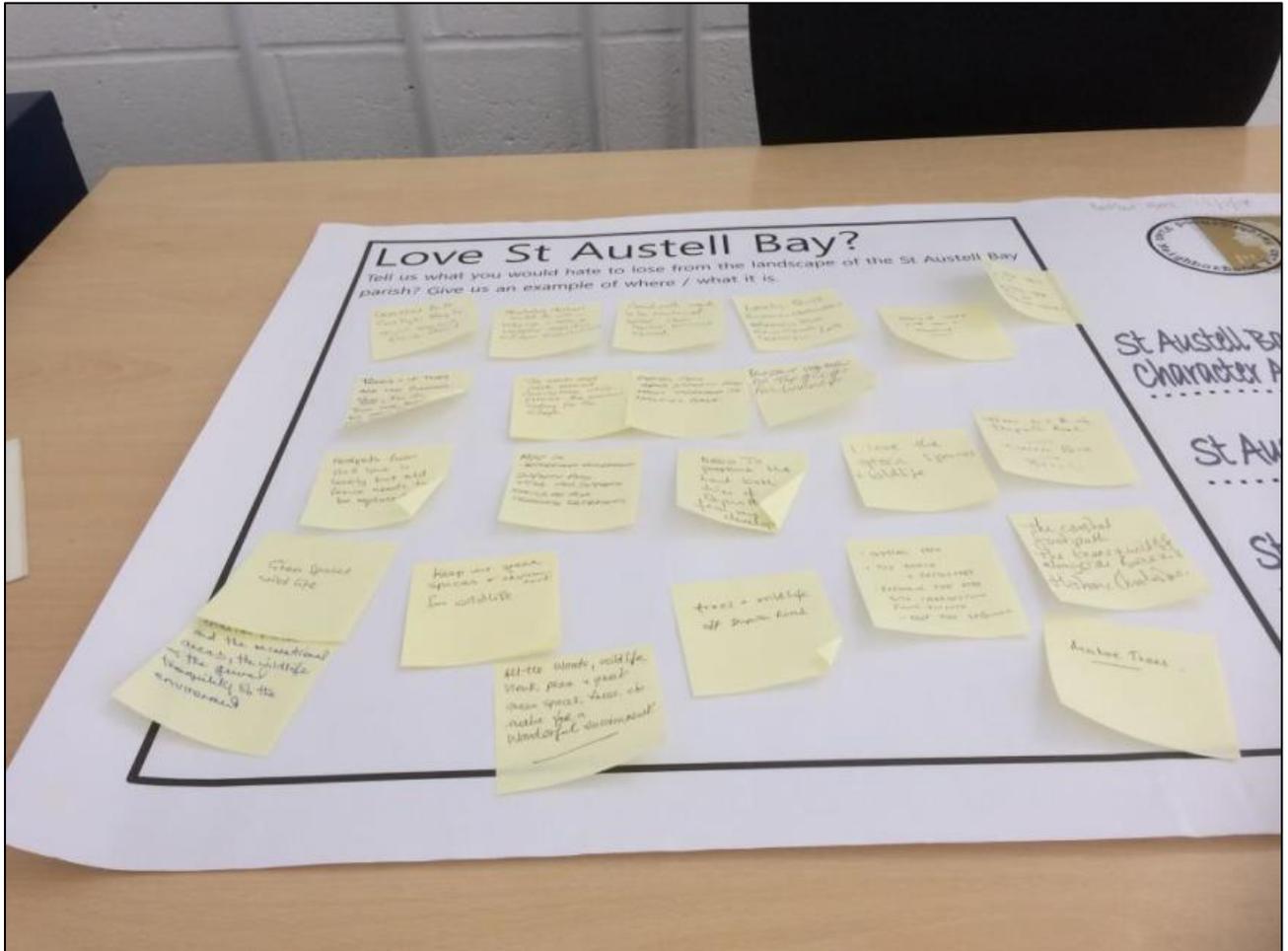
Question 6 - Do you have any personal memories or associations with this place?

"Watching the leat being checked and maintained"

"we knew the village when we were tenants of the Charlestown Estate"

"Yes, having lived here 50 years plus".

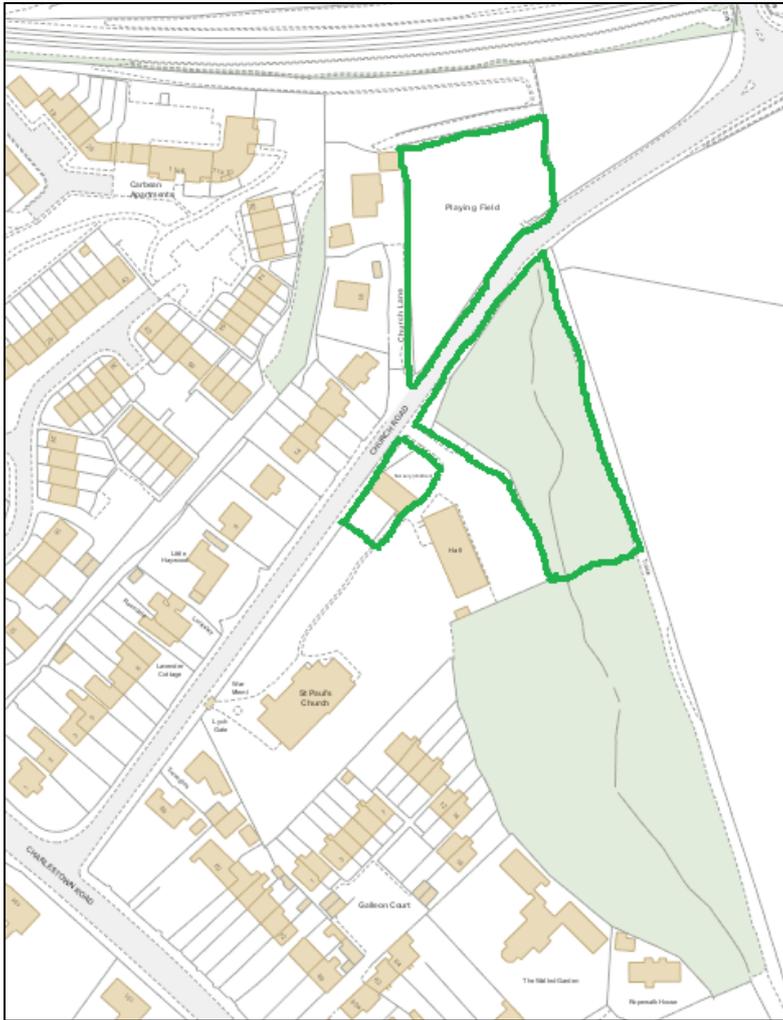
6.6.2 **Value postcard** – In answer to the question "What would you hate to lose from the Parish?" the community were asked to add post-it notes jotting down what they valued about the Parish (the full list of responses is included within Appendix 3). The responses included: "our views and our historic setting"; "green spaces and wildlife"; "trees"; "the coastal footpath"; "general tranquillity of the environment".



The value postcard with community comments

6.7. Naturally Learning Charlestown

6.7.1 Naturally Learning Charlestown operates out of the old church hall on



Church Road and have run the nursery here since April 2013. Recently they became the licence holder of the woodland site which once held Charlestown's Ropewalk as an addition to their provision at the church hall. Here in the woods they run an Outdoor Pre School, based on the Forest Schools ethos. Their children spend the whole year outside in the woods and have a permanent site which takes up the top fifth of the woods. They visit the rest of the woodlands semi regularly on foraging walks and other activities. Although

there are occasions throughout the year, where due to safety precautions they can't enter the woods (when wind speeds exceed 31mph) they then set up camp on 'the triangle' across the road with a large tent as their base.

6.7.2 The Group regularly take the children out on trips throughout Charlestown, and every week they visit the beach with children of all ages. They will often take a longer walk down to the beach, along the road and down the public footpath which links the School and the Rashleigh as there are some fantastic learning opportunities to be had from exploring and foraging along the way.

They are also regular visitors to the park and have been known to take the entire nursery down to the field for an entire morning or afternoon of play and exploration. They have formed strong links with Charlestown School and throughout the summer term take the Pre-Schoolers to the school once a week to help them transition. They also visit The Grove residential care home every month where the children have an opportunity to form intergenerational bonds with others in the community.



Map of the Group's regular trips out through Charlestown

Section 7 – Relationship between this Local Landscape Character Assessment (LLCA) and the St Austell Bay Neighbourhood Development Plan (NDP)

7.1. How the Local Landscape Character Assessment links to the Neighbourhood Development Plan Policies

7.1.1 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 St Austell Bay 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, as well as to the vision and objectives reproduced below:

7.1.2 The Vision for St Austell Bay Parish

Creating a vibrant and sustainable future for the communities in St Austell Bay Parish whilst respecting their unique character, safeguarding our natural environment and valuing our heritage

7.1.3 Objectives

Natural Environment and Landscape Character Objective:

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

Local Green Spaces and Green Buffers Objectives:

1. To ensure that the existing local green spaces in the Parish, much valued by residents, are protected from inappropriate development and maintained for their current or a related community use;
2. To ensure the green buffers continue to protect the World Heritage Site and Conservation Area of Charlestown within its current setting without encroachment by development while also benefitting biodiversity.

Historic Environment Objective:

1. To ensure that the special character of the Parish's historic environment and heritage is safeguarded and enhanced for the benefit of present and future generation

Renewable Energy and Climate Change Objectives:

1. To promote appropriate renewable and low carbon energy production, to increase energy efficiency and to minimise resource consumption through a range of technologies which are sensitive to the landscape character of St Austell Bay Parish;
2. To act responsibly and proactively to the challenges posed by climate change, including minimising flood risk and reducing problems arising from coastal erosion.

Business and Employment Objectives:

1. To ensure that commercial premises are retained, and new businesses encouraged in order to protect, maintain and create employment;
2. To support economic growth and employment whilst safeguarding the unique historical character and natural rural environment of the Parish;
3. To encourage sustainable tourism and agriculture.

7.1.4 The protected landscapes of the AONB and WHS are both crucial to the parish and lie at the heart of many of the policies in the NDP. They were both areas much valued by residents of all wards of the parish, and as such elicited many comments at all the consultations. They are the focus of many policies as well as of the vision and objectives (see 7.1.1)

7.2. How the Local Landscape Character Assessment can be used to inform planning decisions

7.2.1 The following policies relate to the environment, landscape and locally distinctive character, and will be used to inform planning decisions:

- Housing Policy1: Development Boundaries
- Design Policy 1: Charlestown Heritage Preservation
- Design Policy 2: Appearance and Location
- Design Policy 3: Transport, Security, Environment, Flooding
- Natural Environment Policy 1: Net Gain and Biodiversity
- Natural Environment Policy 2: Trees and Woodland
- Natural Environment Policy 3: Coastline
- Natural Environment Policy 4: Charlestown Harbour
- Landscape Character Policy 1: Respecting Landscape Character
- Landscape Character Policy 2: Maintaining a Sense of Place
- Local Green Spaces Policy 1: Designations
- Green Buffers Policy 1: Reinforcement of Green Buffers
- Historic Environment Policy 1: Sense of Place
- Historic Environment Policy 2: Charlestown Harbour Area
- Historic Environment Policy 3: Locally Important Heritage Assets
- Renewable Energy and Climate Change Policy 2: Other Renewable Energy
- Renewable Energy and Climate Change Policy 4: Flood Risk
- Business and Employment Policy 3: Employment land in Rural Areas
- Business and Employment Policy 5: Mobile Phone Reception
- Business and Employment Policy 6: Storage and Workshop Space
- Community Facilities Policy 2: Accessibility
- Community Facilities Policy 4: Use of the Regatta Field

7.2.2 Cornwall Area of Outstanding Natural Beauty (AONB) - Subject to the tests of exceptional circumstances, development within the AONB will be permitted where it can be demonstrated that:

- The development is in the public interest as set out in national policy
- Such proposals demonstrate how they are in accordance with the great weight afforded to the AONB's landscape and scenic beauty in national policy
- The development meets the aims and objectives of the Cornwall AONB Management Plan and accords with the St Austell Bay Local Policies
- The development has appropriate regard to the sensitivity and capacity of the landscape by conserving and enhancing the landscape character and natural beauty of the area.

7.2.3 Future proposed development in St Austell Bay NDP area can be assessed against landscape policy. The Local Landscape Character Assessment provides a description of the landscape for the St Austell Bay 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. It also provides a settlement edge assessment which looks at how the present built settlement edge meets the wider landscape. When proposals come forward for development, guidance should be considered under 'Land Management and Development Considerations' and 'Opportunities and future development considerations'.

7.2.4 The 'Land Management and Development Considerations' (Section 5) and 'Opportunities and future development consideration' (Section 6) support the policy guidance in the National Planning Policy Framework February 2019 and the Cornwall Local Plan 2010- 2030:

National Planning Policy Framework

- a. Paragraph 11 – there is no presumption in favour of development that conflicts with AONB policies
- b. Paragraph 79 – to promote sustainable development in rural areas which enhances its immediate setting and is sensitive to local character
- c. Paragraph 122 – achieving appropriate development densities
- d. Paragraph 125 – understanding and identifying an area's defining characteristics
- e. Paragraph 127 – taking into account local character and sense of place
- f. 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
- g. 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
- h. Paragraph 171 – to recognise the hierarchy of designated sites and maintain a strategic approach to green infrastructure and natural capital

- i. Paragraph 172 – a need for ‘great weight’ to be given to conserving landscape and scenic beauty in the AONB
- j. Paragraph 173 – recognising the special character of the heritage coast
- k. Paragraph 174 – 177 – protection and enhancement of biodiversity and geodiversity
- l. Paragraph 189 – 202 – protection and enhancement of the historic environment

Cornwall Local Plan

- a. 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
- b. Policy 7 - Housing in the Countryside – regarding scale mass and character of location
- c. 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
- d. 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.

- 7.3. **Judging Landscape Capacity – A Development Management Toolkit⁶** 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 5. This development management toolkit uses the 2007 Cornwall Landscape Character Assessment as the evidence base, and the St Austell Bay 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’.

⁶ adopted by Cornwall Council in 2014

Appendix

Appendix 1 – Mapping

Appendix 2 – Settlement Photographs

Appendix 3 – Community Value and Consultation

Appendix 4 – Glossary

Appendix 5 - Judging Landscape Capacity – A Development Management Toolkit

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 10 – Settlement Assessment

Map 11 - Overview - Charlestown

Map 11.1 – Constraints 1 - Charlestown

Map 11.2 – Constraints 2 - Charlestown

Map 11.3 – 1875-1901 Historic map - Charlestown

Map 11.4 – Aerial photo - Charlestown

Map 12 – Overview – Duporth

Map 12.1 – Constraints 1 - Duporth

Map 12.2 – Constraints 2 - Duporth

Map 12.3 – 1875-1901 Historic map - Duporth

Map 12.4 – Aerial photo - Duporth

Map 13 – Overview - Higher Porthpean

Map 13.1 – Constraints 1 - Higher Porthpean

Map 13.2 – Constraints 2 - Higher Porthpean

Map 13.3 – 1875-1901 Historic map - Higher Porthpean

Map 13.4 – Aerial photo - Higher Porthpean

Map 14 – Overview – Lower Porthpean

Map 14.1 – Constraints 1 - Lower Porthpean

Map 14.2 – Constraints 2 - Lower Porthpean

Map 14.3 – 1875-1901 Historic map - Lower Porthpean

Map 14.4 – Aerial photo – Lower Porthpean

Map 15 – Overview – Trenarren

Map 15.1 – Constraints 1 - Trenarren

Map 15.2 – Constraints 2 - Trenarren

Map 15.3 – 1875-1901 Historic map - Trenarren

Map 15.4 – Aerial photo – Trenarren