



LOCAL LANDSCAPE
CHARACTER ASSESSMENT



PERRANUTHNOE PARISH
NEIGHBOURHOOD PLAN

This document was commissioned by the Perranuthnoe Neighbourhood Planning Steering Group and was written by:

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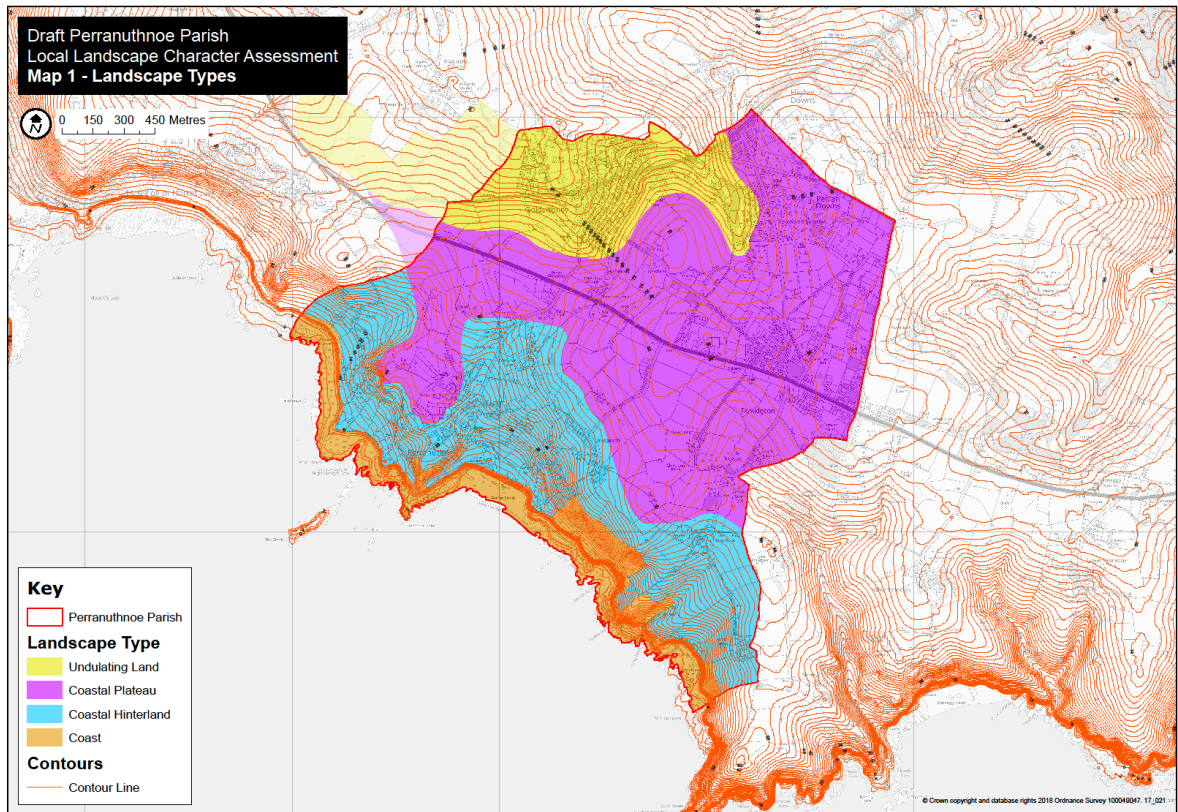
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Section 1 – Background to the assessment

1.1 Creating the Perranuthnoe Local Landscape Character Assessment

- 1.1.1 Perranuthnoe Parish Council realise the importance of retaining and enhancing landscape character to protect the local distinctiveness of the area. In drafting the Perranuthnoe Neighbourhood Development Plan, the Steering 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 Perranuthnoe, 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 Steering 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 a representative of the Steering Group in November 2017 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 Perranuthnoe Parish. This assessment can also be of use in
- defining the elements of character which give Perranuthnoe 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 Perranuthnoe Parish in the preparation of the Local Landscape Character Assessment. The Steering Group reviewed and added local detail to the draft document.

1.1.5 The LLCA divides the Parish into 4 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 , and photographs in Appendix 2.



1.1.6 The Landscape Types



'Undulating Land' landscape character type



'Coastal Plateau' landscape character type



'Coastal Hinterland' landscape character type



'Coast' 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.

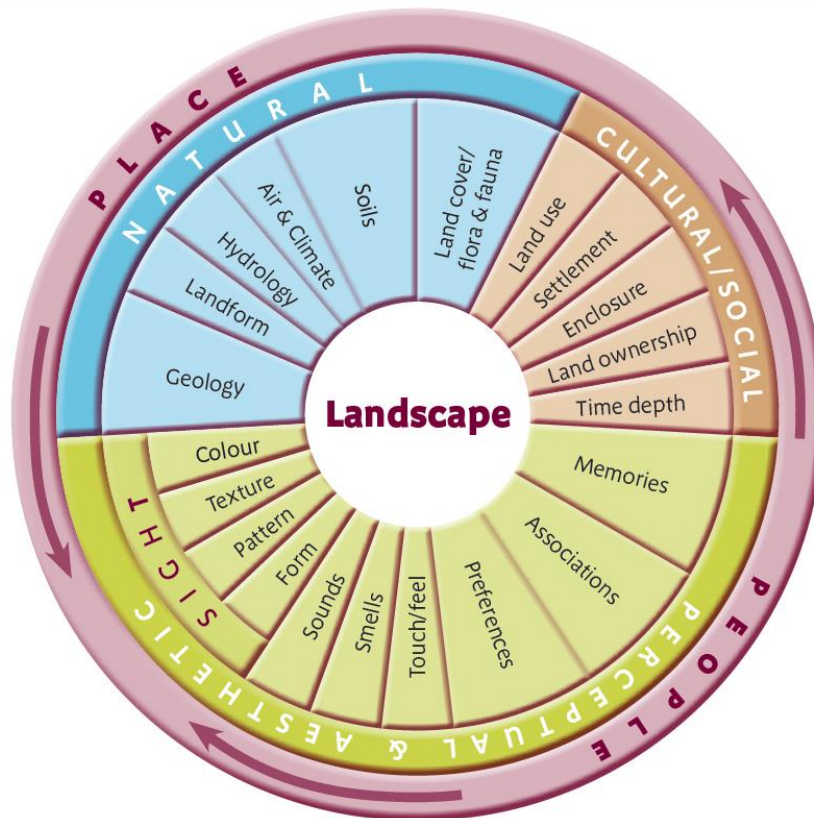
2.1.3 Landscape character assessment is a tool to help understand what the landscape is like today, how it has come to be like that, and how it may change in the future. Its role is to help ensure that change and development does not undermine whatever is characteristic or valued about any particular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

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 Perranuthnoe Parish's local distinctiveness and a sense of place.



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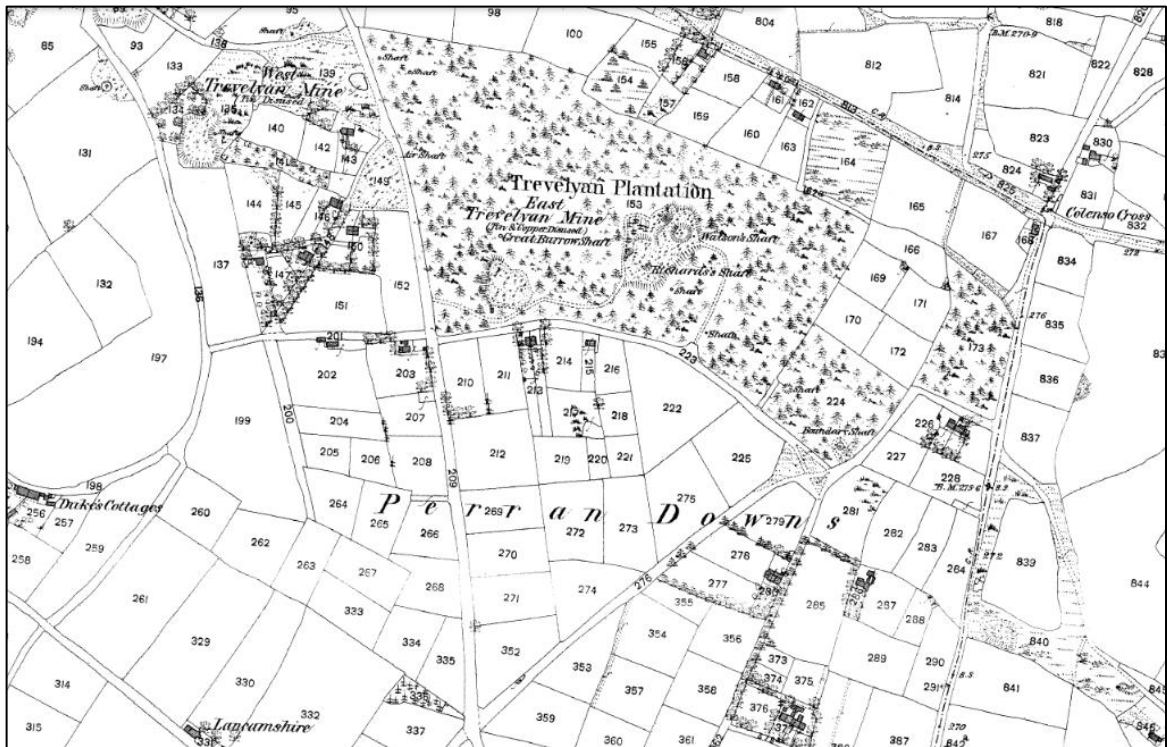
- 2.1.5 Landscape Character Assessment takes common headings such as topography, land cover, field pattern, historic features and describes the character of the area under these common headings.
- 2.1.6 The Cornwall Landscape Character Assessment 2007 provides detail of landscape character through 40 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.
- 2.1.7 The Parish of Perranuthnoe is covered by one Landscape Character Area, CA06 – Mount's Bay East. However the detailed description of the landscape character within this LCA covers a larger area than the Parish of Perranuthnoe, 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 Perranuthnoe NDP Steering group wished to undertake a Local Landscape Character Assessment.

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

2.1.8 The southern area of the Parish lies within the South Coast Western 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)



2.1.9 Much of the northern area of the Parish 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)



Extract from the Historic maps (1875 – 1901)

2.2 The Perranuthnoe 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 requires great weight to be given to conserving landscape and scenic beauty in National Parks and AONBs, and to protect valued landscapes. It promotes use of 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 Perranuthnoe NDP area into 4 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 4 landscape types are as follows. (Map 1 Appendix 1)
- Undulating Land (shaded yellow)
 - Coastal Plateau (shaded purple)
 - Coastal hinterland (shaded blue)
 - Coast (shaded orange)
- 2.2.5 The landscape character of each of these 4 landscape types was gathered using a field assessment record. Once the draft was compiled the NDP Steering 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 1-8 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 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.

2.2.10 The Parish has within it four settlements, Goldsithney, Perran Downs, Rosudgeon and Perranuthnoe. A review of the character of the edges of these settlements has been carried out in Section 4. This section looks at how settlements fit within the wider rural landscape and the impact of current patterns of housing development and land use on the overall landscape character of the area.



St Michael and St Piran Church and Church Farmhouse - Perranuthnoe

Section 3 – The Local Landscape Character Assessment of Perranuthnoe Parish

3.1 Introduction

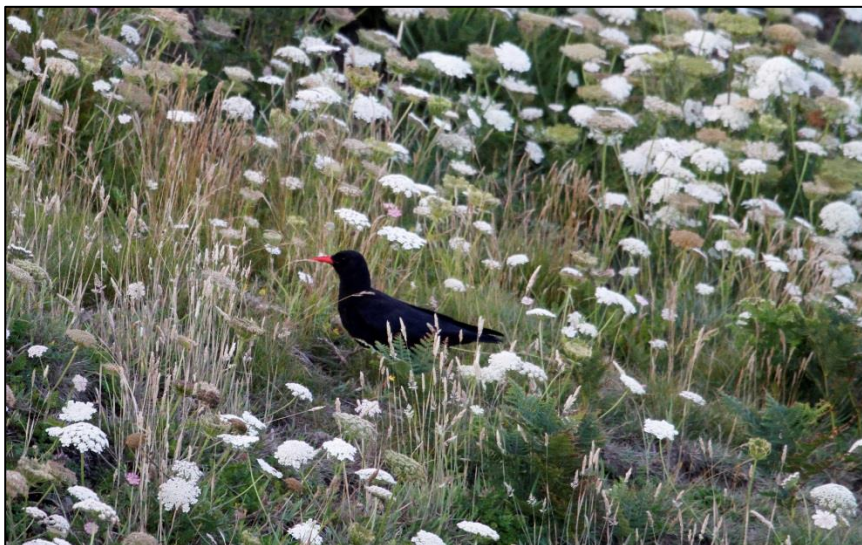
3.1.1 Section 1 and 2 of this assessment describe how this Local Landscape Character Assessment can create an evidence base which will contribute to development of policies within the Perranuthnoe NDP. This Section provides the detail of the landscape character of each of the 4 landscape types.

3.1.2 These 'landscape types' are distinctly different areas of land, each having the same generic characteristics which may occur in different areas of the Parish. By using changes in the local topography the following 4 Landscape Types have been identified, and Map 1 Appendix 1 shows their boundaries

- Section 3.2 - Undulating land (shaded yellow)
- Section 3.3 - Coastal plateau (shaded purple)
- Section 3.4 - Coastal hinterland (shaded blue)
- Section 3.5 - Coast (shaded orange)

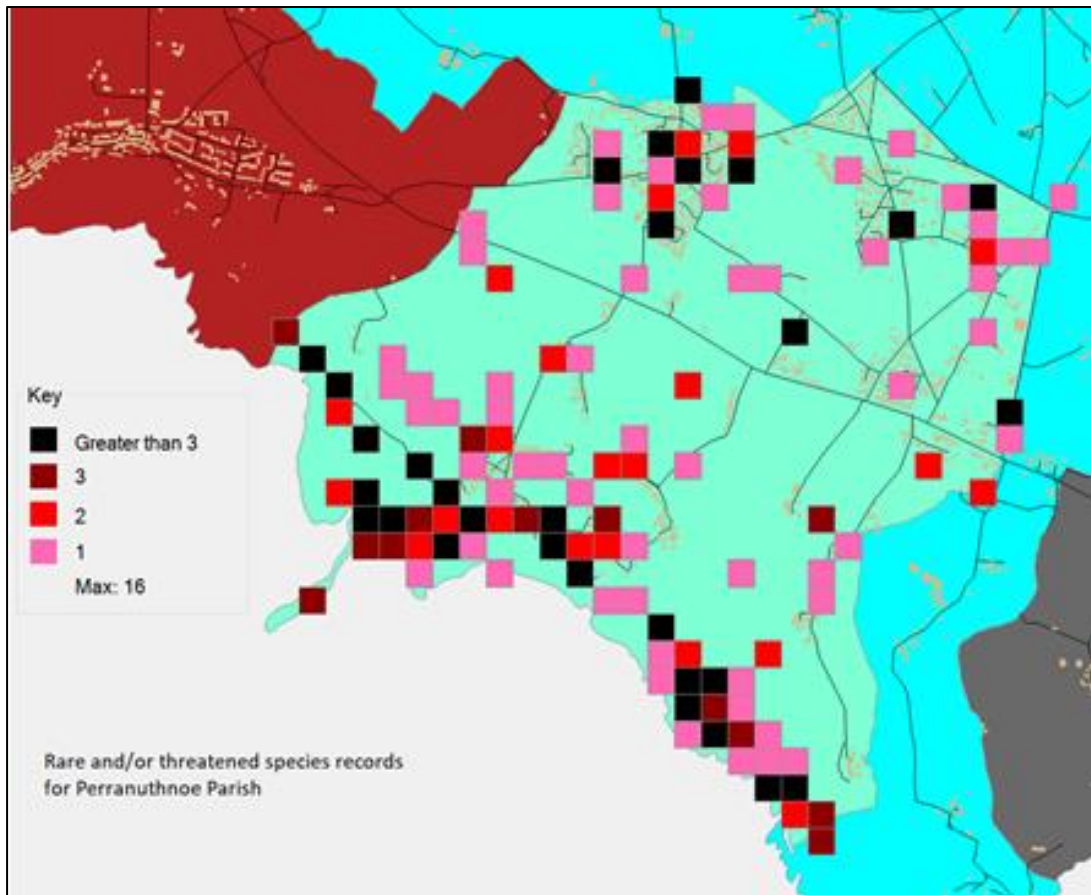
3.1.3 The field assessment sheets recorded details of character against headings which are replicated from the broader Cornwall Landscape character Assessment 2007. These headings are:

- **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



The Cornish Chough

The map below from the ERICA database indicates, 1717 different plants and animals have been recorded in Perranuthnoe Parish of which 256 are designated as Rare or Threatened (Red Data Book, BAP etc) with a notable concentration along the coast. It is important to recognise that rare species are not restricted to designated wildlife sites such as SSSIs. This data applies to all of the landscape character types.



Extract from ERICA database

Lagas is a mapping tool which shares information about Cornwall's unique landscape and environment, to help the public and businesses engage with nature and support environmental growth. The online mapping system displays a 'local nature recovery map' to help plan strategic activity to restore, buffer and link sites that are important for nature to create a functional and resilient network.

The map (resolution at 100x100m cells) brings together the existing nature network areas and proposed corridor mapping with habitat opportunity area mapping. The map shows:

- the most highly ranked areas of mainland Cornwall in terms of biodiversity and selected ecosystem services - corresponding to ~25% of the total land area;
- strategic habitat creation/restoration opportunities for woodland, wetland and heathland;

- other corridor-creation opportunities for linking-up high value areas and improving their connectivity.

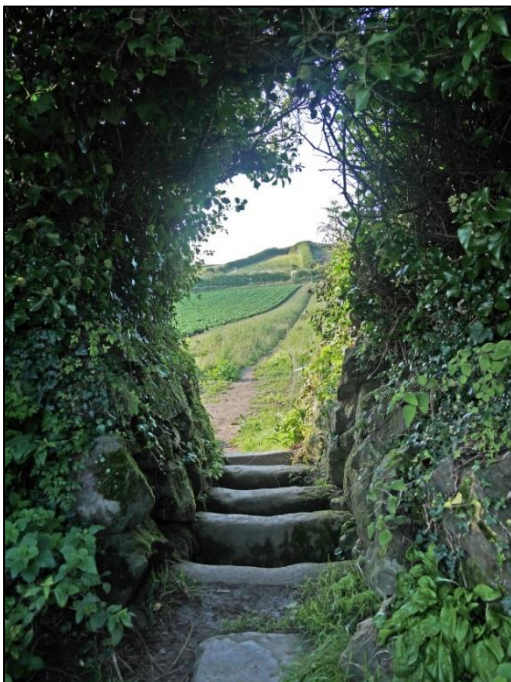
The nature recovery network area corresponds to approximately 40% of the total land in mainland Cornwall. To look at this mapping and how it relates to the Parish refer to www.lagas.co.uk

- **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



Cornish hedges are a key characteristic of the local landscape

- **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 : Undulating Land

3.2.1 Key Characteristics

- Open rolling topography
- Irregular shaped fields bounded by Cornish hedges creating a distinctive field pattern and important semi natural habitat. Hedges are closely managed with few trees
- Network of public footpaths and public bridleways running through the area
- Trees in sheltered hollows, small areas of woodland
- Wide expansive views, interlinked with intermediate views within the valleys
- Peaceful and quiet
- Unspoilt and undeveloped



Goldsithney from the north looking south



3.2.2 Topography and Drainage

A rolling undulating topography with shallow slopes with the lower lying land at 30m OD (to the north in St Hilary Parish) and the higher areas at 60m OD where they meet the adjacent 'Coastal Plateau' landscape type. Surface water is found to the north west of Goldsithney flowing north to meet Tregilliowe Stream.

3.2.3 Biodiversity

This landscape type has a diverse biodiversity, although predominantly arable and improved grassland, the Cornish hedge boundaries are of great value.

Although the field scale has increased since 1900, and the arable crops have a lower biodiversity value, the boundary hedges which remain are shown on the Tithe maps of the 19th century and provide valuable interconnected habitat for many species of wildlife.

These hedges and the stream to the north west are likely to be used as foraging routes for bats, with hedges providing nesting sites for birds.

There are a number of places where Japanese Knotweed has been both surveyed and treated by Cornwall Council, and reported but not yet surveyed. These are associated with South Road, Gears Lane, Primrose Hill and Trescowe Road.



3.2.4 Land Cover and Land Use

The land is predominantly mixed arable and improved grassland pasture for cattle and horses.

Development is found as clusters of isolated farm buildings

3.2.5 Field and Woodland Pattern

The fields are irregular shaped, small-scale fields bounded by Cornish hedges, typical of traditional Cornish agricultural landscapes in this area. Many of the fields remain the same scale as was shown on the 1875-1901

historic mapping, and the Cornish hedge boundaries are a valuable wildlife habitat, as well as creating the distinctive rural farmland character. Predominantly the hedges are native shrubs a mix of bramble, blackthorn, hawthorn do not contain trees and are closely managed. Fields are cultivated close to the hedge boundaries limiting the area for wild flowers. Cornish hedges have defined our landscape for centuries and today provide a distinct local identity quite different from other areas of the country where hedgerows are more common. These hedges are culturally and environmentally important to Cornwall and if they are to thrive into the future they need protection and good management,



3.2.6 Building distribution

Within this landscape type on the southern boundary is the settlement of Goldsithney which has developed from a historic mining village established before 1875. Residential to buildings throughout the landscape type are either one or two storeys high.

Other development within this area is individual farms many of which pre date the 1875-1091 historic mapping, and are built of granite with slate roofs with their associated buildings/barns arranged to create a central yard.



3.2.7 Public Access : Roads and Public Rights of Way

The roads within the landscape type are all minor roads, apart from a limited section of the B3280. All of the roads are bounded on either side by Cornish hedges. The vegetation which these hedges support takes them up to 2m in height. Where the vegetation has been allowed to grow on the hedges form and even higher barrier. There are no footways on the roads (apart from a short section to the east of Goldsithney) and outside the settlements there are no street lights.

There are an extensive network of public footpaths which are in good condition, although some were somewhat overgrown by brambles and nettles. These public rights of way follow historic routes connecting the settlements with the mines, and historic farms.

3.2.8 Historic Features

- The historic core of Goldsithney was an important mining village in the 1800s. A number of the houses along West End and Fore Street retain their original character and several are listed. It is a recognised heritage Conservation Area.
- A Parish Poor House was built in 1776 at the eastern end of Goldsithney, and is an important part of the village history and yet it is not marked on Cornwall Council maps. The ruined remains of this building can still be seen in what is known as poor house lane at the eastern end of the village. The house was constructed of granite with a large door lintel carved with the letter 1776s.
- The medieval settlement of Nanturras, first recorded as "Nansturant" in 1400 (HER MCO15868)
- Goldsithney Medieval field system (HER : MCO51069) A field system consisting of double cropmarked ditches is visible on aerial photographs.

3.2.9 Distinctive Features

- Irregular field pattern bounded by Cornish hedges, of closely managed native shrubs
- Network of popular public footpaths and bridleways running through the area
- Small areas of woodland
- Pylons and overhead wires

3.2.10 Condition

A well maintained farmland landscape, with managed hedges and small areas of woodland.



3.2.11 Aesthetic and Sensory

A very quiet and peaceful landscape with occasional agricultural machinery noise. Both arable and pastoral farmland. Audible bird song throughout the area.

An open expansive nature created by the field pattern and topography. The main seasonal change is from the different crops growing in the fields, and the blossom and wild flowers in the hedges.

Minimal light pollution from residential properties and farm buildings outside the settlement of Goldsithney

3.2.12 Views

Due to the open undulating character of the topography, many locations within the character type afford good open views of the wider landscape with the rising ground around Trencrom to the north west and Godolphin Hill to the east. The Coastal Plateau landscape type to the south prevents views of the sea to the south.

3.2.13 Relationship to adjacent landscape character types

Within the parish this landscape type shares only one boundary with the adjacent Coastal Plateau landscape type. There is no definite marked change along this boundary on the ground. The boundary has been determined using contour levels, where the undulating landscape to the north of Goldsithney meets the flatter plateau ridge area around the A394. The land along the boundary of the two landscape types is one of transition, and will exhibit characteristics of both landscape types on either side.

3.2.14 Development Pressure affecting Landscape Character

- An increase in field sizes through changes in agricultural practice which would involve the removal of historic Cornish hedges
- Changes in the management of farmland
- Housing development increasing the size of Goldsithney
- Housing development within the landscape outside the main settlements
- Replacement dwellings, where existing detached properties are replaced with larger buildings which are of a different scale and mass to the character of the properties in the area.
- Increased light pollution
- Construction of large agricultural buildings
- Increased holiday accommodation through camp sites and touring caravan parks
- Suburbanisation of the rural highway through hedge cutting and planting of non-native more ornamental garden species in the road verges and hedges.
- Development which erodes the peace and tranquillity of this landscape
- Modern structures within the landscape such as solar arrays on south facing slopes, wind turbines, overhead cables, and telecommunication masts.

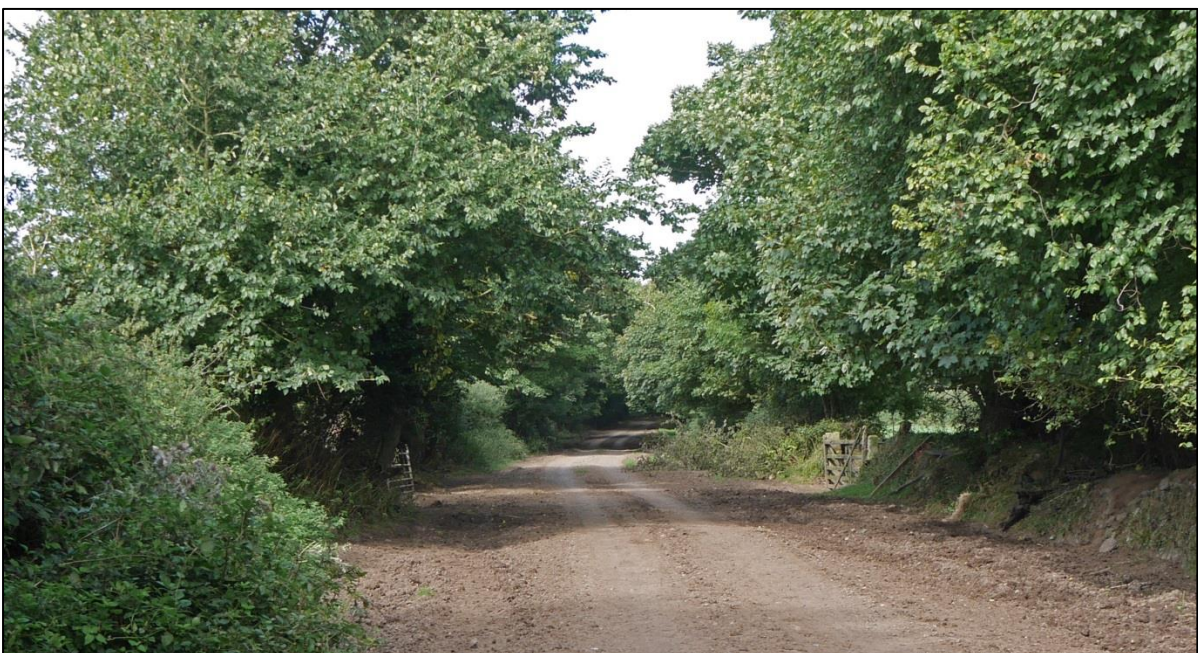
3.2.15 Landscape Management and Development Considerations

- Avoid development which does not follow the undulating character of the topography or is out of scale or overwhelms the landscape pattern and character.
- Reflect the field sizes retaining and enhancing the field pattern through any new development
- Retain the strong field pattern of Cornish hedges and the native vegetation they support. Ensure sufficient buffers are created where new development is proposed near key hedges.
- 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, respects the character of the setting
- 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.
- Reflect the landscape character and settlement pattern, without increasing the prominence of new development in this character type
- Avoid development which breaks the skyline
- Ensure new features match the local vernacular using locally occurring materials.
- 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 how light pollution can be minimised, through appropriate design in new development.

3.3 Landscape Type : Coastal Plateau

3.3.1 Key Characteristics

- Small scale regular field pattern bounded by Cornish hedges supporting tree growth, which also limits views of the wider landscape.
- Flat topography
- Treveylan Water Tower
- Small farmsteads and mineworkers smallholdings
- Small isolated areas of woodland
- Peaceful and quiet
- Unspoilt and undeveloped



3.3.2 Topography and Drainage

The land form is relatively flat falling gently to the south west, ranging in height from 86m OD around Rosudgeon and Perran Downs down to 60m OD where the Coastal Plateau meets the adjoining landscape type of Coastal Hinterland.

There is no water present on the surface, however the Trevelyan Tower (water tower) is a prominent feature in the landscape with water tanks below ground.



3.3.3 Biodiversity

This area is predominantly arable or pastoral farmland. Although there will be reduced biodiversity value in the arable fields the ancient hedge boundaries will be rich in a variety of species supporting valuable habitat



for many kinds of wildlife. A significant amount of semi natural habitat of broad leaved woodland can be found within and around Perran Downs. This woodland valued as a UK Biodiversity Action Plan habitat once part of the larger and more extensive Trevelyan Plantation. It has overtime become fragmented by the development of roads and houses, where in some areas the connectivity of a linking habitat has been lost. There are also some very small isolated areas of coniferous woodland around Perran Downs. Other areas of semi natural habitat of broad leaved woodland can be found around Chiverton Farm and Little Trevean. (Maps 1-8 in Appendix 1)

There are a number of places where Japanese Knotweed has been both surveyed and treated by Cornwall Council, and reported but not yet surveyed. These are associated with South Road, Grove Lane, Bampflyde Lane, Lancashire Lane, Trebarvah Lane, and Rosudgeon Common (map 3 Appendix 1)

3.3.4 Land Cover and Land Use

The area of this landscape type to the south of the A394 is designated as an Area of Outstanding Natural Beauty.

This landscape type is predominantly Grade 3 agricultural land of largely mixed farming with improved grassland as pasture for horses. The settlements of Rosudgeon and Perran Downs are located within this landscape type. These are looked at further under Section 4 – Settlement Assessment.



3.3.5 Field and Woodland Pattern

The fields to the north of the A394 around Rosudgeon, Higher Downs, Perran Downs are small scale regular fields of Post Medieval Enclosed Land (map 4 Appendix 1), where the field boundaries are straight sided, rectilinear in outline, enclosed between the 17th and 19th centuries. Hedge boundaries to the north of the A394 support much greater tree growth within hedges.

To the south the Medieval field pattern has fewer trees within the hedges some showing sculpting by the coastal exposure as you move towards the coast and the adjacent landscape type of Coastal Hinterland. These fields are morphologically distinct from the generally straight sided fields of later enclosure to the north of the A394 (map 4 Appendix 1). Perran Downs between Trescowe Road and Grove Lane is covered by an area Tree Preservation Order, with further Tree Preservation Orders on the trees to the west and south of Bampflyde Way.

There is a significant amount of semi natural habitat of broad leaved woodland found within and around Perran Downs, which is valued as a UK Biodiversity Action Plan habitat, and was once part of the larger and more extensive Trevelyan Plantation.

A number of tree preservation Orders lie in this settlement:

- Trevelyan Plantation Tree Preservation Order 2003, and area order protecting all trees within the area outlined (Predominantly Beech, Oak, Sweet Chestnut, Betula, Monterey Cypress, Pine, Thorn, Quercus Ilex, Prunus, Cupressus species, Holly, Sycamore, Ash)
- Nanturras Goldsithney Tree Preservation Order 1971
- Nanturras Perran Downs Goldsithney Tree Preservation Order 2018



3.3.6 Building distribution

The main settlements within this landscape type are Perran Downs and Rosudgeon. The character of the edge of these settlements is assessed further under Section 4 – Settlement Assessment.

Built development beyond these two settlements is individual farms predominantly constructed from granite, and clusters of less than 10 houses built since 1930. These single and two storey houses have developed around historic farms, or previous mine sites. In today's landscape they appear randomly dotted through the landscape.

Chiverton House is an 18th century granite farmhouse, with thatch cottage both of which are Grade II listed, and associated barns (not listed) with its own commanding granite entry gate posts and straight tree lined drive.

3.3.7 Public Access : Roads and Public Rights of Way

Roads are predominantly C class rural lanes with no road markings, street lights and minimal road signage. Away from the areas of housing Cornish hedges border the lanes, with narrow natural verges in some places, and hedgerow trees meeting over the highway to create tree tunnels.





The A394 running SE/NW runs roughly along the line of the historic route between Helston and Penzance shown on the 1875 maps. Here boundary Cornish hedges meet the edge of the highway with no street lights, and a pavement only found on the northern side of the road in limited sections around Packet Lane and between Red Lane and Chiverton Gate.

Bridleways and footpaths connect Rosudgeon and Perran Downs with the wider rural landscape and the coast to the south. These are well maintained and popular routes offering numerous circular walks and access further afield inland and to the coast.

3.3.8 Historic Features

The land to the north of the A394 Penzance to Helston road lies within the Cornish Mining Landscape World Heritage Site, a designated heritage asset of international significance. Here within the Tregonning and Gwinear Mining District one of the key attributes of the WHS designation is the mineworker's smallholdings. A pattern of small regular fields, typically 1 acre or less clustered around a small cottage or row to form 3-5 acre holdings.

- The old farming hamlet of Chiverton is first recorded in 1311 (HER MCO13960) which continues as a working farm. It has an impressive granite entrance gateway off the A394. The farm house is of granite and cobb construction with an associated granite cottage with thatch roof. Buildings enclosing the farm's yard are granite construction. Two of the farm buildings are listed



- Chiverton- Post Medieval cider mill (HER MCO53958). A cider mill stone exists at Chiverton Farm. It measures approx 1.22m (4') in diameter.
- Post Medieval well (HER MCO60741)
- Milestone AT SW 545300 (HER: DCO11502) Grade II listed
- Sites of historic mines and mining spoil heaps at Trenow Consols



The Neighbourhood Development Plan identifies a number of heritage assets/areas of significance within this landscape type which are core to the local distinctiveness of the AONB areas of the Parish, and their value to local communities and visitors. These assets are indicated on Map 4.

3.3.9 Distinctive Features

- The small scale regular field pattern associated with the Post medieval Enclosed land.



The Trevelyan Tower (water tower) off Dola Lane is a prominent feature in the landscape

Tree tunnels created by hedgerow trees overhanging the road or footpath on Perran Downs Lane, Grove Lane, bridleways 109017 Rosudgeon to Perran Downs, 109031 to Chiverton Farm

3.3.10 Condition

The landscape is generally well managed farmland, with well managed hedge boundaries with varying degrees of vegetation cover. Some areas of poor drainage in the winter months. A number of locations are known where Japanese Knotweed is present.

3.3.11 Aesthetic and Sensory

Away from the A394 this is a very quiet and tranquil area. Although the topography forms a plateau, there is a difference in character to the north and south of the A394. To the north the trees within the hedge boundaries of the small scale field pattern provide shelter, creating an intimate enclosed landscape character. Seasonal interest in the native trees and hedges with blossom and autumn colour and spring and summer flowers. South of the A394 the increased field sizes and reduction in mature trees creates a more open character. Low levels of light pollution at night are reduced further due to the presence of trees within the hedges.

3.3.12 Views

In the north eastern area, to the north of the A394, long distance views from lanes and PROW are limited by high hedge vegetation.



However to the south where the fields are larger, there are more open views across the Coastal Hinterland landscape type and out to the coast and Mounts Bay.



3.3.13 Relationship to adjacent landscape character types

To the north is the landscape character type of Undulating Land. The boundary between these two landscape types is not distinctly marked on the ground but lies where the changing gradient of the flatter land of the plateau starts to fall to the north and north west.

To the south west is the landscape character type of Coastal Hinterland. Again there is no distinct boundary to on the ground, but the transition is where the flatter land of the plateau falls to the south west to the sea. The land lying on the boundaries of this landscape type will be one of transition, exhibiting characteristics of the landscape types on either side.

3.3.14 Development Pressure affecting Landscape Character

- Expansion of the villages of Rosudgeon and Perran Downs
- Changes in agricultural practice and the traditional management of farmland
- Loss of interconnecting green corridors and semi natural habitat
- Increasing field sizes involving the removal of Cornish hedges
- Construction of large agricultural buildings
- Accumulation of modern structures including wind turbines, overhead cables, telecommunications masts and solar arrays
- Replacement dwellings, where existing detached properties are replaced with larger buildings which are of a different scale and mass to the character of the properties in the area.
- 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

3.3.15 Landscape Management and Development Considerations

- The land to the north of the A394 is within the Cornish Mining World Heritage Site, where the land use and land cover is of significant international importance. Reference needs to be made to the attributes of this designation when considering new development. (map 2 Appendix 1).
- The land to the south of the A394 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.
- The nature of the Plateau area means to the south of the A394 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, 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
- Development should avoid the significant areas of semi natural habitat rich in wildlife species around the Perran Downs area. There is the potential for further habitat enhancement to create greater links between these areas. Consideration needs to be given to suitable buffers to these important areas for new development. (Maps 5-8 Appendix 1)
- Locating development on prominent ridge or sky lines, particularly skylines with distinctive historic or cultural should be avoided.
- 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 new features match the local vernacular using locally occurring materials
- 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 how light and sound pollution can be minimised, through appropriate design, in new development.
- Control the spread or introduction of invasive species

3.4 Landscape Type : Coastal Hinterland

3.4.1 Key Characteristics

- Stunning wide sweeping views from areas of public access of the coast of Mounts Bay and St Michael's Mount to the west, and Cudden Point and the Lizard to the east
- Designated as an Area of Outstanding Natural Beauty
- Topography sloping to the south west
- Irregular shaped fields where the hedges have fewer trees as you move south west towards the coast, both through farm management and the exposure of the location with salt laden winds
- Natural coastal habitats
- Historical mining features
- Peaceful and quiet, unspoilt and undeveloped
- Network of footpaths running through the area



3.4.2 Topography and Drainage

The land slopes to the south west with an increasing gradient as you move closer to the coastal edge.

A number of springs can be found along the slopes flowing south west to the sea.

A stream emerges from mine adit at Trenow cove and two small streams run down to the sea at Stackhouse Cove and near to Long Zawn.

3.4.3 Biodiversity

This landscape type is a mix of predominantly arable farmland in the west of the landscape type, and improved grassland to the east with coastal heath and scrub bush cover. The arable farmland will have a lower biodiversity value than the improved grassland, but in both cases the ancient hedge boundaries surrounding the fields are important due to the valuable habitat they create for a variety of wildlife. Vegetation on the hedges is stunted by the exposure to the salt laden winds.

The land along the southern edge of the coastal hinterland comprises coastal grassland, heath and scrub bush where it meets the coastal zone, and is an important area for biodiversity, both plant and animal. As well as being protected as an AONB.

The coastal heath and fields in this area are known to be an important feeding ground for choughs, which have the highest level of protection as a Schedule 1 species under the Wildlife and Countryside Act. Priority has been given by the Cornwall Biodiversity Initiative to support coast enhancement for birds across this area. Protected species living and feeding in the area including Barn Owls, hen harrier, peregrine and hobby. The area is also known to be an important feeding ground and stop off point for migratory species. Swallows and house martins nest in the area annually.



The coastal hinterland also includes a number of old mining sites and spoil heaps now overgrown. Old mining sites provide unique habitats for biodiversity, with specialized bryophytes including rare species of lichen and moss.



The Cornwall Area of Outstanding Natural Beauty Wheal Buzzy project will be working in the area to safeguard and enhance conditions for the declining Solitary Mining Bee habitat. The selected site will form one of 22 hectares of habitat for mining bees across Cornwall.

3.4.4 Land Cover and Land Use

All of this landscape type is designated as an Area of Outstanding Natural Beauty.

There are small clusters of houses within this landscape type which are not associated with any of the 4 main settlements. Some of these clusters of up to 15 houses have extended from historic farms, such as Trebarvah, Ednovean, Trevean and Acton Farms. Further development of residential properties has been carried out at Acton Castle, and on Trebarvah Lane since 1920.



Land cover across the area is a mix of arable and grassland fields, bounded by Cornish hedges, with grassland, heath and scrub bush to the south. The main land use across the area is arable and dairy farming. Much of the land to the west of Perranuthnoe is owned by the National Trust and managed as arable farmland. Tourism is also a key land-use, given the network of public footpaths running through this zone and the stunning views across Mounts Bay.

3.4.5 Field and Woodland Pattern

Small irregular shaped field pattern whose boundaries have remained intact and unchanged since the 1875-1901 historic mapping was created. The field boundaries are Cornish hedges supporting native vegetation which decreases in scale as you move west towards the sea. The coastal exposure has meant that these hedges do not contain trees. Tamarisk is a characteristic shrub of the hedges closer to the coast. The larger trees are associated with the sheltered western side of Perranuthnoe village, surrounding farms, residential properties and the church of St Michael and St Piran.



3.4.6 Building distribution

The main settlement within this landscape type is Perranuthnoe. The character of the edge of the settlement is assessed further under Section 4 – Settlement Assessment

There are small clusters of houses within this landscape type which are not associated with any of the 4 main settlements. Some of these clusters of up to 15 houses have extended from historic farms, such as Trebarvah, Ebnovean, Trevean and Acton Farms.



Further development of residential properties has been carried out at Acton Castle, and on Trebarvah Lane since 1920. There are dwellings within this landscape type which do not appear to relate to historic settlements and have created a peppering of dwellings which detract from the character of the coastal hinterland.



3.4.7 Public Access : Roads and Public Rights of Way

Lanes run perpendicular from the A394 to the south west into this landscape type from the adjacent Coastal Plateau. These lanes become narrower and more winding as you move nearer the coast where they have developed along the routes of old tracks which prominently ran along ancient field boundaries. These roads are flanked by Cornish hedges with no pavements, verges, street lights or road markings.

An extensive network of footpaths can be found within this landscape type, creating links to the coast, and inland. There are many opportunities for circular walks where many routes follow the contours of the land, connected by steeper routes running down the slope making them very popular for recreation, both with local residents and visitors to the area. Many of these footpaths across the area have the highest gold status.



3.4.8 Historic Features

- The historic core of Perranuthnoe village is a recognised heritage Conservation Area. The majority of houses in it have retained their original character and a number are listed buildings including Church Town House, the Old Chapel House and Old School House.

- St Piran and St Michael Church in Perranuthnoe, and the old churchyard, a listed building with a number of listed historic monuments.



- The historic paths leading to and from St Piran and St Michael Church are important historic features winding through the coastal landscape, with characteristic flat granite styles over which coffins were carried. These are Church Way (Trevean through Trebarvah to the church) and the Coffin Trail (the church to Marazion graveyard).
- Acton Castle built c. 1775 by John Stackhouse
- The old mining count house at Trenow, associated mine features and post medieval gemstone quarry'
- The old farming hamlet of Trebarvah comprising two historic farmsteads with granite walled, slate rooved farm buildings and a central farmyard





- Treberveth Early Medieval settlement, first recorded as in 1342 (HER 29042)
- Trebarvah Prehistoric Iron Age field system and Romano British field system (HER MCO51732)
- The old farming hamlet of Trevean, comprising historic granite walled, slate rooved farm buildings





Sites of historic mines and spoil heaps including Wheal Neptune, Trenow Consols, Wheal Trebarvah, Wheal Grylls and Wheal Charlotte. As well as being features of historic interest, with unique biodiversity, the contents of the spoil heaps in these areas are important resources for geologists and mineralogists. AONB Policy SW8.11 calls for 'the conservation and positive management of mining features that are outside the WHS south of the A394 around Perranuthnoe'



Trebarvah Mine

The Neighbourhood Development Plan identifies a number of heritage assets/areas of significance within this landscape type which are core to the local distinctiveness of the AONB areas of the Parish, and their value to local communities and visitors. These assets are indicated on Map 4.

3.4.9 Distinctive Features

- Stunning extensive open views along the coast and across Mounts Bay, from the Lizard peninsular to St Michaels Mt and Tatur-du lighthouse
- Irregular field patterns bounded by traditional Cornish hedges Small hamlets linked to historic farms
- Main historic settlement of Perranuthnoe
- Acton Castle
- Overhead cables
- Mining spoil heaps



- Network of footpaths across the area linking settlements and linking this area to the south west coast path



3.4.10 Condition

Generally well managed farmland, however many of the Cornish hedges close to the coast are in need of repair.

3.4.11 Aesthetic and Sensory

Expansive dramatic views of the Mounts Bay coast. Very peaceful and quiet landscape, where the sensory experience is dramatically affected by the seasonal weather conditions. Clear presence of the sea both visually and in the sound of the waves.



3.4.12 Views

Exceptional scenic expansive views of the coast of Mounts Bay from the network of public rights of way.



3.4.13 Relationship to adjacent landscape character types

This landscape type meets the Coastal Plateau to the north where there is no distinct change on the ground. The transition is where the flatter land of the plateau falls to the south west to the sea. The land lying on the boundary of these landscape types will be one of transition, exhibiting characteristics of both landscape types.

To the south west the boundary is with the Coast landscape type. Here the distinction is clearer on the ground and the boundary lies close to the low cliffs, taking in the uncultivated land or scrub and unimproved grassland which borders the Coastal Hinterland landscape type.

3.4.14 Development Pressure affecting Landscape Character

- Pressure for housing in agricultural land
- Further sprawl of houses away from the present clusters of development, with demand for detached housing on the sloping land 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.
- Coastal erosion
- Expansion of Perranuthnoe
- 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

3.4.15 Landscape Management and Development Considerations

- All landscape management and development in the coastal hinterland 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
- Locate development away from the coast having regard for the Cornwall shoreline Management Plan and coastal erosion in this area.
- Avoid development where it is perceived as a prominent element on the sky line.
- Avoid the creation of access tracks across coastal rough ground
- All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan priority habitats in particular on Maritime Cliff and Slope as well as on County Wildlife Sites. 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
- 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.

3.5 Landscape Type : Coast

3.5.1 Key Characteristics

- Impressive views of the coast of Mounts Bay
- Designated as an Area of Outstanding Natural Beauty Rocky outcrops and intertidal zone supporting array of marine birdlife
- Coastal heath, grassland and scrub bush
- Active coastal erosion
- Undeveloped and tranquil
- Important coastal semi natural habitat and wildlife corridor
- Daily and seasonal drama of the interaction of the land and sea
- South West Coast Path



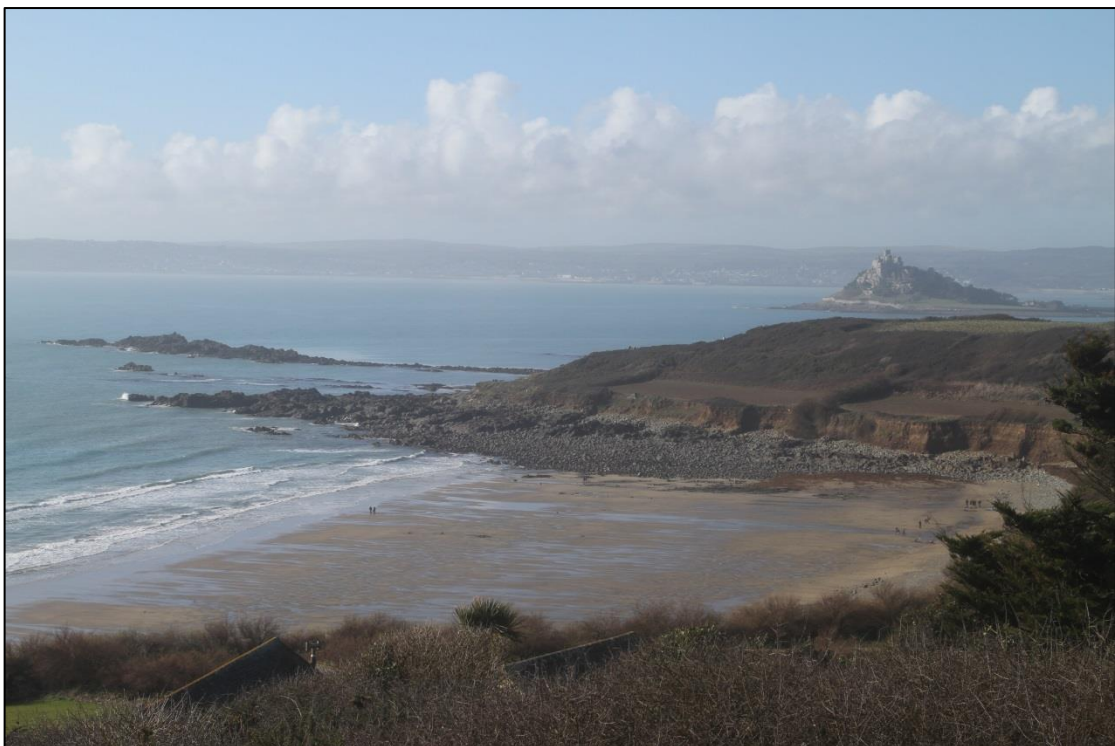
3.5.2 Topography and Drainage

The coastal edge is made up of small scale steep cliffs of sedimentary material and steeply sloping land onto rocky outcrops. These cliffs are unstable and crumbling in many places. The Cornwall Shoreline Management Plan stipulates no active intervention to control the erosion of this section of the coastline (Map 2 Appendix 1).

The beach at Perran Sands is a sandy beach approximately 350m in width at low tide.

Pebbled and sandy beaches also at Trenow Cove, the small cove below Trebarvah Cliff adjoining Perran Beach, Trevean Cove and Stackhouse Cove.

Streams can be found at Trenow Cove, Long Zawn and Stackhouse Cove. This stretch of the coast has been recommended as part of the Mounts Bay Marine Conservation Zone (Map 2 Appendix 1).



3.5.3 Biodiversity

This important coastal semi natural habitat has been designated as a UK Biodiversity Action Plan priority habitat of Maritime Cliffs and Slope with Coastal Vegetated Shingle along the coastal edge to the west of Perranuthnoe and is identified as under threat (Maps 5-8 Appendix 1). The vegetation along this stretch of coast is of great importance in assisting the stabilisation of the cliff edge.

This section of the coast is also designated as a County Wildlife Site (CWS) P3.2 – Stackhouse Cove to Perran Sands and P3.4 – Mounts Bay. P3.2 - Stackhouse Cove to Perran Sands is an integral part of the more extensive tract of semi-natural habitat on the south coast of Penwith, and links with the Mounts Bay CWS (P3.4). It consists of a mix of dense coastal scrub, mainly European gorse and blackthorn, interspersed with maritime unimproved grassland.

Section P3.4 - Mounts Bay covers the intertidal rocks from Perran Sands to the Parish boundary to the west. Mount's Bay is of significant ornithological interest and is particularly notable for supporting a range of wintering birds.



The rocky cliffs are important nesting areas for birds including fulmars, shags, cormorants, numerous species of gull and kestrels. Coastal grass and heathland habitats are important feeding and nesting areas for an array of bird species. It is one of the main sites in Cornwall for species such as the Dunlin, Whimbrel, Turnstone, Sanderling, Herring Gull and Black Headed Gul. Divers and Grebes regularly visit in winter and a number of rare and scarce passage migrants also occur here.

The coastal heath habitat is dominated by heather (including bell heather and ling heather), sea pinks, bluebells, foxgloves, bracken, birds-foot trefoil and many other shrubs and wildflowers, gorse, sloe bushes,



bramble and various grasses. In the spring the area is covered in a stunning array of flowering plants, supporting a range of bees, butterflies and other invertebrates, including many rare/protected species.

Badgers and foxes also have sets in these habitats. Rare Cornish Chough are also present in this area.

This stretch of the coast has been recommended as part of the Mounts Bay Marine Conservation Zone (Map 7 Appendix 1).

3.5.4 Land Cover and Land Use

The area is the wild natural edge to the coast, with some grazing of cattle between Trebarvah Cliff and Trevean. The South West Coast Path runs along the north eastern edge of this landscape type, and connects in land to a wider network of public rights of way, making it very popular for recreation. Perran Sands is a very popular sandy beach with lifeguard cover through the summer.



The area is important for tourism and for local recreation. The tidal beach and rocky foreshore below Trebarvah Cliff in front of the Beach House is a popular recreational area for local residents and fishermen. Trenow Cove is another popular, quiet pebbled beach, with some areas of sand at low tide, access is from the south-west coast path via an slipway over a stream that emerges from a mine adit. There is also access to Trevean and Stackhouse coves via small paths leading down from the south west coastal path, these are pebbled, with some areas of sand at low tide and rocky coves. The entire rocky shoreline across this coastal zone used by local anglers.

3.5.5 Field and Woodland Pattern

There are very few fields in this landscape type, those that found are small in scale and enclosed by both Cornish hedges and hedges of vegetation with no stone base. The coastal exposure has meant that these hedges do not contain trees, only shrubs, predominantly Tamarisk. There are also areas of extensive scrub.



3.5.6 Building distribution

There are no dwellings or significant buildings within this landscape type, only a lifeguard hut above the beach at Perran Sands, which is temporary fixture, only present during the summer holiday period.

3.5.7 Public Access : Roads and Public Rights of Way

There are no roads within this landscape type, however there are a number of lanes which meet the north eastern boundary.

The South West Coast Path forms a north eastern boundary to much of this character type and two other footpaths feed onto this coastal path. To the east of Perran Sands.

There is public access to the foreshore and low tide beach below Trebarvah Cliff, opposite the Beach House, which is a popular recreational area for local residents and fishermen. There is also public access to Trenow, Trevean and Stackhouse coves, also popular recreational areas for local residents.

The SW Coast path has had to be diverted in land in a number of locations due to coastal erosion



3.5.8 Historic Features

- A rock-cut bath excavated into the cliff at the back of Stackhouse Cove around 1790, easting 154951 and northing 28425
- The Neighbourhood Development Plan identifies a number of heritage assets/areas of significance within this landscape type which are core to the local distinctiveness of the AONB areas of the Parish, and their value to local communities and visitors. These assets are indicated on Map 4.

3.5.9 Distinctive Features

- Impressive views at close quarters and at a distance along the coast and across the bay.
- Wild and natural vegetation
- There are little or no man made elements within this landscape character type, save for the Cornish hedges.
- Sandy beaches exist at low tide at Perran Sands, the cove below Trebarvah Cliff and Trenow Cove.
- Cliffs, rocky outcrops and foreshore



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, 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. The Cornwall Shoreline Management Plan recommends no active intervention along this stretch of coast, which means there will be no active measures to control the erosion of this section of coast.

3.5.11 Aesthetic and Sensory

Expansive dramatic scenic views of the coastline, St Michael's Mount and the wider Mount's Bay. Dramatic scenery 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. 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

The boundary of the Coastal Hinterland with the Coast landscape type is indicated on the ground by a change in the vegetation to more semi natural habitat.

3.5.14 Development Pressure affecting Landscape Character

- Changes to farming practices having a knock on effect
- Removal of vegetation which stabilises the cliffs
- Coastal erosion
- 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

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

The Parish is protected under two designations of national significance in terms of conservation of landscape character. Land to the north of the A394 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.

All of the land to the south of the A394 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 entire region south of the A394 in Perranuthnoe 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

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

provides, whilst reinvesting in the landscape in order to sustain these benefits long term.”

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. The AONB management plan for this South Coast Western area emphasizes that ‘Recent Housing developments and the replacement of individual dwellings at...Perranuthnoe have had negative visual and character impacts’ on the AONB’

4.2.4 Local management principles for this south coast western area address many of the specific threats to Landscape Character in Perranuthnoe Parish, including:

- a. AONB Policy SCW8.04 ‘Encourage characteristic inclusion of local materials and vernacular design in new developments’
- b. AONB Policy SCW8.11 of AONB ‘Encourage the conservation and positive management of mining features that are outside the WHS south of the A394 around Perranuthnoe’
- c. AONB Policy SCW8.18 ‘Pay particular attention to respecting local character in external works, landscaping and site design’ and ‘Seek reduction of Landscape and Visual Impacts of tourism.’
- d. AONB SCW8.15 ‘Support conservation and enhancement of the character of the open heathland plateau’

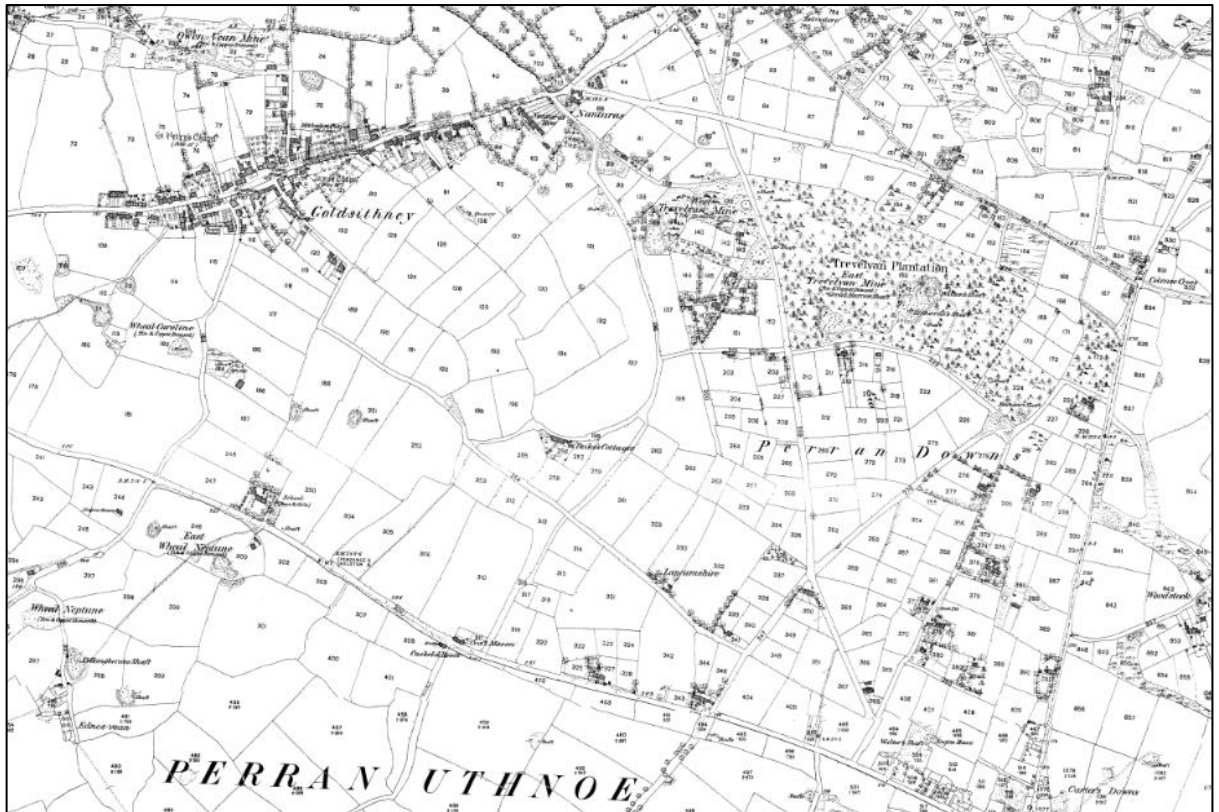


4.3 Cornwall and Devon World Heritage Site (WHS)

- 4.3.1 WHS status also has a key role to play in protecting landscape character to the north of the A394 in Perranuthnoe Parish. The WHS is a series 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.
- 4.3.3 The parish of Perranuthnoe lies within WHS Area 3 – Tregonning and Gwinear Mining District with Trewavas, where the key characteristics include a patchwork of small holdings and farms associated with the great mining estates, where the mineworkers cottages are dispersed in a landscape of small fields
'Small groups of mine worker's cottages set within substantial blocks of early nineteenth century mineworkers' smallholdings flank the A394 road through the southern part of the mining district'⁵
- 4.3.4 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.
- 4.3.5 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 P7 – There is a presumption against the removal of historic mine waste within the site
 - 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

⁵ 2012 Cornwall Council – Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 - 2018

- 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.



Extract from Historic mapping of 1875 to 1901

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.*

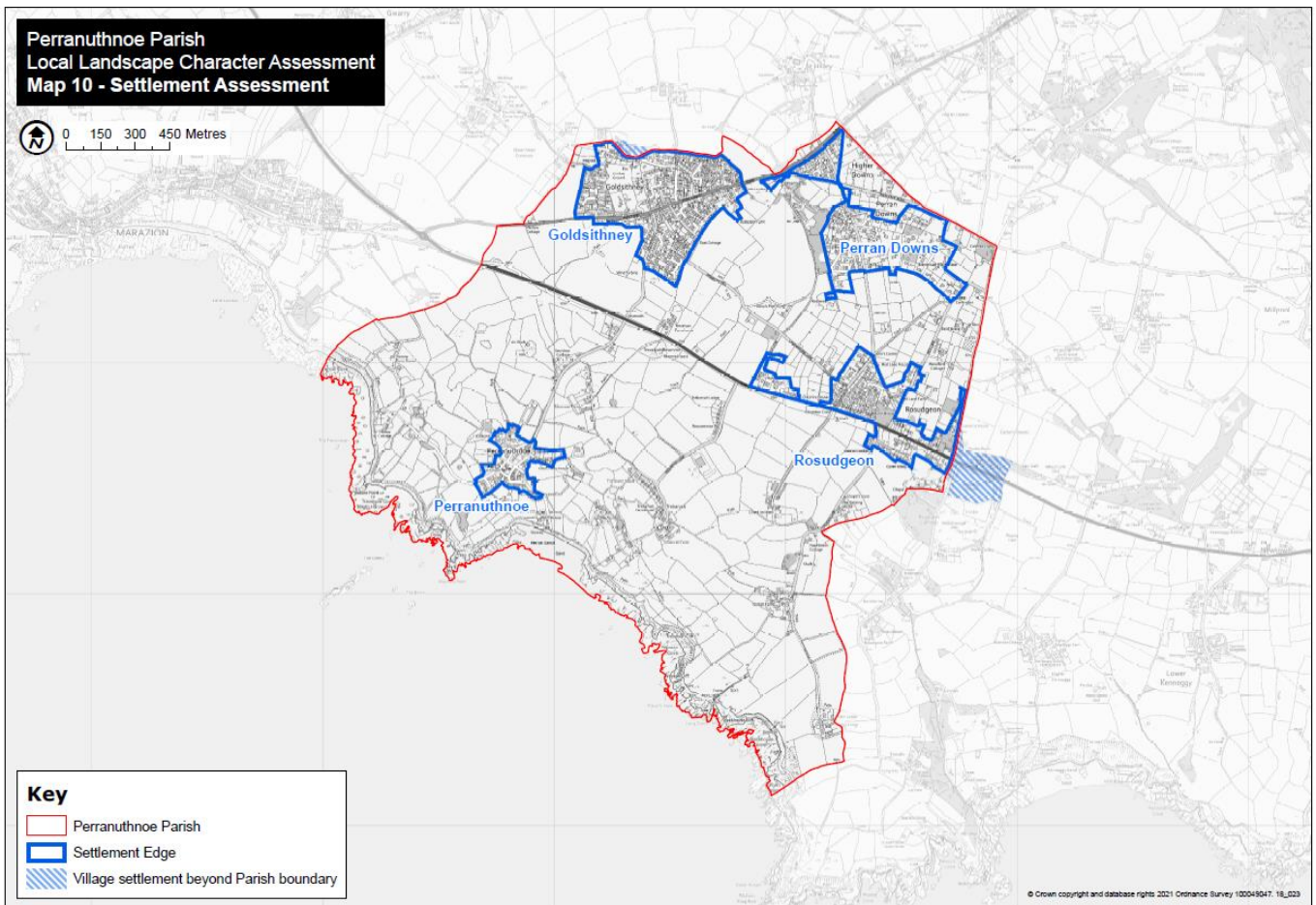
5.1.3 This assessment looks at the local landscape character and views out from, and back to the current built edge of the four villages within the Parish of Perranuthnoe, to record how these settlements fit within the wider open countryside. Cornwall Local Plan states that

'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 4 villages, and this boundary may not mirror the proposed settlement edge within the Neighbourhood Development Plan.

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

- Goldsithney
- Perran Downs
- Rosudgeon
- Perranuthnoe



5.2 Goldsithney

This village is the largest in the parish and has grown over the last 100 years from a much smaller historically important mining settlement. The northern edge of the settlement forms the boundary with St Hilary Parish, however this assessment describes the whole edge of the settlement regardless of the parish boundary.

A photographic record of the edge of the settlement is provided in Appendix 3.1 and viewpoint locations are referenced on Map 11 – Appendix 1.



Looking towards the western boundary of the settlement



Looking towards the northern boundary of the settlement

5.2.1 Topography and drainage

The settlement lies on land gently falling to the north and north west from an area of coastal plateau to the south. The south eastern boundary of the settlement is approximately 30m higher than the north western boundary. The gentle gradient of the landform reflects the wider undulating landscape to the north which is part of the 'Undulating Land' landscape character type (refer to Section 3.2 and Map 1 – Appendix 1).

A stream flows from the north western corner of the settlement to Tregilliowe Stream to the north west.

Flood Map for Surface Water indicates 1:30 and 1:100 year extents picking out natural drainage channels, low areas, and flow paths between buildings, and indicates possible areas of flooding caused by local rainfall. Map 10.1 Appendix 1 shows the extent of possible flooding to the north and western areas of the settlement. This mapping does not show flooding that occurs from overflowing watercourses, drainage systems or public

sewers caused by catchment-wide rainfall events or river flow. It is therefore very important that users apply local knowledge to assess the mapping results.

5.2.2 Biodiversity

There are a number of very small areas of broadleaf woodland within the settlement and a greater concentration on the hedge boundaries to the north, north and eastern edge of the settlement which are also shown as mature trees on the 1875-1901 historic mapping. Within the settlement these areas are now fragmented and do not link to one another and to the wider rural landscape pattern.

The settlement is surrounded by arable farmland and improved grassland. In these areas the highest biodiversity value is in the boundary hedges which remain part of the original field pattern (Maps 10 and 10.1 - Appendix 1). Their age construction and vegetation cover means they are of significant ecological value.

5.2.3 Land use and land cover

The settlement is surrounded by arable farmland. The fields around the village were once much smaller being small holdings for the miners living and working in the area. Many of the smaller field boundaries have been removed, but those hedges that remain are very old.

There is a playing field on the southern edge.

The settlement has now expanded towards the once more isolated farmsteads which surround the settlement. New houses currently under construction on the eastern edge of the settlement.

Reports have been logged of Japanese Knotweed within the village and on the southern and eastern boundaries. Not all of these sites have been assessed by Cornwall Council (Map 10.1 – Appendix 1).

5.2.4 Field and woodland pattern

The fields surrounding the settlement have increased in size from small to medium in scale since the historic Tithe maps of the 1800s (map 10.3 Appendix 1). Many of the original field boundaries have been removed to increase the field sizes. At the turn of the century the fields varied from 0.17ha (0.43 acres) to 2.1ha (5.28 acres) with an average size of 1ha (2.48 acres). Today the fields surrounding the settlement are an average of 5.8ha (14.5 acres).

The hedges which do remain are part of the historic network of hedges and are of significant historic value. Their age means they are also likely to be species rich and valuable habitat for wildlife.

The hedges are Cornish hedges with a stone face and inner earth core. Those hedges on the southern side of the settlement on the more exposed rising ground are closely managed and do not contain trees, where on the lower lying more sheltered land from the northeast round to the north west there are trees present in the field boundaries.

5.2.5 Public Access : Roads and Public Rights of Way

The settlement is bisected by West End and Fore Street (B3280) which is the main road through the village connecting onto Relubbus and Leedstown, both important centres for mining in the past.

From the west approaching the settlement on the B3280 the highway has no verges, pavements or street lights and the Cornish hedge field boundaries abut the highway. These native hedges contain field gates, with occasional trees which have been allowed to grow on. The hedges and the vegetation upon them prevent views of the wider landscape, and contain the road, limiting the vehicular noise from the surrounding landscape. This character is typical of the local rural highway network. The edge of the settlement is marked by a single highway sign naming the village and two speed restriction signs. At this point the rural character of the highway changes to more suburban with a wide mowed grass verge and a low hedge set back from the highway.

From the east the highway has a more wooded character where the B3280 lies within a sheltered shallow valley. There is a pavement and Cornish hedge to the northern side of the highway, with a hedge boundary abutting the road on the southern side. Street lighting is from lamps mounted on telegraph poles. The edge of the settlement is marked by a highway sign naming the village on either side of the road, and a vehicular speed sensor sign. At this point the highway has a rural character, and there is no view of the settlement of Goldsithney.

The present day public rights of way follow historic tracks leading out of the village to previously worked mines and farms. The network of rights of way is extensive in the area, creating circular walks from the village and connecting out the wider rural landscape to the north and the coast to the south. To the north of the settlement, North Road ends and becomes a surfaced byway connecting to Trevabyn Farm and a wider network of unsurfaced footpaths which run around the boundaries of the agricultural fields, linking back into the village at The Gears. A third footpath crosses the agricultural fields to the south and connects West End with the A394. Where this footpath crosses the field the farmer has maintained access through the crops (Map 10.1 – Appendix 1).

5.2.6 Historic features

There are remnants of the historic field pattern or miner small holdings, although many of the small fields have been lost, amalgamated to create larger fields for modern farming practice (Map 10 – Appendix 1)

5.2.7 Distinctive features

- There is a considerable amount of vegetation within and around the edge of the settlement which is valuable in breaking up the built form of the residential properties.
- Older buildings have been preserved and create a distinct settlement character.
- Modern development on the western and southern boundaries lack local distinctiveness in building materials and finishes

5.2.8 Aesthetic and sensory

The northern edge of the settlement is very peaceful and tranquil, sheltered by the topography and trees within boundary hedges. To the west and north the larger field sizes with closely managed hedges the feeling is more open and exposed both visually and in terms of personal

experience. Although still a quiet and peaceful landscape the southern edge can experience noise from the A394.

5.2.9 Development of the settlement

Goldsithney is an industrial settlement, within the Cornish Mining World Heritage Site. The oldest buildings within the settlement are concentrated along West End and Fore Street (B3280 Goldsithney to Leedstown Road) and North Road and were built before the 1875-1901 mapping was produced (Map 10.3 - Appendix 1). These were terraces of houses associated with the mining in the area. The settlement has developed firstly to the north and then the west and the south.

5.2.10 Character of the present edge of the settlement

The edge of the settlement is clearly defined, where houses have been constructed up to the edge of the ancient field boundaries. These boundaries then meet well managed rural arable and pastoral farmland, classed as Grade 2 to the west and south with Grade 3 to the north and east.

There is a short section of Primrose Hill which forms part of the south eastern boundary with a suburban character on the western edge and a native rural Cornish hedge to the east. In the most part, the edge is a solid boundary of built development, with only a small section on the northern boundary off Gears Lane there is a lowering of the building density and less of an abrupt built edge.

Modern development around the historic core is bungalows and two storey housing estates which have increased the overall size of the settlement to the south and west. These developments do not reflect the local sense of place and built character with little or no reference to local materials and finishes in their construction.

The boundaries of the settlement with the wider rural landscape is a mix of fences in varying states of repair, with remnants of hedges which no longer form a continual edge. The northern boundary lying at a lower level benefits from the shelter created by the topography and a greater number of trees are found along the edge of the settlement than on the southern boundary.

The Manor Cottage lies on the eastern edge of the settlement and the house and walled gardens are Grade II listed. Other than this there are no buildings of importance or significance on the edge of the settlement.

5.2.11 Relationship of the settlement to other development in the area

On the eastern edge of the settlement a terrace of houses at Nanturras Row which were built before 1875 are only separated by one field. This terrace did not form part of the historic settlement of Goldsithney. A track then separates this terrace from a cluster of buildings forming Nanturras farm, and Nanturras Parc then separates the modern developments at Sunny Corner and Higher Downs.

5.2.12 Visual prominence of the present edge of the settlement

Due to the topography and the presence of trees within hedges, the western and southern boundaries of the settlement are the most visually prominent. However the nature of the rising ground means that the settlement is not visible from the A394 or land to the south.

Approaching from the west, the high hedges along the road screen many views of the settlement. The public footpath 109005 which connects to the A394 affords good views across the settlement. From the west and south west the scale and mass of the built form of the central and northern sections of the settlement are effectively broken up by the large proportion of trees within and on the boundaries of the settlement. This is in contrast to the lack of trees within the Collygree Parc, Queen's Way and Primrose Lane where the built form is far more dominant. Approaching from the east the shallow valley at Nanturras and dense mature hedge vegetation with trees prevents views of the wider settlement, this is distinctly rural and wooded. The built edge only becomes apparent as you approach Glebe Cottage and the new housing development under construction on the northern side of Fore Street.

5.2.13 Important views

There are no important views to the coast, or significant historic or local features. More extensive views are afforded from the west and south, with views limited by vegetation and topography from the north and east

5.2.14 Key characteristics

- Presence of trees within the settlement and on its boundaries particularly to the north and east
- Development is concentrated on the lower lying land around the historic core of the settlement.
- Greater visual prominence of development as you move south compounded by the lack of trees
- Development following the boundary hedges of the historic field pattern.

5.2.15 Opportunities and future development considerations

- Site and design development to compliment and enhance the character of the settlement taking a design lead from the unique characteristics of the historic village, rather than the modern development which has no sense of place
- Improve the integration of the present edge of the settlement into the wider rural landscape by encouraging the enhancement and improvement of existing native boundary hedges
- Ensure development is appropriate in terms of form, scale, mass, and building materials/finishes/colour
- Avoid development which through redevelopment/extension significantly increases the footprint/volume of a property within a plot
- Avoid coalescence between Goldsithney and Nanturras, Higher Downs and Perran Downs
- Retain natural corridors within development which link to the wider rural landscape.
- Where possible create new links or enhance existing to reconnect fragmented areas of natural vegetation.
- Ensure development allows adequate buffers to retained hedges, particularly those which contain mature trees
- Avoid street lighting on elevated land which would be visually prominent from the wider landscape
- Keep development away from prominent ridge lines

5.3 Perran Downs

This settlement has developed on land which was the Trevelyan Mine and Trevelyan Plantation, and on the plots previously occupied by miners houses (Map 11.3 – Appendix 1)

A photographic record of the edge of the settlement is provided in Appendix 3.2 and viewpoint locations are referenced on Map 11 – Appendix 1.



Looking towards the southern boundary of the settlement along Grove Lane (east)



Looking towards the southern boundary of the settlement along Grove Lane (west)

5.3.1 Topography and drainage

The settlement lies on land gently falling to the west within the Coastal Plateau landscape type.

The eastern boundary of the settlement is approximately 16m higher than the western boundary. The almost flat landform reflects the wider Coastal Plateau landscape type (refer to Section 3.3 and Map 1 – Appendix 1).

Although there is no watercourse present, the Flood Map for Surface Water indicates 1:30 and 1:100 year extents picking out natural drainage channels, low areas, and flow paths between buildings, and indicates possible areas of flooding caused by local rainfall. Map 11.1 Appendix 1 shows the extent of possible flooding to the west of the settlement. This mapping does not show flooding that occurs from overflowing watercourses, drainage systems or public sewers caused by catchment-wide rainfall events or river flow. It is therefore very important that users apply local knowledge to assess the mapping results.

5.3.2 Biodiversity

This settlement is rich in biodiversity. The boundaries are Cornish hedges which support mature trees and an area of woodland stretching north from the southern boundary is a UK Biodiversity Action Plan priority habitat. Broadleaf woodland forms much of the boundary to the whole settlement and interconnects through the settlement (although fragmented in places) creating wildlife corridors between the settlement and the wider rural landscape.

The southern boundaries of the settlement meet arable farmland, and the northern predominantly improved grassland used for grazing. In these areas of improved grassland the highest biodiversity value is in the boundary hedges which remain part of the original field pattern (Maps 11 and 11.1 - Appendix 1). Their age construction and vegetation cover means they are of significant ecological value.

In the woodland to the west of West Lane and Bampflyde Way there are nesting Jays, Green and Lesser spotted Woodpeckers, a badger set, foxes, rabbits, buzzards, owls and bats known to live in the area. It is one of the few woodland areas in the Parish with such a diversity of wildlife. These are also found within the Trevelyan Plantation.

5.3.3 Land use and land cover

The settlement is surrounded by arable farmland to the south and improved grassland to the north.

Some of the historic field pattern around the settlement has been retained where the land was small holdings for the miners living and working in the area. Many of the smaller field boundaries have been removed, but those hedges that remain are very old. This important mining landscape of international value is covered by the Cornwall Mining Landscape World Heritage Site designated for its outstanding value to humanity.

Reports have been logged of Japanese Knotweed within the village and on the southern and eastern boundaries. Not all of these sites have been assessed by Cornwall Council (Map 11.1 – Appendix 1).

5.3.4 Field and woodland pattern

Many of the fields surrounding the settlement have increased in size from small to medium in scale since the historic Tithe maps of the 1800s (map 11.3 Appendix 1). Many of the original field boundaries have been removed to increase the field sizes. However in the context of the parish the field sizes remain small with occasional medium scale.

At the turn of the century the fields varied from 0.13ha (0.32 acres) to 0.64ha (1.5 acres). Today the fields surrounding the settlement are an average of 0.64ha (1.5 acres).

The hedges which do remain are part of the historic network of hedges and are of significant historic value. Their age means they are also likely to be species rich and valuable habitat for wildlife.

The hedges are Cornish hedges with a stone face and inner earth core. On the settlement boundary these hedges support mature native broadleaf trees.

A number of tree preservation Orders lie in this settlement:

- Trevelyan Plantation Tree Preservation Order 2003, and area order protecting all trees within the area outlined (Predominantly Beech, Oak, Sweet Chestnut, Betula, Monterey Cypress, Pine, Thorn, Quercus Ilex, Prunus, Cupressus species, Holly, Sycamore, Ash)
- Nanturras Goldsithney Tree Preservation Order 1971
- Nanturras Perran Downs Goldsithney Tree Preservation Order 2018

5.3.5 Public Access : Roads and Public Rights of Way

The majority of the settlement is contained by Trescowe Road to the north and Grove Lane to the south. To the west more modern development has carried over Perran Downs Lane, surrounding originally isolated properties such as Well Cottage. These three lanes are historic routes shown in their present position on the maps of 1875. They all have Cornish hedges on either side, in some places these abut the highway and in other areas there are narrow verges which have left wild, colonised by native plants and shrubs. The dwellings on the settlement's boundary are all set back from the highway and do not create a suburban character in the front boundaries. The roads on the settlement's edge have no pavements, street lights or road markings, the character remains one of rural highways. This character is typical of the local rural highway network.

As you approach from the south on Perran Downs Lane the edge of the settlement is marked by speed restriction signs and the appearance of green dustbins at the roadside. This as with the other boundary highways is the only indication of the dwellings in this settlement, as they are predominantly set back for the highway behind native vegetation, within wooded areas.

There are a number of bridleways which meet the edge of the settlement which follow historic tracks shown on the 1875 mapping (Map 11.3 – Appendix 1) connecting East and West Trevelyan Mine with the Goldsithney to Leedstown road and the Helston to Penzance road to the south. These bridleways are well used and in good condition and connect to a much wider network of footpaths and bridleways in the wider landscape. The approach to the edge of the settlement from these public rights of way is one of rural character, except Bampflyde Walk, which unlike much of the rest of the settlement has a suburban character and makes little reference to the rural character of the rest of the settlement.

5.3.6 Historic features

There are remnants of the historic field pattern or miner small holdings, although many of the small fields have been lost, amalgamated to create larger fields for modern farming practice (Map 11 – Appendix 1)

5.3.7 Distinctive features

- The significant amount of native vegetation within and around the edge of the settlement is valuable in breaking up the built form of the residential properties. Passing the settlement you would be forgiven for not realising there are so many residential properties tucked away within the trees.
- Rural character of the highways
- The contrast between the older dwellings which complement the natural vegetation and setting of the settlement and the modern development on the west of the settlement

5.3.8 Aesthetic and sensory

To the east of Perran Downs Lane the edge of the settlement is rural, with little indication of the dwellings on the boundary. To the west the rural character is reduced and the experience is more suburban. In general the edge of the whole settlement is very peaceful and tranquil, with an intimate character created by the trees and boundary hedges. The vegetation also means there is no light pollution for the residential properties.

5.3.9 Development of the settlement

The settlement has developed on the site of the East and West Trevelyan Mine and plantation. Houses have been built within the trees of the plantation, and many original miners cottages replaced with modern dwellings. In many cases temporary accommodation in the form of sheds, have been replaced with permanent homes, and gardens to the west of Perran Downs Lane subdivided and dwellings built within these smaller plots leading to a denser form of development to the west of Perran Downs land than on the eastern side.

5.3.10 Character of the present edge of the settlement

The present settlement is largely bordered by highways to the north along Trescowe Road and the B3280, south along Grove Lane, and a bridleway and Nanturras Parc to the west.

The character of these roads is of a rural highway, typical of the local landscape. Here the dwellings are predominantly set back from the highway behind Cornish hedges supporting native vegetation of shrubs and trees. The character of boundary with Packet Lane is slightly less natural where hedges have been more closely manged and fences erected on the road side, however the rural character is maintained by the native hedge on the other side of the road. The character of the dwellings set within such extensive tree growth with lush native hedges means that the perception is of a far lower number of dwellings than are actually present.

The character of the western settlement boundary is a lower density of dwellings (than within the adjacent western part of the settlement) with broadleaf woodland along the margin.

The settlement boundary is predominantly bungalows, or dormer bungalows, with a low number of two storey properties. In general the more modern dwellings tend to be two storey.

5.3.11 Relationship of the settlement to other development in the area

On the north western edge of the settlement only a small number of fields separate the settlement from Goldsithney.

5.3.12 Visual prominence of the present edge of the settlement

Due to the flat topography and the presence of so many trees the dwellings on the settlement boundary are not visually prominent. The significant number of trees have great value in integrating the settlement into the landscape.

Approaching from the north or south, the dwellings are all set back from the highway behind natural hedges and Cornish hedges, and it is the presence of green bins on the roadside which have a greater visual prominence than the residential properties on the edge.

5.3.13 Important views

There are no important views to the coast, or significant historic or local features. The extensive tree and shrub growth on the boundary Cornish hedges shortens views to the immediate foreground.

5.3.14 Key characteristics

- Presence of such a significant number of broadleaf trees within the settlement and on its boundaries
- An intimate character perceived in the main to be low density housing within a rural woodland
- Lower density of housing in the older part of the settlement to the east where dwellings are set in the centre of a large building plot
- On the western side of Perran Downs Lane a greater density of dwellings in smaller building plots with fewer trees.

5.3.15 Opportunities and future development considerations

- Site and design development to compliment and enhance the character of the eastern side of the settlement
- Encourage the enhancement and conservation of existing native boundary hedges on the settlement's boundaries
- 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
- Maintain tree cover within areas which used to be Trevelyan Plantation and avoid further infill development
- Retain and enhance natural corridors within development which link to the wider rural landscape.
- Where possible create new links or enhance exiting to reconnect fragmented areas of natural vegetation.
- Ensure development allows adequate buffers to retained hedges, particularly those which contain mature trees

- Avoid street lighting on elevated land which would be visually prominent from the wider landscape
- Avoid the coalescence with Goldsithney and Higher Downs.

5.4 Rosudgeon

This settlement has developed from a small number of dwellings, most probably miner's small holdings which were situated along the historic Helston to Penzance road, now the A394.

A photographic record of the edge of the settlement is provided in Appendix 3.3 and viewpoint locations are referenced on Map 12 – Appendix 1.



Looking west along the southern settlement boundary with the A394



Looking north along the western settlement boundary on Dola Lane

5.4.1 Topography and drainage

This settlement lies along the highest ground of the coastal plateau ridge (refer to Section 3.3 and Map 1 – Appendix 1).. The highest ground is around Dola Lane but there is little change in ground level over the whole settlement.

No water is present on the surface but the Treveylan Water Tower is a striking feature in the landscape, visible from the wider surrounding landscape.

5.4.2 Biodiversity

The settlement boundaries on the northern edge are well screened by mature Cornish hedges supporting large native trees. Although some of the field sizes have increased, the boundaries which remain are over 100 year old and support a valuable rich and diverse habitat (Map 12.3 – Appendix 1). There are also small areas of broadleaf woodland on the northern boundary (Map 12.1 – Appendix 1).

The settlement is surrounded by arable farmland and some improved grassland. In these areas the highest biodiversity value is in the boundary hedges which remain part of the original field pattern (Maps 12 and 12.1 - Appendix 1). Their age construction and vegetation cover means they are of significant ecological value. Mature hedges are known to be foraging routes for bats and nesting areas for birds.

5.4.3 Land use and land cover

The settlement is surrounded by arable farmland and improved grassland used for grazing. Many of these fields remain unchanged in scale in over 100 years when they were worked by miners on their small holdings. Those hedges that remain are very old. This important mining landscape of international value is covered by the Cornwall Mining Landscape World Heritage Site designated for its outstanding value to humanity. There is a recreation ground to the south eastern boundary. Reports have been logged of Japanese Knotweed within the settlement and on the southern boundary. Not all of these sites have been assessed by Cornwall Council (Map 12.1 – Appendix 1).

5.4.4 Field and woodland pattern

Some of the fields surrounding the settlement have increased in size over the last 100 years but still remain small in the context of the parish referring to the historic Tithe maps of the 1800s (Map 12.3 Appendix 1). At the turn of the century the fields varied from 0.3ha (0.7 acres) to 2ha (5 acres). Today the fields surrounding the settlement are an average of 0.5ha (1.2 acres).

The hedges which do remain are Cornish hedges with a stone face and inner earth core, part of the historic network of hedges and are of significant historic value. Their age means they are also likely to be species rich and valuable habitat for wildlife.

Hedges on the southern side of the settlement are more closely managed and do not contain as many trees as the hedges to the northern edge of the settlement.

5.4.5 Public Access : Roads and Public Rights of Way

The settlement is bisected by the A394 Helston to Penzance road. This modern route follows the line of the historic route between these two towns shown on the 1875 mapping (Map 12.3 – Appendix 1).

Approaching the settlement from the west there is a narrow footway on the southern roadside only. As you move through the village the footway switches to the other side of the road, and becomes fragmented as well as varying in width. Street lights are mounted intermittently on telegraph poles, and dwellings are predominantly set back from the highway either behind native hedges or more ornamental hedges and walls.

Approaching from the east there are no footways or streetlights until you reach Packet Lane. The commercial development on this approach have opened up their front boundaries and removed all screening hedge vegetation.

Approaching the edge of the settlement from the north from Perran Downs Road, Red Lane, and Packet Lane the character is very different. These narrow lanes are lined on both sides by Cornish hedges supporting tree and shrub growth, with no verges, road markings or street lights. This character is typical of the local rural highway network away from the A394.

There is no indication of the edge of the settlement when approaching from the north, but highway signs and 30mph speed restriction signs mark the edge from the east and west.

The present day public rights of way lead out from the settlement to previously worked mines and farms. The rural highways to the north of the settlement are also used for recreation creating circular walks connecting out the wider rural landscape to the north and the coast to the south (Map 12.1 – Appendix 1).

5.4.6 Historic features

The field pattern is of historic importance and part of the internationally important Cornwall Mining Landscape World Heritage Site designated for its outstanding value.

The Treveylan Water Tower is a significant local feature in the landscape now supporting modern communication dishes and antennae

5.4.7 Distinctive features

- The historic field pattern and scale
- The Treveylan Water Tower
- The mature trees in the Cornish hedge boundaries on the northern edge of the settlement
- Development of predominantly single storey bungalows

5.4.8 Aesthetic and sensory

The A394 has a significant impact on the tranquillity of the edge of the settlement. To the northern boundary the trees within the hedges screen and also buffer the noise of the many vehicles which use the road creating a quiet and tranquil experience. To the southern boundary the larger fields with fewer trees in the hedges do not buffer the traffic noise. The small scale field pattern with the boundary trees to the northern boundaries create a smaller more intimate character than to the south of the A394.

5.4.9 Development of the settlement

The settlement is now a ribbon development which has grown from a small number of historic cottages (some are still present) which were constructed before 1875 adjacent to the A394. Today the settlement has developed more to the north of the A394 than the south. The small scale field pattern which is still visible to the north is the remains of the miners smallholdings valued as part of the Cornish Mining World Heritage Site. Development seems sporadic and less concentrated than the other settlements in the parish.

5.4.10 Character of the present edge of the settlement

This settlement lies on the highest flat ground in both the Coastal Plateau landscape type and the parish. From here the ground gently falls to the north and south.

To the northern edge of the settlement the ground is only very gently sloping to the north east and north west. This almost level topography combined with the small scale field pattern and the trees and shrubs which are abundant on the boundary Cornish hedges, create a character of intermittent houses within a rural setting. The dwellings are predominantly single storey, with two storey properties dotted amongst them. The height of the buildings and the retained historic Cornish hedge boundaries integrate the development within the wider rural landscape. The northern edge does not form a solid line of housing with a number of undeveloped fields on this edge breaking up the line of development.

The A394 to the west forms part of the southern boundary, where to the eastern end of the settlement modern houses have been built to the south of the A394. The larger scale of the fields and the reduced number of trees in the Cornish hedge boundaries means this southern edge is more prominent than the northern edge. Here the height of dwellings is important to integrate them with the rural character. The western edge of the settlement lies on the edge of the high plateau area where the ground continues to fall away to the west. Here as with the southern boundary, the field sizes are larger than those to the north, and also contain fewer trees. The houses which are a combination of bungalows and two storey dwellings have been built along a lane with few large trees, creating a line of houses on high prominent ground.

Many of the houses on the edge of the settlement have little reference to local character in materials and finishes.

5.4.11 Relationship of the settlement to other development in the area

The settlement is a ribbon development along the A394, and has developed in recent years to the north and south. To the north, independent cottages and farms lie between Rosudgeon and Perran Downs.

5.4.12 Visual prominence of the present edge of the settlement

The northern boundary presently has a low visual prominence due to the flat topography, the combination of building heights and tree and shrub growth on boundary Cornish hedges.

On the southern boundary the larger scale of the fields and the reduced number of trees in the Cornish hedge boundaries means this edge is more prominent than the northern edge. Here the height of dwellings is important to integrate the buildings with the rural character. The elevated nature of the settlement and the character of the rural farmland means the western boundary is also visually prominent from the landscape to the west.

5.4.13 Important views

The flat topography and well vegetated Cornish hedges limit the scope for views. The Treveylan Water Tower is a key landmark in the landscape.

5.4.14 Key characteristics

- The historic pattern and scale of the fields
- The Treveylan Water Tower
- The mature trees in the Cornish hedge boundaries on the northern edge of the settlement
- Development of predominantly single storey bungalows
- Greater visual prominence of development as you move south

5.4.15 Opportunities and future development considerations

- Prevent further outward sprawl of the settlement in preference to infilling within the present settlement.
- Development should be set back from the highway retaining native hedge boundaries
- Consider the visual prominence and height of development in this elevated are of the parish, where the impact of single storey properties can be less than a two storey house
- Improve the integration of the present edge of the settlement into the wider rural landscape by encouraging the enhancement and improvement of existing native boundary hedges
- Avoid further ribbon development within the AONB along the south of the A394
- 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
- Retain natural corridors within development which link to the wider rural landscape.
- Where possible create new links or enhance existing to reconnect fragmented areas of natural vegetation.
- Ensure development allows adequate buffers to retained hedges, particularly those which contain mature trees
- Avoid street lighting on elevated land which would be visually prominent from the wider landscape
- Keep development away from prominent ridge lines
- Avoid the coalescence of Rosudgeon with Perran Downs

5.5 Perranuthnoe

This is a very old settlement with the church of St Pirran and St Michael dating back to the twelfth century, and reference to the presence of village in the Domesday Survey in 1086.

A photographic record of the edge of the settlement is provided in Appendix 3.4 and viewpoint locations are referenced on Map 13 – Appendix 1.



5.5.1 Topography and drainage

The settlement nestles within a hollow on the gently sloping ground of the Coastal Hinterland, falling from the inland coastal plateau to the sea. Due to the topography, the north western and north eastern edges of the settlement lies on the highest ground at approximately 42m OD, with the southern edge of the settlement lying at 20m OD.

The coastline has experienced significant erosion in the last 100 years where in places over 50m of cliff has been lost.

The Cornwall Shoreline Management Plan stipulates no active intervention to control the erosion of this section of the coastline (Map 2 Appendix 1).

There is no water present around the edges of the settlement.

5.5.2 Biodiversity

The settlement is surrounded by arable farmland and improved grassland which to the north of the settlement is Grade 2 farmland and to the south Grade 3.

The cliffs to the southern edge of the settlement are very important and designated as a priority UK Biodiversity Action Plan habitat.

The Cornish hedges around the edge of the settlement contain few large trees, predominantly large shrubs. These hedge boundaries are however part of the historic field pattern shown on the 1875 mapping (Map 13.4 – Appendix 1). The age of these hedges will mean they are likely to support a diverse wildlife habitat.

Within the shelter provided by the topography there are areas of broadleaf woodland on the western edge of the settlement.

5.5.3 Land use and land cover

The settlement is surrounded by arable farmland and improved grassland. The field pattern around the settlement has changed little from the historic mapping of 1875, where farming, fishing and mining were the main occupations of the residents.

The settlement has now expanded towards the once more isolated farmsteads which surround the settlement. New houses currently under construction on the eastern edge of the settlement.

To the south of the settlement is a car park and overflow area in an adjacent field to accommodate visitors to the village and the beach. Many people however choose not use these car parks and park on the road approaching the settlement from the north, restricting the width of the road, and altering the character of the village.

5.5.4 Field and woodland pattern

The fields surrounding the settlement have changed little over the last 100 years. The coastal exposure has affected growth within the boundary Cornish hedges which mainly support grasses, wildflowers and some shrubs. However it is likely that these are rich habitats for wildlife.

Broadleaf native trees are found on the north western edge of the settlement in the more sheltered hollow of the coastal slope, with a number of Monterey Pine on the northern edge.

5.5.5 Public Access : Roads and Public Rights of Way

Highway access to the settlement is only from the north down a winding lane from the A394. This road is bounded on both sides by vegetated Cornish hedges approximately 2m in height which abut the highway with no verges. There are no street lights, pavements or road markings and overhead cables follow the road side to the village. This is typical of the rural highway network in the wider landscape.

The edge of the settlement is marked by a single highway sign naming the village and two 30mph speed restriction signs. At the time of compiling this assessment this road was found to be very congested due to cars parking on the left hand side of the road, rather than using the car parks to the south of the village.

The settlement is very well connected in terms of public rights of way. There are six footpaths and one bridleway which meet the edge of the settlement. This network creates circular walks from the village and connects out the wider rural landscape to the north and the South West Coast Path. These routes are very popular for recreation with local residents and visitors.

5.5.6 Historic features

The Norman church of St Piran and St Michael is a Grade II* listed building dates back to the twelfth century, and is a significant feature in the landscape.

5.5.7 Distinctive features

- The concentration of the buildings in the sheltered hollow of the topography sloping to the sea
- Older buildings have been preserved and create a distinct settlement character.
- The church of St Piran and St Michael
- The broadleaf woodland and Monterey Pines as there are so few trees around the rest of the edge of the settlement.

5.5.8 Aesthetic and sensory

The whole edge of the settlement is very peaceful and tranquil, with only a small section of the northern boundary affected by the noise of cars on the lane approaching the settlement. This noise is however reduced by the vegetated Cornish hedges on either side of the road.

The position of the village on a slope rising from the sea means that the experience of the edge of the settlement is significantly affected by the weather and changes through the seasons. Along the southern boundary it is possible to hear the waves on the beach below.

The coastal sloping topography has dictated the vegetation which thrives in this landscape, and has also prevent the growth of large trees. This combination of topography and lack of large vegetation means there are stunning expansive wide views along the coast to the east and west. The high quality of this landscape is recognised in its designation as an Area Of Outstanding Natural Beauty.

5.5.9 Development of the settlement

A village at Perranuthnoe was recorded in the Domesday Survey in 1086 with the church of St Pirran and St Michael dating back to the twelfth century. The present settlement has developed from a small community of farmers and fishermen. There was a small amount of growth up to the 1940s, but the majority of development has occurred since the 1950s. Modern development has increased the scale of the dwellings and the desire to build nearer to the coast. Smaller older properties have been demolished and replaced by considerably larger modern houses. The settlement is now sprawling out of the hollow in the topography occupied by the historic village.

5.5.10 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 within the boundaries of the historic field pattern.

The eastern edge of two storey houses sits behind hedges with varying levels of vegetation, and pockets of larger trees and important in breaking up the density of the built form. Looking from a distance this edge is softened by following the different edges to the historic field pattern. The older areas of the edge have a higher density of housing

than the more modern properties which sit within larger independent building plots.

On the more open and exposed southern and western edge there has been modern development which appears out of scale and mass with the other houses within the village. These houses have developed on new ground or have demolished previous properties and rebuilt. These larger modern properties due to their size, mass, style and building materials are more dominant in the edge of the settlement, and appear out of scale and character with the landscape and settlement.

The northern edge is more sheltered in terms of views and a greater level of vegetation in the hedges. This edge is only partially visible from public rights of way to the north, and the highway into the village.

5.5.11 Relationship of the settlement to other development in the area

The village sits within a hollow in the coastal slope, and has begun to grow out onto the wider landform. Houses have developed at Trebarvah from the historic farm, and tin and copper mine, and also from Ednovean Farm.

Recent development in the area and the expansion of Perranuthnoe to the east is affecting the character of the undeveloped coastal hinterland and the traditional character of historic farm and mining settlements in the area. Set on increasingly higher ground, development to the east of Perranuthnoe has a significant visual impact on the enjoyment of vistas from public footpaths and rights of way and from the beach.

5.5.12 Visual prominence of the present edge of the settlement

The eastern edge of the settlement has a high visual prominence due to the open nature of the coastal hinterland' topography. From the east it is possible to see the northern, eastern, western and southern settlement boundary. From the east the settlement is viewed with a backdrop of fields to the west and north and the sea and St Michael's Mount to the south. From the beach there are clear views to both the east and west of the settlement as the ground rises out of the village hollow.

When approaching the settlement from the south on the coast path the nature of the topography means the houses on the western edge become skyline development. It is from here that the larger mass and scale of the modern developments become more dominant.

Approaching on the south west coast path from the west the rising ground and vegetation within the Cornish hedges and areas of scrub prevent distant views of the western edge of the settlement.

From the west the property named 'The Greeb' is visible as it sits on the higher ground outside the hollow occupied by the rest of the village.

From the north, the elevated gently sloping ground above the settlement, and the greater number of shrubs and trees in the Cornish hedges prevents clear and distant views of the edge of the settlement.

5.5.13 Important views

This landscape has been designated as an Area of Outstanding Natural Beauty due to its high scenic quality. There are stunning open extensive views along the coast from the landscape around the whole edge of the settlement

Approaching the settlement from the east, the village is clearly visible due to the topography and the lack of large trees within hedge boundaries.

Views of St Michael's Mount are afforded from many positions around the edge of the settlement.

5.5.14 Key characteristics

- Visual prominence of settlement from the east and south due the topography and vegetation cover.
- A settlement concentrated within a hollow in the sloping coastal topography
- Two storey properties with much fewer bungalows than the other settlement in the parish
- Development set within the historic field pattern
- Larger trees within the settlement and on the western edge
- Ancient church, traditional granite cottages

5.5.15 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 that 'Recent Housing developments and the replacement of individual dwellings at Perranuthnoe have had negative visual and character impacts' on the AONB'
- Site and design development to complement and enhance the character of the settlement taking a design lead from the unique characteristics of the historic village
- Ensure development is not overbearing on its setting 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 further ribbon development out from Perranuthnoe village, and from the hamlets of Trebarvah and Trevean, and avoid coalescence of Perranuthnoe village with the farming hamlets of Ednovean and Trebarvah
- Consider the potential impact of building design in exacerbating light pollution in the AONB, in particular where proposed design includes large areas of glass
- 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.
- 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.

- Retain natural corridors within development which link to the wider rural landscape.
- Where possible create new links or enhance existing to reconnect fragmented areas of natural vegetation.
- Maintain dark skies and closely manage external lighting, both on private properties and on roads and public spaces
- Manage traffic and parking along the small roads and highways in the settlement to ensure access is maintained.

Section 6 – The Importance of landscapes to Peranuthnoe Parish Communities

6.1 Consultation on the Local Landscape Character Assessment (LLCA)

6.1.1 The LLCA was based on Parish wide professional landscape assessment and the review of existing data and mapping. Importantly it also drew on information shared by members of the Parish Community. Local consultation and community input has enabled the LLCA to gain an understanding of the landscapes and landscape features most valued by local people, and to have access to local knowledge of threats to those landscapes. Community input also contributed to the recommendations in the LLCA on 'sustainable development planning opportunities and future development considerations' in each landscape area.

6.1.2 The community consultation and engagement process was managed by members of the NDP Steering Committee. A landscape character assessment Open Day was held at the Parish Hall, and consultation was also undertaken through the Parish Council website, using the dedicated Perran Plan email account. Semi-structured questionnaires were circulated at the Open Day, and large-scale maps of the Parish were posted around the walls, with individuals encouraged to share information on valued Parish landscapes using post it notes on the maps. Community input highlighted:

6.1.3 Valued landscapes and landscape features

- Open spaces Parish wide
- Coastal path-Perranuthnoe
- Cornish Hedges- stop them from being taken down
- Beautiful rolling hills in the distance
- Lovely landscape around our villages-Goldsithney/Perran Downs and Parish wide
- Spectacular rural landscape around the villages
- Protected areas of Green countryside
- Views from Perranuthnoe Coastal Path are spectacular from Church to Trenow Cove and must be preserved/enhanced by planting wild flowers
- Designated AONB
- Footpaths throughout the Parish-better signage to encourage use
- Footpaths –we need one along the road to Marazion- Not everyone drives
- Footpath along A394 Rosudgeon
- Trees seen when driving or walking into Goldsithney village from Marazion or Perranuthnoe
- Dark skies-please encourage more sensitive lighting
- Open landscape from Trescowe Road/Colenso Cross
- Natural breaks and open fields along lanes are essential for character and reflect history
- Separate villages don't join up Goldsithney/Marazion/Rosudgeon

6.1.4 Why they are valued

- Well being
- Walking for health

Semi-structured questionnaire responses:

6.1.5 What are the key elements of local landscapes that are important to you in this Parish?

- Open fields and vista's
- Hedgerows and keeping the rural feel to the area
- Coastal path, Footpaths and Beaches
- It's lucky to have a few villages that still feel like a village-Don't over develop.
- Country lanes and roads unspoilt, enabling rural walks
- Surrounded by fields and woodlands
- Green fields and trees, no more big estates to be allowed in
- Village shops and pubs
- Coastal footpaths, hedgerows and farmland
- Wildlife, walks, beaches and countryside
- More tree planting and hedging-litter removed
- Beaches, coast paths, footpaths
- Village and community life
- Maintain the visual appeal by reducing unauthorised use of Trenow Lane and parking in inconsiderate areas of Goldsithney and Perran in the summer
- Our beaches and areas of countryside for walkers to enjoy
- Footpaths and coastal paths
- Please keep a number of green field sites
- Fields, beach, maintaining habitats, maintaining countryside
- The footpaths and bridleways
- Open spaces, trees and hedges
- Natural Cornish countryside with no modern houses or development
- Trees, hedgerows with trees, fields, stonewalls, paths and bridleways, coastal paths, cliffs, farmland landscapes
- Village individual character
- The countryside and greenbelt land needs to be saved and protected and our wildlife
- Areas of natural vegetation and trees that encourage wildlife and birds. Extensive areas surrounding the existing development of fields and hedgerows which are unspoilt by buildings and houses
- Open Vistas
- Desperate for a footpath on one side from the village to the roundabout at the top of Marazion.
- Generally, the rural landscape is the high point. Housing is sensitively disguised outside the main village. Particularly like the area around Perran Downs and St Hilary (including the bridleways and footpaths). Low rise horizon for buildings enhances the skyline
- Agricultural, countryside and open greenspaces including bridleways
- There is still a feeling of community

6.1.6 Which aspects of local landscapes do you consider most important to protect and conserve?

- Wildlife habitats, farming, beach conservation (cleaning)
- Hedgerows
- Tin mines, coast path and the feel of the local village
- Fields, hedges and coastal views
- Certainly, the fields and small allotments.
- Trees and Cornish stone hedges
- Bridleways and footpaths must be protected.
- Village shops and pubs and community hall
- Coastline and historic remains eg. tin mining
- Keep the countryside rural
- Tree planting and less mowing, more wildflower meadows
- Greenfields and footpaths along Trenow Lane.
- Improving services i.e opening beach toilets through the winter. Sort out car parking charges with a machine to allow short term parking
- Rural feel, community, consistent property development type within visible areas/ANOB
- Woodland, there isn't much, wildlife areas, hedging green spaces
- Trees, green spaces around housing areas
- Too much building, particularly in people's gardens
- Access to the beach, keep paths cleared particularly from Goldsithney to Perranuthnoe and Perranuthnoe to Marazion
- Cornish Hedges, no more large buildings
- All native trees and landscapes, reduced use of insecticides/pesticides to encourage more insects, birds and invertebrates
- Old mining sites, coastal scenery. Old Cornwall
- Trees and hedgerows with trees. They provide us with windbreaks against winter storms, they provide shelter and forage for animals and insects. Forage also provides supplementary fruit for those on lower incomes. Trees and hedges also provide oxygen and cleaner air.
- Wildlife, trees, walks, stonewalls, beaches, countryside and cliffs
- Wildlife, walks, beaches and countryside
- High ground and farmland-further development on these areas of the landscape would have a drastic impact on the local sustainable, producing economy and make the village of Goldsithney feel cramped for those already living there.
- Green spaces
- Countryside and agricultural land, trees and Cornish hedges.
- Bridleways
- The beachscape and coastal frontage at Perranuthnoe. Low density housing, low volume traffic access off the main roads. No visible commercial property
- Countryside ie. Greenfields & Trees

6.1.7 Looking to the future, what changes could have the greatest negative impact on Parish landscapes and how can we guard against this?

- Building too many houses for the current infrastructure to cope with
- Detailed assessments of local need and take up
- Ensuring all new builds are sympathetic to the local area
- Big estates, big caravan sites, overdevelopment to accommodate tourism

- Overdevelopment
- Too much building of houses
- Large housing estates, yellow lines in the main street could also cause problems
- Too much building. Houses are needed but should be kept to a minimum. Better to build in towns
- Litter, tree removal, insensitive development especially second homes
- Any building or caravans given permission in open fields
- New build in AONB and renovations-already have problem with sewerage disposal
- Developments which are not integrated in existing surroundings
- Developments of housing without adequate parking for residents
- Out of character building, building too close to the coastline
- More greenfield areas and keep as a village
- Excessive building work/housing.
- No more housing in Goldsithney it is single track at one point. Sheer volume of local/non-local traffic is too much
- No more large building estates
- Overbuilding is changing our lives. Keep rural
- Developments-new modern houses. Reduce more development
- Too many housing estates. Knocking down historic sites to use for new retail parks
- Tree felling and destroying hedgerows.
- Inappropriate development, development to be balanced and in keeping with local character.
- G5 masts and microwave radiation affecting insects, wildlife and our lives.
- Overdevelopment, overbuilding. G5 masts. Smart meters need to be banned. Changing our lives. Keep our countryside rural.
- Ugly housing estates and loss of surrounding fields to urban expansion. The edge of settlements is already well defined and should not be exceeded
- Too much housing development
- By extending the parish further by more development of property both housing and commercial. This should be prevented at all costs.
- Insensitive residential and commercial development.
- Neglect of footpaths and bridleways
- Further private and commercial building must stop

6.1.8 What positive changes could be made to Parish landscapes, how and why?

- Only in keeping them (wildlife habitats) maintained and introducing more diverse fauna and flora
- No more second homes
- Limit the development
- More restrictions on speeding traffic through Fore Street especially outside the shop
- Lower speed limit in the village and add better traffic calming. A few container pots of flowers for extra colour. Also, a parish magazine monthly/quarterly would be good
- Removal of the derelict new builds next to the Care Home on the A394
- Lobby for a change of law re second homes

- Employ a litter collector with app to record flowers and wildlife-partner with wildlife trust-lobby for more police
- Stop properties being sold and used as second homes/holiday lets.
- Be more careful with planning permission
- Ensure all new builds to have local connection/not sold as holiday homes/lets
- Plant more trees. Seed areas with wildflowers. Creation of wildflower meadows.
- Less parking on the road in Goldsithney
- St Petry's green put in a bench and keep it for children to play on as they currently do-no more houses.
- No more development in Perranuthnoe, preserve the village as it is.
- No more houses in Goldsithney
- Upkeep of village hall and amenities
- Planting-trees, hedges, wild flower meadows
- Stopping urban sprawl
- Tree planting in empty spaces to combat climate change, flooding, winter storms. Community orchards for local people. Planting in villages to beautify village centres. Community allotments or garden project
- Keeping the landscape wild. Not having modern technology or mobile phone masts.
- No new builds
- Goldsithney is more populous than Marazion
- Keeping the landscape wild, not having smart technology mobile phone masts
- More large trees-often large trees are seen by local people and wildlife as important landmarks. When they are lost to development or storms they do not seem to be replaced. This is a shame. They add much character to a location.
- To prevent any further development on agricultural land and retain the status quo.
- Reduce the parking of vehicles on country lanes and bridleways.
- Tidy towns initiative (if appropriate)
- Leaving the area as natural as can be

6.1.9 Free-script general comments

- 20mph Speed limit through village including cyclists-Goldsithney
- Goldsithney needs an allotment for everyone
- Speed monitoring on A394 in Rosudgeon
- Happy to volunteer in various areas of concern (name given)
- Ban pesticides because they cause damage to our landscape
- Pesticides kill good and bad insects. They are necessary for planet food production to feed ourselves
- No pesticides-wildlife enhancement
- Pesticide use all over area are bad for health-it is possible to cultivate organically
- Why so much horrible fences on new development when we could have Cornish hedges to encourage wildlife
- Public toilets for Goldsithney would be helpful
- Better disabled access all over ie no stiles or narrow footpaths throughout Parish

6.1.10 Where do you live in the Parish? (where given)

- Goldsithney
- Fore Street, Goldsithney
- Primrose Hill, Goldsithney
- North Road, Goldsithney
- Queens way, Goldsithney
- South Road, Goldsithney
- St Petry, Goldsithney
- Rosudgeon
- Perran Downs
- Well Lane, Perran Downs
- Trebarvah
- St Hilary
- The Avenue, St Hilary
- Ashton
- St Erth
- Perran Downs Lane
- Neighbouring parish

6.2 Finalisation of the LLCA

- 6.2.1 Following publication of the draft LLCA, the NDP Steering Committee managed the public consultation process, inviting feedback on the draft document. The draft LLCA document was posted on the Parish website, with comments invited via email. An Open Day held at the Parish Hall was widely advertised on websites and Facebook pages, as well as through posters displayed around the Parish. Over 80 people attended the event with a good distribution of attendees from villages across the Parish.
- 6.2.2 At the Open Day copies of the LLCA were made available on display stands, along with executive summaries and large-scale maps showing the results of character assessment mapping. Members of the NDP Steering Committee were on hand to answer any queries and provide further information on the LLCA and the neighbourhood plan and process more broadly.
- 6.2.3 An encouraging response was received from community members across the Parish, with broad support for the findings of the LLCA. The feedback received was shared and discussed with the Cornwall Council landscape specialist who had prepared the draft plan, enabling its finalisation of the document.

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

7.1. The role of the LLCA in providing core baseline information for the Perranuthnoe Parish NDP

- 7.1.1 The policies within the Perranuthnoe Parish NDP have been directly informed by this Local Landscape Character Assessment. It is a key baseline reference document and evidence base for the Plan. It also provides important information for planners, developers, consultees and decision-makers for decision-making on planning proposals.
- 7.1.2 The Parish NDP builds on an understanding of the local, national and international value of its natural and historic landscapes, as reflected in the designation of the Parish as both part of Cornwall's Area of Outstanding Natural Beauty (AONB) and Mining Landscape World Heritage Site (WHS). The LLCA has helped the Parish to define those landscapes and to identify valued features within them.
- 7.1.3 The core importance of local landscape character to the livelihoods and wellbeing of Parish communities came out clearly in public consultation for the neighbourhood plan. The need to ensure that development planning adequately considers and conserves the valued character of landscapes across the Parish was repeatedly emphasised as a priority concern and objective of consultees. Public consultation for the Plan also repeatedly highlighted concern over the negative impact which some patterns of development have had / are having on valued Parish landscapes; alongside concern that planning decision-making currently does not seem to consider, or be based on an understanding of, development impact on these designated landscapes. The LLCA provides an important reference document to achieve more informed development planning and decision-making.
- 7.1.4 The social, environmental and economic importance of Parish landscapes to sustainable development in the Parish is embedded in the Neighbourhood Development Plan's vision, objectives and policies.

Perranuthnoe Parish NDP Vision and Objectives

Vision: Perranuthnoe Parish-a special place to live, work and visit

The Neighbourhood Development Plan says what makes Perranuthnoe Parish such a special place in which to live, work, and visit. It outlines what people value and it strives to ensure that Parish communities get the types and levels of development we need, that development is resilient and sustainable, and that the outstanding natural scenic beauty of landscapes and the exceptional heritage character of Parish assets are conserved, recognising their importance on a local, national and international scale.

Objective 1 Community Welfare: To ensure that sustainable development in the Parish supports robust local communities, with a pride in their Parish, able to enjoy its many assets, whilst acting as custodians for future generations.

Objective 2 Housing and Temporary Accommodation: To ensure that the housing and accommodation needs of Parish communities are met and that the Parish maintains the distinct identity of villages and hamlets, avoiding further coalescence between them and maintaining the open space character of landscapes around them.

Objective 3 Building Design and Landscaping To ensure that the design of new and replacement buildings in the Parish, and of modifications to existing buildings, results in developments that are well integrated into their surroundings, and which contribute to the valued local character of landscapes and settlements.

Objective 4 Natural Landscapes and Biodiversity: To protect the outstanding natural beauty of landscapes within the AONB and to ensure that development across all parts of the Parish supports the conservation of biodiversity and geo-diversity, enhancing ecosystem integrity and strengthening climate change resilience.

Objective 5 Heritage Character and Assets: To safeguard heritage assets, historic landscapes and areas of traditional settlement character across the Parish for current and future generations, recognising their international, national and local significance.

Objective 6 Economy and Business: To support sustainable businesses that contribute to thriving communities and to a pattern of economic development that works positively to sustain valued assets and landscape character across the Parish.

Objective 7 Decision Making to achieve Development that is Sustainable: To ensure that decision making on development planning in the Parish aligns with the policies and objectives of this NDP, is transparent and is monitored, supporting effective NDP implementation, towards achievement of the long-term vision and objectives for the Parish.

7.1.5 The suite of NDP **Policies** under each Objective then provide the specific, planning guidance, principles and criteria to achieve that Objective. Once the Plan has passed examination and referendum, these policies will form the basis on which development-planning decisions will be made in the Parish.

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

7.2.1 The Local Landscape Character Assessment provides a description of the landscapes across the Perranuthnoe NDP area. It includes 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. The LLCA also provides a settlement edge assessment which looks at how the present built settlement edge meets the wider landscape. In preparing development proposals developers should refer to the LLCA to gain an understanding of the landscape setting, what is valued within it, and how development can best be achieved without eroding the valued character of surrounding landscapes. In assessing development proposals, consultees and decision-makers should refer to the guidance provided under the LLCA 'Land Management and Development Considerations' headings. The guidance provided in the LLCA reflects the policy guidance in the National Planning Policy Framework February 2019 and the Cornwall Local Plan 2010- 2030 as follows:

National Planning Policy Framework

- a. Paragraph 11 – there is no presumption in favour of development when the proposed development conflicts with AONB policies
- b. Paragraph 79 – to promote sustainable development in rural areas which enhances its immediate setting and 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 12 – Design - whereby the design of development must ensure Cornwall’s enduring distinctiveness and maintain and enhance its distinctive natural and historic character
- e. 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.
- f. Policy 24 - Historic Environment, whereby development should sustain the cultural distinctiveness of Cornwall’s historic environment

Cornwall Area of Outstanding Natural Beauty (AONB) - Subject to the tests of exceptional circumstances, development within the AONB will only 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 conservation of AONB’s landscape and scenic beauty in national policy
- The development meets the aims and objectives of the Cornwall AONB Management Plan
- 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.

The Cornwall Mining Landscape World Heritage Site (WHS) was established to preserve the distinctive cultural landscapes created by the industrialisation of hard rock mining processes in Cornwall during the period 1700 to 1914. Perranuthnoe Parish lies within 'WHS Area 3: Tregonning and Gwinear Mining District with Trewavas'

WHS designation provides high-level protection to heritage landscapes from any adverse impacts that affect the outstanding universal value (OUV) and the criteria under which it was inscribed in the World Heritage List.' Under the international 'Convention Concerning the Protection of the World Cultural and Natural Heritage', the United Kingdom is required to protect, conserve, present and transmit to future generations its World Heritage Sites. In the UK this is achieved primarily through the spatial planning system.

Relevant WHS Management Plan policies for this area include:

- WHS Policy C2 – New development should add to the quality and distinctiveness of the Site by being of high quality design and respectful of setting
- WHS Policy C5 - Landscape, nature conservation and agri-environment management regimes should have regard for the authenticity and values of the Site
- WHS Policy C7 – The historic character and its distinctiveness of the Cornwall and West Devon mining landscape should be maintained
- WHS Policy C8 – Traditional materials and skills should be encouraged in the maintenance of the authentic historic fabric within the Site.
- WHS Policy P2 – All relevant strategic planning documents should make provision for the protection, conservation and enhancement of the Site and its setting
- WHS Policy P7 – There is a presumption against the removal of historic mine waste within the site
- WHS Policy P8 – Developments outside the Site that will adversely affect its OUV will be resisted

7.3. Judging Landscape Capacity – A Development Management Toolkit⁶ provides guidance by Cornwall Council for the assessment of development impact on its surroundings. This Development Management Toolkit uses the 2007 Cornwall Landscape Character Assessment as the evidence base. The Perranuthnoe Local Landscape Character Assessment (LLCA) adds an important layer of local detail to this county wide assessment. This Toolkit is included within Appendix 5.

⁶ adopted by Cornwall Council in 2014

Appendix

Appendix 1 – Mapping

Appendix 2 – Landscape Type Photographs

Appendix 3 – Settlement Photographs

Appendix 4 – Glossary

Appendix 5 - Judging Landscape Capacity – A Development Management Toolkit