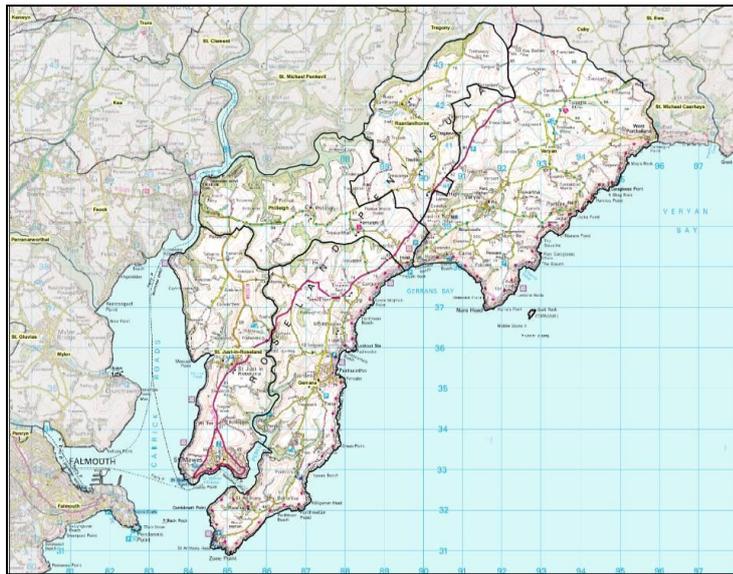


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Local Landscape Character Assessment for the Roseland for The Roseland Plan

December 2014



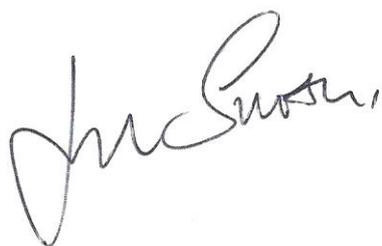
Roseland Local Landscape Character Assessment

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Foreword to the Roseland Local Landscape Character Assessment

Producing the Local Landscape Character Assessment (LLCA) for the Roseland has been a key piece of work for the Roseland Neighbourhood Development Plan. Since work began on the plan 'Landscape' has been repeatedly mentioned in all of our consultations, informing every area of comment, and influencing every aspect of policy. The LLCA project has enabled the community, for the first time, to begin to describe what it is that evokes such strong passions and feelings for where we live, work and play. I hope that this work will continue to ensure that future generations are able to enjoy this unique part of Cornwall as much we are to-day. I would like to extend my sincere thanks to Kath Statham, June Crossland, Geoff Pring, Keith Fisher, Caroline Coldwell and all of the 'volunteers' for their hard work and commitment to the LLCA and The Roseland Plan.

A handwritten signature in black ink, appearing to read 'Jon Smith', written in a cursive style.

Jon Smith

Chairman

Roseland NDP Steering Group

Chapter 1 – Background to Roseland Local Landscape Character Assessment

1.1 Creating a Roseland Landscape Character Assessment

- 1.1.1 Roseland Neighbourhood Development Plan Steering Group contacted the Cornwall Area of Outstanding Beauty Unit and Cornwall Council about creating a Local Landscape Character Assessment for the Roseland Plan. When local people in Roseland were consulted 87% of the respondents considered that; “it is necessary to strengthen the existing provisions for the conservation and enhancement of the landscape and seascape”. The preparation of the Local Landscape Character Assessment provided the group the opportunity, to engage volunteers, to look at Roseland’s landscape in more detail in order gain a clear understanding of what characteristics make up the distinctive Roseland landscape.
- 1.1.2 In January of this year an initial meeting took place with representatives of the Roseland Steering Group and Kath Statham (Landscape Architect) of Cornwall Council Open Space Team and June Crossland (Planner) on behalf of the Cornwall Area of Outstanding Natural Beauty (AONB) Partnership. Work commenced straight away and it was agreed how the landscape in Roseland would be assessed. Geoff Pring (Landscape Architect) provided the specialist local landscape advice and Keith Fisher took on the role as co-ordinator of the volunteers.
- 1.1.3 Two training events for the volunteers were undertaken in the beginning of March 2014 outlining how features in the landscape, which created its character, could be recorded and an afternoon was spent exploring RuanLanihorne to see how this worked on the ground. Twenty local people attended these workshops. With the enthusiasm and immense skill of the volunteers within a few weeks the initial work was completed and further feedback meetings were then undertaken to consider queries and look at the results. Chapter 2 of this report goes into more detail about the technical process of preparing the Local Landscape Character Assessment. The volunteers work was very productive and now provides us with a comprehensive description of Roseland’s landscape and this is outlined in Chapter 3 of this report. The assessment looks at the types of landscape that make up Roseland and examines the features of these landscapes, that is the natural, historic and aesthetic characteristics, in more detail. Once again these descriptions are provided in chapter 3. Throughout the assessment of the local landscape environmental information was collected about the Roseland (Appendix 5 provides this information).
- 1.1.4 A preliminary public consultation event was undertaken in early June where the work, which had been prepared on Roseland’s landscape and the environmental information, was displayed. The local people who attended were asked to provide information on the importance of the Roseland landscape and specifically the areas/features they valued. The response to this is given in chapter 4. Chapter 5 of this report outlines the relationship between the Roseland Local Landscape Character Assessment and the Roseland Neighbourhood Development Plan. The public consultation on the Roseland Draft Neighbourhood Plan, which took place in August and early September 2014, provided another opportunity to gain further comments on the draft Roseland Local Landscape

Character Assessment. The draft Roseland LLCA has now been amended in order to address the responses that were submitted.

- 1.1.5 This report provides a comprehensive assessment of the Roseland landscape undertaken by Roseland residents, which will assist in decisions in the future being based on a thorough understanding of the character of the landscape.

Chapter 2 - Local Landscape Character Assessment

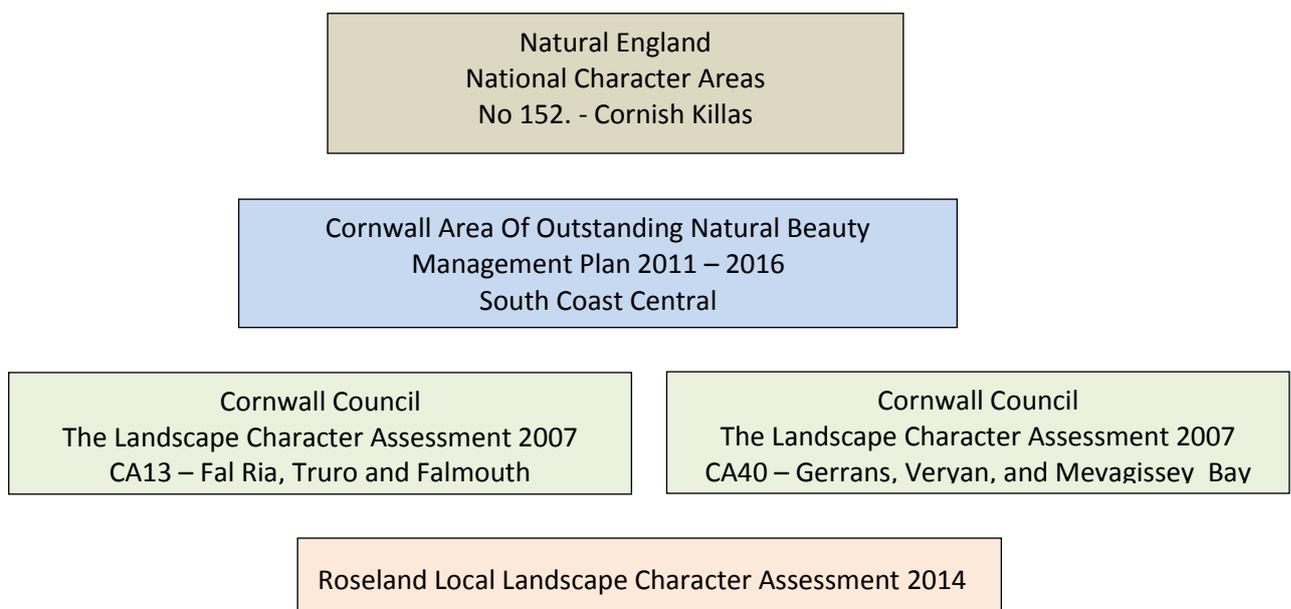
2.1 What is landscape?

The Roseland landscape we see today has been shaped by the actions of man and the forces of nature over centuries. The concept of 'landscape' is however more than just what we can see, it is a complex interaction of many factors, landform, soils, flora and fauna, as well as what we hear, smell and feel, and our memories and associations with a place. Landscape too is not just the rural fields and undeveloped coast but it also includes the land within hamlets, villages and towns which give the Roseland its unique local distinctiveness and sense of place.

2.2 What is landscape character assessment?

- 2.2.1 Landscape character assessment is a widely accepted framework which identifies and describes elements and features which come together to give the Roseland a locally distinct sense of place. If we understand what this distinct character is made up of, and why residents and visitors value it so much, then informed decisions can be made to allow development in the future which conserves and enhances, rather than erodes the Roseland's unique character.
- 2.2.2 Before the preparation of this Local Landscape Character Assessment two levels of character assessment described the character of the Roseland. At a national level this was through Natural England's National Character Area 152, and at a local level through the 2007 Cornwall Landscape Character Assessment - Character Areas 13 and 40, and the South Coast Central chapter of the Cornwall Area of Outstanding Natural Beauty Management Plan 2011.

Figure 1 – Landscape Character descriptions



- 2.2.3 The current national and local character descriptions do not provide a sufficient level of detail to inform the 'Roseland Plan', and it has therefore been necessary to undertake a new

comprehensive assessment of the landscape character of the five parishes of St Just, Gerrans, Philleigh, Ruan Lanihorne and Veryan to create a detailed evidence base of the landscape character to underpin the policies of the Roseland Plan.

2.3 What is the Roseland Local Landscape Character Assessment (LLCA)

- 2.3.1 This Local Landscape Character Assessment describes in detail the special qualities of the landscape which it will be important to conserve and enhance in order to retain the Roseland's unique locally distinctive sense of place.
- 2.3.2 It divides the character of the five parishes of the Roseland Plan into six generic landscape 'Character Types' which define the locality through similar characteristics of topography vegetation cover, and land use, although they may appear in different parts of the Roseland. The locations of each 'Character Type' have been identified on an Ordnance Survey map base for each parish and copies of these plans are included in Appendix 2.
1. Elevated plateau, exposed land (shaded brown)
 2. Intermediate sloping land (shaded yellow)
 3. Steep sided valleys (parallel black lines)
 4. Valley bottoms (parallel blue lines)
 5. Tidal estuaries and creeks (shaded orange)
 6. Cliffs both low and high (indicated with spots for low and triangles for high cliffs)
- 2.3.3 In addition to the map which visually identifies each 'Character Type', a detailed description of the elements of character which make each 'Character Type' distinct was provided. These detailed descriptions were prepared by local volunteers going out into the landscape and recording the character onto field assessment sheets against a series of headings. The headings follow those of the 40 Character Area descriptions within the 2007 Cornwall Landscape Character Assessment, and it provides more local detail. Appendix 3 provides the 'Character Type' descriptions on a parish by parish basis.
- 2.3.4 As well as the character information recorded by the volunteers, also incorporates into the 'Character Type' descriptions were details of designations including the Area of Outstanding Natural Beauty, Schedule Monuments, Sites of Special Scientific Interest, Tree Preservation Orders etc. The mapping which locates these designations can be found in Appendix 5.
- 2.3.5 The volunteers visually recorded the landscape of each 'Character Type' through photographs, and these have been used to supplement this document.
- 2.3.6 The thorough work undertaken by the volunteers created the factual element of the landscape character description, but did not place a value on any element of the landscape. People value the landscape for many different reasons, both personally and economically and the LLCA needed to also describe what people felt was important, and what they didn't want to lose within their landscape.
- 2.3.7 To understand what the Roseland community valued about their landscape the 'Character Type' assessment work compiled by the volunteers was displayed at a public consultation event in Gerrans Memorial Hall on the 14th June. This was an opportunity for the Roseland community to add further detail to the character information already recorded. On the day the community were also asked to directly comment on what they valued about the Roseland landscape, by completing a short questionnaire, adding post it notes to a post card,

and by placing coloured spots on a map of the five parishes to describe what they valued under the following headings

- Recreational value – where they love to spend their leisure time
- Historical interest - where there was an important historic feature, or place of cultural importance
- Natural and wildlife interest - where there were important natural features, or important wildlife
- Good views - where they love to stand and admire the view
- Where they felt like they had ‘managed to get away from it all’

(A copy of the map with the places of value marked, the postcard and responses from the questionnaire are included in Appendix 6 and 7)

2.4 What use is the Roseland Local Landscape Character Assessment (LLCA)?

2.4.1 The Roseland LLCA has been prepared in response to the need for a robust evidence base describing the character of the Roseland to underpin the policies within the Roseland Plan. However that will not be the sole purpose of this document.

2.4.2 The detailed descriptions of the elements and features which make up the unique landscape character of the Roseland, along with the identification of future development pressures, guidance for land management and future development, can

- describe the relationship between people and the land;
- define the locality highlighting what creates the Roseland sense of place;
- celebrate what is important to the local community and visitors;
- objectively guide the right development to the right place;
- inform decisions on the environmental implications of a development application;
- ensure quality of design where local character and vernacular building styles are respected
- help to set priorities for future land management and siting of development;
- provide detailed environmental information relating to designated landscapes.

2.4.3 This Local Landscape Character Assessment is an evidence base for community led planning which has been researched, written and edited by local people.

Chapter 3 – Roseland Local Landscape Character Assessment

3.1 Introduction

As outlined in chapters 1 and 2 an assessment of the local landscape has been prepared for Roseland by local people. The details of this Local Landscape Character Assessment are provided in this chapter. Each of the 6 types of landscape found in Roseland is described covering the following:

1. **Key Characteristics**
2. Descriptive text explaining the elements which make up the **character of the 'landscape type'** under the headings of **'Topography and Drainage', 'Biodiversity', 'Land Cover and Land Use', 'Field and Woodland Pattern', 'Settlement Pattern', 'Transport Pattern', 'Historic Features', 'Condition', 'Aesthetic and Sensory', 'Distinctive Features', and 'Views'**.
3. **Pressure and Forces for Change** based on the description of the landscape that the volunteers have provided.
4. Details of **Landscape Management and Development Considerations** which looks at how each of the landscape types may be sensitive in different ways to different types of development.

Maps of the six landscape types for each parish are provided in Appendix 2 and the descriptions of these landscapes for the Roseland Plan are outlined in:

Section 3.2	Elevated Plateau
Section 3.3	Intermediate Sloping Land
Section 3.4	Steep Sided Valleys
Section 3.5	Valley Bottom
Section 3.6	Estuary and Tidal Creeks
Section 3.7	Cliffs

This information is also available for each parish in table form in Appendix 3 and 4.

The descriptions are also supported by the detailed mapping information on Roseland's environmental designations and attributes (Appendix 5 –Environmental Mapping); this information should be used in conjunction with the findings of the Local Landscape Character Assessment which is provided in this chapter.

3.2 Landscape Type: Elevated Plateau

(This information is also provided for each of the Parishes in a Table in Appendix 4.1)

3.2.1 Key Characteristics

- Openness, big sky views, uncluttered, interest rather than bleakness, few trees by comparison to other Character Types. The skyline is a vital characteristic of this Character Type, and has importance to other Character Types through intervisibility.

- Peace & quiet. Open unspoilt landscape, undeveloped, timeless nature. Longstanding farming area with just a few farm buildings scattered across the landscape.
- Historic sites with well maintained access paths.
- Narrow, winding, steep lanes & paths (including some classic “roller top” stiles) to access coast and villages.
- Minimal light pollution; drama of clear night skies.
- Views of Carrick Roads from this Character Type in St. Just parish are exceptional.

3.2.2 Character of the Landscape Type

Topography and Drainage

Relatively high largely flat upland plateau. Ridgelines are relatively evident the land dips gently at the edges of this Character Type.

There is no water present on the plateaus but in Philleigh there are far reaching views to the Fal Creek to the north and south east to the sea at Gerrans Bay.

Biodiversity

The plateaus are almost exclusively agricultural, mostly pasture, some arable, except in Philleigh, where woodland is more extensive and encroaches onto upland areas.

Hedgerows and mainly deciduous woodland, although within this Character Type trees in hedgerows are very limited in number. Unmanaged hedgerows are good wildlife corridors. Fewer trees in hedgerows than other areas.

Scattered farm buildings including some large barns

Land Cover and Land Use

Almost exclusively agricultural land, with hedges, both arable and grazing. Development virtually absent, although there are a few isolated farms.

Additionally there are small industrial units near Bessie Beneath on the right of the old Chenoweth garage, as well as garden centre and a specialist professional garden to visit.

There are some isolated residential dwellings.

Holiday chalets at Trewince.

Field and Woodland Pattern

The little woodland that is present in this Character Type is in the west of Philleigh and is largely deciduous but with a few conifers. There are a few areas of scrub in St. Just.

The fields are relatively large although medium on some locations.

The upland hedges are mainly low shrub mix, e.g. bramble, gorse, blackthorn on top of earth banks and contain only a few windswept small-scale trees. In places old walls remain with hedges on top. Some post and wire fencing and electric fencing.

The hedges are largely managed/cut back as part of the agricultural land management, although in some places overgrown. Where fields are cultivated there are narrow unplanted strips beside hedgerows supporting wild flowers.

Settlement Pattern

With the exception of part of the holiday chalet complex at Trewince Manor and the seasonal touring parks, there are only isolated properties, largely agricultural, on the lower slopes of this Character Type.

The large farm building complex, largely stone and cob, at historic Tolverne Barton is an exception in being a significant complex in this character type. There are isolated single farms with clusters of buildings in St Just parish, and some large modern barns encroaching onto elevated skyline positions in places.

Transport Pattern

The relatively few roads which run along, or more generally across, sections of this Character Type largely follow old field boundaries with straight sections and sharp S bends. The roads are hedged with high banks topped with hedges and some small trees, generally with no or very narrow grass verges. The only A class road (A3078) within the Roseland tends to follow the ridge lines in this Character Type through Veryan (briefly Philleigh), into Gerrans then on to St. Just. This has a wide grass verges in many places backed by hedging. A short section of B class road passes through the west of the Parish, again with a grass verge backed by hedges. There are no pavements or street lights.

Otherwise roads are minor (B roads) or unclassified.

Historic Features

Generally few historic features in this Character Type except in Veryan parish which has Ancient burial mound (Carne Beacon), site of Royal Observer Corps Post (1940 – 1962), WW2 Decoy Command Bunker & ROC underground nuclear post (1963 – 1991).

Bronze Age burial barrows (nr Treswithian)

Ancient settlement (Castlezens farm)

Distinctive trees on skyline, distinctive lines of trees in places, including Pines.

The Hundred House in Ruan High Lanes was used as a courthouse.

Condition

Other than some storm damage from the recent winter to both properties and trees, the upland areas overall appear well managed. There are areas which are extremely muddy indicating poor drainage patterns.

Well kept and managed by farming and National Trust

Local volunteers keep some areas managed with verges cut in addition to the work of Cornwall Council, whose timing and frequency of cutting and flailing of roadside verges does not always coincide with their policies of encouraging habitats for flowers and birds.

Aesthetic and Sensory

The plateau areas are largely isolated and quiet with sounds of birdsong in the hedgerows, pheasants in the fields, buzzards and skylarks overhead, cattle in the fields. There is some road noise, especially close to the A 3078, along with agricultural machinery. Wind noise is evident even in light winds

The plateau areas are exposed on all sides to the elements, particularly noticeable on windy and / or wet days. The landscape is uncluttered.

In summertime there is very little shade other than that afforded by the hedgerows. The predominant wind direction is south westerly.

Light pollution at night is almost nonexistent from within the Character Type, but of all the Character Types, distant night glows from Falmouth (west), Truro (north west) and St Austell (north east) are most evident.

The flatter nature of the land emphasises the wide openness and the sense of an expansive sky.

Distinctive Features

Very few distinctive features within this Character Type, but 360 degree big sky views out from the Area are frequently dramatic. Unimpeded views give breadth of scale.

Power lines and masts become more noticeable against the sky in this Character Type.

Distant views of St. Mawes and Pendennis castles and even Goonhilly satellite dishes visible from Gerrans parish. Distant, and closer; (above Tregony) wind turbines visible from Ruan and Veryan parishes.

Sea views are distinctive, as are skyline trees (frequently pine), which in other areas are relatively uncommon.

Large barns and silos visible in Veryan parish.

Views

Exceptional view from Tolverne Barton across to Truro Cathedral and beyond in Philleigh parish. Also of the Fal valley from the footpath leading away from Philleigh church. In Gerrans parish, long views over Gerrans bay from many locations. St Just parish has few public vantage points within this Character Type, but views to Place from the main road are impressive.

In Veryan parish, the ancient burial mound at Carne Beacon, with 360 degree panoramic views from one of the highest points on the Roseland and multiple vantage points over rural valleys and seascapes.

3.2.3 Pressure and Forces for Change

- Large agricultural buildings.
- Increased field sizes involving the removal of Cornish hedges.
- Changes in the traditional management of farmland.
- 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.

3.2.4 Landscape Management and Development Considerations

- The nature of the high open ground means the prominence of any development in this landscape will increase. Detailed consideration will need to be given to the siting and design of any such development.
- Locating development on prominent ridge or sky lines, particularly skylines with distinctive historic or cultural should be avoided.
- On higher more exposed ground the vegetation will take longer to establish and reach a height to screen development. Large trees also may not be a characteristic of this more exposed Character Type.
- Development should not dominate or prevent the understanding and appreciation of historic landmark features such as beacons, hilltop monuments or church towers.
- Consider how cumulatively development (not necessarily of the same type) can have an increased impact competing with the characteristics of the landscape, and creating clutter.
- Ensure new features match the local vernacular using locally occurring materials.
- Consider how light pollution can be minimised, through appropriate design, in new development.

3.3 Landscape Type: Intermediate Sloping Land

(This information is also provided for each of the Parishes in a Table in Appendix 4.2)

3.3.1 Key Characteristics

- The landscape remains relatively open, the tree cover increases compared to the exposed higher plateau area. The variety of views, interlinked and both immediate and long distance are a distinctive feature.
- Gentle rolling land forms.
- Long views to headlands and sea.
- Woodland around historic houses (Rosteague, The Glebe, Trewince).
- Peace & quiet.
- Open unspoilt landscape, undeveloped, timeless nature.
- Longstanding farming area of pasture land with hedgerows (managed and unmanaged), rich in wildlife leading down to more wooded valleys.

3.3.2 Character of the Landscape Type

Topography and Drainage

Rolling, undulating landform with shallow, but evident, slopes. Generally gentle slopes with even undulations.

In parts of the character type springs and small streams emerge, flowing down to give wet marshy areas. In other locations there is no water present.

Biodiversity

Copses, and more extensive area of deciduous woodland to the NE of Trelissa in Philleigh parish. Mostly improved grassland and arable with well developed and continuous managed hedgerows, although some have been allowed to develop producing considerable sized trees (oak, ash, regenerated elm, blackthorn, hawthorn and hazel).

Unmanaged hedgerows which provide good wildlife habitat and wildlife corridors leading to woodland in the valleys.

Giant hogweed present.

Field stubble support finches, yellowhammers and skylark. Woodland supports spotted flycatcher and nuthatch.

Woodpeckers', tawny owls, badgers, foxes and roe deer are established.

The Cirl Bunting project has successfully reintroduced this iconic bird.

Land Cover and Land Use

The land is largely mixed farming, arable and pasture (supporting sheep, dairy and beef cattle), with isolated farmhouses, ancillary farm buildings and residences. Some of the properties have holiday cottages annexed. This is the Character Type where most development is located, including the villages and hamlets.

Some woodland/copses varying in density.

Small isolated farms and occasional large houses.

Caravan park at Trethem mill well screened.

Farms, isolated and clustered residential, holiday lets, guest houses, and hotel.

Field and Woodland Pattern

Woodland of any scale normally in the lower parts of the Character Type, where the area merges with steep-sided valley. Mostly native, but with occasional ornamental conifers, especially around Philleigh.

Fields are medium to large and are mostly hedged.

The hedges are generally shrub mix (bramble, blackthorn, hawthorn, hazel, holly, honeysuckle). In places the hedges top earth banks or stone walls. The shrub hedges are interspersed with individual trees of all sizes. The hedges are cut as part of farm management. Planted crops extend close to the hedgerows but there are strips below the hedges which support wild flowers. There is minimal use of wire fencing, some electrified where livestock is kept.

Mature trees: oak, ash, alder and some beech not visually dominant but increasing on lower slopes.

Some large trees on field boundaries including remnant surviving elms in small groups.

The woodland carpets of bluebells indicate the presence of ancient woodland.

Settlement Pattern

Almost all of the buildings within the Parish; farm houses, ancillary buildings and other more modern residences, are within this undulating Character Type, and are scattered. The villages and the hamlets are also within this Character Type.

The majority of buildings are pre 1900, of stone construction, some rendered and painted, with slate roofs (some thatched). The farms tend to have all of their buildings close together and some ancillary buildings have been converted for holiday use.

The buildings are generally only one or two storey, local stone, some cob.

Very limited settlement beyond villages.

Larger historic houses at Rosteague and Trewince. Wooden chalets/holiday accommodation at Trewince.

Some single farms and isolated cottages typical of the area in style and use of traditional local materials.

Transport Pattern

Variety of road classes, "A", "B" and unclassified.

Most of the roads are single track with passing places, with modest gradients but steepening at change of Character Type. They follow old field boundaries with straight sections and sharp S bends. The sides are bounded by high hedges with individual trees. There are few verges, no pavements and no street lights.

The public footpaths are well used and largely well maintained with modern signs.

There are areas which become very wet during the winter months.

Often the roads are bounded by hedges 2-3 metres high on both sides for some distance. Tree tunnels are common, distinctive and beautiful.

National Cycle Route no.3.

Rights of way in good condition

Historic Features

Philleigh church, Tolverne Barton and Glebe house.

Rosteague house, Trewince house.

St Just church in woodland adjacent to estuary.

Disused quarries.

Ancient oaks distinctive tree lines & Elm in hedgerows.

Finger signposts.

Historic churches, wells and quays.

Condition

The landscape is generally well managed farmland. Hedgerows and associated trees are also generally well managed, although woodland management could be improved and become productive.

Timeless in places; no special improvements suggested, since the current situation forms the valued character of the area.

Aesthetic and Sensory

This Character Type is relatively quiet and calm except when wind is dominant, with only minimal unobtrusive traffic and agricultural machinery noise. Livestock is mainly cattle with some sheep which quietly graze the pastures. Audible birdsong in many locations.

This Character Type is largely sheltered by the higher upland plateau and feels less exposed, especially as there is more tree cover.

Other than leaf fall in winter the area is little affected by the changing seasons.

Light pollution is minimal from farm buildings and residences.

Open with long views but some sheltered internal features. The Character Type feels timeless and relaxing.

Occasional noise of agricultural vehicles in the fields or garden machinery or motor vehicles.

Distinctive Features

Church Tower and The Glebe House at Philleigh. Tree tunnels, lack of street furniture, low level power and telephone cables, no pylons or wind turbines, stone buildings, stone stiles.

Therefore the viewing of ridge lines is generally uninterrupted; an important characteristic of the Roseland. However the recent development of new very large agricultural buildings encroaching on the skyline is of some concern aesthetically. Conifers form distinctive features on skylines in several locations.

Local stone hedging, finger signposts.

Views

Many locations within the Character Type afford good views, although not as far reaching as from the plateau. The views are generally of an open nature showing a largely farmed landscape with wooded valleys below. Below Tolverne Barton there is a fantastic view across the Fal Creek to Truro Cathedral. From Trelissa a wide view to the east shows how the land rolls gently upwards to the high point at Ruan High Lanes.

Views of sea and distant headland extend towards the South and East in many locations within this Character Type. Open countryside provides many vantage points for panoramic views and sense of landscape laid out like a map. Multiple vantage points over rural valleys & seascapes.

From Messack, views down into the St Just creek and out into the river to Falmouth - St Just Church included within this view.

3.3.3 Pressure and forces for Change

- Increased field sizes involving the removal of Cornish hedges and widening of field gates.
- Housing development which extends into the higher ground breaking the skyline.
- Changes in the traditional management of farmland.
- 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.
- Holiday accommodation, camp sites and caravan parks.
- Development which erodes the peace and tranquillity of this landscape.
- Accumulation of modern structures including wind turbines, overhead cables, telecommunications masts and solar arrays.
- Holiday accommodation, camp sites and caravan parks.
- 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.

3.3.4 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 small and medium field pattern.
- Alterations and extensions to dwellings should have appropriate regard to the character of the existing dwelling, in particular to ensure that the scale and design respects the character of the original dwelling and its setting in the landscape.
- Consider how cumulatively development (not necessarily of the same type) can have an increased impact on the characteristics of the landscape.
- Retain the strong field pattern of Cornish hedges, reflecting the local character of bare stone faces or vegetated with native shrubs and trees.
- 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 (also refer to 'Roseland' Profile (appendix 28)).
- Consider how light pollution can be minimised, through appropriate design in new development.

3.4 Landscape Type: Steep Sided Valley

(This information is also provided for each of the Parishes in a Table in Appendix 4.3)

3.4.1 Key Characteristics

- The abundance of trees and natural ancient woodland.
- Steepness of slopes but with a human scale.
- Views across valleys and down to the sea.
- The way in which farming has adapted to the steep contours of the fields without destroying the woodland which creates such an outstanding piece of countryside.

3.4.2 Character of the Landscape Type

Topography and Drainage

Steep sided river valleys are generally of regular, steep gradients, but some local variation and undulations occur.

The valleys all contain water, from tiny streams (some liable to flooding), increasing in size to the Fal River. There are many springs on the steep slopes and valley sides are liable to subsidence in places.

Mass movement of soils frequently cause natural very narrow terracing known as solifluction terracettes.

Biodiversity

There are pockets of ancient woodland (predominantly Sessile Oak), on the valley sides, usually close to and descending to rivers.

Examples of this are Ruan Wood, and the woodland valley of the Fal above Sett Bridge (Parson's Wood).

Their isolation and the density of British native trees lend themselves to protecting mammals, birds and flora, especially bluebells and primroses usually a good indicator of ancient woodland.

Species include hazel, willow, hawthorn, blackthorn and holly in the shrub layer with alder, ash, oak and sycamore as principle tree species.

Steep-sided valley woodlands support peregrine falcons, barn owls, green & great spotted woodpeckers, black caps, kestrels, badgers, deer, foxes, stoats and weasels.

Some invasive Japanese knotweed, Hottentot Fig, Spanish bluebells, 3-cornered leek, buddleia, montbretia.

Land Cover and Land Use

The steepest slopes are wooded, largely unmanaged. Where possible the land is used for farming, mainly pasture. There are few buildings on the steep slopes.

Improved grassland (grazed) giving way to dense tree and scrub in valley bottoms. Increasing density of tree cover within hedges towards the valley bottoms.

Natural woodland (some managed by National Trust and Cornwall Wildlife Trust), some conifers in places, grassland & scrub.

Field and Woodland Pattern

The woodland is mainly on the steepest slopes with ribbons of woodland following the streams.

The fields are generally small and medium sized.

The hedgerows are well defined with shrub and tree mix (many more trees than in the hedges on the upland plateau and undulating areas).

The hedges are managed as part of the agricultural practises. Where the fields are in arable use, planting extends as near to the hedges as possible, but there is a small buffer of wild vegetation including wild flowers. There is minimal use of fencing, but some electric fencing where livestock are grazing.

Woodland located in the bottom of the valley and into the valley edges.

Cornish stone/vegetation hedges, some repaired to retain original character, others with gorse, thorn, holly, ash and oak.

Mostly native trees, some ancient woodland & a few conifers on some valley sides and bottoms.

Settlement Pattern

There is virtually no development on the steep slopes of these valley sides. Those that exist are generally very old, traditional buildings now renovated.

Portloe is the exception where dwellings are tightly clustered on the steep sided valley alongside the road and beside the harbour.

Buildings generally of local stone, (many with cob and render), slate roofs, traditional multiple elevations, some listed, (predominantly 19th C in Portloe with some 20th C additions and recent 21st C eco house)

Some sympathetically extended contemporary bungalows and houses.

Isolated buildings along sides of Percuil estuary.

In the past refurbishment / extensions were in traditional styles but in recent years unsympathetic out of scale construction has been permitted.

Transport Pattern

Limited number of roads, all minor, mostly single track, very narrow, steep & winding (including hair-pin bends & cut through rock in places). No verges footpaths or lighting.

Footpaths & bridleways—well managed (some by National Trust), well signed & well used. e.g. Melinsey valley. Generally, public access is limited in this Character Type.

Some footpaths in distinct enclosed tree tunnels and some part covered with tree cover.

Historic Features

Site of Iron Age fort (Veryan Castle) at top edge of one valley.

Former lifeboat house, then school house, now small church. Harbour walls, including mooring rings for tall ships. (Portloe)

Remnants of WW2 defences

Ancient trees and wooded areas coming down to estuary / creek edges. Tree tunnels.

Concrete road for “D-Day” landings leading to Smugglers cottage, Tolverne beyond King Harry Reach.

Condition

Many of the steeply sloping areas have no public access but from various vantage points the agricultural land appears well managed whilst the wooded areas are largely unmanaged and could benefit from discreet management.

Hedges are generally well managed with varying degrees of vegetation cover.

Generally no degrading of steep valley slopes through farming practices.

The privacy and isolation of the valleys means they are well protected from public damage and act as a buffer for the farmland above them.

Aesthetic and Sensory

Peaceful and intimate especially in woodland at valley bottom. Sheltered, enclosed and private; more exposed on higher slopes. Tranquillity is a special feature of this Character Type, increasing in summer with leaf cover.

Sounds of birdsong, cattle grazing and wind in the trees; quiet and undisturbed; very little traffic noise.

Deciduous trees and hedgerow cover provide seasonal variation in colour and mood.

Valley sides both sheltered and exposed depending on the wind direction.

Each of the seasons creates its own attractive distinctiveness.

The level of light pollution is minimal to non-existent.

Distinctive Features

Secluded, small-scale and thoroughly unspoilt with Cornish hedges, trees, shrubs and flowers through the seasons. The Character Type with the most tree cover.

Tree tunnels over well maintained footpaths. General lack of intrusive features.

Views

The enclosed, intimate scale of this Character Type usually limits views to the immediate surroundings.

Views down valleys to the sea. Some more sweeping and distant views e.g. across valley sides.

3.4.3 Pressures and forces for Change

- Removal of trees.
- Realignment of the highways.

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

3.4.4 Landscape Management and Development Considerations

- Consider the direction of the slope and nature of the setting; as in this Character Type there is potential for substantial impacts on land facing the development.
- Alterations and extensions to dwellings should have appropriate regard to the character of the existing dwelling, in particular to ensure that the scale and design respects the character of the original dwelling and its setting in the landscape.
- Avoid the removal of ancient woodland which is a characteristic feature of these sheltered valleys.
- Encourage the management and where appropriate the extension of broad leaf woodlands.
- Avoid the widening and or straightening of characteristic narrow winding lanes, minimise damage to Cornish hedges, trees, historic bridges, and gateposts and repair and replace any features which are lost.
- Roads are often enclosed by trees which create vegetated tunnels. These are distinctive features of the Roseland and can easily be damaged or destroyed by large vehicles.
- Ensure new features match the local vernacular using locally occurring materials.
- Reflect the landscape character and settlement pattern.

3.5 Landscape Type: Valley Bottom

(This information is also provided for each of the Parishes in a Table in Appendix 4.4)

3.5.1 Key Characteristics

- Quiet, undisturbed and secluded natural space.
- The vegetation density and the presence of water.
- Sense of impenetrability.

3.5.2 Character of the Landscape Type

Topography and Drainage

Valley bottoms are limited in extent in all parishes and are flat narrow zones with streams and springs. The most extensive in the Roseland is the Trethem valley which is unusually flat and forms the boundary between Gerrans and Philleigh parishes for a considerable distance.

Small streams run permanently through valley bottoms year round and are liable to flooding.

Streams frequently erode making narrow steep sided channels along most of the valley bottom which are often waterlogged all year round.

Biodiversity

The streams, marshy wetland to either side & wet woodland are dominant within this Character Type & are all semi-natural providing a relatively rare and important habitat. Being damp & relatively warm wooded areas they support a variety of small & large mammals (badgers, foxes, stoats, deer), fungi & birds such as peregrine falcons, barn owls, green & great spotted woodpeckers, blackcaps & kestrels.

Spanish bluebells & 3-cornered leeks are invasive species.

Land Cover and Land Use

The land is not used and is largely natural, unmanaged and undisturbed. The streamside muddy banks and marshy areas support wetland plants and tough grasses. The valley bottom is largely wooded with willow the predominant species and an understorey of shrubs, ferns, nettles, and wild flowers.

In all locations the land is too wet for productive use.

Field and Woodland Pattern

Woodland located in valley bottoms extending to the steep sided valleys.

Predominantly well established, native trees.

Ancient oak trees present within the valley bottoms.

Watermills (Melinsey), streams and leats.

Tree tunnels Wild woodlands and bog areas. No fields in wooded valleys, nor any subdivisions.

The adjacent muddy banks and marshy areas support wetland plants and tough grasses. The valley bottom is largely wooded with willow the predominant species and an understorey of shrubs, ferns, nettles, and wild flowers. The Melinsey stream is fast flowing with trees growing right to the water's edge. The valley bottoms are a natural generally unmanaged landscape although the National Trust carries out some management operations.

Settlement Pattern

Almost no developments, these are wild, undisturbed woodland areas. Exception is Melinsey Mill (café) and Lower Mill (residential). This narrow Melinsey Valley cuts through the expansive Roseland cliffs at the western end of Pendower Beach. The valley bottom is wide here and beneath the western steep sided valley side (and in part built into it) is an abandoned hotel ("the pink hotel").

Transport Pattern

Very few roads. Those that exist are minor, single track, narrow, steep and winding. No verges, footpaths and lighting.

Rights of way through parts of woodland regularly used by walkers and in generally good condition, although waterlogged by stream and springs in places.

Treworthal to Treluggan crosses the Trethem stream. South of Trelissa an unmetalled track crosses the stream by way of a ford and foot bridge. This track is well used by horse riders. There is no signage and the track is not well maintained. It has suffered severe water damage in the winter storms.

Historic Features

“Trelissa waterings” is an historic crossing point.

Watermills (Melinsey), streams and leats.

Tree tunnels Wild woodlands and bog areas.

Condition

The valley bottoms are a natural generally unmanaged landscape although the National Trust carries out some maintenance in the Melinsey valley.

Timeless and untouched appearance.

Aesthetic and Sensory

Calm, undisturbed, intimate, sheltered, enclosed, uncluttered.

Birdsong and sounds of stream.

Seasonal leaf cover and wild flowers.

Stream floods after heavy prolonged rainfall.

Minimal light pollution.

It is very quiet at Trelissa with only the sound of sheep and cattle in the adjacent fields and birds in the trees. There is minimal traffic noise on the Treluggan to Treworthal lane.

The valley bottoms are sheltered by the trees growing along them. During the winter months the valley bottom becomes saturated and the flow of water is swifter and audible. During dry summer months the stream can become just a trickle. During the winter the trees lose their leaves and almost nothing grows below. During spring the valley bottom becomes a riot of green both in the trees and in the undergrowth with flowers of varied colours.

Distinctive Features

Distinctive feature is the aesthetic and sensory feeling of the valley bottoms.

Trelissa “waterings” crossing.

Views

Camerance Wood has views out onto the estuary at Turnaware, but generally there are few views out of this Character Type frequently because there is no access in any case. In the Melinsey valley the woodland obscures views out.

3.5.3 Pressure and Forces for Change

- Water based leisure activities.
- Issues relating back to the surface water runoff from fields.
- Tourism access and car parking.
- Redevelopment/expansion of established tourism facilities.

3.5.4 Landscape Management and Development Considerations

- Ensure development enhances the natural beauty, character and special qualities of the character of these areas.
- Avoid development which damages or destroys the important wetland habitats.
- The accommodation of development on the coastal edge and its immediate hinterland should have regard to its prominence, special importance of the landscape and its largely undeveloped characteristics.

3.6 Landscape Type: Estuary and Tidal Creeks

(This information is also provided for each of the Parishes in a Table in Appendix 4.5)

3.6.1 Key Characteristics

- The mudflats (important for bird-life), and the heavily wooded areas which come down almost to the water's edge in most places along the tidal creeks.
- The dominance of nature rather than man.
- The beauty of the area, calmness, stillness and quiet. The extent of tree cover plus seasonal colour from flowers and hedgerows.

3.6.2 Character of the Landscape Type

Topography and Drainage

Flat tidal rivers (Fal, Ruan and Percuil) and series of small creeks form intricate network which is a principle feature of the western and northern edges of the Roseland.

The Rivers are in channels of varying width from a few metres to the width which is the Carrick Roads.

There are mudflats adjacent to the frequently tree-covered steep-sided valleys at low water. At high water the mudflats are covered.

Biodiversity

Natural and semi-natural habitats include the mudflats, the rivers themselves and the oak dominated woodlands, mostly unmanaged, along the creeksides down to the water's edge. The Fal-Ruan nature reserve/SSSI status reflects the importance of the biodiversity here.

The intertidal habitat is important for wintering birds e.g. significant flocks of Canada geese, Wigeon, Lapwing, Golden Plover and Curlew. Other passage birds including rare Blacktailed Godwits, Greenshank, Sandpipers, Mergansers; and regular Ospreys. Shelduck, Herons and little Egrets are also present.

Otters and Kingfishers breed in this inaccessible habitat; and Barn Owls are present.

Numbers of Long-eared bats hunt for insects high above the river.

Some phragmites is present but this provides habitat for Reed Buntings and Sedge Warblers.

Grey Mullet, Plaice, Bream, Oysters, Scallops, Mussels, Cockles present and caught / farmed. The area is a protected breeding area for bass.

Percuil estuary/Fal SSSI's monitored by environment agency. An area of massive and vital biodiversity.

Problems with blanket weed dependant on rainfall and time of year.

Land Cover and Land Use

The main use of this Character Type is recreation, although some fishing and mussel and oyster "farming" takes place. The Fal River is navigable by fairly significant craft to the confluence with the Truro River including ocean-going cargo ships which are frequently laid-up in King Harry Reach and opposite Tolverne. Recreational uses include kayaking on upper reaches, yachts in deeper reaches and dinghies and sail boats throughout.

Both banks of the river and creek are heavily wooded; in the Philleigh area there is year round horse riding within the woodland and down to the creek edges.

There is no vegetation on the mudflats. The estuaries are almost all heavily fringed by woodland.

There are boatyards at St. Mawes, St. Just and Percuil.

Mudflats and sand/shingle, exposed at low tide.

Field and Woodland Pattern

There are no trees, hedges or woodland within the creeks, but mature woodland trees descend to and flank the mudflat edges. The dominant species are beech, ash and oak, with

some other native species such as alder, holly and blackthorn forming the hedges where there is adjacent farmland.

Settlement Pattern

Freshwater/Polvarth boat yard on edge of St Mawes.

St Just boat yard outside of main settlement which is at the top of the hill.

Boatyard and isolated holiday homes adjacent to the Percuil estuary.

Isolated farms at Ardevora on an isthmus towards the upper navigable reaches of the Fal.

Ruan Laniorne village overlooks the tidal limit of the Ruan river. No settlement adjacent to the Fal / Ruan mudflats.

Transport Pattern

No roads, but waterways have their own co-ordinated public transport network; particularly active during the summer months.

Relatively limited Rights of Way along side estuaries, but where they exist are very well used and consequently well maintained with easy access.

Major feature of the transport network is the King Harry chain ferry. There are a limited number of minor roads with limited verges, no footpaths or lighting serving some creek heads e.g. Percuil, Froe, Ruan Laniorne, Place.

Historic Features

Trelonk Brickworks chimney visible from Philleigh and Sett bridge.

Roundwood Quay, (18th C shipping of tin and copper ore), visible on opposite bank from Tolverne.

Various quays and slipways from St. Mawes up to Ruan quay, Turnaware, Place, Smugglers cottage etc.

Tidal Mills (disused) at Trethem, Froe and remains at Polingey some ("sanding roads"), used for collecting sand for farmland.

Old ferry crossing at Percuil boat yard.

The creek side at Place forms a distinctive setting for the historic Place House and grounds plus the ancient but well maintained St Antony's Church.

Tidal Mills (disused) at Trethem; also at head of Froe creek and at Polingey below Lanhay.

Turnaware was used as an embarkment point for the "D-Day" landings.

Tree tunnels notable features in these relatively well-wooded area e.g. Trewince to Froe, beside Ruan creek, descending to Place.

Condition

The estuary and tidal creeks are natural areas almost untouched. The woodlands are no longer managed or coppiced. Some sensitive small scale woodland management may be an advantage but generally the Character Type should remain unchanged.

Much of this area is protected by SSSI and much of the Fal / Percuil are Inshore Special Areas of Conservation with marine components protected by the Environment Agency.

Problems with nutrient runoff leading to algal “blooms” some years.

Some problems with tidal borne litter especially at Pelyn, and occasional abandoned boats.

Aesthetic and Sensory

The presence of water gives the creeks a very calm air; relaxing and timeless. The upper reaches in particular are undisturbed and quiet, with just the noise of water and wind punctuated by plaintive birdsong: serene places of quality which have a profound effect on many who visit.

The wider areas, and particularly the Carrick Roads estuary can be much busier, although in winter there is minimal water-borne activity. The KHF area can, at peak times of the day and season, be bustling and noisy, with the clank of the ferry chains and chugging engine sound being distinctive though not invasive. Tolverne, when a thriving business, still felt very restful, like stepping back in time.

The wider river stretches and particularly the estuary have a tendency to funnel the wind.

During the winter, leaf fall changes the character the woodland areas dramatically. Seasonal water birds visit, both water and mudflats. The character of the whole creek changes twice daily with the tides and the water colour changes depending on the weather, sky colour and season.

Virtually no light pollution other than from the ferry.

Distinctive Features

Very little evidence of the built environment.

The fringing oak woodlands are very distinctive as is the dark tidal line extending along the creek sides.

The mudflats with rills running at right angles are also distinctive.

The creek side at Place forms a distinctive setting for historic Place House and grounds, plus the ancient but well maintained St Antony’s Church.

At Froe, the house and quay (fish trap/mill pond) form a distinctive feature in a very attractive setting.

St Just church and surrounding graveyard on the estuary edge are a focal point for many tourists.

Other distinctive features include: saltmarsh, quays, Sett bridge, Trelonk chimney, village pond (Ruan), tree tunnels, and wild flowers in Spring on verges and in hedges.

Views

There are very limited viewpoints due to the lack of public access. However where they exist they are stunning. From the end of the footpath north of Philleigh there are far reaching views along the creek to both east and west. From Tolverne the view of the river is majestic and from the ferry crossing there are views along the Fal river both north and south.

There are long views across open water from many points on the footpaths around the creek sides.

The National Trust car park on the ridge above the Percuil provides an excellent vantage point.

The quay at Place provides long view across the Percuil to St Mawes.

The quay and Sett bridge at Ruan provide magnificent views with virtually no made-made elements in sight.

Many vantage points around the Roseland look out into the estuaries and surrounding valleys from all Character Types, even the elevated upland plateau.

3.6.3 Pressure for Change

- Water based leisure activities.
- Development on the foreshore which erodes the peace and tranquillity.
- Further silting of waterways.

3.6.4 Landscape Management and Development Considerations

- These areas have significant ecological value and any development will need to examine potential effects upon the ecology of the foreshore.
- Changes in farming practices will need to consider any associated effects which may create nutrient run off which would be detrimental to these habitats.
- Support water based development where it conserves and enhances the character of the landscape, and does not erode the tranquillity.
- Avoid the removal of ancient woodland which is a characteristic feature along the banks of these tidal waterways.

- Avoid development which has an adverse impact on, or damages or destroys the important wetland habitats.

3.7 Landscape Type: Cliffs

(This information is also provided for each of the Parishes in a Table in Appendix 4.6)

3.7.1 Key Characteristics

- The stunning views from virtually all positions within this Character Type.
- Unusually large expanses of sand at low to mid tide
- Relatively large tidal range and changing topography of beach (sand depth can change by > 50 cm).
- Support for vast range of leisure opportunities whilst remaining undeveloped and unspoilt.
- Cliff scenery, isolation, inaccessibility & tranquillity.
- Sweeping expansive sea views from Rame Head to Lizard point.
- The drama of the relationship between sea and land.

3.7.2 Character of the Landscape Type

Topography and Drainage

Small scale, steep cliffs through to massive imposing cliffs at Nare Head. Even moderate scale cliffs can be quite steep.

Unstable crumbling cliffs in many places, especially at Pendower.

Wide beaches (at low tide), some with signs of raised beach; Porthbeor, Towan, Tatums, Porthcurnick, Porthbean, Pendower, Portholland.

Extreme low tide and /or reduced sand depth exposes ancient petrified forest remains at Pendower.

Some isolated coves inaccessible from land.

Offshore stacks and rocks.

Streams in valleys run into sea, also springs and land drainage run off from cliff faces.

Biodiversity

Character Type is predominantly natural and semi-natural grassland and scrub habitat. Frequent bracken, bramble, gorse and blackthorn.

Coastal edge supports variety of birds including: buzzards; peregrines; choughs.

Gull Rock island off Nare Head supports significant population of sea birds –guillemot, razorbill, shag, great black backed gulls and herring gulls.

Early summer orchids on Treluggan cliffs.

Some Hottentot Fig, Japanese Knotweed (generally kept under control) & Rhododendron (generally in gardens).

Very rare Shore Dock on Pendower/Carne beach.

Hedgerow with stunted shrubs (rarely trees) at boundary of character type with adjacent farmland both arable and grazing.

Land Cover and Land Use

Land is not used other than for conservation and leisure activities; principally Southwest Coast Path.

Leisure (beach activities, walking, horse riding, water sports, bird watching, photography, art).

Landcover is grassland, dense undergrowth with scrub and some groups of stunted trees. Windswept thorn on cliff faces and tops.

Field and Woodland Pattern

There are no fields and only remnant boundary hedges of earth and grass, frequently eroded and in poor condition.

There are no woodlands, but considerable areas of low, windswept ancient native scrub, plus occasional stunted tree groups through which the Coastal Path passes.

Distinctive individual Monterey Pines shaped by prevailing winds.

Settlement Pattern

There are scattered properties adjacent to edge, and smaller elements such as the coastguard lookout at Porthcurnick.

Transport Pattern

Minor roads, single track, very narrow, steep & winding (including hair-pin bends). There are few verges, no pavements and no street-lighting.

Parking available at Porthbeor and Porthcurnick (roadside), Pendower, Carne and Portholland (parking areas); Carne has toilet facilities.

South West Coast path with occasional direct access paths to road and difficult access to coves.

Paths well maintained by National Trust.

Traditional footpath signage comprehensively provided.

Historic Features

Disused lime kilns.

Slipways.

WW2 pill box on Pendower beach, now collapsed.

Historic fishermen's bothy, Mallet's Cottage.

Petrified forest remains on Pendower beach.

Old lookout hut at Portloe.

Iconic rocks in sea.

Whilst not within the Character Type the frequent views of Carne Beacon when walking west to east on the Coast Path is a landmark historical feature.

Condition

The natural progression of coastal erosion, which is evident in many places through landslips and disturbed vegetation, is a part of the character. Incongruous massive boulder protection to cliff base has been constructed below the Nare Hotel.

Recent winter storm damage to slipway, WW2 pill box, coast path and bridge over stream

Litter and flotsam washed up with the high tides is a problem, more so during the season. There are no litter bins in either of the car parks adjacent to the coastal strip although local litter picking is organised by the National Trust each month.

Some Cornish hedges have deteriorated naturally and suffered some rabbit damage, but significant repair work would be detrimental to character of area

National Trust areas and coast path are well maintained in keeping with character.

Cornwall Council managing Japanese Knotweed well.

Aesthetic and Sensory

Aesthetically the experience is one of an expansive and dramatic view of Gerrans Bay to the horizon combined with stunning views of the cliffs rising to their dramatic focus at Nare Head. The sensory experience is largely determined by the weather and sea state ranging from calm and totally tranquil through to wild, stormy and quite frightening.

Seasonal weather patterns and largely deciduous vegetation give variation, especially the show of Blackthorn in flower in early Spring.

Extreme outstanding natural beauty & tranquillity where land meets sea.

Many parts of the Character Type are exposed, remote, rugged, and windswept sculpted by the elements and feel ancient and unchanging.

Birdsong and sounds of the sea & wind predominate.

Minimal light pollution; stars are a delight on clear nights.

Distinctive Features

The main features are the phenomenal views across Gerrans Bay to Nare Head with offshore rocks.

The expanse of Pendower Beach and the view inland up the Melinsey valley.

The setting of the villages of Portscatho, Portloe and Portholland.

There is very little in the way of intrusion by manmade elements. Numerous artefacts contribute to the character: Disused lime-kilns, slipways, bothy's and pillboxes.

Power lines are non intrusive low level low voltage.

Views

Many vantage points along the Coast Path give opportunities to take in distant views of sea, cliffs, rock formations, and constantly changing light and wind patterns.

Particularly important view locations include the car park at Pendower with views along the beach, east to Nare Head and west to Portscatho. From St. Anthony's Head where the cliff character type merges gradually with the estuary Character Type.

3.7.3 Pressure and Forces for Change

- Development which is out of scale and has dominance on the surrounding landscape.
- Demolitions and redevelopment of single dwellings.
- Wind turbines.
- Tourism access and car parking.
- Light pollution eroding the dark skies.
- Redevelopment/expansion of established tourism facilities.

3.7.4 Landscape Management and Development Considerations

- The open often high nature of the coast provides extensive panoramic views of the surrounding area.
- The accommodation of development on the coastal edge and its immediate hinterland should have regard to its prominence, special importance of the landscape and its largely undeveloped characteristics.
- Avoid locating development on prominent sky lines, particularly skylines with distinctive historic or cultural features.
- Avoid significant impacts on key views from important viewpoints, popular tourist and scenic routes and settlements.
- Avoid the creation of access tracks across coastal rough ground.

Chapter 4 - The Importance of the Roseland Landscape

- 4.1 Roseland forms part of the South Coast Central section of the Cornwall Area of Outstanding Natural Beauty (AONB). Its landscape is recognised to be of national importance and there is a duty to conserve and enhance its natural beauty. This landscape is given the highest level of protection, the same protection as awarded to our National Parks.
- 4.2 The preparation of a Local Landscape Character Assessment for Roseland provides the opportunity to gain the views of local people; in order to gain a better understanding of what they value about their landscape and what is important to them. It has been recognised that how people view, value and enjoy the landscape is broadly based on a range of factors. These for most people would include a combination of the following:
- Landscape and scenic quality
 - Historical and nature conservation interests
 - Recreation value
 - Perceptions, memories and associations

A public consultation event was held on the 14th June and local people were asked their views on what they valued in the landscape. The results are attached (Appendix 7) and the response to the three exercises that were undertaken is summarised below:

4.3 Questionnaire

- 4.3.1 A range of questions were asked and below is a brief summary of the results:

What give this place or area its special quality?

The words used to describe Roseland's special quality is its "remoteness", that it is "peaceful", "beautiful and superb views", "tranquil", "relatively unchanged unspoilt landscape", "natural beauty", "reminder of the power and force of nature", "a place for real reflection", "a sense of age and history".... The areas considered to be special places are shown on the map (Appendix 6). These are largely estuarine and coastal, with their distinctive seascapes and headlands, but the countryside is also valued and described as providing a "sense of purpose". Landmarks and special places are named - to list a few; Place Manor, St Mawes, St Just Church and Bar, Percuil Creek, Messack Point and Creek. Important features such as stiles, historic hedges, stone footbridges, cottages and buildings in character, trees and plantations, historic rights of way, historic monuments are also listed. Also accessible largely undeveloped beaches such as Carne and Pendower, and the area's natural beauty important for their wildlife and wooded valleys are seen as special and referred to.

- 4.3.2 *Can you describe any historical or cultural interests here?*

Those of particular importance included places such as St Antony lighthouse and military fortification, Ruan Laniorne Quay, East Portholland (part of the Caerhays estate), Gull Rock (wreck site), gun settlement at Trevennel Farm, St Just Church and churchyard, Nare Head, Gerrans Church, St Antony Church, Portscatho Hall, Tresanton Farm, Veryan Castle, Carn Beacon and Melinsey Water Mill. Also features that were mentioned included stiles in stone hedge. This demonstrates that there is an extensive range of historical places and features

that local people value. Cultural groups/interests that were mentioned were St Just and St Mawes Heritage Group, St Mawes Art Group and St Mawes Players, an annual Roseland Festival, and a Music Festival and other concerts and plays are given in the former Methodist Church, Veryan Players and annual village pantomimes.

4.3.3 *Can you describe any natural conservation interests here?*

The protected areas that were referred to were the Area of Outstanding Natural Beauty (AONB), Special Area of Conservation (SAC), Sites of Special Scientific Interest (SSSI) and Area of Great Scientific Value (AGSV). Areas of mud flats, coastline, footpaths, and wetland creeks were also specifically mentioned. The specific nature conservation interest that were highlighted were birdlife, butterflies, small mammals, lichen and gorse. Specific examples being local nesting birds include Ravens, Buzzards, Fulmars, Skylarks and Stonechats, salt-loving flora (Thrift etc), and Gorseland fungi, including very typical small orange-yellow toadstools. Also referred to were:

- the hydrological effects of water draining through the soft shale of the cliff which provide a perfect habitat for the very rare shore dock, an EU protected species;
- EU protected bats are resident in the area;
- Geological feature including the Veryan Thrust, a major fault line formed in the Devonian Period, about 400 million years ago;
- The Portscatho Formation to west of the stream which is younger than the Pendower Formation to the east;
- Ancient wave-cut platform formed in the last two million years, with raised beach above again;
- A number of rare fossils in the rocks and boulders; and
- Pendower/Carne beach ancient Petrified Forest remains.

4.3.4 *Can you describe the recreation value here?*

The main activities listed were boating, sailing, canoeing, fishing, walking (open access land, footpaths and coastal path), bird watching, cycling, photography, kite flying, and safe bathing and use of the unspoilt beaches with good access and car parks.

4.3.5 *Do you have any personal memories or associations with this place?*

The memories and associations, as expected, were very varied and personal. There are a range of examples of long association with specific parts of Roseland including “five generations of my family have loved this place and returned to it from all around the world”, “hundreds for the last 60 out of my 67 years...”, “dozens of happy walks, happy meals at the Lugger, happy pasties at the Ship”....

4.3.6 *Is there anywhere else on the Roseland like this place or area?*

It was very interesting to see that the majority of people, which listed places that were considered very special and important to them, felt that they were unique and they were no other places on the Roseland like their chosen place.

4.4 **Postcard**

Post it notes were placed on an image of a postcard in answer to the question “Tell us what would you hate to lose from the Roseland landscape “. The answers to this question are shown in Appendix 7, there was an extensive range of answers, but to give a flavour the following were included: “dark skies”, “quietness”, unspoilt open landscape”, “birdlife”, “Cornish hedges”, “coast path”, “creeks with no buildings onshore”, “village shop”, “natural

stone buildings”, “viability of pubs”... The majority of the responses related to the natural environment of Roseland and the features/aspects that contributed to it.

4.5 Map of Roseland

4.5.1 People were also asked to put different coloured dots on a map of Roseland to depict ‘what makes the landscape of Roseland important’. The coloured spot was put on the area/place that was considered to be special. Different colours were used to show why it was felt to be a special place; the list of categories included recreational value, historical interest, natural and wildlife interest, good views and where you can “get away for it all”. The results are shown on the map (Appendix 6)

4.5.2 These results did show a pattern, with the majority of special places being located on the coast, estuary and creeks of the Roseland. The reason why places were valued are broadly summarised below:

- Recreational value – Largely on the coast where there is good accessibility; Pendower and Carne were very popular, and also Towan Beach. The villages of St Just in Roseland, St Mawes, Portscatho/Gerrans, and East Portholland were mentioned. The historic site of St Anthony and St Just Church were also selected for their recreational use.
- Historical interest- Once again the larger villages were highlighted and the smaller settlements of Portloe, Veryan and East Portholland. Outside the villages the historic interest, as to be expected, was spread across the peninsular with clusters at St Anthony, Nare Head and St Just Church. The individual historic sites that were selected included Sett Bridge, Pendower, Tolverne, Messack, Melinsey Watermill and Carne Beacon.
- Natural and wildlife interest- Again the coast, estuary and creeks were considered to be very important for natural and wildlife, in particular the creek and quay at Ruan Laniorne, St Just Creek; Bass Rock, Gull Rock and Carne /Pendower Beach on the coast; the woodlands slopes and creek of the Percuil River and Place/Cellars Beach.
- Good views - These were spread throughout Roseland but predominantly on higher ground on the ridges, and along the coast/estuary where good views are achieved across the water/sea.
- Where you “get away from it all” – the most publically accessible places in the Roseland on the coast and estuary were shown to be a favourite spot; a pattern that follows the South West Coast Path and the estuarine footpaths on the Fal. Some areas only accessible by boat were also shown.

4.6 Your Comments

The comments from the preliminary public consultation exercise in June 2014 provided part of a picture of what is valued in the Roseland landscape. The public consultation event in August and early September 2014 on the Consultation Draft Roseland Neighbourhood

Development Plan also provided an opportunity to gain more information on what people value about the Roseland landscape. It is also anticipated; when future work is undertaken on the Roseland Design Guide, there will be other opportunities for the community to give their views on what is valued. This will enable the understanding of what is special and important about the Roseland landscape to be built on further.

Chapter 5 - The Relationship between the Roseland Local Landscape Character Assessment (LLCA) and the Roseland Neighbourhood Development Plan (NDP)

5.1 How the Local Landscape Character Assessment links to the Neighbourhood Development Plan policies

- 5.1.1 The policies set down in the Roseland Neighbourhood Development Plan place a strong emphasis on the need to protect the landscape; this is embedded in the Vision, Objectives and policies as set out below:

Vision For The Future of Roseland:

Conserving and Enhancing the Roseland's Character and Distinctiveness for a Sustainable Future

Landscape Objective:

To define and conserve the valued characteristics of the Roseland's special landscape, coastline and heritage from inappropriate development since these are the basis of its economy and future.

- 5.1.2 The importance the community places on the local landscape is very apparent in the results of the public consultation exercise. The results were unequivocal, with 87% of respondents thinking that 'it is necessary to strengthen the existing provisions for the conservation and enhancement of the landscape and seascape'. Every aspect of the natural and man-made landscape, coastline, rivers and seascape was highly valued (page 12 Roseland Neighbourhood Development Plan).
- 5.1.3 The Roseland Local Landscape Character Assessment provides the resource to help the community take the purposes of the plan forward in that it:
- Provides environmental information as an evidence base for the plan;
 - Celebrates what is important about the Roseland landscape;
 - Identifies features and issues of key importance to local people; and
 - Helps to set priorities for future management of land and development;
- 5.1.4 Roseland Local Landscape Character Assessment supports the Roseland Neighbourhood Development Plan Policies in that it enables:
- landscape character to be taken fully into account when assessing development proposals in the South Coast Central section of the Cornwall AONB, and its setting;

- appropriate weight to be attached to the conservation and enhancement of Roseland’s unique heritage and natural environment; and
- those valued landscapes to be protected from development that would neither maintain or enhance their special qualities.

5.2 How the Roseland LLCA can be used to inform planning decisions:

5.2.1 Local Landscape Character Policy LA2 states that:

Proposals for development will be permitted where they have demonstrated that they respond to local character and reflect the identity of the local surroundings based on the assessment of the Roseland Local Landscape Character. Where development is proposed which will detract from or have an adverse impact on characteristics that have been identified by the community and in the Roseland Local Landscape Character Assessment as important to the character of the local area, it will be refused.

Accordingly, in the future proposed development in Roseland should be assessed against policy LA2. The Roseland Local Landscape Character Assessment provides a description of Roseland’s landscape for the plan area and the five parishes (Chapter 3 and Appendix 3 and 4). This provides a list of key characteristics and a detailed description of their landscape features and attributes. In addition details are provided of ‘Pressures and Forces for Change’ and an assessment has been made of ‘Land Management and Development Considerations’. The Local Landscape Character Assessment, and in particular, the Land Management and Development Considerations should be used when proposals come forward for development in Roseland.

5.2.2 Guidance that can be used to assess landscape character when development proposals are under consideration is available (see Appendix 8 of this document and Appendix K26 of The Roseland Plan - Assessing Landscape Character: A Development Management Toolkit).

The Cornwall Landscape Character Assessment -2007 provides the county wide landscape assessment for the whole of Cornwall and this will be used, as the evidence base, to inform this process. The preparation of the Roseland Local Landscape Character Assessment enables a local resource, based on involvement of the local community as volunteers and specialists, to be used in the Roseland Plan area. In the future when proposals come forward for development in Roseland, the sensitivity of the landscape and its capacity to accommodate development can be assessed using this community based local assessment of the landscape.

Chapter 6 – Roseland Settlement Assessments

6.1 Background

- 6.1.1 Whilst the landscape informs every aspect of the Roseland Plan, the character of villages and hamlets has come very close to it in terms of importance to the community. Therefore we felt that it was important to understand the relationship between the settlements and the landscape, which was the objective behind these assessments.
- 6.1.2 With regards to the settlements themselves we will be seeking to understand what makes them individual and distinctive through the creation of a Roseland Design Guide, to ensure that we maintain their unique character for future generations. The Settlement Assessments for the parishes will be used to help inform the individual settlement appraisals that are to be prepared for the Roseland Design Guide.

6.2 What is the Roseland Settlement Assessment

- 6.2.1 The Roseland Settlement Assessments is therefore the first stage of this piece of work and because of this it is in the format of tables. The next stage will be undertaken in the context of the preparation of the Roseland Design Guide once the Roseland Plan is in place. These assessments compliment and should be used in conjunction with the Roseland Parish Profiles (Appendix K28) where descriptions are provided of the character of the settlements.
- 6.2.2 Settlement assessments are provided for the villages of St Just, St Mawes, Veryan, Gerrans/Portscatho, Portloe, Ruan Lanihorne and Pilleigh; these are the major settlements and other communities with at least two ‘facilities’, e.g. church, village hall, pub, shop.
- 6.2.3 The assessments consider the setting of the settlement within the surrounding landscape; looking at the ‘setting in the wider landscape’, ‘the characteristics, size/scale of buildings’, ‘the important features of the character’ and ‘Pressures for Change’. The results are provided in the following tables for each of the individual settlements comprising of a ‘landscape reference guide’ and a ‘description’. The reference guide provides details of the aspects which were considered and the description outlines the findings. This work, as with the Local Landscape Character Assessment as a whole, was undertaken by volunteers who gave up a significant amount of time to do this work, and are whole heartedly thanked for their good work and persistence.

Gerrans and Portscatho Settlement Assessment

Character Attribute	Landscape reference guide	Your description
<p>SETTLEMENTS Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>Setting in the wider landscape – The villages of Roseland Parishes are set within a rural landscape that makes a significant contribution to their character and distinctiveness. In order that this can be valued and sustained in the future an understanding is needed of the contribution this landscape setting makes to the village character</p> <p>How does the landscape meet the settlement?</p> <ul style="list-style-type: none"> - Does it feel like the rural character flows into the built area, or stops abruptly? - Does the settlement sit well within the landscape’s topography (maybe nestled in a valley)? Or does it feel like it is imposing itself and dominating the surrounding landscape - What are the views of the settlement when approaching from the wider landscape on the existing road or footpath network <p>What are the building materials of the settlement which make up its character which it will be important to reflect in future development?</p>	<p>Centuries ago Portscatho grew as a fishing village at the south western end of Gerrans Bay, with Gerrans growing as a farming community at the top of the hillside above. Post war development has taken place along the road which climbs the hill connecting the two, such that they now together form an almost contiguous village.</p> <p>A striking element of village character in Gerrans/Portscatho is the mix of old and more recent buildings, which share a moderate, un-cramped scale and appearance and give a strong sense of a harmonious and integrated whole. Many buildings are characterful, some have historic/cultural associations and most are well maintained.</p> <p>Approaching by road from either north or south, or by the coastal footpath, the undulating farmland or coastal cliff landscape changes abruptly to the built environment. Almost exclusively you come into the villages without warning.</p> <p>Approaching by road there are only far reaching glimpses of the villages, although Gerrans Church spire is prominent for miles around. Only when approaching by sea or from the north by various footpaths can the full extent of the villages be seen covering the hillside. The sea obviously forms an abrupt barrier to the east, and to the west of Gerrans the land falls away sharply towards Polingey Creek. From the village edges, however, there are views both into the villages and, from many points, spectacular views out to sea.</p> <p>The properties at the village edges, both old and more recent, are almost exclusively rendered and painted (in white or pastel shades) with just a few built of stone. The roofing is tiles. The Parc an Dillon estate</p>

<p>SETTLEMENTS (continued) Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>What is the characteristic size/scale of the buildings</p> <ul style="list-style-type: none"> - How many storeys? - Detached or terraced - Single larger buildings in their own plot with land around <p>What are the important features of character which need to be recorded regarding the roads within / at the edge of the settlement?</p> <ul style="list-style-type: none"> - width and alignment (winding or straight?) - verges? - pavements? - yellow lines or road markings? - street lights? - extensive modern signage? 	<p>bungalows are stone and render mix. The village edge properties are mostly set back slightly from the roads with generally low walls or fences forming front boundaries enclosing small front gardens and, where space allows, off road parking.</p> <p>Approaching from all directions the properties on the village edges are almost exclusively two storey, detached, on reasonable sized plots, set back slightly from the roads and rendered and painted. The Parc an Dillon estate which forms the northern fringe comprises large detached bungalows (some with dormers). These have good sized gardens and off street parking. The bungalows appear to occupy no more than half the area of their total plots. Approaching from the south of Gerrans are the community facilities of the primary school, squash courts, public car park, church and public house. From the north is the cricket field.</p> <p>The approach road to Gerrans both from the north and the south is straight and level. On street parking occurs on both sides due to a lack of parking within older property curtilages. This is not a bad thing as it serves to keep traffic speeds down. Pavement replaces grass verges at the village edges (but generally only on one side of the road) and there is limited street lighting and road signage. Where the coastal footpath comes into Portscatho from the south the village street has no pavement.</p> <p>Parc an Dillon is built on the hill. The main estate road is reasonably wide. Off street parking is good within the estate.</p> <p>New Road into Portscatho has year round yellow line parking restrictions but the main public car park is on this road immediately upon reaching the village. There are also parking restrictions at the very edge of the village where it becomes a dead end beyond the war memorial.</p> <p>The main route through Gerrans is essentially a dead end, albeit that “the end” is a few miles away at St Anthony Head. Approaching the village from the north are several “pinch points” where the road narrows. Within both Gerrans and Portscatho the roads are prone to congestion during the main holiday season, particularly around The Square in Portscatho where parking is limited and streets very narrow in places</p>
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Character Attribute	Landscape reference guide	Your description
<p>Pressure and Forces for Change The impact of development on the landscape character – both positive and negative.</p>	<p>The impact of development upon the specific landscape character type being described? This may include :</p> <ul style="list-style-type: none"> - tourism – holiday accommodation, barn conversions, caravan sites, golf courses - farming – changes to practices, intensification increasing field sizes - water – infrastructure along coast or estuaries - transport – changes to road network - renewable energy on elevated, or south facing land 	<p>Road, and other, signage is minimal and does not impact greatly on the villagescape. There are noticeable low level overhead electricity and telephone cables.</p> <p>Portscatho and Gerrans support a church, two public houses, seasonal restaurant, doctors’ surgery, primary school, village store, butcher, estate agency, sports facilities and much more.</p> <p>The recent development of the former allotment site has provided both affordable and private housing.</p> <p>There are already a large number of holiday properties within the villages and a large camping/caravan park less than ¼ mile away to the south.</p> <p>Farming in the immediate area is mixed farming. The rolling nature of the terrain with steep valley sides and the cliff edges probably precludes huge changes to farming practice.</p> <p>There has been tree planting on the cliff just south of Portscatho but this is very recent. There are no other woodland areas of this scale around Gerrans Bay.</p> <p>Portscatho has a very small harbour which supports a small fishing fleet. Recreational sailing of small craft and kayaks, for example, is possible but access to the harbour is difficult, particularly due to rocky outcrops. The coastal areas require ongoing management especially in the light of the storms of the past winter.</p> <p>The road network comes under pressure, particularly during the main holiday season. The narrow lane approaches and village roads are prone to difficulties when cars, tractors, the bus, cyclists and walkers are all sharing the same restricted space. However widening of the roads and/or addition to pavements at the village edges would involve the loss of grass verges, which would be detrimental to the visual attraction and countryside feel.</p> <p>To relieve congestion in the peak holiday period additional temporary car parking is provided.</p>

Philleigh Settlement Assessment

Character Attribute	Landscape reference guide	Your description
<p>SETTLEMENTS Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>Setting in the wider landscape – The villages of Roseland Parishes are set within a rural landscape that makes a significant contribution to their character and distinctiveness. In order that this can be valued and sustained in the future an understanding is needed of the contribution this landscape setting makes to the village character</p> <p>How does the landscape meet the settlement?</p> <ul style="list-style-type: none"> - Does it feel like the rural character flows into the built area, or stops abruptly? - Does the settlement sit well within the landscape’s topography (maybe nestled in a valley)? Or does it feel like it is imposing itself and dominating the surrounding landscape - What are the views of the settlement when approaching from the wider landscape on the existing road or footpath network <p>What are the building materials of the settlement which make up its character which it will be important to reflect in future development?</p> <p>What is the characteristic size/scale of the buildings</p> <ul style="list-style-type: none"> - How many storeys? - Detached or terraced - Single larger buildings in their own plot with land around 	<p>Philleigh is a small, quiet, ribbon village which grew up along what was once the main route from London to Penzance via the King Harry Ferry (KHF) crossing, but which is now a quiet minor road, despite still being one of the main routes to and from KHF.</p> <p>The village is squeezed into undulating land between two steeply sided valleys and a stretch of plateau running south north towards the River Fal.</p> <p>Approaching from either direction by road the village is barely visible until actual arrival. From further afield at elevated points the Church tower is just visible poking out above trees. The whole village cannot be seen from anywhere with public access although individual properties can be picked out. There is a public footpath from White Lanes to Philleigh which runs along the rear of some of the village properties, but they are well screened by hedging. The overriding feel is that this is a very private village with properties well screened from one another and from the “outside world”.</p> <p>Unusually there are two working farms right in the village, one at each end, which emphasise the very rural nature of the village.</p> <p>At the western end of the village the properties are all pre-20thC. They are a mix of stone and rendered white painted stone/cob with pitched tiled roofing. Glebe House in the ‘centre’ has a very distinctive hung tile façade. The church is stone, in part Victorian, in part 13C (the tower). At the eastern end of the village the properties are post war and have been constructed using part stone (or reconstituted) and part cement render painted white. The roofing is pitched and tiled.</p>

Character Attribute	Landscape reference guide	Your description
<p>SETTLEMENTS (continued)</p>	<p>What are the important features of character which need to be recorded regarding the roads within / at the edge of the settlement?</p> <ul style="list-style-type: none"> - width and alignment (winding or straight?) - verges? pavements? - yellow lines or road markings? - street lights? - extensive modern signage? 	<p>The detached post war bungalows are single storey, in substantial plots with far reaching views to the rear, set back from the road with a mix of hedges and walls screening them. Glebe House is a substantial listed Georgian style detached 3 storey property, again set back from the road and in part screened by walling.</p> <p>Similarly at the other end of the village the properties are large, detached, 2 or 3 storey, in significant plots and set back from the road and screened such that they are barely visible; they are much older than those at the other end of the village. Behind these properties is Court Farm, substantial ancillary buildings, manege and livery. Opposite to the pub there is a short terrace of two storey properties standing in smaller plots with low walling to the front to separate them from the road. They back onto open countryside. Most properties have their own off street parking.</p> <p>Approaching from either direction the road is reasonably straight; there is a tight bend in the centre adjacent to Glebe House. The road is wide enough for two vehicles to pass simultaneously although on street parking at times means that vehicles have to give way to one another. There is no public car park. There are no verges, pavements, road markings, yellow lines, street lighting or signage (other than that announcing the village and giving property names).</p>
<p>Pressure and Forces for Change The impact of development on the landscape character – both positive and negative.</p>	<p>The impact of development upon the specific landscape character type being described? This may include :</p> <ul style="list-style-type: none"> - tourism – holiday accommodation, barn conversions, caravan sites, golf courses - farming – changes to practices, intensification increasing field sizes - water – infrastructure along coast or estuaries <ul style="list-style-type: none"> - transport – changes to road network 	<p>As the village takes the form of a ribbon most of the properties are “on the edge” and as such are afforded open and far reaching views to the rear.</p> <p>There is a Bed and Breakfast establishment in the village and Philleigh Way offers, amongst other things, a cookery school, self-catering accommodation and weddings, for tourists and locals alike. Court Farm, as well as being a working farm, provides horse livery and shooting.</p>

<p>Pressure and Forces for Change (continued)</p>	<ul style="list-style-type: none"> - renewable energy on elevated, or south facing land 	<p>There are just a few properties which are second homes.</p> <p>The farming at the eastern end of the village is predominantly dairy farming. The grazing fields are already quite large. At the western end of the village much of the land is given over to horses and related activities. The buildings on both farms are clustered together forming a compact built environment. Significant changes to field patterns and land use are probably precluded by the nature of the surrounding terrain which, although undulating around the village, falls away steeply into valleys and down to the Fal River. There is some quite bright lighting already in use but kept to a minimum this preserves the dark night skies.</p> <p>There is no noticeable renewable energy installation within the village.</p> <p>The village comes alive for the Philleigh Fayre, an extremely popular annual event bringing in locals and holidaymakers alike. The Roseland Rugby Football Club plays its home matches at the ground on the western fringe of the village. The village hall recently secured lottery funding for refurbishment. All of these activities bring life into the village.</p> <p>The agricultural land, hedgerows and woodland around the village provides habitat for wildlife, as does the extensive tidal creek area a short distance to the north.</p>
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Portloe Settlement Assessment

Character Attribute	Landscape reference guide	Your description
<p>SETTLEMENTS Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>Setting in the wider landscape – The villages of Roseland Parishes are set within a rural landscape that makes a significant contribution to their character and distinctiveness. In order that this can be valued and sustained in the future an understanding is needed of the contribution this landscape setting makes to the village character</p> <p>How does the landscape meet the settlement?</p> <ul style="list-style-type: none"> - Does it feel like the rural character flows into the built area, or stops abruptly? - Does the settlement sit well within the landscape’s topography (maybe nestled in a valley)? Or does it feel like it is imposing itself and dominating the surrounding landscape - What are the views of the settlement when approaching from the wider landscape on the existing road or footpath network <p>What are the building materials of the settlement which make up its character which it will be important to reflect in future development?</p> <p>What is the characteristic size/scale of the buildings</p> <ul style="list-style-type: none"> - How many storeys? - Detached or terraced - Single larger buildings in their own plot with land around 	<p>Portloe grew historically as a tiny fishing village nestled in a deep, steep sided narrow valley, with a working harbour. The village is constrained to the east by the sea and on all other sides by cliffs, in part owned by the National Trust, and steep valley sides given over to woodland and agriculture. It is a tranquil village set within an AONB.</p> <p>The settlement is very much nestled in and protected by the surrounding steep-sided countryside and, while there are views of both sides of the village from vantage points on footpaths such as The Jacka and The Flagstaff, it is largely hidden from view, being folded into the natural and unspoilt land around it. Even from the sea the views of the village are limited by the high cliffs which shelter it. Approaching by road, either from the west or from the north, there is a gentle transition from countryside to the built village environment.</p> <p>Building materials are largely local stone and slate taken traditionally from local area. The more modern properties on the fringes of the village have been constructed using similar, if in places imitation, materials.</p> <p>Most properties are of small, two-up, two-down format in local stone and slate, typically terraced or joined, with sash windows and small gardens, some reaching up the steep slopes. There are a few larger detached properties in their own grounds. All properties are accessed from the single lane which runs through the village.</p> <p>The single track village road has passing places and winds down steeply through the village and out again at the other side. There are definite first and last houses in the village, no street lights, pavements or modern signage. Yellow parking restriction lines pass down the lane for a short way towards the harbour and are in force for a limited time during summer months to ease congestion.</p>

<p>SETTLEMENTS (continued)</p>	<p>What are the important features of character which need to be recorded regarding the roads within / at the edge of the settlement?</p> <ul style="list-style-type: none"> - width and alignment (winding or straight?) - verges? - pavements? - yellow lines or road markings? - street lights? - extensive modern signage? 	<p>There is one public car park on the east side of the village with an honesty box in keeping with the character of the village.</p> <p>The harbour is unique in its quintessential Cornish beauty and has often been used as film sets for this very reason.</p>
<p>Pressure and Forces for Change The impact of development on the landscape character – both positive and negative.</p>	<p>The impact of development upon the specific landscape character type being described? This may include :</p> <ul style="list-style-type: none"> - tourism – holiday accommodation, barn conversions, caravan sites, golf courses - farming – changes to practices, intensification increasing field sizes - water – infrastructure along coast or estuaries - transport – changes to road network - renewable energy on elevated, or south facing land 	<p>The village shop and post office closed some years ago and there are no facilities other than a public house and hotel.</p> <p>The narrow access road into the village from either direction does become very congested, particularly during the summer holiday season.</p> <p>Many of the village properties are built into the steep valley sides. The terrain means that there are access and infrastructure constraints.</p> <p>The topography and steep nature of the surrounding area would suggest that there would not be room to expand the small agricultural fields around the village, or farming practises generally. At the top of the village towards Treviskey there are some larger fields given over generally to sheep grazing.</p> <p>Tourism is important to the village with the small boutique hotel and pub. There is already a large proportion of holiday accommodation and second homes which take advantage of the very quiet and remote nature of the village away from even mobile ‘phone signals. There are concerns that additional “seasonal accommodation” could lead to the demise of the village were it to be almost empty for large periods of time, with, for example, few local people to support the pub through the quieter winter months.</p>

Character Attribute	Landscape reference guide	Your description
<p>Pressure and Forces for Change (continued)</p>		<p>The steep gradient of the hills leading into both sides of the village means that the lanes are subject to flooding, and the drains often find it hard to cope with excess water after heavy or prolonged rainfall.</p> <p>The greatest assets of the village are its tranquillity, extreme peace and quiet, lack of modern noise and light pollution and its situation within an area of outstanding natural beauty.</p> <p>Portloe is home to rare orchids, nesting peregrine falcons, and much bird and animal life. The coastal area often sees porpoises and basking sharks and there is a small but thriving fishing industry particularly of crab and lobster. Nature conservancy is and should be supported.</p> <p>The lack of street lighting preserves the very dark night skies within the village and immediate surroundings.</p>

Ruan Lanihorne Settlement Assessment

Character Attribute	Landscape reference guide	Your description
<p>SETTLEMENTS Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>Setting in the wider landscape – The villages of Roseland Parishes are set within a rural landscape that makes a significant contribution to their character and distinctiveness. In order that this can be valued and sustained in the future an understanding is needed of the contribution this landscape setting makes to the village character</p> <p>How does the landscape meet the settlement?</p> <ul style="list-style-type: none"> - Does it feel like the rural character flows into the built area, or stops abruptly? - Does the settlement sit well within the landscape’s topography (maybe nestled in a valley)? Or does it feel like it is imposing itself and dominating the surrounding landscape - What are the views of the settlement when approaching from the wider landscape on the existing road or footpath network <p>What are the building materials of the settlement which make up its character which it will be important to reflect in future development?</p> <p>What is the characteristic size/scale of the buildings</p> <ul style="list-style-type: none"> - How many storeys? - Detached or terraced - Single larger buildings in their own plot with land around <p>What are the important features of character which need to be recorded regarding the roads within / at the edge of the settlement?</p> <ul style="list-style-type: none"> - width and alignment (winding or straight?) - verges? 	<p>Ruan Lanihorne is an historic village, dating back centuries, once a thriving port before the creek became silted up. It is a “split level” village, in part running along the level ground alongside the tidal creek and in part on the hillside above, connected by two steep lanes, the whole within a complex steep sided valley system.</p> <p>The whole village has a very tranquil feel to it and is a very quiet location.</p> <p>The village sits well within the landscape, discrete and barely visible. From the north east the village is approached through a tree tunnel down a short steep hill. The first village properties are well screened houses and bungalows. From the south east there is a steep descent on the approach and the village suddenly appears after a very sharp bend. The properties at this end of the village are traditional old dwellings. From Sett Bridge in the west the approach is along a tree lined minor road alongside the tidal creek and mudflats, with glimpses of the lower part of the village, a mixture of old and new properties. Mixed styles of property climb the hillside to the upper part of the village. There is no public view from anywhere of the village in its entirety.</p> <p>There is a mix of building materials throughout the village, from traditional stone and slate, to some rendered, more modern brick and render and most recently timber cladding.</p> <p>Most of the properties are detached and of one or two storeys. Apart from The Old Rectory, the individual plots are not large. Many properties are screened from the roads.</p> <p>The roads approaching the village are largely single track with limited passing places (often just gateways have to be used as pull-ins). There</p>

Character Attribute	Landscape reference guide	Your description
SETTLEMENTS (continued)	<ul style="list-style-type: none"> - pavements? - yellow lines or road markings? - street lights? - extensive modern signage? 	<p>are no verges apart from along the stretch of lane from Sett Bridge. There are no pavements or street lighting. Signage is a mix of modern and old finger posts (recently restored) and is not intrusive, merely announcing the village and speed restrictions. There are no yellow lines.</p>
<p>Pressure and Forces for Change The impact of development on the landscape character – both positive and negative.</p>	<p>The impact of development upon the specific landscape character type being described? This may include :</p> <ul style="list-style-type: none"> - tourism – holiday accommodation, barn conversions, caravan sites, golf courses - farming – changes to practices, intensification increasing field sizes - water – infrastructure along coast or estuaries - transport – changes to road network - renewable energy on elevated, or south facing land 	<p>There is already some (maybe up to 20%) holiday or second home accommodation within the village.</p> <p>The village is very much constrained by the tidal creek to the south and the steep valley sides to the north. It has a discrete and hidden character.</p> <p>Many of the village properties are on the steep south westerly facing hillside looking across the Ruan River to the steeply rising hillside opposite, where the terrain probably precludes significant changes to agricultural practises. The properties at the top of the village abut more undulating land, rising to the plateau beyond; here the fields are already medium to large in size. The field hedgerows here support wildlife. The ever increasing size of farm machinery puts pressure on the very narrow roads and there are also local concerns about the size and siting of new agricultural buildings.</p> <p>The tidal creek area is serene and quiet. The mudflats and saltmarsh ecosystems are very finely balanced and offer essential habitats for many hundreds of both resident and migratory birds. The tidal creek area itself is very sensitive to change. Flood problems may become more of an issue in the future with climate change. High tides bring with them flooding to the lower village road, and on occasion to properties there. The creek is barely navigable although it is used on high tides by kayaks and canoes. SSSI and nature reserve management schemes are in existence.</p> <p>Some dwellings have domestic solar panels.</p> <p>The village church and pub are historic and characterful valuable assets to the community. There is also a well-used Reading Room (village hall facility). There is a thriving community spirit.</p>

St Just in Roseland Settlement Assessment

Character Attribute	Landscape reference guide	Your description
<p>SETTLEMENTS Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>Setting in the wider landscape – The villages of Roseland Parishes are set within a rural landscape that makes a significant contribution to their character and distinctiveness. In order that this can be valued and sustained in the future an understanding is needed of the contribution this landscape setting makes to the village character</p> <p>How does the landscape meet the settlement?</p> <ul style="list-style-type: none"> - Does it feel like the rural character flows into the built area, or stops abruptly? - Does the settlement sit well within the landscape’s topography (maybe nestled in a valley)? Or does it feel like it is imposing itself and dominating the surrounding landscape - What are the views of the settlement when approaching from the wider landscape on the existing road or footpath network <p>What are the building materials of the settlement which make up its character which it will be important to reflect in future development?</p> <p>What is the characteristic size/scale of the buildings</p> <ul style="list-style-type: none"> - How many storeys? - Detached or terraced - Single larger buildings in their own plot with land around 	<p>The village of St Just has grown outwards and largely northwards along the T junction formed where the B3289 from the King Harry Ferry meets the A3078 main road from Tregony to St Mawes. Adjacent to the main junction is a minor dead end road which drops down steeply to the renowned 13th century St Just Church and bar with its boatyard established in the 18th century and still operational today. The original tiny village comprised a cluster of small terraced cottages and a few small detached cottages on the main road.</p> <p>Approaching from the north on the B3289 the village has grown in the form of a ribbon. On the west side of the road the houses are largely pre-war and of varying sizes and styles. Behind the houses the land falls away steeply down to St Just Creek. For the most part this land is wooded or unmanaged scrub and as the properties are older there is a certain harmony between the landscape and their well-established nature. On the east side of this road the properties are largely post war, detached or semi-detached and set back slightly from the road giving the street an open feel. These properties back on to open farmland.</p> <p>Approaching on the main road from St Mawes along the ridgeline the village is seen ahead only as the road begins to drop down off the ridge into the undulating land. Similarly approaching from the northeast the village can only be seen ahead after a very sharp bend in the road.</p> <p>Approaching on foot along the creekside footpath from St Mawes there are large detached properties in significant sized plots but these are largely screened by trees, hedges and walls. They are, however, clearly visible from the water. The higher footpath descending below Windmill Hill across National Trust farmland does give a glimpse of a significant area of the village clinging to the hillside and looking northeast houses</p>

Character Attribute	Landscape reference guide	Your description
SETTLEMENTS (continued)	<p>What are the important features of character which need to be recorded regarding the roads within / at the edge of the settlement?</p> <ul style="list-style-type: none"> - width and alignment (winding or straight?) - verges? - pavements? - yellow lines or road markings? - street lights? - extensive modern signage? 	<p>can be seen quite prominently on the skyline.</p> <p>Approaching from all directions the village has very distinct edges. There are no views of the whole village from anywhere due to the undulating nature of the landscape. There are also a significant number of well-established trees within the village which break up outlines and add to the overall character.</p> <p>The village has a mix of building materials. The old terraced cottages are rendered stone, mostly painted white with bright painted woodwork, with the more modern properties being mostly of cement rendered block construction, some painted white. The Bowling Green properties in the village centre are rendered in grey.</p> <p>No buildings within the village are more than two storey (with the exception of roof/loft conversions).</p> <p>With the exception of the old terraced cottages, most of the bungalows and houses are either detached or semi-detached and set within reasonable sized plots. On the St Mawes side of the main road there are some much newer significantly larger houses in large plots which are quite prominent, not from the road, but from the footpaths behind.</p> <p>The main A class road has a sharp bend in the village centre but is wide enough for two vehicles to pass simultaneously. The B class road is straight and again wide enough for two vehicles although there is on street parking on occasions whereby traffic is required to give way to those oncoming.</p> <p>The main road has no pavement but does have grass verges in places. Some properties open directly onto or have boundary walls or fences directly abutting the road. There are short stretches of pavement on the B class road (on one side at a time) and within the more recent developments.</p> <p>There are only very short stretches of white line road markings.</p>

		<p>There is very little street lighting and road signage is not intrusive, mainly giving speed restrictions and directions.</p> <p>There is a small public car park in the centre of the village, another adjacent to the church and limited roadside parking at the boatyard.</p> <p>There are public conveniences at the church.</p>
<p>Pressure and Forces for Change The impact of development on the landscape character – both positive and negative.</p>	<p>The impact of development upon the specific landscape character type being described? This may include :</p> <ul style="list-style-type: none"> - tourism – holiday accommodation, barn conversions, caravan sites, golf courses - farming – changes to practices, intensification increasing field sizes - water – infrastructure along coast or estuaries - transport – changes to road network - renewable energy on elevated, or south facing land 	<p>Historically the village has already lost the village shop, post office and school and the public transport system has been significantly reduced. A number of dwellings are second homes.</p> <p>The boatyard at St Just Creek appears to be busy, fulfilling residents and visitors needs with a busy repair yard and many moorings. The boatyard is not visually intrusive; indeed it has developed over more than a century and is of a size and scale in keeping with the size of the creek. It only has a small impact on traffic, parking and noise.</p> <p>The fields surrounding the village are already quite large.</p> <p>There are some small scale domestic solar panels.</p> <p>The village has a mix of age and style of property including recent developments which “fit in”, for example the small infill development above the creek designed specifically to complement the older terraced cottages.</p> <p>There is very little street lighting which preserves the dark night skies. St Just Church and the beautiful grounds around it create a serene and peaceful place for residents and visitors alike, the church standing practically on the water’s edge. It is arguably one of the treasures of Cornwall. It can be seen from a number of vantage points on footpaths and from the water nestled in the woodland next to the creek.</p>

St Mawes Settlement Assessment

Character Attribute	Landscape reference guide	Your description
<p>SETTLEMENTS Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>Setting in the wider landscape – The villages of Roseland Parishes are set within a rural landscape that makes a significant contribution to their character and distinctiveness. In order that this can be valued and sustained in the future an understanding is needed of the contribution this landscape setting makes to the village character</p> <p>How does the landscape meet the settlement?</p> <ul style="list-style-type: none"> - Does it feel like the rural character flows into the built area, or stops abruptly? - Does the settlement sit well within the landscape’s topography (maybe nestled in a valley)? Or does it feel like it is imposing itself and dominating the surrounding landscape - What are the views of the settlement when approaching from the wider landscape on the existing road or footpath network <p>What are the building materials of the settlement which make up its character which it will be important to reflect in future development?</p> <p>What is the characteristic size/scale of the buildings</p> <ul style="list-style-type: none"> - How many storeys? - Detached or terraced - Single larger buildings in their own plot with land around 	<p>St Mawes is a charming large coastal village curled around a south facing bay at the end of a south facing peninsula. In medieval times it was a fishing and trading port and until 1832 was a parliamentary borough. It then fell into decline until fortunes changed with the rise of tourism towards the end of the 19th century. It is also a ferry crossing point to Falmouth and St Anthony Head. The old heart of the village is a Conservation Area.</p> <p>St Mawes is reached by and is at the end of the A3078 which runs along the ridge above the Carrick Roads to the west and the Percuil River to the east. The road splits at Halwartha Garage. Taking either fork leads down into the village and loops around in the shape of a triangle back to the fork. Almost the entire village sits on the steep hillside below the ridge and is contained within this triangle, apart from the Polvarth Estate and Freshwater area on the northeast of the village and the large detached properties on the Carrick Roads foreshore northwest of the Castle. Arriving by road the village is totally hidden from view until the road starts to descend. The ridge itself is given over to agriculture, as is the undulating land dropping away on either side. This changes gradually to the built environment from the ridge top water tower (a local landmark visible from miles around), with Halwartha Garage and one or two large detached properties set back from the road. Several of these detached properties have trees, woodland or unmanaged areas of land, giving the area a feeling of maturity and integration within the landscape. Approaching the village by Polvarth Road the first building on the left is the fire station whilst on the right is a post war low rise development. Similarly approaching the Newton Farm area there are playing fields to the right and on the left a modern small development of affordable housing. Both of the small estates are nestled into the hillside and screened by walling and hedging with little more than the roofing visible</p>

<p>SETTLEMENTS (continued) Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>What are the important features of character which need to be recorded regarding the roads within / at the edge of the settlement?</p> <ul style="list-style-type: none"> - width and alignment (winding or straight?) - verges? pavements? - yellow lines or road markings? - street lights? - extensive modern signage? 	<p>from the roads. Both roads afford glimpses of the village ahead but offer spectacular views of the estuary, St Anthony Head and the sea beyond. Approaching by footpaths from either west or east there are very distinct village edges. From the west the footpath leads into a Private Road along which stand substantial large detached properties of mixed age and style, many with their own water frontages. The land slopes steeply behind this single row of properties and is given over to garden ground, woodland and rough grazing. There is no building on the skyline above. Similarly from the east the footpath passes substantial detached properties standing within large plots, although these tend to be more screened from view. A field footpath leads into the Polvarth Estate which has a very abrupt defined edge. The only view of the whole village is from the water or from the footpath between Amsterdam and Carricknath Points; the village can be seen marching up the hillside above the harbour but, distinctively, not reaching the skyline. There is also a clearly defined steep thickly wooded valley right in the centre of the village which has remained undeveloped. Much of this woodland is protected by TPO polygons and there are individual TPOs within the village itself. Large Monterey pines are distinctive in the village (as indeed in the Roseland generally).</p> <p>The building materials throughout the village are almost exclusively rendered stone (or more latterly rendered brick and block), painted in white or pastel shades. There are occasional stone facades. The roofing is mainly pitched with slates or tiles and gable or hip ends, with some thatch.</p> <p>Most of the buildings at the village edges are single or two storey although some three storey are achieved using dormers. Only the centre of the village has a small number of multi storey premises, notably the hotels and the former fire station flats development adjacent to the entrance to the car park. The village edge properties are mainly detached standing in varying sized plots of land, aside from the short terraces in the small modern development at Newton Farm.</p>
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Character Attribute	Landscape reference guide	Your description
<p>SETTLEMENTS (continued) Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>-</p>	<p>The main road approaches are wide enough for central white lines, enabling traffic to pass in each direction simultaneously. There are some short pinch points where it is difficult at times, particularly when coaches meet other vehicles.</p> <p>The village approaches have grass verges of varying widths giving an open feel. There are some unmanaged hedges.</p> <p>Pavements only exist within the more modern developments with short sections much nearer to the village centre.</p> <p>There are stretches of yellow lines and additional seasonal parking restrictions nearer to the centre. There is a sizeable public car park at the bottom of the wooded valley in the centre of the village. This is well hidden from view, even from the sea. There is limited additional public parking on the quay.</p> <p>Street lighting is sparse and night time light pollution is therefore minimal within the village. There is, however, a night time glow from Falmouth across the Carrick Roads.</p> <p>There is modern signage but this is not intrusive, mainly announcing the village name, speed and parking restrictions and “brown” signs for visitor facilities, including St Mawes Castle and Lamorran Gardens.</p>
<p>Pressure and Forces for Change The impact of development on the landscape character – both positive & negative.</p>	<p>The impact of development upon the specific landscape character type being described? This may include :</p> <ul style="list-style-type: none"> - tourism – holiday accommodation, barn conversions, caravan sites, golf courses - farming – changes to practices, intensification increasing field sizes - transport – changes to road network 	<p>St Mawes is a thriving village community supporting pubs, bakery, butcher, general store, school, churches, estate agents and gift and art shops.</p> <p>Throughout the year, and particularly at peak holiday times, there is a huge influx of visitors from whom the village benefits in the form of employment and revenue generated. Visitors come both for the day, often by ferry from Falmouth, and for short and longer term holidays.</p>

	<ul style="list-style-type: none"> - renewable energy on elevated, or south facing land - water – infrastructure along coast or estuaries 	<p>There is also significant second home ownership within the village. There are several hotels in the centre of the village but their size and style do not dominate the village scene.</p> <p>Despite the diverse ages and styles of properties, the village maintains a low rise feel tucked in tightly against the hillside without spilling onto the skyline.</p> <p>The fields surrounding the village are already reasonably large, supporting mainly livestock grazing but with some arable use further from the village. There are no farm buildings on the skyline, which is unbroken.</p> <p>The village has a thriving sailing club and visiting sailing fraternity. There are a significant number of moorings in the bay and busy boatyards on the Percuil and at St Just.</p> <p>The existing road network serves the village adequately even in the peak holiday season. Public car parking is largely adequate; although occasionally congested, significant problems rarely arise. Within the village the roads are very narrow, mostly only of one car width, but seasonal parking restrictions help to keep the traffic flowing freely.</p> <p>Domestic solar panels do exist and are generally discrete. There is local concern that wind turbines sited on the ridge skyline would detract from the nestling character of the village, as would solar farms on the slopes below the ridge.</p> <p>Aside from the quaintness of the village centre, a significant part of the beauty is the spectacular view over the estuaries when gaining just a little height within the village, even more far reaching and beautiful from the ridge top village approaches.</p> <p>Unmanaged grass verges, Cornish hedges and walls present at the village edges give the feeling of a natural transition from countryside to the built environment.</p> <p>There are significant trees within the village which help to soften the overall villagescape.</p> <p>Events such as regattas, festivals and carnivals bring in revenue without the need for huge investment in permanent infrastructure.</p> <p>Minimal street lighting retains dark skies (although there is some night glow from Falmouth in the distance).</p>
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Veryan Settlement Assessment

Character Attribute	Landscape reference guide	Your description [supporting photos referred to in square brackets]
<p>SETTLEMENTS Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>Setting in the wider landscape – The villages of Roseland Parishes are set within a rural landscape that makes a significant contribution to their character and distinctiveness. In order that this can be valued and sustained in the future an understanding is needed of the contribution this landscape setting makes to the village character</p> <p>How does the landscape meet the settlement?</p> <ul style="list-style-type: none"> - Does it feel like the rural character flows into the built area, or stops abruptly? - Does the settlement sit well within the landscape’s topography (maybe nestled in a valley)? Or does it feel like it is imposing itself and dominating the surrounding landscape - What are the views of the settlement when approaching from the wider landscape on the existing road or footpath network <p>What are the building materials of the settlement which make up its character which it will be important to reflect in future development?</p>	<p>For the purpose of landscape assessment, Veryan can usefully be divided into three sub areas. The historic village of Veryan is nestled and largely hidden in a valley bottom. Veryan Green, half a mile to the north east, stands more prominent on elevated ground. Finally post war development rises from the historic village to the south west. These three village sectors are all surrounded by rolling agricultural land with wooded areas on the steeper hillsides. The historic village and post war development does not sprawl beyond well defined boundaries, with only isolated farm buildings and the Sports Club standing beyond, the latter being very well screened. Veryan Green is less defined; the centre is mainly older buildings either facing or backing onto open fields, with some newer development to the south in a ribbon along the road towards historic Veryan but with a gap having been left between the two.</p> <p>Veryan Green can be seen when travelling towards it from all directions, whether by road or footpath, due to its elevated position; indeed it can be seen from some miles away. Veryan itself, however, is barely visible until it is reached. Views of the entire settlement are afforded from some of the elevated footpaths around the village.</p> <p>The older buildings are mainly stone or rendered and painted stone, paint colours being mainly white, cream or pastel shades. The post war estates have been constructed again largely with stone or reconstituted stone with painted render. The roofing is predominantly tiles, slate (or imitation) on the older buildings and dark brown tiles on the post war ones. There is some thatch, particularly on the famous “round houses”.</p>

<p>SETTLEMENTS (continued) Referring to the relevant character type which abuts a settlement boundary. Here record the character of the settlement edge not the character of the settlement as a whole.</p>	<p>What is the characteristic size/scale of the buildings</p> <ul style="list-style-type: none"> - How many storeys? - Detached or terraced - Single larger buildings in their own plot with land around <p>What are the important features of character which need to be recorded regarding the roads within / at the edge of the settlement?</p> <ul style="list-style-type: none"> - width and alignment (winding or straight?) - verges? - pavements? - yellow lines or road markings? - street lights? - extensive modern signage? 	<p>The buildings, both older or newer, are almost all limited to one or two storeys with a mixture of short terraces, semi-detached and detached, the latter sitting in compact plots; the exception are two large houses in extensive grounds – Parc Behan and Trist House (both formerly owned by the Village’s landowners). Many of the properties retain an open aspect, however, either into the village centre or outwards to the open fields and countryside beyond. The post war housing of Elerkey Lane and Roseland Gardens are more densely sited than the older parts of the village but many still face or back onto open farmland. Although as large in area as the historic village, the more modern development is fairly low in visual impact, mainly due to the shape of the land and the height of the buildings.</p> <p>The approach roads are narrow and largely single track with passing places. All of the approach roads are fairly straight apart from a very sharp bend near the Village Store on Century Lane.</p> <p>There are grass verges at the village edges and these are typically left wild and not mown.</p> <p>There are some pavements within the post war estates and short stretches within the old village centre.</p> <p>There are no yellow lines in the village nor is there a public car park. On street parking creates occasional congestion.</p> <p>There is minimal street lighting.</p> <p>Modern signage is minimal; speed restriction signs are the most conspicuous.</p>
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Character Attribute	Landscape reference guide	Your description [supporting photos referred to in square brackets]
<p>Pressure and Forces for Change The impact of development on the landscape character – both positive and negative.</p>	<p>The impact of development upon the specific landscape character type being described? This may include :</p> <ul style="list-style-type: none"> - tourism – holiday accommodation, barn conversions, caravan sites, golf courses - farming – changes to practices, intensification increasing field sizes - water – infrastructure along coast or estuaries - transport – changes to road network - renewable energy on elevated, or south facing land 	<p>Veryan is a living and working village with good infrastructure for its size. It has a school, thriving and well supported shop with post office, pub, B&Bs, village hall, limited bus service, Sports Hall and well supported community activities such as the village market and theatre group. Despite the confines of the valley Veryan has a very open feel to it with gardens, play area and pond in the vicinity of the church. There are many well established trees within the village and glimpses of open countryside are afforded from many points.</p> <p>Changes in agricultural practises would probably impact little on Veryan although there are concerns locally about the siting of large “super barn” constructions and how they would sit within the rolling landscape. The very limited modern in-filling in the centre which has already taken place has been generally sympathetic in character. The Homeyard Homes (for fishermen’s widows) are a good example of sympathetic development.</p> <p>The village has holiday accommodation including B&Bs and holiday lets. There are also some second homes.</p> <p>The access roads from all directions are narrow and are congested at times, made worse by on street parking.</p> <p>There are no wind turbines near Veryan (ones further afield are distantly visible from some points). There has been some small scale domestic solar panel installation.</p> <p>There are a number of historically important buildings including the church and the five “round houses”, the Old School House and the two large houses.</p> <p>Veryan Green has a village green, unusual in Cornwall.</p> <p>Schemes such as Rundle’s Walk (a pathway between Veryan and Veryan Green adjacent to but shielded from the road by a flank of trees) provide a safe environment for both residents and visitors.</p> <p>Street lighting is minimal, preserving the dark night skies.</p> <p>Limited signage and road markings preserve the uncluttered villagescape. The grass verges provide habitats for wildlife and wild flowers/plants.</p>