

THE ROSELAND PLAN

OUR ROSELAND - OUR FUTURE

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A Profile of the Roseland Area for The Roseland Plan



Produced by the Roseland Neighbourhood Development Plan Steering Group November 2014

The Invitation¹

*The Peninsula of Roseland
Planned for earth in Heav'n above
Fills the hearts of some who roam here
With overwhelming love.*

*Its views of Bays and Waterways,
From Dodman to the Zone,
And along the Percuil River'
To where Froe House stands alone.*

*So divinely saturated,
God is in the very soil.
It affords us a perfection,
Which mere man must never spoil.*

*The great beauty acts as mouthpiece,
Silent messages it sends,
And to those who seek refreshment,
This warm welcome it extends*

*'Come here and soak yourself in calm,
Leave life's trauma far behind,
And losing cares which agitate,
Find serenity of mind.*

*Walk the quiet Coast Foot Path,
Let your heart and soul undress,
Cast aside the cloths that clutter
Shed those cloaks of strain and stress'.*

¹Some Ramblings in Rhyme and Reason of a Roseland Rambler, 1980 Jerry Gill, Portscatho

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Note:

Character Assessments for our 5 Roseland Parishes form Appendices to this Document.

I. Introduction

Few places in Cornwall can compare with the Roseland - one of the most picturesque and unspoilt parts of the British Isles. That is why we think it is important that the community, which has its stewardship, develops a plan to manage the development of its future.

This beautiful area of Cornwall is an incredibly popular visitor destination and is laden with award winning restaurants, glorious uncrowded beaches and superb accommodation. The Roseland remains largely unspoilt and is the perfect place to explore and while away those lazy summer days.²

Lovely beaches and cliffs, delightful rivers and countryside, pretty villages and hamlets all make the Roseland the perfect holiday setting.

Here you can walk the cliffs or riverbanks, swim off the beaches, browse the shops, sail, windsurf, water-ski, dive, snorkel, fish and bird watch. During the warmer months there are carnivals and fetes, regattas and gig racing, not to mention the Heavy Horse Show and all the wonderful gardens open to the public.³

Revd John Whitaker in 1870 notes that the villages of Veryan and Ruan Lanihorne both have their churches in a valley, the area which would have been inhabited first as the valleys were more sheltered and benefited from soil washed down from the hillsides. At the top of the hills lay an extensive heath (or rhos/rôs).

Whitaker believed that the area was first named 'Roseland' when the English came to settle in 936. The parish of Philleigh was carved out of the parish of Ruan Lanihorne and was originally called Eglos-rôs. Two fields were tithable in common between Ruan Lanihorne and Philleigh which he claims proves the two parishes were once one. According to Hals (in *Lake's Parochial History*) St Just in Roseland was rated under the jurisdiction of Eglos-rôs (Philleigh) in the Domesday Book.⁴

In 1584 map maker, John Norden, wrote, 'The peninsula is called by the pretty name of Roseland, being derived from Rhos, the Celtic word for heath or gorse.'

From this it is reasonable to assume that the first people to use the term 'Roseland' understood it to cover the parishes which contained the 'rhos/rôs'. So the parishes of Veryan, Ruan Lanihorne and Philleigh have a good claim to be part of the Roseland along with the parishes of Gerrans including the former St Anthony and St Just in Roseland. So it seems to make sense to regard the Roseland as starting at Daddiport Bridge at the foot of Reskivers Hill. The stream which comes down the hillside to Daddiport Bridge is the boundary between Veryan and Tregony parishes, thus continuing the water boundary of the peninsula. That is the way the Roseland Peninsula is now seen⁵ as illustrated in the Neighbourhood Area Map.

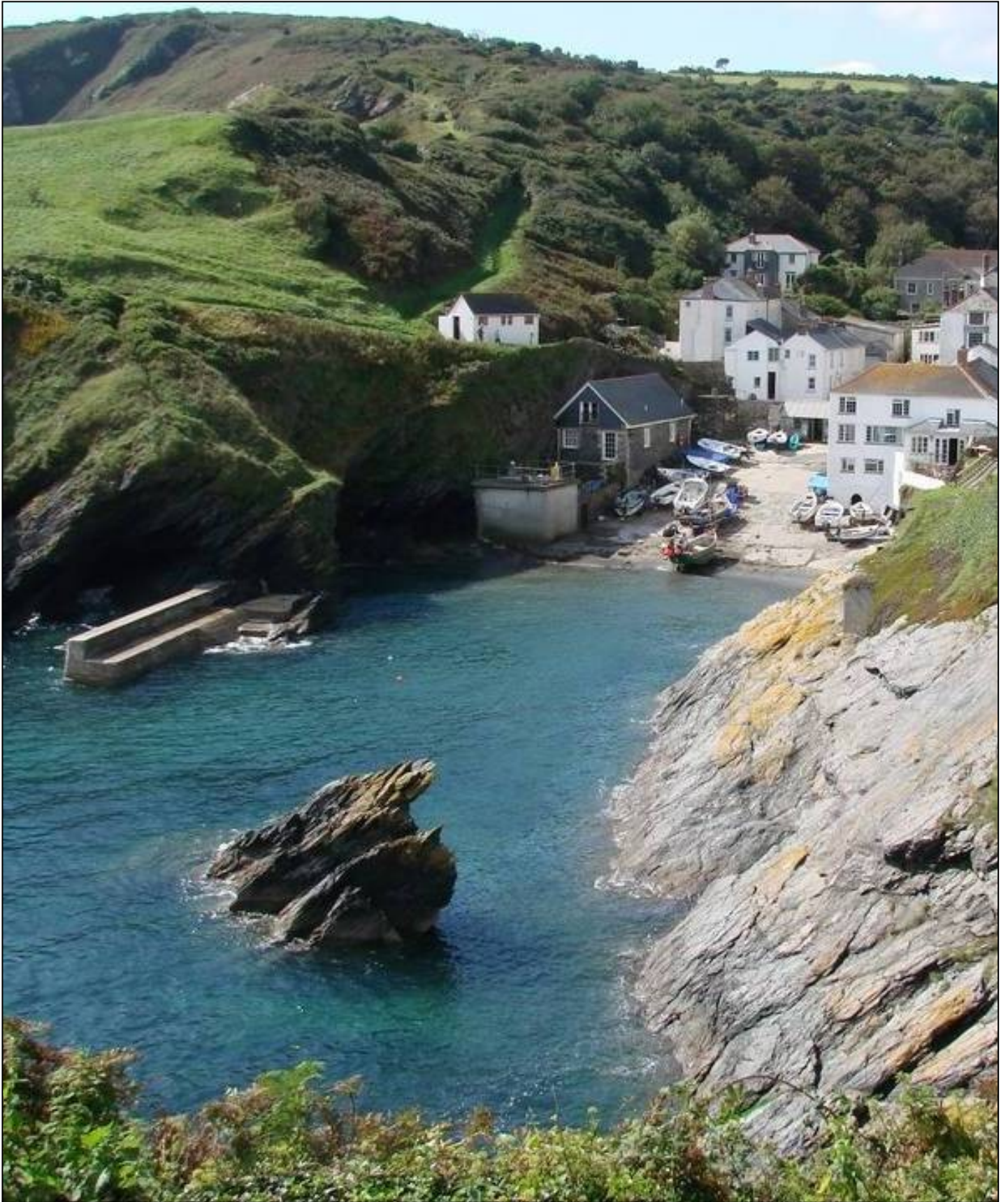
This is Our Roseland.

² www.roselandpeninsula.com

³ www.cornwall-online.co.uk/carrick/roseland.htm

⁴ Lake's Parochial History of the County of Cornwall (1870)

⁵ Ibid.



2. What our area is like



Rivers and Valleys

- The NDP area covers a remote peninsular area of 6554 ha. on the south coast of Cornwall.⁶
- To the west the area is dominated and strongly influenced by the Fal Ria, which comprises a series of interlocking tributary creeks flowing into the River Fal which widens out into a large estuary and internationally important deep water harbour. The River Fal forms the northern boundary of the Plan area which is bounded to the east by an area of a high farmland plateau bounded to the south by the sea.
- The creeks and rivers form a series of steep valleys which give rise to an undulating landform and a transport pattern of tight winding lanes with many blind corners that offer an intimate and sheltered character when the lanes dip into the valley sides and bottoms which are cloaked in *ancient and semi-natural broadleaved woodland*.

⁶ <http://www.neighbourhood.statistics.gov.uk>

Ridges and plateaux

- The plateau behind the coast is a medieval farmed landscape, intersected by stream valleys which flow to the sea in the south and into the River Fal to the north west.
- On the ridges between the valleys the field pattern is mainly small and irregular anciently enclosed land with larger and more regular fields indicating the more recent enclosure of rough ground and the removal in places of Cornish hedges.
- The fertile land is a mixture of arable and pastoral farming with some parkland with distinctive ornamental and conifer planting, giving the area a domesticated feel.

Coast

- The area is influenced strongly by the coast at its southern edge. The coastline is comprised of two large and sweeping coastal bays whose rocky shores, sandy beaches and small coves are derived from their geology of Killas rocks with bands of unique Gerransite rock. The narrow coastal strip of rough ground is dominated by scrub and bracken which has grown up where agriculture has retreated.
- Punctuating the bays is the distinctive promontory headland of Nare Head, formed from harder bedrock extending from the elevated plateau inland. The combination of headland, bays and cliffs gives rise to spectacular coastline scenery and far-reaching views.

Settlements

- Coastal former fishing villages are found within each of the bays at St Mawes, Portscatho, Portloe and West Portholland tucked into the sheltered mouths of steep-sided stream valleys. St Mawes with its strategic military role and access across the Carrick Roads to Falmouth has grown accordingly. The village of St Just Churchtown, focused around St Just Pool, has an historic record of tin trading and as a naval quarantine station.
- Elsewhere settlement is sparsely distributed across the area which is dotted with small farmsteads and medieval farm hamlets, many with the prefix 'Tre', giving away their medieval origins. Some of these hamlets have expanded into larger medieval church towns such as Veryan, Gerrans, Philleigh and Ruan Lanihorne.

History

- Defence fortifications at the mouth of the estuary at St Mawes Castle, and the twentieth-century battery and gun emplacements at St Anthony Head, demonstrate the strategic importance of the Carrick Roads as a natural harbour.
- Another important feature occurring at the heads of creeks are tide mills with water-wheels that were driven by the tide such as at Place House Lawn, Polingey, Penpol and Froe.⁷

⁷ Cornwall Council Landscape Character Assessment

Local Wildlife Habitats

- The remote and relatively undeveloped nature of the Plan area means that much of the open countryside provides a range of semi-natural habitats that are recognised as being key habitats.
- The Plan area contains the following UK key habitats: Broadleaved woodland; Ancient and species rich hedgerows; Cereal field margins; Estuaries and Rias; Coastal saltmarsh, Coastal sand dune; Maritime cliff and slopes; Maritime grassland, Reedbeds; Ponds; Sea caves; Deep mud...
- Many of these key habitats support important plant, bird and animal species that are in turn recognised as being key species.⁸
- Many of the areas containing these habitats and species are recognised and given a degree of protection from development at a European, national or regional level proposed as Special Protection Areas, Special Areas of Conservation at a European level, or designated as Sites of Special Scientific Interest at a national level, or recognised as having interest for nature conservation at a county level.
- Of particular importance and rarity in the Parishes of Pilleigh and Ruan Lanihorne are the relatively undisturbed transitions from tidal mud through saltmarsh and scrub to woodland at the upper limits of tidal influence along the River Fal and its bordering ancient woodlands and key areas are protected as a Site of Special Scientific Interest.⁹
- On the shores of Carrick Roads, in the creeks and edges of the River Fal and along the coastal margins, geological features are of particular value to biodiversity in offering niches for particular key biodiversity species. The coast, cliffs and shores also offer habitat for overwintering birds. These areas are protected as Sites of Special Scientific Interest¹⁰ and, in part, as the Fal and Helford Special Conservation Area.¹¹ There are also maerl beds around the entrance to St Mawes harbour.

Important Local Species

- The sea waters around our coastline and the freshwater of the River Fal and its Estuary offer a special habitat for a range of marine life including mammals, birds and fish, such as grey seals, great northern divers and basking sharks.
- On land the coastal cliffs, beaches, grasslands and woodland and farmland provide habitat for mammals, birds, insects and plants such as Bats; Peregrine, Chough, Cirl Bunting; Butterflies, Crickets, Beetles; Lichen, Orchids; Seaweed.

⁸ Cornwall Biodiversity Initiative (CBI) (2011) Cornwall Biodiversity Action Plan Volume 4: Priority Projects

⁹ SSSI citation for Upper Fal Estuary and Woods – Natural England

¹⁰ SSSI citation for Lower Fal and Helford Intertidal Zone – Natural England

¹¹ SAC citation for Fal and Helford Joint Nature Conservation Committee

3. Where we live

Since the 10th century the settlement in the Roseland area has focused on family, trade and religion.

Early settlement was located with good access to the water in areas such as St Mawes, St Just, Portloe, Ruan Lanihorne and Portscatho, and among the scattered farmsteads that still exist as small isolated settlements (many bearing the prefix of *Tre* which means homestead in Cornish) and/or around the 13th century parish churches of St Filius, St Gerent, St Just, St Rumonus and St Symphorian around which the civil parishes were established.

The growing road network and the 18th century toll road links through the area between Creed, Tregony and St Just improved access and further established development around the settlements.

Our Parishes (see Parish Character Assessment Appendices)

The five Parishes of the Plan area, whilst sharing a common economy, heritage and landscape, are unique in their own right and the differences need to be identified and celebrated. Individual Parish reports help to reveal these local values.¹²

The Facts and Figures¹³

The 2011 census provides the evidence of the demographic complexity of the area.

Population	=	3191
Households	=	1527
Single person	=	539
2 persons	=	628
3 persons	=	154
4 persons	=	131
5 persons	=	52
6 persons	=	16
7 persons	=	5
8 persons or above	=	2
Dwellings	=	2378
Home ownership		
Total Owned	=	2207
Shared ownership	=	58
Private Rented	=	478
Socially Rented	=	506
Second homes	=	603 (25%)
Veryan, Philleigh, Ruan Lanihorne		(16%-20%)
St Just, Gerrans		(21%-52%)
Active population 16-74 yr olds	=	2345
Economically active	=	1485
Economically inactive	=	860
Unemployed	=	53

¹² See Appendices A-E

¹³ <http://www.neighbourhood.statistics.gov.uk>

Comparing Facts & Figures between Parishes ¹²

The following matrix provides a snapshot. More detailed information can be found in the Parish Profiles in the Appendices A – E.

	Gerrans	Philleigh	Ruan Lanihorne	St Just	Veryan
Area in Hectares	1375	981	927	1076	2196
Population	794	127	280	1069	945
Households	397	71	106	544	409
Single Person Households	151	18	27	219	124
Households 3 or more persons	87	19	60	102	127
Owner Occupied	280	31	81	381	273
Shared Ownership	2	1		9	13
Private Rented	52	15	10	45	57
Socially Rented	47	5	9	54	66
% Second Homes	21-50%	16-20%	16-20%	21-50%	16-20%
Economically Active 16 – 74 yrs	569	83	180	778	691
% Unemployed	3	0%	4%	2%	3
% 16-54 yrs of Adult Population	54%	60%	50%	60%	50%
% Households without Car/ Van	12%	8.5%	8%	16%	8%

4. How we live

Employment

- In 2011 there was a potentially economically active population of 2,345 16-74 year olds in the Plan area. 1,485 of those were economically active of which 53 (2.26%) were unemployed and 860 economically inactive.¹⁴

¹⁴ <http://www.neighbourhood.statistics.gov.uk>

- Analysis of the 2011 census data shows a diverse range of skill sets amongst the economically active in a wide range of employment sectors.
- There were a large number of people occupied in management, administration and professional services (37%) and skilled trades (24.9%).¹⁵
- Employment in agriculture, forestry and fisheries, accommodation and food services was higher than the rest of Cornwall but was lower in manufacturing, wholesale and retail services.
- Half of the economically active people in the Plan area were employed in either Accommodation/Food Services (15.9%), Health/Social Work (11.9%), Wholesale/Retail Services including motor repairs (11.6%) or Construction Work (10.5%).¹⁶
- Of the remaining 750 population that were economically active, employment in agriculture, forestry and fishing, education and professional, administrative and support services represented over half. Although above average in the County as a source of Employment, Agricultural, Forestry and Fishing, in the Plan area, employed less than 8% of those economically active.¹⁷
- Volunteers working for a number of charities such as the National Trust, Cornwall Wildlife Trust or in support of community-based facilities such as halls, clubs and societies accessing retired human resources make a significant contribution to sustaining the landscape and community life of the Plan area.

Services and Facilities

Economy	Gerrans / Portscatho	Philleigh	Portholland	Portloe	Ruan Lanihorne	Ruan Highlanes	St Just	St Mawes	Veryan / Veryan Green	Open Countryside	Open Countryside Comments
Post office	Y		Y					Y	Y		
Food retail	Y								Y	Y	Bessy Beneath Curgurell
Non food retail	Y					Y		Y	Y	Y	
Profesional/ Financial Services	Y							Y			Various Homeworking
Hotels					Y			Y		Y	
Pubs/restaurants/cafes	Y	Y		Y	Y			Y	Y	Y	
Harbour	Y			Y				Y			
Boatyard							Y	Y		Y	Percuil

¹⁵ <http://www.neighbourhood.statistics.gov.uk>

¹⁶ ibid

¹⁷ ibid

Community Services	Gerrans / Portscatho	Philleigh	Portholland	Portloe	Ruan Lanihorne	Ruan Highlanes	St Just	St Mawes	Veryan / Veryan Green	Open Countryside	Open Countryside Comments
School	Y							Y	Y	Y	
Church	Y	Y		Y	Y		Y	Y	Y	Y	St Anthony's
Halls/Meeting Rooms	Y	Y			Y		Y	Y	Y		
Social Clubs	Y						Y	Y	Y		
Transport											
Community Bus	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Bus Service	Y					Y	Y	Y	Y	Y	
National Cycle Route	Y	Y					Y		Y	Y	
Coast Path	Y		Y	Y				Y		Y	
Recreation & Leisure											
Recreation Grounds	Y	Y						Y	Y		
Play Areas	Y						Y	Y	Y		
Public Slipway	Y	Y	Y	Y				Y		Y	Carne, Pendower

5. What we do

Agriculture

- Variety of Farming Economy

Over 90% of land in the Plan area is green space for agricultural use.¹⁵ The number of farmsteads in the Plan area exceeds the number of active farming enterprises, many of them no longer tied to agriculture but offering both private and holiday accommodation as well as a location for a range of diverse activities such as light refreshments and farm shops.

- Crops/Grazing

The majority of the land is used for grazing for livestock, growing livestock feeds such as maize or market produce for human consumption. Some parts are in coastal or riverside locations where minimal management provides environmental and economic benefits.

¹⁵ <http://www.neighbourhood.statistics.gov.uk>

¹⁶ ibid

¹⁷ ibid

¹⁸ ibid

Large scale use of non-agricultural land also occurs as grazing for horses or as sites for camping and caravanning

- **Countryside Stewardship**

Support for agricultural practice that is of value to the environment, sustaining biodiversity (eg Cirl Bunting and Barn Owls) and cultural landscape features (eg hedgerows and orchards), and providing better access for the public across and onto farmland, is supported through Countryside Stewardship Schemes operated by the Department for Farming and Rural Affairs.

Fishing

The waters around the coasts and in the estuary provide an opportunity for either recreational fishing or for the commercial harvesting of crabs, lobsters and fish. Harbours at St Mawes, Portscatho and Portloe provide land bases for commercial activity supporting local retail and wholesale trade, as do slipways such as at Curgurrel. The use of a seine net to catch fish from the beach still takes place in Gerrans Bay at Pendower Beach.

Home Working

Our area is attractive to small enterprises that can operate a range of activities from homes or small offices and workshops of domestic scale, forming part of a dwelling or amongst a cluster of agricultural and/or residential buildings. Whilst exact numbers of such enterprises are not known, they reflect the high level of professional, administrative and financial services located in the area.

Volunteering

A significant number of people volunteer to serve on committees organising local events or support organisations such as the National Trust.

Tourism

Tourism is the most significant part of the local economy in Cornwall and also within the Plan area. Employment directly or indirectly supporting visitors contributes to the economy by providing (i) direct services such as accommodation and hospitality or (ii) services and support to those delivering frontline services (such as builders, transport workers, skilled tradespeople and farmers).

Key landscape features and a sense of peace and tranquillity enjoyed and sought after by visitors (such as open landscapes, beaches, churches, castles, attractive villages and comfortable accommodation) provide the focus for access and leisure activities that in turn attract visitors.

- **Accommodation**

Hotels, Bed & Breakfast, Self Catering establishments and camp sites are located throughout the Plan area both in the villages and in the open countryside.

Hotels offer a range of accommodation types. Private houses, purpose built guest houses and local pubs offer accommodation as well as hospitality to provide alternatives to hotels.

Camping and Caravan sites at Gerrans, Trewithian, Trethem, Trewince and Veryan fill another

accommodation niche for visitors.

- **Visitor Attractions and Facilities**

It is evident from a review of visitor information about the Roseland area that visitors are attracted to the Roseland for the romantic ideals of its unspoilt countryside and beaches, small and attractive communities and their villages and the peace and tranquillity such settings can offer.¹⁹

Those features are a product of the evolution of the landscape through its settlement and economic activity over centuries and, as such, an economic and social investment by the community, rather than by any individual commercial investment. Those features are attractive as a whole rather than individually but the individual elements that make the whole valuable as a visitor location are facilities such as sailing and riding centres, art and cooking schools, way marked and interpreted walks and visits.

Access to the water for recreational, commercial, and public transport use is a key part of the heritage of the area, as can be seen from the numerous points of access either at harbours, slipways or moorings or through the ferry services providing vehicle and pedestrian access to the large commercial centres of Truro and Falmouth.

6. What supports us

Community Facilities

- **Meeting rooms**

Meeting rooms in halls, chapels or churches are available in the villages of Gerrans, Philleigh, Portscatho, Portloe, Ruan Lanihorne, St Just, St Mawes and Veryan.

- **Schools**

There are no Secondary schools in the Plan area and the Primary schools at Gerrans, St Mawes and Veryan feed into the Roseland Community School in Tregony unless families opt for secondary schooling further afield. A school bus service which takes students to Roseland Community School operates throughout the Plan area.

The primary schools have small student numbers around 40 at Gerrans and St Mawes and around 60 at Veryan, numbers which are not predicted to change significantly in the immediate future.

Whilst currently the primary schools are autonomous, local management arrangements may result in Veryan School which is a church school developing links with other rural primary schools outside the Plan area to ensure their long term future.

- **Religion**

On the Roseland there are meeting places for Christian religious groups with churches at Gerrans, Philleigh, Portloe, Portscatho, Ruan Lanihorne, St Anthony, St Just and St Mawes. Facilities for other faiths can be accessed outside the Plan area.

¹⁹ <http://www.visitcornwall.com>

Infrastructure

- Transport

Roseland Community Transport was established at the end of 2006 after public opinion expressed a strong need for the necessity for a community bus for individuals to be able to access healthcare, other services and to link up with the major bus routes. Local community groups also expressed an interest in the bus so they could go on trips as one group rather than taking their cars.²⁰

Public bus services link St Mawes, Portscatho, Gerrans and Ruan High Lanes to Truro seven days a week and Vryan to Truro six days a week. Services are coordinated to provide an hourly service from Truro to Tregony and then on to St Mawes and Vryan alternately from 0700 to 1900 with a two late evening buses on Saturdays between Truro and St Mawes.²¹

Ferry services at St Mawes provide a pedestrian link to Falmouth and seasonally to Place on St Anthony's Head. At Trelissick the King Harry Ferry provides a vehicle ferry that links into the road network accessing Truro and West Cornwall.²²

- Roads, Cycle Routes, Bridleways and Footpaths



The A3078 is the only main road running through the Plan area from Tregony to St Mawes. It does not pass through any of the major settlements on its way to St Mawes but provides the spine from which many minor roads make up the network of roads and lanes that knit the villages of the Plan area together.

The Plan area is crossed by National Cycle Route 3 linking Lands End to Bristol.

There are only four dedicated bridleways in the Plan area at Messack, Rosteague, Tregenna and Trethenna.

For pedestrians, there is an extensive network of public rights of way and open access areas including the Cornwall Coast Long Distance Footpath which is a National Trail.

- Energy

Access to the National electricity network is throughout the Parish and, in the absence of piped gas, many properties are dependent upon bottle gas, oil, coal and wood for heating and cooking.

Renewable energy is mainly in the form of domestic solar panels with some ground source heating and one small wind turbine. There is a small solar farm at Merthers-Collyn Farm.

- Health & Care Services

Surgeries

Roseland surgeries provide public health care across



²⁰ <http://www.roselandonline.co.uk/roseland-community-transport>

²¹ Timetable at <http://www.westerngreyhound.com>

²² Timetables at <http://www.falriver.co.uk> > getting about

the Plan area with clinics at Portscatho and St Mawes. Residents can also avail themselves of surgeries at Probus and Tregony and, for more significant health care, the wider NHS facilities at hospitals in Truro and St Austell.

Elderly Care

Of a population of 3191, 991 are 65 years and over.²³ This population, as it ages, becomes more dependent upon home care services as are provided by Cornwall Council and local businesses such as Stayathome Care services at Chenoweth Business Park or residential care as at Eschol House in Portscatho.

- **Water and Sewerage**

Mains water supply is available to the majority of the plan area with certain properties to the north of the plan area in Pilleigh and Ruan Lanihorne that have access to bored wells. Bored wells also occur for agricultural use throughout the Plan area.

Whilst there are public sewerage works at Portscatho, St Mawes and Veryan, much of the rural effluent is dependent upon private individual or group sewerage schemes.

- **Waste Recycling**

There are 'Bring' facilities for recycling at Gerrans and St Mawes (paper, glass, cans and plastic bottles) and St Just (glass and cans), and a bi-weekly household and weekly commercial collection of recyclable waste (glass, cans, plastics, paper, cardboard and garden waste).

Access to waste transfer stations is available at a number of sites throughout Cornwall the nearest being the waste transfer stations at St Austell, St Day or Falmouth.

- **Broadband**

Superfast Broadband has been, and continues to be, rolled out across the Plan area with full coverage of villages and most rural parts by 2015.

- **Sports Fields and Open Spaces**

There are sports grounds at Gerrans, Pilleigh, St Mawes and Veryan and parks with play equipment at Gerrans, St Mawes, St Just and Veryan.

There are many areas of open space to which the public have access that are informally managed by Parish Councils and the National Trust.

Clubs and Societies

- Gerrans Cricket Club
- Gerrans Parish Heritage Centre
- Gerrans & St Mawes Football Club
- Harbour Club, Portscatho
- St Gerrans and Porthscatho Old Cornwall Society
- Pilleigh Folk Club

²³ <http://www.neighbourhood.statistics.gov.uk>

Roseland Beekeeping Group
Roseland Music Society (Gerrans)
Roseland Rugby Football Club (Philleigh)
St Mawes and St Just in Roseland Society
St Mawes Players
Roseland Gig Club (St Mawes)
Roseland Table Tennis Club (St Just in Roseland)
U3A University of the Third Age
Veryan Players
Veryan and Roseland District Sports and Social Club in Veryan
(provides a home for Veryan Bowls Club, Veryan Cricket Club and Veryan Tennis Club)
Womens Institutes at St Just, Gerrans and Veryan.

