

The purpose of this study is to provide an overview of the landscape of the Pentewan Valley Parish NDP's designated area so as to identify any characteristic landscape features and any areas that should be protected or reflected in development proposals

Landscape Issues Study

Pentewan Valley Neighbourhood
Development Plan 2026 to 2030

FEBRUARY 2026

Pentewan Valley NDP Steering Group

Why is Landscape Important?

Landscape is far more than just a view. It is the relationship between people, place and nature – the ever-changing backdrop to our daily lives. Land becomes landscape through our perception of it, shaped both by how we experience its aesthetic qualities – its patterns, colours, smells, textures and sounds – and by the associations we attach to them, such as memories, feelings of familiarity or a sense of awe.

Landscape exists everywhere: from mountains, uplands, moors and the seascapes of our stunning coastline, to rolling countryside and traditional green parks within both urban and rural settings. Each has its own distinctive character and sense of place. All landscapes matter, wherever they are and whatever their condition.

A widely accepted definition of landscape is: *“an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”*

Landscapes differ because of their underlying geology, soils, topography, land cover, hydrology, historic and cultural development, and climatic influences. These natural and socio-economic factors combine to make each landscape unique.

By including landscape considerations in Neighbourhood Plans, communities have the opportunity to identify what makes their area distinctive, and to ensure that its special qualities and unique character are protected and enhanced through the planning process.

Prepared by Pentewan Valley Parish Neighbourhood Development Plan Steering Group with the assistance of Steve Besford-Foster, BA(Hons), DMS, MRTPI.

PENTEWAN VALLEY PARISH NEIGHBOURHOOD DEVELOPMENT PLAN LANDSCAPE ISSUES STUDY

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1. PURPOSE OF STUDY

1.1 This assessment serves as a core technical evidence base to underpin the [Pentewan Valley NDP Natural Environment and Landscape Evidence Report](#). Its primary function is to provide a robust, evidenced evaluation of local landscape characteristics.

1.2 In accordance with NPPF Paragraph 132 (Dec 2024), this study is grounded in an understanding of the area’s defining characteristics and special qualities, ensuring that future development management policies are both authentic to the parish and compliant with national planning standards.

1.3 The outcomes supported by this evaluation include:

- **Balancing Growth and Character:** The Pentewan Valley Parish Council recognizes that protecting our landscape is vital to maintaining the area's unique identity. As pressure for new development grows, the Steering Group wants to ensure that new development has a ‘good fit’. To allow for growth without losing what makes our Parish special, we must first document the specific features—the "sense of place"—that define our landscape. This evidence allows us to objectively assess how any new proposal will impact our surroundings.
- **Enabling High-Quality Development** This study provides a comprehensive overview of the Pentewan Valley landscape. Its primary goals are to:
 - **Identify & Conserve:** Pinpoint the characteristic features and patterns that define our villages and countryside.
 - **Set Clear Standards:** Establish landscape criteria within development management policies to ensure new projects "fit" their surroundings.
 - **Protect Valued Spaces:** Recognize cherished areas and key views that contribute to local identity and daily enjoyment.
 - **Enable Better Building:** Use land-use policies to ensure development is sensitive, high-quality, and ultimately supported by the community.
- **Substantiating the 'Landscape Importance' status of land to the east of Tregorrick:** Providing the empirical evidence required by NPPF Paragraph 180a to demonstrate why the ALLI is "out of the ordinary" and warrants specific protection.

1.4 By defining what makes our landscape special now, we can ensure that future development adds value to the Parish rather than detracting from it.

1.5 The study area is the entire Parish [see map 1]

1.5 A key part of this process is a **Landscape Character Assessment, at a scale and depth proportionate to the place of the NDP in the Development Plan**. Landscape Character Assessment helps identify and describe how landscape character varies across the parish. It explains how distinctive combinations of

elements and features, such as landform, land cover, field patterns, settlement, and historic features, come together to create the Pentewan Valley Parish’s local distinctiveness and sense of place. The assessment uses a consistent set of headings, for example topography, drainage, land use, field and woodland pattern, and heritage features, to describe the character of each area in a clear and comparable way.

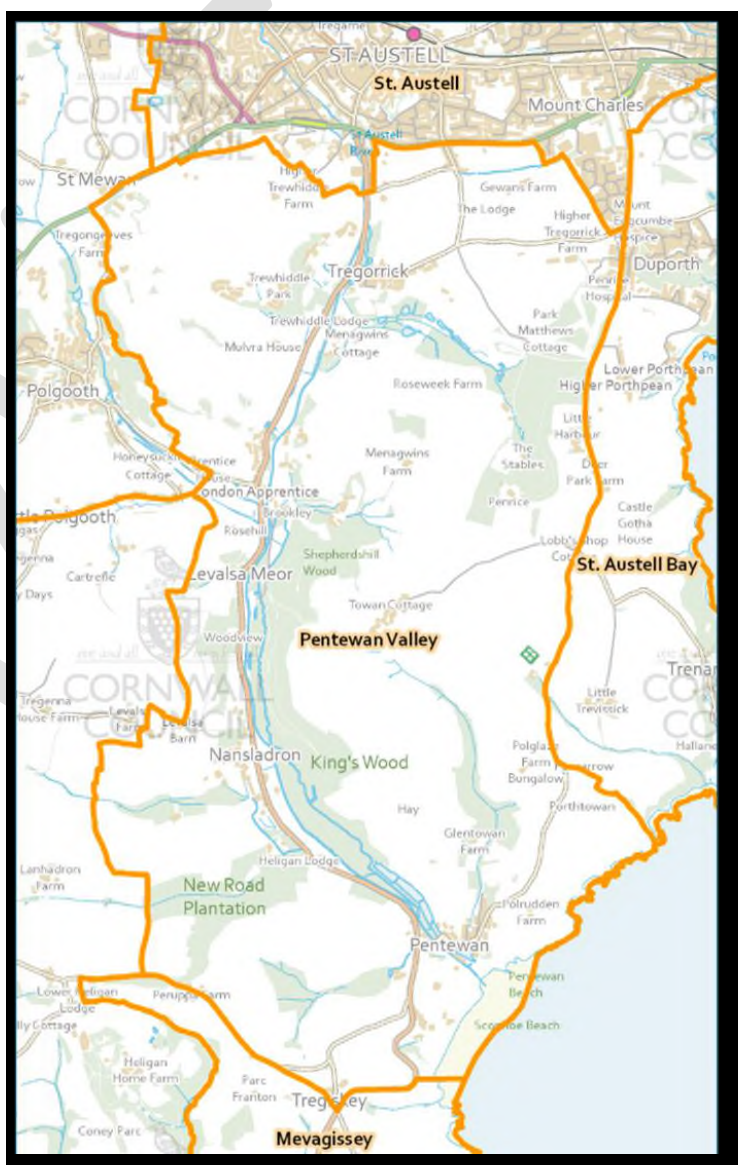
1.6 Although a local landscape character assessment is not a formal requirement for a Neighbourhood Development Plan, the Steering Group concluded that preparing one would strengthen the plan’s evidence base and provide a robust foundation for drafting and applying landscape related policies.

1.7 The Landscape Issues Report sits alongside the Pentewan Design Guide and Codes. It divides the parish into five distinct Landscape Character Areas, and provides a summary analysis of each. The Design Guide and Codes, by contrast, identifies four zones based on their urban design and architectural “feel”, and highlights the physical features that contribute to local distinctiveness and the overall sense of place.

2. WHAT IS LANDSCAPE CHARACTER ASSESSMENT AND WHY IS IT IMPORTANT?

2.1 Natural England’s guidance¹ states that “Landscape character may be defined as a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse”.

2.2 Landscape character assessment (LCA) is the process of identifying and describing the combination of elements and features that make landscapes distinctive in character. By mapping and describing character types and areas, the process shows how the landscape is perceived, experienced and valued by people. The process usually breaks the landscape down onto as a series of Landscape Character Areas (LCA), and analyses them by their key landscape characteristics, geology and soils, topography and drainage, biodiversity, land cover, land use, field and woodland pattern, settlement pattern, transport



MAP 1: THE NDP DESIGNATED AREA

¹ An Approach to Landscape Character Assessment. Reference NE579. Christine Tudor, Natural England. October 2014.

pattern, historic features, condition, pressures, aesthetic and sensory aspects and distinctive features, before setting a vision with objectives, planning and management guidelines for each area.

2.3 The NPPG² emphasizes that an LCA is the essential tool for identifying what makes an area distinctive. It moves beyond "beauty" to a factual, evidence-based description of the land.

- The Definition: It defines landscape character as a "distinct, recognisable and consistent pattern of elements" that makes one landscape different from another—rather than better or worse.
- The Scope: Guidance states that LCAs should not just look at "special" areas but should be applied to all landscapes, including urban, peri-urban, and degraded areas, because "all landscapes matter."
- The Process: To be defensible in an NDP, the NPPG suggests the study must include:
 - Physical Influences: Geology, topography, flora, and fauna.
 - Cultural & Social Influences: Land use, settlement patterns, and social history.
 - Aesthetic & Perceptual Qualities: Sights, sounds (tranquillity), and "spirit of place."

2.4 As illustrated in Figure 1, 'landscape value' is derived from the unique landscape character that arises from the interaction of physical, human, and aesthetic influences.

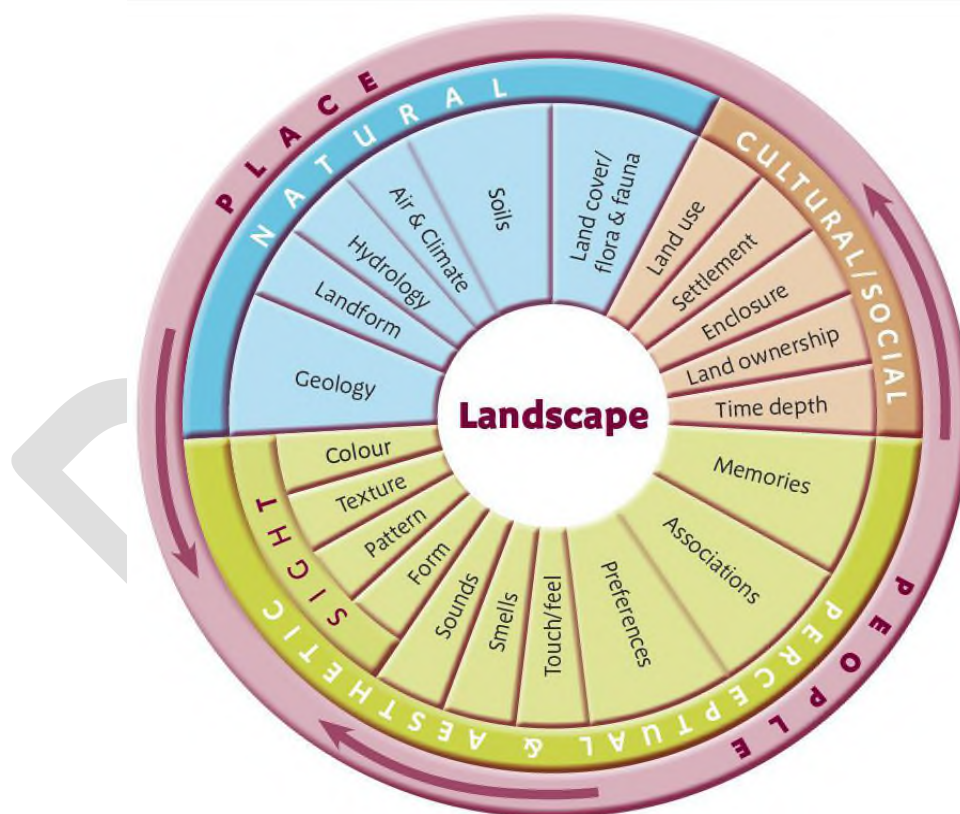


Figure 1: Landscape Character Wheel

² The National Planning Practice Guidance (NPPG) serves as the technical "how-to" manual for the policies set out in the NPPF. For a local landscape evaluation, the NPPG (specifically under the "Natural Environment" category, updated for late 2024 and 2026) provides the procedural framework for using Landscape Character Assessment (LCA).

3. NATIONAL PLANNING POLICY FRAMEWORK 2024

3.1 Key messages include

- Planning policies should contribute to and enhance the natural and local environment (Para 180) while recognizing that high-quality design is a key aspect of sustainable development (Para 131). Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Para 195).
- Planning policies should:
 - Protect and Enhance Valued Landscapes: Specifically those identified through local evidence, in a manner commensurate with their identified quality (Para 180a).
 - Recognize Intrinsic Character: Acknowledge the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services (Para 180b).
 - Maintain Tranquillity: Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value (Para 191b).
 - Limit Light Pollution: Mitigate the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation (Para 191c).
 - Evaluate Local Character: Be grounded in an understanding and evaluation of each area's defining characteristics, identifying special qualities and explaining how these should be reflected in development (Para 132).
 - Ensure Sympathetic Design: Ensure that developments function well, are visually attractive, and are sympathetic to local character and history, including the surrounding built environment and landscape setting (Para 135).
 - Reject Poor Design: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (Para 139).
 - Set a Positive Strategy: Establish a positive strategy for the conservation and enjoyment of the historic environment (Para 196).

4. NATIONAL PLANNING PRACTICE GUIDANCE

4.1 NPPG is explicit that plan making should treat landscape as a strategic consideration, with policies that move beyond general aspiration and are anchored in evidence.

4.2 Key points it makes are,

- Plans should recognise the intrinsic character and beauty of the countryside, and strategic policies should provide for the conservation and enhancement of landscapes, this applies to nationally designated landscapes, locally designated landscapes, and the wider countryside.
- Where landscapes have particular local value, plan policies should identify the special characteristics that justify that value, and be supported by proportionate evidence.
- Policies can be criteria based, setting out how proposals affecting valued landscapes will be assessed, and can require avoidance of harm, and mitigation measures such as design principles and visual screening where necessary.

- Plans should consider the cumulative impacts of development on landscape carefully, not just the effect of a single scheme in isolation.

5. CORNWALL LOCAL PLAN 2016

5.1 Key messages include

- Objective 10(a) within key theme number 4 states to ‘respect the distinctive character of Cornwall’s diverse landscapes’.
- Policy 2 – Spatial Strategy states that new development should ‘*maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important*’... by ‘*identifying ‘the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets*’ .
- Policy 23 – Natural Environment – states that development proposals should sustain local distinctiveness and character and protect and enhance Cornwall’s natural environment where development should be of ‘*of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes... must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.*’

6. ‘CORNWALL LANDSCAPE CHARACTER BEST PRACTICE GUIDE’

6.1 This says that for ‘smaller-scale development particularly in rural areas:

- i. consider how new development can foster the existing rural character
- ii. ensure residential entrances and approaches avoid over-engineered solutions, favouring designs which follow the site topography
- iii. retain trees and Cornish hedges, ditches and walls, especially where these form backdrops, soften roof lines, and produce screening. Replace features which have to be removed to fit in with the existing landscape pattern
- iv. reflect vernacular and local rural detailing at gates, entranceways and boundary treatments
- v. retain grass verges and avoid upstanding kerbs and highway bollards, avoiding the extension of garden features such as close-mown lawns, flowerbeds and ornamental shrubs beyond the garden boundary, as these have the effect of suburbanisation of rural lanes
- vi. site garages and other utility features such as rubbish bins and fuel storage away from property frontages in screened areas
- vii. locate parking and turning spaces at the sides and rear of buildings, or within courtyards, reducing their visibility from the highway

viii. provide new native structure planting of Cornish hedges, copses, shelterbelts, (where appropriate) to help integrate new buildings into the landscape. Carefully consider the use of exotic species, especially evergreens such as cypresses

7. NATIONAL AND CORNWALL LANDSCAPE CHARACTER ASSESSMENT INFORMATION

7.1 National and Cornwall wide assessments are available. The detail of these assessments is high level and provides useful background to the detail provided in this study.

National Landscape Character

7.2 Nationally, there are National Character Areas (NCA) and Pentewen Valley Parish is entirely within NCA152 Cornish Killas. The key characteristics of the Killas area are:

- A coastline of rugged, sheer cliffs, sandy beaches with rolling surf and dramatic sand dune systems on the north coast.
- Intimate coves and deep, steep-sided rias (drowned valleys) with broadleaved woodland down to the tidal edge.
- Rocky coastline characterised by coves and headlands, with an impressive number of important geological exposures.
- Numerous fishing villages and small ports, many now developed into bustling summer tourist destinations, with small coves, quays and fish cellars slipways predominating.
- An undulating shillet (shale) plateau, with open vistas and a characteristic network of stone-faced earthen banks (Cornish hedgebanks), many enclosing fields in use since medieval times. From higher ground there are long views across a rather uniform landscape of mixed farming, with small villages and market towns.
- Renewable energy structures, such as wind and solar farms, which are a recent addition to the landscape.
- Broadleaved wooded valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau and lead to the south coast.
- Many outstanding historic parks at Caerhays, Anthony and Lanhydrock associated with the sheltered flooded river valleys along the south coast and benefiting from the mild climate. These have developed on both mining profits and more traditional historic estates.
- Important industrial archaeological sites, including hard rock mining with its distinctive engine houses and quarrying sites, some of which form part of the Cornwall and West Devon Mining Landscape World Heritage Site.
- A dispersed settlement pattern of hamlets, farmsteads, historic mining villages and small fishing villages, often formed of simple, austere buildings, with nonconformist chapels and wayside crosses, and located where steeply incised valleys meet the coast.
- Coastal defences and 16th century Henrician forts along the south coast, with clustering around Falmouth and the Fal, St Austell Bay and Whitsand Bay towards Plymouth.
- A number of market towns ... located between the higher moorland and the coast. Coastal towns ... were established on a strong maritime industry.
- Lowland heath, wet woodland, wetland, scrub and unimproved grassland complexes, which are common and are sometimes associated with areas of past industrial activity.

7.3 The NCA Profiles can be found online³ and provide a high-level context for the wider area.

7.4 Also the 'seascape' off the Parish coast has landscape value that must be considered. [See Appendix 1]

Cornwall Landscape Character.

7.5 Cornwall's landscape character was identified and described in the **Cornwall and Isles of Scilly Landscape Character Studies in 2007 and 2022**.

7.6 **The 2007 LCS**. In this study the Parish was almost entirely within the CA40 Gerrans, Veryan and Mevagissey Bays Character Area⁴. In summary, this assesses the local landscape as comprising, in terms of overall character:

- High farmed plateau, bounded by the sea to the south, the River Fal and tributaries and the southern edge of St Austell to the north
- Coast forms three large sweeping bays, with rocky shores, sandy beaches and small coves
- Killas geology influences coastal form, with prominent headlands including Nare Head, Dodman Point and Black Head
- Coastal strip often scrub, bracken and rough ground where agriculture has retreated, creating dramatic cliff scenery and long views
- Inland plateau dissected by stream valleys draining either to the sea or into the Fal, creating an undulating landform
- Tight, winding lanes, more enclosed where they dip into wooded valleys
- Medieval landscape origins, with anciently enclosed small to medium irregular fields, typically bounded by slate Cornish hedges
- Mixed arable and pastoral farming, with some estate parkland creating a more domesticated feel
- Settlement generally sparse and dispersed inland, with farmsteads and hamlets, plus churchtowns and medieval planned settlements
- Coastal villages at stream mouths, often strongly influenced by tourism

7.7 The key landscape characteristics identified are:

- Large bays and beaches, articulated cliffs and prominent headlands
- Scrub and bracken hinterland behind cliffs, with rough ground character
- Undulating plateau of mixed arable and pastoral farmland
- Ancient irregular field pattern, Cornish hedges as defining boundaries
- Woodland largely concentrated in valleys, with more open, exposed coastal fringes
- Coastal settlements focused on coves and stream mouths, inland settlement dispersed

7.8 In terms of future planning and management, it recommends:

- Manage woodland positively, including valley and wet woodland
- Maintain and enhance wetland and valley habitats
- Support sustainable transport measures, including park and ride concepts where appropriate

³ <https://nationalcharacterareas.co.uk/cornish-killas/>

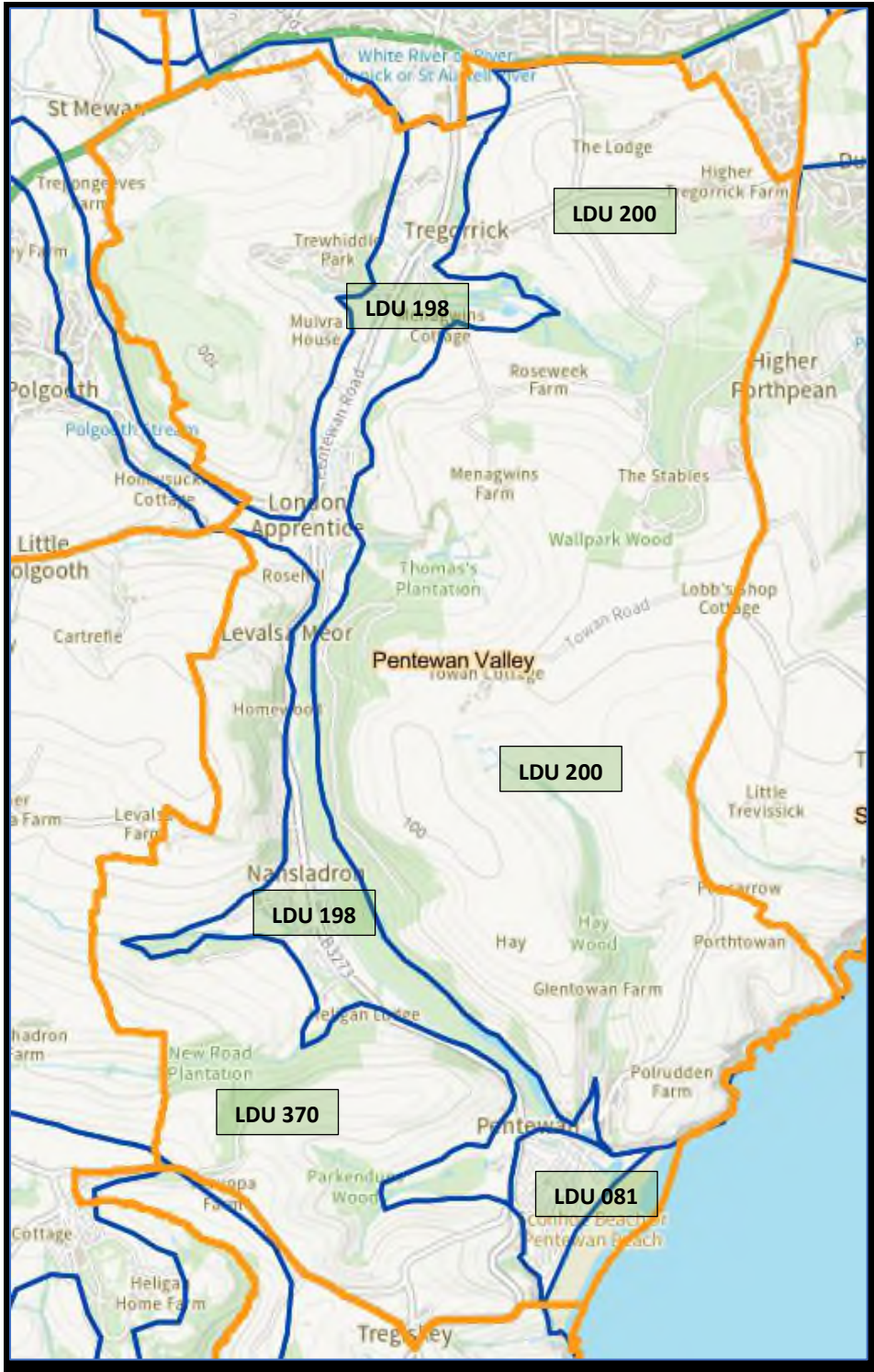
⁴ https://map.cornwall.gov.uk/reports_landscape_chr/areaCA40.pdf

- Reduce intensive hedge flailing, restore and maintain Cornish hedges
- Re establish grazing management on the coastal strip where feasible
- Protect medieval field patterns and legible historic landscape structure
- Manage equine related change to avoid erosion of rural character
- Limit conversion of farmland to amenity uses where it harms character
- Resist increased permanence and expansion of caravan sites where it undermines landscape character
- Improve transport corridor treatments, including planting and boundary detailing to reduce urbanising effects
- Concentrate development in settlements, with careful design and landscape integration
- Restore and maintain fingerposts
- Avoid further urbanisation of redundant industrial areas in coastal villages
- Maintain historic parks and gardens
- Maintain key views and protect tranquillity

7.9 This assessment is supported by a lower-level assessment of ‘Landscape Descriptor Units’. These were the building blocks of the 2007 Landscape Character Study and formed the base unit for the construction of the Landscape Character Areas. These LDUs were mapped using nationally available information on physiographic, ground type, land cover and cultural pattern. The Parish falls into four LDUs as shown in Figure 2 below and on Map 2:

LDU number	Physiographic	Ground type	Cultural pattern	Landcover	LCA number
198	River valleys	Dry meadowland	Meadowland - small sized farms	Secondary wooded pastures	CA40
200	Hard rock uplands	Shallow brown soils on hard rock	Clustered with small farms	Ancient pastoral farmlands	CA40
370	Hard rock uplands	Shallow brown soils on hard rock	Clustered with small farms	Settled pastures	CA40
081	Marine levels	Intertidal sands	Unsettled wildland	Open wildland	CA40

Figure 2: Landscape Descriptor Units



MAP 2: LANDSCAPE DESCRIPTOR UNITS, 2007 CORNWALL LANDSCAPE CHARACTER ASSESSMENT.

7.10 **The 2022 LCS.** In this study the Parish was almost entirely within the CCA 22 Gerrans, Veryan and Mevagsissey and CCA 30 St Austell Bay and Luxulyan Valley areas. These are summarised below and shown on Map 3.

Summary Cornwall Character Area Description for CCA 22, Gerrans, Veryan and Mevagissey Bays⁵

Edited for Relevance to Pentewan Parish

- Pentewan Valley Parish falls largely within CCA 22, a region characterized by undulating farmland, stream valleys, and a dramatic coastal edge of cliffs, bays, and headlands.
- Soils and geology: sedimentary bedrock with fertile loamy soils; alluvial clays occur in valley mouths; streams drain to bays.
- Land use: mixed pastoral and arable farming, medieval irregular enclosures, pockets of historic parkland and designed estate landscapes, and rough scrub near the coast.
- Notable settlements and features include Pentewan Harbour, the historic Pentewan Railway, mining heritage near Polgooth, and registered parklands at Heligan and Caerhays.
- The coastal strip includes beaches, cliffs, saline lagoons, and areas with national ecological designation (SAC, SPA, SSSI).
- Landscape values: irregular field patterns, hedgebanks, steep wooded valleys, heritage features, tranquil, rural character, and coastal scenery.
- Pressures: tourism, urbanisation, hedgerow degradation, modern fence/pony tape replacing hedges, threats from coastal erosion and static caravan development, infrastructure creep, agricultural intensification.
- Guidance emphasizes: conserving medieval field patterns and hedges, parkland settings, tranquillity, and coastal heath; managing hedges and fingerposts; restoring wetlands and parkland, guiding heritage-appropriate development, reinstating boundaries, planning renewables sensitively, promoting woodland regeneration, and considering coastal climate adaptation.

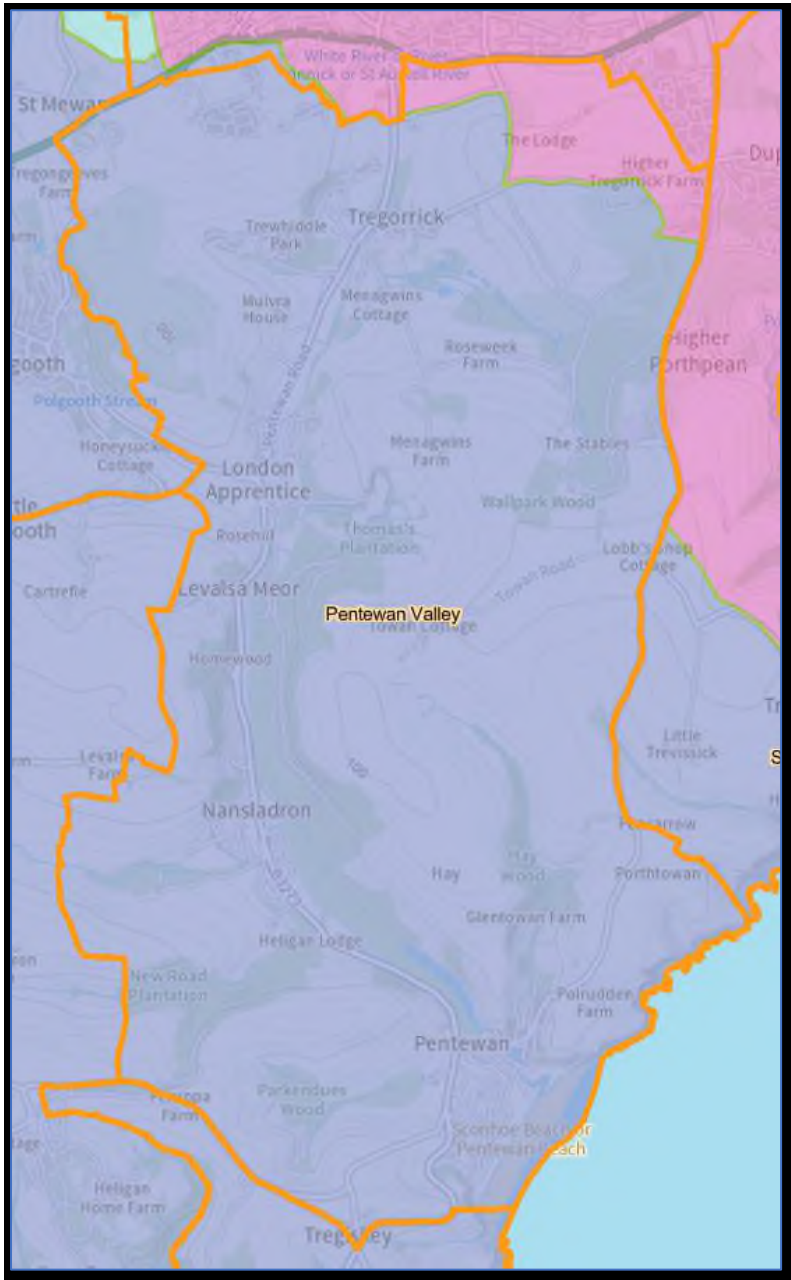
Cornwall Character Area Description for CCA 30, St Austell Bay and Luxulyan Valley, Edited for Relevance to Parish.

- A small area of Pentewan Valley Parish falls within CCA 30, a diverse region comprising undulating historic farmland, deep wooded valley systems, and a dramatic coastline of rocky cliffs, silted estuaries, and expansive sandy beaches.
- Soils and geology: : Sedimentary slates and sandstones with shallow hard-rock soils; inland granite intrusions include geological SSSIs. The rolling plateau is incised by the heavily silted River Par and its deep tributaries.
- Land Use: Predominantly pastoral improved grassland with a medieval "anciently enclosed" landscape of irregular fields and sinuous Cornish hedges. Coastal areas show 20th-century field amalgamation and significant tourism-related development.
- Perceptual Qualities: Tranquillity is limited by urban sprawl and light pollution.
- Pressures: Urbanisation and settlement expansion; degradation of Cornish hedges.

5

https://map.cornwall.gov.uk/reports_CCA/Cornwall%20CCA22%20Gerrans,%20Veryan%20and%20Mevagissey%20Bays.pdf

- Guidance Emphasizes: Conserving industrial and archaeological heritage; protecting the scenic quality of AONB and AGLV areas; restoring traditional hedgebanks; managing woodland and wetland habitats for nature recovery; and ensuring a landscape-led approach to new development and tree planting.



MAP 3: 2022 CORNWALL CHARACTER AREAS FOR PENTEWAN VALLEY PARISH

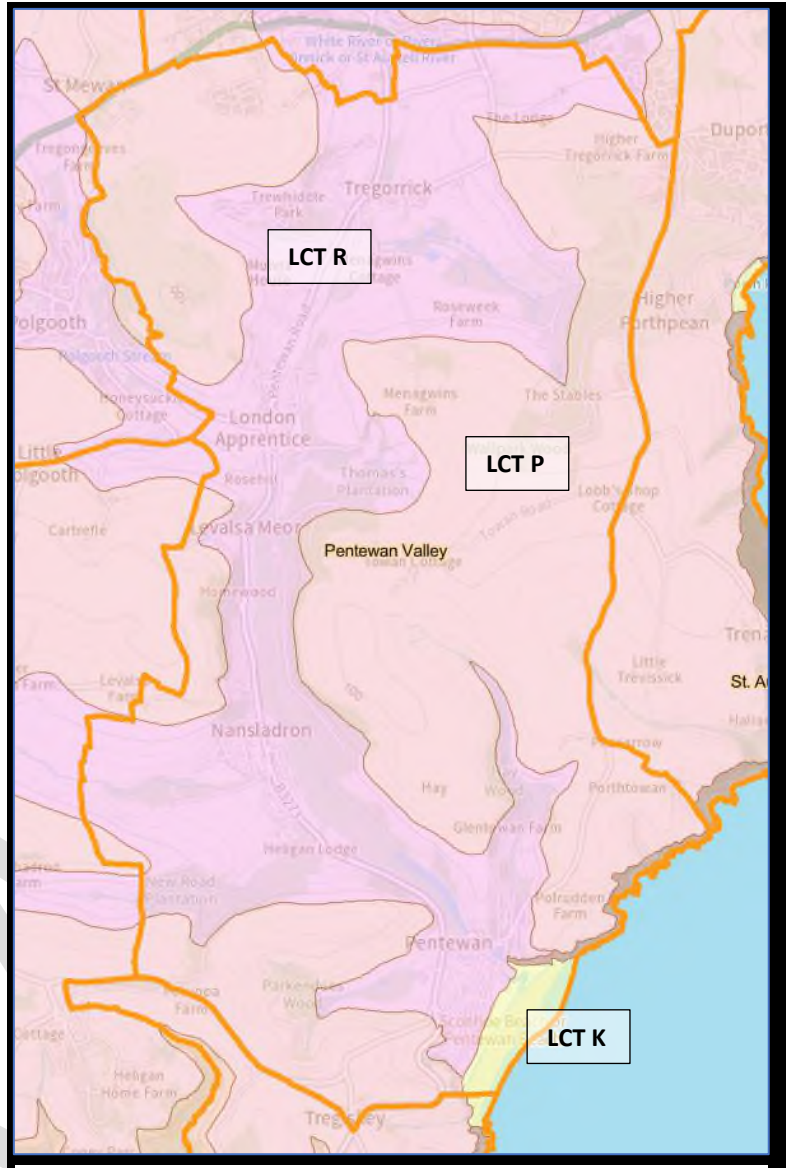
7.11 Supporting this analysis are Landscape Character Types (LCT), generic landscapes often repeated across Cornwall which are relatively homogenous, having a common pattern of characteristics, sharing similar geology, topography, hydrology, land cover, historic land use and settlement pattern. LCTs combine to create the locally distinct Cornwall Character Areas. Each LCT is supported by a character description using the headings:

- Location and boundaries
- Key characteristics of the LCTs across Cornwall
- Valued landscape attributes and key sensitivities
- Ecosystem services provided by the landscape
- Pressures and forces for change
- Landscape guidance

7.12 Pentewan Valley Parish falls under the following LCTs shown on Map 4:

- LCT K: Intertidal sand and beaches⁶
- LCT P Undulating historic farmland⁷
- LCT R Valley system⁸

7.13 The key points from these documents that directly relate to the Pentewan Valley area are:



MAP 4: 2022 LANDSCAPE CHARACTER TYPES FOR PENTEWAN VALLEY PARISH

Intertidal Sand and Beaches Character Type

- This covers the coastal strip near Pentewan—sandy beaches, dunes or backed cliffs, often adjacent to settlement or tourism activity.
- These areas often carry national designations (SSSI, SPA, Marine Conservation Zones) and support important biodiversity (e.g., bird populations).
- Popular for recreation, especially water sports, with amenities and access via the South West Coast Path.
- Sensitivity lies in their recreational draw, scenic value, ever-changing coastal dynamics, and habitat significance.

⁶ https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20Intertidal%20Sand%20and%20Beaches.pdf

⁷ https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20Undulating%20Historic%20Farmland.pdf

⁸ https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20Valley%20Systems.pdf

- Guidance calls for conserving habitats, balancing recreation with conservation, preventing pollutant run-off from inland, ensuring low-impact access, and planning adaptively for climate change and coastal processes.

Valley Systems Character Type

- Valleys like the Pentewan/St Austell River valley are typically densely wooded—often with both broadleaved and coniferous woodland—creating a naturalistic, enclosed feel.
- The incised topography of river valleys cutting through surrounding farmland shapes a strong sense of place, with limited views except from upper slopes.
- These valleys support important semi-natural habitats (wet woodlands, riparian vegetation), often with designated conservation status (SSSIs, County Wildlife Sites).
- Vulnerable attributes include woodland cover, biodiversity, tranquillity, historic features (e.g., parkland, veteran trees, industrial relics), and recreational access.
- Strategic guidance includes: conserving semi-natural habitats and historic landscape features, retaining veteran trees, restoring field boundaries, improving riparian buffers and water quality, encouraging woodland regeneration, and planning for flood resilience.

Undulating Historic Farmland Character Type

- Surrounding farmland exhibits gently undulating topography, shaped by medieval field enclosures, often overlaid with historic hedgebanks (Cornish hedges).
- The land supports mixed agriculture (pasture and arable), with remnant semi-natural habitats (woodland copses, grassland, heath) and biodiversity value.
- Historic and designed landscapes (e.g., estate parklands, ornamental gardens) are present, alongside archaeological features and mining heritage.
- The area generally retains sparse settlement, narrow rural lanes, and a strong rural/tranquil character—though proximity to roads or tourism activity can introduce disturbance.
- Guidance recommends conserving medieval field patterns, hedges, parkland character, semi-natural habitats; restoring field boundaries, buffering waterways, enhancing wildlife corridors, encouraging low-impact recreation, and planning for coastal climate impacts.

7.14 From these more general guidance notes it is possible to draw more specific Landscape Guidance Points Relevant to Pentewan Valley:

Wooded Valleys (White River / Pentewan Valley)

- Conserve and expand semi-natural woodland and riparian habitats.
- Retain and manage veteran trees and parkland features.
- Protect and interpret historic features (industrial heritage, parklands, field boundaries).
- Enhance riparian buffer zones and water quality.
- Support natural flood management and climate resilience.
- Maintain tranquillity and enclosure by resisting intrusive development.

Undulating Historic Farmland (Valley sides and uplands)

- Conserve medieval field patterns, Cornish hedges, and historic enclosures.
- Protect and restore estate parklands and designed landscapes (e.g. Penrice, Heligan influence).
- Encourage management of semi-natural habitats (grassland, scrub, woodland copses).
- Restore field boundaries and hedgerows; avoid replacement with fencing.
- Support low-impact recreation that respects farmland character.
- Safeguard archaeological features and mining heritage.

Coastal / Intertidal Sand & Beaches (Pentewan Beach & Harbour)

- Balance tourism and recreation with habitat and landscape protection.
- Safeguard ecological designations (SSSI, SPA, SAC, MCZ) and sensitive dune/beach systems.

- Manage visitor pressure: access, parking, and coastal path use.
- Avoid pollution and run-off from farmland and settlement affecting intertidal habitats.
- Plan for coastal change and sea level rise – adaptive management of facilities.

Regional Character Area 22 (Gerrans, Veyan & Mevagissey Bays, incl. Pentewan)

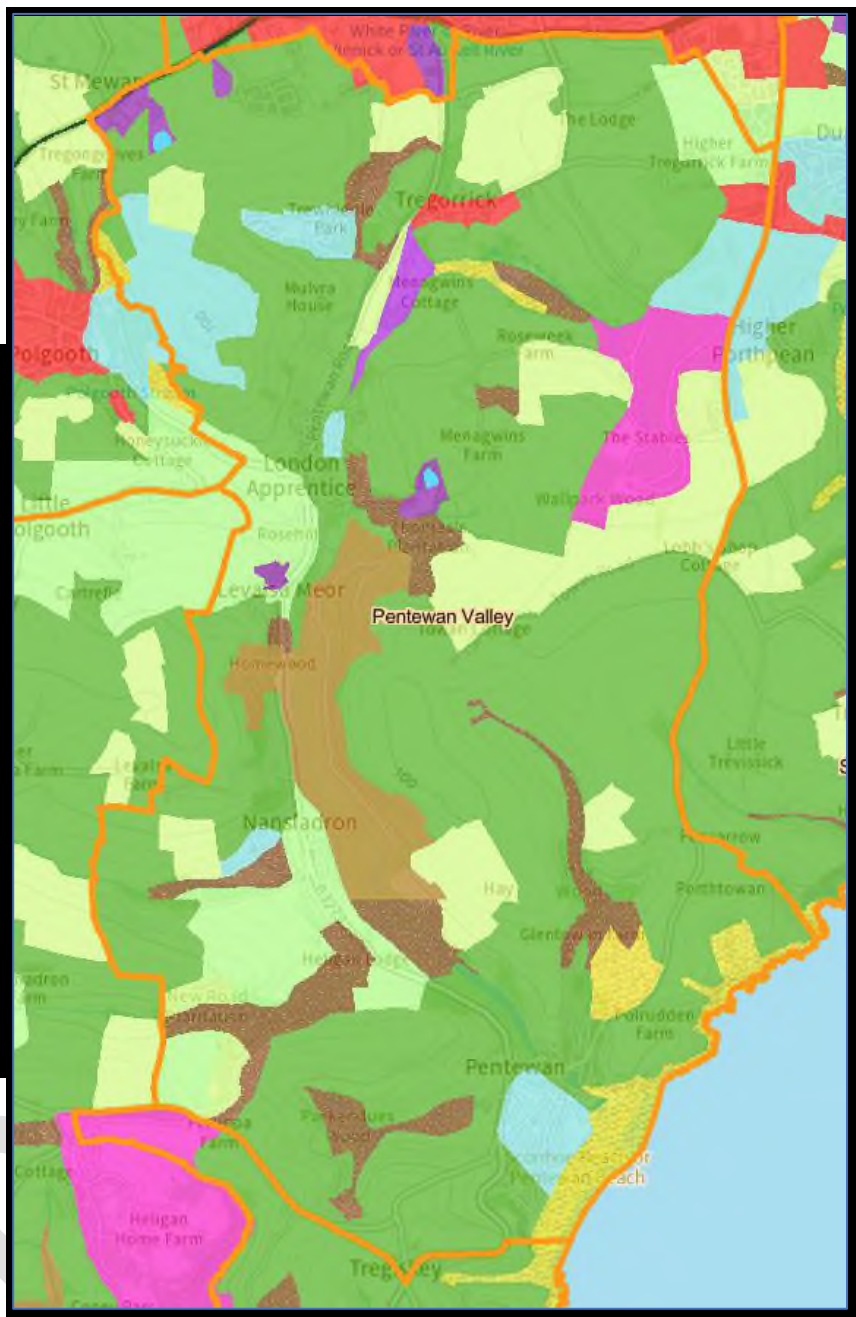
- Conserve irregular field patterns, hedgebanks, and wooded stream valleys.
- Retain and manage parkland settings and historic estates (Heligan, Trehiddle, Penrice).
- Protect tranquil, rural character from urbanisation and tourism sprawl.
- Guide heritage-appropriate development that respects scale, materials, and setting.
- Resist infrastructure creep (roads, lighting, signage) that erodes rural character.
- Manage hedgerows to prevent loss/degradation; reinstate traditional boundaries.
- Restore wetlands and parkland landscapes where degraded.
- Support woodland regeneration and enhance biodiversity corridors.
- Plan for coastal climate adaptation: erosion, flooding, saline lagoons, beach dynamics.
- Promote sustainable tourism and avoid static caravan sprawl or insensitive facilities.

Historic Landscape Character.

7.15 This is a dataset published in 1996 to provide a landscape perspective for the interpretation of heritage assets. CC Online mapping says that ‘A basic premise of Historic Landscape Characterisation (HLC) is that the whole of Cornwall is one continuous but multifarious historic landscape. The HLC allows the historic dimension of the whole landscape to be fully considered and provides a readily understood context for surviving archaeological and historical remains. It enables historic environment assessments to be placed alongside the natural environment and other landscape character studies in discussions of sustainable development’.

7.16 Most of the Parish falls within the Mediaeval Farmland character area, which is described as ‘The agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins.’ See Map 5.

7.17 The second most predominant character is much smaller in area, comprising Modern Enclosed Land made up of Anciently Enclosed Land or Post-Medieval Enclosed Land whose field systems have been substantially altered by large-scale hedge removal in the 20th century. It also likely includes 20th century intakes from rough ground, woodland and marsh. Next in proportion, though only marginally, is Post Medieval



Map 5: Historic Landscape Characterisation

Enclosed Land, described as ‘Land enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground and often medieval commons’.

7.18 Several large areas of woodland are noted, with the area at Penrice and Park Matthews Wood, and a small identified as being in the Ornamental characterisation, described as ‘The deliberately and carefully manipulated landscape, parklands and gardens surrounding large country houses, normally of 18th and 19th century origin.’ There are also large sections of ‘Plantations and scrubland’ which may be 19th and 20th century replantings of ancient woodlands which had been intensively harvested whilst those near Heligan may have been created as elements of designed ornamental landscapes from an earlier date.

Heritage Assets.

7.19 The Parish is home to a wide range of features of historical interest, many of which have determining the shape of the modern landscape.

- Designated Sites: The area hosts 32 Grade II listed buildings, the Chapel Well Scheduled Monument (Towan), and a portion of the Heligan House Registered Park and Garden.
- **Time Depth:** Over **100 non-designated assets** are scattered throughout the Parish, providing a timeline from prehistoric burial barrows to World War II gun emplacements.
- **The Pentewan Conservation Area:** Designated to protect the distinct maritime and industrial character of the village, which serves as a primary driver for local tourism.
- A defining linear feature of the landscape is the **St Austell and Pentewan Railway** (originally a 19th-century horse-drawn mineral tramway) historically used to transport tin and china clay to the coast. Now the **Pentewan Valley Trail**, this 7-mile (11 km) green corridor provides essential recreational connectivity (walking and cycling) between St Austell and the coast, linking the settlements of London Apprentice and Pentewan Village.
- Situated in a sheltered valley at the mouth of the **White River**, Pentewan is a classic "harbour village" with a landscape shaped by the 19th-century minerals boom. At its peak, the port handled **one-third of Cornwall's china clay**. This wealth is physically reflected in the "Sea Captains' Terrace" and robust community infrastructure (chapels, inns, and smithies). The silting of the harbour from mining waste led to the decline of the port by 1929, transitioning the area from a bustling industrial hub to a heritage-focused coastal village.
- Located in the heart of the valley, the character of London apprentice is rooted in the **Penrice and Mount Edgcumbe estates**. Originally a mining community (linked to the great Great Polgooth tin mine), the landscape has adapted through successive uses: from a 19th-century lime kiln and coal yard to a 20th-century mica works, and finally to the **River Valley Holiday Park**.

Locally Cherished Landscapes

7.20 The presence of landscape designations such as AONB and AGLV is an indicator of widely recognised landscape value but does not mean that an undesignated area does not have value. Landscapes and views of them play an important role in shaping our appreciation and understanding of our environment, at both liminal and subliminal levels. The existence of particular and familiar landscapes and views adds to peoples' enjoyment of places, their sense of place and local distinctiveness, and even their sense of belonging to a particular place and community. In this sense they are locally cherished. Whilst landscapes and views of them can become cherished because of the presence of distinctive and important buildings and landscapes, they can also be cherished because they frame the setting for people's everyday existence within their community and family life, having value as the place where their life experiences occur. This 'attachment to the ordinary landscape' has important implications for psychological and thereby to social well-being⁹ and must therefore be an essential element in sustainable development. It means that landscapes and views do not have to be nationally or regionally special in the usually applied sense to justify protection.

7.21 Town and Country Planning and the legislative/policy framework with which it is delivered tends to emphasise *special* in a national or county-wide perspective, and thus many ordinary landscapes tend to be

⁹ Much interest in so-called 'place attachment' has been shown in the fields of psychology and sociology. 'Attachment to the Ordinary Landscape' by Robert B. Riley in 'Place Attachment' a reader in the subject by Irwin Altman, Setha M. Low, which can be found on Google Books, provides a useful overview.

disregarded in the assessment of development proposals. Neighbourhood Plans, rooted to community self-determination and localism, provide the opportunity to redress this imbalance as part of their task in delivering sustainable developments.

7.22 The characteristics that make a cherished landscape can be categorized. We can be guided in this by the comments received during the community engagement work carried out in Pentewan Valley Parish during the summer of 2016, when many local people referred to a perceived special character that made the Parish what it is for them. Key themes in this were the peace and tranquillity of the area, it's very rural character and the pleasant countryside between the settlements.

7.23 The categories for consideration might include:

- **Those derived from principles of townscape and landscape quality**, which underpin the area's varied character and appearance. These include: -
 - Views of specific buildings from specific viewpoints, for example of The Terrace, Pentewan.
 - Panoramas from specific viewpoints encompassing a broad vista containing many objects of interest. Prospects often giving 180 degree or wider visibility, for example those from the public footpath at the end of the Terrace, Pentewan.
- **Those which are associated with a sense of permanence and continuity:** from a human perspective, many elements of the landscape are fixed or change very slowly providing a strong sense of place and reassurance.
- **Those which are associated with memories and associations:** Individuals and communities may associate certain landscapes with particular experiences, for example childhood play (the running field, the scary woods), the annual August regatta focused around the Harbour [see Photo , and happy times (walks with a lost loved one) etc.
- **Those which underpin diversity and character:** The distinctiveness and character of a landscape helps define a sense of place at both local and wider levels. For example, the open vistas of the northern plateau with its occasional but very prominent landmark trees the steeply winding high hedged lanes weave across the agricultural landscape
- **Those which project national identity:** All landscapes are part of our national identity, but some project a special sense of 'Cornishness'. This is particular true of long landscape views, such as those along the coast from Pentewan Village.
- **Those which associate with local cultural activity:** for example, important processional assembly and processional routes, such as Sunday school tea treats and chapel marches from the village square at Pentewan to The Winnick.
- **Those with sensory aspects:** for example, areas where the Church clock can be heard tolling the hours, or valley side woodlands with the seasonal hue of bluebells, and the distinctive flush and smell of wood garlic in spring.

[Appendix 4 Photos are relevant].

National Landscape.

7.24 A large area of the Parish is covered by the National Landscape Designation, falling into the 09 South Coast Central section. This covers the area of the Parish east of the B3273 and south of Heligan Lodge as shown on Map 6.

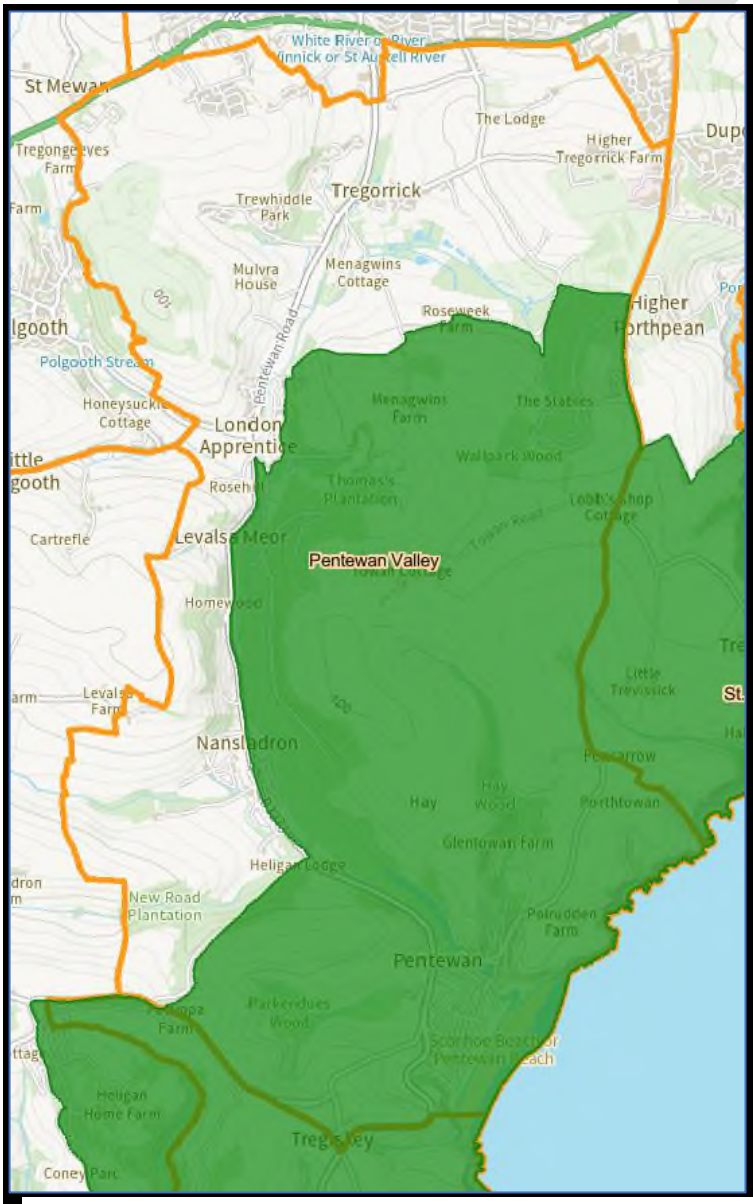
Special qualities summary, South Coast Central, Roseland and Mevagissey to St Austell Bay, with focus on Pentewan Parish

- Overall AONB character where Pentewan sits
 - Part of a wider AONB section defined by an **extremely tranquil, well managed farmed landscape**, set against a **high quality, scenic coastline** that continues east through Mevagissey Bay into **St Austell Bay**.
 - Settlement away from the coast is generally **sparse**, with hamlets and farmsteads connected by **narrow winding lanes**, and traditional **black and white cast iron fingerposts** at junctions.
- Pentewan's specific place in this AONB narrative
 - **Pentewan** is described as a **historic medieval fishing village** whose harbour later expanded in importance as a **china clay port**, making harbour heritage a defining element of local distinctiveness.
 - The AONB coverage towards St Austell is closely associated with the **Pentewan Trail**, which follows the **White River**, noted for its **milky appearance** linked to china clay sediments, this ties the parish's landscape character directly to its industrial history and watercourse identity.
- Landform, geology, and coastal form relevant to Pentewan
 - Coastal scenery in this section is shaped by **killas rocks**, forming cliffs and rocky shores, with harder igneous rocks creating the prominent headlands nearby, including **Black Head** in the St Austell Bay section.
 - The headlands form promontories over 100m, while inland the landscape becomes a **gentler undulating farmed plateau**, creating a clear contrast between exposed coastal edge and softer inland relief.
- Soils and farming character
 - Soils are derived from mid Devonian slates, described as well drained and fertile, supporting both arable and pastoral farming.
 - Fields are typically **medium scale and medieval in origin**, with **irregular boundaries**, changing in character from more exposed coastal boundaries, to broader, well vegetated hedges in sheltered valley landscapes.
- Valley landscapes, woodland, and wetlands, key to Pentewan's setting
 - Woodlands are concentrated on **steep valley sides**, along streams, and in valley bottoms, often forming **ribbons of semi natural vegetation** threading through farmland.
 - Valley floors support valuable **wetland habitats**, including **fens and rush pasture**, linked to biodiversity richness and an intimate, enclosed landscape feel compared to the open plateau.
- Coastal settlement identity and historic associations
 - The coast is characterised by **small fishing villages** and harbours, originally rooted in fishing industries, with later tourism influence in places, this wider coastal narrative contextualises Pentewan's harbour and village form.
 - Nearby historic and archaeological interest is strong along this coast, with reference to prominent coastal forts and barrows, and estate landscapes such as Heligan and Caerhays

taking advantage of sheltered valleys, reinforcing the importance of historic parkland and designed landscapes as part of the wider setting.

- Key special qualities for Pentewan Parish to carry forward
 - A strong, legible relationship between, **harbour heritage, industrial history, and landscape form.**
 - The **Pentewan Trail and White River corridor** as a defining landscape experience, combining access, water, woodland, and industrial legacy.
 - A characteristic blend of, medieval field patterns, productive slate derived soils, Cornish hedge boundaries, and valley woodland and wetlands.
 - A prevailing sense of **tranquillity**, reinforced by sparse inland settlement and narrow lane patterns, with traditional fingerposts adding cultural distinctiveness.

7.25 Land within the setting of National Landscapes often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary.



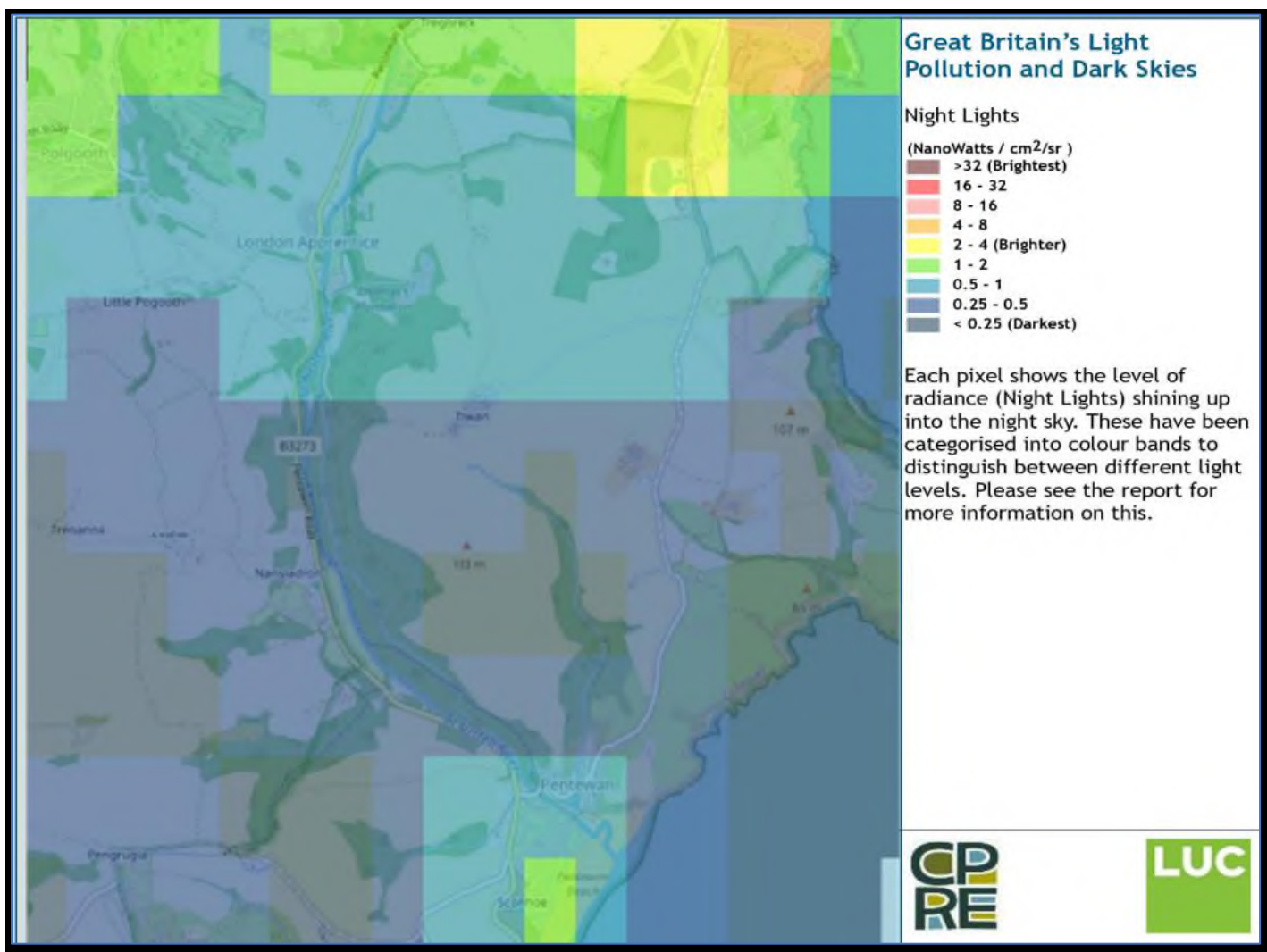
MAP 6: NATIONAL LANDSCAPE 09 SOUTH COAST CENTRAL SECTION

7.26 Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account. [NPPG Paragraph: 042 Reference ID: 8-042-20190721]

Dark Sky

7.27 Dark night skies contribute to landscape value because they are a scarce natural asset that shapes how the landscape is experienced after dark, adding tranquillity, remoteness, and a strong sense of place that residents and visitors, including tourists, actively appreciate as part of local quality of life. In Pentewan Valley Parish, light spill from the urban area of St Austell can be evident, but travelling south the sky rapidly deepens, and the wooded White River valley provides additional shielding, so parts of the rural parish retain particularly dark skies, which is a distinctive component of landscape character [see map 7]. Dark skies also have wider public benefits, they improve conditions for astronomy, provide educational opportunities and creative inspiration, and support nocturnal wildlife whose behaviour and movement can be disrupted by excessive artificial light. Conversely, poorly designed

lighting that is overly bright, spills upward, is badly aimed, or creates harsh contrasts and shadows can generate skyglow and pronounced “bloom” on misty nights, degrading the night time landscape, wasting energy, and reducing safety and visual comfort. The generally restrained lighting associated with local camping and caravanning sites is therefore important, because it helps sustain the parish’s dark sky qualities while still supporting appropriate tourism and recreation.



MAP 7: CPRE DARK SKIES MAP FOR PENTEWAN VALLEY PARISH AREA.

Hedge Loss

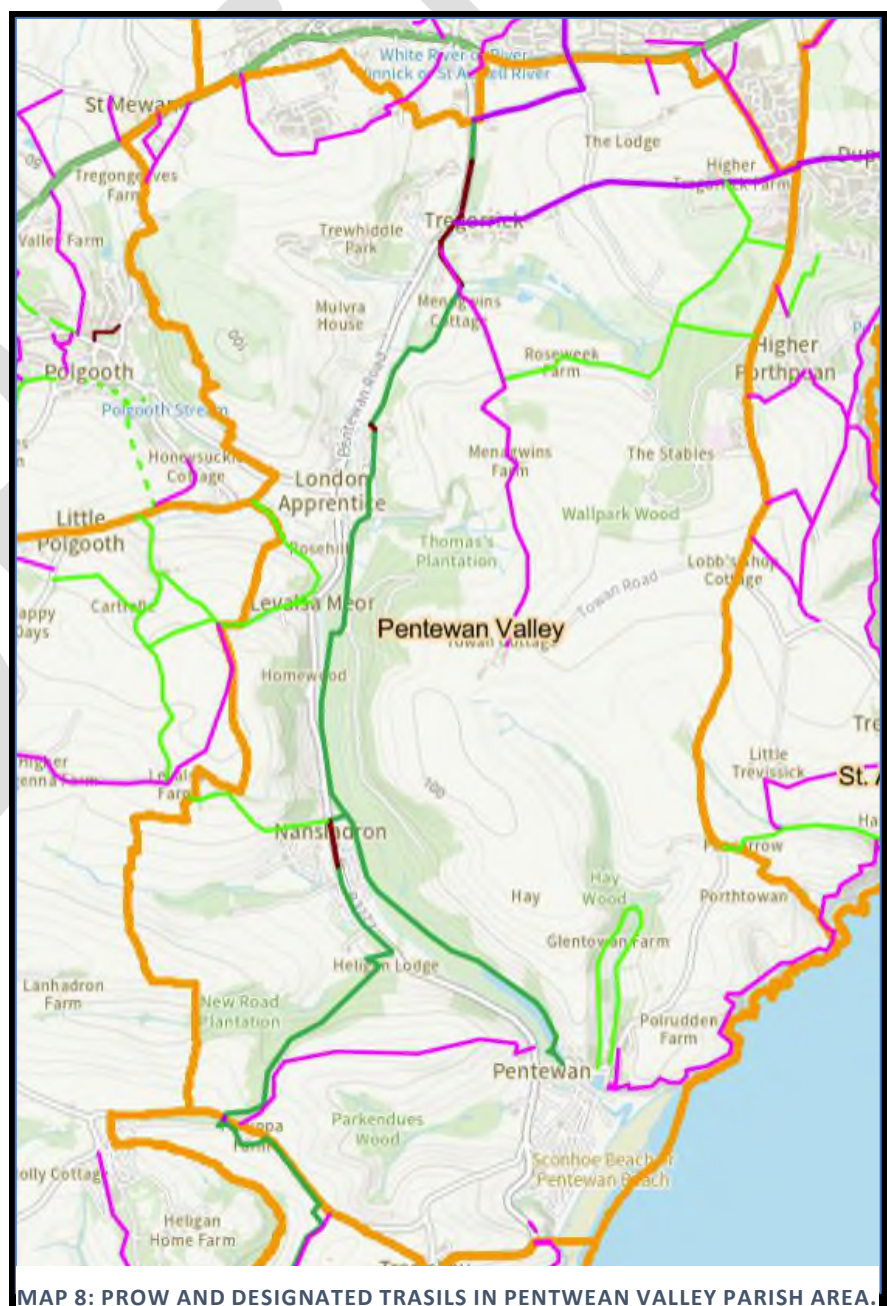
7.28 Pentewan Valley Parish’s open, hilltop rolling landscape features many low irregular Cornish hedges with hedgerows. These can be identified on the Wildlife Resource Map which forms part of the NDP Evidence Base see: <https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=69926418%2D6098%2D44d0%2D808e%2D76196dfba0f4%2Epdf&o=Pentewan%2DValley%2DCP%2DWildlife%2DResource%2DMap%2D2024%2Epdf>

7.29 Cornish hedges are a key determinant of landscape form and value in Pentewan Valley Parish because they are both a defining physical structure and a multifunctional living habitat that shapes field patterns, views, microclimate, and ecological connectivity. As earth banks faced with stone, often with larger grounder boulders at the base, smaller stone layers above, and sometimes topped with trees and shrubs, they create the low, irregular enclosure that gives the parish’s open, rolling hilltop farmland its distinctive grain and “Celtic, medieval” field pattern, while functioning like vertical flower meadows, often alongside

margins, ditches, streams, pools, which add further habitat. Their environmental value is high because they form a major semi natural habitat, they act as wildlife corridors for species such as adders, harvest mice and bats, and they provide practical ecosystem services, including reducing wind speed, providing leeward shelter, limiting soil erosion, reducing flash flooding, and improving water quality. Their cultural value is also integral to local identity, with some hedges dating back to the Bronze Age and others reflecting medieval farming, sometimes expressed through locally distinctive stone patterns and historic stiles. At the same time, the parish is not immune to the national pattern of hedge loss and decline driven by farming change, road improvements, and development, with replacement sometimes limited to post and wire fencing and a line of shrubs rather than full Cornish hedge reconstruction, so active management and timely traditional repairs are essential to retain both the landscape character and the biodiversity network they support, particularly given that Cornish hedges are not treated as hedgerows for the purposes of the Hedgerow Regulations 1997.

Public Rights of Way and Designated Trails

7.30 Public Rights of Way [see Map 8] and designated trails add landscape value because they are the main mechanism by which most people can experience, understand, and appreciate a landscape, rather than only view it from roads or private land. They create access to viewpoints, river corridors, coasts, woods, commons, and historic features, they shape the “way the landscape is read” through sequential views, changing enclosure, sounds, and textures, and they support health, wellbeing, and quiet recreation, which are core parts of cultural ecosystem services. Well connected paths also make a landscape more legible, they link settlements to countryside, beaches, and facilities, they encourage low carbon travel, and they can underpin local tourism and the viability of pubs, shops, and visitor attractions. In heritage terms, many routes follow historic lanes, drove roads, or boundaries, so they help reveal time depth and local distinctiveness. Where paths are



well managed, with appropriate surfacing, waymarking, gates, and edge management, they can concentrate access in resilient corridors and reduce ad hoc damage elsewhere, although poorly managed or heavily used routes can create erosion, disturbance to wildlife, and loss of tranquillity, so their contribution to landscape value is often about both access and careful stewardship.

7.31 In Pentewan Valley Parish, the Pentewan Trail is a particularly important example, because as a clear, promoted route passing through the parish it concentrates and enables everyday access into the valley landscape, it draws attention to its wooded river corridor character, and it strengthens the parish's recreational, visitor, and community value, provided its use is managed to avoid erosion, disturbance, and loss of tranquillity in sensitive locations.

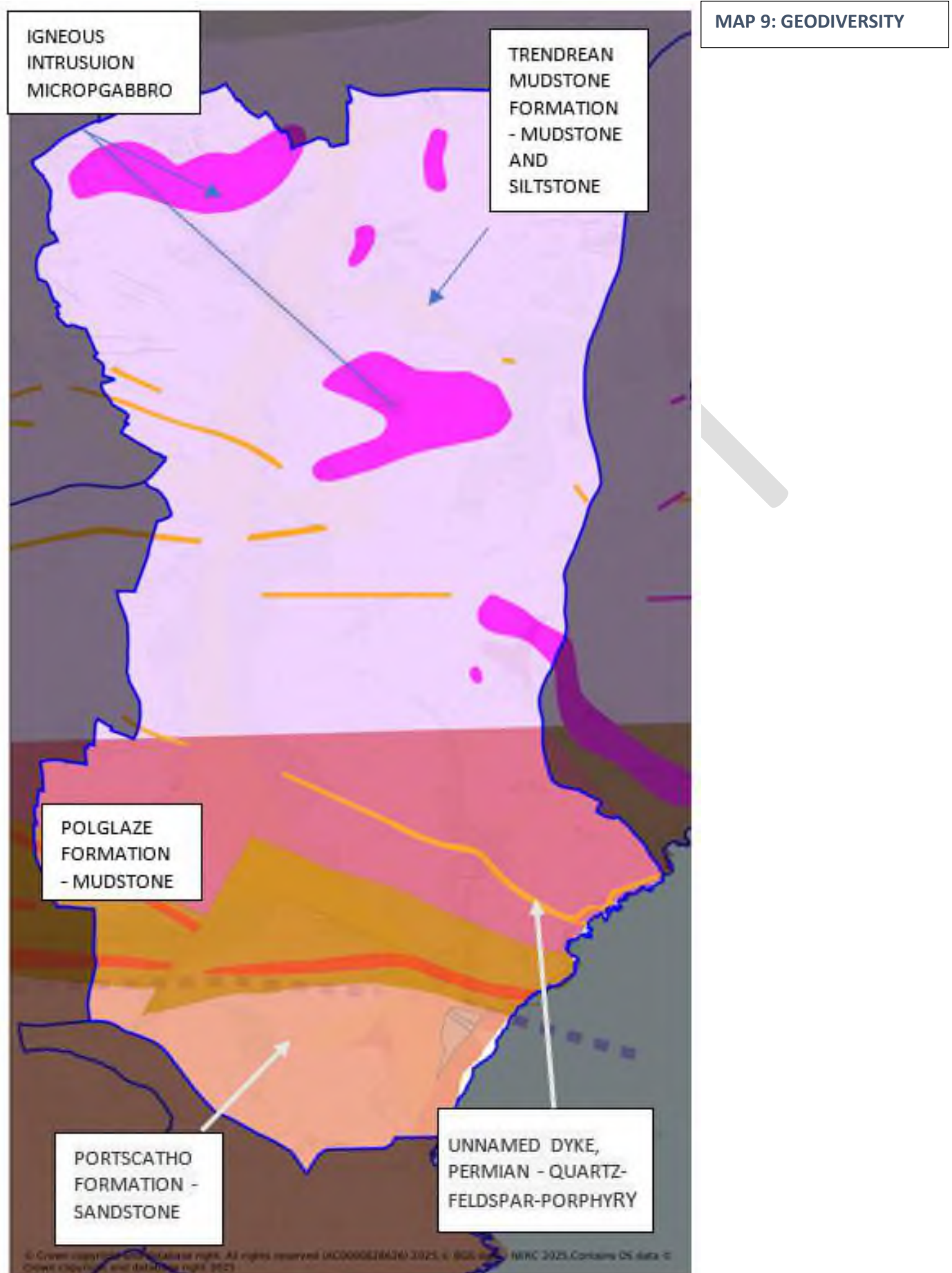
Natural Resources – Geodiversity and Soil Resources

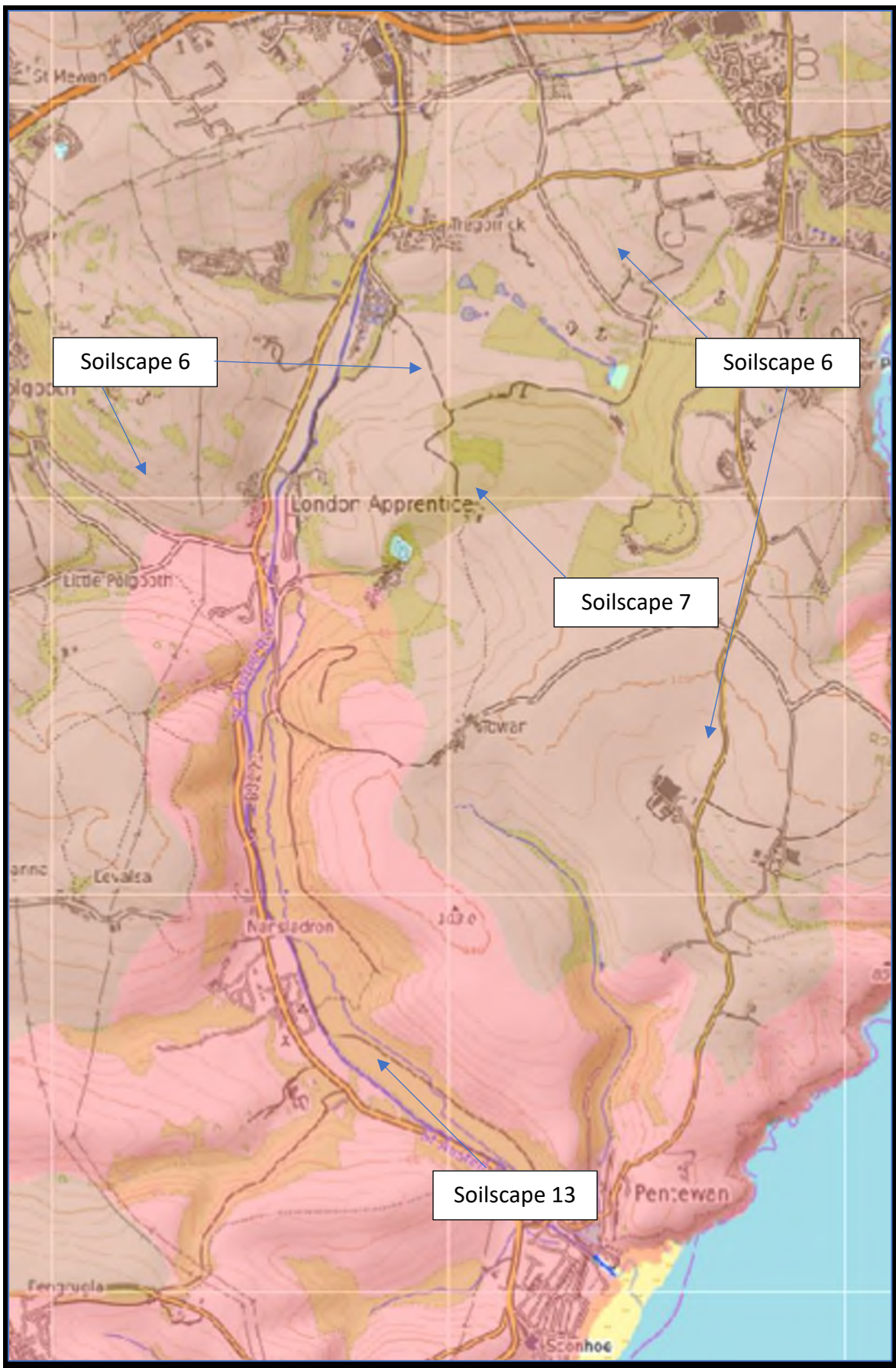
7.32 The parish's landscape form and value are strongly conditioned by its geology, because bedrock controls topography, drainage, soil character, building materials, and the distinctiveness of local landform patterns [see Map 9]. Most of the parish is underlain by Cornish Killas, Devonian mudstones and siltstones, which typically weather into fine textured soils and produce the smoother, rolling ground and settled farmed landscapes that read as the parish's "background" character. Set within this, the Devonian to Carboniferous micro gabbro intrusions, most notably east of London Apprentice and also around Trehiddle and near Tregorrick, introduce harder, more resistant rock that can create subtle knolls, ridges, or breaks of slope, influence local soil fertility and vegetation, and add contrast in landform and enclosure, often supporting distinctive woodland or pasture patterns. The Permian quartz-felspar-porphyrific dyke running from Nansladron to the coast west of Pentewan is particularly important to landscape value because it is the source of Pentewan Stone, tying geology directly to local quarrying heritage and the parish's built character, where the use of a recognisable local stone reinforces sense of place and cultural significance alongside the physical landform it helped create.

7.33 In the parish, Soilscape act as a primary control on landscape form, land cover, and therefore landscape value, because drainage, acidity, and fertility shape what can grow, what farming is viable, and what habitats persist [see Map 10]. The Soilscape viewer shows three distinct soilscape. Soilscape 6 dominates most of the parish as freely draining, slightly acid loams of relatively low fertility that tend to support lower intensity arable and grassland, giving a more open, productive farmed character, while Soilscape 7, present to the east of London Apprentice across parts of Kingswood, is freely draining, slightly acid but base rich loams of higher fertility, which typically sustain higher quality arable and grassland and associated base rich pasture and deciduous woodland, contributing to greener, more biodiverse, and visually richer landscapes. By contrast, Soilscape 13 follows the valley from London Apprentice down to the coast at Pentewan as freely draining, acid loamy soils over rock with low fertility, favouring grassland and rough pasture with gorse and oak woodland, reinforcing a more rugged, enclosed valley character and stronger semi natural habitat interest.

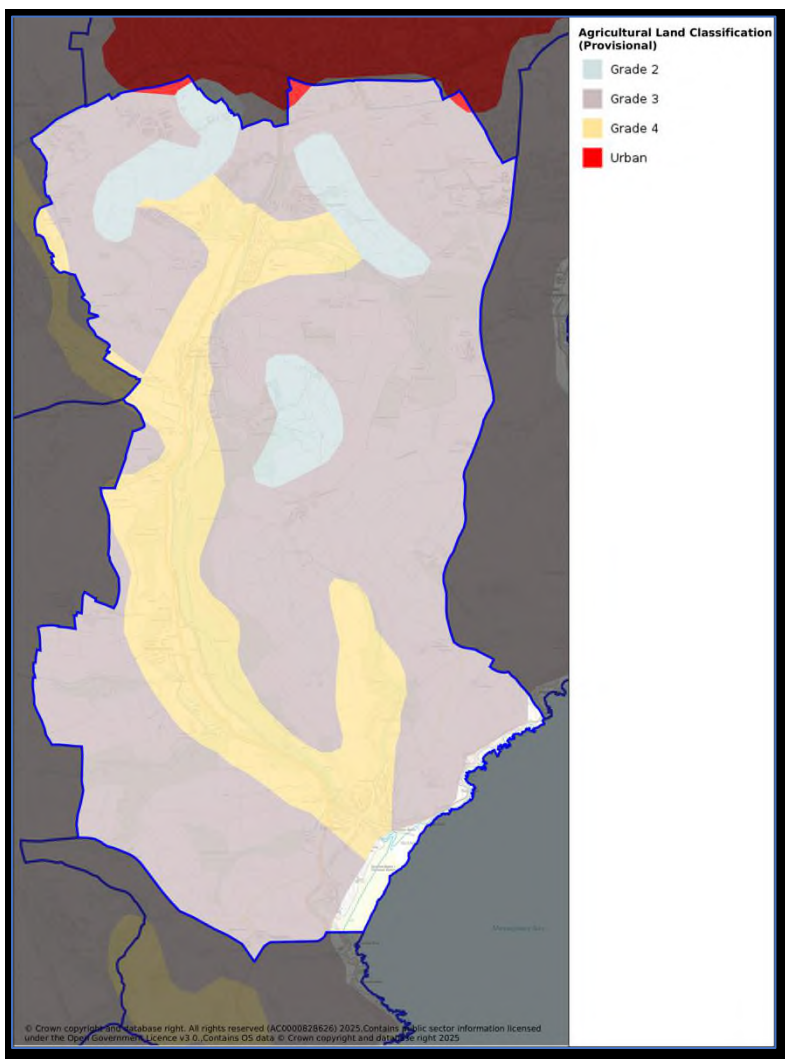
7.34 These soil driven patterns also translate into land value and policy sensitivity, because the Agricultural Land Classification identifies higher quality land as best and most versatile, Grades 1 to 3a, where national policy seeks to avoid unnecessary loss, so understanding where the more fertile soils occur helps explain

both the landscape's character and where development pressures may conflict most sharply with agricultural and environmental value [See Map 11].





MAP 10: SOILSCAPES IN PENTEWAN VALLEY PARISH AREA.



MAP 11: AGRICULTURAL LAND CLASSIFICATION

7.34 In terms of the location of the best and most versatile agricultural land, small pockets of the Parish falls into Grade 2, with the remainder being Grades 3 and 4 [See Figure 12].

Natural Resources – Minerals

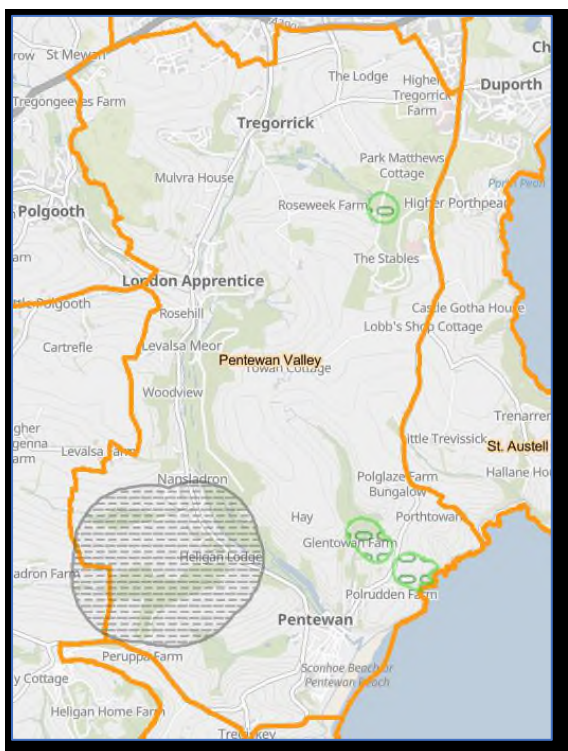
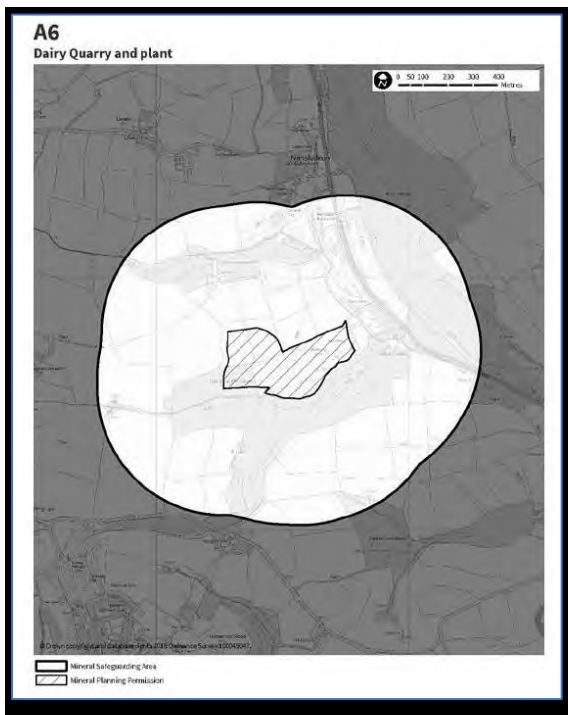
7.35 The Cornwall Minerals Safeguarding Development Plan Document (DPD) was adopted by Cornwall Council on 4 December 2018 and now carries full weight as part of the statutory planning framework for Cornwall. The DPD identifies mineral resources and infrastructure that should be safeguarded from sterilisation by other forms of development, recognising their strategic, economic and cultural importance.

7.36 Within Pentewan Parish, four sites are safeguarded:

- Dairy Quarry – safeguarded for aggregate extraction, reflecting its ongoing role in the supply of construction materials.
- Penrice Quarry – safeguarded for heritage stone.
- Pentewan Quarry – safeguarded for the extraction of ‘Pentewan Stone’.

7.37 The safeguarding of these quarries within the Parish ensures that such unique resources remain available for heritage repair, conservation, and sensitive new build projects, while also recognising their importance as part of Cornwall’s geological and cultural heritage [see Maps 12a to 12 d].

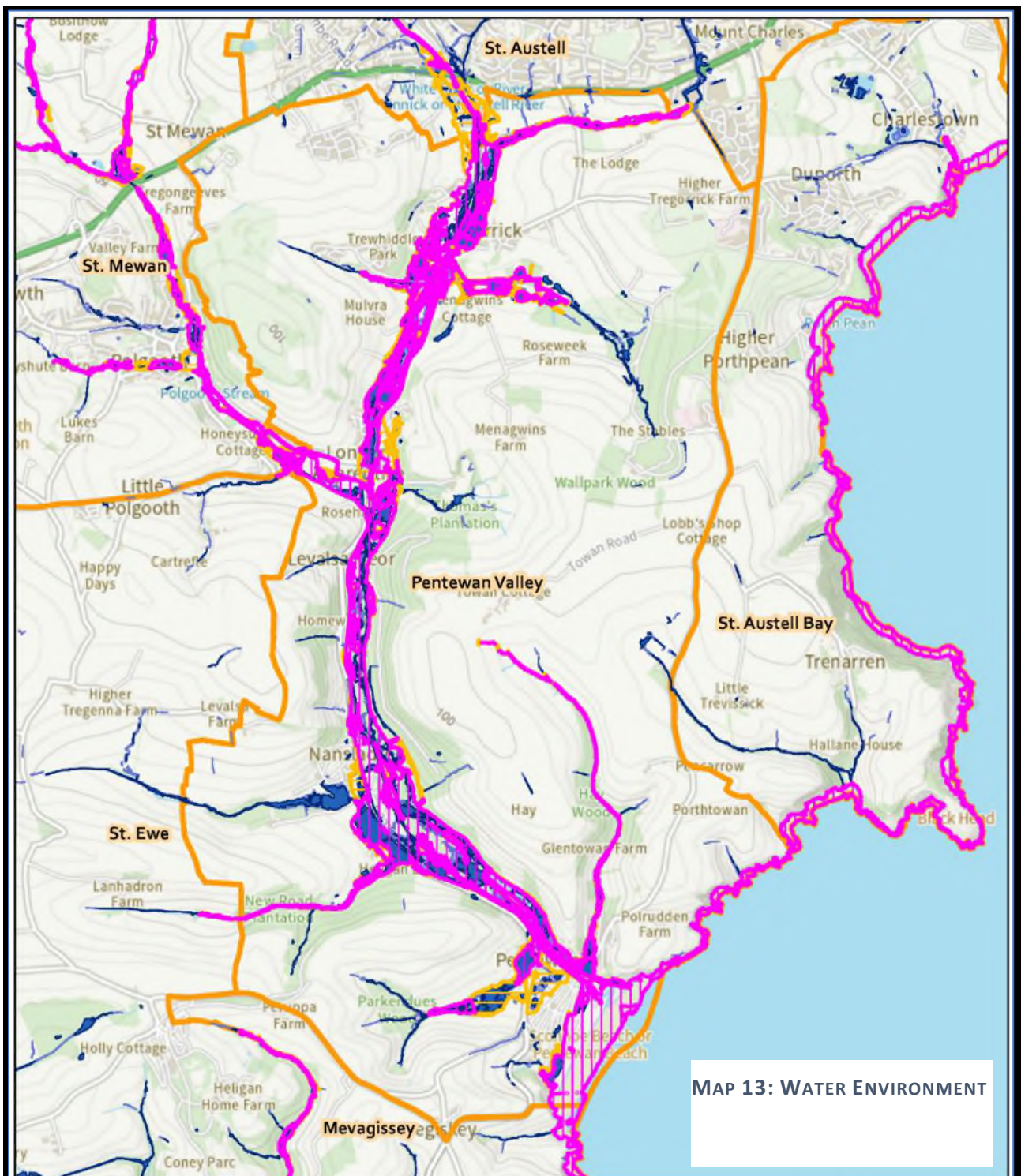
7.38 The presence of these safeguarded mineral resources directly underpins the area’s unique landscape value and architectural identity. The Parish’s geological heritage is defined by specialized sites like Dairy Quarry for aggregate and Penrice Quarry for heritage stone—specifically a creamy beige elvan used in local landmarks like St Levan’s Church. Most significantly, the extraction of the celebrated Pentewan Stone has contributed to the local aesthetic since medieval times; this rare, golden-yellow elvan is a distinctive freestone capable of being carved into intricate decorative features, such as the famous 15th-century "Sermon in Stone" on St Austell’s Holy Trinity Church tower. The stone’s resilience and its unique weathering process—which creates a fine honeycomb surface texture over centuries—render it one of Cornwall's most desirable and durable building materials.



MAPS 12A TO 12 D MINERALS RESOURCES







Natural Resources -Water Environment

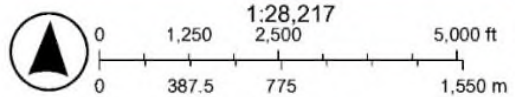
7.39 The water environment [Map 13] is a major contributor to landscape value because it shapes both the physical form of the land and the way people experience it, through valley landforms, vegetation patterns, wildlife richness, tranquillity, and cultural associations. In Pentewan Valley Parish the St Austell River, historically known as the White River, and its tributaries, the Pentewan Stream and the Polgooth Stream, provide the organising spine of the landscape, creating a connected corridor of wetlands, bankside habitats and wooded valley character, and a strong sensory presence through moving water, sound, shade, and



MAP 13: WATER ENVIRONMENT

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-  Flood zone 3
-  Flood zone 2
-  Risk of flooding from surface water 1 in 30
-  Risk of flooding from surface water 1 in 100
-  Risk of flooding from surface water 1 in 1000
-  Parishes



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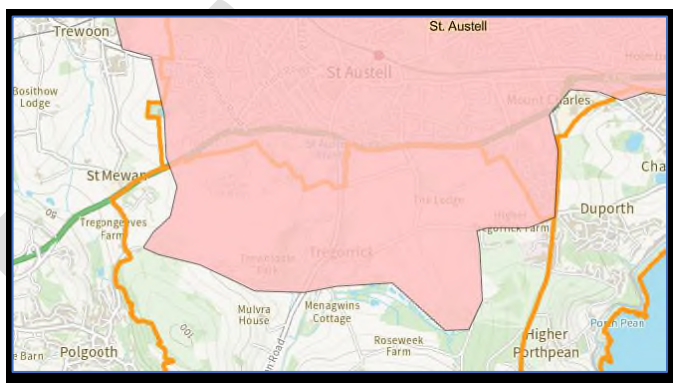
seasonal change. The river system also expresses the parish’s time depth, because the catchment rises on

Hensbarrow Beacon and runs for around 20 km through steep sided valleys shaped by historic mining, where altered landform, abandoned workings, and periods of discoloured water are part of the visible legacy that gave the White River its name, adding heritage interest as well as environmental sensitivity. Crucially, because the St Austell River catchment is about 37.47 km² and extends well beyond the parish boundary, the condition and value of local water landscapes depend on upstream land use, industry and urban development across the wider Par, St Austell and Caerhays Operational Catchment and adjacent St Austell Coastal Operational Catchment, meaning landscape value is tightly linked to catchment scale water quality, flow management, and the cumulative effects of activity beyond the parish itself.

Critical Drainage Area

7.40 A Critical Drainage Area (CDA) is an area with critical drainage problems, which has been formally notified to the Local Authority by the Environment Agency. Within CDAs, proposed development may present risks of flooding on-site and/or off-site if the surface water runoff is not effectively managed.

7.41 The purpose of creating the CDA allocation is to reduce downstream flooding by controlling the accumulative impact of surface water runoff from multiple development sites in sensitive catchment areas. The northwest part of the Parish falls into the St Sustell CDA – see Map 14 and:



MAP 14: CRITICAL DRAINAGE AREA

https://map.cornwall.gov.uk/reports_critical_drainage_areas/St%20Austell%20CDA%202015.pdf In summary, this advises that all new development, including infill and redevelopment, must incorporate robust surface water controls and follow the drainage hierarchy, favouring infiltration where practicable.

7.42 Careful landscape management can play a pivotal role in addressing the challenges within a Critical Drainage Area (CDA) by integrating natural processes and strategic design to mitigate flood risk.

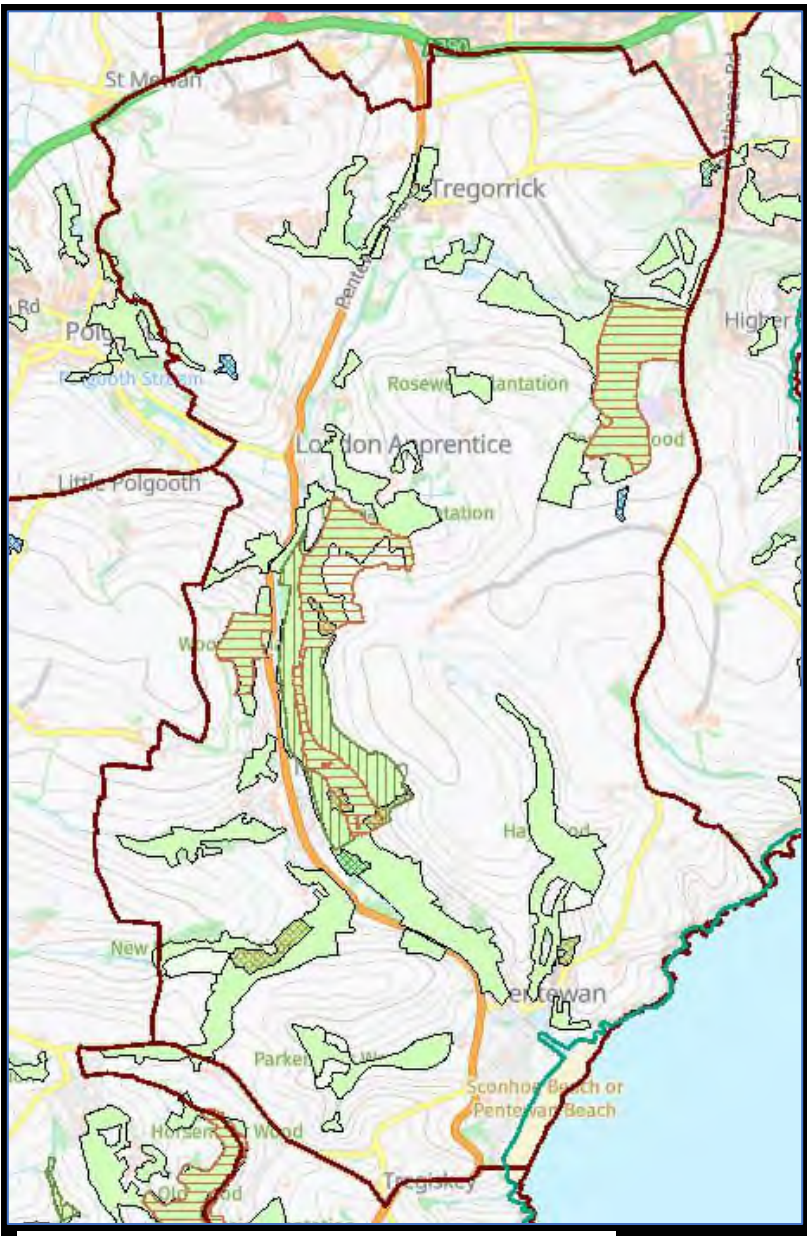
The following points summarize how landscape-led interventions help manage these critical drainage issues:

- **Mimicking Greenfield Performance:** Landscape management aims to ensure that surface water runoff from developed sites mimics "greenfield" performance for rain events up to a 1 in 10-year frequency. This reduces the cumulative impact of runoff that leads to downstream flooding.
- **Prioritizing Natural Infiltration:** Following the drainage hierarchy, effective landscape design favors natural infiltration into the ground wherever practicable. This reduces the volume of water entering watercourses or public sewers.
- **Implementing Sustainable Drainage Systems (SuDS):** Beyond merely managing water flow, SuDS are integrated into the landscape to protect bathing water quality. These systems act as functional landscape features that provide storage and filtration.
- **On-site Flow Management:** Landscape features are designed to safely manage and store on-site flows even during extreme scenarios, such as a 1 in 100-year event plus a 40% allowance for climate change.

- Addressing Industrial Legacy: In areas with a history of mining, landscape management requires detailed ground investigations to ensure that drainage designs do not compromise ground stability or safety.
- Attenuation and Storage: By incorporating additional storage within the site's topography, landscape management helps reduce the risk of flooding both on-site and off-site.

Natural Resources - Trees and Woodlands

7.43 Pentewan Valley Parish’s landscape character and value are strongly shaped by its unusually extensive



MAP 15: LOCATION AND RANGE OF WOODLAND TYPES [SOURCE DEFRA MAGIC MAP].

tree cover for Cornwall, because continuous woodland along the St Austell River valley, the River Vinnick, also known as the White River, creates a distinctive sense of enclosure, humidity, and seasonal colour that defines views, settlement setting, and the experience of moving through the parish [See Map 15]. The presence of multiple Ancient Woodlands, including Park Matthews Wood to the east, Kings, Shepherdshill Wood, valley woodlands, and Wood Orchard nearby, adds a high level of naturalness and time depth, signalling long continuity of habitat and reinforcing the parish’s “treed” identity, while also delivering key ecosystem functions, biodiversity networks, and landscape resilience. Although there are currently no Tree Preservation Orders, the Woodland Trust’s Ancient Tree Inventory records 17 Veteran Trees and 3 Notable Trees, predominantly oak with some beech and other species, which strengthens the area’s ecological and cultural value, particularly where there is a cluster around the Cornwall Hotel and further specimens near the eastern end of Tregorrick Road and south

of London Apprentice [See figures 3 and 4] . Even where these trees are not publicly accessible or widely visible,

their rarity, longevity, and habitat value make them an important component of landscape significance, so planning decisions should recognise them as sensitive receptors and ensure appropriate protection, respect, and management to maintain the parish’s distinctive wooded valley character.

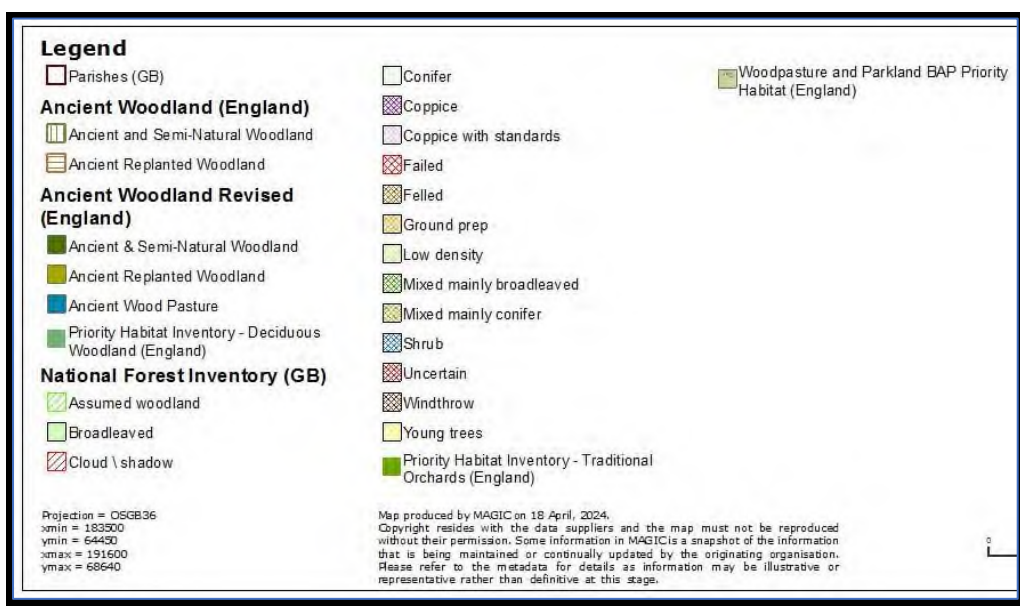


Figure 3: Veteran, Ancient or Notable Trees in Pentewan Valley Parish included on the Ancient Tree Inventory

Tree name	Species	Form	Standing or fallen	Living status	Girth	Veteran status	Grid reference	Public accessibility
Austrian pine	Pinus nigra ssp. nigra	Maiden	Standing	Alive	3.40m at 1.50m	Notable tree	SX0269450768	Private – visible from public access
Beech	Beech	Maiden	Fallen	Dead	4.22m at 1.50m	Lost Veteran tree	SX0119051142	Private – not visible from public access
Beech	Beech	Maiden	Standing	Alive	3.48m at 1.50m	Veteran tree	SX0092451222	Private – not visible from public access
Beech	Beech	Maiden	Standing	Alive	3.46m at 1.50m	Veteran tree	SX0091851271	Private – not visible from public access
Beech	Beech	Pollard form (natural)	Standing	Alive	3.49m at 0.60m	Veteran tree	SX0099351379	Private – not visible from public access
Beech	Beech	Maiden	Standing	Alive	2.95m at 1.50m	Veteran tree	SX01185137	Private – not visible from public access
Common beech	Fagus sylvatica	Maiden	Standing	Alive	4.75m at 1.50m	Veteran tree	SX0223050372	Private – not visible from public access
Holly	Ilex aquifolium	Maiden	Standing	Alive	1.65m at 0.15m	Veteran tree	SX01145135	Private – not visible from public access

Oak	Oak	Coppice	Standing	Alive	5.00m at 0.10m	Notable tree	SX0060349930	Public – partial
Oak	Oak	Phoenix	Standing	Alive	3.50m at 1.50m	Notable tree	SX0058349937	Public – partial access
Oak	Oak	Stump	Fallen	Dead	4.00m at 1.00m (estimated)	Lost Veteran tree	SX0112851332	Private – not visible from public access
Pedunculate oak	Quercus robur	Maiden	Standing	Alive	4.10m at 1.50m	Veteran tree	SX0035547089	Public – no access information recorded
Pedunculate oak	Quercus robur	Maiden	Standing	Alive	4.70m at 1.50m	Veteran tree	SX0220750509	Public – partial access
Pedunculate oak	Quercus robur	Maiden	Standing	Alive	3.32m at 1.50m	Veteran tree	SX0103751370	Private – not visible from public access
Pedunculate oak	Quercus robur	Maiden	Standing	Alive	3.86m at 1.50m	Veteran tree	SX0109651320	Private – not visible from public access
Sessile oak	Quercus petraea	Maiden	Standing	Alive	3.80m at 1.50m	Veteran tree	SX0127750945	Private – not visible from public access
Sessile oak	Quercus petraea	Pollard lapsed	Standing	Alive	3.78m at 0.50m	Veteran tree	SX0233251342	Public – open access
Sessile oak	Quercus petraea	Maiden	Standing	Alive	3.67m at 1.50m	Veteran tree	SX0097551085	Private – not visible from public access
Sweet chestnut	Castanea sativa	Coppice	Standing	Alive	5.80m at 0.10m	Veteran tree	SX0253951374	Public – partial access
Sweet chestnut	Castanea sativa	Maiden	Standing	Alive	3.69m at 1.50m	Veteran tree	SX0093751207	Private – not visible from public access
Sweet chestnut	Castanea sativa	Maiden	Standing	Alive	3.85m at 1.50m	Veteran tree	SX0093651246	Private – not visible from public access
Turkey oak	Quercus cerris	Maiden	Standing	Alive	4.74m at 1.50m	Veteran tree	SX0123751427	Private – not visible from public access

Figure 4: Status and Species of Veteran, Ancient or Notable Trees in Pentewan Valley Parish

Veteran status	Count
----------------	-------

Veteran tree	17
Notable tree	3
Lost Veteran tree	2
Species	Count
Beech	5
Quercus robur	4
Oak	3
Quercus petraea	3
Castanea sativa	3
Pinus nigra ssp. nigra	1
Fagus sylvatica	1
Ilex aquifolium	1
Quercus cerris	1

Natural Resources – County Wildlife Sites

7.44 County Wildlife Sites [Map 16] add landscape value because they concentrate the parish’s most important semi natural habitats, they strengthen the landscape’s ecological integrity, and they reinforce local distinctiveness in how the countryside looks, feels, and functions. In Cornwall they represent the most significant areas of semi natural habitat outside statutory designations such as SACs and SSSIs, ranging from small copses and linear river valley features to ancient woodlands and wetlands, so they often align with the very places that give a landscape its strongest character, enclosure, and sense of naturalness. In Pentewan Valley Parish, the CWS shown in Map 16, including Park Matthews Wood, Pentewan to Higher Porthpean, Hay Wood, and the St Austell Valley Woodlands, are largely Biodiversity Action Plan Habitat Action Plan Woodland habitats, meaning they are recognised as being of conservation significance, and their woodland structure and continuity strongly shape valley form, skyline, and views. Critically, these sites operate not just as isolated “good places for wildlife” but as stepping stones in a

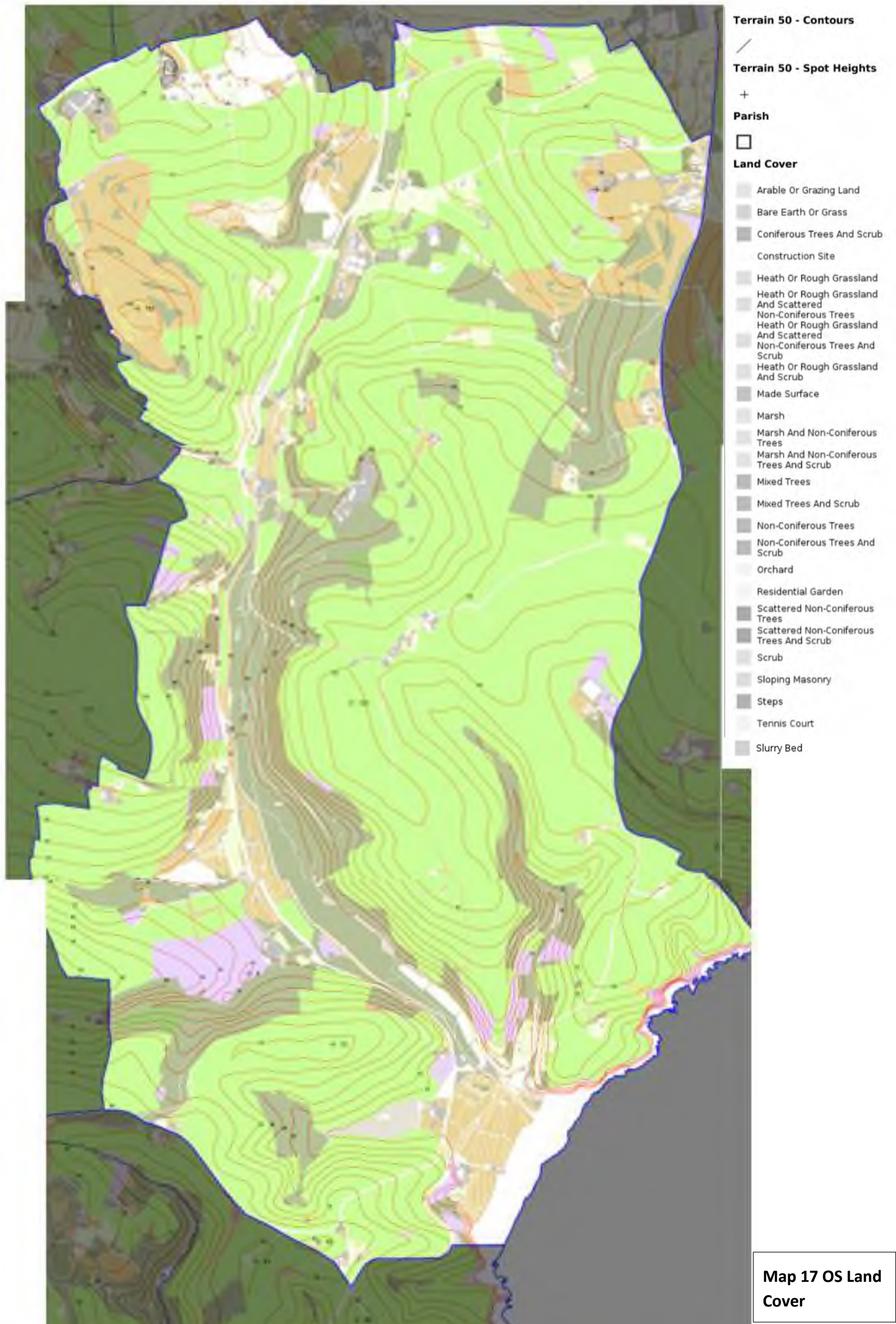


countywide biodiversity network of wildlife corridors, helping deliver Biodiversity Action Plan objectives and increasing resilience, which in landscape terms translates into richer habitat mosaics, healthier river and woodland corridors, and a more coherent, high quality landscape that supports nature recovery alongside recreational and cultural enjoyment.

Land Cover

7.45 The OS Land Cover mapping [Map 17] shows a strongly rural parish where the dominant land cover is Arable or Grazing Land, indicating extensive managed farmland across the higher ground and gentler slopes. Woodland is the next defining component, with substantial areas of non coniferous and mixed trees, often with associated scrub, forming a clear, continuous corridor along the main valley and more irregular blocks around the parish margins, this creates a more enclosed valley character set within a comparatively open farmed matrix.

7.46 Smaller, more marginal land covers appear as patches within this framework, including areas of heath or rough grassland and scrub, typically associated with steeper ground and edges where agricultural improvement is less dominant. Made surface and residential garden cover is comparatively limited and clustered around the settlement areas and main routes, reinforcing that development footprint is compact relative to the surrounding countryside, while the contour overlay highlights the parish's pronounced valley landform, with tightly spaced contours on valley sides and broader spacing across the adjoining plateau.



Map 17 OS Land Cover

8. DEVELOPMENT PRESSURES

8.1 National policy expects neighbourhood plans to be grounded in an understanding of local housing need and market signals, so that plan making is responsive to changing demand while remaining plan led and sustainable. A review of local estate agent listings indicates regular turnover and strong demand across the parish, with drivers that are partly structural and partly place based, including commuting links to St Austell as a major employment and administrative centre, and to Truro for higher order retail and health services. Demand is also shaped by the parish's rural setting, proximity to the coast and attractive countryside, which continues to draw lifestyle movers alongside a second home and holiday let market, contributing to sustained pressure for new housing in a constrained landscape. Planned transport improvements are likely to reinforce these dynamics, in particular Mid Cornwall Metro, which is intended to deliver a more frequent, coast to coast rail service linking Newquay, Par, St Austell, Truro, Penryn and Falmouth, potentially widening the practical commuter catchment and increasing market interest in accessible settlements and rural edge locations.

8.2 Against this backdrop, the parish already has a substantial pipeline of development, with around 493 homes consented but not yet built, and although some permissions may not be implemented within the plan period, the level of commitments is high enough to indicate that market demand is currently being met to a significant extent. Looking beyond 2030, the December 2024 NPPF revision and the current Government consultation on further reforms, running from December 2025 to March 2026, point to continued policy emphasis on housing delivery and updated national expectations for plan making, which may translate into increased strategic growth pressure around St Austell and, potentially, into urban extensions that could reach further into Pentewan Valley Parish. Cornwall Council is also progressing work towards its next plan, Cornwall Local Plan 2050, under new Government rules expected to take effect in early 2026.

8.3 In this context, the purpose of the Local Landscape Study is to set clear, early guidance on the parish's landscape value, characteristics and sensitivities, so that any future development, whether strategic or incremental, can be accommodated only where it demonstrably balances growth and character, and secures consistently high quality, landscape led outcomes rather than piecemeal change.

9. COMMUNITY VIEWS

9.1 A large majority of residents value the landscape and bucolic character of the parish, and place a high value on tranquillity. The clearest points in the consultation results that capture what the community values, and wants protected, about Pentewan Valley's landscape and character.

What residents say matters most about the Parish's character

(Question, "most important to you about Pentewan Valley Parish", 80 responses)

- **The countryside and landscape** was the strongest selected factor, **74** respondents
- **Peace and tranquillity** was also very strongly valued, **67** respondents
- Local wildlife and biodiversity, 59 respondents

- Isolation from urban areas, 44 respondents
- **Sense of community**, 40 respondents, this sits alongside landscape as a core part of “place”
- Heritage features, 38 respondents
- **Dark night sky**, 37 respondents
- Local community facilities, activities and groups, 24 respondents
- Other characteristics, 6 respondents

How residents describe “what makes it special”, free text

- The **river** is explicitly cited as a valued feature
- The Parish’s **proximity to the sea** is a defining positive characteristic
- The **space around the settlements**, and the fact it has been “preserved from housing estates and large industrial sites”, is valued as part of local distinctiveness
- The **valley, river, leisure trail, and woodlands** are described as “valuable amenities” for the wider area

What residents want the NDP to cover that links directly to landscape

(Question, “most important things an NDP should cover”, 76 responses)

- **Green spaces**, 57 respondents, indicates strong support for protection, designation, and management of valued open areas
- **Transport links**, 40 respondents, relevant because traffic, parking, and route works can directly affect tranquillity, lanes, and landscape quality
- **Climate change causes and impacts**, 37 respondents, aligns with protecting landscape function, drainage, resilience, and dark skies
- Accessibility improvements to the **Pentewan Trail** are raised in additional comments, suggesting the trail is a valued landscape asset but with inclusion issues

Which local heritage and “character” features people associate with place

(Free text on local heritage structures and places, 70 responses)

Recurring mentions focus on the harbour, river corridor, industrial heritage, and village landmarks, including,

- **Pentewan Harbour**, the harbour wall, harbourside buildings, harbour structures, and associated features
- The **old railway line**, including remaining tracks and the former route
- The **White River**, its paths and bridges, and old lock gates
- The weighbridge and weighbridge office, and the bridge
- The **village pump** in the Square, discussed as a character landmark with intergenerational meaning

- **Local woods** and the wider valley landscape setting
- The **Terrace**, the church, and other historic buildings and groups of buildings

9.2 A subsequent stage of community engagement reinforces, and in several respects strengthens, the earlier consultation evidence on what residents value about Pentewan Valley Parish’s landscape and character.

- Stronger mandate for local heritage recognition
 - **98%** support creating a **Local List of Heritage Features**, indicating very strong community backing for identifying, recording, and giving weight to locally important heritage assets, including those that may not meet national designation thresholds.
- Unanimous support for conserving and enhancing setting
 - **100%** support for the Neighbourhood Development Plan prioritising the **conservation and enhancement of the parish’s historic and natural settings**, this aligns directly with the earlier emphasis on countryside, tranquillity, biodiversity, heritage, and dark skies as core components of local distinctiveness.
- Clear appetite for protecting views and valued landscapes
 - **84.8%** want specific **views, vistas, and landscapes**, both coastal and inland, **protected**, this provides a strong basis for identifying key views, and for applying view sensitive criteria within relevant development management policies and design guidance.

Themes emerging from open comments, what people mean in practical terms

- Pentewan Harbour
 - Repeated calls for **repair and restoration**, with the harbour seen as a defining heritage feature and a focal point of local identity, not simply as functional infrastructure.
- Green buffer zones
 - A clear desire to maintain separation and avoid coalescence, particularly to **prevent St Austell’s outward expansion** eroding the rural valley setting and the Parish’s sense of being distinct from nearby urban areas.
- Woodlands and farmland
 - Strong emphasis on **ancient woodland protection** and the continued role of **working farmland** in supporting wildlife, maintaining rural character, and retaining the landscape structure that residents associate with “Pentewan Valley”.
- Trail and footpaths
 - The **Pentewan Valley Trail** is repeatedly cited as a valued recreational landscape asset, with practical requests for **better maintenance**, including weed control and measures to address mud and surface conditions, suggesting that access quality is part of how residents experience and value landscape.

10. ASSESSMENT

10.1 Section 1 and 2 described why this Local Landscape Character Assessment was prepared and how it creates an evidence base which will contribute to development of policies within the Pentewan Valley

Parish NDP. Sections 3 to 6 described the planning policy background to the process of landscape assessment and how landscape should be treated in plan-making and development management. Section 7 gathered together detailed information on the characteristics of the Parish landscape from various sources, and described why various features have landscape value. In the following sections 8 and 9, the development pressures active on the Parish, and community views relevant to landscape were described.

10.2 Against that background, this Section provides the detail of the landscape character of each of 5 Landscape Character Areas, identifying the key aspects that should inform the objectives and policies of the NDP. The 5 LCAs are as follows, and Map 18 following shows their boundaries;

CA1 Cliff Margin

CA2 Coastal Gateway

CA3 Deep Valley Floor and Riparian Corridor

CA4 Steep Valley Sides

CA5 Elevated Plateau and Rolling Farmland

Methodology

10.3 The LCAs are distinctly different areas of land, defined by their physical attributes, for example distinguished by topography and land cover. They may share some characteristics. The differentiation results from the varying combination of factors, and distinct features and views that may be specific to an LCA. Whilst contour lines, hydrology and development curtilages on maps were useful in helping to define the boundaries for these areas, they often merge subtly rather than abruptly as lines on a map might suggest. Local change of slope, current land use, historical land use and patterns or vegetation and soils were often better indicators of a change in the character of the landscape.

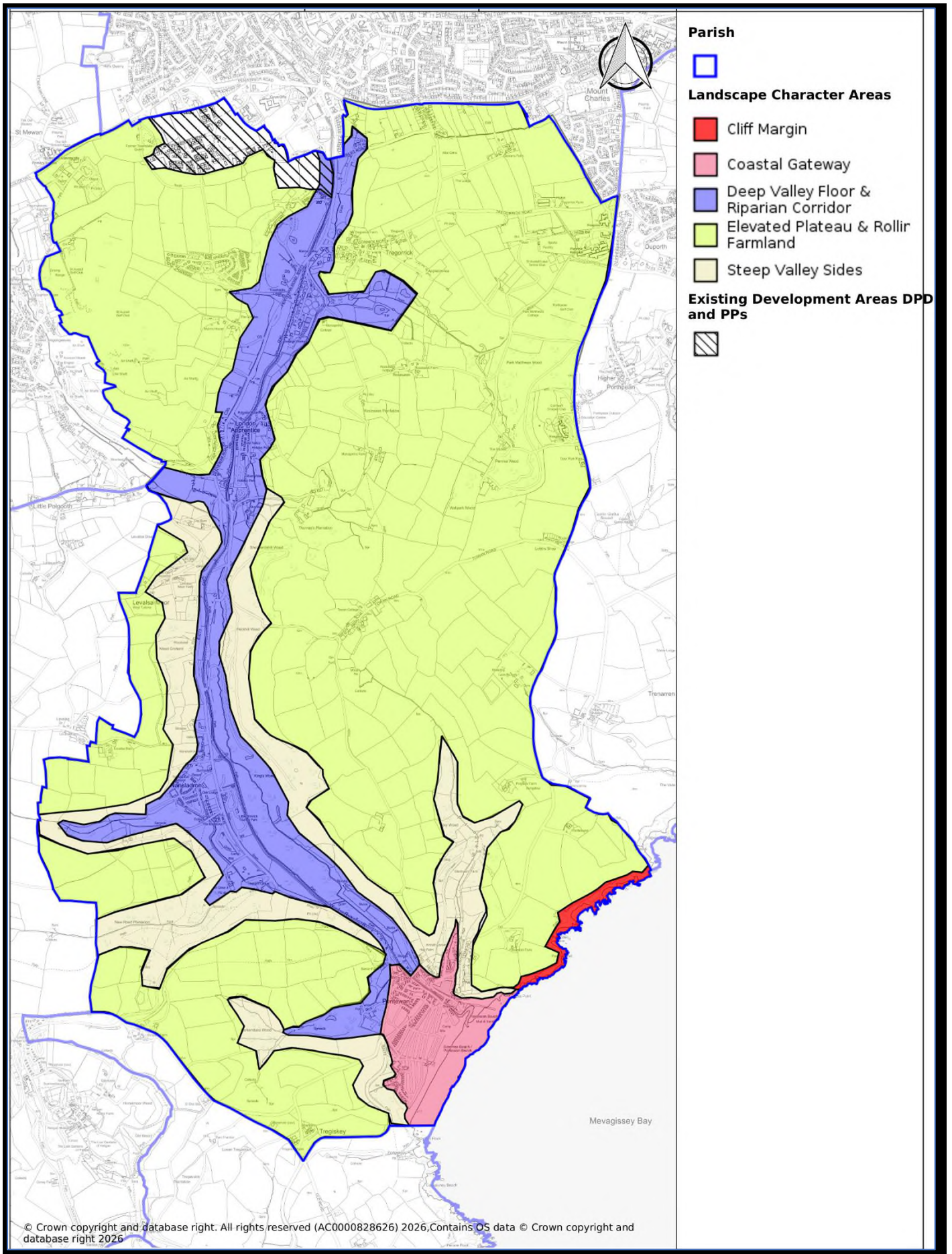
10.4 The LCA descriptions record the local landscape character and also incorporate details relating to landscape, historic and natural designations and features, based on sections 7, 8 and 9. A visual assessment of the character including views has also been carried out and photographs provided to support the assessments.

10.5 The LCA descriptions primarily record factual detail, not whether features and elements of character are good or bad, appropriate or badly designed. In the Aesthetic and Sensory and to a lesser extent in the Development Pressures assessments there are more subjective words where value judgements have been made. Other sections remain more 'neutral' and objective. This way the LLCA is an objective factual document.

3.3.5 The field assessment record is based on the supporting descriptions for the 40 LCAs in the 2007 Landscape Character Assessment. This way there is a clear and robust link between the Cornwall-wide assessment and this more detailed local assessment. These headings are

- **Key Characteristics** – what are the key elements and features of the landscape character type that make it different from other areas.
- **Geology and Soils** -
- **Topography and Drainage** – what is the overall shape of the land and a description of any water present

- **Biodiversity** – Elements of the landscape which could support protected species, their location and how they link together
- **Land Cover, Land Use** – What types of vegetation are found across the landscape type and what is the land used for.
- **Field and Woodland Pattern** – The location of trees and woodland, and whether they are designated. The scale of the field pattern, and type of field boundary
- **Settlement Pattern** -
- **Transport pattern** – the character of the road network, and public rights of way, footpaths, bridleways and byways.
- **Historic Features – designated and non-designated features of historic importance in the Parish**
- **Condition** – the state and appearance of characteristics of the landscape, as well as an overall assessment
- **Pressures** -
- **Aesthetic and Sensory** – the human experience of being within the landscape type, sight, sound, smell, seasonal change.
- **Distinctive Features** – elements and features both man-made and natural which are distinctive
- **Relationship to the adjacent Landscape Character Types** – how each landscape type relates to the next landscape type, whether there is a distinct change or more of a transition from one to the next.
- **Management Priorities** - the key actions needed to look after the landscape, strengthen what is distinctive, repair what has been lost or weakened, and ensure future change does not undermine local character



MAP 18: LANDSCAPE CHARACTER AREAS PENTEWAN VALLEY PARISH

CA1 Cliff Margin

Key landscape characteristics

An exposed coastal edge with a sharp, visually prominent boundary line, strong seaward panoramas, and a clear transition from marine to terrestrial character. Accessibility is generally limited to foot access, with experience shaped by wind exposure, surf noise, salt spray, and high levels of perceived naturalness away from built areas. Where present, the South West Coast Path and informal desire lines concentrate use and influence condition.

Geology and soils

A largely mudstone dominated coastal geology, with distinct patches of igneous intrusion, including microgabbro, creating localised contrasts in ground behaviour and vegetation response. Superficial deposits typically comprise head, clay, silt, sand and gravel on upper slopes, with beach deposits, sand and gravel and blown sand at, or near, the immediate coast. Soils are commonly thin over rock on steeper ground, with pronounced variability where blown sand and beach materials occur.

Topography and drainage

Steep coastal slopes promote rapid runoff, limited surface water storage, and heightened susceptibility to erosion and localised slope instability following intense rainfall. Where the cliff edge coincides with Soilscape 13, freely draining acid loamy soils over rock, plus head deposits, the expectation is shallow, drought prone soils supporting rough grazing, bracken, gorse, heath and oak woodland mosaics, with high sensitivity to physical disturbance, path widening and gullying. Blown sand and beach deposits increase infiltration locally, but can become unstable where vegetation cover is damaged or removed.

Biodiversity

Cliff and coastal margin habitats, with scrub and rough grassland mosaics, bird interest, salt spray influence, and strong ecological connectivity along the cliff line. These areas can be regionally important outside statutory designations, and are typically sensitive to trampling, disturbance and nutrient or pollutant inputs delivered from inland..

Land cover, land use

Predominantly semi natural land cover, with minimal field structure. Woodland is generally absent, or confined to sheltered slopes above the margin. Settlement is outside the cliff zone, although settlement influence can be perceptual, seen from above, or from the beach, and can include lighting spill and noise.

Field and woodland pattern

Minimal field structure, woodland generally absent or restricted to sheltered slopes above the margin.

Settlement pattern

No settlement within the cliff zone itself, settlement influence is mainly perceptual, seen from above or from the beach.

Transport pattern

Footpath access is main movement type, with limited vehicular routes near the edge.

Historic features

Potential quarrying, coastal defence remnants, and historic routeways approaching the coast.

Condition

Highly sensitive and dynamic, shaped by coastal processes and episodic storm impacts.

Pressures

Highly sensitive and dynamic, shaped by coastal processes and episodic storm impacts. Key pressures include erosion, informal access, path widening, coastal edge domestication, and lighting spill. incremental coastal edge domestication.

Aesthetic and sensory

Strong exposure, wind and surf noise, long views along the coast and out to sea, high tranquillity away from village

Distinctive features

Cliff line, exposed slopes, coastal edge panoramas.

Management Priorities

Management priorities are low impact access design, careful routing and maintenance of paths, protection of fragile dune or sand backed areas, prevention of polluted runoff from inland, and adaptive responses to climate change driven coastal change.

Relationship to the adjacent Landscape Character Types - Relates to the Coastal Gateway type as a sharp, often abrupt valley bottom and land sea edge, with a distinct step up from beach into exposed cliff top and rough coastal slopes.

CA2 Coastal Gateway

This is the transition zone where the valley meets the coast, including the more developed harbour, village, and immediate coastal setting.

Key landscape characteristics

A strongly legible arrival landscape where the valley meets the coast, combining harbour infrastructure, village form, tourism activity, and enclosed spaces, set against open sea views. The contrast between built edge, harbour basin, beach, and immediate coastal access is a defining characteristic, and the area typically has a more active, animated sensory quality than the wider valley.

Geology and soils

A complex mix of coastal superficial deposits and blown sand, with head deposits, local alluvium and modified ground in short proximity, producing marked variability in ground conditions. Freely draining slightly acid loamy soils, consistent with Soilscape 6, support managed land uses, improved grassland and arable potential, but generally at low fertility and with limited water retention. At the valley mouth, there is interaction between fluvial pathways and tidal or storm conditions, with localised ponding and flood risk influenced by settlement form and defences. Beach and blown sand areas are highly permeable, but can be prone to wind erosion and instability if disturbed.

Topography and drainage

Low lying coastal floor with localised ponding, flood pathways and fluvial, tidal interaction at the valley mouth, with drainage strongly controlled by settlement and defences. By contrast, beach and blown sand areas will tend to be highly permeable, but can be prone to wind erosion and instability if disturbed.

Biodiversity

A transition zone where gardens, scrub edges, wet areas and riparian habitat can connect, but where fragmentation and disturbance pressures are more pronounced. The interface between settlement and coastal habitats is particularly sensitive to lighting, trampling, dogs, and seasonal visitor intensity.

Land cover, land use

Made surfaces and residential garden, plus managed open spaces, consistent with a gateway setting. Field pattern weakens into enclosed urban spaces, with woodland mainly on adjacent slopes.

Field and woodland pattern

Field pattern weakens, and enclosed spaces, with woodland mainly on adjacent slopes

Settlement pattern

Nucleated village and harbour focus, with a distinct built edge and an obvious interface with beach and coastal access.

Transport pattern

Constrained road access typical of a valley mouth settlement, with pedestrian circulation concentrated around the harbour and beach.

Historic features

Strong harbour related heritage and industrial transport associations, including the Pentewan Railway corridor. Local building stone character is an important strand, and can be linked to the Pentewan Stone narrative where appropriate.

Condition

High maintenance and visually sensitive, condition can be affected by clutter, signage, surfacing, and ad hoc boundary treatments.

Pressures

Seasonal visitor intensity, parking demand, signage and lighting, incremental loss of local materials, flood risk management works that could harden character.

Aesthetic and sensory

Lively, active, and often noisier than the rest of the valley, with strong coastal smell, sound, and visual drama.

Distinctive features

Harbour and beach setting, coastal arrival views, strong built, sea interface.

Management Priorities

Include coordinated public realm treatment, restraint in lighting, protection of local material palette, and ensuring flood and coastal resilience measures reinforce, rather than erode, local distinctiveness.

Relationship to the adjacent Landscape Character Types - Acts as the main transition between the intertidal sand and beaches and the Valley Systems type, where open coastal space tightens into a more enclosed, built, valley mouth landscape.

CA3 Deep Valley Floor and Riparian Corridor

This is the linear “spine” through the parish, tightly constrained between valley sides.

Key landscape characteristics

A tightly constrained linear spine through the parish, enclosed and intimate, with a strong sense of being within a green corridor. Views are typically filtered and sequential, rather than panoramic, with landscape experience shaped by shade, humidity, birdsong and water sound, and locally strong tranquillity and darker night skies away from settlement lighting.

Geology and soils

Valley floor alluvium and finer textured soils, including clay, silt, sand and gravel, create wetter, more moisture retaining ground than adjacent slopes, with higher fertility potential and a propensity for waterlogging in places.

Topography and drainage

Flat to gently undulating floor, the corridor is functionally connected to side slope runoff, with floodplain behaviour, localised overbank flooding, and strong upstream sensitivity, given the wider catchment influences.

Biodiversity

High ecological value potential, with riparian trees, wet grassland, wet woodland and corridor connectivity. County Wildlife Sites and Ancient Woodland nearby, veteran trees, and woodland stepping stones strengthen a countywide network function, making this corridor a primary axis for nature recovery, subject to water quality and disturbance constraints..

Land cover, land use

A mix of valley floor grazing, wet features, riparian woodland and scattered settlement and infrastructure. Fields are generally smaller and more irregular than on the plateau, with hedged and tree lined boundaries and woodland ribbons tracking watercourses.

Field and woodland pattern

Fields smaller and more irregular than the plateau, boundaries often tree lined or hedged, with woodland ribbons following watercourses.

Settlement pattern

Linear settlement tendency, with small clusters at pinch points and crossings, plus isolated properties.

Transport pattern

Road and route alignment strongly controlled by the corridor, limited alternative routes, high sensitivity to incremental widening and engineered edges.

Historic features

Water management structures and strong transport heritage, including the Pentewan Railway corridor and features linked to the harbour and the wider china clay legacy.

Condition

Vulnerable to cumulative change, including boundary domestication, highway engineering, invasive vegetation, and localised footpath erosion.

Pressures

Flood risk and drainage works, lighting spill, traffic management interventions, residential boundary creep, footpath erosion where access is concentrated.

Aesthetic and sensory

High enclosure, shade, birdsong and water sound, pockets of strong tranquillity, locally dark skies where not affected by settlement lighting.

Distinctive features

Linear river valley form, riparian trees, wet ground character, historic corridor associations.

Management Priorities

Strengthening riparian buffers, improving water quality, retaining veteran trees, guiding boundary treatments, and planning for flood resilience while conserving the corridor's enclosed, semi natural character.

Relationship to the adjacent Landscape Character Types - its at the core of the Valley Systems type and connects gradually to CA4 through increasing enclosure and woodland, while shifting more distinctly to CA2 where the valley opens into the coastal settlement and beach setting.

CA4 Steep Valley Sides

These form the enclosing "walls" to the valley, often wooded, and visually dominant from the floor.

Key landscape characteristics

Steep enclosing slopes forming the valley's walls, often woodland dominated and visually prominent from the floor. The strong textural woodland character and the clear separation between floor, sides and plateau are fundamental to the valley's sense of place.

Geology and soils

Superficial head deposits, plus variable depth soils over mudstone with local igneous intrusions, are consistent with slope processes, colluvial movement and heterogeneous ground conditions. On the steepest slopes, freely draining acid loamy soils over rock, consistent with Soilscape 13, support woodland and rough ground, and indicate higher sensitivity to soil loss, compaction and path erosion, particularly where tracks, cut and fill, or unmanaged runoff concentrate flows.

Topography and drainage

Rapid runoff, spring lines likely, small gullies, and erosion risk on informal paths, a defining functional characteristic, with direct downstream consequences for the riparian corridor in CA3..

Biodiversity

High woodland and edge habitat value, strong connectivity and shelter function. Ancient woodland elements, veteran trees, and County Wildlife Sites strengthen ecological integrity and time depth.

Land cover, land use

Woodland blocks and ribbons are dominant, with occasional clearings and limited agriculture where gradients ease. Settlement is generally sparse, with buildings tending to sit at the foot or top of slopes rather than mid slope.

Field and woodland pattern

Woodland blocks and ribbons, with sture shelves where gradients ease.

Settlement pattern

Sparse, often avoided due to slope constraints, buildings typically sit at the foot or top rather than mid slope.

Transport pattern

Routes tend to run along the floor or the plateau, with steep connecting lanes and tracks, high sensitivity to cut and fill.

Historic features

Former quarries, woodland management features, and historic routeways between plateau farms and the valley.

Condition

Generally robust where woodland structure is intact, but sensitive to fragmentation, unmanaged access, invasive species, and new tracks.

Pressures

Tree loss, slope instability, path erosion, invasive species, new access tracks, and lighting spill across the valley sides.

Aesthetic and sensory

Strong enclosure, woodland scent and shade, seasonal variation, high tranquillity away from roads.

Distinctive features

Wooded “hangers”, steep, enclosing slopes, filtered valley views.

Management priorities

Include woodland regeneration, retention of veteran trees, careful control of new accesses and lighting, and targeted path management to prevent erosion and reduce downstream sediment impacts.

Relationship to the adjacent Landscape Character Types - Forms the defining enclosing element of the Valley Systems type, creating a clear break of slope and enclosure change from CA3, and a more legible transition to CA5 as gradients ease and woodland gives way to managed farmland.

CA5 Elevated Plateau and Rolling Farmland

This is the dominant extent of the parish area, forming the valley’s upland shoulders and higher ground.

Key landscape characteristics

Open, productive farmland with broad skies, gentle relief, and long views, with the incised valley reading as a clear, defining landform. In the north of the parish, the presence of the St Austell urban area may be audible, but is largely screened visually by the dense network of hedgerows, while some urban fringe influences are evident, including sports facilities, institutions, and golf course land uses. Field patterns overall show clear medieval linkage, some on north east being apparently vestigial strip farming plots.

Geology and soils

A mix dominated by mudstone formations, with a mapped sandstone member, and local igneous intrusion, microgabbro areas. predominantly free draining farmland soils with variable depth depending on bedrock and head deposits, of relatively low fertility that tend to support lower intensity arable and grassland, giving a more open, productive farmed character. Agricultural land quality mainly grade 3. Localised changes in productivity, vegetation colour, and boundary vegetation tracks the underlying bedrock, especially where microgabbro influences at play.

Topography and drainage

Rolling or gently undulating surface, woven by lanes with tall hedgerows, Cornish hedges and earth banks that break up longer views and free draining loams imply limited surface water persistence on the plateau, but, importantly, higher risk of rapid runoff delivery to the valley system during intense rainfall where soils are compacted, where hedgebanks are breached, or where field drainage is simplified.

Biodiversity

Lower semi natural cover than the valley sides, but with important habitat value in hedgebanks, treelines and woodland copses, which act as corridors and stepping stones. Large areas of arable or grazing land with interspersed woodland and scrub patches.

Land cover, land use

Predominantly agricultural, with pockets of woodland, scrub, and settlement gardens.

Field and woodland pattern

A strong medieval enclosure framework, expressed in irregular to semi regular fields bounded by Cornish hedges and hedgerows, with some areas, particularly to the north and north east, suggesting vestigial strip like plots and a pronounced historic grain. Boundary condition is a primary determinant of landscape quality, affecting enclosure, biodiversity connectivity and perceived rurality.

Settlement pattern

Settlement is typically dispersed, with farmsteads and small clusters, and more defined edges where the plateau meets the break of slope into the valley.

Transport pattern

Ridge and plateau lanes, plus connectors dropping into the valley, road character is often rural and narrow.

Historic features

Farmsteads, historic field systems, potential remnants of earlier enclosure, and local stone boundary character.

Condition

Mostly in good order, influenced by boundary management, agricultural intensification, and incremental edge development.

Pressures

Field boundary loss, skyline development, larger sheds, lighting, renewable infrastructure pressure, and cumulative traffic calming and signage. To the north significant urban growth pressure and suburbanising edges with urban fringe uses such as leisure, public utilities, paddock land.

Aesthetic and sensory

More exposed, windier, brighter at night if lighting is present, wider panoramas, stronger “big sky” effect than the valley.

Distinctive features

Rolling farmland, some long views, boundary network character, and the contrast with the wooded, enclosed valley.

Management priorities

Include conserving medieval field patterns, restoring and maintaining Cornish hedges and hedgerows, buffering waterways, strengthening wildlife corridors, and avoid incremental erosion of tranquillity and dark skies. To the north ensuring any new development associated with urban growth of St Austell is landscape led, retains local distinctiveness, and respects proximity to the National Landscape.

Relationship to the adjacent Landscape Character Types - A strong edge to the urban area and a clear visual and topographic contrast to the Valley Systems types at the valley rim, but a gradual transition across hedged farmland as relief and enclosure subtly vary.

11 PROPOSED AREA OF LOCAL LANDSCAPE IMPORTANCE

11.1 As noted above, much of the Parish lies within the designated National Landscape, with a small area also included within the Heligan Registered Park and Garden. However, this does not imply that the remainder of the Parish is without local landscape value. Beyond the nationally recognised areas, the Parish contains landscapes of distinct character and importance at the community scale, which are locally cherished. While some of this land is in agricultural, tourism and recreational use (notably golf courses), the northern area to the east of the White River [see map 19 and Appendix 4, Photos 8 to 16 and 25] is particularly valued by local people

11.2 It is familiar to local people as part of their ‘place’, contributing to their sense of distinctiveness, and even the sense of belonging to Pentewan Valley Parish and its community. It represents a *locally cherished landscape* that embodies qualities consistent with those described at paras 7.20 to 7.23 above, and also to the guidance provided in Cornwall’s Landscape Character Assessments and Seascape Character Area descriptions. These qualities include:

Landscape Character and Continuity

- The area identified in Map 19 is a predominantly rural, historic farmed landscape on the southern edge of St Austell. It forms a clear transition between the urban fringe to the north and east and the more strongly rural and protected landscapes to the south, including the nearby National Landscape. It sits within the wider character of the Gerrans, Veryan and Mevagissey Bays area, expressing key inland qualities of an undulating farmed plateau cut by smaller valleys and folds, with a mixed pattern of pastoral and arable land uses.

- The area is predominantly medieval farmland with intact field patterns and Cornish hedges, characteristic of the wider Undulating Historic Farmland LCT, with small plantations and patches of rough ground that add texture and time depth. It includes:
 - A coherent hedged field system with two clear “grains” that read as different phases of enclosure. Along the northern edge, immediately south of the suburban fringe and Southbourne Road, there is a strong pattern of long, narrow, near parallel fields, running broadly north to south. Their proportions suggest historic strip like enclosures laid out at right angles to the road and settlement edge. These narrow units, with closely spaced boundaries, create a pronounced linear texture and a strong sense of time depth consistent with older incremental subdivision and enclosure.
 - Further south, around Sawles Road and Tregorrick Road, field sizes generally increase and shapes become more mixed. This includes medium sized rectilinear fields aligned to the road network, and larger, more irregular parcels with curving boundaries that respond to topography or earlier land divisions. Boundaries remain visually strong, with dark, continuous hedgelines and frequent hedgerow trees indicating robust Cornish hedge and hedgerow structure. Some later amalgamation and modern management is evident in a few larger, more uniform blocks, particularly nearer the eastern housing edge, but within a clearly retained historic framework.
- The landscape is further defined by rolling topography, enclosed lanes, and Cornish hedges often topped with mature trees and shrubs, creating a semi wooded character in places. Woodland is generally concentrated in valley sides, bottoms and small copses, while open plateau fields provide contrast and a greater sense of exposure.
- The river valley woodland edge along the western side defines the boundary, reinforces enclosure, and contributes to the parish’s green infrastructure corridor.
- The area’s character is closely aligned with the National Landscape immediately to the south, providing visual and ecological continuity across the parish boundary.

[Appendix 4 photos 8 to 16 are relevant]

Setting, Buffer and Gateway Role

- The land forms the immediate rural setting of St Austell, softening the settlement edge, preventing harsh urban boundaries and protecting attractive countryside views from within the town towards open countryside.
- It functions as a buffer to the National Landscape, reducing the encroachment of urban development and moderating cumulative visual, traffic and noise effects on the designated landscape’s setting.
- It also serves as a gateway landscape into the National Landscape and the Pentewan Valley tourism area, shaping first impressions for visitors.
- Perceptually, the area combines enclosed, intimate spaces along lanes and landform folds with more open farmland on higher ground, where wider views can include the urban edge of St Austell and, in some locations, more distant industrial clay landscape features. The Sawles Road, Tregorrick Road crossroads provides expansive views over the pastoral northern part of the Pentewan Valley,

St Austell itself and the clays area beyond, a view in which the area's layered history and land use is readily legible and widely valued.

Preventing Coalescence and Maintaining Identity

- The area helps maintain visual and spatial separation between the built-up edge of St Austell and Porthpean and the open countryside beyond, supporting the experience of moving from town to rural and coastal landscapes.
- It prevents coalescence between St Austell, St Austell Bay settlements and the Pentewan Valley villages, helping to maintain their separate identities.
Retaining this open landscape is essential for distinctiveness and sense of place, ensuring communities remain connected to their countryside setting.
- These sensitivities are reinforced by local experience of governance discussions about where the effective town edge should sit, and by resident perceptions that the Sawles Road area is rural in context and identity. In canvassing residents of Sawles Road south of the A390, some 80% supported a boundary aligned to the A390, and all of those described themselves as living in a rural context, illustrating how community identity and affiliation are closely tied to landscape setting.

Supporting Biodiversity, Recreation and Well-being

- The farmland and woodland mosaic supports valuable biodiversity and wider environmental functions, linking with habitats in the White River valley and designated coastal sites, and offering significant opportunities for wildlife movement and enhancement.
- The area contributes to the parish's green infrastructure network through its hedgerows, woodland edges and riparian corridors, including the defining river valley woodland edge to the west.
- The land provides accessible open space and recreation benefits, including allotments, sports pitches and school grounds, contributing directly to community health and well-being.
- The area also supports informal recreation closely tied to tranquil rural lanes, including equestrian activity. Sawles Road includes stables, and the lanes between it and Tregorrick are used by horse riders, with the quiet character of the area making it suitable for equestrian pursuits.
- The Cornwall Local Plan Site allocations DPD describes Tregorrick Lane as an 'Enhanced multi-use trail'.
- As an ordinary, lived-in countryside edge, the landscape is familiar to and valued by residents, contributing to identity, distinctiveness, belonging, and everyday contact with nature.

Retaining Historic and Cultural Value

- The area has clear historic time-depth [see Appendix 1] and continuity. Its field pattern and boundary network are consistent with a medieval farmed landscape, and the wider area contains evidence of prehistoric, Romano-British, medieval and post-medieval activity, including farming, settlement, mining and estate landscapes.
- Remnants of designed parkland and estate influence contribute to cultural depth and reinforce the area's value as more than undeveloped land, it is a historic working landscape with enduring local character and time depth.

Water Management and Drainage Functions

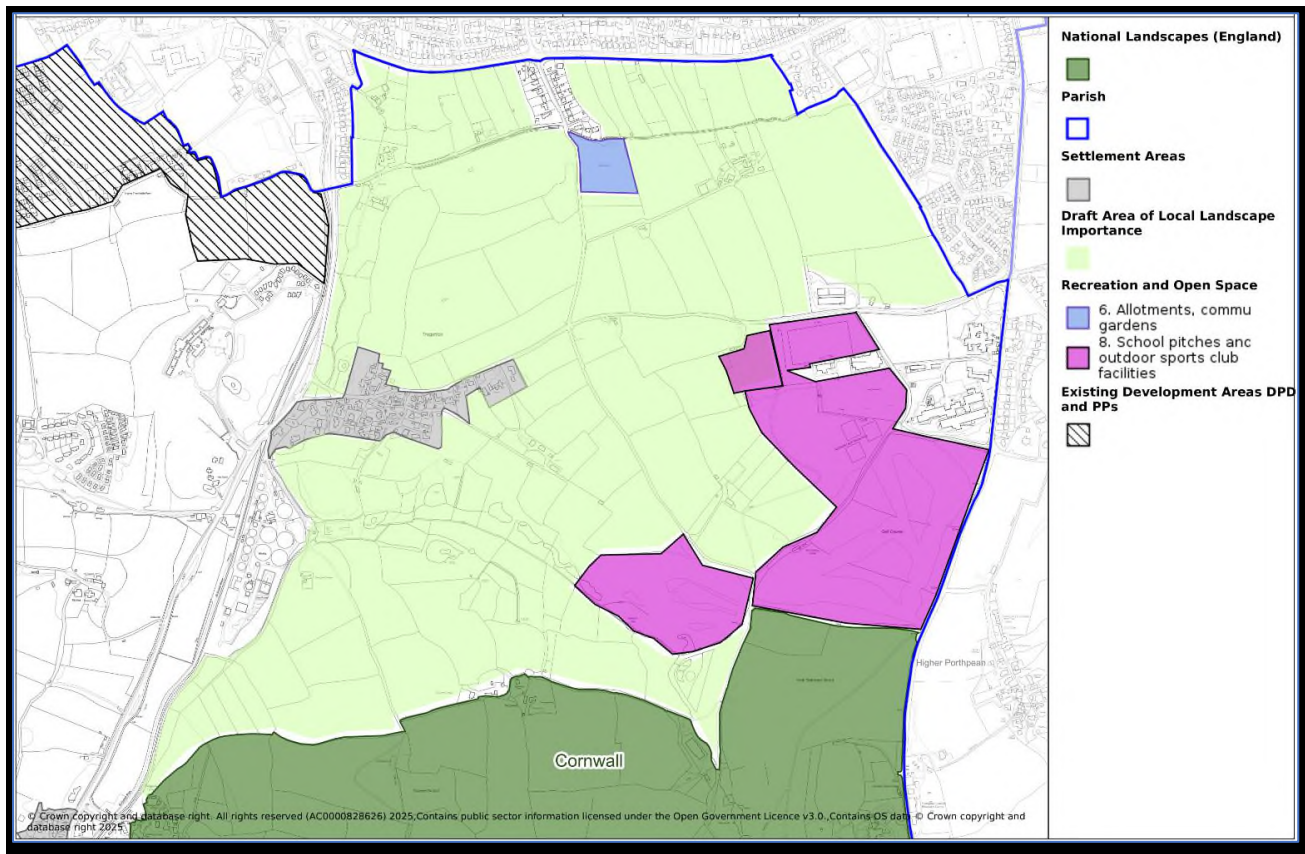
- The landscape lies within the St Austell Critical Drainage Area, where existing landform, field structure, hedgerows and riparian features make an important positive contribution to water management and drainage.
- When guided by existing natural landscape characteristics, development can be designed to work with natural drainage processes in a more sustainable way. By respecting the historic field framework and riparian character, development can integrate more successfully into the natural environment, delivering a healthier, more attractive and socially cohesive place while supporting the aims of the Critical Drainage Area regime.
- Vegetated SuDS can create new species rich green infrastructure corridors, strengthening habitat connectivity and enhancing natural capital. An infiltration first approach reduces reliance on extensive hard surfacing and engineered conveyance, maintaining a rural aesthetic and supporting the protection of intrinsic countryside beauty, consistent with NPPF paragraph 180b.
- Well designed on site storage and runoff control can reduce erosive runoff that might otherwise breach, undercut or wash out Cornish hedges and historic field boundaries, sustaining historic landscape character and limiting incremental suburbanisation of the rural edge.

11.3 Conclusions. This landscape is clearly of local importance for several reasons. The assessment above demonstrates that this landscape performs important functions that extend well beyond its role as undeveloped land, including maintaining local character and time depth, providing the immediate rural setting to St Austell, preventing coalescence and sustaining settlement identity, supporting biodiversity and recreation, and contributing positively to water management within the Critical Drainage Area

11.4 However, it is subject to clear vulnerabilities and development pressures arising from its proximity to St Austell and its position on the town's southern edge. There is ongoing pressure for institutional and recreational uses, incremental urban edge expansion, and associated infrastructure, with the potential in the longer term for more substantial outward growth of the urban area. Because the land includes elevated and visually exposed slopes and forms a widely experienced countryside setting, development that is large in scale, tall, overtly engineered, or strongly lit, even where not immediately adjacent, would risk disproportionate harm to tranquillity, valued views, and the setting and approach experience of the National Landscape. Incremental change, such as the loss or breaching of Cornish hedges, rationalisation of field patterns, suburban boundary treatments, lighting creep, and domestication of open farmland, would gradually erode the coherent historic farmland framework and weaken the Parish's distinctive rural edge and gateway function.

11.4 It is realistic to acknowledge that some expansion of St Austell into this landscape will inevitably occur over time. There is therefore a cogent case to designate the area as of Local Landscape Importance, as shown on Map 20 not to preclude development in principle or create a 'quasi-Green Belt', but to secure a landscape led approach to decision making. This should ensure that proposals respond to the historic field framework and landform, retain and reinforce Cornish hedges and hedgerow trees as primary boundaries, deliver coherent green infrastructure linked to the riparian corridor, manage lighting and visual prominence, incorporate sustainable drainage that works with natural processes, protects the integrity of field boundaries, and avoids incremental suburbanisation of this sensitive countryside.

Such a designation would also help to ensure that any future urban growth of St Austell should be designed to step down from the settlement edge into the surrounding countryside and the setting of the National Landscape. It would be in effect an area of landscape transition where development is feathered out in form, density, planting and character to create a softer edge and avoid an abrupt urbanising effect on the setting of the National Landscape.



MAP 19: PROPOSED AREA OF LOCAL LANDSCAPE IMPORTANCE

12 RECOMMENDATIONS

12.1 The following recommendations are made:

1. **Include a planning policy in the NDP which provides for proposals that impact on trees, Cornish Hedges or hedgerows** to incorporate and retain trees and Cornish Hedges or hedgerows of good arboricultural and amenity value, ensure their protection during the course of development, incorporate the planting of additional trees at an appropriate level, and the replacement of any lost with trees of a proven Cornish provenance. [Policy 23 in the Pre-Submission Draft Plan]
2. **Include a planning policy in the NDP to protect and enhance the quality of dark skies in the area**, helping to maintain the rural character of the Parish, safeguard local wildlife habitats, and preserve residents' enjoyment of clear night skies. [Policy 23 in the Pre-Submission Draft Plan]
3. **Add an additional Policy on landscape to be included in the Submission Draft NDP to respond to the issues raised in the Reg 14 consultation and this report**, to the effect that:

1. Development proposals will be supported which demonstrate that they have responded to and been informed by the characteristic, distinctive and historic landscape features identified in the Landscape Issues Study of Pentewan Valley Parish NDP, in the following aspects:

- *Key Characteristics*
- *Topography and Drainage*
- *Biodiversity*
- *Land Cover and Land Use*
- *Field and woodland pattern*
- *Building distribution*
- *Transport Pattern*
- *Historic features*
- *Distinctive features*
- *Condition*
- *Aesthetic and sensory*
- *Relationship to the adjacent landscape character type.*
- *Development Pressure affecting Landscape Character*
- *Management Priorities*

2. The demonstration required above, should address the foreground, middle ground and background landscape impacts and taking into account the cumulative impact caused by any existing unimplemented development proposals.

3. To evaluate the landscape and visual effects created by the proposed development on the characteristics identified above, applications may be supported by a Landscape and Visual Impact Assessment or Appraisal, and a heritage impact statement, as appropriate to the scale of the development, in line with the current Landscape Institute and Historic England guidelines to be set out in the Design and Access Statement or Environmental Statement accompanying a planning application.*

4. **The area shown on Map 19 be identified in the NDP as a Area of Local Landscape Importance [Policy 20 in the Pre-Submission Draft Plan] , and as potential development could have an effect on the landscape character and value of the proposed designated area , a policy be included to provide a clear indication of how any proposed development should be integrated into the environment in such a manner as does not undermine its value whilst supporting its useful functions. These should cover the following issues:**

Maintain visual separation, openness, and landscape character by

- a) locating buildings and structures so they are read against existing built form and landform, using siting, scale, colours and materials that screen or blend with the landscape and reduce visibility from adjoining areas and neighbouring parishes,
- b) retaining the established proportion and scale of development, and the spaces between buildings,
- c) reflecting the local built vernacular,
- d) incorporating, conserving and, where necessary, restoring the traditional field pattern of Cornish hedges and hedgerows along established and historic boundary lines, using shrubs and trees of proven Cornish provenance, taking account of local vegetation character, and

- avoiding damage to field trees, ponds, springs, streams, rivers, historic features and gateposts,
- e) incorporating public rights of way, parish paths and quiet lanes with minimal deviation and no loss of connectivity,
 - f) providing a comprehensive landscape scheme, using appropriate plant species and boundary treatments to integrate development with rural character, and delivering enhancement where practicable,
 - g) avoiding harm to existing wildlife corridors and providing additional habitat links where opportunities arise,
 - h) respecting the character and setting of heritage assets and historic routes between settlements, and
 - i) taking account of, and mitigating, any adverse effects on the natural beauty and special qualities of the National Landscape to the south.

Landscape and visual assessment

The required evidence should address foreground, middle ground and background effects, and should consider cumulative impacts alongside existing development and any extant, unimplemented consents.

Recreation and access

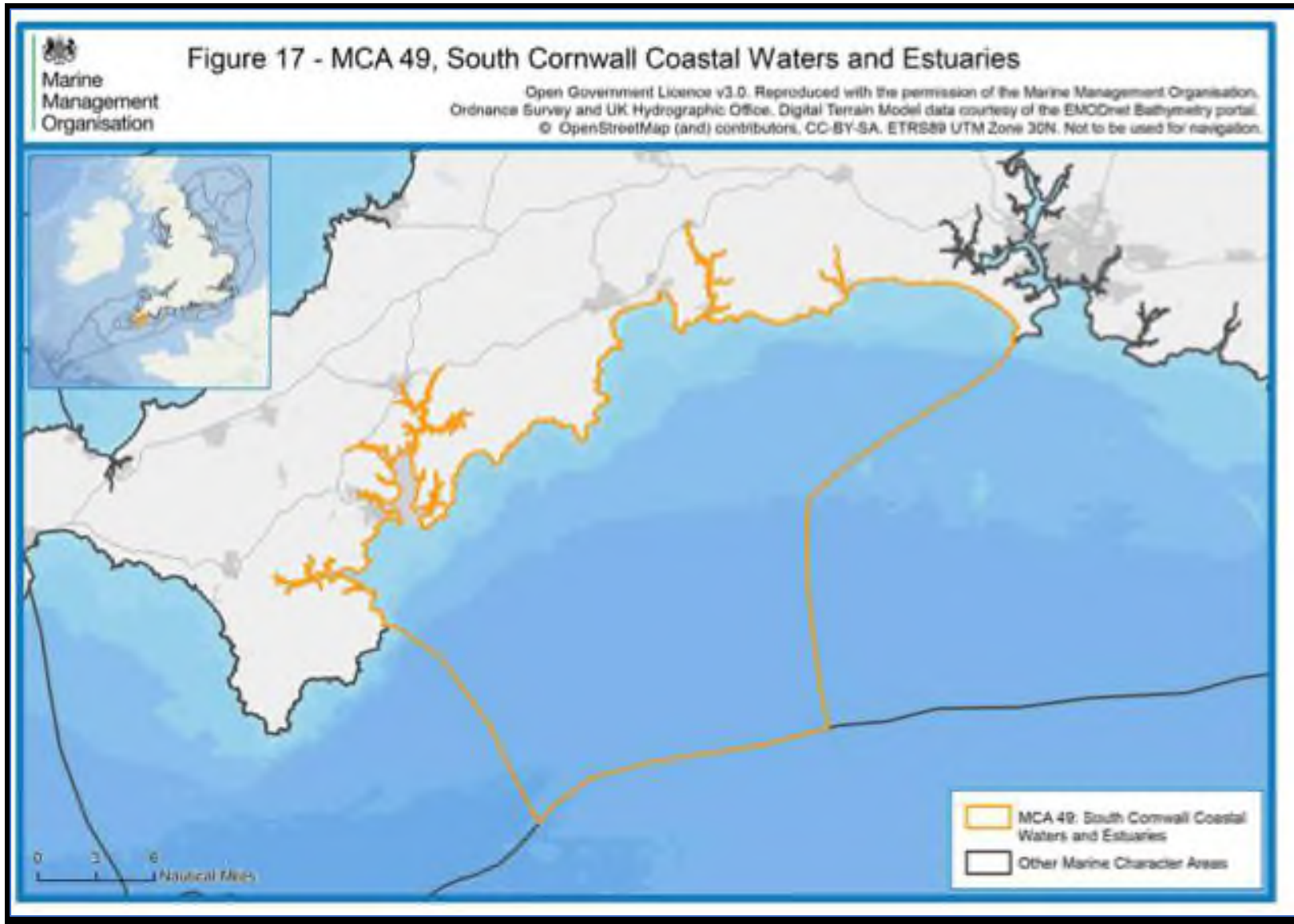
Proposals that improve recreational connectivity, including permissive paths linking to the existing network of paths and bridleways, supported by appropriate signage and interpretation, will be supported.

5. **Include a footnote** to planning policy 20 in the NDP which for larger developments, supports the use of Landscape and Visual Impact Assessment, or a Landscape and Visual Appraisal as appropriate to the scale of the development, in line with the current Landscape Institute Guidelines, to demonstrate how the proposal take into account and address the foreground, middle ground and background impacts on:
 - a. the distinctive character of the topography of the open undulating plateau and by contrast the intimacy and small scale of the valley landscape;
 - b. the characteristic narrow lanes;
 - c. the field pattern of Cornish hedges and hedgerows, and the 'landmark' trees, bushes, historic features and gateposts within them;
 - d. the historic landscape pattern and characteristic features.

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APPENDIX 1: SEASCAPE CHARACTER AREA DESCRIPTION

DRAFT



3.13.1 Profile for MCA 49: South Cornwall Coastal Waters and Estuaries

Location and boundaries

This MCA encompasses several bays and estuaries along the South Cornwall coast from Manacle Point to Rame Head. Its western boundary with MCA 48: Mount's Bay and the Lizard coincides with the transition to the rough seas and overfalls associated with Lizard Point (as marked on the marine charts) and a submarine cable route, extending around 23.5km offshore to meet MCA 52: English Channel Approaches. The transition to MCA 52 is also marked by a change in bedrock geology from slate and breccia to chalk. In the east, the MCA boundary reflects a change in marine traffic with more activity occurring close to Plymouth Sound.

Overall character

The South Cornwall Coastal Waters and Estuaries MCA is backed by a varied coastline, from intimate rias enclosed by woodland to wide and exposed sandy bays. The waters within the MCA are generally sheltered from the prevailing Atlantic conditions and the sea and its harbours support a great number of boats and ships from large trading vessels to small fishing and recreational boats and yachts. Despite the relatively calm conditions, large volumes of historical shipping and hazards including tidal races and partly submerged rocks have resulted in many wrecks including some which are now popular sites for diving. Important areas for biodiversity are found in the estuaries and in offshore areas, including valued intertidal rock, seagrass, and sandbank and mudflat habitats. These waters were an important defensive location in the past, with the impressive form of Pendennis Castle at Falmouth playing a key role in defending against the threat of the Spanish Armada and in many conflicts since. The settlements along this stretch of coast are steeped in maritime history, with a long past of trade, fishing and smuggling. The warm and mild weather conditions coupled with the picturesque bays and beaches make this area an attractive holiday destination, with tourism now forming an integral part of the economy, along with emerging industries such as marine renewable energy and traditional fishing activity.

Adjacent National Character Areas (NCAs)

The adjacent coastline includes the following NCAs as defined by Natural England:

- 152: Cornish Killas
- 156: The Lizard

Adjacent and inter-visible nationally designated and defined landscapes

Long sections of the adjacent coast are designated within the Cornwall AONB, with the exception of Falmouth, parts of St Austell Bay to Par, and Looe and Whitsand Bays up to Rame Head. The Roseland and the coastline from Gribbin Head to Polperro are also defined as Roseland Heritage Coast, as is a small part of Rame Head in the east of the MCA. Parts of the Cornwall and West Devon Mining Landscape WHS are located at Perranarworthal.

3.12.2 Key characteristics of MCA 49: South Cornwall Coastal Waters and Estuaries

- A seascape comprising numerous south-facing bays of varying scale and shape, including Whitsand, Looe, Mevagissey, Veryan and Falmouth Bays.
- Numerous rivers flowing into the sea. The distinctive drowned valleys ('rias') of the Helford, Fal, Fowey and Looe create significant sheltered and wooded indentations into the coastline.
- Water depth ranges dramatically. The Fal Estuary is the third largest natural deep water harbour in the world.
- Several rocks and islands off the coast including the Gwineas, Killyvarder Rock, Cannis Rock and Looe Island.
- Inshore waters are mostly sheltered from the prevailing Atlantic westerlies, although tidal races off Looe Island, Dodman Point and the Bizzies can prove treacherous to navigation.
- Close to shore underlying geology is comprised of Devonian slate and sandstone whilst further offshore, Permian and Triassic breccia, mudstone siltstone and sandstone are overlain by sand and gravel sediments, with bare rock off Zone Point and Gribbin Head.
- Important marine habitats including subtidal sand and coarse sediment supporting commercially important fished species at the Whitsand and Looe Bay MCZ. Upper Fowey and Pont Pill MCZ protects the upper tidal reaches of the estuary.
- The Fal and Helford SAC recognises the sandbanks, mudflats and Atlantic salt meadows fringing the rias. The Falmouth Bay to St. Austell Bay potential SPA reflects populations of overwintering birds.
- Numerous wrecks due to the long history of shipping and heavy traffic in these waters. Wrecks are concentrated around Falmouth; including wartime losses such as the *Alexander Kennedy* and *HMS Trentonian*.
- Fortifications on the headlands guarding the main harbours are common, including the Scheduled Monument of Pendennis Castle, recognised as one of Henry VIII's finest coastal fortresses. WWII D-Day preparation and embarkation sites with extant features and memorials along the coastline.
- Numerous lighthouses and lit buoys guiding vessels into the local harbours and warning of rocks and headlands, including on St Anthony's Head at the entrance to the Fal (constructed 1835).
- The red and white striped daymark on Gribbin Head is a distinctive local landmark and destination for walkers on the South West Coast Path. The silhouette of churches on the cliffs also form important day marks.
- The area includes many legends associated with smuggling, piracy and privateering, particularly at Fowey and Polperro. Fowey literary associations or inspiration relating to Du Maurier and Quiller-Couch.
- Many of the harbours and ports grew exporting natural resources from the local area including china clay, iron, copper and tin.

- Naval and shipping use and heritage. Falmouth Docks include substantial ship repair facilities used for refitting civilian and naval vessels. Falmouth waterfront houses part of the National Maritime Museum, and site of numerous maritime festivals including tall ships regattas.
- Commercial boats continue to work the harbours at Fowey and Falmouth, including large-scale china clay ships and cruise liners docking at Falmouth. Local ferries add to local character. Large ships on Falmouth Roads, waiting to enter the harbour are a feature of the seascape.
- Fishing is economically important to the area, particularly the historic harbours of Looe, Polperro and Mevagissey. Species include mullet, bass, mackerel, lobster and cuttlefish.
- Oyster and mussel beds are traditionally associated with Falmouth Bay.
- A wave energy test area is located in Falmouth Bay. FaB Test is a 2.8km² area for trialling renewable energy devices. Submarine cables cross the seabed, making landfall at Pentewan.
- Military firing practice and submarine exercise areas located offshore, indicating the past and present military

importance of these waters. An explosives dumping ground is located in Whitsand Bay.

- This area is a popular holiday destination, with caravan and camping sites often visible along the coast, extending out from the coastal settlements.
- Recreational activities include sailing (with a large marina at Falmouth and safe moorings in many harbours); fishing, diving, water-skiing and surfing, and popular wildlife watching trips.
- Important dive sites throughout the area including HMS *Scylla* (sunk in 2004) and SS *James Eagan Payne* (lost during WWII) located off Whitsand Bay.
- Marked contrast between the well-sheltered areas of the all-weather harbours at Helford River, Falmouth and Fowey and changeable and exposed conditions offshore and around rocky headlands.
- The MCA forms part of the wider seascape setting to the Cornwall AONB and sections of Heritage Coast.
- Perceptual qualities vary significantly from the busy coastal ports and harbours to long sections of undeveloped coast and the quiet backwaters of the rias.

APPENDIX 2: SUMMARY OF APPEAL INSPECTOR'S FINDINGS (SOLAR DEVELOPMENT, TREGORRICK AREA WITHIN ALLI)

Purpose of this note

1. This note summarises relevant findings from the dismissed appeal decision for a proposed solar development on land at Tregorrick, within the wider Draft Area of Local Landscape Importance (ALLI).
2. The purpose is to identify appeal-tested observations that support the ALLI landscape assessment, particularly in relation to landscape character, visual amenity, recreational use, town-edge setting, and contribution to the setting of the National Landscape (formerly AONB).

3. The appeal decision relates to a specific site and proposal, not to the whole ALLI. It is therefore used as corroborative evidence, alongside the wider landscape assessment and field evidence.

Site context and relationship to the wider ALLI

4. The Inspector records that the appeal site lies in open countryside on the southern fringe of St Austell, approximately 0.7 km from the A390, approximately 0.35 km from Tregorrack, and approximately 0.25 km north of the AONB boundary.
5. These findings support the ALLI assessment's description of the area as a southern town-edge countryside landscape, closely related both to the urban edge of St Austell and to the nearby National Landscape, and functioning as a transition between them.

Landscape character and local contribution

6. Following a site visit, including walking sections of the surrounding public rights of way network, the Inspector found that the appeal site forms part of the open countryside along the southern fringes of St Austell.
7. The Inspector noted the site's elevated and prominent position in the local landscape, especially in views from the south and west.
8. The Inspector described the site as having green, unspoilt and open qualities, and concluded that these qualities form an integral part of the attractive rural surrounds to St Austell.
9. The Inspector further found that, despite the presence of some detractors on the skyline, including rugby club lighting columns and a telecommunications mast, the site provides a pleasing contrast to the built environment of St Austell and to the mining landscape to the north, and makes an important contribution to the character and appearance of the local area.
10. These conclusions support the ALLI assessment's findings on the area's role as the immediate rural setting of St Austell, its open countryside contrast function, and its contribution to local distinctiveness and town-to-countryside transition.

Landscape character type and sensitivity

11. The Inspector confirmed that the appeal site lies within the Gerrans, Veryan and Mevagissey Bays Landscape Character Type (LCT).
12. The decision refers to relevant LCT characteristics and sensitivities, including a high farmland plateau, stream valleys creating an undulating landform, a mixture of arable and pastoral farmland, and a peaceful, rural and relatively unspoilt character with few obvious built structures.

13. The Inspector also referred to strategic landscape guidance identifying sensitivity of steep upper slopes of stream valleys, where solar development would be particularly visible.
14. These findings support the ALLI assessment's emphasis on undulating historic farmland character, rural tranquillity, and the visual sensitivity of elevated slopes and prominent landform.

Recreation, public access and visual receptors

15. The Inspector noted that the area around the appeal site is popular for outdoor recreational activities, including walking, cycling, horse riding and golf, and confirmed this through site observations and use of the local rights of way network.
16. The decision also identifies visibility of the proposed development from numerous parts of the public realm, including public rights of way to the south and west, and local golf courses.
17. These findings support the ALLI assessment's conclusions on recreational and amenity value, the importance of public viewpoints and visual receptors, and the role of the area as an actively experienced landscape rather than simply undeveloped land.

Character change, visual harm and limits of mitigation

18. The Inspector accepted that the proposed solar development would not be unduly high, and that proposed new planting, including a Cornish hedge, could strengthen some field and hedgerow structure.
19. However, the Inspector concluded that the proposal would markedly change the character of the site and the south west facing slope of the hillside, and would considerably erode its green, unspoilt and open qualities.
20. The decision found that the extent and layout of panel arrays and ancillary infrastructure would introduce a regimented, overtly man-made form with an urban or industrial character, contrasting awkwardly with the unspoilt countryside character of the valley side.
21. The Inspector also found that the proposal would be very conspicuous due to the site's elevated and prominent nature, particularly from sections of popular rights of way to the south and west, and that the proposed planting would have negligible effect in mitigating the visual harm identified, given the topography.
22. These findings support the ALLI assessment's conclusions that prominent and exposed slopes are highly sensitive to visually intrusive development, that planting alone may not adequately mitigate such effects, and that the area is vulnerable to urbanising or industrialising forms of development that erode countryside character.

National Landscape setting

23. The Inspector acknowledged that visibility of development from the AONB does not automatically amount to harm, and that there is no blanket policy prohibition on solar farms in the countryside.
24. In this case, however, the Inspector concluded that the proposal would in effect bring urban or industrial development much closer to a section of the AONB, erode the quality of views from the northern edge of the AONB, and detract from enjoyment of some public rights of way within that nationally designated landscape.
25. The Inspector found that there would be limited harm to the setting of the South Coast Central section of the AONB.
26. These findings support the ALLI assessment's conclusions that land within the ALLI contributes to the setting and approach experience of the National Landscape, and that it performs a buffer function between the urban edge of St Austell and the designated landscape.

Overall relevance to the ALLI assessment

27. The appeal decision provides independent support for key ALLI conclusions in relation to:

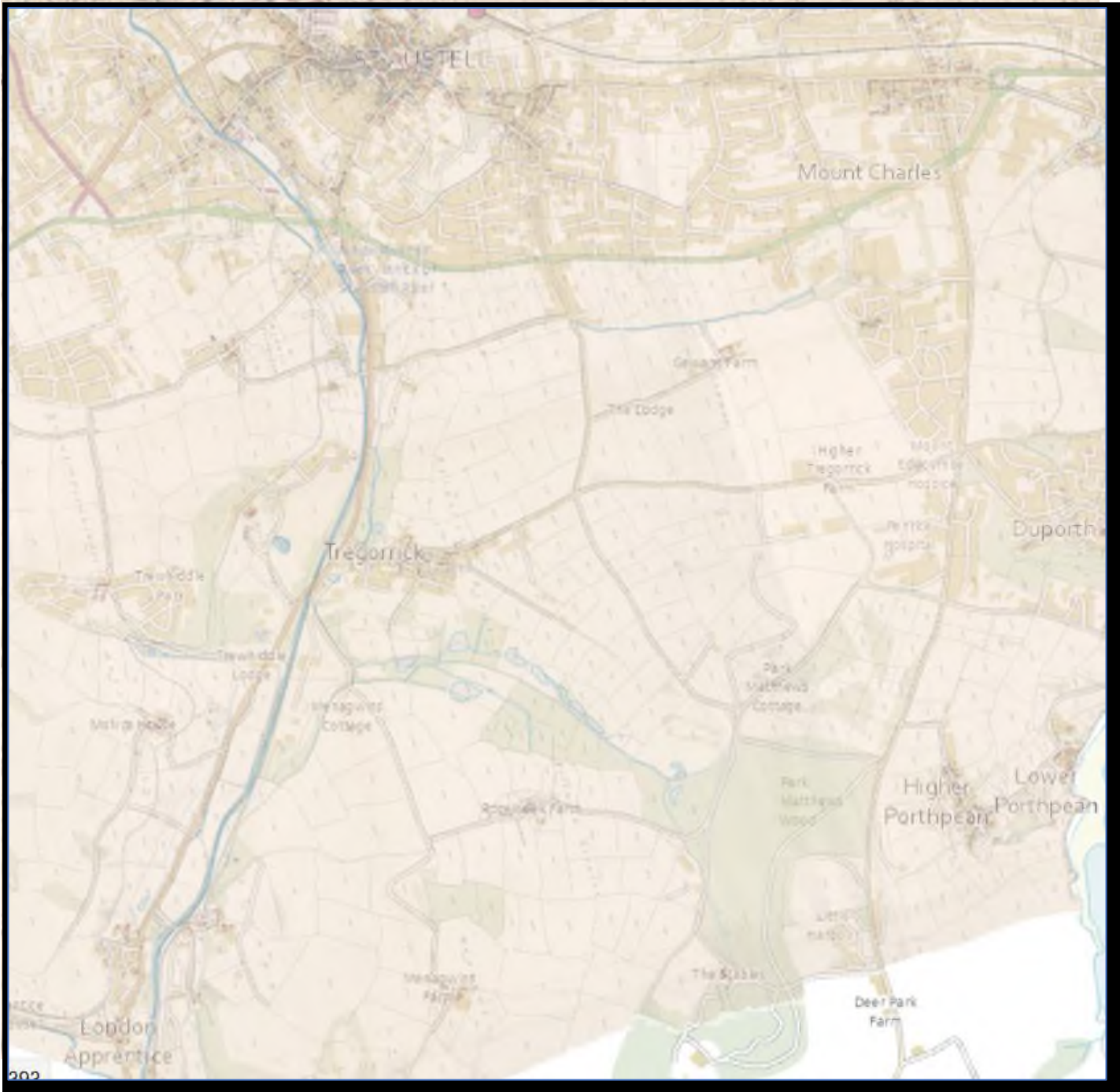
- **the area's role as open countryside on the southern edge of St Austell,**
- **its green, open and relatively unspoilt qualities,**
- **its importance to the rural setting of the town,**
- **the visual sensitivity of elevated and prominent slopes,**
- **the significance of recreational receptors and public rights of way,**
- **and its contribution to the setting and enjoyment of the nearby National Landscape.**

APPENDIX 3: HISTORIC MAPS FOR PROPOSED AREA OF LOCAL LANDSCAPE IMPORTANCE

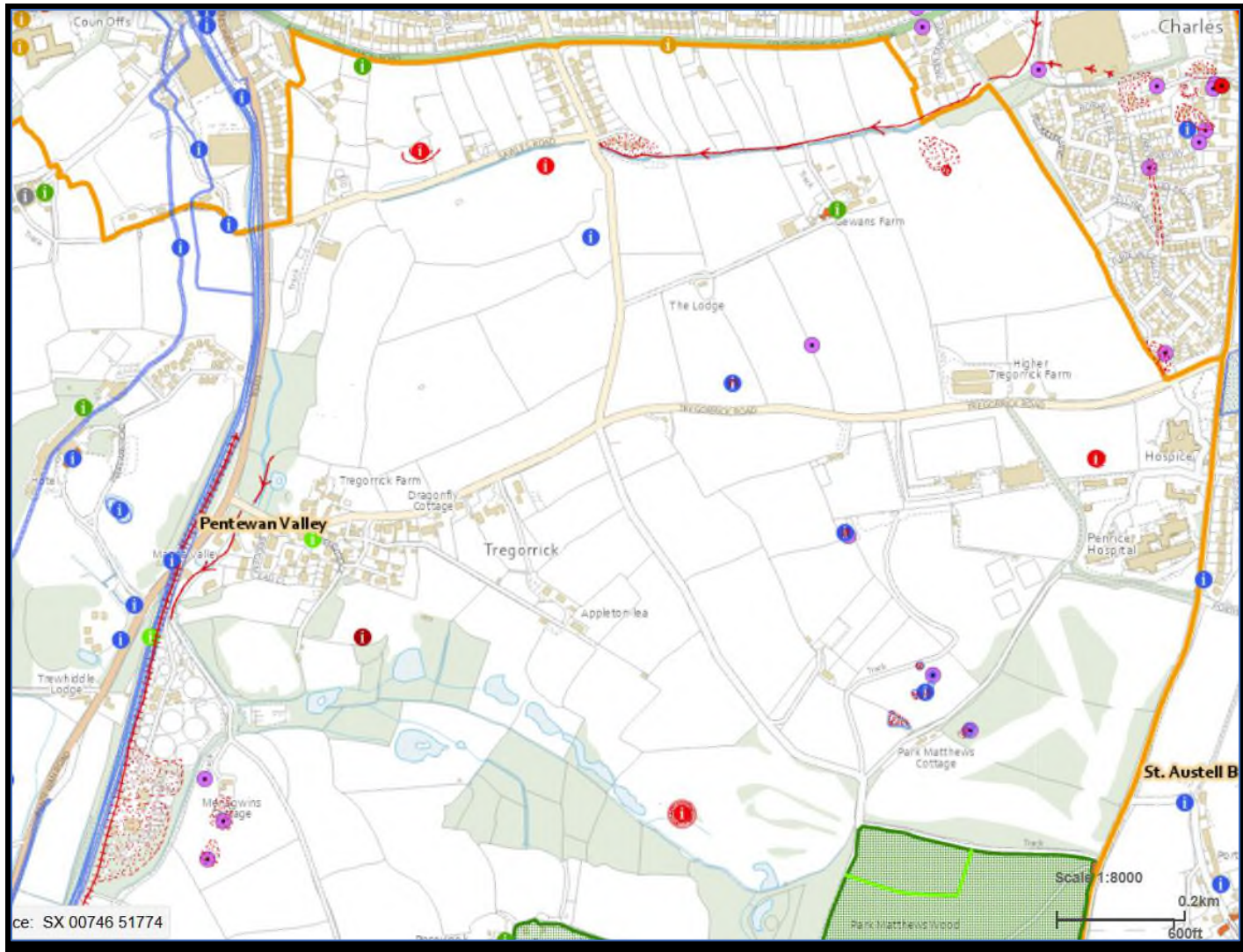


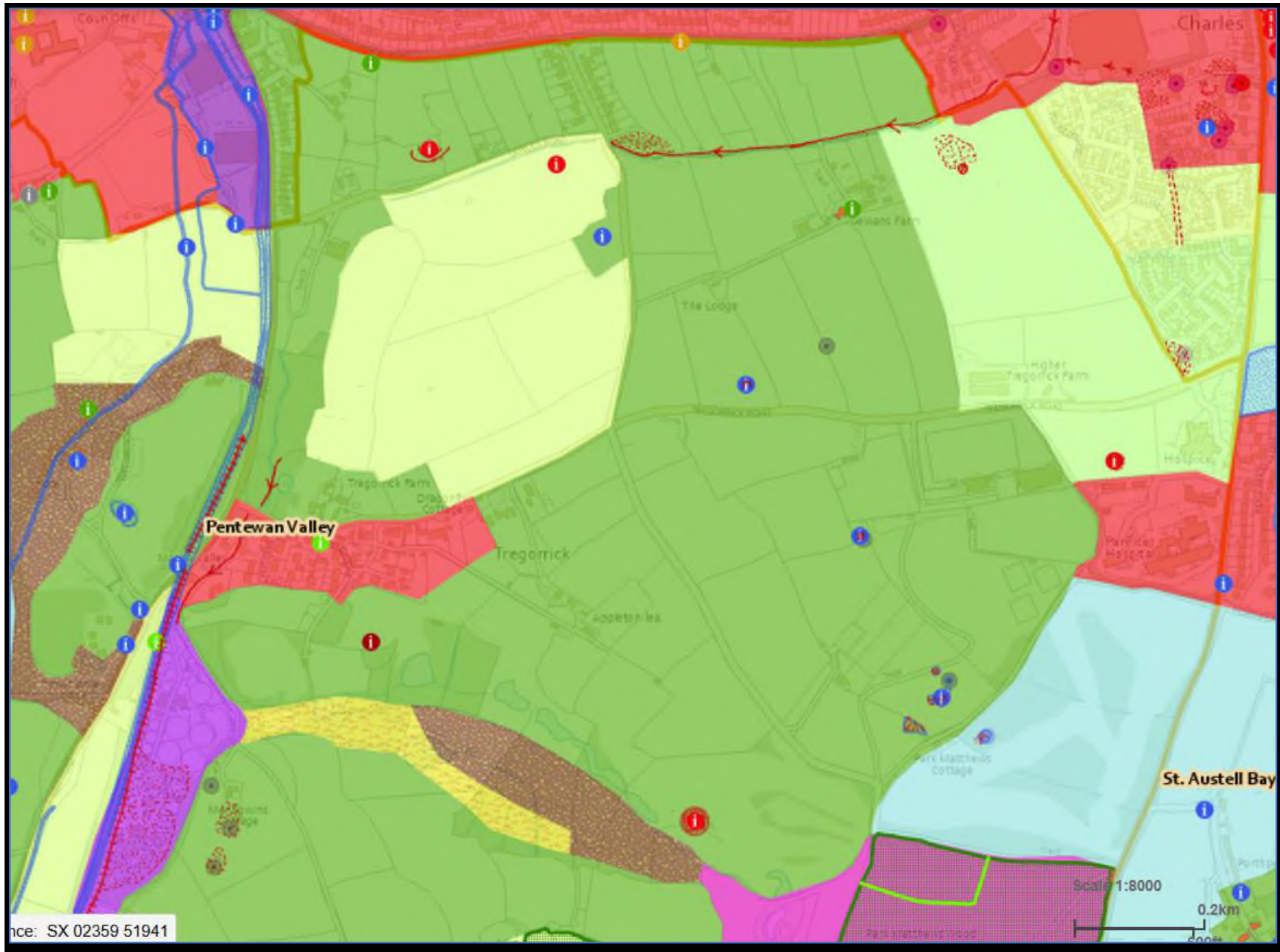






Tithe Map





APPENDIX 4: PHOTOGRAPHS

Photo 1: The Terrace, Pentewan



Photo 2: The Harbour, Pentewan



Photo 3: View of Pentewan Village Centre from the Prow at The Terrace.

Photo 4: The Village Square, Pentewan Village



Photo 5 and 6: Coastal gateway: Views across Pentewan village



Photo 7: Coastal gateway, with elevated plateau and steep valley sides beyond to south-west

Photo 8: Elevated plateau and rolling farmland: landmark trees and high-hedged lane.

Photo 9: The elevated plateau: sloping ground with prominent hedgerows



Photos 10 and 11: The elevated northern plateau, rolling farmland, looking south-east towards the National Landscape.





Photo 12: The elevated plateau, looking toward St Austell



Photo 13: The northern elevated plateau.

Photo 14: The northern elevated plateau looking toward St Austell





Photo 15 and 16: The elevated plateau, intimate narrow hedge-rowed lane with glimpses of the bucolic scene.



Photo 17 and 18: Deep valley floor and riparian corridor: The White River and the Pentewan Trail.



Photo 19: Elevated plateau and steep valley sides, above Pentewan.

Photo 20: Deep valley floor and riparian corridor, steep valley sides, north of London Apprentice.





Photo 21: Coastal gateway ; Pentewan Beach.



Photo 22: Coastal gateway; Pentewan Harbour



Photo 23: Coastal gateway : Pentewan beach, cliff margin beyond.



Photo 24: Coastal gateway : Pentewan beach, cliff margin beyond.



Photo 25: Elevated plateau south of St Austell [source: Google Earth].