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**IMPORTANT NOTE: THIS IS A ‘LIVE DOCUMENT’ THAT IS CONTINUOUSLY UPDATED AS NEW DATA BECOMES AVAILABLE. THE VERSION ON THE NDP WEBSITE WILL BE UPDATED REGULARLY.**

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## 1. Planning Policy Background

### National Planning Policy Framework 2024.

#### 1.1 Key messages include-

- Key Heritage assets should be recognised as an ‘irreplaceable resource’ that 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 202). This should take account of ‘the wider social, cultural, economic and environmental benefits’ of conservation, including ‘desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation’, the opportunities to draw from the historic environment to support the character of a place, and recognising the positive contribution new development can make to local character and distinctiveness (Para 203).
- Plans should set out a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk (Para 202).
- ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss of less than substantial harm to its significance’ (Para 212).
- The effect of developments on the significance of non-designated heritage assets should be taken into account in determining applications. (Para 216).
- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this [Para 131]
- Plans should, at the most appropriate level, set out a clear design vision and expectations...Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes....[Para 132].
- Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design...[Para 133].... Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents ... all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes [Para 134].
- Planning policies should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site, support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience [Para 135]
- Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that

new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards) [Para 136].

#### Cornwall Local Plan.

##### 1.2 Key messages include-

- Objective 10 within key theme 4 refers to enhancing and reinforcing local natural, landscape and historic character and distinctiveness and raising the quality of development through; ‘a. *Respecting the distinctive character of Cornwall’s diverse landscapes*’ ...and... ‘c. *Excellence in design that manages change to maintain the distinctive character and quality of Cornwall.*’
- CLP Policy 24 relates to the historic environment. It states that development proposals will be permitted where they will sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to:
  - sustain designated heritage assets
  - take opportunities to better reveal their significance
  - maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal
  - conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens
  - conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage
  - protect the historic maritime environment, including the significant ports, harbours and quays.

#### Other plans and studies

- 1.3 The **National Design Guide** sets out the government’s ten priorities for well designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics identified includes: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.
- 1.4 The Guide also reinforces the National Planning Policy Framework’s objective in creating high quality buildings and places. It says that well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal explaining how the concept influences the layout, form, appearance and details of the proposed development and draws its inspiration from the site, its surroundings and wider context.
- 1.5 The **National Model Design Code** provides guidance on the production of design codes, guides and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guide and recommends methodology for capturing and reflecting views of the local community.
- 1.6 **Building for a Healthy Life** updates Homes England’s key measure of design quality as the national housing accelerating body. The document sets out 12 considerations for creating integrated neighbourhoods distinctive places and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.  
<https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf>
- 1.7 Development is expected to respond positively to the **Manual for Streets**, the Government’s guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

- 1.8 The **Cornwall Design Guide** aims to support the Cornwall Local Plan by providing a comprehensive guide to help inspire and guide the delivery of high quality places to live; in particular with reference to environmental growth and nature recovery, health and wellbeing, inclusivity and resilience to Climate Change. In addition to the guidance set out in this document, it also provides Design Codes for larger development projects
- 1.9 ‘**A Green Future: Our 25 Year Plan to Improve the Environment**’ the Governments 25 Year Environment Plan, includes policies within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’ and Goal 6 ‘Enhanced beauty, heritage and engagement with the natural environment’ which directly relate to the Historic Environment SEA theme.
- 1.10 The Government’s **Statement on the Historic Environment for England** sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.
- 1.11 **Historic England Guidance and Advice notes** are particularly relevant and should be read in conjunction with the others:

*Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016)* outlines ways to manage change that conserves and enhances historic areas in order to positively contribute to sustainable development. Principally, the advice note emphasises the importance of:

- Understanding the different types of special architectural and historic interest which underpin the designations; and
- Recognising the value of implementing controls through the appraisal and/or management plan which positively contribute to the significance and value of conservation areas.

*Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016)* provides support to all stakeholders involved in assessing the effects of certain plans and programmes on the historic environment. It offers advice on heritage considerations during each stage of the SA/SEA process and helps to establish the basis for robust and comprehensive assessments.

*Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2<sup>nd</sup> Edition) (December 2017)* provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:

Step 1: Identify which heritage assets and their settings are affected;

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and

Step 5: Make and document the decision and monitor outcomes.

*Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018)* outlines the importance of considering the historic environment whilst preparing the plan

(section 1), which culminates in a checklist of relevant of issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England’s role in neighbourhood planning.

- 1.12 **‘Heritage at the Heart of an Evolving Cornwall: A Strategy for Cornwall’s Historic Environment (2022 - 2030)’** was formally adopted by Cornwall Council on the 11th of May 2022. The purpose of this strategy is to reposition heritage at the heart of how Cornwall manages change and to integrate heritage policies and plans as a proactive force for positive change. It seeks to reinforce the value of Cornwall’s historic environment in understanding change, plan for the future and align resources where they will have greatest impact in the areas of highest priority. See Figure 1 for its relevance to the Pentewan Valley Parish NDP.

**FIGURE 1: HERITAGE AT THE HEART OF AN EVOLVING CORNWALL INTENTIONS RELEVANT TO THE PENTEWAN VALLEY PARISH NDP:**

**Valuing Cornish distinctiveness**

- Enhance and reinforce historic character and distinctiveness and raise the quality of development through respecting the distinctive character of Cornwall’s diverse landscapes
- Improve our understanding and recording of heritage at risk and what action is required to mitigate risks to assets that contribute to our cultural distinctiveness
- Encourage and where necessary enforce better management and maintenance of our historic assets

**Heritage response to the climate emergency**

- Promote heritage-gain in behavioural change that leads to reduction in carbon use
- Encourage and where necessary enforce better management and maintenance of our historic assets
- Use our understanding of historic landscape character, sustainable and innovative land management to inform and support delivery of appropriate climate solutions
- Encourage sustainable construction and renewable energy solutions sympathetic to Cornwall’s historic environment
- Embed distinctiveness in climate solutions

**Heritage response to the ecological and biodiversity emergency**

- Support greater protection of rural historic landscape and heritage assets, such as Cornish hedges and network of stiles
- Ensure that adaptation and mitigation designed to alleviate the effects of climate change, and deliver environmental growth consider the significance and character of Cornwall’s historic environment

**Heritage and prosperity**

- Tailored and informed approach to urban, rural and coastal heritage-led regeneration that responds to the challenges and opportunities faced by each community, including loss of distinctiveness and community resilience through poor development and changes of use
- Encourage heritage-led regeneration and constructive conservation to give new purpose and life to derelict historic buildings, find solutions to Heritage at Risk and to revitalise urban, rural and coastal communities and their economies
- Strengthen our ability through Planning to protect and reinforce Cornish cultural distinctiveness, ensure new buildings are of good design quality, enhance our distinctiveness and where developments are of scale, make full use of the Design Review Panel
- Support communities as they integrate the ways they value their local historic environment and distinctiveness into Neighbourhood Development Plans, Village Design Statements and the like
- Utilise enabling development, Article 4 and Section 106 agreement funds to design positive outcomes for Cornwall’s historic urban and rural landscapes and communities
- Encourage and support communities seeking statutory designation for those heritage assets that meet national selection criteria and also contribute to Cornish cultural distinctiveness and consider

the benefits of local listing for specific areas or individual assets

- Embed heritage in landscape policy
- Encourage the establishment of traditional varieties of local produce and traditional breeds, particularly through the re-establishment of historic orchards and conservation grazing initiatives
- Support farm diversification to create sustainable business models for family farms, encouraging the appropriate reuse of traditional agricultural buildings in a way which also maintains the character and distinctiveness of farmyards and individual rural buildings through the Farmstead Characterisation guidance
- Promote the distinctiveness of our towns and villages, understanding the value that traditional shopfronts, historic buildings and other features bring to the economic vibrancy of settlements and how we experience and enjoy these places
- Collaborate in action to transform our visitor economy into a model that is sustainable following the principles of regenerative eco-tourism

#### Enjoying, understanding, valuing and caring for our heritage

- Improve accessibility and promote the benefits of access to heritage and historic environment, volunteering and participation;
- Supporting the use of the Cornish language and local dialect, especially in the naming of new roads, developments and where signage is being replaced/ renewed, researching and reviving historic names

#### Community leadership and governance

- Advocate for heritage advice to be actively sought so that it can contribute positively to designation, design, decision-making and enforcement as part of place-shaping and regeneration
- Improve implementation and community ownership of Conservation Management Plans, Heritage Impact Assessments and Conservation Area Appraisals
- Support communities to take a more active role in identifying and caring for heritage assets, including finding sustainable solutions to heritage assets at risk
- Promote the maintenance, repair and restoration of the fabric and character of buildings, structures, places, landscape and artefacts, and promote and develop traditional skills and materials while doing so
- Provide guidance on appropriate repairs and materials to ensure longer life and reduce maintenance costs, e.g. hardwood cills, scarfing in quality timber, long-life paints, breathable paint on walls...
- Contribute to place-making and regeneration, in strategic, neighbourhood and master planning, and through formal planning processes and development management
- Encourage and support communities to review and update Conservation Area Appraisal Management Plans and Conservation Management Plans
- Support the protection of heritage assets through statutory designation (Listing, Scheduling and Registering) and local designation, alongside advocacy, policy and planning
- Provide training and resources to support communities to monitor the condition of heritage assets, encouraging heritage volunteering and local advocacy

1.13 As part of the Cornwall Devolution Deal, the **‘Cornwall Historic Environment Cultural Distinctiveness and Significance Project’**, was commissioned to make sure that Cornwall’s historic environment is recognised when designing change and making planning decisions. The project has developed documents which include some prompts, suggestions, ambitions and hopes. ‘Distinctively Cornish: Valuing What Makes Cornwall Cornish’ says that ‘All places within Cornwall, while different or distinct from each other, and whether ancient or modern, are distinctively Cornish. They have been made so in the past, and they can be made so (and kept so) in the future’.

1.14 It identifies five themes to sum up what is distinctive about Cornwall:



**One: Linguistic** - A Celtic language, and a Cornish way with the English language: both still spoken and both visible every day in the names of places, from tre to splat, chy to row and in dialect, from loustering to scheming.

**Two: Economic** - A uniquely diverse rural, industrial, urban and marine economy, much of it characterised by a particularly Cornish resourcefulness and innovation, adapting to conditions and taking opportunities.

**Three: Topographical** - Distinctively Cornish ways of living in and working with a beautiful, rugged and exciting natural topography.

**Four: Natural** - Equally distinctively Cornish ways of adapting a natural environment that reflects that diverse topography, especially its flora and fauna. Cornish ways of adapting to that natural environment, living closely and respectfully with nature, and also introducing a distinctively Cornish suite of non-native plants and animals.

**Five: Spirit** - The distinctive Cornish identity and spirit, Onen hag Oll, One and All. The ways we have of relating to place, to each other, to our culture and that of others. From maintaining customs to gathering for ceremonies, festivals, feasting and pleasures, partaking in rituals and religious practices, engaging in raucous and more disciplined sports, composing and retelling stories, creating art and literature, making music and dancing wildly; all these contribute tangibly and intelligibly to what it is that makes Cornwall distinctive.

1.15 Caring for this distinctiveness when making decisions that will affect Cornwall in the future will help the economy, society and individual people in many ways:

- It will reduce or halt the gradual diminishment of Cornwall's distinctiveness, which to many is its principal asset, the basis of its brand, a major contributor to the beauty and the interest of its places
- It will ensure that Cornwall's landscape, towns and sites continue to be a major part of Cornwall's draw for visitors, contributing greatly to the tourism that is worth nearly £2 billion a year to Cornwall's economy, supporting jobs and giving pleasure to people from all over the world
- It will help make Cornwall a better place to be, a more attractive place in which to work, live, relax and play. This will increase people's sense of well-being and encourage them to be more active and healthier
- It will inspire people to learn about and engage more actively with the places they know and love, and get more involved in deciding their future

1.16 This will contribute to Cornwall's sustainability and resilience and ensure that future generations can continue to draw on the cultural and heritage capital that distinctiveness contributes to. Additionally, it will encourage younger people's involvement in maintaining, celebrating and understanding Cornwall.

1.17 '**Distinctively Cornish: Valuing What Makes Cornwall Cornish**' identifies two forms of distinctiveness:

**The Typical:** The first form of distinctiveness depends on the many aspects of our historic environment that are 'Typical of Cornwall' or more usually typical of areas within it. Typical aspects of the historic environment may be found through all or large parts of Cornwall or they may be restricted to areas as small as a corner of a parish.

**The Particular:** The second form of distinctiveness recognises that there are some aspects of our historic environment that are Particular to Cornwall, either not found elsewhere or much less frequently such as particular forms of historic structures or archaeological sites, china clay and china stone workings, tin mines, miners' smallholdings, and terraces and rows of industrial workers' housing.

1.18 The companion Document ‘**Using Cornish Cultural Distinctiveness**’ contains an advice note as to how NDPs can help to care for, value and enhance Cornish distinctiveness through the application of a ‘distinctiveness assessment framework’ in the NDP formulation process which will help to understand and describe how the historic landscape, buildings and places in the NDP area contribute to its sense of place and cultural distinctiveness and develop policies that will care for and reinforce that distinctiveness. This NDP’s Local Greenspace Report and Design Note together represent the NDP’s Cornish Distinctiveness Assessment, which is reflected in the policies of this NDP.

#### Definitions.

1.19 There are important definitions which need to be understood [see Figure 2]

### **Figure 2: HELPFUL DEFINITIONS**

#### **Historic Environment:**

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’ [NPPF 2019]

#### **Conservation (for heritage policy):**

‘The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.’ [NPPF 2019]

#### **Heritage asset:**

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’ [NPPF 2019]

#### **Designated heritage asset:**

‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’ [NPPF 2019]  
These are protected by legislation, national and local planning authority policies.

#### **Undesignated heritage asset:**

There are also sites, monuments, buildings, places, areas and landscapes that do not meet the criteria for formal designation, but which are locally valued due to their heritage interest and merit consideration in planning. These are called non-designated heritage assets.

They may include assets which have been identified from a range of sources such as:

- a ‘local list’ prepared by the local planning authority
- the local Historic Environment Record as a result of research,
- conservation area appraisals and reviews,
- decision-making on planning applications,
- specialist studies associated with, for example, regeneration initiatives.

They can also include ‘locally valued heritage assets’ identified by an NDP group through community engagement as part of the preparation of its Plan.

[Undesignated heritage assets may be listed in an NDP policy, and their conservation promoted through a bespoke neighbourhood plan policy which sets out how proposals affecting non-designated heritage assets on the list will be considered]

#### **Setting of a heritage asset:**



The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, social, and economic context' (Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, ICOMOS, 2005)

### **Significance (for heritage policy)**

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

### **Heritage Interpretation**

'Activities intended to heighten public awareness and enhance understanding of cultural heritage sites. These can include print and electronic publications, public lectures, on-site and directly related off-site installations, educational programs, community activities, and ongoing research, training, and evaluation of the interpretation process itself. ([ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites 2008](#))

### **Conservation v Preservation**

Conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance. Preservation is to protect or keep something as it is or in its original state, to preserve it from harm to its significance and fabric. In Planning the focus is on conservation

However, conservation of the most sensitive and important buildings or sites may come close to absolute physical preservation, but those instances will be very rare. The vast majority of our heritage assets are capable of being adapted or worked around to some extent without a loss of their significance. Indeed, change is often vital to facilitate the optimum viable use of an asset so that it continues to receive investment.

## 2. Baseline Part One: Inventory

### Historic Landscape Characterisation

- 2.1 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.

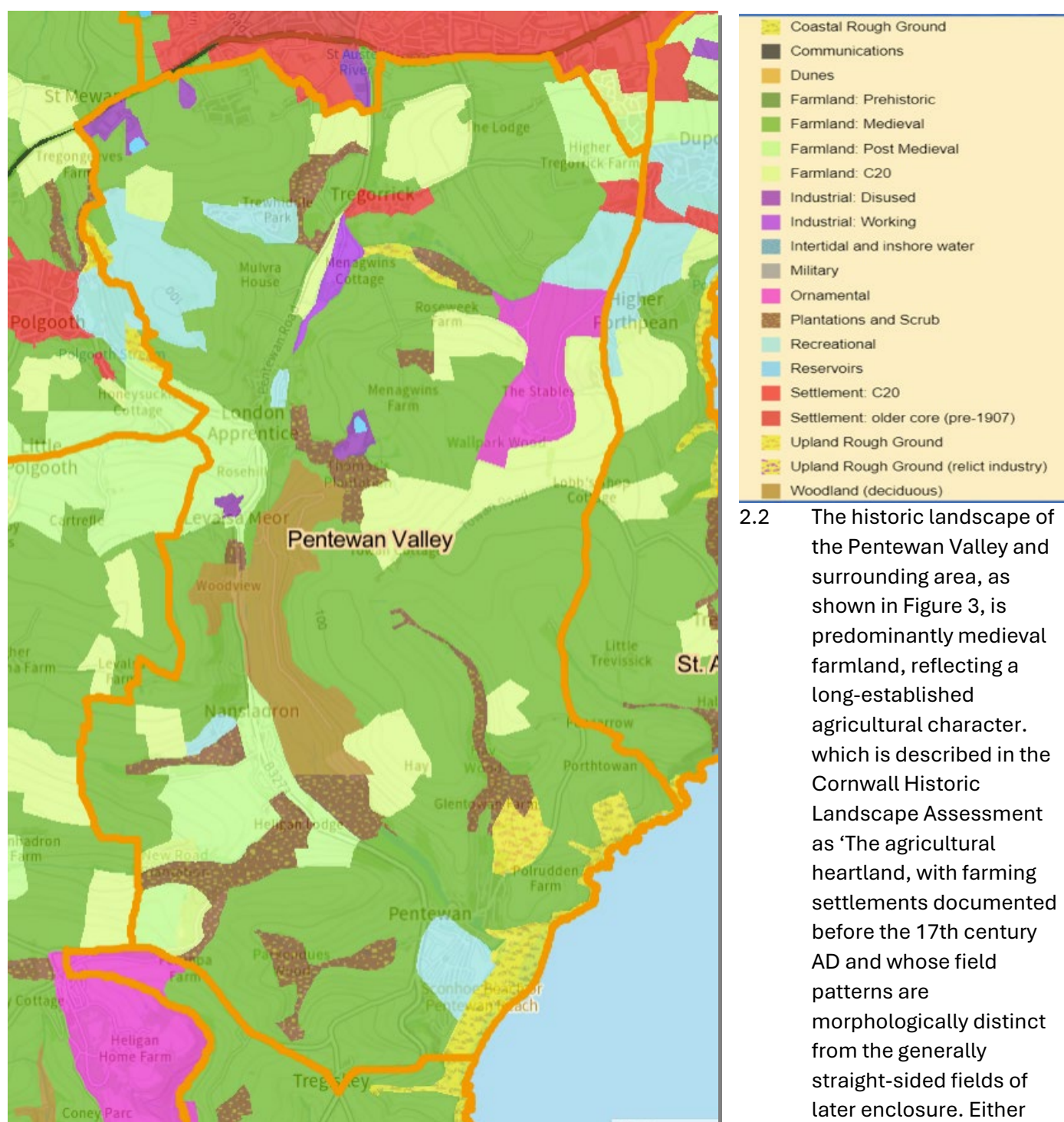


Figure 3: Historic Landscape Character Assessment.

deciduous woodland, plantations and scrub line the St Austell River or River Vinnick valley, also known

as the White River so called historically because of discolouration by china clay waste water. Scattered throughout the area are pockets of C20 farmland, and notable zones of upland and coastal rough ground, contributing to a varied topography and land cover. The presence of relict industrial upland rough ground, particularly around Pentewan area, reflect the area's former links with mining and extractive industries. Several post-medieval mansions were present, such as at Penrice, the White House at Trewhiddle, so that some areas there are clusters of ornamental and recreational landscapes, along with some plantations and scrub.

## Settlements

- 2.3 The historic environment of the Pentewan Valley reflects a rich industrial and maritime legacy, most prominently centred on **Pentewan village**, which grew around a harbour established in the 18th century for the export of tin and china clay. The village flourished in the 19th century with the addition of a horse-drawn tramway and later a railway, now repurposed as the popular Pentewan Valley Trail. Pentewan's prosperity is reflected in its historic buildings, including a terrace of sea captains' houses, and a range of community and religious institutions from the Victorian period. The eventual decline of trade, driven by silting, industrial disputes, and war, has left a tangible imprint on the village's historic character, which is now protected by Conservation Area designation and underpins its modern tourism appeal. Detailed assessment of the historic setting and significance of the harbour and village is given in the [Pentewan Conservation Area Character Appraisal & Management Proposals \[Hyperlink\] 2010](#) and the [Cornwall Industrial Settlements Initiative Report \[Hyperlink\] 2002](#).
- 2.4 Further inland, London Apprentice was shaped by its historic links to the Penrice and Mount Edgcumbe estates, the former Pentewan Railway, and nearby mining operations including Taylor's Mine and a mica works. Industrial remnants such as lime kilns, coal yards, and quarry workings reflect a past economy tied to mineral extraction and processing. The village retains fragments of its nonconformist religious heritage and continues to adapt historic sites for modern tourism and business use.
- 2.5 To the north, Tregorrick and Trewhiddle lie at the urban fringe of St Austell and are steeped in both residential and archaeological heritage. Trewhiddle is particularly notable for the discovery of a Saxon hoard in 1774, a nationally significant find now housed in the British Museum. The area also contains 19th-century estate buildings, such as the White House (now part of the Cornwall Hotel and Spa), and is characterised by a mix of traditional cottages, open farmland, and historic parkland. While the broader area has faced modern development pressures, it remains rich in heritage assets that continue to shape local identity and landscape character.

## Listed Buildings

- 2.6 Listed Buildings and other structures are those that have been listed by the Secretary of State (for Digital, Culture, Media, and Sport) as being of special architectural or historic interest. The general principles are that all buildings built before 1700 which survive in anything like their original condition are likely to be listed, as are most buildings built between 1700 and 1850. Particularly careful selection is required for buildings from the period after 1945. Buildings less than 30 years old are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time. On listing, buildings are graded as I, II\* or II. The grading is a general indication of the level of importance of the building. Grade I and II\* buildings make up roughly 2.5% and 5.8% of the total list, respectively. Over 90% are Grade II.
- 2.7 The effect of listing is that Listed Building Consent will be required for demolition or alteration or extension works that affect the character of the building as a building of special architectural or historic interest. Consent is sought from the local planning authority and procedurally is handled much like a planning application. Anyone carrying out works without proper consent may be required to reverse them and/or face prosecution.
- 2.8 The Parish hosts 32 grade II listed buildings:

- The White House – Grade II- List Entry No.1212095
- Trewhiddle – Milestone, 100m NE of Trewhiddle Lodge on the west side of the B3273 – Listed Grade II 507524
- Gewans Farmhouse SX0170504657 Grade II -List Entry No.1379447
- Roseweek Cottage – Grade II – List Entry No. 1212440
- Engine House at Polgooth – Grade II – List Entry No. 1289911
- Corner House at London Apprentice – Grade II – List Entry No. 1210660
- Penrice - Grade II\* - List Entry No. 1211821
- Stable Block to Penrice – Grade II – List Entry No. 1379451
- Kitchen Garden Walls to Penrice – Grade II – List No.1379450
- North-east Gateway to Penrice – Grade II – List No.1211823
- Lobb’s Shop Cottage – Grade II – List Entry No. 1246626
- Towan Well and Chapel – Grade II – List No. 1289862
- Nansladron Farmhouse – Grade II - List Entry No.1211724
- Nansladron House – Grade II – List Entry No. 1211654
- Nansladron - Milestone approx. 137m south-east of The Meadows – Listed Grade II 508366
- Polglaze Farmhouse – Grade II - List No.1211650
- Rock Cottage – Grade II – List No. 1289874
- Pentewan Farmhouse – Grade II – List No.1289910
- Pump-house, southwest of bridge at Pentewan – Grade II – List No. 1379816
- Bridge over St Austell River, Pentewan – Grade II – List No. 1289906
- Harbour Quays, Pentewan – Grade II – List No.1211649
- Church Row, Pentewan – Grade II – List No.1211656
- Well House and Pump, rear of 5 Church Row, Pentewan – Grade II – List No. 1379471
- Church of All Saints, Pentewan – Grade II – List No.1211746
- 32-36 North Road, Pentewan – Grade II – List No. 1211737
- 14-22 North Road, Pentewan – Grade II – List No. 1211655
- 4 and 6 North Road, Pentewan – Grade II – List No. 1289909
- Lime Kiln, southeast of Sconhoe Farmhouse, Pentewan –Listed Grade II 479236
- Sign Post at road junction by Tregiskey Farmhouse –Listed Grade II 478859
- Milestone on the northern side of a road junction at Tregiskey with the B3273 and an unclassified road, approx. 25m S of Tregiskey Farm: Listed Grade II 478860
- Tregassick Farmhouse – Grade II – List No. 1290369
- Peruppa Farmhouse, part of medieval settlement – Grade II – List No. 1379452

### Scheduled Monuments

2.9 Scheduling is the oldest form of heritage protection. It began in 1913, although its roots go as far back as the 1882 Ancient Monuments Protection Act, when a 'Schedule' (hence the term ‘scheduling’) of almost exclusively prehistoric monuments deserving of state protection was first compiled. Today scheduling derives its authority from the Ancient Monuments and Archaeological Areas Act of 1979.



- 2.10 Scheduling is the selection of nationally important archaeological sites which are closely managed. While some change may be possible, there is a presumption that they will be handed on to future generations in much the same state that we have found them.
- 2.11 There are two Scheduled Monuments in the Parish:
- **Pentewan Harbour** - Built by Sir Christopher Hawkins of Trewithen for the china clay trade and completed in 1826. The granite quays, lock to basin and single jetty towards the sea still exist but the harbour is completely silted up. Grid Ref: SX0193047200.
  - **Chapel Well, Towan** - Holy well and baptistry built in the 16th century from pentewan stone. The building is built over the well basin and set back into the hillside. It measures 2.14m by 1.87m with a steeply sloping gabled roof. The well basin measures 1.6m by 0.86m and is 0.7m deep. It was restored and re-dedicated in 1937 by the St Austell Old Cornwall Society. A chapel is supposed to have been formerly joined, but there is now no trace of any building. Scheduled Monument 31837 - Grid Ref: SX 0145 4889.

### Heritage at Risk

- 2.12 The Heritage at Risk Register includes historic buildings and sites at risk of being lost through neglect, decay, or deterioration. It includes all types of designated heritage assets, including Conservation Areas, which are designated and assessed by Local Planning Authorities. The aim of the Register is to focus attention on those places in greatest need. Historic England, in partnership with others, is able to help tackle heritage at risk. It works with owners, friends' groups, developers, and other stakeholders to find imaginative solutions for historic places and sites at risk across England.
- 2.13 There are no heritage at risk sites in the parish. There are currently no buildings at risk identified in the Parish on the Cornish Buildings Group 'Buildings at Risk' Project or SAVE England's risk register.

### Non-Designated Heritage Assets

- 2.14 Many buildings, structures and even field boundaries and cropmarks can have historic significance and be an important part of the setting for formally designated assets such as Listed buildings or SAMs. These can be identified from the [Cornwall Historic Environment Register](#) and are listed below in Figures 5 and 6.
- Trehiddle Farmhouse – ( Higher Trehiddle) The farmhouse is described as late Tudor and it still survives. Grid Ref: SX 010 517. Cornwall & Scilly HER 20410.
  - Southbourne Road, A390– A Metropolitan Drinking Fountain and Cattle Trough Association, stone trough, currently used as an ornamental planter for floral displays.
  - Grid Ref: SX 0198 5193. Cornwall & Scilly HER MCO61507.
  - Lane below A390 – possible prehistoric bi-vallate ( twin walled) oval enclosure, visible on aerial photographs as cropmark ditches. The feature lies within an area classed as Anciently Enclosed Land. Grid Ref: SX 0159 5176. Cornwall & Scilly HER 50242.
  - Tregorrick – early medieval settlement. The settlement of Tregorrick is first recorded in 1258 when it is spelt "Tregorrec". Grid Ref: SX 0142 5115. Cornwall & Scilly HER 20558.
  - Tregorrick – medieval field system, south of A390. Grid Ref: SX0150 5190 Cornwall & Scilly HER 20361.
  - Tregorrick – prehistoric flint scatter. Location of find vague, SX01 51. Cornwall & Scilly HER MCO56806
  - Tregorrick – post medieval quarry, southeast of the A390, recorded in 1963 and partially refilled by 1974. Grid Ref: SX 0186 5163. Cornwall & Scilly HER 385599
  - Tregorrick – post medieval shaft. Near the hill top at Tregorrick. The feature lies within Anciently Enclosed Land and could be the remains of a shaft, possibly post-medieval in date. Grid Ref: SX 0226 5116. Cornwall & Scilly HER 50239.

- Tregorrick – post medieval shaft. Field north of Tregorrick road, a curvilinear low earth bank which may form the remains of a shaft and is likely to be post-medieval in date. Grid Ref: SX0208 5140. Cornwall & Scilly HER 50240.
- Tregorrick – possible Bronze Age barrow. Grid Ref: SX 0265 5128. Cornwall & Scilly HER 50243.
- Tregorrick - A fine late Gothic latin cross standing in the grounds of Moor Cottage (or White House). The cross is complete with head, shaft and base but the top and one of the side limbs have been damaged. Grid Ref: SX 0106 5136. Cornwall & Scilly HER 20371.
- Tregorrick – post medieval bridge. Iron bridge at Tregorrick is recorded on the 1st Edition 6" OS map c1880. In 1981 it survived but much altered. Grid Ref: SX 0120 5112. Cornwall & Scilly HER 20483.
- Tregorrick – Romano British findspot. A coin of Trajan ( Roman emperor AD98 to 117) was found deep beneath the surface at Tregorrick. Grid Ref: SX 0150 5099. Cornwall & Scilly HER 20427.
- Tregorrick – Gewans, a medieval settlement. It was first recorded in 1525 when it was spelt “ Geuans”. Grid Ref; SX 0224 5167. Cornwall & Scilly HER 20541
- Tregorrick – Bronze Age barrow. Located in a field, west of Mount Edgcumbe Hospice is the remains of a possible ploughed-out ring barrow, visible as cropmarks. Grid Ref: SX0265 5128. Cornwall & Scilly HER 50243.
- Trehwiddle – early medieval settlement. The settlement of Trehwiddle is first recorded in 1262 when it is spelt "Trewdel". Grid Ref: SX 0065 5109. Cornwall & Scilly HER 20564.
- Trehwiddle – post medieval quarry. A quarry at Trehwiddle is recorded on the 2nd Edition 6" OS map c1908 approx. 200m south of Calartha. It was known locally as ‘Raby Park’ quarry. Grid Ref: SX0034 5172. Cornwall & Scilly HER 20498.
- Trehwiddle -early medieval findspot. A hoard was found at Trehwiddle in 1714 in an old stream works, dating to c 875 AD. It consisted of a silver chalice, scourge, pin, box, two rings, brooch and various other ornamental pieces and a number of gold items (The Trehwiddle Hoard). It was dispersed after discovery, but some pieces were presented to the British Museum. Grid Ref: SX0116 5099. Cornwall & Scilly HER 20429.
- Tregongeeves – post medieval quarry. A quarry at Tregongeeves is recorded on the 2nd Edition 6" OS map c1908 with an engine house at SW 9991 5156. The excavation is still recorded on OS maps but the engine house no longer survives. Grid Ref: SX 9998 5155. Cornwall & Scilly HER 20763.
- Tregongeeves -Bronze Age findspot. Early Bronze Age flat axe found in 1969, now in Truro Museum. Grid Ref: SW9999 5150. Cornwall & Scilly HER 20419.
- Mulvra – medieval settlement. Mulvra is first recorded as "Milvre" in 1256. Grid Ref: SX 0080 5075. Cornwall & Scilly HER 20550.
- Mulvra – post medieval corn mill. A building was shown on the 1840 Tithe Award map approx .150m to the east of Mulvra and described as an "Old Mill", but no longer exists. Grid Ref: 0096 5077. Cornwall & Scilly HER 20394.
- Park Matthew – Park Matthew and Wheal Clifford; post medieval mine. This mine was active until 1821, extracting tin and copper with a little lead. Grid Ref: SX024 509. Cornwall & Scilly HER 32153.
- Penrice – medieval deer park, no extant remains. Grid Ref: SX 0229 5020. Cornwall & Scilly HER 20397.
- Penrice – possible site of medieval cross, but no extant remains. Grid Ref: SX 0189 5000. Cornwall & Scilly HER 20404.
- Roseweek - medieval settlement first recorded in 1327. Grid Ref: SX 0172 5052. Cornwall & Scilly HER 20555.
- Roseweek – possible early medieval hollow-way, east of Roseweek.
- Grid Ref: SX 0207 5046. Cornwall & Scilly HER 50241.



- Roseweek – post medieval quarry and trackway. Just NW of Roseweek Plantation the remains of quarrying activity is visible as an oblong earthwork approx. 25m by 13m. Also visible is an associated linear track way 40m in length, that leads to a circular spoil heap. Grid Ref; SX 0147 5036. Cornwall & Scilly HER 50237.
- Roseweek – possible prehistoric enclosure. Grid Ref: SX 0200 5072. Cornwall & Scilly HER 50238.
- Roseweek – possible Iron Age/Romano British round under woodland and levelled. Grid Ref: SX 0189 5000. Cornwall & Scilly HER MCO67272.
- Menagwins – medieval settlement. The settlement of Menagwins is first recorded in 1311 when it is spelt "Menethguens" Menagwins is a small farmstead and is still occupied. Grid Ref: SX0155 5005. Cornwall & Scilly HER 20547.
- Wallpark Wood - Bronze Age barrow, visible in aerial photos. A sub-circular mound measuring 12m in diameter, situated on a ridge southwest of London Apprentice. Grid Ref: SX 0174 4990. Cornwall & Scilly HER 50639
- Towan – medieval settlement first recorded as “Bewintone” in 1086. Towan is still occupied and is now sub-divided into East and West Towan. It is not clear which of these represents the original settlement. Grid Ref: SX 0143 4913. Cornwall & Scilly HER 24101
- West Towan - extant late C18 barn. The building is formed of two parts with the western section being the earliest and probably initially dating to the late C18, and having been extended in the first quarter of the C19. Grid Ref; SX 0145 4915. Cornwall & Scilly HER MCO64479.
- East Towan - Bronze Age barrows, reduced by ploughing. A subcircular mound measuring 20m in diameter, situated on a southwest-facing slope overlooking Mevagissey Bay, and visible on air photographs. There is a similar but smaller mound 25m to the north. Both features are possible round barrows. Grid Refs: SX 0195 4920 and SX0194 4924. Cornwall & Scilly HER 50638 & HER 50638.10.
- Towan – possible Iron Age/ Romano British rounds. Earthworks remain visible but very levelled. Affected by field boundaries to the west. i) Grid Ref: SX0103 4930. Cornwall & Scilly HER MCO67273 ii) SX 0170 4922. Cornwall & Scilly HER MCO 67274.
- Lobb’s Shop – post medieval blacksmith’s workshop. A smithy at Lobb's Shop is recorded in the Tithe Award of 1839 and a building is shown at this location in 1975.
- Grid Ref: SX 0256 4956. Cornwall & Scilly HER 42616.
- King’s Wood – Bronze Age findspot, chisel and a bronze spearhead. Grid Ref: SX0070 4919. Cornwall & Scilly HER 24053.09.
- King’s Wood - Bronze Age barrows, reduced by ploughing. Two mounds measuring 20m by 12m situated on a hilltop overlooking the St Austell River, visible on air photographs. There are three such features on this hilltop forming a possible barrow cemetery. SX 0118 4874, SX 0121 4857 and SX 0123 4857. Cornwall & Scilly HER 50637.
- Levalsa Meor – medieval settlement first recorded in 1346. Grid Ref: SX 0050 4939. Cornwall & Scilly HER 24102.
- Little Polgooth – post medieval bridge, datestone 1890. Grid Ref; SX 0041 4998. Cornwall & Scilly HER 172069.
- London Apprentice – post medieval china clay works. A mica works, recorded on the 2nd Edition 1:2500 OS map c1908 is now disused, but the building still survives. Grid Ref: SX 0079 4983. Cornwall & Scilly HER 42607.
- London Apprentice – post medieval lime kiln marked on 1840 Tithe Map. Grid Ref: SX0077 4985. Cornwall & Scilly HER 24052.
- London Apprentice – post medieval non-conformist chapel. A primitive Methodist chapel was enlarged in 1914 to provide a Sunday school, now a private house. Grid Ref: SX 0074 5018. Cornwall & Scilly HER 138792.

- London Apprentice – post medieval blacksmiths workshop. A smithy near London Apprentice is recorded in the Tithe Award c1840 and the building may still survive. However the site is now shown on maps as being empty; presumably it has been demolished. Grid Ref: SX 0083 5032. Cornwall & Scilly HER 20520.
- London Apprentice – possible WW2 bomb crater. Grid Ref: SX 0047 5017. Cornwall & Scilly HER 50235
- Moliney – medieval settlement. The settlement of Moliney is first recorded in 1187 when it is spelt "Milindi". Grid Ref: SX 0089 5021. Cornwall & Scilly HER 20549.
- Moliney – medieval corn mill. There may have been a mill at Moliney since before 1187. At this time the placename was recorded as "Milindi". Grid Ref: SX 0091 5023. Cornwall & Scilly HER 20395.
- Moliney – medieval chapel. The chapel of St Mary at Moliney was granted licences from 1400 onwards (b5), but the building itself may have been earlier than that since a nearby house wall has parts of a C13 window built in to it. Some foundations and a stone trough are also extant. Grid Ref: SX 010 502. Cornwall & Scilly HER 20396.
- Polgreen – post medieval shaft. The feature lies within an area classed as Anciently Enclosed Land and is likely to be the remains of a mining shaft, pr site is now shown on maps as being empty; presumably it has been demolished obably post-medieval in date.. Grid Ref: 0126 5047. Cornwall & Scilly HER 50236.
- Polgooth Tin Mine operational in 1727, closed in 1830 and reworked between 1837 and 1894. Grid Ref: SX 0014 5058. Cornwall & Scilly HER 20720.
- Hay – medieval settlement first recorded in 1296. Grid Ref: SX0158 4806. Cornwall & Scilly HER 24094.
- Hay – possible Iron Age / Romano British round, no extant remains. Grid Ref: SX 0130 4820. Cornwall & Scilly HER 24068.
- Rose Mill – post medieval corn mill recorded in 1683 and 1840, no extant remains. Grid Ref: SX0069 4971. Cornwall & Scilly HER 24085.
- Wheal Virgin - Wheal Virgin streamworks were in operation in 1874 to 1887. Dressing plant and alluvial deposit excavations remain only as scrubland and water pools. Bronze age and iron age objects have also been found in stream works. Grid Ref: SX 0077 4866. Cornwall & Scilly HER 42609.
- Nansladron - medieval settlement. The settlement of Nansladron is first recorded in 1175 when it is spelt "Nanslatheron". Nansladron and Lanhadron may originally have been one, of which two farms were used to name subdivisions. Grid Ref: SX 0052 4834. Cornwall & Scilly HER 24103.
- Nansladron – post medieval corn mill, recorded in a manuscript of unknown date, no extant remains. Grid Ref: SX 0070 4810. Cornwall & Scilly HER 24069.
- Nansladron – post medieval milestone. A C19 stone milestone survives on the west side of the B3273 approx. 500m south of Nansladron. Grid Ref: SX 0081 4797. Cornwall & Scilly HER 177624.
- Peruppa – i) post medieval coffen stile. Grid Ref: SX 0043 4712. Cornwall & Scilly HER MCO68612, ii) post medieval stile. Grid Ref: SX 0042 4723. Cornwall & Scilly HER MCO71081.
- Dart's well - the structure is now ruinous. It is recessed into the hillside and is constructed of coursed rubble with earth `mortar'. The stones are clean and un-weathered and there is no evidence of any decorative work. The general appearance suggests C18 or 19 in date and the well may be an ornamental feature associated with Heligan estate. Grid Ref: SX 0036 4721. Cornwall & Scilly HER 24070.
- Pentewan – post medieval reservoirs. Four reservoir in the valley above Pentewan were built in 1872 to flush out the harbour. Grid Ref: 0160 4750. Cornwall & Scilly HER 42608. See references to sluices below serving these features.

- Pentewan – post medieval sluice. This sluice gate is sited on a leat that controls water from the St Austell River to the first reservoir, in a series of four reservoirs. The system of reservoirs and numerous sluice gates were used to store and release water at low tide to flush out the harbour and approach channels to the port of Pentewan. Grid Ref: SX 0138 4773. Cornwall & Scilly HER 139518.
- Pentewan – post medieval sluice. This sluice operated between the second and third reservoirs and was a component part of a series of reservoirs and sluice gates used to initially trap clean water coming down Pentewan Valley and used to flush the harbour at Pentewan. Grid Ref: 0151 4762. Cornwall & Scilly HER 139516.
- Pentewan – post medieval sluice. This sluice operated between the first and second reservoirs, sited up Pentewan valley, and is a component of a series of four reservoirs and numerous sluice gates. Grid Ref: SX0166 4748. Cornwall & Scilly HER 139515.
- Pentewan – post medieval sluice. This sluice gate was a component part of a series of reservoirs and sluice gates that were used to initially trap clean water coming down Pentewan Valley and used to flush the harbour. Grid Ref: SX 0177 4727. Cornwall & Scilly HER 139512.
- Pentewan – post medieval drain. A long and narrow drain runs parallel with the four reservoirs sited along Pentewan Valley. It feeds the highest reservoir from the St Austell River and a small stream that runs parallel, to the west, of that. It also probably allowed drainage or redirection of water during particularly wet periods. It rejoins the river channel, which also serves the lowest reservoir and then runs out to the harbour along the eastern edge. Grid Ref: SX0153 4753. Cornwall & Scilly HER 139778.
- Pentewan – post medieval bridge. Pentewan Bridge, possible late C18, has three square openings, separated by two piers with cutwaters. Grid Ref: SX 0175 4745. Cornwall & Scilly HER 139486.
- Pentewan – post medieval lime kiln, built into the property known as Pondhu House. Lime kilns at Pentewan are recorded on the Tithe Map of 1839. Grid Ref: SX0175 4738. Cornwall & Scilly HER 24073.
- Pentewan - post medieval blacksmiths. A smithy is recorded on the Tithe Map of 1840. Sheppard records the extant remains in 1972. Grid Ref: SX 0177 4727. Cornwall & Scilly HER 24072.
- Pentewan – post medieval school. Pentewan School was built in 1873 following a design by Silvanus Trevail. It currently houses a restaurant. Grid Ref: SX0170 4725. Cornwall & Scilly HER 139502.
- Pentewan – post medieval bone mill. A bone mill at Pentewan is recorded on the 2nd Edition 1:2500 OS map c1908 . Grid Ref: SX 0168 4730. Cornwall & Scilly HER 42605.
- Pentewan – post medieval streamworks. Happy Union streamworks are in operation from 1789 and abandoned in 1837 when they are known as Pentewan streamworks. Grid Ref: SX 0175 4720 Cornwall & Scilly HER 42618.
- Pentewan – post medieval pond. A pond, waste and roads are documented at Skenoweth, Pentewan, on the c1840 St Austell Tithe Map, which may be associated with the Happy Union streamworks. Grid Ref: SX 0173 4716. Cornwall & Scilly HER MCO59753.
- Pentewan – post medieval farmhouse. A farmhouse dating to the C18-C19 is constructed from coursed rubble with a rendered front . Barton farm is built on the site of a Manor house that itself was built in 1511 and which was destroyed by fire in 1720. This Manor house had replaced an earlier house constructed in about 1283. Grid Ref: SX 0158 4730. Cornwall & Scilly HER 139481.
- Pentewan – post medieval house. A small late C18 house survives known as Rock Cottage. Grid Ref: SX 0161 4736. Cornwall & Scilly HER 139493.
- Pentewan – post medieval building. A clay shed and cellars at Pentewan are recorded on the 1975 OS edition. Grid Ref: SX 0182 4726. Cornwall and Scilly HER 42612.
- Pentewan – post medieval non-conformist chapel. Bible Christian chapel, early C19 simple example is now converted to a house. Grid Ref: SX 0192 4733. Cornwall & Scilly HER 138793.

- Pentewan – post medieval blacksmiths. A smithy is recorded on the Tithe Map of c1840. Grid Ref: SX 0192 4730. Cornwall & Scilly HER 24078.
- Pentewan - post medieval post office. The building at this location is annotated on both the 1st and 2nd Edition 1:2500 OS maps c1880 and c1907 as a 'Post Office'. A building survives in the same footings as the building recorded on the earlier maps. Grid Ref: SX 0190 4725. Cornwall & Scilly HER 139520.
- Pentewan – modern war memorial. Modern war memorial of two course granite construction atop a rusticated plinth with a chamfered cover. Fixed to the cover is an inscribed brass plaque with white lettering. Set within a flower garden. Grid Ref: SX 0192 4724. Cornwall & Scilly HER MCO58791.
- Pentewan – post medieval fish cellars. Warehouses at Pentewan. Some were built by John Stanley in 1819 as fish cellars. Used later as grain stores and owned by the harbour. The buildings were extant in 1842 and 1909. Grid Ref: SX 0198 4719. Cornwall & Scilly HER 42611.
- Pentewan – medieval/post medieval coastguard station. The surviving remains of a watch house at Pentewan. Grid Ref: SX 0199 4717. Cornwall & Scilly HER 24080.
- Pentewan – post medieval watch house. The Watch House, or lookout, is recorded on the 1st Edition 6" OS map c1880 and is situated above the old harbour office. Grid Ref: SX 0199 4716. Cornwall & Scilly HER 139506.
- Pentewan – post medieval gates. The dock gates to Pentewan harbour were refurbished in 1902, being 26ft wide. A vertical capstan was initially used to operate the gates but was later replaced by a horizontal type made at Charlestown Foundry. Grid Ref: SX 01996 4714. Cornwall & Scilly HER 13951219.
- Pentewan – post medieval sluice. These outer sluices were part of a series of reservoirs and sluice gates that were used to initially trap clean water from the Pentewan Valley and flushed to clean the harbour. Grid Ref: SX 0193 4710. Cornwall & Scilly HER 139511.
- Pentewan – modern concrete works. A concrete block works survives in 1909. The buildings have been largely removed by 1981. Grid Ref: SX 0202 4709. Cornwall & Scilly HER 42610.
- Pentewan – post medieval quarry. Pentewan and Glentowan quarries are recorded on the 2nd ed. OS map of 1908. Grid Ref: SX 021 479. Cornwall & Scilly HER 42604.
- Pentewan – post medieval quarry. Pentewan quarry was in operation 1829-1844 and it is recorded on later OS maps. Grid Ref: SX 025 476. Cornwall & Scilly HER 42603.
- Pentewan – WW2 search light shelter. Extant World War Two Coastal Artillery Search Light (CASL) shelter and potentially associated with coastal artillery battery to south. Grid Ref: SX 0243 4733. Cornwall & Scilly HER 73388.
- Pentewan - WW2 gun emplacement - An unusual design of a coastal gun position consisting of two concrete roofed buildings, joined in the centre with an open fronted gun position or shelter. Grid Ref: SX 0223 4718. Cornwall & Scilly HER 166255.
- Pentewan – WW2 pillbox. Extant World War Two pillbox Type 24, now used as the base of Pentewan Sands Sailing Club Race Office. Grid Ref: SX 0199 4707. Cornwall & Scilly HER MCO61928.
- Pentewan – modern pillbox. This is an adapted Type 24 pillbox built to fit close to the cliffs. Grid Ref: SX 017 465. Cornwall & Scilly HER 166251.
- Pentewan – modern pillbox . This is a Type 24 pillbox with an inner 'bent' T-shaped blast wall at the entrance. Grid Ref: SX 0223 4710. Cornwall & Scilly HER 166252.
- Pentewan – modern pillbox. This is a square shaped pillbox situated in the back garden of a private residence on the slope behind the Ship Inn Public House. Grid Ref: SX 0186 4727. Cornwall & Scilly HER 166253.
- Pentewan - Iron Age round. The field-name 'The Round' suggests the site of a round but there are no remains. Grid Ref: SX 0184 4752. Cornwall & Scilly HER 24074.

- Pentewan, Gammas Point – post medieval wreck . In 1880, the schooner 'Sisters' of St Agnes hit rocks to the east of Pentewan and broke up approximately 100 yards from the beach. Grid Ref: SX 0244 4721. Cornwall & Scilly HER MCO61061.
- Pentewan, Gammas Point – modern wreck. In 1903 the schooner 'Margaret' was wrecked on the cliffs at Gamas Point after leaving the harbour at Pentewan. Grid Ref: SX 0236 4713. Cornwall & Scilly HER MCO61194.
- Pentewan – post medieval lime kiln. Extant lime kiln on Pentewan beach, surrounded by the modern holiday park, this kiln stands in very good condition amongst the caravans. Grid Ref: SX 0170 4660. Cornwall & Scilly HER 169033.
- Pentewan – mid c19 cast iron sign post. Grid Ref: SX 0155 4685.
- Tregiskey – early medieval settlement. The settlement of Tregiskey is first recorded in 1284 when it is spelt "Tregeskey". Grid Ref: SX 0116 4637. Cornwall & Scilly HER 24108.
- Tregiskey – mid c19 cast iron signpost. Grid Ref: SX 0112 4633. Cornwall & Scilly HER 172776.
- Parkendues Wood – post medieval house. A cottage and garden are recorded to the east of Parkendues Wood, Pentewan, on the c1840 Mevagissey Tithe map. Grid Ref: SX 0122 4693. Cornwall & Scilly HER MCO59750.
- Parkendues Wood – medieval holy well “ Lady Well”. No longer extant. Grid Ref: SX 0090 4669. Cornwall & Scilly HER 24092.
- Parkendues Wood – Romano British findspot. Two tin blocks found in stream-works. Grid Ref: SX 0100 4699. Cornwall & Scilly HER 24053.04.
- Sconhoe – medieval settlement. The settlement of Sconhoe is first recorded in 1302 when it is spelt "Heskennou". Grid Ref: SX 0165 4669. Cornwall & Scilly HER 24106.
- Lanhadron – undated field system. Cropmarks showing a roughly square enclosure and other linear features in field 500m NE of Lanhadron. Grid Ref: SX 9990 4770. Cornwall & Scilly HER 24238.
- Polrudden – medieval settlement. The settlement of Polrudden is first recorded in 1296 when it is spelt "Polruden". Grid Ref: SX 0232 4741. Cornwall & Scilly HER 24079.
- Polglaze – medieval settlement. The settlement of Polglaze is first recorded in 1296 when it is spelt "Polglase". Grid Ref: SX 0226 4828. Cornwall & Scilly HER 24099.
- Porthtowan – medieval settlement. The settlement of Porthtowan is first recorded in 1337 when it is spelt "Pordon". Grid Ref: SX 0259 4806. Cornwall and Scilly HER 24100.
- Penventon – medieval settlement. The settlement of Penventon is first recorded in 1301 when it is spelt "Penfenten". Grid Ref: SX 0224 4860. Cornwall & Scilly HER 24098.
- St Austell and Pentewan Railway - A 19th century horse drawn mineral tramway between St Austell and Pentewan. The four mile long railway was completed in 1829 for the transport of china clay to the newly completed port at Pentewan. It was of an unusual gauge of 2ft 6ins, and was originally horse-drawn, the first locomotive being used in 1874. The line closed in 1918. There are few traces of the line until London Apprentice, where a shed remains from the coal yard and siding which served Polgooth mine. At Pentewan the line can be traced in places by a low embankment. Grid Ref: SX 0100 5233 to 0185 4724. Cornwall & Scilly HER 60160.



### Cultural Connections 1: The Trewiddle Hoard

- 2.15 The Trewiddle hoard was discovered by tin miners in the eighteenth century. Dated to the ninth century, the hoard comprised over a hundred Anglo-Saxon silver coins and a collection of ecclesiastical and secular items including a silver chalice, and other gold and silver pieces. It has generally been assumed that the deposit had been hidden in the AD 860–70s for safekeeping from the ‘Great Heathen Army’, who were repeatedly attacking and plundering along the coastline of Britain.



Figure 4: The Trewiddle Hoard.

- 2.16 The animal ornamentation of some of the Trewiddle Hoard items became a focus of study by Anglo-Saxon art historians and archaeologists in the early twentieth century, who noted the uninterrupted use of Anglo-Saxon animal ornamentation, from the last days of Roman Britain and acknowledged the historical importance of the lively decorative elements of the Trewiddle Hoard by naming the ninth century style, the "Trewiddle style".

### Cultural Connections 2 – Literary References

- 2.17 The literary cultural footprint of the Pentewan Valley is richest in memoir, local history, and guided narratives that celebrate its landscape, industrial past, and community heritage. These works, both published and informal, help preserve the valley’s identity, from tin-exporting harbour life to trails winding through ancient woodlands. Fictional settings are few, but the valley continues to inspire non-fiction stories deeply rooted in local memory and environment. Examples include ‘Other Days Around Me: Early Memories of St. Austell & the Pentewan Valley by Harry Stark’, a personal memoir exploring socially and culturally significant rural life in the mid-20th century valley, and ‘Pentewan People’ by Robert E. Evans, a local Cornish Bard, which captures the village’s social history, traditions, and individual stories passed down generations.

### 3. Baseline Part Two: Overview and Assessment of the Historic Environment in the NDP Designated Area.

- 3.1 This section seeks to explain how the structures, agricultural field patterns and settlement distribution, landscape, buildings and placenames that contribute to the distinctive character that is enjoyed and valued so much today have been shaped over time by intensive human settlement and activity from the earliest times. It identifies those historical aspects that it is important to take into account and conserve when new development is being designed and planning decisions are being made. In so doing it gives clues as to the factors which should be reflected in the NDP’s policies. . It is divided into epochs such as ‘Prehistory and Romano-British’ [Palaeolithic: before 10,000 BC, Mesolithic: c. 10,000 – 4,000 BCE, Neolithic: c. 4,000 – 2,500 BCE, Bronze Age: c. 2,500 – 800 BCE, Iron Age: c. 800 BCE – 43CE, Romano British: 43CE–410CE], ‘Dark Age [410CE to 1066CE] ‘Mediaeval’ [410CE to c.1750CE], ‘Post Mediaeval’ [c.1750 to c.1914] and ‘Modern’.

### Geological History.

- 3.2 During the Carboniferous and Devonian periods, most of what is now Cornwall lay beneath the sea during which time sedimentary material was laid down on the seabed. At the end of the Carboniferous period, the cataclysmic collision of two landmasses, one southern, one northern, known to geologists as



the 'Variscan orogeny', threw this material up into a mountain range. Some 10 million years later a huge mass of molten granite [the 'Cornubian batholith'] welled up in a line running from Dartmoor to the Isles of Scilly, pushing up the sedimentary material. In so doing it gave rise to extensive metamorphism and mineralisation, which created extensive seams, or 'lodes', of tin and copper, iron and in a few places, gold.

- 3.3 Over the next 300 million years erosion of the sedimentary rocks laid bare the granite 'plutons' and created the topography we recognise today, including Dartmoor, Kit Hill, Bodmin Moor, St Austell Moor and Wendron Moor, the Lands' end Peninsula and the Isles of Scilly. It also exposed the mineralised areas that later provided the basis for much of Cornwall's economic and social growth.
- 3.4 Closer to the coast, the area was left with a rolling, wind-swept but reasonably fertile landscape, able to support both arable and pasture farming, and close enough to the sea and sheltered valleys that allowed for trade, so becoming an area suitable for early human habitation.

#### Prehistoric and Romano-British Period.

- 3.5 No evidence is recorded of the time when people lived as hunter-gatherers, but it is likely that itinerant tribes roamed the area, gradually settling around ritual sites in areas of better land, which they gradually cleared and settled forming an early farming population scattered across the countryside. Evidence of the earliest human presence in the Parish is evidenced by the Bronze Age [2500 BCE to 800 BCE] barrows and former barrow sites scattered across the higher parts of the landscape, for example at East Towan and Kings Wood, and in several 'findspots' where Bronze Age implements have been discovered. During this period the earliest field patterns and boundaries may have begun to emerge, creating a template that later periods of settlement built upon.
- 3.6 As the human settlement of the coastal area and its hinterland evolved it appears to have become valuable enough to be competed over, such that at nearby Black Head, an Iron Age [800BCE to 42CE cliff castle was constructed on a rocky headland, possibly to defend and dominate the local area. During the Late Iron Age (from c400BCE onwards) enclosed defended settlements, known in Cornwall as rounds, were built, their use continuing into the Romano-British period (42CE to 410CE). Interpreted by archaeologists as farming hamlets, their distribution avoided the more exposed areas and the damp low-lying areas of valley bottoms. Examples of such sites are at Roseweek, and at Pentewan where the village is situated around a circular hill known as "The Round". It is understood that an Iron age settlement was based on this hill as traces of hut circles and an entrenchment have been discovered. Such rounds were often surrounded by extensive field systems, remnants of which are also present in the Parish landscape.
- 3.1 Over many years the early tribes were replaced by the Celts, or Dumnonii, culturally related to Armorica (now Brittany). The Dumnonian kingdom appears to have been an alliance of petty kings, seated in various hillforts dotted across the Cornish landscape. Locally the population probably continued to fall under the purview of the Black Head hillfort.
- 3.7 Later, following the Roman invasion, Dumnonia appears to have been strongly influenced by the Roman administration of Britannia and its lifestyle, but appears to have remained a largely independent trading partner. The Romans most likely traded with Cornwall using coastal ships, landing at safe harbours and beaches [such as at Pentewan] to exchange tin and minerals for Mediterranean goods as part of broader imperial trade networks by sea. Evidence of Roman trading links in the Parish have been found at two 'findspots', one on the seashore Pentewan village consisting of a coin of Tetricus and others along with a bronze spearhead, an arrowhead and a chisel, whilst a coin of Trajan was found at Tregorrick.

#### The Dark Age.

- 3.8 After the Roman departure c.410AD the Dumnonian Celtic culture flourished, but later power in the kingdom may have become fragmented and unruly, falling gradually into the so-called 'Dark Age'. The Dumnonian Celts appear to have fallen into conflict with the Wessex Saxons who were infiltrating gradually westwards. After various battles the Saxon influence grew, and after a settlement imposed by

King Athelstan of Wessex in 936 AD Dumnonian Cornwall became a distinct region within the English state, such that the area of Pentewan Valley was probably under some degree of Anglo-Saxon control

## Medieval.

- 3.9 It is the medieval period that has shaped much of the rural Parish we know today. The Anglo-Saxon administrative system was gradually acquired, with land being held by possession in return for service rather than through domination and ownership, and with a highly structured legal system. The Celtic 'Keverang' administrative areas became 'hundreds' within which there were 'manors', themselves a distant echo of the Roman villa system. Manors were controlled by a high-status individual, known as the 'Lord of the Manor', usually holding his position in return for undertakings offered to a higher lord, and consisted of landholdings worked by the lords' tied-men, serfs, and freemen, generally in the form of strip fields clustered around a defensible central house (which was also where the Manorial court would be held). Following the Norman invasion, the Anglo-Saxon elite were replaced by the Norman elite and power became even more centralised, adopting and extending the Manorialism model of control and firmly establishing a feudal economy which influenced the shape of the landscape<sup>1</sup>.
- 3.10 It is likely that the modern settlements in the Parish began to emerge at this time as the local and the medieval economy was based on fishing, agriculture, tin streaming and quarrying. A settlement at **Pentewan** predates the Invasion, as suggested by its Cornish name ["Pen" meaning a headland and "Tewan" or "Towan," meaning a sand-hill, hillocks or dunes], and mention in the Domesday Book of 1086 that the "The Manor of Bentewoin (Pentewan) was held by Osulf".
- 3.11 The settlement of **Tregorrick** is first recorded in 1258 when it is spelt "Tregorrec". The name is Cornish and contains the element tre meaning 'estate, farmstead' (which implies a settlement of early medieval

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<sup>1</sup> William 'owned' the land, and loaned out parcels of land (fiefs) to nobles (vassals) who in return gave military service when required, such as to garrison castles. Not necessarily giving service in person, a Noble had to provide several knights depending on the size of the fief. Over time the military service commitment of the Nobels was commuted to money payments, which became the norm. The Noble could have free peasants or serfs (aka villeins, actually slaves) to work his lands, and he kept the proceeds of that labour. If a Noble had a large estate, he could rent it out as a tenant-in-chief to a lesser Noble who, in turn, gave military service, and had peasants work that land for him, thus creating an elaborate hierarchy of land ownership. For administrative purposes, estates were divided into 'Manors', the smallest piece of land which could support a knight, his family and retinue. A powerful lord could control many hundreds of manors, either in the same place or in different locations.

Each manor's knight was 'Lord of the Manor', under whom were various classes that worked his land [the 'demesne'] and sustained themselves by also working a 'tenement' or small plot of land loaned to them by their lord. These were *villagers and freemen* [around 40% of households, holding on average 30 acres of land, and two oxen for ploughing], *smallholders and cottagers*: [around 35% of households, with about 5 acres of land on average and might have had a share in the villagers' plough teams], and *slaves* [around 10% of households, who had no land, belonged to the lord, and may have been used as ploughmen and servants]. The 'Lord's Waste' was land available as common pasture for his animals and those of his tenants, or left as common pasture and wasteland. Land given over to the Church for the support of Clergy was known as the Glebe.

The villagers were bonded tenants who could not leave the land without the landowner's consent, whilst the freeman held land by deed and paid a fixed money rent. After centuries in which the rent remained unchanged while its value fell, such rents were nominal. Such tenements could be hereditary.

Following William's policy of carving up estates and redistributing them, manorialism became much more widespread in England. In Cornwall the situation was probably much looser than that to the east, with fewer labour services, more money rents and greater freedom of decision-making for tenants.

All tenants had to attend the manorial court, held usually in the manor house to deal with the tenants' rights and duties, changes of occupancy, and disputes between tenants. Place names ending in 'Court' are reminders of those days. The Lord of the Manor or his representative presided. As it became usual for the villein to be given a copy of the entry in the court roll relating to his holding, such a tenure became known as 'copyhold'.

Not all manors had a resident lord. A lord who held several manors might choose to live in one and place a resident bailiff in charge of each of the others. Or the demesne farm could be let on a leasehold. In either case a chief house for the manor would still be needed, but it might be known as the 'barton', 'grange' or 'manor farm'. The manorial lord not only built the manor house, but frequently founded a church beside it or chapel within it.

origin), and an unknown personal name. The settlement of **London Apprentice**, known originally as Moliney is first recorded in 1187, and nearby were a corn mill and chapel.

- 3.12 Evidence of the influence of this period on the landscape can be found particularly in structure of roads, footpaths, field boundaries, placenames, and buildings that can be traced back to the mediaeval manor at the heart of a rural community on which it founded. In these areas the land falls mainly within the Mediaeval Farmland character area likely of prehistoric origins, forming part of the agricultural heartland, with farming settlements documented before the 17th century CE and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure

#### Post-Medieval.

- 3.13 The development of the china clay industry in Cornwall from the mid-18th century onwards marked a significant phase in the region's industrial history, and Pentewan emerged as a key maritime node within this evolving network. The discovery of kaolin deposits in the St Austell area by William Cookworthy in the 1740s laid the foundation for what would become a globally significant extractive industry. As demand for china clay increased, particularly in the ceramics industries of Staffordshire and across continental Europe, the need for efficient transportation infrastructure became paramount.
- 3.14 **Pentewan's** strategic location at the mouth of the White River rendered it a logical outlet for china clay exports. Although a small harbour existed from around 1744, it was comprehensively redeveloped between 1818 and 1826 under the direction of Sir Christopher Hawkins. His ambition was to create a harbour capable of competing with Charlestown, which at that time was rapidly expanding as a clay port. The newly extended harbour allowed for increased vessel capacity and facilitated the bulk movement of materials.
- 3.15 To connect the inland clay works to the coast, a horse-drawn tramway was constructed in 1829 linking St Austell and the upper Pentewan Valley to the harbour. This was later replaced in 1874 by a narrow-gauge steam railway, enhancing the throughput of materials. The Pentewan Railway transported substantial volumes of china clay downhill to the harbour while returning with coal, timber, and other supplies necessary for mining operations and domestic use. At its height, Pentewan handled an estimated one-third of Cornwall's total clay exports.
- 3.16 The economic importance of Pentewan during this period is reflected in the built environment. The harbour area supported a range of ancillary functions, including storehouses, smithies, and chandlers, while the village itself saw the development of fine residential buildings constructed by shipowners and merchants. The development of the china clay export trade prompted the expansion of the village around the harbour, leading to the construction of buildings in areas such as North Road, Glentowan, the Square, and the Terrace. The Terrace, which occupies a prominent position overlooking the village, is a particularly notable example of post-medieval architecture. Completed in 1821, it incorporates early Tudor materials and forms a distinctive group that includes the Church of All Saints. Numerous other buildings from this period also survive, contributing to the historic character and architectural significance of the village.
- 3.17 However, the long-term viability of Pentewan as a clay port was constrained by a number of geographical and structural limitations. The natural tendency of the harbour to silt up, exacerbated by the discharge of waste from tin streaming and clay processing upstream, required continual maintenance. Over time, competing ports such as Charlestown, Par, and Fowey, which offered deeper water and improved connectivity, gained a competitive advantage. A proposed extension of the Pentewan Railway to Little Treviscoe was never realised, and the combination of harbour silting, industrial disputes such as the 1913 clay strike, and the wider economic impacts of the First World War precipitated a decline in activity. The final consignment of china clay left the harbour in 1918, and by 1929, commercial operations had ceased entirely.
- 3.18 Despite the cessation of industrial use, the legacy of the china clay industry remains evident in the physical and cultural landscape of Pentewan. The route of the former tramway and railway survives as

the Pentewan Valley Trail, a well-used recreational path that retains its historical alignment. The harbour, while no longer functioning commercially, continues to shape the village's spatial character and contributes to its designation as a Conservation Area. Today, its surviving features offer important opportunities for heritage interpretation and contribute significantly to the cultural and historical identity of the Pentewan Valley,

- 3.19 The settlement of **London Apprentice**, situated in the central part of the Pentewan Valley, was historically associated with the Penrice and Mount Edgcumbe estates. The land to the east of the village now lies within the Cornwall National Landscape (formerly AONB). The origin of the village's distinctive name remains uncertain, with several competing theories. One suggestion is that it derives from the tradition of apprentices learning their trades in the area. Another recounts a local legend of a sailor, turned away from work at Pentewan due to a lack of skills, who travelled to London, trained as a blacksmith, and returned to establish a business locally. A more widely accepted explanation links the name to a former inn in the village, believed to have been named after the 16th-century ballad *The Valiant London Apprentice* (1595). This inn reportedly stood at the junction of the main St Austell–Mevagissey road and the turn to Polgooth.
- 3.20 The village was once home to a Methodist chapel, a Sunday school, and a smithy, reflecting its role as a small but self-contained rural community. The Pentewan Valley Railway ran close to London Apprentice, serving a lime kiln and coal yard located on the eastern bank of the River Vinnick, directly opposite the inn. Just beyond the village, Taylor's Mine at Great Polgooth [on land now occupied by St Austell Golf Course] was, at its peak, the third largest tin producer in Cornwall. However, as in many parts of the county, tin production declined sharply in the late 19th century, and the mine closed in 1894. Following the contraction of the mining industry, the inn also ceased trading, and by the early 20th century, the lime kiln and coal yard had been replaced by a mica works. This facility processed waste sand carried downstream from the china clay pits near St Austell, marking a shift from traditional mining to secondary mineral extraction and refining.
- 3.21 **Tregorrick** and **Trewhiddle**, situated at the head of the Pentewan Valley, occupying opposing sides of the White River, which flows southward from the urban area of St Austell were significantly influenced by their proximity to the expanding town. On the eastern side of the valley lies Tregorrick, a small hamlet with evidence of historic industrial activity. Traces of tin smelting have been identified near the base of the settlement close to the river and the Pentewan Road, suggesting a modest level of metallurgical activity in the past. The built environment of Tregorrick includes several cob-constructed dwellings, likely dating back approximately 300 years, although a substantial proportion of the housing stock is of more recent origin.
- 3.22 On the western side of the valley stands the White House, a prominent 19th-century residence constructed by the Coode family, who were influential local bankers and landowners. Slightly to the south lies Trewhiddle, a settlement of considerable archaeological significance. In 1774, a hoard of Anglo-Saxon coins and silverwork was discovered in a riverbed near Trewhiddle.

#### Modern Pentewan Valley.

- 3.23 Since the end of the First World War, the Pentewan Valley has undergone significant transformation. The area has largely lost its former industrial role and has become less agriculturally focused. Much of the land to the north of the parish has been absorbed into the expanding infrastructure and services of the St Austell urban area. This includes the development of key community facilities such as St Austell Community Hospital, Mount Edgcumbe Hospice and Little Harbour Children's Hospice, along with St Austell Rugby Club, two golf courses, allotments and several modern residential estates.
- 3.24 To the south of the valley, tourism has emerged as the predominant economic activity. From the late 1950s onward, the tourism sector expanded significantly, particularly with the establishment of Pentewan Sands Holiday Park. This facility was developed during the 1950s and 1960s on land known as "The Winnick," located to the west of the village. Historically used for occasional camping, the site

evolved into a major holiday park and now represents the principal commercial enterprise in the area, reflecting the broader shift toward a visitor-based economy in the southern part of the valley.

- 3.25 Despite the scale of recent change, the Pentewan Valley retains a strong and distinctive historic environment, particularly evident in the village of Pentewan—now designated as a Conservation Area—and in the historic settlement of London Apprentice. The wider landscape includes extensive areas of medieval field systems, interspersed with land that reflects a more ornamental or estate-style character, including parkland and plantation features. To the south, the nationally significant Heligan Registered Park and Garden extends into the parish, contributing further to the area's historic and designed landscape value.
- 3.26 Most of the Pentewan Valley lies within the Cornwall National Landscape (formerly designated as an Area of Outstanding Natural Beauty), which underscores its exceptional scenic and cultural qualities. Although land to the north falls outside the National Landscape boundary, it nonetheless plays an important role in supporting the broader character and setting of the valley.
- 3.27 Visitors are drawn from across the country to experience the unique combination of heritage assets and high-quality natural landscape, with recreational opportunities, such as walking, cycling, and heritage interpretation, closely aligned to the area's historic and visual identity. Notably, the Pentewan Valley Trail', which follows the trackbed of the former Pentewan Railway, offers a well-used recreational route that is itself a valued heritage feature, linking the area's industrial past with its contemporary role as a visitor destination. The tourism industry now dominates the local economy, yet it has largely evolved in a form and scale that remains sympathetic to the landscape and settlement character. There is, accordingly, much within the Pentewan Valley to be valued, and therefore safeguarded, for future generations.

#### Place Names

- 3.28 The names of places, such as farms, small settlements and hamlets, can be an important indicator of historic evidence. For example typical Cornish linguistic elements, most notably the prefixes "Pen-", "Tre-", "Pol-", and "Nans-". These reveal layers of historical settlement, topography, and cultural identity, rooted in Cornwall's Celtic past. . They preserve the memory of times past and are part of the historic context and should be referred to at least as a 'clue' in the assessment of development proposals to ensure that historic setting and significance of a site is fully understood. Wherever possible in building or street naming they should also be preserved.

#### 4. Design

- 4.1 The design of buildings has in the past been influenced by factors such as the local availability of construction materials, the technology of the times, social conditions, needs and functional roles, and the traditional skills (and ability) of the builders. This has imparted the locally distinctive architectural style and the pattern and layout of development at the centre of our villages and in many older traditional buildings built up to Edwardian times, that is now highly valued. Also the customs and practices of the local population over time can create special places and designs that are uniquely local.
- 4.2 To create successful places, that are representative of the people that live there, settlements must therefore evoke a "sense of place" the unique qualities of settlement character which has evolved slowly over centuries, as a coalescence of everyday practices, shaped by people and place. Regrettably, recent periods of growth have had a detrimental impact on the authenticity and legibility of the settlement. In many cases, the historic and architectural significance of the area has not been adequately considered in the design and siting of new dwellings. As a result, much of the older built fabric has been compromised, with layers of historical character eroded or obscured by more recent development that lacks contextual sensitivity.
- 4.3 It is therefore important that full account is taken of the local context in the design of new development so that it responds to and enhances our local "sense of place" and meets the expectations of people



already living in the area. There is a need to ensure that, when new development proposals come forward, however small scale, they should contribute to the maintenance of this local distinctiveness, reflecting local building traditions and where possible reversing any harm that has occurred from the use of inappropriate designs and materials. To fit in well and be good neighbours to adjoining buildings and their occupants, the proportions and positioning of new buildings should be informed by and consistent with the scale and character of the surrounding area, reflecting the curtilage, scale, net density and roofline of adjacent buildings, the streetscape, its historic street-lines and established/traditional building line practice.

- 4.4 This does not mean that new development should copy or recreate buildings from the past, but the design must demonstrate a firm understanding of the principal aspects of settlement character and express this through the architectural style and material specification of new buildings, this is what is referred to as design lineage.

## 5. Related Community Engagement Feedback

- 5.1 As part of community engagement, consultees were invited to identify local heritage structures and buildings with design features reflective of local character that they considered worthy of protection. This exercise produced a comprehensive and valuable list of assets deemed to contribute meaningfully to the distinctiveness of the area.
- 5.2 A second consultation question explored whether the Neighbourhood Plan should include a design guide to ensure that new development is sympathetic to its surroundings. Respondents were asked to select from a list of key design principles and were also given the opportunity to provide additional comments.
- 5.3 The most frequently selected priority was the use of local or traditional building materials and colours, highlighting strong community support for the retention of vernacular styles. This was closely followed by concerns regarding building scale—specifically the number of storeys, overall height and massing—as well as the layout and density of development and its relationship to neighbouring properties.
- 5.4 Adaptations to mitigate climate change and architectural details such as door and window design were ranked lower in relative importance. Nonetheless, free-text comments indicated support for sustainable construction approaches, including the use of natural materials such as locally sourced or certified sustainable timber, and the incorporation of water- and energy-saving features.
- 5.5 When asked about what aspects best define the character of Pentewan Valley Parish, the majority of respondents prioritised the countryside and landscape, followed by peace and tranquillity, wildlife and biodiversity, and the area's separation from urban development. While heritage features were supported by a smaller proportion (10%) of respondents, they nonetheless form part of the broader community perception of what makes the area special.

## 6. Key issues and implications for the NDP

- 6.1 Figure 5 summarises the key issues that have arisen in this analysis and the implications of them before recommending key objectives for the NDP and policy intentions that should support them.

**Figure 5: Key Issues arising from the evidence base and implications for the NDP, with recommendations for policy areas and objectives.**

### Key Issues

- National and local policy is that Planning should:
  - contribute to and enhance the natural and historic environment
  - ensure that developments function well, are visually attractive, are sympathetic to local character and history, allow an appropriate amount and mix, and create places that are safe, inclusive and healthy



- not permit development of poor design
  - give great weight to outstanding or innovative designs which promote sustainability or help raise the standard of design more generally in the area
  - give great weight to the conservation of designated heritage assets (which include Listed Buildings and Conservation Areas),
  - take a balanced judgement on the scale of harm to the significance of non-designated heritage assets
- Numerous features and areas of historic environment interest and archaeological heritage are present in the parish, including many listed buildings and scheduled monuments. The Parish has many place names of historic origin which underscore the and help explain the emergence of the local settlements, which should be an indicator of the need for adequate heritage assessment.
  - The setting of the many listed building and the general character of the villages is attractive but, in some places, harm has been caused through new development and extensions. For example, windows and doors marred by modern replacements whilst some of the infill development has paid little regard to the vernacular.
  - A concern is that future extensions and repairs to the properties may introduce less sensitive treatments.
  - A Design Code may help to avoid further harm and improve the design of new development.
  - The development of Pentewan harbour is extremely significant as an industrial settlement in a recognisable industrial landscape. Whilst the quays are listed there are features associated with the many activities that were carried on which could be protected.
  - Whilst the principal heritage assets that were identified in the first consultation were mainly those that were already listed, support to their continued protection could be given and there were some non-designated assets that were considered worthy of protection, around the harbour and elsewhere. The Plan should give these a level of protection consistent with their significance to the historic environment.

### **Key Objectives for the Neighbourhood Development Plan**

- **To ensure that development is appropriate in scale and character to its setting and to balance local needs with preserving and protecting our unique natural and historic environment and landscape, strongly supporting existing designations.**

### **Implication for the Neighbourhood Development Plan**

- **National and local planning policies are sufficient to protect statutorily listed heritage assets and no local policy is needed in the NDP.**
- **Place names should be identified as a ‘clue’ to the need for heritage impact assessment.**
- **Opportunities to enable the repair and subsequently maintenance of heritage assets should be supported.**
- **Include criteria in allocation or general design and infill policies that ensures that new development layouts, design solutions, densities, scale and massing etc., respond to and are informed by the historic and landscape character of site and its wider context, including specific locally distinctive characteristics.**
- **Identify the ‘historic core’ of LondonApprentice and set a policy to ensure new development respects and contributes to its historic environment.**

- **Commission a local Design Code and including a policy that new development should demonstrate how it takes into account its provisions with the aim of raising standards in line with the establishing and appropriate local format.**
- **Require that development that affects extant non-designated historic assets should have regard to their significance and setting and accord with Cornwall Local Plan Policy 24, and that in view of the extensive archaeology of the area, all development should have regard to the current Historic Environment Record**

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Kresen Kernow itself is a wonderful source of documents such as tithe maps, manorial records, a geographic bibliography and many other informative resources, including listings of the many popular books on local history published in Cornwall by enthusiasts and groups. See: <https://kresenkernow.org>