

## APPENDIX 1: ENVIRONMENTAL MAPPING

- 1.1 Porthleven Neighbourhood Plan - Access-** Footpaths, cycle routes, PROW – Bronze, Gold etc.
- 1.2 Porthleven Neighbourhood Plan - Biodiversity Designations** – SSSI, County Wildlife Sites, AONB.
- 1.3 Porthleven Neighbourhood Plan - Trees and Woodland.**
- 1.4 Porthleven Neighbourhood Plan - Landscape Scale Designations.**
- 1.5 Porthleven Neighbourhood Plan – Historic Landscape Character types.**
- 1.6 Agricultural Land Classification.**
- 1.7 Heritage Designation.**
- 1.8 Wildlife Resource Map for Neighbourhood Planning Porthleven Parish**

# Appendix 2 CORNWALL AND ISLES OF SCILLY LANDSCAPE CHARACTER STUDY

## Landscape Character Area Description



LCA - Mount's Bay East

LCA No

CA06

JCA

### Constituent LDUs

Total 24: 26, 61, 121, 122, 123, 124, 125, 142, 143U, 144, 149U, 150, 151, 152U, 153, 154, 155U, 262, 288, 289, 290, 361, 362, 363



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<b>Location</b>	Stretching from Marazion on the coast east to Mullion Cove and inland in a sweep across the isthmus to Hayle and the outskirts of Camborne, then south-east to include Helston. The key settlements are Helston, Mullion and Hayle.
<b>Designations</b>	4 (coastal) all AONB, 1 also WHS (central area) Four LDUS contain SACs; 10 contain SMs and 6 Contain CGS4 (coastal) all AONB, 1 also WHS (central area) Four LDUS contain SACs; 10 contain SMs and 6 Contain CGS, 6 part AONB, 2 also WHS 4 LDUs are completely within the Cornwall AONB, of which 1 also WHS; 6 are partly within the AONB, of which 2 also WHS

### Description

The coastal strip consists of extensive exposed linear cliffs, ungrazed and 'wild' on the slopes, contrasting with sandy bays and a natural lake at Loe Pool. There are few trees and dwellings along the coast and the area is mainly used for amenity/recreation. Inland there are river valleys with scattered farms with small stream-intersected fields enclosed by woodland, and open, slightly undulating farmland on the valley sides. There are few buildings except farms and barns. Much of this landscape is of medieval origin but there are also substantial areas of former rough ground enclosed in the post-medieval period into straight-sided fields. Hayle and Helston are spreading out from their traditional cores over the surrounding valley sides. Mullion village has thatched cob and stone houses, hidden green spaces and many trees and hedges, awash with wildflowers, and lies within a more open area where views are framed by field boundaries rather than landform. Besides the two towns of Hayle and Helston there are a number of large villages: Goldsithney, Praa Sands, Porthleven and Mullion in the south, and Connor Downs, Baripper and Leedstown in the north. The evidence of former mining activity is evident throughout much of the northern and western portion of the Landscape Character Area, with mine remains, mining settlements and miners smallholdings, but absent from the Lizard area to the south. Small areas of Lowland Heathland survive in and around the former mine sites.

### Key Landscape Characteristics

Very strong topography of high cliffs on coast, backed by gently undulating plateau intersected by distinctive flat-bottomed valleys.

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Distinctive natural hills at Godolphin and Tregonning Hills, with important relict prehistoric and later landscapes.

Semi-natural vegetation on coastal strip, backed by anciently enclosed pastoral farmland and some woodland in valleys, with substantial areas of more recent enclosure.

Long narrow sandy beaches, with juxtaposition of rock and sand on beach edge.

Coastal strip interrupted by sand bar between sea and lake (Loe Pool), with unusual juxtaposition of fresh and seawater features.

River valleys enclosed by woodland and wetland habitats, but dominated by agricultural use. Generally pastoral farming on small farms with improved pasture and well wooded, including estate plantations.

Mix of improved and semi-improved grassland and occasional arable on plateau, with neutral grassland in valleys.

Well vegetated hedges with some trees on boundaries. Some hedges very high and dominant with wealth of wildflowers.

Extensive areas of mining remains over much of the central and northern portion of the LCA, part of the Tregonning and Gwinear WHS mining district. Spectacular cliff edge engine houses near Rinsey and Trewavas Head.

Mix of and contrast between Anciently Enclosed Land - medieval landscapes of dispersed farm hamlets and traditional churchtowns and widespread post-medieval settlement and enclosure.

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#### Geology and soils

Shallow hard rock soils over hard rock, giving rise to dry meadowland. Godolphin and Tregonning Hills form a small granite intrusion within the softer Devonian rocks of the area, and stand in contrast in topography and land use.

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#### Topography and drainage

A gently undulating low plateau inland, dissected by shallow valleys and rising in the centre to the twin peaks of Godolphin Hill (162m AOD) and the elongated Tregonning Hill (194 m AOD). The plateau reaches the coast along its southern edge where there are dramatic steep cliffs, rocky headlands and coastal beaches, notably the sand bar and extensive beach at Loe Bar. The area is mainly drained by the headwaters of the River Hayle as well as the Roseworthy Stream that enters the Hayle Estuary (CA05 St Ives Bay) at Phillack. Along the south coast short streams flow in narrow valleys down to the sea and further eastwards closer to Helston there is a complicated network of small streams that flow out to sea at Porthleven. The exception for this coast is the River Cober that brings water from the higher ground of the adjacent area (LCA10 Carmenellis). This part of the lower valley is wide and flat and may have become silted up in historical times. The estuary, a small ria, has been blocked by a sand bar creating a lake of brackish water. Further south the small streams have similar wide flat bottomed valleys created by sand accretion at the coast and subsequent silting up.

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#### Biodiversity

The farmed areas are mostly improved grassland with a high proportion of arable. Semi-natural habitats are varied, and in places associated with former mining activity. Along the coastal fringe along the western part of the Landscape Character Area, maritime cliff occurs with scrub, coastal Lowland Heathland, bracken and small areas of neutral grassland, with much of the coast designated SSSI. A small area of coast

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in the south of the LCA around Gunwalloe forms part of The Lizard SAC. There are areas of Coastal Sand Dunes at Gunwalloe adjacent to Reedbeds, which are also found in the lower valley at Loe Pool SSSI and in the Hayle river valley. Loe Pool is an extensive area of natural open water formed by the damming of the river Cober by a semi-vegetated sand bar/shingle beach and forms intact ecological corridors inland where the valley has broadleaved woodland with some Wet Woodland, Upland Oakwoods and Upland Mixed Ashwoods, and Lowland Wood-Pasture and Parkland at Penrose. There are also small areas of Wet Woodland within or part of linear broadleaved woodland along the other stream valleys in the LCA linking to small fragments of wetlands with Fens, Lowland Heathland, bracken, scrub and neutral grassland. There are some recent conifer plantations. Inland there are some small areas of Lowland Heathland, remnants of formerly larger areas, and some have survived or have developed on former mining sites. There is conservation value of former mining sites, as at Great Wheal Fortune [Breage] and Tregonning Hill SAC. The network of Cornish hedges, those in the valleys usually with trees, form ecological corridors between the semi-natural habitats in the valleys.

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#### Land Cover

The farmed areas are mostly pastoral with a large proportion of arable land, making up the majority of land cover. There is generally a variable pattern of woodland and trees, with woodland mostly in the valleys. There are areas of rough ground along the coast, and small fragmented areas inland, especially around areas of former mining activity. Loe Pool is Cornwall's largest natural lake and a substantial area of natural open water.

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#### Land Use

The area is one of mixed farmland, mainly improved pasture, arable and estates, with some recreational use. Horticultural crops dominate the west and south coastal plain. Tourism is mainly confined to the south coast. Mining dominated the area both to the north of the area, the west and close to Helston leaving many remains, especially the dramatic engine houses on the cliffs. South of Helston there is the large military airbase at Culdrose.

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#### Field and woodland pattern

A small to medium field pattern with sinuous Cornish hedge boundaries with trees within the areas of Anciently Enclosed Land. Essentially medieval in origin, and rectilinear fields with straight boundaries where areas of rough ground were enclosed in the post-medieval period, particularly around mining areas. Cornish hedges with visible stone facing act as linear safety barriers on some portions of the coast path. Woodland is almost entirely linear along valleys, dense around Loe Pool to south of Helston. A number of historic estates add richness to the landscape with their extensive plantations and parkland.

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#### Settlement pattern

The pattern of settlement throughout the majority of the Landscape Character Area is generally one of dispersal but with a greater density of settlement in former mining areas, and with many of the hamlets and small villages interconnected on a network of minor roads. The medieval churchtown settlements Mullion, Cury, Sithney, Gwinear, St Erth, St Hilary, Perranuthnoe, Breage, Germoe tend to be in sheltered folds in the land. Most of these have remained small, with only Mullion, Breage, Germoe and St Erth having developed as nucleated village-sized settlements prior to later twentieth century expansion. Goldsithney is an unusual settlement of medieval origin, based on an important annual fair. Most of the nucleated settlement in the LCA is of nineteenth-century origin and associated with mining; examples include Trew, Carleen, Godolphin Cross, Townshend, Leedstown and Praze-an-Beeble. Several such settlements are focused on crossroads, as at Townshend, Leedstown, Godolphin Cross and Praze-an-Beeble. Others have a more linear landscape character, set along axial roads. Small clusters of scattered miners' cottages set within substantial blocks of smallholdings laid out over former rough ground flank the

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A394 through the southern part of the mining district. In the northern part of this Landscape Character Area there is a patchwork of similar smallholdings and post-medieval farms on gently rising former downland, interspersed with long-established farms and parkland associated with the great mining estates of Godolphin and Clowance. A few small coastal settlements, including Mullion Cove, are based on former fishing coves. Porthleven grew up around a new harbour constructed in the early nineteenth century to serve the mining industry and is essentially an industrial settlement in form and attributes. The major settlements are Hayle, Marazion and Helston. Hayle developed from the mid eighteenth century as a port serving a large industrial hinterland and industrial centre: the presence of two rival companies meant that it developed around two distinct centres, giving rise to its distinctive linear form set around former industrial complexes and quays on the Hayle estuary and Copperhouse Pool. Marazion developed as a medieval market centre and port, based on the harbour of St Michael's Mount. Helston is a medieval 'planned' town established at the lowest crossing point on the Cober River; it had important functions as a market centre for a large agricultural hinterland, including much of the Lizard, and in serving the mining area to the north. Marazion and the enlarged churchtown of Mullion now support a busy tourist trade. Generally, villages and small farms are of vernacular design and local materials - stone and slate with slate roofs. Helston, Mullion and Porthleven have experienced growth and villages are expanding.

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#### Transport pattern

The main trunk road, A30, and the main railway line run along the northern edge of this area. Along the south coast the A394 links Helston with Penzance. Elsewhere there is a mass of narrow lanes, generally winding but some straight, although some parts have a very limited transport network or access; in some parts the very narrow winding sunken lanes area bordered by distinctive vertically stone-faced Cornish hedges. Two main routes cross the area diagonally linking Hayle with Helston and Marazion with Camborne.

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#### Historic features

The rough ground on Godolphin and Tregonning Hills accommodates important, well-preserved archaeological landscapes including prehistoric and medieval field systems, prehistoric enclosures and industrial remains; Tregonning Hill is known as the first place in which china clay was exploited. There are numerous traces of later prehistoric defended farmsteads (rounds) throughout much of the Landscape Character Area. Prominent Bronze Age barrows are a feature of the cliff tops in several places along the coast. Marazion and Helston are medieval settlements, the latter the site of a castle and with a distinctive form based on its function as a market and fair centre; it was also a coinage town for the taxation of smelted tin. Parts of a late medieval fortified house survive at Pengersick Castle. The remains of former mining activity are widespread (except in the portion of the LCA south east of Helston) and this LCA included some of the oldest, richest, deepest and most technologically innovative mines in Cornwall, including Great Work and Wheal Vor in Breage parish. Some of the most spectacular remains are disused engine houses on the coastal cliffs, as at Rinsey and Trewavas Head. These former mining landscapes include not only the industrial structures and sites but also distinctive settlement patterns and large areas of post-medieval enclosure of rough ground as smallholdings and small farms. Godolphin House dating to the fifteenth century, possibly earlier, is a Grade 1 Listed Building) and one of Cornwall's most architecturally important houses; it is accompanied by a Grade II\* ornamental landscape. Other historic ornamental landscapes survive at Penrose (based on Loe Pool), Pendarves, Clowance and Trevarno.

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#### Condition

Coastal strip generally intact but under -managed, despite control of alien species, with erosion on the coast path. Low- key intrusion from recreational use and built development in places, but open unenclosed pattern remains, as does ecological integrity of vegetated bar. In the river valley, tree cover and general vegetation is in a positive condition with a widespread balanced age structure to the woodland, intact ecological corridors and low-intensity land use, except for golf courses. Modern rural

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housing dilutes local distinctiveness, as do utilities and related structures, although seasonally screened by vegetation. The noise of aircraft at RAF Culdrose impacts on tranquillity. The pastoral farmland is generally well kept, but with some local replacement of field boundaries with fences, field enlargement for horticulture and some patchy boundaries in areas of ranch farming. Hedges are often intensively managed around horticultural crops. There is locally widespread mortaring and de-vegetation of hedges around Helston. Degeneration of remnant areas of Lowland Heathland and wet heath has occurred through decline in rough grazing and lack of any other management, as at Godolphin Hill. Some localised conversion of farmland to amenity. The scatter of buildings throughout this Landscape Character Area is very much part of its landscape character and any large scale development potentially constitutes a visual intrusion.

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#### Pressures

- Recreation on coast path and river valleys .
- Rural housing, utilities and related structures.
- Development that changes settlement pattern.
- Changes in agricultural land management, with consequent loss of field boundaries.
- Change from farmland to amenity.
- Lack of financial incentives to maintain stock on heath.
- Inappropriate management of hedges.

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#### Aesthetic and sensory

Tranquil (except around RAF Culdrose), remote from human influence and elemental along coastline, small scale inland, confined by landform, especially 'secret' upper river valley on edge of Helston, contrasting with open coastal zone.

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#### Distinctive features

Spectacular coastal scenery. Loe Pool and Loe Bar. Rock outcrops set in sand on beach edge; dominant sand bar between sea and lake and variety of beach stones within sandy shingle; groups of isolated mine buildings on the cliffs; lake on edge of Helston, with silted-up and vegetated upper river valley and board walks for recreation; Godolphin and Tregonning Hills; RAF Culdrose dominant in mid-section. Godolphin House and Trevarno. Mining and other industrial remains throughout.  
RAF Culdrose dominant in mid-section.

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#### Visions and objectives

On the whole tranquil, this Landscape Character Area stretches across the mid part of West Cornwall and has a high visual quality especially along the coast. Inland there are extensive mining relicts set in an agricultural landscape and Loe Pool and Bar form an unusual feature to the south. The objective must be to maintain and enhance the visual qualities of the landscape whilst integrating the expansion of settlement and the tourist industry.

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#### Planning and Land Management Guidelines

- Develop design guidance for building in the countryside and integrating the edges of settlements into the surrounding landscape.
- Develop a management strategy for the recreational uses of the coast and Loe Pool in cooperation with the National Trust and the AONB service.
- Develop a woodland and forestry strategy to improve existing woodlands and enable the creation of new ones.
- Support the Environment Agency in the management of the river systems.

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Support the implementation of the World Heritage Site Management Plan.

Support the use of agri-environmental schemes especially along the coast.

## APPENDIX 3 - PORTHLEVEN LOCAL LANDSCAPE CHARACTER ASSESSMENT

Character Attribute	Landscape reference guide	Your landscape description <i>Record your descriptive information for each heading</i>
<b>Topography and drainage</b>	<p><b>What is the shape of the land?</b> flat, shallow, steep, uniform, undulating, upland, ridge, plateau</p> <p><b>What water is present?</b> estuary, river, stream, spring, pond</p>	<p>A dominating upland ridgeline at consistent 70 to 80 metres height creates the topographic backbone of the parish. Running from Sithney Common in the north of the parish in a south-westerly direction through Antron Woods, the ridgeline curves south to cross Torleven Road, and follow Green Lane, before passing between Highburrow and Higher Penrose before terminating at a high point above Loe Bar.</p> <p>A secondary, only slightly less dominant upland ridge, again at a consistent 70 to 80 metre height, runs from Sithney Common to Higher Lanner immediately to the east of the parish boundary.</p> <p>A significant ridgeline follows the Porthleven to Rinsey Road varying in height from 35 metres at Breageside to 60 metres at the parish boundary. The topographical dominance described above defines LDU 290. Adjacent to this LDU, intermediate sloping land falls to the west into LDU121 and from the east and west into LDU150. Additionally, the land falls to the southwest into LDU122. Intermediate sloping land falls to the west into LDU121 to the B3304.</p> <p>Cliff features within LDU026 and 061 are fairly low, not exceeding 20metres in height, and feature low-level rock outcrops merging with the shingle beach. Relatively steeply sloping land forms the margins of Loe Pool on all sides.</p> <p>The Loe or Loe Pool, (which comprises the entirety of LDU153), is a natural freshwater lake cut off from the sea by a shingle bar (Loe Bar). It is fed by the River Cober via Loe valley, Carminowe stream, an un-named stream rising at Praze and passing through Lower Lanner, and other minor streams, and drains via pipe through the shingle bank of Loe Bar.</p> <p>The Atlantic Ocean borders LDU026, and 061 to the southwest and forms the hugely visually influential edge to the parish. The boundary between these Landscape Description Units is formed by Porthleven harbour which receives freshwater via an un-named stream.</p> <p>The main source of the stream running through LDU121 runs the entire length of the B3304 and crosses the A394 where the roads meet having emanated from high ground near Carleen. A small stream from Antron also joins at the road junction. The stream from Breage Churchtown joins the main stream at the entrance to Methleigh. Up until this point there are in effect two streams, one each side of the B3304</p> <p>There are few other noticeable water courses; the surface –water drainage following the natural slope of the land; for example in the small valley south of Antron.</p>

<p><b>Biodiversity</b></p>	<p><b>Does the area contain areas of 'semi natural habitat?</b> (land which is not highly modified – refer to CWT guidance notes)</p> <p><b>What elements of the character could support protected species?</b> (refer to CWT guidance notes)</p> <p><b>Are there any invasive species?</b></p>	<p>There are semi-natural non-cultivated areas on the coastal band and cliff tops within LDU026 and 061, and from 026 merging into the adjacent LDU122. Within the valleys which form the dominant topographic features of LDU121 and 150, there is a small area of woodland / scrub above Breageside, and further north in LDU121 woods between Antron and Little Antron. There is also woodland and scrub between Tolponds Road and the caravan park, and a small woodland at Treza. LDU150 contains most of the Penrose estate which has extensive woodland cover and as such has considerable semi-natural habitat.</p> <p>Loe Pool should be mentioned in this context, particularly since the water quality, which had been badly affected by human activity in the past, is now improving.</p> <p>LDU's 026, 061, and by association parts of LDU122 support butterflies and moths as well as birds such as Chough and Stonechat due to cliffs and the special microclimate created by hedges along the coastal path. LDU150 contains a considerable area of woodland including standing and fallen dead wood and open glades, all of which support protected species. LDU153 contains reedbeds and Willow Carr which support particularly important habitats, especially for breeding birds and small mammals, including Otters. The disused bridleway to Little Antron, Temple plantation (running from Highburrow to the National Trust car park at Penrose), and small areas of scrub to the north of Beacon Crag Hotel are all likely habitats for protected species within LDU290. The deciduous trees and scrub along the valley bottom stream in LDU121 could support birdlife, small mammals and insects.</p> <p>Bamboo growing beside the stream at Treza in LDU121. Within LDU150, Rhododendron ponticum, Bamboo and winter Heliotrope. Within LDU122, at Gravesend, there is an area of scrub containing Japanese Knotweed currently being treated by the County Council. Japanese Knotweed is also present in LDU153, and there are potentially non-native fish present.</p>
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<p><b>Land cover and Land Use</b></p>	<p><b>What is the land used for?</b>  Arable, pasture, industry, isolated farm buildings, isolated residential properties, playing field, golf course, sports pitch, caravan park, camp site etc...</p> <p><b>What is the vegetation cover?</b>  Woodland, scrub, heather, dunes, mudflats, grassland, moorland, farmland,</p>	<p>Predominantly intense arable farming rotating between vegetables and daffodil cropping within the largest and most elevated areas of LDU290. Limited area of pasture adjacent to Higher Lanner. Farmland within LDU 121, 122 and 150 generally pasture for cattle grazing. There is a characteristic pattern of isolated residential properties outside town, mainly of older traditional construction, based around farm buildings. Closer to Porthleven (LDU121), land uses include a camp site and caravan park, amenity area, cricket field and football field. No human activity on Loe Pool. Within LDU122 there are a combination of land uses including residential, recreation field, car parks for the coastal footpath and allotments, plus a fenced children's play area. LDU026 is used for active recreation: cycling, running and passive recreation such as walking and fishing plus general beach use.</p> <p>Higher ground within LDU121 and 290 predominantly a mixture of arable and pasture, small areas of woodland, with main blocks of woodland concentrated within Penrose estate. There is also Georgian parkland and gardens associated with the estate. Deciduous trees concentrated along streams and hedgerows at lower levels. Vegetation on the edge of Loe Pool (LDU153) is reed-bed and Willow Carr. Cliff-tops and the immediate margins within LDU026 contains Gorse, Hottentot Fig, coarse grasses and Sea Thrift. Distinctive Pines at the merge with LDU122 above Loe Bar. Scrub on steeper land between LDU026 and 122</p>
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<p><b>Field and woodland pattern</b></p>	<p><b>Where is the woodland located?</b> Valley sides, open landscape, lower lying land in undulating landscape. Are the trees native? Is this ancient woodland? (has existed continuously since 1600 or before)</p> <p><b>What size are the fields</b> Small, medium, large, have hedges been removed?</p> <p><b>What are the hedges made of?</b> Cornish hedge (stone), hedgerow (no stone all vegetation), overgrown, managed. What is stone type?</p> <p><b>What is the character of the hedge?</b> Sculpted by exposure, possibly no trees, or are there mature or larger trees. Is there a buffer of vegetation to either side of the hedge, if so what type? Is the hedge fenced?</p>	<p>No significant woodland at higher locations, except at Antron where isolated and elevated woodland creates a distinctive feature, and the Temple plantation shelterbelt, which almost spans the total width of LDU290 and is highly visible, particularly when viewed from the west. Field boundaries have increasing tree cover and become more dense on approaching lower ground from LDU290 into LDU121 and 150. Penrose woodlands are located on valley sides (some steep), mostly facing east with numerous ancient woodland plant indicators e.g. bluebells and wood anemones. One block of ancient semi-natural woodland (Oak Grove), Bar Walk Plantation is mixed woodland, and Lionel's Plantation is a block of dense conifers. LDU026, 061 and 122 lack woodland due to their proximity to the ocean and hence degree of exposure, except for a small block of scrub woodland of visual note just above the harbour in LDU121.</p> <p>A mixture of large and medium size fields dominate the higher ground, decreasing to small in valley bottoms is a general description of LDU121, 122 and 290. Hedges have been removed to increase field size in LDU121 and 290. Small fields border the settlement at Gravesend.</p> <p>Predominantly Cornish hedges made of stone and managed to varying degrees. On higher ground adjacent to arable land invariably with limited vegetation. Dense stunted thicket is characteristic of the windswept hedges within LDU122. In LDU150 trees are present in sheltered valley locations. Similarly in LDU121 and 290 hedges have trees at lower levels decreasing to sparser cover on higher ground.</p> <p>In elevated exposed conditions, hedges lack scale, frequently windswept, characterised by grasses, bramble and scrub vegetation. At decreasing elevations tree density increases, as does the scale of the understorey shrub species. Tree form more balanced at lower levels as not so windswept. Very few field margins noted throughout the parish. Also very little additional fencing to reinforce hedge definition; not needed due to well managed nature of most Cornish hedge boundaries.</p>
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<p><b>Settlement pattern</b> (this looks at settlement within the character area, not the settlements themselves.)</p>	<p><b>How is the development distributed?</b> Intermittent clusters, scattered</p> <p><b>Age and type of buildings and their relationship with the landscape are they</b> isolated single farms, clustered farm buildings, holiday accommodation, rural dwelling, have buildings been added to the original if so roughly when?</p> <p><b>What are the distinctive elements of the buildings?</b> Local stone, building style, windows, gate posts, front gardens, plot boundaries</p>	<p>Main settlement is the village of Porthleven, mostly within LDU121, but spreading southeast along the coast for a short section of LDU122 and wrapping around the northeast side of the harbour into LDU061. Elsewhere, settlement is in clusters; small farmsteads scattered throughout the landscape generally within the intermediate sloping land character type. Amalgamation of some farm buildings has created small residential clusters. Occasional individual properties at the most elevated levels within LDU290 e.g. Antron, Drytree Cottage.</p> <p>Within the village part of LDU121, buildings date from the early 1800's and in a few cases e.g. The Ship Inn, even earlier. More details can be found in the Porthleven Village Assessment. Numerous buildings grouped around the harbour define the location, in particular the iconic Institute building whose clock-tower marks the entrance to the harbour and can be seen from numerous locations especially the coastal path when entering Porthleven from the east. Many harbourside buildings are now restaurants and other tourist related uses; little residential now. Very limited development west of the harbour in LDU061 and 121. Style has evolved through time.</p> <p>The Penrose estate buildings are grand (Penrose House, the Lodges, and Keepers Cottage) and differ from the farm and working buildings. The stone used is mainly granite, (but not local), with slate roofs. Penrose dates back to the 14<sup>th</sup> Century, but the front elevation we see today dates from the 18<sup>th</sup> Century. The current workshops were built in the 1800's, the stable building (National Trust office and café) and the walled garden were built in the late 1700's.</p> <p>Beyond the main village settlement in LDU121 is Methleigh, originally built before 1066 and noted in the Domesday Book. Also renovated farm at Treza now converted to residential use.</p> <p>Farm dwelling, generally clusters within the landscape, now frequently listed e.g. Higher Lanner and Lanner Veau due to their relationship with the landscape and use of traditional materials.</p> <p>Around the village, older properties made from local stone with slate roofs. Some properties rendered. Few have front gardens. Relatively few cottages are thatched. Beyond the village, farm buildings and cottages are built with local stone (except Penrose: see above), with slate roofs, wooden doors and windows. Renovations and recent conversions have usually followed the traditional use of local materials. Some properties have large granite posts at their entrances (Methleigh Treza), and many fields have granite gateposts, especially in LDU290.</p>
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<p><b>Transport pattern</b></p>	<p><b>What is the character of the roads?</b>          What is the road's class? A, B or minor? Are they straight, winding, with steep gradients? Are there extensive verges, pavements, characteristic tree tunnels.</p> <p><b>Describe the public rights of way – in good condition, well managed, overgrown, regularly used, eroded, waterlogged. The stiles and signage – the character and condition</b></p>	<p>The A394 defines the northern boundary of the parish with the B3304 looping from Helston via a steep gradient over the elevated plateau within LDU290 down into Porthleven. Passing the head of the harbour, the B3304 then turns north following the valley bottom through LDU121 before defining the western edge of the parish and returning to the A394 at a wide modern T-junction. Minor roads characterise the majority of the parish (Squire's Lane, Green Lane, Torleven Road etc.) mostly with narrow, winding, some with short steep gradients, intermittent verges but no pavements.</p> <p>The Coastal Path defines the boundary between LDU's 026 and 122 and separates cliffs from farmland: providing expansive and distant views. The path is well maintained, although cliff erosion has required a short detour to be established. To the west of Porthleven, the Coastal Path continues through LDU061 again providing panoramic views. Generally well maintained, this section can become waterlogged in places during severe weather. Signage requires replacement at the edge of the village. Unlike LDU026 where the beach can be walked at low tide, rocky outcrops make this inadvisable through LDU061.</p> <p>New National Trust paths have been introduced linking the Coastal Path with the Penrose estate. Partly following the boundaries between LDU122 and 290, the path is quite level allowing wheelchair access and affords continuous views of the sea and coastal edge scenery. There is a network of public footpaths and bridleways within the estate which are well managed and regularly used by walkers, cyclists and horse riders. Waymarking is modern and fit for purpose. Many routes are traditional estate tracks for woodland access / maintenance.</p> <p>High level footpaths cross LDU290 from Sithney Common to Antron and St. Elvan, linking to a bridleway which joins Torleven Road with Little Antron. The northern half of the bridleway link is currently impassable from its high point adjacent to the large barn at 76m AOD to Little Antron.</p> <p>Another linking bridleway which passes Methleigh links the B3304 valley road to the higher Rinsey Road</p>
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<p><b>Historic Features</b></p>	<p><b>Are there features in the landscape?</b> Monuments, burial sites, 'tree tunnels' creating enclosure along roads, isolated hills, distinctive tree(s) on a skyline. Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>Penrose House (Grade II listed), associated Listed outbuildings, historic late Georgian park with parkland trees are particularly significant historic features within the parish and define the extent of LDU150. Adjacent to, and intimately connected both physically and visually, is Loe Pool, which will have remained unchanged for decades. Porthleven harbour is itself a distinctive historic landscape feature creating a setting for the whole of the village. The Lime Kiln beside the harbour is a distinctive feature and Listed Monument.</p> <p>Above the cliffs in LDU122 are redundant mineshafts and a World War 2 pill-box. Bar Lodge (Grade II listed), formerly the beach house of the Squire of Penrose estate, is a particularly prominent feature along the Coastal Path.</p> <p>Elsewhere, and generally on higher ground, there are relatively few landscape related features of historic importance. However, the scattered, older farm buildings are frequently listed and reflect a consistent vernacular tradition. In particular, Methleigh farm and its associated buildings are both historic and highly visible on the western slopes above Porthleven; viewable from many locations to the east. There are views of Mounts Bay and Tregonning Hill, Breage and Sithney churches and a tree tunnel in Antron woods along the A394. Distinctive Fir trees at Treza and highly visible and distinctive copse at Antron.</p>
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<p><b>Condition</b></p>	<p><b>In what state/appearance are the characteristics of the area?</b> Have areas /features become degraded</p> <p><b>Are there areas where improvements could be made to enhance the character of the area?</b></p> <p><b>How is the area managed?</b> The management of the land will directly influence the value of the available habitat for wildlife.</p>	<p>Recent harbour renovations have enhanced its quality. Solid sea defences have been built to protect from further erosion between Little Trigg Rocks and Tye Rocks in LDU0126. Above Parc-an-als Cliff is a local authority car park in LDU122 which appears somewhat neglected. Loe Pool water quality has improved over the years. All aspects of the Penrose estate maintenance is of high quality; paths are kept open and clear of vegetation and woodland is managed both for wildlife / habitat variety and public access. Caravan park, campsite, cricket and football pitches are well managed, but amenity areas adjacent to the cricket field, the car park behind the old shipyard, and the park at Shrubberies hill are not very well maintained.</p> <p>Farmland is well managed throughout the parish, as are farm buildings, bridleways (but see below), footpaths and the Coastal Path.</p> <p>Specific suggestions include cutting back vegetation along the bridleway between Lower Antron and Porthleven as it is currently impassable. Management of the parks within LDU122 and 121 could be improved. County Council car park in LDU122 could have improved setting and better maintenance. Within the Penrose estate, parkland railings require repair and maintenance. Stream running through LDU121 has restricted flow near Treza due to vegetation cuttings being allowed to remain causing blockages.</p> <p>Within farmland generally, hedgerow vegetation should be allowed to develop more freely and field margins introduced and / or extended to increase biodiversity. The few woodlands which exist could have better management, and thought should be given to extending the limited (other than the Penrose estate) tree cover which the parish possesses.</p>
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**Aesthetic and sensory**

**Describe the level of tranquillity,** calm and undisturbed, consider bird song, level of artificial noise,

The sound of the sea, wind and bird call dominate LDU026 and 061, and to a considerable extent the adjacent LDU122. A great contrast exists between the bustle and vibrancy of the settlement of Porthleven (particularly in summer) and the undisturbed, semi-remote southern and higher areas within LDU122. This zone can either be wild and windswept or calm and tranquil. West of the harbour, within LDU061 again high levels of tranquillity contrast with periods of windswept and wild conditions. Loe Bar and Pool have similarly contrasting episodes. LDU153 feels remote despite proximity to both Helston and Porthleven. The Penrose estate was covenanted to the National Trust as "a place of tranquillity"; an accurate description and fortunately this will not change. As for the whole of the parish, this tranquillity can be shattered by exercises from the neighbouring RNAS Culdrose. LDU121 suffers from heavy road noise along the northern boundary of the parish (this also applies to LDU290), and to a lesser extent along the B3304. Noise and activity increases on approach to the outskirts of Porthleven. Wind noise increases as the land rises towards LDU290, although generally LDU290 is remarkably peaceful apart from wind noise and the sound of farm machinery from time to time. Also sporadic birdsong and distant sounds from Helston.

**How is the landscape experienced?** exposed, intimate, noisy (if so what is the source what direction?) remote, rugged, windswept, sheltered, enclosed, uncluttered, sculptural

The beach and cliffs are subject to all weather conditions from calm days to winter storms which batter the coastline. However, the rugged exposed cliff-top allows expansive views and has a very special character experienced from the Coastal Path through LDU122. The Penrose estate can be busy, but its capacity is large. Its characteristic parkland setting and sheltered location together with extensive woodland produces a distinctive and high quality experience. On rising and higher ground within LDU121 and 290 the landscape changes from sheltered to windswept as can be seen from the reducing tree cover with increasing elevation. Wind noise increases, but so does the sense of isolation and the expansiveness of views. Woodland and hedgerows change with the seasons. LDU290 has the general feeling of being uncluttered with occasional clusters of farm buildings and expansive views in many directions.

**How will the experience of the area change through the seasons?**  
What is the predominant wind direction?

The sheltered, enclosed wooded nature of LDU150 makes the Penrose estate an excellent location to experience the change of seasons e.g. Bluebells in the woods in Springtime and Autumn colour. Porthleven has a different ambience from one season to another, not entirely dependent on the fluctuation of population. The south-westerly winds

**Distinctive features**

**What is the level of light pollution at night?**

Could include church tower, tree tunnels, listed buildings, schedule monuments, distinctive tree(s) on a skyline, wind turbines, power lines, telecommunication masts, the local stone for construction, building types styles, stiles on footpaths, gate posts  
Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.

become more prevalent during the winter months. The quality of light also changes particularly along the coastal edge. Inland, arable land changes through the growing cycle as crops mature and are harvested. Hedgerows and tree groups and woodland reflect the change of season. LDU153 seasonal change as bird populations migrate or over-winter.

On the higher land, especially LDU290, light pollution is evident from Helston and from Culdrose to the east. Also light pollution to some extent from Porthleven and from travelling vehicles. Similarly LDU121 experiences light pollution from traffic, and in the south from Porthleven. Minimal light pollution within LDU150 and 153. The southern part of LDU122 experiences little light pollution, affording stunning "skylscapes" when the stars are visible. There is low light pollution at the northern edge of LDU061 and at Loe bar end of LDU026

Loe Bar and Loe Pool are particularly distinctive and rare features (designated Site of Special Scientific Interest - SSSI). On boundary between LDU026 and 122, The Lodge, as part of the Penrose estate, is a key landmark. Within LDU150, Penrose house with its associated buildings (all Grade II Listed), and historic late Georgian landscaped park with parkland trees produce a coherent, well managed landscape. The Coastal Path is a distinctive feature, both east of the harbour and continuing west through LDU061. The harbour itself is a hugely distinctive, in fact, defining feature of Porthleven. Associated with the harbour are the iconic Clocktower and renovated lifeboat station. Above the harbour is a highly visible telecommunications mast. Continuing the observation on infrastructure, within LDU122 there is a proliferation of overhead wires and telegraph poles. From LDU121, particularly at the higher levels, there are unrestricted panoramic views into Porthleven, across countryside and towards Mounts Bay. Breage and Sithney churches are visible from many locations, as is the telecommunications mast above Breageside. A particularly large barn in LDU290 which is sited at 76 metres AOD (almost the highest point in the parish) is visible from most of LDU290 and from numerous other locations within the parish. Two further highly visible barns are located on the ridgeline within LDU290 adjacent to Green Lane some 300 metres north of its junction with Penrose Hill. Antron woodland, manor house and farm buildings, together with the fore-mentioned barn are visible from much of the higher plateau landscape. Similarly extensive and panoramic views as described above are obtained from the adjacent LDU121.

<p><b>Views</b></p>	<p><b>Are there any important vantage points?</b> Describe the nature of the vantage point, cliff path, hilltop, and what makes the view important</p>	<p>From the beach within LDU026 the distinctive feature of The Lizard can be seen. From the high point to the south of LDU061 when looking north-east, the best panoramic view of Helston is obtained, plus expansive views of the Ocean to the south.</p> <p>There are fine views of Loe Pool from the woodland walks of the Penrose estate and from the Loe valley side from the footpath linking to Helston. Elsewhere within LDU150, there are changing views of Loe Pool, and on entering LDU122 dramatic change to expansive seascape and coastal edge landscapes over Loe bar and beyond.</p> <p>Important and contrasting views within LDU122. View from National Trust footpaths on the border of LDU290 high level elevated plateau giving expansive panorama of coastal scenery around Mounts bay. Views from The Shrubberies recreation ground over Porthleven and the coast. Also inland to Breage, Tregonning Hill and beyond.</p> <p>Along Peverell Terrace between the old Coastguard station and the Atlantic Inn there is a virtual "bird's eye" view of the inner and outer harbour and the surrounding settlement on both sides.</p> <p>View from Loe Bar road looking west towards pier, harbour and Institute, plus coastal views to mines at Rinsey, Trewavas Head and beyond to Newlyn and Mousehole.</p> <p>Expansive views at Sunset farm at the boundary between LDU121 and 290. Most of Porthleven, particularly expanse to the east, can best be appreciated from the bridleway through Methleigh as it rises through the western edge of LDU121 and into LDU290.</p> <p>LDU 290 affords expansive views from many road, bridleway and footpath locations. In particular, Squires Lane to the east and from the ridgeline, elevated plateau which forms the topographic "backbone" to the parish. Large barn In LDU290 at 78m AOD is particularly visible.</p> <p>Views of Helston and Culdrose and its installations on the eastern skyline obtained from footpath above Higher Lanner, together with wind turbines in the distance at Bonython.</p> <p>Most of the historic Penrose estate and Loe Pool are visible from parts of the elevated plateau. Views across the valley to western section of LDU290 giving distinct, elevated containment in this direction. Western hillside characterised by clusters of farms including Methleigh and the distinctive telecommunications mast above Breageside.</p>
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<p><b>Key characteristics</b></p>	<p><b>What features stand out from completing the assessment sheet</b> as being a key characteristic of the area, What makes the area distinctive?</p>	<p>Key characteristics by LDU can be summarised as follows:</p> <p><b>LDU026</b> – Loe Pool and Loe Bar, views across Mounts Bay, cliff formation and shingle beach, sea-state at all times (high or low tide, winter or summer, calm or stormy, day or night).</p> <p><b>LDU061</b> – Seascape and shoreline from elevated Coastal Path, rising ground to the north with ridgeline towards Rinsey.</p> <p><b>LDU121</b> – Rising ground to the west towards ridgeline (in LDU290), and to the east. Stream in principle valley bottom within the parish. Transition from town to country through leisure activities which allow the country to merge with the town edge.</p> <p><b>LDU122</b> – Dominance of seascape. Coastal Path and new National Trust paths at higher level offering alternative views and landscape experience. Transition from wild landscape to village and finally view down over harbour.</p> <p><b>LDU150</b> – The Penrose estate with its listed buildings, woodland and historic parkland with majestic trees.</p> <p><b>LDU153</b> – The uniqueness that is Loe Pool; the largest natural freshwater lake in Cornwall. Relatively steep-sided and enclosed.</p> <p><b>LDU290</b> – Dominance of ridgeline and elevated plateau landscape. Open views of landscape; virtually no trees of any stature at higher levels. Dominance of intensive arable and daffodil farming. Increase in tree cover directly related to decreased exposure to prevailing winds at lower levels. Farm practices change more to grazing than arable at lower levels. Mostly traditional farm clusters, except for particularly visible barn at almost the highest point in the parish. Numerous footpaths and minor roads offer panoramic and expansive views in all directions.</p>
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<p><b>Relationship to the adjacent assessment area(s)</b></p>	<p>There will be a transition between this landscape character area and the adjacent one. Character can not be tied to a line on a map. Make note here of how the landscape changes between the character areas, and any important relationships / links in these areas</p>	<p>Transitions between LDU's may be summarised as follows:</p> <p><b>LDU026</b> - View over Loe Bar to arable land on the east side. On west side, view of woodland in Penrose estate (LDU150). Western end has view of townscape within LDU121 and across pier to Breageside in LDU061; part of key visual characteristics of Porthleven.</p> <p><b>LDU061</b> – The landscape melds seamlessly to the northwest with similar coastal features and to the north with arable land, scattered farms and an undulating landscape rising to the distinct ridgeline within LDU290.</p> <p><b>LDU121</b> – Rising ground to both west, and particularly east, is transition towards the elevated and exposed plateau and ridgeline within adjacent LDU290. Relatively arbitrary transition to LDU122, but at a location where the influence of the Ocean becomes more dominant.</p> <p><b>LDU122</b> – Boundaries between adjacent LDU121 and 290 do not reflect an immediate change in landscape character. However, the boundary with LDU026 is abrupt and dramatic this is marked by the Coastal footpath adjacent to the cliff edge.</p> <p><b>LDU150</b> – Defines the Penrose estate, whose boundary with the adjacent LDU (290) is defined by an increase in farmland rather than the woodland and parkland which defines the estate. Also adjacent to LDU153</p> <p><b>LDU153</b> – Relatively steeply sloping land surrounds Loe Pool, with significant woodland fringing the western and northern edges. Similarly, to the east (beyond the parish), providing a consistent sense of containment and intimacy.</p> <p><b>LDU290</b> – The extensive boundary of this LDU both with 121 and 150 is characterised by intermediate sloping land and increasing vegetation cover at lower levels. Gradation through LDU121 to more steeply sloping land through LDU061 which ends at the cliff edge.</p>
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## Porthleven Local Landscape Character Assessment

1. What positive changes do you think could be made to improve the landscape and environment of your area?			
Answer Options		Response Count	
		54	
answered question		54	
skipped question		1	

Number	Response Date	Response Text	Categorie s
1	Oct 13, 2015 12:35 PM	I think that children and adolescents should be given more opportunities for activities in their free time. Especially adolescents.	
2	Oct 5, 2015 12:24 PM	Provision of more green space and general tidy up of the parks and buildings around them	
3	Oct 5, 2015 10:08 AM	More trees. More shrubs.	
4	Oct 5, 2015 10:00 AM	No real change needed.	
5	Oct 5, 2015 9:52 AM	A man employed to maintain and keep weed-free public paths, step areas, roadside kerbs.	
6	Oct 5, 2015 9:43 AM	Flowering bushes at entrance to Porthleven. All age sports field on Moors e.g. medium football goal posts and nets. French boules, table tennis, skatepark	
7	Oct 4, 2015 8:17 AM	If you stand up at The Shrubberies and look across our landscape, improvement is not possible or necessary. The telephone mast at the top of Breage side spoils that view, but I guess there's little that can be done about that. The sewerage works at Methleigh smells dreadful at times, not a pleasant welcome to the village or healthy for the environment I shouldn't think, not sure that anything could be done about that though.	
8	Oct 2, 2015 9:23 AM	Future development not breaking the skyline. Ensure future development, although no doubt modern in style is in sympathy with surrounding built environment most of which is of historic nature. DO NOT BUILD ON IT - Until all "brownfield" and not occupied or only partly used properties are fully developed and in permanent use . Preserve Cornish hedges, maintain well signed paths, organise litter picking, look after coastal paths, maintain a good	
9	Oct 2, 2015 8:47 AM	balance of "green" areas in the Town.	
10	Oct 2, 2015 8:18 AM	More rubbish collected along lanes.	
11	Oct 2, 2015 8:03 AM	Less aggressive hedgerow trimming. Kerb and pavement weed control. Less dog fouling. Sensitive development.	
12	Oct 1, 2015 9:21 PM	The beach area, steps at Blue Boy, plus slipway, improve access to both areas.	
13	Oct 1, 2015 9:04 PM	None I like it as it is.	
14	Oct 1, 2015 8:46 PM	Litter clearance. More litter bins. We have 'lost' 5-6 litter bins in 2015! I love the natural landscape, Loe pool and cliffs. Harbour is beautiful and should be preserved - ie no hotel/ ultra modern buildings.	
15	Oct 1, 2015 8:20 PM	Playing area and housing estate, clear rubbish around the estate. More dog mess bins.	
16	Oct 1, 2015 8:11 PM	The cannon on the Institute side needs the ground beneath it raised so there isn't a permanent puddle around it.	
17	Oct 1, 2015 7:58 PM	Improve the look of the recreation area at the Moors.	
18	Oct 1, 2015 7:50 PM	Footpath fro Porthleven to Penrose estate parallel to main road. No more houses to be built on skyline areas. The village needs to be kept tidy with weeding of pavement edges, at the moment it	
19	Oct 1, 2015 7:34 PM	looks a mess, dogs excrement needs to be addressed.	
20	Oct 1, 2015 7:17 PM	Build only in the right location. Protect our green belt.	
21	Oct 1, 2015 7:04 PM	I like it as it is.	
22	Oct 1, 2015 6:57 PM	Not allowing builder to build houses not bungalows on skyline.	
23	Oct 1, 2015 6:46 PM	No more building.	
24	Sep 30, 2015 3:50 PM	Tidy up the harbour area. Empty bins. Issue every household with a seagull proof tin bag to put black plastic bags in. Addition of a safe walking and cycle route to Penrose woods. Also greater provision for the encouragement of cycling in and around Porthleven with areas having the traffic removed but still providing access for walking and cycling combined. Pedestrianisation of the	
25	Sep 26, 2015 8:47 AM	harbour head by diverting the road around the back of the ship yard.	
26	Sep 24, 2015 9:32 PM	More trees and woodland keep the village feel do not build modern houses in the conservation area	
27	Sep 24, 2015 8:56 PM	Clearing up the dog mess around the village and surrounding walks.	
28	Sep 24, 2015 8:47 PM	Increase the AONB area to the west of Porthleven to include the ridge line and higher ground that can be seen from most of Porthleven. More wooded areas.	
29	Sep 23, 2015 7:01 PM	Householders having pride in maintaining their own gardens and improving the appearance of their property. Streets should be kept clean (road swept and weeded). Public spaces having ornate gardens. More greenery (trees etc.) The pavements on either side of Fore Street have many different surfaces, some which are uneven. A uniform appearance would be better.D More seats for both locals and visitors around and above the harbour would be good.D	
30	Sep 23, 2015 3:38 PM	The new skate park should be an asset for younger people. Continue to improve the Harbourside areas to provide employment and visitor facilities to benefit the local economy in keeping with	
31	Sep 23, 2015 1:15 PM	the improving image and environment of the Port.	
32	Sep 23, 2015 11:18 AM	Systematic plan for development of harbour area.	
33	Sep 23, 2015 8:01 AM	stop main street parking.	
34	Sep 13, 2015 10:02 PM	Upkeep of pathways, verges and hedges around and across the whole village.	
35	Sep 12, 2015 7:00 AM	Maintain it as it is.	
36	Sep 10, 2015 8:44 PM	In terms of the environment, the village could be improved if vehicular access was limited along the harbour front by the harbour inn to nauti, especially at the weekends and during the holidays. As the village has become more popular it is getting ever busier along	
37	Sep 7, 2015 11:04 AM	there. Continue with positive development of the Harbour area DEMOLISH THE HOUSES BEING BUILT TO THE S.E. OF PORTHLEVEN. MAKE THE PREVIOUS LANDOWNER GIVE ALL THE MONEY HE GOT FOR THE SITE TO THE NATIONAL TRUST. SACK THE COUNCIL OFFICIALS WHO AUTHORISED THIS	
38	Sep 5, 2015 4:57 PM	BUILDING ON VIRGIN SOIL	
39	Sep 5, 2015 1:52 PM	Not sure	
40	Sep 4, 2015 8:44 PM	.More trees where space permits. Eg Wellington Rd. Parks ProtectgreenareasD	
41	Sep 4, 2015 6:25 PM		
42	Sep 4, 2015 5:23 PM	Plenty of litter bins, dog poo bins and large clear signage as reminders to "Keep Porthleven Tidy!" Perhaps prevent barbecues on the beach - they just get left along with empty beer bottles. Enforce the no alcohol in the Shrubberies and Moors recreation areas - as well as alcohol, I have seen people smoking in the children's areas, with their dogs with them and then found poo in the sectioned off area! Try and keep teenagers off the young children's areas - state an aga limit!	
43	Sep 4, 2015 4:47 PM	Removal of overhead lines.	
44	Sep 4, 2015 2:14 PM	Clear safe on going access to beach harbour cliffs walks. Toilets open longer. Improving access to the natural environment around Porthleven with parking and footpaths. Significant improvement and renovation in the brown-field sites and building stock around the harbour and Fore Street in particular would provide a significant environmental and economic benefit to the town.	
45	Sep 4, 2015 1:53 PM	Householders should be encouraged to take pride in their own property, by keeping gardens neat and tidy and maintaining their own property. Compared with villages on the other side of the channel, Porthleven looks a poor and shabby place. Not only	
46	Sep 4, 2015 1:44 PM	individual property, but public spaces should be enhanced by flowers, shrubs etc.	
47	Sep 4, 2015 12:58 PM	Preserve the natural environment	
48	Sep 4, 2015 10:52 AM	Keep building height low; do not continue to build on the sky line; safeguard green areas: local parks, the harbour head; the moors, etc	
49	Sep 4, 2015 9:16 AM	From an ascetic perspective, Porthleven's pretty good, it has a good mix of rural, urban and coastline, the only fault is the old chesnut of parking, I'm not going to bang on about Fore Street, doesn't bother me that much, but motorists appear to be increasingly flouting parking laws and more cars are being parked along the harbour on the shop side of the road, that needs stopping.D I understand the skatepark's being done that's cool, hopefully the play equipment will be upgraded too. Sort that old police building out	
50	Sep 4, 2015 9:02 AM	it's an eyesore. The guides shop also needs a makeover as that's still a bit of an eyesore too.	
51	Sep 4, 2015 7:51 AM	Regular cleaning. Improve access Either some serious tidying-up or sensitive redevelopment of the following areas:D - The land behind horse & Jockey Bakery / Roland's Fish shopD - The shipyard area (I'm aware of Trevor Osborne's plans for his 'rotunda'.D - The area of garages next to the Lime KilnD D	
52	Sep 4, 2015 7:28 AM	We also need more and better bins for take-away food wrappers. The area around the square first thing in a summers morning is often quite dreadful as the seagulls feed on left-overs that haven't been put into the bins properly, or at all.	
53	Sep 4, 2015 5:59 AM	Further renovation of some of the old buildings, especially around the harbour Very few! Porthleven hasD Developed organically. With old and new mixed, making it a genuine,D Real place. Litter frustrates me - thrown out of cars by locals (year round problemD In lanes around Porthleven - same KFC wrappers every Wednesday!D	
54	Sep 4, 2015 5:55 AM		

## Porthleven Local Landscape Character Assessment

## 2. What changes have happened to the local landscape which you did not like?

Answer Options	Response Count
	50
answered question	50
skipped question	5

Number	Response Date	Response Text	Categories
1	Oct 5, 2015 10:08 AM	The recent housing development at the top of the Shrubberies Hill is a congested eyesore, which could very easily become a slum - besides creating traffic chaos in that area.	
2	Oct 5, 2015 9:52 AM	Shrubberies development on AONB.	
3	Oct 5, 2015 9:43 AM	Shrubberies on the skyline - too white. I do not like the site chosen for the new housing development at The Shrubberies, that side of the village should have stopped where it was. Also the new play area at the top park should have been placed lower down where the graveled area is, this would have allowed folks to still sit at the top and enjoy the view and also not have been so close to the people that have their homes	
4	Oct 4, 2015 8:17 AM	there: it was certainly not thought out very well.	
5	Oct 2, 2015 9:23 AM	High level 2 story development at the Shrubberies breaking the skyline. Building on green field sites, destroying skyline not just with the buildings but making them white so they show up like a scar from miles away (use stone) and building on "green" wedge on Breageside (planned to start in Oct I think). Cutting of verges and	
6	Oct 2, 2015 8:47 AM	coastal paths paths etc at wrong time of year for plants.	
7	Oct 2, 2015 8:18 AM	Housing estate on skyline NE of village.	
8	Oct 2, 2015 8:03 AM	Building development on skyline, also unsympathetic and unsuitable development in village. Children's playground at Horseshoe playing field, should have been located further down away from property and construction of	
9	Oct 1, 2015 9:21 PM	meshed surface is not fit for purpose.	
10	Oct 1, 2015 9:04 PM	Building on the skyline and building on green belt. Fishing industry in decline. Porthleven is a different place now. Although tourism is important there are too many holiday/2nd	
11	Oct 1, 2015 8:46 PM	homes. Needs to be capped.	
12	Oct 1, 2015 8:20 PM	Housing estate, unnecessary to ruin a place of outstanding beauty as it could have been built near school.	
13	Oct 1, 2015 8:11 PM	The new Shrubberies estate. Built on the skyline on an area of outstanding natural beauty - sold by the National Trust.	
14	Oct 1, 2015 7:58 PM	Building on the skyline at the Shrubberies development.	
15	Oct 1, 2015 7:34 PM	Building on skyline at Shrubberies Hill and also on cliff tops.	
16	Oct 1, 2015 7:17 PM	The development at Shrubberies Hill.	
17	Oct 1, 2015 7:04 PM	The new Shrubberies estate.	
18	Oct 1, 2015 6:57 PM	New houses built on skyline the rest of building are bungalows.	
19	Oct 1, 2015 6:46 PM	Houses on skyline	
20	Sep 30, 2015 3:50 PM	The Shrubbery buildings. The area around the school should have been used first and only been affordable.	
21	Sep 26, 2015 8:47 AM	Building of large prominent farm buildings on high ground. Shrubberies development out of character and can be seen from miles around not in keeping with the village materials not	
22	Sep 24, 2015 9:32 PM	sympathetic to AONB area View of the sea obstructed due to new housing development. Also the new housing development can be seen where ever you are	
23	Sep 24, 2015 8:56 PM	in Porthleven and coastal paths. The Shrubberies development it is on the highest ground to the east of Porthleven ruins the setting of the village. Can be seen from	
24	Sep 24, 2015 8:47 PM	Penzance and only part of Porthleven visible approaching from Helston a disgrace.	
25	Sep 23, 2015 7:01 PM	Skyline spoilt with towering buildings of Shrubberies	
26	Sep 23, 2015 3:38 PM	I am sorry that the new houses at the Shrubberies are visible on the horizon from the Helston Road.	
27	Sep 23, 2015 1:15 PM	the poor quality of recreational equipment and the lack of imaginative maintenance of Gala Park.	
28	Sep 23, 2015 11:18 AM	development during 1960s/70s of St peter's way	
29	Sep 23, 2015 8:01 AM	massive new housing estate Over-development on small pockets of land within the village without adequate parking facilities. Removing greenspace within the	
30	Sep 13, 2015 10:02 PM	village.	
31	Sep 12, 2015 7:00 AM	The Shrubberies development. None. I understand The Shrubberies was/is an emotive issue, but new housing is needed in the area and I think this is a good	
32	Sep 10, 2015 8:44 PM	example of how it can be kept in keeping with the surroundings.	
33	Sep 7, 2015 11:04 AM	None THE NEW BUILDINGS TO THE S.E. OF PORTHLEVEN. THE OFFICIALS WHO AUTHORISED THESE SHOULD BE SACKED,	
34	Sep 5, 2015 4:57 PM	FINED AND LOSE THEIR PENSIONS.	
35	Sep 5, 2015 1:52 PM	No comment	
36	Sep 4, 2015 8:44 PM	Rubbish housing estate built on the allotments. Parks not looked after and very run down.	
37	Sep 4, 2015 6:25 PM	Too many new builds and raised roofs Trevor Osborne cutting down the remaining Monterey Pine (planted in 1947) to put up flats. Spoiling the character by smoothing the surfaces of the traditional buildings and making them look modern. Building huge bungalows/houses on the sites of demolished properties. The house that David Mitchell renovated on Peverall Terrace are super. The huge monstrosities up on Breageside spoil	
38	Sep 4, 2015 5:23 PM	the character, as indeed does the property at the top of "Army Hill"!	
39	Sep 4, 2015 4:47 PM	Railings around the harbour	
40	Sep 4, 2015 2:14 PM	New housing estate at Shrubberies and the future expansion I am broadly in favour of building houses but feel some of the environmental impact of Shrubberies could have been lessened by	
41	Sep 4, 2015 1:53 PM	building below the sky-line and by making less intrusive construction materials & render choices.	
42	Sep 4, 2015 1:44 PM	Shrubberies skyline view	
43	Sep 4, 2015 12:58 PM	Chelsea-style holiday homes and the impact of the Shrubberies development on the skyline. The new build at The Shrubberies and previously (several years ago), the Sunny Bank build: houses with no character, cluttering	
44	Sep 4, 2015 10:52 AM	the skyline	
45	Sep 4, 2015 9:16 AM	I'm not really unhappy with the changes, I'm not a nimby, I understand places need to evolve	
46	Sep 4, 2015 9:02 AM	The NEW MODERN inner harbour changes.	
47	Sep 4, 2015 7:51 AM	New houses in wrong location The development at Shrubberies and the way planning was approved but I have to say now that it is under construction it is looking much better than I feared and supplying new homes to a few local people.D The granting of an open-ended license for the masked ball to be held annually on the land adjacent to Beacon Crag. This year with the steel fencing all around the fields it looked like a prisoner of war camp. The event is now too big and there is still rubbish left in	
48	Sep 4, 2015 7:28 AM	the fields 3 months after the event!	
49	Sep 4, 2015 5:59 AM	The housing estate in shrubberies hill. I believe there was a clear No vote for this development but it is going forward anyhow. Not really a democratic approach!	
50	Sep 4, 2015 5:55 AM	I personally don't like the plastic windows and mish mash of changes on the houses on Marine Terrace - is that it's name? The elevated street of Edwardian villas looking towards The Ship. But what can you do with privately owned properties?D	

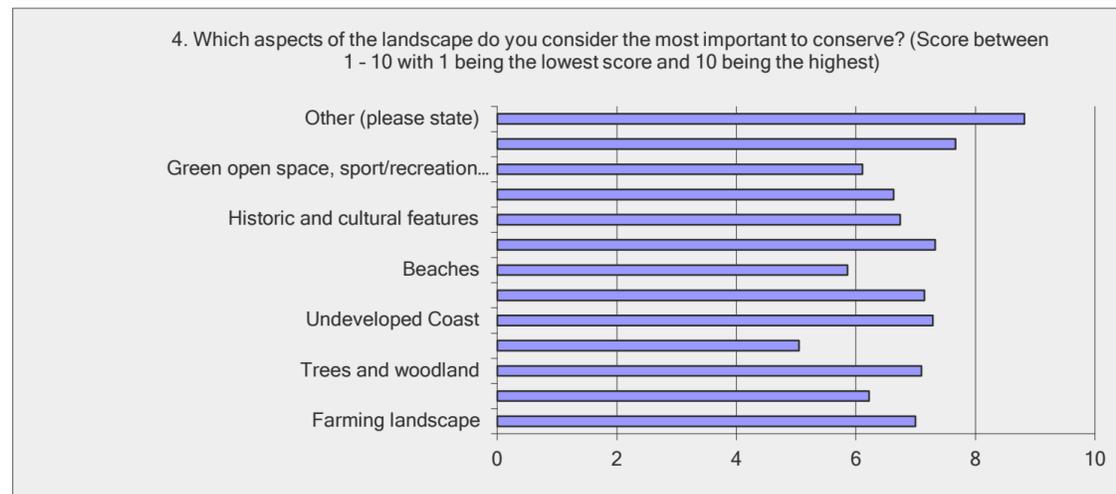
## Porthleven Local Landscape Character Assessment

3. Looking to the future, what changes do you envisage would have the greatest negative effect on the landscape of your area?

Answer Options	Response Count
	53
answered question	53
skipped question	2

Number	Response Date	Response Text	Categories
1	Oct 13, 2015 12:35 PM	I think there is a change about to happen that I do not welcome and will have a negative effect on the environment of the harbour area, Porthleven's most important attraction for visitors. I believe there are plans to build a coffee roasting factory. I am not against industrial activity in the village, but it has to fit in with what is already happening and I don't think that the smell of industrially roasted coffee will be conducive to keeping holiday makers in the village. I have lived near to a factory in the past and the smell produced is not like the smell we know from preparing coffee. It can be quite acrid. Smells are very much part of a landscape. More thoughtless ill planned housing estates. Town centre/harbour-side development in styles out of character with a small	
2	Oct 5, 2015 10:08 AM	Cornish town.	
3	Oct 5, 2015 10:00 AM	Building needs to be contained.	
4	Oct 5, 2015 9:52 AM	Further development at the Shrubberies	
5	Oct 5, 2015 9:43 AM	Over development - keep Porthleven in its natural 'bowl'.	
6	Oct 4, 2015 8:17 AM	Any more development spreading out of the village will ruin our landscape as we know it. We are essentially a fishing VILLAGE, not a town, but if development is allowed to continue, Porthleven will lose this.	
7	Oct 2, 2015 9:23 AM	Solar or wind farms. Development breaking the sky line and/or high level land at or near plateau level being used.	
8	Oct 2, 2015 8:47 AM	Continuing the building onto prime green and agricultural land, visitors come down for relief from urbanisation - do not destroy what we have, providing a basis for tourism. Also new builds should be in character with existing architecture.	
9	Oct 2, 2015 8:18 AM	More building on skyline.	
10	Oct 2, 2015 8:03 AM	As above and any development which would destroy village character.	
11	Oct 1, 2015 9:21 PM	Have built in area of outstanding beauty, like the new estate just built.	
12	Oct 1, 2015 9:04 PM	Trying to put too many houses in a small village.	
13	Oct 1, 2015 8:46 PM	Too much building and therefore increase in traffic on narrow roads. Changes to the harbour side. Building on harbour side.	
14	Oct 1, 2015 8:20 PM	As above	
15	Oct 1, 2015 8:11 PM	Wind turbines. New housing estates.	
16	Oct 1, 2015 7:58 PM	Building development.	
17	Oct 1, 2015 7:50 PM	Wind farm	
18	Oct 1, 2015 7:34 PM	As above as this will lead to changing and destroying the character of the village.	
19	Oct 1, 2015 7:17 PM	To build houses that are not needed.	
20	Oct 1, 2015 7:04 PM	New housing estates	
21	Oct 1, 2015 6:57 PM	No more building.	
22	Oct 1, 2015 6:46 PM	No more building	
23	Sep 30, 2015 3:50 PM	Unsympathetic buildings. Large scale development in the wrong place. Large unaffordable homes that go beyond the affordability of local people.	
24	Sep 26, 2015 8:47 AM	Building development in the green areas bordering Porthleven.	
25	Sep 24, 2015 9:32 PM	More developments like Shrubberies, more second homes takes the heart out of the community.	
26	Sep 24, 2015 8:56 PM	Inappropriate positioning of new developments in the village and surrounding area.	
27	Sep 24, 2015 8:47 PM	Over development especially outside of the natural setting of the village. development along the coast.	
28	Sep 23, 2015 7:01 PM	Architecture not blending in or too imposing. Mass concrete jungle without sparing areas for nature. Wind and solar farms New buildings that are unsympathetic to the existing built environment or too prominent in the landscape. I hope we see a redesign of the proposed development at the harbour head. The current scheme looks like an air traffic control building.	
29	Sep 23, 2015 3:38 PM	Ill-considered design of housing estates.	
30	Sep 23, 2015 1:15 PM	Building on AONBs	
31	Sep 23, 2015 11:18 AM	more houses.	
32	Sep 23, 2015 8:01 AM		
33	Sep 13, 2015 10:02 PM	Over development of the harbour area - over reliance on tourism and restaurants without provision of small retail outlets providing not only year round employment but also fresh local produce. Butchers, delicatessen, fruit and vegetables and bakers. D	
34	Sep 12, 2015 7:00 AM	Endless housing developments without adequate services infrastructure, medical, schools and roadways/parking. Building on farmland surrounding the village. If industrial enterprises were to expand in the village, the space that they occupy needs to be in keeping with the area. If this was not the case it would cause a negative effect.	
35	Sep 10, 2015 8:44 PM	Lack of continued development	
36	Sep 7, 2015 11:04 AM	ALL BUILDING ON VIRGIN SOIL SHOULD BE BANNED. PORTHLEVEN IS ALREADY FAR TOO SPRAWLING. FAR TOO MANY CARS.	
37	Sep 5, 2015 4:57 PM	Unsympathetic development.	
38	Sep 5, 2015 1:52 PM	More housing and the redevelopment of the harbour area....need to keep the quaint look of the village and not have a coffee factory! The old shops on Commercial road do need to be updated but not to lose the quaintness they have...please not like Lindy Lou's etc as we will then look like any other shopping mall! Also the harbour area has taken on a BLUE LOOK. all the paint work matches and we are losing an individual look!	
39	Sep 4, 2015 8:44 PM	A lack of investment or continual improvement in the housing stock, commercial buildings, roads, footpaths and community open spaces leading to a stagnating dormitory town.	
40	Sep 4, 2015 6:25 PM	Over development with compressed housing estates, without green spaces (trees not a patch of grass)	
41	Sep 4, 2015 5:23 PM	More development without the infrastructure to support it. In particular the drainage system is completely inadequate already without further development.	
42	Sep 4, 2015 4:47 PM	More housing erected with no respect or provision for green areas and no provision for parking.	
43	Sep 4, 2015 2:14 PM		
44	Sep 4, 2015 1:53 PM	I've seen some plans mooted for harbourside, any development would have to be sympathetic to its surroundings and bring jobs to the area, it may be better to focus on the boatyard, work on promoting it as a dry area for boat maintenance more as that is what it's for and it maintains Porthleven as a working harbour rather than just some picture postcard attraction for tourists.	
45	Sep 4, 2015 1:44 PM	The access to the new Shrubberies housing estate.	
46	Sep 4, 2015 12:58 PM	Housing	
47	Sep 4, 2015 10:52 AM	Increased house building. I know we need new developments, especially for local people but the affordability needs to be addressed as does the sensitivity of where new developments should be located.	
48	Sep 4, 2015 9:16 AM	Over development	
49	Sep 4, 2015 9:02 AM	Too much tourism	
50	Sep 4, 2015 7:51 AM	Not sure about a big hotel	
51	Sep 4, 2015 7:28 AM	Proposed for Porthleven. Parking! Traffic!	
52	Sep 4, 2015 5:59 AM		
53	Sep 4, 2015 5:55 AM		

4. Which aspects of the landscape do you consider the most important to conserve? (Score between 1 - 10 with 1 being the lowest score and 10 being the highest)															
Answer Options	1	2	3	4	5	6	7	8	9	10	11	12	13	Rating Average	Response Count
Farming landscape	0	2	0	2	4	1	1	1	1	3	2	1	0	7.00	18
Cornish hedges and	1	1	1	1	1	5	3	1	2	2	0	0	0	6.22	18
Trees and woodland	1	0	0	2	1	5	4	2	2	3	0	0	1	7.10	21
Water features	4	2	1	1	2	3	3	4	0	1	0	0	0	5.05	21
Undeveloped Coast	3	2	1	1	0	1	1	3	3	5	2	1	1	7.29	24
Ridges and skylines	2	0	1	3	2	1	1	0	4	2	1	3	0	7.15	20
Beaches	2	1	0	5	3	1	3	3	0	1	1	1	0	5.86	21
Wildlife and nature	0	1	5	0	0	0	3	3	3	3	1	2	0	7.33	21
Historic and cultural features	0	2	3	1	4	2	1	7	3	2	1	1	0	6.74	27
Estate and Parkland	2	2	3	1	1	2	1	2	3	5	1	1	0	6.63	24
Green open space,	0	4	3	3	3	1	4	2	3	2	1	0	1	6.11	27
Footpaths/bridleways/cyclew	1	2	1	3	3	2	0	2	5	6	1	1	3	7.67	30
Other (please state)	2	0	0	0	1	0	0	1	1	10	0	0	2	8.82	17
														answered question	48
														skipped question	7



Porthleven Local Landscape Character Assessment

4. a) If you responded with other, please state	
Answer Options	Response Count
	21
answered question	21
skipped question	34

Number	Response Date	Response Text	Categorie s
1	Oct 13, 2015 12:35 PM	The harbour is an important part of Porthleven's landscape.	
2	Oct 5, 2015 10:08 AM	Farming, hedges, trees, wildlife 10, historic, parkland, open space 9, footpaths 8, water, beaches 5, coast, ridges 2.	
3	Oct 5, 2015 9:52 AM	Farming, Estate .., Footpaths.. 8 Hedges, trees.., coast, ridges..., beaches..., historic..., green... 10, water features 3, wildlife 9.	
4	Oct 5, 2015 9:43 AM	All 10, they all interact, variety all important.	
5	Oct 4, 2015 8:17 AM	Scores won't stay in the boxes above, hedges, trees, wildlife, estates and green open spaces all score as high as possible. 10 given to Undeveloped coast, Ridges and skyline, 9 given to Faring landscape, Historic and cultural features, 8 given to Cornish hedges and hedgerows, Trees and woodlands, Beaches, 7 given to Water features, Wildlife and nature conservation, estate and parkland, Green open space, Footpaths/bridleways/cycleways.	
6	Oct 2, 2015 9:23 AM	10 given to all aspects of landscape except for Cornish hedges and hedgerows, Water features, Footpaths/bridleways/cycleways which received a 9, Farming landscape, Historic and Culteral features recieved a 7.	
7	Oct 2, 2015 8:47 AM	10 given to Ridges and skyline, wildlife and natureconservation, Green open space, Footpaths/bridleways/cycleways, 9 given to farming landscape, 8 given to Cornish hedges and hedgerows, trees and woodland, Undeveloped coast,Beaches, Historic and cultural features, 7 given to water features, 5 given toEstate and parkland.	
8	Oct 2, 2015 8:18 AM	9 given to Farming landscape, Ridges and skyline, Historic and cultural features, 8 given to Cornish hedges and hedgerows, Trees and woelandestate and parkland, 7given to Water features, Beaches, Wildlife and nature conservation, Green open space, footpaths/bridleways/cycleways.	
9	Oct 2, 2015 8:03 AM	10 given to Cornish hedges and hedgerows, Ridges and skyline, Historic and cultural features, 9 given to Undeveloped coast, Wildlife and nature conservation, Green open space, 8 given to farming landscape, Beaches, Footpaths/bridleways/cycleways, 7 given to Trees and woodland, Estate and parkland.	
10	Oct 1, 2015 9:04 PM	5 given to Farming landscape, Trees and woodland	
11	Oct 1, 2015 8:46 PM	10 given to all aspects of landscape	
12	Oct 1, 2015 8:11 PM	All aspects of the landscape recieved an 8 other then Undeveloped coastline, Ridges and skyline and Beaches which received a 10.	
13	Oct 1, 2015 7:58 PM	10 given to Undeveloped coast, Beaches, 9 given to Farming landscape, Historic and cultural features, Green open space, 8 given to Cornish hedges and hedgerows, Trees and woodland, Wildlife and nature conservation, Footpaths/bridleways/cycleways, 6 given to Water features, Ridges and skylines.	
14	Oct 1, 2015 7:50 PM	10 given to undeveloped coast, 9 given to Farming landscape, ridges and skyline,, wildlife and nature conservation, Historic and culture features, 8 given to Trees and woodland,Beaches, Estate and parkland	
15	Oct 1, 2015 7:34 PM	All aspects of the landscape received a 10 including other which was The village, the exception was footpaths/bridleways/cycleways which received an 8.	
16	Oct 1, 2015 7:17 PM	10 given to all aspects of landscape	
17	Oct 1, 2015 7:04 PM	10 given to all aspects of landscape	
18	Oct 1, 2015 6:57 PM	All aspects of the landscape received a mark of 10 10 given to Trees and woodland, Undeveloped coast, Ridges and skyline, Beaches, footpaths, 9 given to Farming landscape, Estate and Parkland, 8 given to Cornish hedges,Water features, Wildlife, Green open space, 7 given to Historic and culture features.	
19	Oct 1, 2015 6:46 PM	features.	
20	Sep 4, 2015 9:02 AM	The above NOT working	
21	Sep 4, 2015 7:28 AM	Discrete car parking facilities	

Porthleven Local Landscape Character Assessment

5. Where in your local area would you take a visitor to enjoy the landscape and why - List location that offer great views.

Answer Options	Response Count
	54
answered question	54
skipped question	1

Number	Response Date	Response Text	Categories
1	Oct 13, 2015 12:35 PM	The harbour of Porthleven and any walk along the cliffs.	s
2	Oct 5, 2015 12:24 PM	Along Wrestling Fields to Rinsey, walk to Loe Pool through Penrose or along the cliff path. Walk around the Harbour.	
3	Oct 5, 2015 10:08 AM	Penrose, Loe bar. Sea and Lake views/farmland and woods.	
4	Oct 5, 2015 10:00 AM	Coastal path to Loe Pool. Fishermen's memorial. Penrose.	
5	Oct 5, 2015 9:52 AM	NT Penrose walks and estate. Breageside wrestling fields.	
6	Oct 5, 2015 9:43 AM	Harbour head - view out to Institute; harbour, boats, children jumping, crabbing. Porthleven, old fashioned, community. Through Penrose woods and back to Porthleven via the cliffs, views from both of these places are amazing.D From the top park to The Atlantic Inn for refreshment and stunning 180° views. D Around the town clock toward the harbour side and the numerous places to sit and admire our beautiful harbour.D	
7	Oct 4, 2015 8:17 AM		
8	Oct 2, 2015 9:23 AM	High level footpaths (NT) and coastal path beyond NT car park at end of Loe bar road - Amazing coastal views of Mounts bay. Top of Institute Hill/Peverell Terrace - overlooking pier, inner/outer harbour and beyond.	
9	Oct 2, 2015 8:47 AM	Coastal path towards Rinsey, coastal path towards Loe Pool, Penrose (all round and up to Helston and beyond up the Cober).	
10	Oct 2, 2015 8:18 AM	End of pier. My back garden overlooks whole top end of Breageside area outside Atlantic Inn. Penrose estate walk diverse landscape features, encompassing sea, lake, woodland and farming landscapes also coastal walk from Porthleven to Rinsey for great coastal views.	
11	Oct 2, 2015 8:03 AM		
12	Oct 1, 2015 9:21 PM	Loe bar	
13	Oct 1, 2015 9:04 PM	The walk from Highburrow to Penrose. The Institute look back towards the village.	
14	Oct 1, 2015 8:46 PM	Nearby cliffs (Choughs breed in Hugh Dawsons fields). Penrose and Loe bar. Porthleven harbourside - beautiful.	
15	Oct 1, 2015 8:20 PM	Harbour	
16	Oct 1, 2015 8:11 PM	Coastal path - for coastal views, Tregonning Hill - good views of countryside. All around the harbour.	
17	Oct 1, 2015 7:58 PM	Clock tower, views along Loe bar and towards the harbour.	
18	Oct 1, 2015 7:50 PM	Wrestling fields looking to Trewavas. Above Loe Bar looking over the Pool and sea. End of Pier looking to Landsend and Lizard Point. Penrose estate, so peaceful and a huge asset to have so close to the village. Also cliff paths with the view towards Rinsey and the mines (engine houses)	
19	Oct 1, 2015 7:34 PM		
20	Oct 1, 2015 7:17 PM	Breageside, wrestling fields.	
21	Oct 1, 2015 7:04 PM	Tregonning, it's excellent!	
22	Oct 1, 2015 6:57 PM	Porthleven, Lizard, Hayle beaches, Falmouth	
23	Oct 1, 2015 6:46 PM	Hayle beaches/ dunes, Lizard, Penzance, Falmouth	
24	Sep 30, 2015 3:50 PM	Penrose. Cliff footpaths. Harbour end of the pier. Penrose woods - Tranquil and picturesque D Loe Bar - good views, picturesque and ruggedD	
25	Sep 26, 2015 8:47 AM	Around the harbour - working harbour	
26	Sep 24, 2015 9:32 PM	Loe Bar beautiful views and very peaceful	
27	Sep 24, 2015 8:56 PM	Would take them to the Wrestling Fields because it is un-spoilt and plenty of wild life to see such as the Cornish Choughs. Top of Peverell Terrace Views of the unspoilt western ridge line, views right across Mounts bay, views of the Harbour and valley beyond.	
28	Sep 24, 2015 8:47 PM		
29	Sep 23, 2015 7:01 PM	Coast, harbour, Penrose Est The harbour and pier.D The new National Trust paths at Penrose.D	
30	Sep 23, 2015 3:38 PM	The coast path towards Rinsey.	
31	Sep 23, 2015 1:15 PM	All coastal views. The Harbour Head looking seaward.	
32	Sep 23, 2015 11:18 AM	Penrose walks/ Loe bar	
33	Sep 23, 2015 8:01 AM	all over Porthleven for general exercise. Loe bar looking back towards Porthleven D The wrestling fields. D PenroseD	
34	Sep 13, 2015 10:02 PM		
35	Sep 12, 2015 7:00 AM	Highburrow, Chapel Downs, Rinsey road, Methleigh, Penrose walks and pathways, Loe Bar. Walk around the harbour. It shows off how beautiful porthleven is, followed by a sit on the harbour head.D	
36	Sep 10, 2015 8:44 PM	The wrestling fields.	
37	Sep 7, 2015 11:04 AM	Porthleven coastline	
38	Sep 5, 2015 4:57 PM	CLIFF PATH TOWARDS LOE BAR	
39	Sep 5, 2015 1:52 PM	Coastal walking either by monument on Breage side (Mount's bay) or towards Loe Bar (Lizard peninsula)	
40	Sep 4, 2015 8:44 PM	Harbour head with tide in	
41	Sep 4, 2015 6:25 PM	Beacon Crag coast path	
42	Sep 4, 2015 5:23 PM	Loe Bar/Pool and Wrestling Fields	
43	Sep 4, 2015 4:47 PM	Almost anywhere along the Coastal Path.	
44	Sep 4, 2015 2:14 PM	cliffs walks beach & Loebar/Penrose & harbour All along the beach to Loe Bar, the Wrestling Fields, the fields in the AONB around Penrose Farm, the pier, the Institute and Loe	
45	Sep 4, 2015 1:53 PM	Bar Road, the top of Institute Hill, The Atlantic Inn or simply just the harbour.	
46	Sep 4, 2015 1:44 PM	Penrose estate and loe bar coast, SW Coast path.	
47	Sep 4, 2015 12:58 PM	Wrestling Fields to Rinsey path, Tregonning Hill, footpath across fields from Breage to Methleigh Bottoms, road from Rinsey	
48	Sep 4, 2015 10:52 AM	Horseshoe Park; Breageside, the Wrestling Fields, the Loe Bar, Tye Rock, Highburrow	
49	Sep 4, 2015 9:16 AM	Loe Bar, Rinsey head, up to the Atlantic, great view of harbour from there, on a double decker bus coming into Porthleven, awesome view as you hit the hill after penrose. Penrose Estate walk, good mix of rural, woodland and stroll off to Loe bar	
50	Sep 4, 2015 9:02 AM	Loe Bar---unique.	
51	Sep 4, 2015 7:51 AM	Cliff Path The footpath from High Burrow, through the Penrose Estate and back to Porthleven via Loe Bar Lodge. Great ocean views, lovely woodland and attractive views of Loe Pool.D The coastal path from Ocean View to Rinsey - excellent coastal scenery, great farmland views and old mine workings.D	
52	Sep 4, 2015 7:28 AM	Along the pier for a spectacular view of Porthleven Village. Beaches and coastal pathsD Loe bar D	
53	Sep 4, 2015 5:59 AM	Loe Pool walk every time.D It offers such variety -D Coast, woodland, estate.D WorldD Class.D	
54	Sep 4, 2015 5:55 AM	Literally	

Porthleven Local Landscape Character Assessment

6. Where in your local area would you go for outdoor recreation and why?

Answer Options	Response Count
	53
answered question	53
skipped question	2

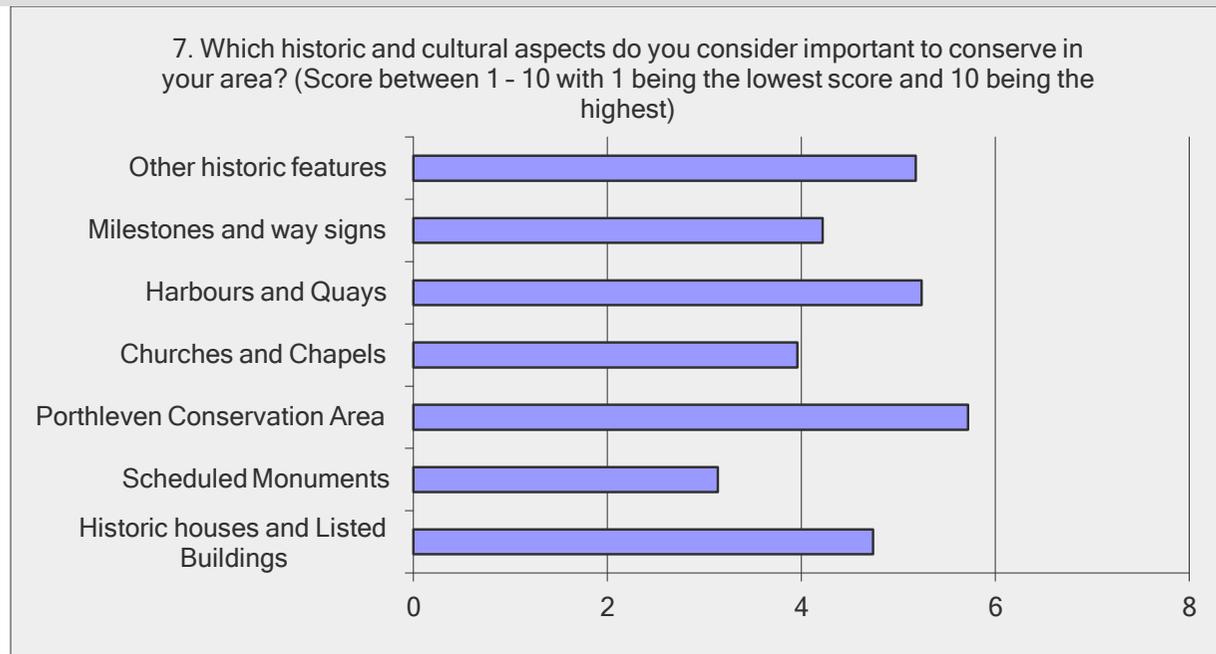
Number	Response Date	Response Text	Categories
1	Oct 13, 2015 12:35 PM	Mostly walking along the cliffs or around the harbour.	
2	Oct 5, 2015 12:24 PM	Surf the local beaches at Praa, Poldhu and Porthleven. Cycle the Penrose trails and out to Rinsey.	
3	Oct 5, 2015 10:08 AM	Penrose woods.	
4	Oct 5, 2015 10:00 AM	Only walking -coastal path to Loe Pool. Fishermen's memorial. Penrose.	
5	Oct 5, 2015 9:52 AM	Walking on local cliffs and Penrose	
6	Oct 5, 2015 9:43 AM	Beach, swim, rock pools.	
7	Oct 4, 2015 8:17 AM	Walk through Penrose woods and around the cliffs, to see such a beautiful mix of flora, fauna and coastal delights.D Walk or cycle to Helston via Penrose, sometimes to go to work or to have lunch and sometimes shop. Coastal footpaths - walking - each day is different!! Inland lanes and minor roads - cycling - scenery. Porthleven bowling club - are	
8	Oct 2, 2015 9:23 AM	the best greens in Cornwall!! I walk "everywhere" for pleasure, saving fuel, love of being in different natural environments - it is safe and I walk day and night -	
9	Oct 2, 2015 8:47 AM	The night time coast and woodland and water areas are wonderful.	
10	Oct 2, 2015 8:18 AM	Gala Parc, The Moors, the lanes for walking.	
11	Oct 2, 2015 8:03 AM	Penrose estate walks as it covers most recreational pursuits egWalking, cycling, jogging, bird and nature watching.	
12	Oct 1, 2015 9:21 PM	Horseshoe playing field, would be nice to have more playing facilities for older children plus seat area and table to enjoy the view.	
13	Oct 1, 2015 9:04 PM	Walking the cliffs. Both sides of the harbour.	
14	Oct 1, 2015 8:46 PM	Cliffs - stunning walk and views. Also Choughs breeding nearby. Wonderful to watch!	
15	Oct 1, 2015 8:20 PM	Beaches and playing fields.	
16	Oct 1, 2015 8:11 PM	Penrose and coast path and inland footpaths.	
17	Oct 1, 2015 7:58 PM	Penrose walks. Mix of countryside and sea views, walk along the cliffs.	
18	Oct 1, 2015 7:50 PM	Coast path, Penrose estate, minor inland roads - walking and taking photos enjoying nature.	
19	Oct 1, 2015 7:34 PM	As above, walking, cycling, bird and nature watching.	
20	Oct 1, 2015 7:17 PM	Walk around harbour and beach.	
21	Oct 1, 2015 7:04 PM	Penrose and coastal footpath	
22	Oct 1, 2015 6:57 PM	Lizard, Penzance, Poldark	
23	Oct 1, 2015 6:46 PM	Hayle beaches/ dunes. Plenty of open spaces.	
24	Sep 30, 2015 3:50 PM	Penrose and Cliffs for their natural beauty. Penrose woods - accessible by car and if time permits on foot.D Reef - Porthleven surf is very good on its day and comparable to some of the best in the world.D	
25	Sep 26, 2015 8:47 AM	Coast paths - offer great cycling and walking.	
26	Sep 24, 2015 9:32 PM	beaches	
27	Sep 24, 2015 8:56 PM	Coastal path from Penrose to Porthleven because of its wonderful views.	
28	Sep 24, 2015 8:47 PM	Penrose estate good footpaths great walks.	
29	Sep 23, 2015 7:01 PM	Harbour kayaking, beach swimming Any part of the coast path to walk.D The lanes around Porthleven to cycleD	
30	Sep 23, 2015 3:38 PM	Mullion to learn golf.	
31	Sep 23, 2015 1:15 PM	Not to Gala Park which is in need of improvement.	
32	Sep 23, 2015 11:18 AM	Harbour (coffee shops) as above.D D	
33	Sep 23, 2015 8:01 AM	Garras for Archery. The beach D Over the Rocks - Breageside/Wrestling fieldsD	
34	Sep 13, 2015 10:02 PM	Penrose walks & bridleways Penrose woods and and new pathways. Coastal path to Rinsey, coastal path to Gunwalloe- all to enjoy natures sounds and beauty	
35	Sep 12, 2015 7:00 AM	alongside breathtaking views. Penrose. It's great for a walk and bike ride with the kids who love it. It would be nice to have a picnic area in the grounds, perhaps	
36	Sep 10, 2015 8:44 PM	near the house. Coast path - lack of play areas/ youth club for teenagers.D	
37	Sep 7, 2015 11:04 AM	Outside gym for whole community? - see Garras	
38	Sep 5, 2015 4:57 PM	CLIFF PATH TO WALK MY DOGS	
39	Sep 5, 2015 1:52 PM	Harbour and out to sea for canoeing and Gig rowing. Slipway for dog to swim Parks but only for my children as there is nothing commendable about them in terms of being pleasant to sit or walk in. Beach and	
40	Sep 4, 2015 8:44 PM	rocks in summer	
41	Sep 4, 2015 6:25 PM	Harbour head close to amenities	
42	Sep 4, 2015 5:23 PM	Penrose Estate - great walking and cycling	
43	Sep 4, 2015 4:47 PM	Coastal Path and beaches - to enjoy the natural Cornish Landscape	
44	Sep 4, 2015 2:14 PM	Bottom or top park( Play areas & football), harbour & beach9 kayaking, snorkelling swimming etc) Gig rowing out of the harbour. The coastal path towards Loe Bar and Penrose for the rural environment while running/cycling. Walking, swimming and playing on the beach. Level walking/running route around the harbour, where it is also a delight to sit	
45	Sep 4, 2015 1:53 PM	outside with a coffee or beer.	
46	Sep 4, 2015 1:44 PM	Harbour and beach - kayaking	
47	Sep 4, 2015 12:58 PM	Cliffpath in either direction	
48	Sep 4, 2015 10:52 AM	The coastal path in both directions, Penrose Woods, the beach because of their inspirational nature, utter beauty and solitude I'm quite happy going down the harbour but enjoy walks on the footpaths and through Penrose, like hanging out in the park with	
49	Sep 4, 2015 9:16 AM	grandchildren	
50	Sep 4, 2015 7:51 AM	Penrose	
51	Sep 4, 2015 7:28 AM	Penrose estate - great paths for walking, running and cycling.	
52	Sep 4, 2015 5:59 AM	Coastal path for walking.... Simply stunning	
53	Sep 4, 2015 5:55 AM	Penrose	

### Porthleven Local Landscape Character Assessment

7. Which historic and cultural aspects do you consider important to conserve in your area? (Score between 1 - 10 with 1 being the lowest score and 10 being the highest)

Answer Options	1	2	3	4	5	6	7	Rating Average	Response Count
Historic houses and Listed Scheduled Monuments	0	3	2	1	12	2	3	4.74	23
Porthleven Conservation Churches and Chapels	1	6	5	8	0	1	0	3.14	21
Harbours and Quays	1	2	1	0	5	2	14	5.72	25
Milestones and way signs	2	1	4	8	5	3	0	3.96	23
Other historic features	4	0	1	1	1	11	7	5.24	25
	1	5	6	4	1	6	4	4.22	27
	5	2	0	2	2	2	1	5.18	28

answered question 48  
skipped question 7



Porthleven Local Landscape Character Assessment

7. a) If you responded with other, please state	
Answer Options	Response Count
	26
answered question	26
skipped question	29

Number	Response Date	Response Text	Categories
1	Oct 13, 2015 12:35 PM	I cannot go to 10 on this part of the survey, or choose more than one area ....	
2	Oct 5, 2015 10:08 AM	Ranked all categories evenly with a 10.	
3	Oct 5, 2015 9:52 AM	Historic ..., Conservation Areas..., Harbours... 10, Scheduled Monuments, Churches ... 8, milestones... 6	
4	Oct 5, 2015 9:43 AM	Again all 10 - all important the mix, contrast.	
5	Oct 4, 2015 8:17 AM	I feel all of the above should be scored as high as possible, but cant put my figure in.	
6	Oct 2, 2015 9:23 AM	10 given to Historic houses and listed buildings, Harbours and Quays, 9 given to Porthleven Conservation area, 8 given to Scheduled monuments, other historic features, 7 given to Churches and Chapels, 6 given to Milestones and way signs.	
7	Oct 2, 2015 8:47 AM	10 given to Porthleven conservation area, Harbours and quays, 7 given to Historic houses and listed buildings, Churches and chapels, 9 given to milestones and way signs.	
8	Oct 2, 2015 8:18 AM	10 given to Historic houses and listed buildings, Porthleven conservation area, 9 given to Harbours and quays, Scheduled monuments, Milestones and way signs 8 given to churches and chapels.	
9	Oct 2, 2015 8:03 AM	10 given to Porthleven conservation area, Harbours and quays, 9 given to Historic houses and listed buildings, Churches and chapels, 8 given to Scheduled monuments and listed buildings, other historic features, 7 given to Milestones and way signs.	
10	Oct 1, 2015 9:21 PM	10 given to Harbour and quays.	
11	Oct 1, 2015 9:04 PM	10 given to all historic and cultural aspects except Scheduled Monuments, Milestones and way signs which both received 8.	
12	Oct 1, 2015 8:46 PM	10 given to Porthleven conservation area, 9 given to Harbours and quays, 8 give to Scheduled monuments.	
13	Oct 1, 2015 8:11 PM	10 given to Scheduled monuments, Porthleven conservation area, Churches and Chapels, Harbours and quays, Milestones and way signs.	
14	Oct 1, 2015 7:58 PM	All Historic and cultural aspects recived an 8	
15	Oct 1, 2015 7:50 PM	10 given to Harbour and quays, 9 given to Porthleven conservation area, 8 given to Historic houses and listed buildings, Churches and Chapels, 6 given to Milestones and way signs.	
16	Oct 1, 2015 7:34 PM	10 given to Historic houses and listed buildings, Porthleven conservation area, Harbours and quays, 8 given to Scheduled monuments, churches and chapels.	
17	Oct 1, 2015 7:17 PM	10 given to Porthleven conservation area, Harbours and quays, 8 given to Historic houses and listed buildings, Churches and chapels, milestones and way sigs, 5 given to Scheduled monuments, other historic features.	
18	Oct 1, 2015 7:04 PM	10 given to all historic and cultural aspects.	
19	Oct 1, 2015 6:57 PM	10 given to Porthleven conservation area, Harbours and quays, 9 given to Churches and Chapels, 8 given to Historic houses and listed buildings, Milestones and way signs, other historic features, 5 given to scheduled monuments.	
20	Oct 1, 2015 6:46 PM	10 given to Porthleven conservation area, Churches and Chapels, Harbours and quays, Milestones and way signs, 7 given to Historic buildings and historic buildings, 5 given to other historic features, 4 given to scheduled monuments.	
21	Sep 24, 2015 8:47 PM	historic footpaths	
22	Sep 4, 2015 8:44 PM	Like kiln and other character buidings	
23	Sep 4, 2015 4:47 PM	It only let me score up to 7!	
24	Sep 4, 2015 9:35 AM	These questions are too difficult to answer. Porthleven is fine as it is.	
25	Sep 4, 2015 5:59 AM	Would only let me answer as far a 7	
26	Sep 4, 2015 5:55 AM	The buttons for those last questions didn't work! High scores for tho	

Appendix 5 - Landscape Character Descriptions for each LDU

PORTHLEVEN LOCAL LANDSCAPE CHARACTER ASSESSMENT – NEIGHBOURHOOD PLANNING

LANDSCAPE DISCRIPTION FOR PORTHLEVEN NEIGHBOURHOOD DEVELOPMENT PLAN AREA							
Character Attribute	LDU 026	LDU 061	LDU 122	LDU 150	LDU 153	LDU 121	LDU 290
<b>Topography and drainage</b> <i>What is the shape of the land?</i>	Loe Pool set in valley Porthleven side steep sided to the pool. Loe Bar shingle bar. Walking towards Porthleven cliffs are fairly low lying with low rock outcrops onto shingle beach.	Undulating rise from sea level at Breageside harbourside. Undulating and varied cliffs rising to between 15 and 20 metres with striated sea facing rocks, bordered by caves on the southern end.	Between the eastern end of this LDU & commencement of the main settlement at the Sunset Gardens area, the land is in varying degrees undulating but with slopes between Vellin-gluz rocks and Bar Lodge noticeably steeper leading down to the coastal footpath. At the NW end within the settlement area it is primarily sloping but there is a "cliff type" escarpment between Peverell Terrace and Bay View Terrace/Harbour Road directly below, adjacent to the outer Harbour area within this LDU. Within the settlement at there exists the remains of a former quarry with significant vertiginous faces.	The land undulates naturally and slopes gently downwards towards the stream. Where the land reaches Loe Pool, it shelves steeply down into the water.	This LDU comprises Loe Pool and surrounding wetland.	Ridge & elevated plateau west side of LDU adjacent to Porthleven to Rinsey road. Intermediate sloping land into steep sided valley. Cliff along edge of elevated plateau above Breageside. Shallow sloping land from Antron along the length of the A394 until the junction with the B3304. From the junction of the two roads until Porthleven steep sloping land down to flat at the valley bottom. Between the school and Sunset farm mostly intermediate sloping land into steep sloping at end of Sunset farm.	Elevated relatively uniform high level along Squires Lane to the west of significant ridgeline (within LDU290, but east of the parish boundary), running from Sithney Common in the north to Higher Lanner in the south. Intermediate sloping land falling westwards towards Penrose Valley. Dominating upland ridge line that creates the dominant topographical back bone and form of the Parish. This runs from Sithney Common southwest to Antron before curving to the south to cross Torleven road, follow part of Green lane, finally turning southeast between Higher Penrose and Highburrow.
<i>What water is present?</i>	Atlantic Ocean to the southwest	Bordered by the Atlantic Ocean to the south and south west leading to Porthleven Harbour to the south.	Other than the obvious close proximity to the sea (Atlantic Ocean) there are no noticeable inland water courses; the surface water drainage following the natural slope towards the cliff top edge.	The LDU is bordered on its eastern margins by a freshwater lake, The Loe and a narrow stream runs through the bottom of the valley below Lower Lanner.	The Loe is a natural freshwater lake, cut off from the sea by a shingle bar. It is fed by the river Cober, Carminowe stream, and other minor streams, and drains via a pipe through the shingle bank of Loe Bar.	Stream running through Antron woods along the side of the A394 and into Treza valley.  Stream running through Treza settlement into valley. Two streams running either side of the B3304 for the full length of Treza valley. Pond in amenity area.	Fairly flat and uniform along the length of the bridleway farm lane to Torleven Road. Sloping gently toward St Elvan Ridge and elevated plateau running from northwest to southeast going into intermediate sloping land to the northeast, south east and south west.  Natural water drainage from ridge and elevated plateau into lower areas following trend of topography. No other water present.
<b>Biodiversity</b> <i>Does the area contain semi natural habitat?</i>	Non cultivated habitat on cliff tops especially towards Loe Bar	Some semi-natural, non cultivated, habitat on coastal band.	There are some areas of semi natural land/habitat that is not cultivated.	This area is mostly covered by native semi-natural woodland.	The water quality has been badly affected by human activities in the past, mainly agricultural run-off, but it is now improving.	Small woodland and scrub between intermediate sloping land and cliff above Breageside. Woods between Antron and Little Antron. Small woodland and row of large ancient conifers at Treza settlement. Woodland and scrub between Tolponds road and the caravan park. Deciduous trees and scrub along the length of the stream.	No semi natural habitat. Hedgerows are sparse within intensive agriculture. Disused bridleway to Little Antron overgrown with vegetation and thick scrub, and small area of gorse and scrub to the north of Beacon Crag hotel could both support birdlife and small insects. Woodland on edge of Penrose estate adjacent to the National Trust car park and the lane leading to Higher Penrose Farm. Small strip of woodland at northeast of LDU alongside the National Trust bridleway. Temple plantation a narrow strip of woodland that runs from Highburrow to the National Trust car park at Penrose.
<i>What elements of the character could support protected species?</i>		Owing to the special micro-climate created by hedges along the coastal path, butterflies and moths, as well as birds such as the chough and stonechat are to be found.	The closeness of cliffs (see LDU 26) together with inland hedges support a variety of birds including choughs which are known to breed at the Lizard but have been spotted within the wider area here.	Mature woodland, standing dead wood, fallen dead wood, woodland glades can all support protected species.	The reedbeds and willow carr are important wildlife habitats, especially for breeding birds and otters.	Woodland, scrub and streams could support birdlife, small mammals and insects.	Limited capacity for biodiversity due to intensive agricultural use. Woodland at Antron and temple plantation could protect birdlife, small mammals and insects.
<i>Are there any invasive species?</i>	No invasive species seen.	No invasive species seen.	It is noted that at Gravesend, in an area of scrub Japanese knotweed is being or has been treated under a Cornwall Council management programme.	The invasive species present are- rhododendron ponticum, bamboo, winter heliotrope.	Japanese knotweed and bamboo are present. There are potentially non-native fish species present as well.	Bamboo growing wild beside stream at Treza.	No invasive species

Appendix 5 - Landscape Character Descriptions for each LDU

<p><b>Land cover and Land Use</b> <i>What is the land for?</i></p> <p><i>What is the vegetation cover</i></p>	<p>Beach. Loe Bar side used by walkers, runners, cyclists and on shore fishing, not safe to swim. Porthleven side of beach used for recreational purposes etc especially during summer months but water still not safe.</p> <p>Loe Bar Porthleven side; steep sided covered with gorse, Hottentot Fig and sparse pines. Loe Bar is mixtures of coarse grass, Sea Mayweed and other coastal plant species. Walking towards Porthleven cliff tops are of dry exposed earth, short coarse grasses and Sea Thrift.</p>	<p>The natural border of this segment could be the minor road leading from Porthleven to Rinsey. A number of small fields, both for pasture and arable use, are found to the southwest of the road. Apart from housing (mostly Victorian although the Ship Inn is older) and businesses (mostly restaurants), and an ancient monument (Lime Kiln) scattered around the harbour there are few, if any, buildings on this strip.</p> <p>Part farmland leading down to scrub and cliff.</p>	<p>Pastureland, isolated and semi-isolated (Strips) of residential property in addition to the main settlement area. Recreation field, children's fenced play area, SW coastal footpath, car parking Council &amp; National Trust, allotments and public convenience within the settlement area.</p> <p>Vegetation cover – Farmland, grassland, and scrub.</p>	<p>The areas of farmland in this LDU are used for pasture, mainly cattle grazing. There are isolated residential properties scattered throughout.</p> <p>The vegetation cover is mostly mature woodland and farmland in permanent grass. There is also Georgian parkland and gardens associated with the Penrose estate.</p>	<p>No human activities occur on the pool, apart from people enjoying the view.</p> <p>The vegetation on the edge of the pool is reedbed, willow carr, and an area of parkland where cattle graze.</p>	<p>Mostly a mixture of arable and pasture two isolated farms with outbuildings. Two isolated cottages a settlement of five property's at Treza. Camp site, caravan park, amenity area, cricket field, football field, Park next to Town incorporating playground, skate park with large grass area and school with playing field.</p> <p>Mostly farmland with small areas of woodland and scrub. Large ancient conifers at Treza and large covering of conifers around the football field. Deciduous trees along the streams and hedges at lower levels.</p>	<p>Intensive arable rotating between vegetable and daffodil cropping. Limited area of pasture adjacent to Higher Lanner. Scattered residential properties, mainly older traditional groups based around farm buildings. Mixture of arable pasture. An isolated large barn at high point along farm lane at elevation 76m (see photo)</p> <p>Mixture of arable and pasture. No other use of land or buildings in this section. Woodland on edge of Penrose estate. Camp site at Higher Penrose. Farmland, Daffodils / potatoes, pasture, limited areas of scrub gorse. Mostly farmland with small areas of woodland.</p>
<p><b>Field and woodland pattern</b> <i>Where is the woodland located?</i></p> <p><i>What size are the fields?</i></p> <p><i>What are the hedges made of?</i></p> <p><i>What is the character of the hedge?</i></p>	<p>Not Applicable</p>	<p>Some scrubby deciduous woodland is to be found above the harbour, sculpted by wind Lack of woodland.</p> <p>Small to medium.</p> <p>Cornish hedges mostly managed, especially alongside the minor road. No scrub on them, well managed.</p> <p>Managed by farmer once a year with buffer onto road in places.</p>	<p>No wooded areas are contained in this LDU as a result of a very minor realignment of the boundary at Highburrow. (However see also LDU 290)</p> <p>Medium &amp; Large to the east/SE of Highburrow but small fields bordering the settlement area at Gravesend.</p> <p>Primarily Cornish of local stone thus covered with varying vegetation and managed. At higher contours this tends to be predominantly of a spikey thicket appearance but also trimmed to slope.</p> <p>Hedges tend to be in areas of openness/exposure thus no trees are present. The exception to this being the trees at Coopers Lane referred to previously whereby some protection is afforded by both the lane and hedges on each side thereof.</p> <p>Post and wire fence (barbed top) to NT path next field at high level..</p>	<p>Woodland is located on the valley sides. It is mostly broadleaf with many ancient woodland indicator plants (e.g. bluebells, wood anemones) and one block of ancient semi natural woodland (Oak Grove). There is one block of dense conifer plantation (Lionels Plantation). Along Bar Walk Plantation the woodland is mixed broadleaf with conifers.</p> <p>The field sizes are medium with Cornish hedge boundaries, mostly made out of slate. Hedges are overgrown with brambles and blackthorn and are cut rotationally with management for wildlife in mind.</p> <p>Trees (mostly sycamore and ash) are present on hedges in sheltered spots in the valley.</p>	<p>Not applicable.</p>	<p>On valley sides at Antron and between cliffs and elevated plateau at Breageside all other in low lying land. Mostly broadleaf some conifers.</p> <p>A mixture of large and medium on high ground decreasing to small at the valley bottom. Some hedges have been removed on the plateau to the west and above Treza. Cornish hedge, managed and built with local stone.</p> <p>No trees on higher ground mature trees along the hedge on lower ground.</p> <p>There is little vegetation buffer either side of the hedge. Fencing on inside of the Cornish hedge in some fields at Methleigh and Little Antron.</p>	<p>No significant woodland, except at Antron where elevated and isolated nature makes it locally distinctive. Field boundaries have increasing tree cover and become more dense on the lower ground. This is particularly evident approaching the boundary of LDU 150. The woodland at Penrose and the small strip of woodland in the northeast of this section are on intermediate sloping land, these woodlands then continue down to the valley bottom. Also shelterbelt woodland at Temple plantation which runs south west to northeast across the ridge and elevated plateau. The trees are mostly broadleaf with sporadic conifers.</p> <p>Medium to Large decreasing in size at lower elevations. Small fields adjacent to Torleven Road through to St Elvan and Sithney Common bordering medium to large fields backing towards A394.</p> <p>Hedges removed in field to north of Porthleven Rinsey road and in field to east of Temple plantation.</p> <p>Cornish hedges built with local stone and managed. Hedgerow vegetation generally managed but sometimes overgrown.</p> <p>In most elevated / exposed locations the hedges lack scale, and are mainly windswept grass and bramble.</p> <p>No trees on hedges on higher ground. Sculptured by exposure to prevailing south westerly winds. Very few trees on the hedge in elevated section open to winds from all directions. Wire fencing for most of the length of the National trust bridleway separating the bridleway from the fields.</p>

Appendix 5 - Landscape Character Descriptions for each LDU

<p><b>Settlement pattern</b> <i>How is the development distributed?</i></p> <p><i>Age and type of buildings and their relationship with the landscape?</i></p> <p><i>What are the distinctive elements of the buildings?</i></p>	<p>Within the LDU there isn't any settlement, but as you walk along beach to Porthleven, on the cliff edges within adjacent LDU 122 the settlement character profoundly influences the LDU as it changes from modern holiday homes to older style cottages nearer to village.</p>	<p>All development is distributed at the village of Porthleven.</p> <p>Housing is mostly Edwardian/Victorian/pre-Victorian cottages and larger houses. The Ship Inn is older and there is an ancient monument the Lime Kiln on the harbour itself. Scattered around the harbour are businesses (mostly restaurants), and there are few, if any, other buildings north of this strip.</p> <p>Maritime and fishing cottages made from local stone with slate roofs. Few front gardens. Newer Victorian and contemporary houses have gardens.</p>	<p>Large village plus a coastal strip cluster with an isolated dwelling at the far eastern/SE end of the LDU. The settlement is being extended at Gravesend by 60 properties approved by Cornwall Council.</p> <p>Buildings have been erected since the very early 1800's until the present day. Many have been naturally updated internally and extensions made to the original layouts. Style has evolved alongside the era in question.</p> <p>Generally built of local stone, many rendered, slated roofs (although a cottage in Loe Bar road is still thatched) and some latterly tiled. Others are granite built. Older cottages (fishermen's and net makers etc. often have no front or rear gardens- i.e. some virtually back to back with access alley or rears virtually at the cliff edge.</p> <p>Housing dwellings dominate although there is a business - the Atlantic Inn in Peverell Terrace serving the community.</p>	<p>Development is in intermittent clusters. Small farmsteads are scattered throughout the landscape, but due to the amalgamation of farms these are now mostly residential buildings (e.g. Lower Lanner).</p> <p>The Penrose estate buildings are more grand (Penrose house, the Lodges and keepers cottage) and are distinctive from the farm and working buildings. The stone used is mainly granite (not local) with slate roofs.</p> <p>Penrose house dates back to the 14<sup>th</sup> century but the front we see today dates from the 18<sup>th</sup> century. The current workshops were built in the 1800s, the stables building (National Trust office and café) and the walled garden were built in the late 1700s.</p>	<p>There are two buildings within this LDU- a bird-hide and a boathouse, both made out of timber. The bird-hide is in use by visitors and the boathouse is used by the Rogers family of Penrose.</p>	<p>Scattered farms with outbuildings and scattered cottages. A cluster of five residential properties at Treza.</p> <p>Two farms with clustered farm buildings two separate cottages all pre 20<sup>th</sup> century some outbuildings added approx 1970's. Renovated and converted farm to residential at Treza settlement. Methleigh farm was originally built before 1066 and was in the Doomsday book. It was owned by the Bishop of Exeter and after the conquest it was given to Robert of Normandy</p> <p>Farms and cottages built with local stone, wood doors and windows, slate roofs and front gardens. Large old granite gate posts at entrance to Treza and Methleigh</p>	<p>Large farm houses with surrounding out buildings, generally scattered. Isolated Farmstead of Lanner Vean and Higher Lanner. Isolated Drytree Cottage at high point of B3304.</p> <p>Farm with outbuildings and cottages clustered near entrance to Penrose estate, probably built for estate workers now private residential. Grade 2 Listed Lanner Vean small farmstead with cluster of outbuildings. Grade 2 Listed Higher Lanner Medium/Large farmstead with a cluster of several outbuildings. Clustered farm buildings, manor house in Antron woods grade 2 listed built of local stone and slate roof. Sunset farm: former farm with outbuildings now a small cluster of residential buildings converted approx 1980. Granite gate posts entering fields. Local stone with slate roofs. Farms and cottages built with local stone, wood doors and windows, slate roofs and front gardens.</p>
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Appendix 5 - Landscape Character Descriptions for each LDU

<p><b>Transport pattern</b> <i>What is the character of the road?</i></p> <p><i>Describe the public rights of way?</i></p>	<p>No roads</p> <p>Public right of way is only when the tide is out and then you can walk from Loe Bar to Porthleven. This can still be dangerous as the tide comes in quickly and therefore people can be cut off.</p>	<p>Winding minor uphill road from Porthleven to Rinsey, with steep gradient in parts. There are no pavements apart from a small stretch in front of the Victorian houses.</p> <p>The coastal footpath runs between the cliff and the arable land. This is well maintained but does get waterlogged in places during severe weather. Stiles and seating at points on the path and across arable land. Porthleven town sign at beginning of village removed two years ago and not replaced.</p>	<p>All roads are minor, usually narrow, encompassing winding, short straights, and with some steep gradients. Many roads in the settlement do not have pavements or verges.</p> <p>The SW Coastal Path traverses the whole SE/S/SW/W edge of this LDU the whole of which is in good condition and well managed when it leaves its metalled route and goes "off road". Due to cliff erosion a recent detour has been established commencing at the top of the steps from the National Trust Car Park.</p> <p>Other public footpaths in the open landscape are well used and where not of compacted gravel can become muddy/wet in adverse weather as they generally follow along contour lines of a slope. The new NT compacted gravel path at high level, bordering LDU 290, is mainly level allowing wheelchair access and affords stunning views of coastal and landscape scenery. One path within the settlement, Institute Hill, is particularly long and steep but continues to provide a short cut pedestrian access to/between the harbour and higher level properties.</p>	<p>There is a B road dissecting this LDU. It is winding with a steep gradient through beech woods. There are no pavements and there is a car park at Penrose Hill.</p> <p>There is a network of public footpaths and bridleways, which are well managed and regularly used by walkers, cyclists and horse riders. Many are traditional estate tracks and woodland access tracks for the historic estate. The waymarking and signage is modern and fit for purpose.</p>	<p>None</p>	<p>B3304 from Helston runs through Porthleven and is flat and fairly straight along the valley, intermittent grass verge, layby and pavement beside cricket club. The A394 borders the north of the LDU is winding with a slight gradient, layby at Antron woods grass verge approaching junction with B3304. Two unclassified roads one to the west Porthleven to Rinsey winding medium gradient, layby. Torleven road to the east winding and gradient.</p> <p>Lane/ bridleway between Porthleven to Rinsey road and the B3304 is a public right of way and is not made up. It is in generally good condition, well managed with hedges cut back and regularly used. Bridleway between Little Antron and Torleven Road totally impassable with mature trees and scrub across the bridleway.</p>	<p>A394 is boundary of the parish and this LDU in the north.</p> <p>B3304 From west to east connecting Porthleven to Helston passing through LDU with steep gradients. Unclassified unnamed road between the B3304 and Cooper's lane/ Shrubberies Hill, mostly flat, straight and narrow. Coopers lane runs along Temple plantation: winding, fairly flat and narrow. No verges, pavements or tree tunnels on any of the roads in this part of the LDU. Squires lane is a minor road of slight undulation slightly to the west of the dominating ridge defining the Parish boundary. Boundary hedges almost lacking in tress cover. Winding, no pavements, limited verges. Winding farm lanes on undulating gradient. Tree tunnel at St Elvan with unsealed unclassified farm tracks/bridleways. Minor unclassified road running through LDU from Porthleven to Rinsey winding with medium gradient.</p> <p>There is a public footpath from Torleven Road to Antron and then onto Sithney Common kept in fair condition. Unmanaged bridleway between Torleven Road and Little Antron which is impassable. Bridleway between the B3304 and Rinsey Road connecting the two roads. This is a public right of way not made up but is in generally good condition, well managed with the hedges cut back and regularly used."</p> <p>Footpath between the B3304 and unnamed road between B3304 and Coopers lane/ Shrubberies Hill. In good condition and well managed, signage both ends two stiles in good condition. National trust bridleway and footpath from the National Trust car park at Penrose to Highburrow along almost the complete edge of the elevated plateau in this section. Good condition, good signage and well managed.</p>
<p><b>Historic Features</b> <i>Are there features in the landscape?</i></p>	<p>World War 2 Pill Box Loe Bar side.</p>	<p>The Lime Kiln on the harbour is a listed monument. The cross on the coast path at Breageside is fairly well maintained. The harbour itself is a distinctive feature creating a setting for the whole village.</p>	<p>Redundant mine shafts near Vellin-gluz Rocks together with elevated shrub covered mine debris mounds in fields close by. The open shafts are in a scrub area between coastal path and cliff and fenced off for public safety.</p> <p>Second world war pill box/machine gun post between Bar Lodge and Vellin-gluz Rocks.</p> <p>Bar Lodge (1895) Grade II listed. Beach house of the Squire of Penrose Estate – now NT.</p> <p>Coastguard Station (1866) Peverell Terrace at the edge of this LDU.</p> <p>Bickford Smith Institute/Tower (1884) Grade II listed</p> <p>Old Chapel (1820) in Gravesend.</p> <p>Tye Rock House (formerly Rockville Hotel) 1883</p> <p>"Strawtop" Loe Bar Road Grade II listed.</p>	<ul style="list-style-type: none"> <li>• Penrose House Grade II* listed</li> <li>• Associated outbuildings Grade II listed</li> <li>• Historic late Georgian landscaped park</li> <li>• Parkland trees</li> </ul>	<p>There are two fishing points extending out into the Pool. The shape of the pool itself is distinctive and would have been very similar even 100 years ago.</p>	<p>Trees on east ridge skyline visible from elevated plateau to the west of LDU, most of Porthleven also visible including the Church and historic listed chapel in Fore Street. Old distinctive Fir trees along Treza driveway. From east of LDU views of ridge and elevated plateau on west side of Porthleven. Views of Tregonning Hill and Breage church and Sithney church. Views of Mounts Bay towards Penzance and Lands end peninsula. Tree tunnel in Antron woods over A394. Adjacent villages surrounded by vast expanse of countryside giving each and also Porthleven its own setting.</p>	<p>Boundary stone at the cross road of Squire Lane and Lanner Vean. Mine waste – show on map Grade 2 listed buildings as mentioned above. Coppice at Antron highly visible and distinctive (see photo)</p> <p>Tree tunnel at the ancient settlement of St Elvan</p> <p>Trees on east ridge skyline visible from ridge and elevated plateau, most of Porthleven also visible including the Church and historic listed chapel in Fore street. Views of Tregonning Hill, Breage church and Sithney church.</p>

Appendix 5 - Landscape Character Descriptions for each LDU

<p><b>Condition</b> <i>In what state/appearance are the characteristics of the area?</i></p> <p><i>Are there areas where improvements could be made to enhance the character of the area?</i></p> <p><i>How is the area managed?</i></p>	<p>Extensive cliff erosion. Porthleven side, cement sea defences have been built to prevent cliff erosion in this particular area.</p> <p>Unmanaged as maritime processes dominate.</p>	<p>The recent grants to the Harbour Dock Company for renovations to the harbour have enhanced the quality of the harbour.</p> <p>To the north of the village, the arable land is well-maintained alongside the coastal path.</p>	<p>The small area of scrub including Cornwall Council's car park (all on a former tip) where Japanese knotweed has/is being treated appears somewhat degraded/neglected and as such could be classed overall as unmanaged at present. However it must provide a habitat for many forms of wildlife.</p> <p>Leaving the above observation aside the remainder of the LDU, whether settlement or countryside is generally well managed and provides interesting aspects for both visitors and locals.</p>	<p>As the area is owned by the National Trust, the woodland is managed for wildlife and for public access. Public rights of way are kept open and clear of vegetation. Standing and fallen deadwood is allowed to remain for insect habitat and patches of bramble are allowed to grow to provide a food source. Ivy is cleared on the parkland trees to allow the lichens to flourish, but allowed to remain on the woodland trees for its wildlife value.</p> <p>The parkland railings need repair and maintenance.</p>	<p>Water quality has historically been poor. Blue-green algal blooms have occurred in the summer which caused a negative visual impact. Water quality is now improving and to the casual observer, the pool looks in good condition due to the abundance of birdlife.</p> <p>The pool is managed for wildlife, with no boating activities allowed.</p>	<p>The farmland is in a good managed state. Stream flow restricted in Treza valley due to trees from hedge cutting left in stream blocking the flow of water. Bridleway between Lower Antron and Torleven Road requires considerable clearance to re-open for use; currently impassable. There could be larger areas between the hedge and crops to allow wild plants and flowers to grow.</p> <p>Well managed farmland. Caravan site and campsite kept in good order. Football field and Cricket pitch well looked after. Park not well managed.</p>	<p>Area generally well managed. In particular, farmland is in a good managed state. Farm buildings at Higher Penrose in a run down state and in need of attention. Footpaths and bridleways in good state.</p> <p>Field margins could be introduced and / or extended to increase biodiversity. Overgrown unmanaged bridleway towards Antron requires clearance to re-instate access (see photo) Woodland in this area could easily be extended to increase habitats for wildlife.</p> <p>Well managed woodland by the National Trust. Campsite kept in good order.</p>
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Appendix 5 - Landscape Character Descriptions for each LDU

<p><b>Aesthetic and sensory</b> <i>Describe the level of tranquillity?</i></p> <p><i>How is the landscape experienced?</i></p> <p><i>How will the experience of the area change through the seasons?</i></p> <p><i>What is the level of night pollution at night?</i></p>	<p>Sound of the sea and wind. No artificial noise apart from planes flying from RNAS Culdrose.</p> <p>Beach and cliffs are exposed to all of the weather elements from the winter storms which produce enormous waves that batter the coastline to calm summer days.</p> <p>Predominantly south westerly winds.</p> <p>Extremely low level light pollution especially at Loe bar side of beach. Level will increase slightly as you get nearer to village due to street lights.</p>	<p>This is an area of particular beauty as it is bordering on Mount's Bay. High levels of serenity and calm are found here, especially along the coastal path. Stonechats and other field birds as well as larger species, including the chough, have been identified here. The minor road is used regularly by cyclists as fewer motorists use the road.</p> <p>This is a rugged exposed cliff top area which does receive massive storms, has expansive views and is a very special place.</p> <p>Predominant south westerly's, superb light throughout the year. Spectacular at all times of the year.</p> <p>Low light pollution, north of the village.</p>	<p>Varies between calm, undisturbed, tranquil, sublime when in open countryside (which can also be windswept and semi-remote due to height above sea level; to the "hub-bub" and vibrancy of the settlement especially in summertime. The latter can also be exposed or sheltered depending upon wind direction which is predominately SW.</p> <p>In winter the settlement still attracts some visitors at holiday times but many businesses shut/reduce opening hours in Jan/Feb. The quality of <u>natural</u> light often associated with coastal areas is no different here as this is influenced by the seascape.</p> <p>The level of nighttime light pollution in the open countryside is very low affording stunning skylscapes when the stars are visible. Even from the settlement some street lighting still allows surprising star gazing.</p>	<p>The Penrose estate was gifted to the National Trust with the covenant that it be kept 'a place of tranquillity' and this will not change. The area can be busy with visitors around the main tracks, especially the café, at weekends. However, when RNAS Culdrose are completing exercises there can be a lot of noise from aircraft.</p> <p>The landscape is sheltered and enclosed, and a good place to experience the changing of the seasons. Some areas are defined by the seasons, e.g. bluebell woods in spring.</p>	<p>The area is very tranquil, there is little artificial noise, apart from the occasional aircraft from RNAS Culdrose which can be very disturbing. The area has a feeling of remoteness, even though it's close to two towns.</p> <p>The prevailing wind is a south-westerly from the sea. Wildlife changes throughout the seasons, many overwintering wild fowl arrive in the autumn and leave before the spring. Starling murmurations are distinctive of autumn.</p> <p>Minimal light pollution is seen from Culdrose and Helston.</p>	<p>Very noisy due to heavy traffic along the A394 also to a lesser extent along the B3304. No industry in the area some noise from farm machinery. Wind noise on ridge and elevated plateau decreasing as you descend down the valley. Noise and activity increases as you get to the outskirts of Porthleven. Birdsong could be heard in the valley also a woodpecker.</p> <p>The landscape is windswept on the high ground and fairly sheltered in the valley, it is also uncluttered.</p> <p>Some of the hedges have a dense population of deciduous trees which change through the seasons along with the woodland. Arable land changes through growing cycle and when crops mature. Changes with topography and experience with the gradual spread of woodland and slow maturing trees. Traffic noise increases during the holiday season. Predominant wind is south westerly.</p> <p>Some light pollution mainly from Porthleven and also traffic.</p>	<p>Generally undisturbed apart from traffic noise in the vicinity of the A394 and B3304. Distant urban noise from adjacent town of Helston.</p> <p>Calm and tranquil other than the noise of the wind, some noise from farm machinery very little noise from the town of Porthleven this could be masked by the wind noise. Sporadic birdsong from the hedgerow.</p> <p>Some noise from the three roads in this area mostly calm and tranquil as you move away from the roads. Some noise from farm machinery no industry in the area. Wind noise on the ridge and elevated plateau which is open to all directions. Birdsong could be heard from the hedgerow and woodland and to some extent on open ground.</p> <p>Wind noise on the ridge and elevated plateaux which is open in all directions Expansive views to the west over elevated hedgerows. Exposed, uncluttered, Rugged Sounds and smells Some tree lined hedges in landward section while no trees in seaward section Woodland will change and hedgerows that are predominantly scrub will brown with seasons. The landscape is windswept and sculptured by the wind, it is also uncluttered with few buildings which are all clustered in one area. The south east of this section is quite remote, only now more accessible through the new National Trust bridleways.</p> <p>The area becomes increasingly exposed, remote, rugged and windswept with changing seasons. Arable land changes through growing cycle and when crops mature. Changes with topography and experience with the gradual spread of woodland and slow maturing trees. Traffic noise increases in holiday season. Predominant wind is south westerly.</p> <p>Light pollution evident from Helston and Culdrose from the east. House lights occasional vehicle lights. Light pollution from Porthleven and because of elevated position from surrounding towns and villages. Light pollution from vehicles using the Porthleven to Rinsey road.</p>
<p><b>Distinctive features</b></p>	<p>Loe Bar and Loe Pool. Modern adit from the pool to the sea. The Lodge-Built by Captain John Peverell Rogers of Penrose. WW2 Pill Box. Tye Rock Hotel-Victorian House. The pier. Bickford-Smith Institute and clock tower.</p>	<p>Coastal path, Lime Kiln in harbour, cross at Breageside and at harbour, a second world war pill box and a renovated lifeboat house now an art gallery, and the harbour itself. On northern border on hill above village is a telecommunications mast. Granite and cob used for building.</p>	<p>Please refer also to previous section entitled "Historic Features" for listed important buildings.</p> <p>Within the settlement overhead power &amp; telegraph lines and poles proliferate.</p> <p>Gate posts to fields, footpaths etc tend to be granite some with rounded tops.</p>	<ul style="list-style-type: none"> <li>• Penrose House Grade II* listed</li> <li>• Associated outbuildings Grade II listed</li> <li>• Historic late Georgian landscaped park</li> <li>• Parkland trees</li> </ul>	<p>The shape of Loe Pool. The area is a SSSI and within an AONB.</p>	<p>Breage and Sithney church visible from some vantage points also telecommunications mast at Breageside. Large barns on the eastern ridge visible from the western ridge, two barns at Green Lane and one above Little Antron near the bridleway this one is in view from most of the LDU. Views into Porthleven and panoramic views of the countryside and Mounts Bay for some considerable distance. Distinctive trees on the eastern skyline. All buildings use local stone. Uncluttered countryside with extensive unrestricted views</p>	<p>Farm buildings offering a slight break up of an uncluttered generally open landscape. Rapid transition to intermediate sloping land. Large barn and mast with electrical pylons. Antron woodland, manor house and farm buildings. See photo Breage and Sithney church towers visible, also telecommunications mast at Breageside. Large barns on the eastern ridge visible, two barns at Green lane and one above Little Antron near the bridleway. Views into Porthleven and panoramic views of the countryside and Mounts bay for some considerable distance. Distinctive trees along the eastern skyline. Uncluttered countryside with extensive unrestricted views.</p> <p>The western ridge and plateau along with telecommunications mast and also Breage church tower visible from this section. Two large barns at green lane visible along with large barn above little Antron near the bridleway.</p>

Appendix 5 - Landscape Character Descriptions for each LDU

<p><b>Views</b> <i>Are there any important vantage points?</i></p>	<p>From beach Lizard Peninsula and Lands End can be seen. Vast panorama of seascape.</p>	<p>On northern border on hill above village is a telecommunications mast from which the whole village can be viewed. Also uphill minor road provides excellent views of village and out to sea. These views are incomparable, with vast expanses of ocean to the south which are ever-changing according to the season.</p>	<p>Views from NT footpaths on border of LDU 290 high level upland – wide views of panorama of coastal scenery around Mounts Bay.</p> <p>Views from the Shrubberies Recreation Gd. Coastal views over Porthleven and inland to Breage and Tregonning Hill beyond.</p> <p>Views Peverell Terrace between Old Coastguard Station and the Atlantic Inn – virtually “bird’s eye” views of outer harbour and surrounding settlements on both sides showing precipitous drop to Harbour level.</p> <p>View Loe Bar Road looking westerly towards pier and harbour entrance, institute, and coastal views to mines at Rinsey, Trewavas Head, to Newlyn, Mousehole and beyond.</p>	<p>When walking from Helston into Penrose through the woods, upon arrival at Helston Lodge the view suddenly opens up across the Loe. The bird-hide also gives a good vantage point across the reedbed and the Loe. The fishing pontoons along Bar Walk Plantation give a good view across the water to Degibna, and you can hear the sea, even though you can’t see it.</p>	<p>This LDU can be viewed from Helston Lodge towards the south-west and from Bar lodge to the north. The parkland also gives a good view of the pool.</p>	<p>High ground to the east and west, the west ridgeline and the high ground at Sunset farm and behind Gibson Way.</p>	<p>Squires lane affords expansive views to the north west and west where gaps in hedges allow. High point with views to world heritage site and Loe pool.</p> <p>From ridgeline and elevated plateau which form the “backbone” of the Parish there are unrestricted views to all points of the compass. Barn at highest elevation particularly visible.</p> <p>Views of Mounts bay towards Penzance and lands end peninsula and in the opposite direction to the Lizard. Adjacent villages surrounded by vast expanse of countryside giving each and also Porthleven its own setting.</p> <p>Views of Helston from above Higher Lanner, and panoramic views of the countryside and Mounts bay for some distance. Large barn adjacent bridleway above Antron visible.</p> <p>Culdrose and radar installation very distinct on eastern skyline along with wind turbines at Bonython wind farm. Most of historic Penrose estate and Loe Pool visible from parts of the ridge and elevated plateau.</p> <p>Views of ridge and elevated plateau on west side of Porthleven mostly farmland with telecommunications mast the area uncluttered open countryside. Views of Tregonning hill, Breage church, Penrose estate, Loe pool and Helston. Culdrose air station and distinctive spherical radar visible on the eastern skyline.</p>
<p><b>Key characteristics</b> <i>What features stand out from completing the assessment sheet?</i></p>	<p>Loe Pool and Loe Bar. The views across Mounts Bay. The fact that the beach is a shingle beach and not sand. Extensive Mylor Slate formation (cliffs).</p>	<p>Cornish seascapes with Atlantic foreshore provide the distinctive characteristics of this area.</p>	<p>The Cornish seascape is ever present from wherever you are in this LDU whether it be the open sea, the foreshore and its erosion or significant cliff face protection measures (see LDU 026) or the amazing views from high level into both the inner &amp; outer harbours and the settlement around and beyond.</p>	<p>The heart of the estate is distinctive, with the listed buildings and landscaped gardens.</p>	<p>Loe Pool is the largest natural freshwater lake in Cornwall and the overall appearance hasn’t been altered or changed by human activities for hundreds of years.</p>	<p>A ridgeline to the west, high ground to the east, steep sided valley that is uncluttered and unspoilt. Numerous streams adding running water to the character of the valley. Leisure activities at one end of the valley seamlessly incorporated into the landscape without spoiling the character of the landscape.</p>	<p>Elevated plateau immediately adjacent to major ridge line which slopes towards Higher Lanner leading down to Penrose valley and Loe pool. Open fields: all farmland.</p> <p>Daffodils</p> <p>Uncluttered farmland well managed with crops. A ridgeline and elevated plateau that is uncluttered with no buildings except large barn at highest elevation which is particularly visible.</p> <p>The area is mostly unspoilt except for large barn and because of it’s elevated position it has unrestricted views and can be viewed from other vantage points in the surrounding area for some distance.</p> <p>To the east, a further ridgeline and elevated plateau that is uncluttered with very few buildings, mostly farmland with areas of woodland. This section is adjacent to the Penrose estate and Loe Pool which has it’s own distinct character and setting.</p>
<p><b>Relationship to the adjacent assessment area(s)</b></p>	<p>Arable farm land to Helston side as you look across Loe Bar and Pool in a north-easterly direction. Loe Bar Porthleven side; the start of Penrose estate with wooded vegetation characterised by edge of Pines. Porthleven side of beach; look across to pier and Breage Side which are key characteristics of Porthleven.</p>	<p>The landscape melds seamlessly north westerly with similar features and to the north with arable land and scattered farms in an undulating landscape.</p>	<p>At the actual boundaries of this LDU with both LDU’s 290 &amp; 121 the landscape does not abruptly change but simply flows onwards. These LDU boundary lines therefore do not, in this instance reflect an <u>immediate</u> change in landscape nature or character.</p> <p>However the boundary with LDU 026 is literally abrupt in all senses and dramatic as one has reached the cliff edge and way below the sands, rocks and strata of the beach and its tidal environment.</p>	<p>The area runs down into Loe Pool. Views across to the opposite side of the Loe are important. On the northern/ western boundary the land use becomes more dominated by farming with less woodland.</p>	<p>The landscape is mirrored on the opposite side, with woodland shelving down into the water. The reedbed and the willow carr joins the wetland to the land.</p>	<p>Similar landscape and terrain. Eastern edge of LDU marks boundary of transition to elevated and exposed landscape of adjacent LDU 290.</p>	<p>Increasing similarity with LDU 150 as the elevation decreases. The LDU boundary is defined by a combination of topography and increased vegetation cover.</p> <p>Intermediate sloping fields continuing for a short distance to the southwest ending in cliffs (at LDU 061). To the north east, intermediate sloping land becomes steep sloping land before the valley bottom. Similar landscape and terrain to the northwest and south east. Northwest and western edges merge with LDU 121, elsewhere merges with LDU 150).</p> <p>Intermediate sloping land going into steep sloping land merging into the woodland of the Penrose estate to the northeast and south east of this section ending in the stretch of water known as Loe Pool. Intermediate sloping land going into steep sloping land onto the cliffs, beach and sea to the southwest. (LDU’s 122 and 026)</p>

## PORTHLEVEN LOCAL LANDSCAPE CHARACTER ASSESSMENT – NEIGHBOURHOOD PLANNING

CHARACTER AREA : 026		DATE OF ASSESSMENT: 07.04.15
Character Attribute	Landscape reference guide	Your landscape description <i>Record your descriptive information for each heading</i>
<b>Topography and drainage</b>	<p><b>What is the shape of the land?</b> flat, shallow, steep, uniform, undulating, upland, ridge, plateau</p> <p><b>What water is present?</b> estuary, river, stream, spring, pond</p>	<p>Loe Pool set in valley Porthleven side steep sided to the pool. Loe Bar shingle bar. Walking towards Porthleven cliffs are fairly low lying with low rock outcrops onto shingle beach.</p> <p>Atlantic Ocean to the south west.</p>
<b>Data source</b>	<i>OS Map; aerial photographs</i>	
<b>Biodiversity</b>	<p><b>Does the area contain areas of 'semi natural habitat?</b> (land which is not highly modified – refer to CWT guidance notes)</p> <p><b>What elements of the character could support protected species?</b> (refer to CWT guidance notes)</p> <p><b>Are there any invasive species?</b></p>	<p>Non cultivated habitat on cliff tops especially towards Loe Bar.</p> <p>No invasive species seen</p>
<b>Data source</b>	<i>CWT Wildlife notes, and local knowledge</i>	

Appendix 5.1 - Landscape Character Descriptions for LDU 026

<p><b>Land cover and Land Use</b></p>	<p><b>What is the land used for?</b> Arable, pasture, industry, isolated farm buildings, isolated residential properties, playing field, golf course, sports pitch, caravan park, camp site etc...</p> <p><b>What is the vegetation cover?</b> Woodland, scrub, heather, dunes, mudflats, grassland, moorland, farmland,</p>	<p>Beach. Loe Bar side used by walkers, runners, cyclists and on shore fishing, not safe to swim. Porthleven side of beach used for recreational purposes etc especially during summer months but water still not safe.</p> <p>Loe Bar Porthleven side; steep sided covered with gorse, Hottentot Fig and sparse pines. Loe Bar is mixtures of coarse grass, Sea Mayweed and other coastal plant species. Walking towards Porthleven cliff tops are of dry exposed earth, short coarse grasses and Sea Thrift.</p>
<p><b>Data source</b> <i>OS Map; aerial photographs, local knowledge</i></p>		
<p><b>Field and woodland pattern</b></p>	<p><b>Where is the woodland located?</b> Valley sides, open landscape, lower lying land in undulating landscape. Are the trees broadleaf/coniferous/mixed Is this ancient woodland? (has existed continuously since 1600 or before) <b>What size are the fields</b> Small, medium, large, have hedges been removed? <b>What are the hedges made of?</b> Cornish hedge (stone), hedgerow (no stone all vegetation), managed, overgrown. What is the stone type? <b>What is the character of the hedge?</b> Sculpted by exposure, possibly no trees, or are there mature or larger trees Is there a buffer of vegetation to either side of the hedge, if so what type? Is the hedge fenced?</p>	<p>Not applicable</p>
<p><b>Data source</b> <i>OS Map; aerial photographs, CWT Wildlife notes, and visit the area to confirm details</i></p>		

Appendix 5.1 - Landscape Character Descriptions for LDU 026

<p><b>Settlement pattern</b> (this looks at settlement within the character area, not the settlements themselves.)</p>	<p><b>How is the development distributed?</b> Intermittent clusters, scattered, village <b>Age and type of buildings and their relationship with the landscape are they</b> isolated single farms, clustered farm buildings, rural dwelling, have buildings been added to the original if so roughly when? <b>What are the distinctive elements of the buildings?</b> Local stone, building style, windows, gate posts, front gardens, plot boundaries, roofs</p>	<p>Within the LDU there isn't any settlement. As you walk along beach to Porthleven, on the cliff edges within the adjacent LDU 122, the settlement character profoundly influences the LDU as it changes from modern holiday homes to older style cottages nearer to village.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs, Historic Environment information, and visit the area to confirm details</i></p>	
<p><b>Transport pattern</b></p>	<p><b>What is the character of the roads?</b> What is the road's class? A, B or minor? Are they straight, winding, with steep gradients? Are there extensive verges, pavements, characteristic tree tunnels? <b>Describe the public rights of way</b> – in good condition, well managed, overgrown, regularly used, eroded, waterlogged. The stiles and signage – the character and condition</p>	<p>No roads</p> <p>Public right of way is only when the tide is out and then you can walk from Loe Bar to Porthleven. This can still be dangerous as the tide comes in quickly and therefore people can be cut off.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs local knowledge and visit the area to confirm details</i></p>	

Appendix 5.1 - Landscape Character Descriptions for LDU 026

<p><b>Historic Features</b></p>	<p><b>Are there features in the landscape?</b>                  Monuments, burial sites, 'tree tunnels' creating enclosure along roads, isolated hills, distinctive tree(s) on a skyline. Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>World War 2 Pill Box Loe Bar side.</p>
<p><b>Data source</b> <i>Use local knowledge, Historic Environment information; aerial photographs and visit the area to confirm details</i></p>		
<p><b>Condition</b></p>	<p><b>In what state/appearance are the characteristics of the area?</b> Have areas /features become degraded  <b>Are there areas where improvements could be made to enhance the character of the area?</b>  <b>How is the area managed?</b>                  The management of the land will directly influence the value of the available habitat for wildlife.</p>	<p>Extensive cliff erosion. Porthleven side, cement sea defences have been built to prevent cliff erosion in this particular area.</p> <p>Unmanaged as maritime processes dominate.</p>
<p><b>Data source</b> <i>Use local knowledge and visit the area to confirm details</i></p>		
<p><b>Character Attribute</b></p>	<p><b>Landscape reference guide</b></p>	

Appendix 5.1 - Landscape Character Descriptions for LDU 026

<p><b>Aesthetic and sensory</b></p>	<p><b>Describe the level of tranquillity</b>, calm and undisturbed, consider bird song, level of artificial noise,  <b>How is the landscape experienced?</b> exposed, intimate, noisy (if so what is the source what direction?) remote, rugged, windswept, sheltered, enclosed, uncluttered, sculptural  <b>How will the experience of the area change through the seasons?</b>          What is the predominant wind direction?  <b>What is the level of light pollution at night?</b></p>	<p>Sound of the sea and wind. No artificial noise apart from planes flying from RNAS Culdrose.</p> <p>Beach and cliffs are exposed to all of the weather elements from the winter storms which produce enormous waves that batter the coastline to calm summer days.</p> <p>Predominantly south westerly winds.</p> <p>Extremely low level light pollution especially at Loe Bar side of beach. Level will increase slightly as you get nearer to village due to street lights.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge and visit the area to confirm details</i></p>	
<p><b>Distinctive features</b></p>	<p>Could include church tower, tree tunnels, listed buildings, schedule monuments, distinctive tree(s) on a skyline, wind turbines, power lines, telecommunication masts, the local stone for construction, building types styles, stiles on footpaths, gate posts          Features will have their own setting (the space around it to allow you to appreciate the feature)          record an idea of the scale of the setting which would be important to retain.</p>	<p>Loe Bar and Loe Pool.          Modern adit from the pool to the sea.          The Lodge-built by Captain John Peverell Rogers of Penrose.          WW2 Pill Box.          Tye Rock Hotel-Victorian House.          The pier.          Bickford-Smith Institute and clock tower.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge, Historic Environment information</i></p>	

Appendix 5.1 - Landscape Character Descriptions for LDU 026

<b>Views</b>	<b>Are there any important vantage points?</b> Describe the nature of the vantage point, cliff path, hilltop, ridgeline and what makes the view important	From beach Lizard Peninsula and Lands End can be seen. Vast panorama of seascape.
<b>Data source</b>	<i>OS Map; Use local knowledge</i>	
<b>Key characteristics</b>	<b>What features stand out from completing the assessment sheet</b> as being a key characteristic of the area, What makes the area distinctive?	Loe Pool and Loe Bar. The views across Mounts Bay. The fact that the beach is a shingle beach and not sand. Extensive Mylor Slate formation (cliffs).
<b>Relationship to the adjacent assessment area(s)</b>	There will be a transition between this landscape character area and the adjacent one. Character can not be tied to a line on a map. Make note here of how the landscape changes between the character areas, and any important relationships / links in these areas and also beyond the Parish boundary	Arable farm land to Helston side as you look across Loe Bar and Pool in a north-easterly direction.  Loe Bar Porthleven side; the start of Penrose estate with wooded vegetation characterised by edge of Pines. Porthleven side of beach; look across to pier. The Bickford-Smith Institute and clock tower and Breage Side which are key characteristics of Porthleven.

Evidence base documents used to complete this assessment:

- Cornwall Landscape Character Assessment 2007 – Character Areas CA06 –Mount’s Bay East.

## PORTHLEVEN LOCAL LANDSCAPE CHARACTER ASSESSMENT – NEIGHBOURHOOD PLANNING

<b>CHARACTER AREA : 061</b>		<b>DATE OF ASSESSMENT: Draft 3 - 07.05.2015</b>
<b>Character Attribute</b>	<b>Landscape reference guide</b>	<b>Your landscape description</b> <i>Record your descriptive information for each heading</i>
<b>Topography and drainage</b>	<p><b>What is the shape of the land?</b> flat, shallow, steep, uniform, undulating, upland, ridge, plateau</p> <p><b>What water is present?</b> estuary, river, stream, spring, pond</p>	<p>Undulating rise from sea level at Breageside Harbourside. Undulating and varied cliffs rising to between 50 and 70 feet with striated sea facing rocks, bordered by caves on the southern end.</p> <p>Bordered by the Atlantic Ocean to the south and south west leading to Porthleven Harbour to the south.</p>
<b>Data source</b>	<i>OS Map; aerial photographs</i>	
<b>Biodiversity</b>	<p><b>Does the area contain areas of 'semi natural habitat?</b> (land which is not highly modified – refer to CWT guidance notes)</p> <p><b>What elements of the character could support protected species?</b> (refer to CWT guidance notes)</p> <p><b>Are there any invasive species?</b></p>	<p>Some semi-natural, non cultivated, habitat on coastal band.</p> <p>Owing to the special micro-climate created by hedges along the coastal path, butterflies and moths, as well as birds such as the chough and stonechat are to be found.</p> <p>No invasive species seen.</p>
<b>Data source</b>	<i>CWT Wildlife notes, and local knowledge</i>	

Appendix 5.2 - Landscape Character Descriptions for LDU 061

<p><b>Land cover and Land Use</b></p>	<p><b>What is the land used for?</b>                  Arable, pasture, industry, isolated farm buildings, isolated residential properties, playing field, golf course, sports pitch, caravan park, camp site etc...</p> <p><b>What is the vegetation cover?</b>                  Woodland, scrub, heather, dunes, mudflats, grassland, moorland, farmland,</p>	<p>The natural border of this segment could be the minor road leading from Porthleven to Rinsey. A number of small fields, both for pasture and arable use, are found to the southwest of the road. Apart from housing (mostly Victorian although the Ship Inn is older) and businesses (mostly restaurants), and an ancient monument (Lime Kiln) scattered around the harbour there are few, if any, buildings on this strip.</p> <p>Part farmland leading down to scrub and cliff.</p>
<p><b>Data source</b> <i>OS Map; aerial photographs, local knowledge</i></p>		

Appendix 5.2 - Landscape Character Descriptions for LDU 061

<p><b>Field and woodland pattern</b></p>	<p><b>Where is the woodland located?</b> Valley sides, open landscape, lower lying land in undulating landscape. Are the trees broadleaf/coniferous/mixed          Is this ancient woodland? (has existed continuously since 1600 or before)  <b>What size are the fields</b>          Small, medium, large, have hedges been removed?  <b>What are the hedges made of?</b>          Cornish hedge (stone), hedgerow (no stone all vegetation), managed, overgrown. What is the stone type?  <b>What is the character of the hedge?</b>          Sculpted by exposure, possibly no trees, or are there mature or larger trees          Is there a buffer of vegetation to either side of the hedge, if so what type? Is the hedge fenced?</p>	<p>Some scrubby deciduous woodland is to be found above the harbour, otherwise none.</p> <p>Small to medium.</p> <p>Cornish hedges mostly managed, especially alongside the minor road. No scrub on them, well managed.</p> <p>Managed by farmer once a year with buffer onto road in places.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs, CWT Wildlife notes, and visit the area to confirm details</i></p>	
<p><b>Character Attribute</b></p>	<p><b>Landscape reference guide</b></p>	<p><b>Your landscape description</b>  <i>Record your descriptive information for each heading</i></p>

Appendix 5.2 - Landscape Character Descriptions for LDU 061

<p><b>Settlement pattern</b> (this looks at settlement within the character area, not the settlements themselves.)</p>	<p><b>How is the development distributed?</b> Intermittent clusters, scattered, village</p> <p><b>Age and type of buildings and their relationship with the landscape are they</b> isolated single farms, clustered farm buildings, rural dwelling, have buildings been added to the original if so roughly when?</p> <p><b>What are the distinctive elements of the buildings?</b> Local stone, building style, windows, gate posts, front gardens, plot boundaries, roofs</p>	<p>All development is distributed at the village of Porthleven.</p> <p>Housing is mostly Edwardian/ Victorian/pre-Victorian cottages and larger houses. The Ship Inn is older and there is an ancient monument the Lime Kiln on the harbour itself. Scattered around the harbour are businesses (mostly restaurants), and there are few, if any, other buildings north of this strip.</p> <p>Maritime and fishing cottages made from local stone with slate roofs. Few front gardens. Newer Victorian and contemporary houses have gardens.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs, Historic Environment information, and visit the area to confirm details</i></p>	
<p><b>Transport pattern</b></p>	<p><b>What is the character of the roads?</b> What is the road's class? A, B or minor? Are they straight, winding, with steep gradients? Are there extensive verges, pavements, characteristic tree tunnels?</p> <p><b>Describe the public rights of way</b> – in good condition, well managed, overgrown, regularly used, eroded, waterlogged. The stiles and signage – the character and condition</p>	<p>Winding minor uphill road from Porthleven to Rinsey, with steep gradient in parts. There are no pavements apart from a small stretch in front of the Victorian houses.</p> <p>The coastal footpath runs between the cliff and the arable land. This is well maintained but does get waterlogged in places during severe weather. Stiles and seating at points on the path and across arable land. Porthleven town sign at beginning of village removed two years ago and not replaced.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs local knowledge and visit the area to confirm details</i></p>	

Appendix 5.2 - Landscape Character Descriptions for LDU 061

<p><b>Historic Features</b></p>	<p><b>Are there features in the landscape?</b>          Monuments, burial sites, 'tree tunnels' creating enclosure along roads, isolated hills, distinctive tree(s) on a skyline. Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>The Lime Kiln on the harbour is a listed monument. The cross on the coast path at Breageside is fairly well maintained. The harbour itself is a distinctive feature creating a setting for the whole village.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge, Historic Environment information; aerial photographs and visit the area to confirm details</i></p>	

Appendix 5.2 - Landscape Character Descriptions for LDU 061

<p><b>Condition</b></p>	<p><b>In what state/appearance are the characteristics of the area?</b> Have areas /features become degraded</p> <p><b>Are there areas where improvements could be made to enhance the character of the area?</b></p> <p><b>How is the area managed?</b> The management of the land will directly influence the value of the available habitat for wildlife.</p>	<p>The recent grants to the Harbour Dock Company for renovations to the harbour have enhanced the quality of the harbour.</p> <p>To the north of the village, the arable land is well-maintained alongside the coastal path.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge and visit the area to confirm details</i></p>	
<p><b>Character Attribute</b></p>	<p><b>Landscape reference guide</b></p>	

Appendix 5.2 - Landscape Character Descriptions for LDU 061

<p><b>Aesthetic and sensory</b></p>	<p><b>Describe the level of tranquillity</b>, calm and undisturbed, consider bird song, level of artificial noise,</p> <p><b>How is the landscape experienced?</b> exposed, intimate, noisy (if so what is the source what direction?) remote, rugged, windswept, sheltered, enclosed, uncluttered, sculptural</p> <p><b>How will the experience of the area change through the seasons?</b> What is the predominant wind direction?</p> <p><b>What is the level of light pollution at night?</b></p>	<p>This is an area of particular beauty as it is bordering on Mount's Bay. High levels of serenity and calm are found here, especially along the coastal path. Stonechats and other field birds as well as larger species, including the chough, have been identified here. The minor road is used regularly by cyclists as fewer motorists use the road.</p> <p>This is a rugged exposed cliff top area which does receive massive storms, has expansive views and is a very special place.</p> <p>Predominant south westerlies, superb light throughout the year. Spectacular at all times of the year.</p> <p>Low light pollution, north of the village.</p>
<p><b>Data source</b> <i>Use local knowledge and visit the area to confirm details</i></p>		
<p><b>Distinctive features</b></p>	<p>Could include church tower, tree tunnels, listed buildings, schedule monuments, distinctive tree(s) on a skyline, wind turbines, power lines, telecommunication masts, the local stone for construction, building types styles, stiles on footpaths, gate posts</p> <p>Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>Coastal path, Lime Kiln in harbour, cross at Breageside and at harbour, a second world war pill box and a renovated lifeboat house now an art gallery, and the harbour itself. On northern border on hill above village is a telecommunications mast. Granite and cob used for building.</p>

Appendix 5.2 - Landscape Character Descriptions for LDU 061

<b>Data source</b>		<i>Use local knowledge, Historic Environment information</i>
<b>Views</b>	<b>Are there any important vantage points?</b> Describe the nature of the vantage point, cliff path, hilltop, ridgeline and what makes the view important	On northern border on hill above village is a telecommunications mast from which the whole village can be viewed. Also uphill minor road provides excellent views of village and out to sea. These views are incomparable, with vast expanses of ocean to the south which are ever-changing according to the season.
<b>Data source</b>		<i>OS Map; Use local knowledge</i>
<b>Key characteristics</b>	<b>What features stand out from completing the assessment sheet</b> as being a key characteristic of the area, What makes the area distinctive?	Cornish seascapes with Atlantic foreshore provide the distinctive characteristics of this area.
<b>Relationship to the adjacent assessment area(s)</b>	There will be a transition between this landscape character area and the adjacent one. Character can not be tied to a line on a map. Make note here of how the landscape changes between the character areas, and any important relationships / links in these areas and also beyond the Parish boundary	The landscape melds seamlessly north westerly with similar features and to the north with arable land and scattered farms in an undulating landscape.

Existing evidence base documents used to complete this assessment:

- Cornwall Landscape Character Assessment 2007 – Character Area CA06 Mounts Bay East

## PORTHLEVEN LOCAL LANDSCAPE CHARACTER ASSESSMENT – NEIGHBOURHOOD PLANNING

CHARACTER AREA : LDU 122		DATE OF ASSESSMENT: 1 <sup>st</sup> & 6 <sup>th</sup> April 2015
Character Attribute	Landscape reference guide	Your landscape description <i>Record your descriptive information for each heading</i>
<b>Topography and drainage</b>	<p><b>What is the shape of the land?</b> flat, shallow, steep, uniform, undulating, upland, ridge, plateau</p> <p><b>What water is present?</b> estuary, river, stream, spring, pond</p>	<p>Between the eastern end of this LDU &amp; commencement of the main settlement at the Sunset Gardens area, the land is in varying degrees undulating but with slopes between Vellin-gluz rocks &amp; Bar Lodge noticeably steeper leading down to the coastal footpath. At the NW end within the settlement area it is primarily sloping but there is a "cliff type" escarpment between Peverell Terrace and Bay View Terrace/Harbour Road directly below, adjacent to the outer Harbour area within this LDU. Within the settlement there exists the remains of a former quarry with significant vertiginous faces. Other than the obvious close proximity to the sea (Atlantic Ocean) there are no noticeable inland water courses; the surface water drainage following the natural slope towards the cliff top edge.</p>
<b>Data source</b>	<i>OS Map; aerial photographs</i>	
<b>Biodiversity</b>	<p><b>Does the area contain areas of 'semi natural habitat?</b> (land which is not highly modified – refer to CWT guidance notes)</p> <p><b>What elements of the character could support protected species?</b> (refer to CWT guidance notes)</p> <p><b>Are there any invasive species?</b></p>	<p>There are some areas of semi natural land/habitat that is not cultivated.</p> <p>The closeness of cliffs (see LDU 26) together with inland hedges support a variety of birds including choughs which are known to breed at the Lizard but have been spotted within the wider area here.</p> <p>It is noted that at Gravesend, in an area of scrub Japanese knotweed is being or has been treated under a Cornwall Council management programme.</p>

Appendix 5.3 - Landscape Character Descriptions for LDU 122

<b>Data source</b>		<i>CWT Wildlife notes, and local knowledge</i>
<b>Land cover and Land Use</b>	<p><b>What is the land used for?</b>                  Arable, pasture, industry, isolated farm buildings, isolated residential properties, playing field, golf course, sports pitch, caravan park, camp site etc...</p> <p><b>What is the vegetation cover?</b>                  Woodland, scrub, heather, dunes, mudflats, grassland, moorland, farmland,</p>	<p>Pastureland, isolated and semi-isolated (Strips) of residential property in addition to the main settlement area. Recreation field, children's fenced play area, SW coastal footpath, car parking both Council &amp; National Trust, allotments and public convenience within the settlement area.</p> <p>Vegetation cover – Farmland, grassland, and scrub.</p>
<b>Data source</b>		<i>OS Map; aerial photographs, local knowledge</i>

Appendix 5.3 - Landscape Character Descriptions for LDU 122

<p><b>Field and woodland pattern</b></p>	<p><b>Where is the woodland located?</b> Valley sides, open landscape, lower lying land in undulating landscape. Are the trees broadleaf/coniferous/mixed          Is this ancient woodland? (has existed continuously since 1600 or before)  <b>What size are the fields</b>          Small, medium, large, have hedges been removed?  <b>What are the hedges made of?</b>          Cornish hedge (stone), hedgerow (no stone all vegetation), managed, overgrown. What is the stone type?  <b>What is the character of the hedge?</b>          Sculpted by exposure, possibly no trees, or are there mature or larger trees          Is there a buffer of vegetation to either side of the hedge, if so what type? Is the hedge fenced?</p>	<p>No wooded areas are contained in this LDU as a result of a very minor realignment of the boundary at Highburrow. (However see also LDU 290)</p> <p>Medium &amp; Large to the east/SE of Highburrow but small fields bordering the settlement area at Gravesend.</p> <p>Primarily Cornish of local stone thus covered with varying vegetation and managed. At higher contours this tends to be predominantly of a spikey thicket appearance but also trimmed to slope.</p> <p>Hedges tend to be in areas of openness/exposure thus no trees are present. The exception to this being the trees at Coopers Lane referred to previously whereby some protection is afforded by both the lane and hedges on each side thereof.</p> <p>Post and wire fence (barbed top) to NT path next field at high level.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs, CWT Wildlife notes, and visit the area to confirm details</i></p>	
<p><b>Character Attribute</b></p>	<p><b>Landscape reference guide</b></p>	<p><b>Your landscape description</b>  <i>Record your descriptive information for each heading</i></p>

Appendix 5.3 - Landscape Character Descriptions for LDU 122

<p><b>Settlement pattern</b> (this looks at settlement within the character area, not the settlements themselves.)</p>	<p><b>How is the development distributed?</b> Intermittent clusters, scattered, village</p> <p><b>Age and type of buildings and their relationship with the landscape are they</b> isolated single farms, clustered farm buildings, rural dwelling, have buildings been added to the original if so roughly when?</p> <p><b>What are the distinctive elements of the buildings?</b> Local stone, building style, windows, gate posts, front gardens, plot boundaries, roofs</p>	<p>Large village plus a coastal strip cluster with an isolated dwelling at the far eastern/SE end of the LDU. The settlement is being extended at Gravesend by 60 properties approved by Cornwall Council.</p> <p>Buildings have been erected since the very early 1800's until the present day. Many have been naturally updated internally and extensions made to the original layouts. Style has evolved alongside the era in question.</p> <p>Generally built of local stone, many rendered, slated roofs (although a cottage in Loe Bar road is still thatched) and some latterly tiled. Others are granite built. Older cottages (fishermen's and net makers etc. often have no front or rear gardens- i.e some virtually back to back with access alley or rears virtually at the cliff edge.</p> <p>Housing dwellings dominate although there is a business - the Atlantic Inn in Peverell Terrace serving the community.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs, Historic Environment information, and visit the area to confirm details</i></p>	

Appendix 5.3 - Landscape Character Descriptions for LDU 122

<p><b>Transport pattern</b></p>	<p><b>What is the character of the roads?</b>          What is the road's class? A, B or minor? Are they straight, winding, with steep gradients?          Are there extensive verges, pavements, characteristic tree tunnels?  <b>Describe the public rights of way</b> – in good condition, well managed, overgrown, regularly used, eroded, waterlogged. The stiles and signage – the character and condition</p>	<p>All roads are minor, usually narrow, encompassing winding, short straights, and with some steep gradients. Many roads in the settlement do not have pavements or verges.</p> <p>The SW Coastal Path traverses the whole SE/S/SW/W edge of this LDU the whole of which is in good condition and well managed when it leaves its metalled route and goes "off road". Due to cliff erosion a recent detour has been established commencing at the top of the steps from the National Trust Car Park.</p> <p>Other public footpaths in the open landscape are well used and where not of compacted gravel can become muddy/wet in adverse weather as they generally follow along contour lines of a slope. The new NT compacted gravel path at high level, bordering LDU 290, is mainly level allowing wheelchair access and affords stunning views of coastal and landscape scenery. One path within the settlement, Institute Hill, is particularly long and steep but continues to provide a short cut pedestrian access to/between the harbour and higher level properties.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs local knowledge and visit the area to confirm details</i></p>	

Appendix 5.3 - Landscape Character Descriptions for LDU 122

<p><b>Historic Features</b></p>	<p><b>Are there features in the landscape?</b>          Monuments, burial sites, 'tree tunnels' creating enclosure along roads, isolated hills, distinctive tree(s) on a skyline. Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>Redundant mine shafts near Vellin-gluz Rocks together with elevated shrub covered mine debris mounds in fields close by. The open shafts are in a scrub area between coastal path and cliff and fenced off for public safety.</p> <p>Second world war pill box/machine gun post between Bar Lodge and Vellin-gluz Rocks.</p> <p>Bar Lodge (1895) Grade II listed. Beach house of the Squire of Penrose Estate – now NT.</p> <p>Coastguard Station (1866) Peverell Terrace at the edge of this LDU.</p> <p>Bickford Smith Institute/Tower (1884) Grade II listed</p> <p>Old Chapel (1820) in Gravesend.</p> <p>Tye Rock House (formerly Rockville Hotel) 1883</p> <p>"Strawtop" Loe Bar Road Grade II listed.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge, Historic Environment information; aerial photographs and visit the area to confirm details</i></p>	

Appendix 5.3 - Landscape Character Descriptions for LDU 122

<p><b>Condition</b></p>	<p><b>In what state/appearance are the characteristics of the area?</b> Have areas /features become degraded  <b>Are there areas where improvements could be made to enhance the character of the area?</b>  <b>How is the area managed?</b>                  The management of the land will directly influence the value of the available habitat for wildlife.</p>	<p>The small area of scrub including Cornwall Council's car park (all on a former tip) where Japanese knotweed has/is being treated appears somewhat degraded/neglected and as such could be classed overall as unmanaged at present. However it must provide a habitat for many forms of wildlife.</p> <p>Leaving the above observation aside the remainder of the LDU, whether settlement or countryside is generally well managed and provides interesting aspects for both visitors and locals.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge and visit the area to confirm details</i></p>	
<p><b>Character Attribute</b></p>	<p><b>Landscape reference guide</b></p>	

<p><b>Aesthetic and sensory</b></p>	<p><b>Describe the level of tranquillity</b>, calm and undisturbed, consider bird song, level of artificial noise,  <b>How is the landscape experienced?</b> exposed, intimate, noisy (if so what is the source what direction?) remote, rugged, windswept, sheltered, enclosed, uncluttered, sculptural  <b>How will the experience of the area change through the seasons?</b>                  What is the predominant wind direction?  <b>What is the level of light pollution at night?</b></p>	<p>Varies between calm, undisturbed, tranquil, sublime when in open countryside (which can also be windswept and semi-remote due to height above sea level; to the “hub-bub” and vibrancy of the settlement especially in summertime. The latter can also be exposed or sheltered depending upon wind direction which is predominately SW.                  In winter the settlement still attracts some visitors at holiday times but many businesses shut/reduce opening hours in Jan/Feb. The quality of <u>natural</u> light often associated with coastal areas is no different here as this is influenced by the seascape.</p> <p>The level of nighttime light pollution in the open countryside is very low affording stunning skyscapes when the stars are visible. Even from the settlement some street lighting still allows surprising star gazing.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge and visit the area to confirm details</i></p>	

Appendix 5.3 - Landscape Character Descriptions for LDU 122

<p><b>Distinctive features</b></p>	<p>Could include church tower, tree tunnels, listed buildings, schedule monuments, distinctive tree(s) on a skyline, wind turbines, power lines, telecommunication masts, the local stone for construction, building types styles, stiles on footpaths, gate posts Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>Please refer also to previous section entitled "Historic Features" for listed important buildings.</p> <p>Within the settlement overhead power &amp; telegraph lines and poles proliferate.</p> <p>Gate posts to fields, footpaths etc tend to be granite some with rounded tops.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge, Historic Environment information</i></p>	

Appendix 5.3 - Landscape Character Descriptions for LDU 122

<p><b>Views</b></p>	<p><b>Are there any important vantage points?</b> Describe the nature of the vantage point, cliff path, hilltop, ridgeline and what makes the view important</p>	<p>Views from NT footpaths on border of LDU 290 high level upland – wide views of panorama of coastal scenery around Mounts Bay.</p> <p>Views from the Shrubberies Recreation Gd. Coastal views over Porthleven and inland to Breage and Tregonning Hill beyond.</p> <p>Views Peverell Terrace between Old Coastguard Station and the Atlantic Inn – virtually “bird’s eye” views of outer harbour and surrounding settlements on both sides showing precipitous drop to Harbour level.</p> <p>View Loe Bar Road looking westerly towards pier and harbour entrance, institute, and coastal views to mines at Rinsey, Trewavas Head, to Newlyn, Mousehole and beyond.</p>
<p><b>Data source</b></p>		<p><i>OS Map; Use local knowledge</i></p>
<p><b>Key characteristics</b></p>	<p><b>What features stand out from completing the assessment sheet</b> as being a key characteristic of the area, What makes the area distinctive?</p>	<p>The Cornish seascape is ever present from wherever you are in this LDU whether it be the open sea, the foreshore and its erosion or significant cliff face protection measures (see LDU 026) or the amazing views from high level into both the inner &amp; outer harbours and the settlement around and beyond.</p>

Appendix 5.3 - Landscape Character Descriptions for LDU 122

<p><b>Relationship to the adjacent assessment area(s)</b></p>	<p>There will be a transition between this landscape character area and the adjacent one. Character can not be tied to a line on a map. Make note here of how the landscape changes between the character areas, and any important relationships / links in these areas and also beyond the Parish boundary</p>	<p>At the actual boundaries of this LDU with both LDU's 290 &amp; 121 the landscape does not abruptly change but simply flows onwards. These LDU boundary lines therefore do not, in this instance reflect an <u>immediate</u> change in landscape nature or character.</p> <p>However the boundary with LDU 026 is literally abrupt in all senses and dramatic as one has reached the cliff edge and way below the sands, rocks and strata of the beach and its tidal environment.</p>
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List existing evidence base documents used to complete this assessment:

- Cornwall Landscape Character Assessment 2007 – Character Areas CA06 –Mount’s Bay East.

## PORTHLEVEN LOCAL LANDSCAPE CHARACTER ASSESSMENT – NEIGHBOURHOOD PLANNING

<b>CHARACTER AREA : 150</b>		<b>DATE OF ASSESSMENT: 27/4/15</b>
<b>Character Attribute</b>	<b>Landscape reference guide</b>	<b>Your landscape description</b> <i>Record your descriptive information for each heading</i>
<b>Topography and drainage</b>	<p><b>What is the shape of the land?</b> flat, shallow, steep, uniform, undulating, upland, ridge, plateau</p> <p><b>What water is present?</b> estuary, river, stream, spring, pond</p>	<p>The land undulates naturally and slopes gently downwards towards the stream. Where the land reaches Loe Pool, it shelves steeply down into the water.</p> <p>The LDU is boarded on its eastern margins by a freshwater lake, The Loe and a narrow stream runs through the bottom of the valley below Lower Lanner.</p>
<b>Data source</b>	<i>OS Map; aerial photographs</i>	
<b>Biodiversity</b>	<p><b>Does the area contain areas of 'semi natural habitat?</b> (land which is not highly modified – refer to CWT guidance notes)</p> <p><b>What elements of the character could support protected species?</b> (refer to CWT guidance notes)</p> <p><b>Are there any invasive species?</b></p>	<p>This area is mostly covered by native semi-natural woodland.</p> <p>Mature woodland, standing dead wood, fallen dead wood, woodland glades can all support protected species.</p> <p>The invasive species present are- rhododendron ponticum, bamboo, winter heliotrope.</p>
<b>Data source</b>	<i>CWT Wildlife notes, and local knowledge</i>	

Appendix 5.4 - Landscape Character Descriptions for LDU 150

<p><b>Land cover and Land Use</b></p>	<p><b>What is the land used for?</b> Arable, pasture, industry, isolated farm buildings, isolated residential properties, playing field, golf course, sports pitch, caravan park, camp site etc...</p> <p><b>What is the vegetation cover?</b> Woodland, scrub, heather, dunes, mudflats, grassland, moorland, farmland,</p>	<p>The areas of farmland in this LDU are used for pasture, mainly cattle grazing. There are isolated residential properties scattered throughout.</p> <p>The vegetation cover is mostly mature woodland and farmland in permanent grass. There is also a Georgian parkland and gardens associated with the Penrose estate.</p>
<p><b>Data source</b> <i>OS Map; aerial photographs, local knowledge</i></p>		
<p><b>Field and woodland pattern</b></p>	<p><b>Where is the woodland located?</b> Valley sides, open landscape, lower lying land in undulating landscape. Are the trees broadleaf/coniferous/mixed Is this ancient woodland? (has existed continuously since 1600 or before) <b>What size are the fields</b> Small, medium, large, have hedges been removed? <b>What are the hedges made of?</b> Cornish hedge (stone), hedgerow (no stone all vegetation), managed, overgrown. What is the stone type? <b>What is the character of the hedge?</b> Sculpted by exposure, possibly no trees, or are there mature or larger trees Is there a buffer of vegetation to either side of the hedge, if so what type? Is the hedge fenced?</p>	<p>Woodland is located on the valley sides. It is mostly broadleaf with many ancient woodland indicator plants (e.g. bluebells, wood anemones) and one block of ancient semi natural woodland (Oak Grove). There is one block of dense conifer plantation (Lionels Plantation). Along Bar Walk Plantation the woodland is mixed broadleaf with conifers.</p> <p>The field sizes are medium with Cornish hedge boundaries, mostly made out of slate. Hedges are overgrown with brambles and blackthorn and are cut rotationally with management for wildlife in mind. Trees (mostly sycamore and ash) are present on hedges in sheltered spots in the valley.</p>
<p><b>Data source</b> <i>OS Map; aerial photographs, CWT Wildlife notes, and visit the area to confirm details</i></p>		

Appendix 5.4 - Landscape Character Descriptions for LDU 150

<p><b>Settlement pattern</b> (this looks at settlement within the character area, not the settlements themselves.)</p>	<p><b>How is the development distributed?</b> Intermittent clusters, scattered, village <b>Age and type of buildings and their relationship with the landscape are they</b> isolated single farms, clustered farm buildings, rural dwelling, have buildings been added to the original if so roughly when? <b>What are the distinctive elements of the buildings?</b> Local stone, building style, windows, gate posts, front gardens, plot boundaries, roofs</p>	<p>Development is in intermittent clusters. Small farmsteads are scattered throughout the landscape, but due to the amalgamation of farms these are now mostly residential buildings (e.g. Lower Lanner). The Penrose estate buildings are more grand (Penrose house, the Lodges and keepers cottage) and are distinctive from the farm and working buildings. The stone used is mainly granite (not local) with slate roofs. Penrose house dates back to the 14<sup>th</sup> century but the front we see today dates from the 18<sup>th</sup> century. The current workshops were built in the 1800s, the stables building (National Trust office and café) and the walled garden were built in the late 1700s.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs, Historic Environment information, and visit the area to confirm details</i></p>	
<p><b>Transport pattern</b></p>	<p><b>What is the character of the roads?</b> What is the road's class? A, B or minor? Are they straight, winding, with steep gradients? Are there extensive verges, pavements, characteristic tree tunnels? <b>Describe the public rights of way</b> – in good condition, well managed, overgrown, regularly used, eroded, waterlogged. The stiles and signage – the character and condition</p>	<p>There is a B road dissecting this LDU. It is winding with a steep gradient through beech woods. There are no pavements and there is a car park at Penrose Hill. There is a network of public footpaths and bridleways, which are well managed and regularly used by walkers, cyclists and horse riders. Many are traditional estate tracks and woodland access tracks for the historic estate. The waymarking and signage is modern and fit for purpose.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs local knowledge and visit the area to confirm details</i></p>	

Appendix 5.4 - Landscape Character Descriptions for LDU 150

<p><b>Historic Features</b></p>	<p><b>Are there features in the landscape?</b> Monuments, burial sites, 'tree tunnels' creating enclosure along roads, isolated hills, distinctive tree(s) on a skyline. Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<ul style="list-style-type: none"> <li>• Penrose House Grade II* listed</li> <li>• Associated outbuildings Grade II listed</li> <li>• Historic late Georgian landscaped park</li> <li>• Parkland trees</li> </ul>
<p><b>Data source</b></p>	<p><i>Use local knowledge, Historic Environment information; aerial photographs and visit the area to confirm details</i></p>	
<p><b>Condition</b></p>	<p><b>In what state/appearance are the characteristics of the area?</b> Have areas /features become degraded <b>Are there areas where improvements could be made to enhance the character of the area?</b> <b>How is the area managed?</b> The management of the land will directly influence the value of the available habitat for wildlife.</p>	<p>As the area is owned by the National Trust, the woodland is managed for wildlife and for public access. Public rights of way are kept open and clear of vegetation. Standing and fallen deadwood is allowed to remain for insect habitat and patches of bramble are allowed to grow to provide a food source. Ivy is cleared on the parkland trees to allow the lichens to flourish, but allowed to remain on the woodland trees for its wildlife value. The parkland railings need repair and maintenance.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge and visit the area to confirm details</i></p>	
<p><b>Character Attribute</b></p>	<p><b>Landscape reference guide</b></p>	

Appendix 5.4 - Landscape Character Descriptions for LDU 150

<p><b>Aesthetic and sensory</b></p>	<p><b>Describe the level of tranquillity</b>, calm and undisturbed, consider bird song, level of artificial noise,  <b>How is the landscape experienced?</b> exposed, intimate, noisy (if so what is the source what direction?) remote, rugged, windswept, sheltered, enclosed, uncluttered, sculptural  <b>How will the experience of the area change through the seasons?</b>          What is the predominant wind direction?  <b>What is the level of light pollution at night?</b></p>	<p>The Penrose estate was gifted to the National Trust with the covenant that it be kept 'a place of tranquillity' and this will not change. The area can be busy with visitors around the main tracks, especially the café, at weekends. However, when RNAS Culdrose are completing exercises there can be a lot of noise from aircraft.          The landscape is sheltered and enclosed, and a good place to experience the changing of the seasons. Some areas are defined by the seasons, e.g. bluebell woods in spring.</p>
<p><b>Data source</b> <i>Use local knowledge and visit the area to confirm details</i></p>		
<p><b>Distinctive features</b></p>	<p>Could include church tower, tree tunnels, listed buildings, schedule monuments, distinctive tree(s) on a skyline, wind turbines, power lines, telecommunication masts, the local stone for construction, building types styles, stiles on footpaths, gate posts          Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<ul style="list-style-type: none"> <li>• Penrose House Grade II* listed</li> <li>• Associated outbuildings Grade II listed</li> <li>• Historic late Georgian landscaped park</li> <li>• Parkland trees</li> </ul>
<p><b>Data source</b> <i>Use local knowledge, Historic Environment information</i></p>		
<p><b>Views</b></p>	<p><b>Are there any important vantage points?</b>          Describe the nature of the vantage point, cliff path, hilltop, ridgeline and what makes the view important</p>	<p>When walking from Helston into Penrose through the woods, upon arrival at Helston Lodge the view suddenly opens up across the Loe. The bird-hide also gives a good vantage point across the reedbed and the Loe. The fishing pontoons along Bar Walk Plantation give a good view across the water to Degibna, and you can hear the sea, even though you can't see it.</p>

Appendix 5.4 - Landscape Character Descriptions for LDU 150

<b>Data source</b>		<i>OS Map; Use local knowledge</i>
<b>Key characteristics</b>	<b>What features stand out from completing the assessment sheet</b> as being a key characteristic of the area, What makes the area distinctive?	The heart of the estate is distinctive, with the listed buildings and landscaped gardens.
<b>Relationship to the adjacent assessment area(s)</b>	There will be a transition between this landscape character area and the adjacent one. Character can not be tied to a line on a map. Make note here of how the landscape changes between the character areas, and any important relationships / links in these areas and also beyond the Parish boundary	The area runs down into Loe Pool. Views across to the opposite side of the Loe are important. On the northern/ western boundary the land use becomes more dominated by farming with less woodland.

List existing evidence base documents used to complete this assessment:

- Cornwall Landscape Character Assessment 2007 – Character Area CA06 – Mount’s Bay East

## PORTHLEVEN LOCAL LANDSCAPE CHARACTER ASSESSMENT – NEIGHBOURHOOD PLANNING

CHARACTER AREA : 153		DATE OF ASSESSMENT: 27/4/15
Character Attribute	Landscape reference guide	Your landscape description <i>Record your descriptive information for each heading</i>
<b>Topography and drainage</b>	<p><b>What is the shape of the land?</b> flat, shallow, steep, uniform, undulating, upland, ridge, plateau</p> <p><b>What water is present?</b> estuary, river, stream, spring, pond</p>	<p>This LDU comprises Loe Pool and surrounding wetland. The Loe is a natural freshwater lake, cut off from the sea by a shingle bar. It is fed by the river Cober, Carminowe stream, and other minor streams, and drains via a pipe through the shingle bank of Loe Bar.</p>
<b>Data source</b>	<i>OS Map; aerial photographs</i>	
<b>Biodiversity</b>	<p><b>Does the area contain areas of 'semi natural habitat?</b> (land which is not highly modified – refer to CWT guidance notes)</p> <p><b>What elements of the character could support protected species?</b> (refer to CWT guidance notes)</p> <p><b>Are there any invasive species?</b></p>	<p>The water quality has been badly affected by human activities in the past, mainly agricultural run-off, but it is now improving.</p> <p>The reedbeds and willow carr are important wildlife habitats, especially for breeding birds and otters. Japanese knotweed and bamboo are present. There are potentially non-native fish species present as well.</p>
<b>Data source</b>	<i>CWT Wildlife notes, and local knowledge</i>	

Appendix 5.5 - Landscape Character Descriptions for LDU 153

<p><b>Land cover and Land Use</b></p>	<p><b>What is the land used for?</b> Arable, pasture, industry, isolated farm buildings, isolated residential properties, playing field, golf course, sports pitch, caravan park, camp site etc...</p> <p><b>What is the vegetation cover?</b> Woodland, scrub, heather, dunes, mudflats, grassland, moorland, farmland,</p>	<p>No human activities occur on the pool, apart from people enjoying the view. The vegetation on the edge of the pool is reedbed, willow carr, and an area of parkland where cattle graze.</p>
<p><b>Data source</b> <i>OS Map; aerial photographs, local knowledge</i></p>		
<p><b>Field and woodland pattern</b></p>	<p><b>Where is the woodland located?</b> Valley sides, open landscape, lower lying land in undulating landscape. Are the trees broadleaf/coniferous/mixed Is this ancient woodland? (has existed continuously since 1600 or before) <b>What size are the fields</b> Small, medium, large, have hedges been removed? <b>What are the hedges made of?</b> Cornish hedge (stone), hedgerow (no stone all vegetation), managed, overgrown. What is the stone type? <b>What is the character of the hedge?</b> Sculpted by exposure, possibly no trees, or are there mature or larger trees Is there a buffer of vegetation to either side of the hedge, if so what type? Is the hedge fenced?</p>	<p>Not applicable</p>
<p><b>Data source</b> <i>OS Map; aerial photographs, CWT Wildlife notes, and visit the area to confirm details</i></p>		
<p><b>Character Attribute</b></p>	<p><b>Landscape reference guide</b></p>	<p><b>Your landscape description</b> <i>Record your descriptive information for each heading</i></p>

Appendix 5.5 - Landscape Character Descriptions for LDU 153

<p><b>Settlement pattern</b> (this looks at settlement within the character area, not the settlements themselves.)</p>	<p><b>How is the development distributed?</b> Intermittent clusters, scattered, village <b>Age and type of buildings and their relationship with the landscape are they</b> isolated single farms, clustered farm buildings, rural dwelling, have buildings been added to the original if so roughly when? <b>What are the distinctive elements of the buildings?</b> Local stone, building style, windows, gate posts, front gardens, plot boundaries, roofs</p>	<p>There are two buildings within this LDU- a bird-hide and a boathouse, both made out of timber. The bird-hide is in use by visitors and the boathouse is used by the Rogers family of Penrose.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs, Historic Environment information, and visit the area to confirm details</i></p>	
<p><b>Transport pattern</b></p>	<p><b>What is the character of the roads?</b> What is the road's class? A, B or minor? Are they straight, winding, with steep gradients? Are there extensive verges, pavements, characteristic tree tunnels? <b>Describe the public rights of way</b> – in good condition, well managed, overgrown, regularly used, eroded, waterlogged. The stiles and signage – the character and condition</p>	<p>None</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs local knowledge and visit the area to confirm details</i></p>	

Appendix 5.5 - Landscape Character Descriptions for LDU 153

<p><b>Historic Features</b></p>	<p><b>Are there features in the landscape?</b>                  Monuments, burial sites, 'tree tunnels' creating enclosure along roads, isolated hills, distinctive tree(s) on a skyline. Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>There are two fishing points extending out into the Pool. The shape of the pool itself is distinctive and would have been very similar even 100 years ago.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge, Historic Environment information; aerial photographs and visit the area to confirm details</i></p>	
<p><b>Condition</b></p>	<p><b>In what state/appearance are the characteristics of the area?</b> Have areas /features become degraded  <b>Are there areas where improvements could be made to enhance the character of the area?</b>  <b>How is the area managed?</b>                  The management of the land will directly influence the value of the available habitat for wildlife.</p>	<p>Water quality has historically been poor. Blue-green algal blooms have occurred in the summer which caused a negative visual impact. Water quality is now improving and to the casual observer, the pool looks in good condition due to the abundance of birdlife.                  The pool is managed for wildlife, with no boating activities allowed.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge and visit the area to confirm details</i></p>	
<p><b>Character Attribute</b></p>	<p><b>Landscape reference guide</b></p>	

Appendix 5.5 - Landscape Character Descriptions for LDU 153

<p><b>Aesthetic and sensory</b></p>	<p><b>Describe the level of tranquillity</b>, calm and undisturbed, consider bird song, level of artificial noise,  <b>How is the landscape experienced?</b> exposed, intimate, noisy (if so what is the source what direction?) remote, rugged, windswept, sheltered, enclosed, uncluttered, sculptural  <b>How will the experience of the area change through the seasons?</b>                  What is the predominant wind direction?  <b>What is the level of light pollution at night?</b></p>	<p>The area is very tranquil, there is little artificial noise, apart from the occasional aircraft from RNAS Culdrose which can be very disturbing. The area has a feeling of remoteness, even though it's close to two towns.                  The prevailing wind is a south-westerly from the sea. Wildlife changes throughout the seasons, many overwintering wild fowl arrive in the autumn and leave before the spring. Starling murmurations are distinctive of autumn.                  Minimal light pollution is seen from Culdrose and Helston.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge and visit the area to confirm details</i></p>	
<p><b>Distinctive features</b></p>	<p>Could include church tower, tree tunnels, listed buildings, schedule monuments, distinctive tree(s) on a skyline, wind turbines, power lines, telecommunication masts, the local stone for construction, building types styles, stiles on footpaths, gate posts                  Features will have their own setting (the space around it to allow you to appreciate the feature)                  record an idea of the scale of the setting which would be important to retain.</p>	<p>The shape of Loe Pool. The area is a SSSI and within a AONB.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge, Historic Environment information</i></p>	
<p><b>Views</b></p>	<p><b>Are there any important vantage points?</b>                  Describe the nature of the vantage point, cliff path, hilltop, ridgeline and what makes the view important</p>	<p>This LDU can be viewed from Helston Lodge towards the south-west and from Bar lodge to the north. The parkland also gives a good view of the pool.</p>
<p><b>Data source</b></p>	<p><i>OS Map; Use local knowledge</i></p>	

Appendix 5.5 - Landscape Character Descriptions for LDU 153

<p><b>Key characteristics</b></p>	<p><b>What features stand out from completing the assessment sheet</b> as being a key characteristic of the area, What makes the area distinctive?</p>	<p>Loe Pool is the largest natural freshwater lake in Cornwall and the overall appearance hasn't been altered or changed by human activities for hundreds of years.</p>
<p><b>Relationship to the adjacent assessment area(s)</b></p>	<p>There will be a transition between this landscape character area and the adjacent one. Character can not be tied to a line on a map. Make note here of how the landscape changes between the character areas, and any important relationships / links in these areas and also beyond the Parish boundary</p>	<p>The landscape is mirrored on the opposite side, with woodland shelving down into the water. The reedbed and the willow carr joins the wetland to the land.</p>

List existing evidence base documents used to complete this assessment:

Cornwall Landscape Character Assessment 2007 –Character Area CA06 – Mount's Bay East

## PORTHLEVEN LOCAL LANDSCAPE CHARACTER ASSESSMENT – NEIGHBOURHOOD PLANNING

CHARACTER AREA : 121		DATE OF ASSESSMENT: 10/04/2015
Character Attribute	Landscape reference guide	Your landscape description <i>Record your descriptive information for each heading</i>
<b>Topography and drainage</b>	<p><b>What is the shape of the land?</b> flat, shallow, steep, uniform, undulating, upland, ridge, plateau</p> <p><b>What water is present?</b> estuary, river, stream, spring, pond</p>	<p>Ridge &amp; elevated plateau west side of LDU adjacent to Porthleven to Rinsey road. Intermediate sloping land into steep sided valley. Cliff along edge of elevated plateau above Breageside. Shallow sloping land from Antron along the length of the A394 until the junction with the B3304. From the junction of the two roads until Porthleven steep sloping land down to flat at the valley bottom. Between the school and Sunset farm mostly intermediate sloping land into steep sloping at end of Sunset farm. Stream running through Antron woods along the side of the A394 and into Treza valley. Stream running through Treza settlement into valley. Two streams running either side of the B3304 for the full length of Treza valley. Pond in amenity area.</p>
<i>OS Map; aerial photographs</i>		
<b>Biodiversity</b>	<p><b>Does the area contain areas of 'semi natural habitat?</b> (land which is not highly modified – refer to CWT guidance notes)</p> <p><b>What elements of the character could support protected species?</b> (refer to CWT guidance notes)</p> <p><b>Are there any invasive species?</b></p>	<p>Small woodland and scrub between intermediate sloping land and cliff above Breageside. Woods between Antron and Little Antron. Small woodland and row of large ancient conifers at Treza settlement. Woodland and scrub between Tolponds road and the caravan park. Deciduous trees and scrub along the length of the stream.</p> <p>Woodland, scrub and streams could support birdlife, small mammals and insects.</p> <p>Bamboo growing wild beside stream at Treza.</p>
<b>Data source</b>	<i>CWT Wildlife notes, and local knowledge</i>	

Appendix 5.6 - Landscape Character Descriptions for LDU 121

<p><b>Land cover and Land Use</b></p>	<p><b>What is the land used for?</b>                  Arable, pasture, industry, isolated farm buildings, isolated residential properties, playing field, golf course, sports pitch, caravan park, camp site etc...</p> <p><b>What is the vegetation cover?</b>                  Woodland, scrub, heather, dunes, mudflats, grassland, moorland, farmland,</p>	<p>Mostly a mixture of arable and pasture two isolated farms with outbuildings. Two isolated cottages a settlement of five property's at Treza. Camp site, caravan park, amenity area, cricket field, football field, Park next to Town incorporating playground, skate park with large grass area and school with playing field.</p> <p>Mostly farmland with small areas of woodland and scrub. Large ancient conifers at Treza and large covering of conifers around the football field.</p> <p>Deciduous trees along the streams and hedges at lower levels.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs, local knowledge</i></p>	

Appendix 5.6 - Landscape Character Descriptions for LDU 121

<p><b>Field and woodland pattern</b></p>	<p><b>Where is the woodland located?</b> Valley sides, open landscape, lower lying land in undulating landscape. Are the trees broadleaf/coniferous/mixed          Is this ancient woodland? (has existed continuously since 1600 or before)  <b>What size are the fields</b>          Small, medium, large, have hedges been removed?  <b>What are the hedges made of?</b>          Cornish hedge (stone), hedgerow (no stone all vegetation), managed, overgrown. What is the stone type?  <b>What is the character of the hedge?</b>          Sculpted by exposure, possibly no trees, or are there mature or larger trees          Is there a buffer of vegetation to either side of the hedge, if so what type? Is the hedge fenced?</p>	<p>On valley sides at Antron and between cliffs and elevated plateau at Breageside all other in low lying land. Mostly broadleaf some conifers.</p> <p>A mixture of large and medium on high ground decreasing to small at the valley bottom. Some hedges have been removed on the plateau to the west and above Treza.          Cornish hedge, managed and built with local stone.</p> <p>No trees on higher ground mature trees along the hedge on lower ground.</p> <p>There is little vegetation buffer either side of the hedge. Fencing on inside of the Cornish hedge in some fields at Methleigh and Little Antron.</p>
<p><b>Data source</b></p>	<p><i>OS Map; aerial photographs, CWT Wildlife notes, and visit the area to confirm details</i></p>	
<p><b>Character Attribute</b></p>	<p><b>Landscape reference guide</b></p>	<p><b>Your landscape description</b>  <i>Record your descriptive information for each heading</i></p>

Appendix 5.6 - Landscape Character Descriptions for LDU 121

<p><b>Settlement pattern</b> (this looks at settlement within the character area, not the settlements themselves.)</p>	<p><b>How is the development distributed?</b> Intermittent clusters, scattered, village <b>Age and type of buildings and their relationship with the landscape are they</b> isolated single farms, clustered farm buildings, rural dwelling, have buildings been added to the original if so roughly when? <b>What are the distinctive elements of the buildings?</b> Local stone, building style, windows, gate posts, front gardens, plot boundaries, roofs</p>	<p>Scattered farms with outbuildings and scattered cottages. A cluster of five residential properties at Treza. Two farms with clustered farm buildings two separate cottages all pre 20<sup>th</sup> century some outbuildings added approx 1970's. Renovated and converted farm to residential at Treza settlement. Methleigh farm was originally built before 1066 and was in the Doomsday book. It was owned by the Bishop of Exeter and after the conquest it was given to Robert of Normandy Farms and cottages built with local stone, wood doors and windows, slate roofs and front gardens. Large old granite gate posts at entrance to Treza and Methleigh</p>
<p><b>Data source</b></p>		
<p><b>Transport pattern</b></p>	<p><b>What is the character of the roads?</b> What is the road's class? A, B or minor? Are they straight, winding, with steep gradients? Are there extensive verges, pavements, characteristic tree tunnels? <b>Describe the public rights of way</b> – in good condition, well managed, overgrown, regularly used, eroded, waterlogged. The stiles and signage – the character and condition</p>	<p>B3304 from Helston runs through Porthleven and is flat and fairly straight along the valley, intermittent grass verge, layby and pavement beside cricket club. The A394 borders the north of the LDU is winding with a slight gradient, layby at Antron woods grass verge approaching junction with B3304. Two unclassified roads one to the west Porthleven to Rinsey winding medium gradient, layby. Torleven road to the east winding and gradient. Lane/ bridleway between Porthleven to Rinsey road and the B3304 is a public right of way and is not made up. It is in generally good condition, well managed with hedges cut back and regularly used. Bridleway between Little Antron and Torleven Road totally impassable with mature trees and scrub across the bridleway.</p>

Appendix 5.6 - Landscape Character Descriptions for LDU 121

<b>Data source</b>	<i>OS Map; aerial photographs local knowledge and visit the area to confirm details</i>	
<b>Historic Features</b>	<p><b>Are there features in the landscape?</b>          Monuments, burial sites, 'tree tunnels' creating enclosure along roads, isolated hills, distinctive tree(s) on a skyline. Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>Trees on east ridge skyline visible from elevated plateau to the west of LDU, most of Porthleven also visible including the Church and historic listed chapel in Fore Street . Old distinctive Fir trees along Treza driveway. From east of LDU views of ridge and elevated plateau on west side of Porthleven. Views of Tregonning Hill and Breage church and Sithney church. Views of Mounts Bay towards Penzance and Lands end peninsula. Tree tunnel in Antron woods over A394. Adjacent villages surrounded by vast expanse of countryside giving each and also Porthleven its own setting.</p>
<b>Data source</b>	<i>Use local knowledge, Historic Environment information; aerial photographs and visit the area to confirm details</i>	

Appendix 5.6 - Landscape Character Descriptions for LDU 121

<p><b>Condition</b></p>	<p><b>In what state/appearance are the characteristics of the area?</b> Have areas /features become degraded  <b>Are there areas where improvements could be made to enhance the character of the area?</b>  <b>How is the area managed?</b>          The management of the land will directly influence the value of the available habitat for wildlife.</p>	<p>The farmland is in a good managed state. Stream flow restricted in Treza valley due to trees from hedge cutting left in stream blocking the flow of water. Bridleway between Lower Antron and Torleven Road requires considerable clearance to re-open for use; currently impassable. There could be larger areas between the hedge and crops to allow wild plants and flowers to grow.</p> <p>Well managed farmland. Caravan site and campsite kept in good order. Football field and Cricket pitch well looked after. Park not well managed.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge and visit the area to confirm details</i></p>	
<p><b>Character Attribute</b></p>	<p><b>Landscape reference guide</b></p>	

Appendix 5.6 - Landscape Character Descriptions for LDU 121

<p><b>Aesthetic and sensory</b></p>	<p><b>Describe the level of tranquillity</b>, calm and undisturbed, consider bird song, level of artificial noise,  <b>How is the landscape experienced?</b> exposed, intimate, noisy (if so what is the source what direction?) remote, rugged, windswept, sheltered, enclosed, uncluttered, sculptural  <b>How will the experience of the area change through the seasons?</b>          What is the predominant wind direction?  <b>What is the level of light pollution at night?</b></p>	<p>Very noisy due to heavy traffic along the A394 also to a lesser extent along the B3304. No industry in the area some noise from farm machinery. Wind noise on ridge and elevated plateau decreasing as you descend down the valley. Noise and activity increases as you get to the outskirts of Porthleven. Birdsong could be heard in the valley also a woodpecker.          The landscape is windswept on the high ground and fairly sheltered in the valley, it is also uncluttered. Some of the hedges have a dense population of deciduous trees which change through the seasons along with the woodland. Arable land changes through growing cycle and when crops mature. Changes with topography and experience with the gradual spread of woodland and slow maturing trees. Traffic noise increases during the holiday season. Predominant wind is south westerly. Some light pollution mainly from Porthleven and also traffic.</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge and visit the area to confirm details</i></p>	
<p><b>Distinctive features</b></p>	<p>Could include church tower, tree tunnels, listed buildings, scheduled monuments, distinctive tree(s) on a skyline, wind turbines, power lines, telecommunication masts, the local stone for construction, building types styles, stiles on footpaths, gate posts          Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>Breage and Sithney church visible from some vantage points also telecommunication mast at Breageside. Large barns on the eastern ridge visible from the western ridge, two barns at Green Lane and one above Little Antron near the bridleway this one is in view from most of the LDU. Views into Porthleven and panoramic views of the countryside and Mounts Bay for some considerable distance. Distinctive trees on the eastern skyline. All buildings use local stone. Uncluttered countryside with extensive unrestricted views</p>
<p><b>Data source</b></p>	<p><i>Use local knowledge, Historic Environment information</i></p>	

Appendix 5.6 - Landscape Character Descriptions for LDU 121

<b>Views</b>	<b>Are there any important vantage points?</b> Describe the nature of the vantage point, cliff path, hilltop, ridgeline and what makes the view important	High ground to the east and west, the west ridgeline and the high ground at Sunset farm and behind GibsonWay.
<b>Data source</b>	<i>OS Map; Use local knowledge</i>	
<b>Key characteristics</b>	<b>What features stand out from completing the assessment sheet</b> as being a key characteristic of the area, What makes the area distinctive?	A ridgeline to the west, high ground to the east, steep sided valley that is uncluttered and unspoilt. Numerous streams adding running water to the character of the valley. Leisure activities at one end of the valley seamlessly incorporated into the landscape without spoiling the character of the landscape.
<b>Relationship to the adjacent assessment area(s)</b>	There will be a transition between this landscape character area and the adjacent one. Character can not be tied to a line on a map. Make note here of how the landscape changes between the character areas, and any important relationships / links in these areas and also beyond the Parish boundary	Similar landscape and terrain. Eastern edge of LDU marks boundary of transition to elevated and exposed landscape of adjacent LDU 290.

Existing evidence base documents used to complete this assessment:

- Cornwall Landscape Character Assessment 2007 – Character Areas CA06 – Mounts Bay East

## PORTHLEVEN LOCAL LANDSCAPE CHARACTER ASSESSMENT – NEIGHBOURHOOD PLANNING

CHARACTER AREA : LDU 290		DATE OF ASSESSMENT: 28/04/2015
Character Attribute	Landscape reference guide	Your landscape description <i>Record your descriptive information for each heading</i>
<b>Topography and drainage</b>	<p><b>What is the shape of the land?</b> flat, shallow, steep, uniform, undulating, upland, ridge, plateau</p> <p><b>What water is present?</b> estuary, river, stream, spring, pond</p>	<p>Elevated relatively uniform high level along Squires Lane to the west of significant ridgeline (within LDU290, but east of the parish boundary), running from Sithney Common in the north to Higher Lanner in the south. Intermediate sloping land falling westwards towards Penrose Valley.</p> <p>Dominating upland ridge line that creates the dominant topographical back bone and form of the Parish. This runs from Sithney Common southwest to Antron before curving to the south to cross Torleven road, follow part of Green lane, finally turning southeast between Higher Penrose and Highburrow.</p> <p>Fairly flat and uniform along the length of the bridleway farm lane to Torleven Road. Sloping gently toward St Elvan Ridge and elevated plateau running from northwest to southeast going into intermediate sloping land to the northeast, south east and south west.</p> <p>Natural water drainage from ridge and elevated plateau into lower areas following trend of topography. No other water present.</p>

Appendix 5.7 - Landscape Character Descriptions for LDU 290

<b>Data source</b>		<i>OS Map; aerial photographs</i>
<b>Biodiversity</b>	<b>Does the area contain areas of 'semi natural habitat?</b> (land which is not highly modified – refer to CWT guidance notes)	<p>No semi natural habitat. Hedgerows are sparse within intensive agriculture. Disused bridleway to Little Antron overgrown with vegetation and thick scrub, and small area of gorse and scrub to the north of Beacon Crag hotel could both support birdlife and small insects.</p> <p>Woodland on edge of Penrose estate adjacent to the National Trust car park and the lane leading to Higher Penrose Farm. Small strip of woodland at northeast of LDU alongside the National Trust bridleway. Temple plantation a narrow strip of woodland that runs from Highburrow to the National Trust car park at Penrose</p>
	<b>What elements of the character could support protected species?</b> (refer to CWT guidance notes)	<p>Limited capacity for biodiversity due to intensive agricultural use.</p> <p>Woodland at Antron and temple plantation could protect birdlife, small mammals and insects.</p>
	<b>Are there any invasive species?</b>	No invasive species
<b>Data source</b>		<i>CWT Wildlife notes, and local knowledge</i>

Appendix 5.7 - Landscape Character Descriptions for LDU 290

<p><b>Land cover and Land Use</b></p>	<p><b>What is the land used for?</b>                  Arable, pasture, industry, isolated farm buildings, isolated residential properties, playing field, golf course, sports pitch, caravan park, camp site etc...</p> <p><b>What is the vegetation cover?</b>                  Woodland, scrub, heather, dunes, mudflats, grassland, moorland, farmland,</p>	<p>Intensive arable rotating between vegetable and daffodil cropping.                  Limited area of pasture adjacent to Higher Lanner. Scattered residential properties, mainly older traditional groups based around farm buildings. Mixture of arable pasture. An isolated large barn at high point along farm lane at elevation 76m (see photo)</p> <p>Mixture of arable and pasture. No other use of land or buildings in this section.                  Woodland on edge of Penrose estate. Camp site at Higher Penrose.                  Farmland, Daffodils / potatoes, pasture, limited areas of scrub gorse.                  Mostly farmland with small areas of woodland.</p>
<p><b>Data source</b>      <i>OS Map; aerial photographs, local knowledge</i></p>		

<p><b>Field and woodland pattern</b></p>	<p><b>Where is the woodland located?</b> Valley sides, open landscape, lower lying land in undulating landscape. Are the trees broadleaf/coniferous/mixed Is this ancient woodland? (has existed continuously since 1600 or before)</p> <p><b>What size are the fields</b> Small, medium, large, have hedges been removed?</p> <p><b>What are the hedges made of?</b> Cornish hedge (stone), hedgerow (no stone all vegetation), managed, overgrown. What is the stone type?</p> <p><b>What is the character of the hedge?</b> Sculpted by exposure, possibly no trees, or are there mature or larger trees Is there a buffer of vegetation to either side of the hedge, if so what type? Is the hedge fenced?</p>	<p>No significant woodland, except at Antron where elevated and isolated nature makes it locally distinctive. Field boundaries have increasing tree cover and become more dense on the lower ground. This is particularly evident approaching the boundary of LDU 150. The woodland at Penrose and the small strip of woodland in the northeast of this section are on intermediate sloping land, these woodlands then continue down to the valley bottom. Also shelterbelt woodland at Temple plantation which runs south west to northeast across the ridge and elevated plateau. The trees are mostly broadleaf with sporadic conifers. Medium to Large decreasing in size at lower elevations. Small fields adjacent to Torleven Road through to St Elvan and Sithney Common bordering medium to large fields backing towards A394.</p> <p>Hedges removed in field to north of Porthleven Rinsey road and in field to east of Temple plantation.</p> <p>Cornish hedges built with local stone and managed. Hedgerow vegetation generally managed but sometimes overgrown.</p> <p>In most elevated / exposed locations the hedges lack scale, and are mainly windswept grass and bramble.</p> <p>No trees on hedges on higher ground. Sculptured by exposure to prevailing south westerly winds. Very few trees on the hedge in elevated section open to winds from all directions. Wire fencing for most of the length of the National trust bridleway separating the bridleway from the fields.</p>
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Appendix 5.7 - Landscape Character Descriptions for LDU 290

<b>Data source</b>	<i>OS Map; aerial photographs, CWT Wildlife notes, and visit the area to confirm details</i>	
<b>Character Attribute</b>	<b>Landscape reference guide</b>	<b>Your landscape description</b> <i>Record your descriptive information for each heading</i>
<p><b>Settlement pattern</b> (this looks at settlement within the character area, not the settlements themselves.)</p>	<p><b>How is the development distributed?</b> Intermittent clusters, scattered, village</p> <p><b>Age and type of buildings and their relationship with the landscape are they</b> isolated single farms, clustered farm buildings, rural dwelling, have buildings been added to the original if so roughly when?</p> <p><b>What are the distinctive elements of the buildings?</b> Local stone, building style, windows, gate posts, front gardens, plot boundaries, roofs</p>	<p>Large farm houses with surrounding out buildings, generally scattered. Isolated Farmstead of Lanner Vean and Higher Lanner. Isolated Drytree Cottage at high point of B3304. Farm with outbuildings and cottages clustered near entrance to Penrose estate, probably built for estate workers now private residential. Grade 2 Listed Lanner Vean small farmstead with cluster of outbuildings. Grade 2 Listed Higher Lanner Medium/Large farmstead with a cluster of several outbuildings. Clustered farm buildings, manor house in Antron woods grade 2 listed built of local stone and slate roof. Sunset farm: former farm with outbuildings now a small cluster of residential buildings converted approx 1980. Granite gate posts entering fields. Local stone with slate roofs. Farms and cottages built with local stone, wood doors and windows, slate roofs and front gardens.</p>
<b>Data source</b>	<i>OS Map; aerial photographs, Historic Environment information, and visit the area to confirm details</i>	

<p><b>Transport pattern</b></p>	<p><b>What is the character of the roads?</b>          What is the road's class? A, B or minor? Are they straight, winding, with steep gradients?          Are there extensive verges, pavements, characteristic tree tunnels?</p> <p><b>Describe the public rights of way</b> – in good condition, well managed, overgrown, regularly used, eroded, waterlogged. The stiles and signage – the character and condition</p>	<p>A394 is boundary of the parish and this LDU in the north.</p> <p>B3304 From west to east connecting Porthleven to Helston passing through LDU with steep gradients. Unclassified unnamed road between the B3304 and Cooper's lane/ Shrubberies Hill, mostly flat, straight and narrow. Coopers lane runs along Temple plantation: winding, fairly flat and narrow. No verges, pavements or tree tunnels on any of the roads in this part of the LDU.</p> <p>Squires lane is a minor road of slight undulation slightly to the west of the dominating ridge defining the Parish boundary. Boundary hedges almost lacking in tress cover. Winding, no pavements, limited verges.</p> <p>Winding farm lanes on undulating gradient. Tree tunnel at St Elvan with unsealed unclassified farm tracks/bridleways.</p> <p>Minor unclassified road running through LDU from Porthleven to Rinsey winding with medium gradient. There is a public footpath from Torleven Road to Antron and then onto Sithney Common kept in fair condition. Unmanaged bridleway between Torleven Road and Little Antron which is impassable. Bridleway between the B3304 and Rinsey Road connecting the two roads. This is a public right of way not made up but is in generally good condition, well managed with the hedges cut back and regularly used."</p> <p>Footpath between the B3304 and unnamed road between B3304 and Coopers lane/ Shrubberies Hill. In good condition and well managed, signage both ends two stiles in good condition. National trust bridleway and footpath from the National Trust car park at Penrose to Highburrow along almost the complete edge of the elevated plateau in this section. Good condition, good signage and well managed.</p>
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Appendix 5.7 - Landscape Character Descriptions for LDU 290

<b>Data source</b>	<i>OS Map; aerial photographs local knowledge and visit the area to confirm details</i>	
<b>Historic Features</b>	<p><b>Are there features in the landscape?</b>          Monuments, burial sites, 'tree tunnels' creating enclosure along roads, isolated hills, distinctive tree(s) on a skyline. Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>Boundary stone at the cross road of Squire Lane and Lanner Vean.          Mine waste – show on map          Grade 2 listed buildings as mentioned above.          Coppice at Antron highly visible and distinctive (see photo)</p> <p>Tree tunnel at the ancient settlement of St Elvan</p> <p>Trees on east ridge skyline visible from ridge and elevated plateau, most of Porthleven also visible including the Church and historic listed chapel in Fore street. Views of Tregonning Hill, Breage church and Sithney church.</p>
<b>Data source</b>	<i>Use local knowledge, Historic Environment information; aerial photographs and visit the area to confirm details</i>	

Appendix 5.7 - Landscape Character Descriptions for LDU 290

<p><b>Condition</b></p>	<p><b>In what state/appearance are the characteristics of the area?</b> Have areas /features become degraded</p> <p><b>Are there areas where improvements could be made to enhance the character of the area?</b></p> <p><b>How is the area managed?</b> The management of the land will directly influence the value of the available habitat for wildlife.</p>	<p>Area generally well managed. In particular, farmland is in a good managed state. Farm buildings at Higher Penrose in a run down state and in need of attention. Footpaths and bridleways in good state.</p> <p>Field margins could be introduced and / or extended to increase biodiversity. Overgrown unmanaged bridleway towards Antron requires clearance to re-instate access (see photo) Woodland in this area could easily be extended to increase habitats for wildlife.</p> <p>Well managed woodland by the National Trust. Campsite kept in good order.</p>
<p><b>Data source</b> <i>Use local knowledge and visit the area to confirm details</i></p>		

<p><b>Aesthetic and sensory</b></p>	<p><b>Describe the level of tranquillity,</b> calm and undisturbed, consider bird song, level of artificial noise,</p> <p><b>How is the landscape experienced?</b> exposed, intimate, noisy (if so what is the source what direction?) remote, rugged, windswept, sheltered, enclosed, uncluttered, sculptural</p> <p><b>How will the experience of the area change through the seasons?</b> What is the predominant wind direction?</p> <p><b>What is the level of light pollution at night?</b></p>	<p>Generally undisturbed apart from traffic noise in the vicinity of the A394 and B3304. Distant urban noise from adjacent town of Helston. Calm and tranquil other than the noise of the wind, some noise from farm machinery very little noise from the town of Porthleven this could be masked by the wind noise. Sporadic birdsong from the hedgerow. Some noise from the three roads in this area mostly calm and tranquil as you move away from the roads. Some noise from farm machinery no industry in the area. Wind noise on the ridge and elevated plateau which is open to all directions. Birdsong could be heard from the hedgerow and woodland and to some extent on open ground. Wind noise on the ridge and elevated plateaux which is open in all directions Expansive views to the west over elevated hedgerows. Exposed, uncluttered, Rugged Sounds and smells Some tree lined hedges in landward section while no trees in seaward section Woodland will change and hedgerows that are predominantly scrub will brown with seasons. The landscape is windswept and sculptured by the wind, it is also uncluttered with few buildings which are all clustered in one area. The south east of this section is quite remote, only now more accessible through the new National Trust bridleways. The area becomes increasingly exposed, remote, rugged and windswept with changing seasons. Arable land changes through growing cycle and when crops mature. Changes with topography and experience with the gradual spread of woodland and slow maturing trees. Traffic noise increases in holiday season. Predominant wind is south westerly. Light pollution evident from Helston and Culdrose from the east. House lights occasional vehicle lights. Light pollution from Porthleven and because of elevated position from surrounding towns and villages. Light pollution from vehicles using the Porthleven to Rinsey road.</p>
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Appendix 5.7 - Landscape Character Descriptions for LDU 290

<b>Data source</b>	<i>Use local knowledge and visit the area to confirm details</i>	
<b>Distinctive features</b>	<p>Could include church tower, tree tunnels, listed buildings, schedule monuments, distinctive tree(s) on a skyline, wind turbines, power lines, telecommunication masts, the local stone for construction, building types styles, stiles on footpaths, gate posts</p> <p>Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>Farm buildings offering a slight break up of an uncluttered generally open landscape. Rapid transition to intermediate sloping land. Large barn and mast with electrical pylons. Antron woodland, manor house and farm buildings. See photo</p> <p>Breage and Sithney church towers visible, also telecommunications mast at Breageside. Large barns on the eastern ridge visible, two barns at Green lane and one above Little Antron near the bridleway. Views into Porthleven and panoramic views of the countryside and Mounts bay for some considerable distance. Distinctive trees along the eastern skyline. Uncluttered countryside with extensive unrestricted views.</p> <p>The western ridge and plateau along with telecommunications mast and also Breage church tower visible from this section. Two large barns at green lane visible along with large barn above little Antron near the bridleway.</p>
<b>Data source</b>	<i>Use local knowledge, Historic Environment information</i>	

Appendix 5.7 - Landscape Character Descriptions for LDU 290

<p><b>Views</b></p>	<p><b>Are there any important vantage points?</b> Describe the nature of the vantage point, cliff path, hilltop, ridgeline and what makes the view important</p>	<p>Squires lane affords expansive views to the north west and west where gaps in hedges allow. High point with views to world heritage site and Loe pool. From ridgeline and elevated plateau which form the "backbone" of the Parish there are unrestricted views to all points of the compass. Barn at highest elevation particularly visible. Views of Mounts bay towards Penzance and lands end peninsula and in the opposite direction to the Lizard. Adjacent villages surrounded by vast expanse of countryside giving each and also Porthleven its own setting. Views of Helston from above Higher Lanner, and panoramic views of the countryside and Mounts bay for some distance. Large barn adjacent bridleway above Antron visible. Culdrose and radar installation very distinct on eastern skyline along with wind turbines at Bonython wind farm. Most of historic Penrose estate and Loe Pool visible from parts of the ridge and elevated plateau.</p> <p>Views of ridge and elevated plateau on west side of Porthleven mostly farmland with telecommunications mast the area uncluttered open countryside. Views of Tregonning hill, Breage church, Penrose estate, Loe pool and Helston. Culdrose air station and distinctive spherical radar visible on the eastern skyline.</p>
<p><b>Data source</b></p>	<p><i>OS Map; Use local knowledge</i></p>	

Appendix 5.7 - Landscape Character Descriptions for LDU 290

<p><b>Key characteristics</b></p>	<p><b>What features stand out from completing the assessment sheet</b> as being a key characteristic of the area, What makes the area distinctive?</p>	<p>Elevated plateau immediately adjacent to major ridge line which slopes towards Higher Lanner leading down to Penrose valley and Loe pool. Open fields: all farmland. Daffodils Uncluttered farmland well managed with crops. A ridgeline and elevated plateau that is uncluttered with no buildings except large barn at highest elevation which is particularly visible. The area is mostly unspoilt except for large barn and because of it's elevated position it has unrestricted views and can be viewed from other vantage points in the surrounding area for some distance. To the east, a further ridgeline and elevated plateau that is uncluttered with very few buildings, mostly farmland with areas of woodland. This section is adjacent to the Penrose estate and Loe Pool which has it's own distinct character and setting.</p>
<p><b>Relationship to the adjacent assessment area(s)</b></p>	<p>There will be a transition between this landscape character area and the adjacent one. Character can not be tied to a line on a map. Make note here of how the landscape changes between the character areas, and any important relationships / links in these areas and also beyond the Parish boundary</p>	<p>Increasing similarity with LDU 150 as the elevation decreases. The LDU boundary is defined by a combination of topography and increased vegetation cover. Intermediate sloping fields continuing for a short distance to the southwest ending in cliffs (at LDU 061). To the north east, intermediate sloping land becomes steep sloping land before the valley bottom. Similar landscape and terrain to the northwest and south east. Northwest and western edges merge with LDU 121, elsewhere merges with LDU 150).  Intermediate sloping land going into steep sloping land merging into the woodland of the Penrose estate to the northeast and south east of this section ending in the stretch of water known as Loe Pool. Intermediate sloping land going into steep sloping land onto the cliffs, beach and sea to the southwest. (LDU's 122 and 026)</p>

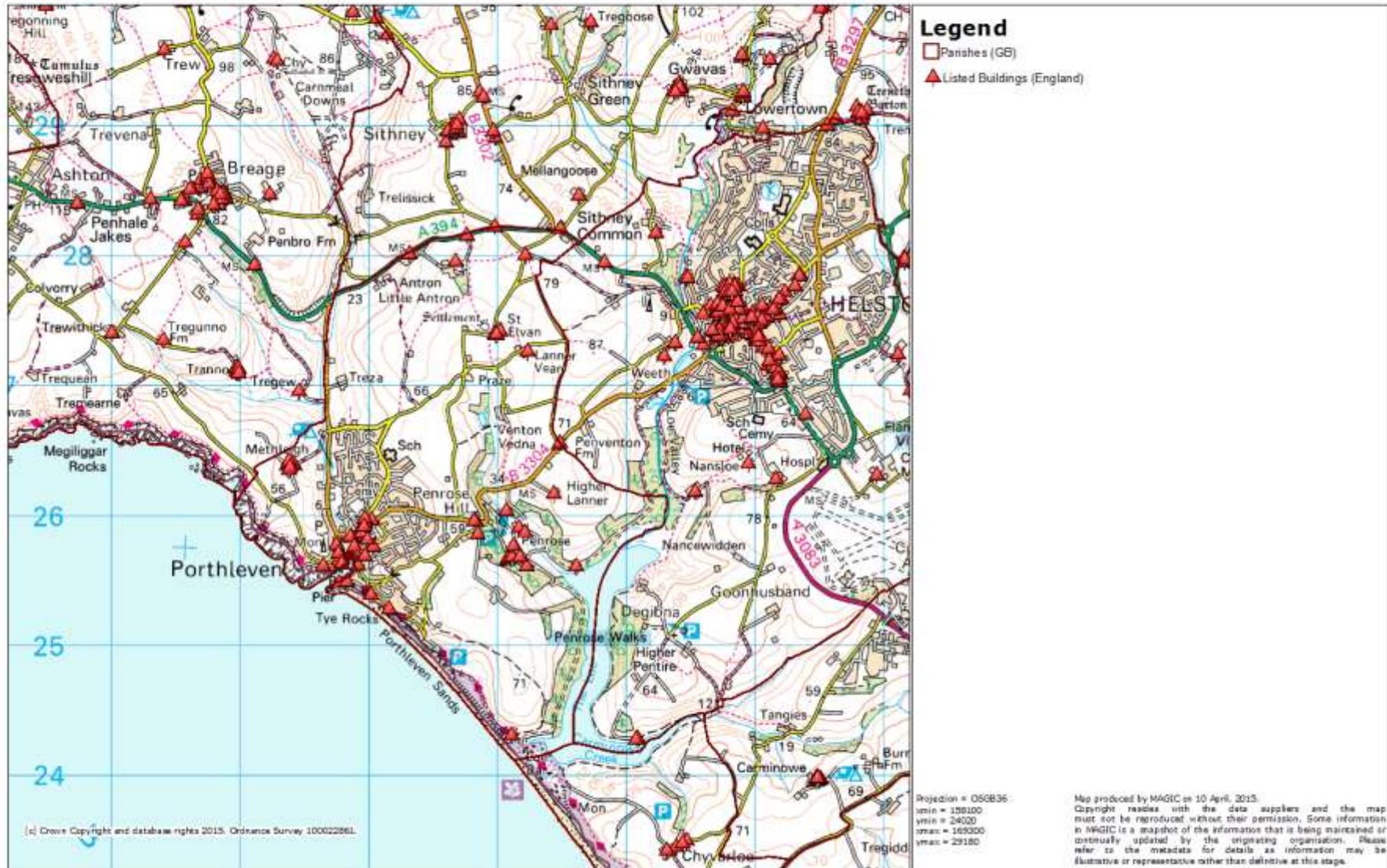
## Appendix 5.7 - Landscape Character Descriptions for LDU 290

List existing evidence base documents used to complete this assessment:

- <http://www.magic.gov.uk/MagicMap.aspx>
- Cornwall AONB Management Plan 2011-2016 - <http://www.cornwallaonb.org.uk/management-plan>
- National Planning Policy Framework Sections 11 & 12 - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



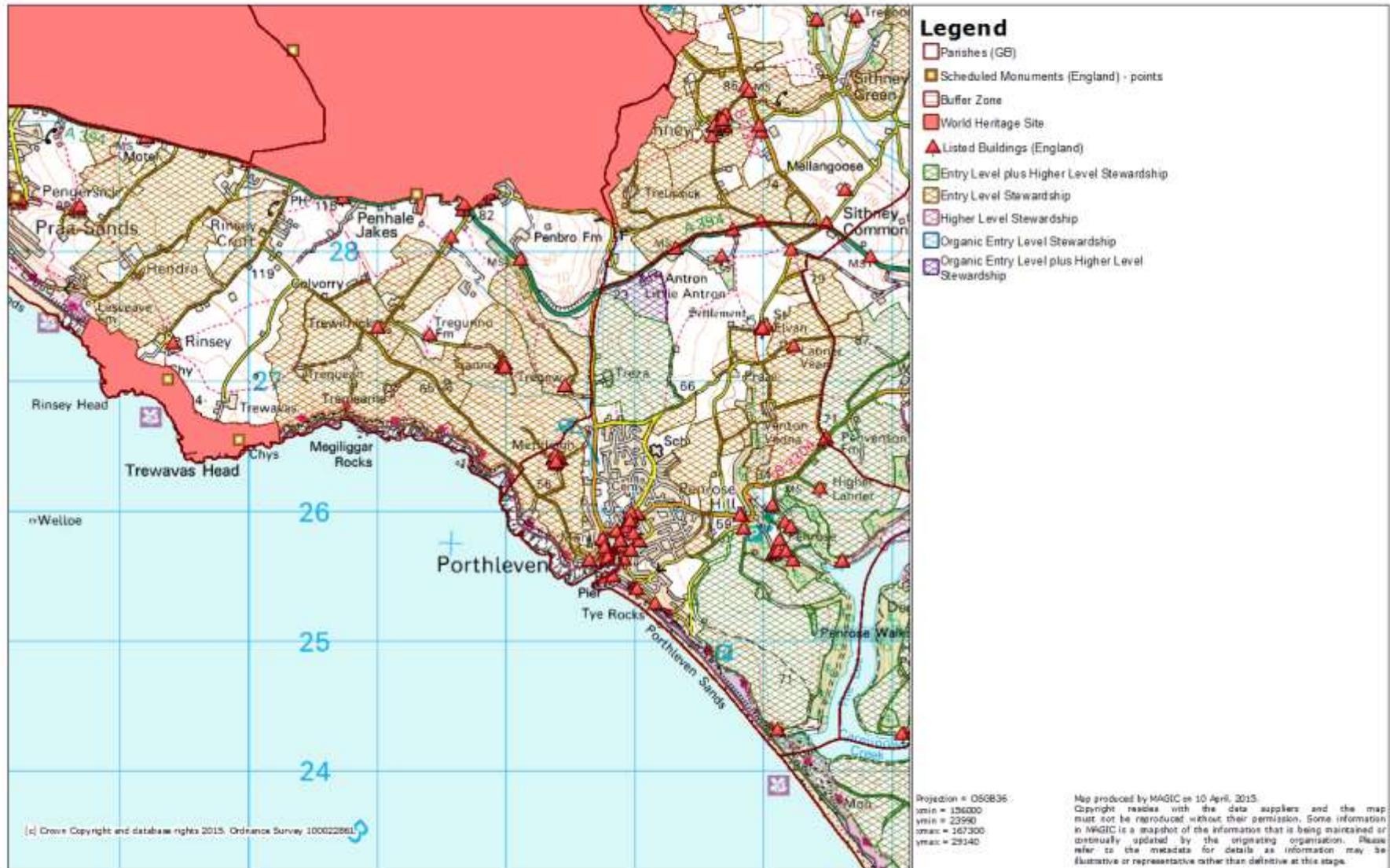
**PORTHLEVEN LISTED BUILDINGS**



Appendix 5.7 - Landscape Character Descriptions for LDU 290



**PORTHLEVEN MAGIC MAP**





# Judging Landscape Capacity

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## A Development Management Toolkit

Endorsed by Environment Heritage and Planning Portfolio Advisory Committee  
16<sup>th</sup> October 2014

This document will form part of a Landscape Supplementary Planning Document as part of the emerging Cornwall Local Plan.

## Introduction

Landscape is about the relationship between people and place, and is the setting for our lives. The Cornish landscape is unique, stunning, diverse, and a major economic asset which provides

- economic value - often becoming a central factor in attracting business and tourism
- social and community value as an important part of people's lives, contributing to our sense of identity and well-being, and bringing enjoyment and inspiration
- environmental value as a home for wildlife and a cultural record of society's use of the land.

It is crucial that we understand what makes up the character of the landscape so when we consider how it might change, that change has a positive outcome. Through landscape character assessment we can gain an understanding of what elements of the character are important and have value to help in the decision making process.

The 2004 Structure Plan under Policy 2 – Character Areas, Design & Environmental Protection recognised the need to protect and enhance the local distinctiveness of the natural and built environment through 26 Areas of Great Landscape Value. Whilst the emerging Local Plan does not contain a policy for AGLV it does under Policy 2 look to

*‘Identify the value and sensitivity of all landscapes, understanding what is important to the character to allow them to be protected, enhanced and conserved’*

**This Toolkit<sup>1</sup> provides a framework for making decisions relating to specific development proposals, to identify the landscape’s sensitivity to the proposed change, the value of the landscape within which the development is proposed, and whether the landscape has the capacity to accept the change without adverse impact.**

### **The Cornwall Landscape Character Assessment - 2007**

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Cornwall’s Landscape Character Assessment is a significant body of descriptive work that can help in the decision making process. It divides the landscape of Cornwall up based on common characteristics, into 40 areas (Landscape Character Areas or LCA). Each of these 40 individual LCAs has a separate description which outlines the key characteristics which make that landscape unique.

This information can help guide planners and developers to achieve high quality development which conserves and enhances local distinctiveness, is in the right place, and respects its surroundings and locale. Landscape Character Assessment cannot provide a definitive answer but it can help to

- assess land availability for a range of uses, including new development
- inform the siting and design of particular types of development such as housing, minerals, telecommunications and renewable energy
- provide information for Environmental Assessments of plans, policies and individual development proposals.

The 40 Character Areas in the 2007 Assessment do not describe the sensitivity, or the value of the landscape. Character and visual sensitivity will vary across a LCA, and will depend upon the development which is proposed. This Toolkit looks at the development specific effects on landscape character and views, and provides a framework for a judgement to be made as to the capacity of the landscape to accept the change created by the proposed development.

The mapping information for the 40 LCAs is available on the Landscape pages of the Council’s web site at [Cornwall Council interactive mapping](http://www.cornwalllandscapes.org.uk) (www.cornwalllandscapes.org.uk)

To support the 2007 Assessment the [Landscape Character Assessment Best Practice Guidance 2011](#) can also be downloaded from the Landscape pages of the Council’s web site (www.cornwall.gov.uk/cornwall\_landscapes)

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<sup>1</sup> Based on a document written by the AONB unit, revised in line with GLVIA3, 2013.

# Using Landscape Character Assessment in Development Management

## Policy context for character assessment

Landscape characterisation creates an evidence base to be used as a tool for considering development proposals, which is now recognised and supported at the national and local policy level:

### National Planning Policy Framework (NPPF)

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This National document states as one of its 12 Core Principles that planning should *'take account of the different roles and character of different areas.....recognising the intrinsic character and beauty of the countryside'*

*'Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area'* paragraph 64

*'Protecting and enhancing valued landscapes'* paragraph 109

*'Maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes'* paragraph 114

### Area of Outstanding Natural Beauty

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Designated under the National Parks Act this designation seeks to protect and enhance the landscape whilst recognising the needs of the local community and economy. Government has confirmed that AONBs are equivalent to national parks in terms of their landscape quality, scenic beauty and their planning status.

### Submission version, Cornwall Local Plan – Strategic Policies

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#### Policy 2

Maintain the special character of Cornwall, recognising all urban and rural landscapes both designated and un-designated are important in order to:

- a. Promote and enhance the special qualities and special features that make up the diverse and locally distinctive landscapes of Cornwall;
- b. Identify the value and sensitivity of all landscapes, understanding what is important to the character to allow them to be protected, enhanced and conserved;
- c. Create resilient landscapes and sensitivity accommodate investment and growth within Cornwall's unique landscape qualities, ensuring people continue to be drawn to Cornwall to visit and for a thriving healthy population to live and work;
- d. Conserve and enhance the natural beauty of the AONB and undeveloped coast, and outstanding universal value of the World Heritage Site.

*(updated to reflect Draft Local Plan -January 2015)*

#### Policy 23 – Natural Environment

Development proposals will need to sustain local distinctiveness and character and protect and enhance Cornwall's natural environment and assets according to their international, national and local significance through the following measures;

1. Cornish Landscapes : Development should be of an appropriate scale, mass and design which recognises and respects landscape character of both designated & un-designated landscapes. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.

In areas of undeveloped coast, outside main towns, only development requiring a coastal location, and that cannot be achieved elsewhere, will be acceptable.

2. The Cornwall and Tamar Valley Area of Outstanding Natural Beauty : Ensuring that any proposals within the AONB or affecting its setting, conserves and enhances the natural beauty and special qualities of the AONB; is appropriately located to address

the AONB's sensitivity and capacity and delivers the objectives of the Cornwall and Tamar Valley AONB Management Plans including the interests of those who live and / or work in them. (updated to reflect Draft Local Plan -January 2015)

## When to use Landscape Character Assessment in Development Management

The aim of this toolkit is to increase the capacity of development management officers to use the Landscape Character Assessment evidence base to inform decision making.

It is recognised that landscape will be one of many considerations in the determination of a planning application, and that the decision will be guided by national planning guidance and the Local Planning Authority's emerging policies. This toolkit provides a means to ensure that landscape character is addressed in an informed and consistent manner in the determination of planning applications.

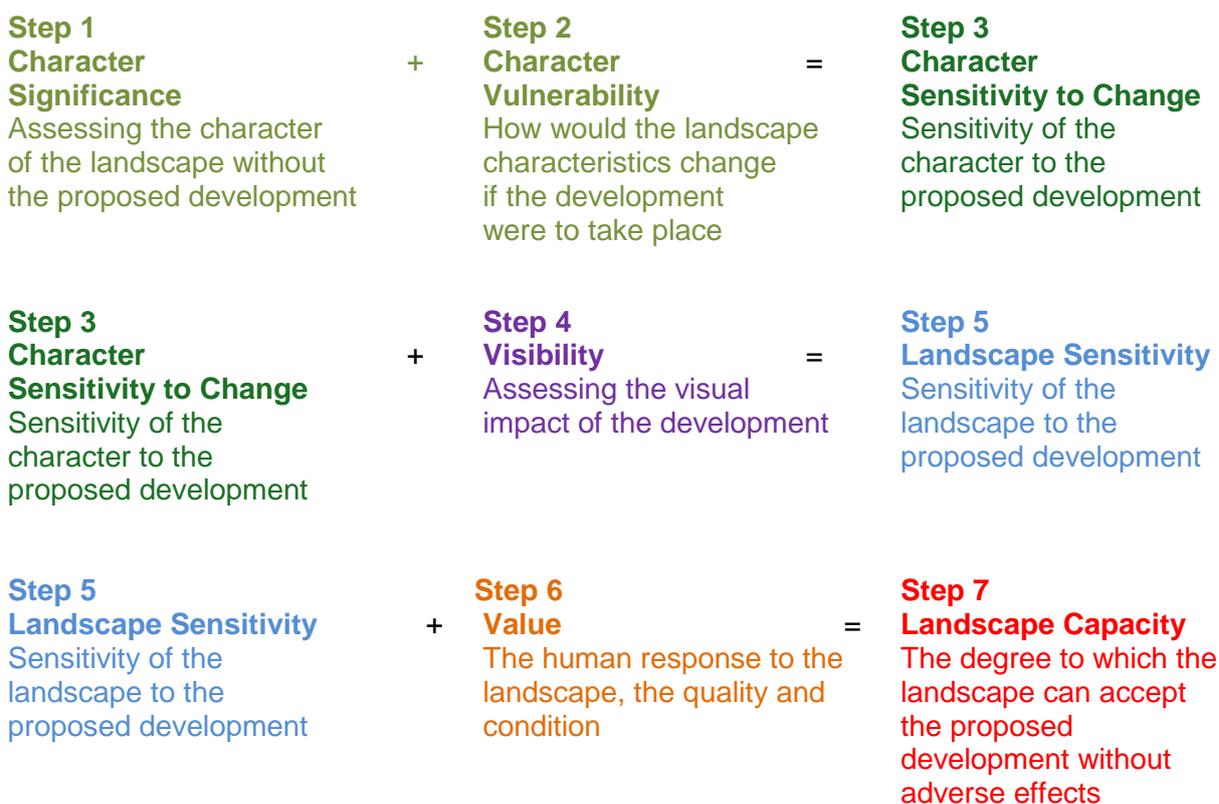
## How is change accommodated?

The landscape character assessment information is intended to be used to guide change and support decision making. If through this process it is shown that a landscape has a low capacity to accommodate a certain kind of development, the landscape character information enables informed decisions to be made on changes in design at the pre-application stage or for conditions to be set at the recommendation stage.

Good design should be about sustainability and being in tune with the landscape. The landscape character information can also inform developers at the design stage in the process so that the design of developments can be improved to be more in harmony with the landscapes within which they sit.

## Overview of the Toolkit methodology

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## Step 8 Mitigation

Ways to prevent, reduce, or offset the identified significant adverse landscape and visual effects of the development.

Consider mitigation throughout the design process, when landscape and visual effects are identified, and also for addressing effects which are identified as part of the Landscape and Visual Impact Assessment (LVIA).

Assessment date :	Landscape Character Area number (s):
Planning application ref:	Location of development site :
Development type :	

**STEP 1 Character Significance** - Assess the character of the landscape without the proposed development

**Desk study and site visit**

Through a site visit and reference to the relevant [Landscape Character Area \(LCA\)](#)<sup>2</sup> description describe the contribution which the **undeveloped site** makes to character of the area. You may need to refer to more than one LCA where the site lies close to the boundary.

Is the site representative of the character of the area, and what parts of the LCA are relevant to the site referring to the following headings from the LCA description?

1. 'Key Characteristics'
2. Topography and drainage – the land form and presence of water
3. Biodiversity – covering ecology and habitats
4. Land use / land cover – how is the land used
5. Field and woodland pattern – including contribution of individual trees
6. Transport pattern – including roads and PROW
7. Historic features – including cultural features
8. Aesthetic and sensory experience of the site and the wider landscape

Note the main points of character

<sup>2</sup> 2007 Landscape Character Assessment - Zoom in to locate the site, once you have your site click on the map, and use the hyperlink at the bottom of the page to bring up the relevant LCA description.

### **'Character Significance' criteria**

Which of the following criteria best describes the existing character of the site and its setting?

**No positive significance** – The site and its setting do not positively contribute to the existing character or are having a current negative impact. Consider the potential through good design for the development to enhance the character and positively contribute to the local sense of place. (refer to Step 8).

**Low character significance** - The site and its setting make small contribution to the existing character by positively reflecting a small part of the relevant Landscape Character Area description(s).

**Moderate character significance** - The site and its setting makes a reasonable contribution to the existing character which is reflected in a number of elements and features present, or in one or more elements and features which contribute very strongly to the character.

**High character significance** -The site in its setting makes a good contribution to the existing character and many of the attributes fit closely to the Landscape Character Area description, where one or more features are key to character.

Record your reason for the criteria selected

#### **Further reference**

- Locate Landscape Character Area (LCA) information through [Cornwall Council interactive mapping](#) by zooming in to locate the site, clicking on the map, and using the hyperlink at the bottom of the page to bring up the relevant LCA description.
- For development applications for on shore wind and solar PV - [An Assessment of the Landscape Sensitivity to On Shore Wind Energy & Large Scale Photovoltaic Development In Cornwall \(2011 Land Use Consultants\)](#)
- [Cornwall Landscape Character Assessment Best Practice Guidance](#)
- [Historic Landscape Character](#)
- [English Heritage guidance on landscape characterisation](#)
- Ecological designations – Natural England, National Biodiversity Network, Cornwall Council's intranet mapping [www.cornwallwildlifetrust.org.uk](http://www.cornwallwildlifetrust.org.uk)  
[www.ercis.co.uk](http://www.ercis.co.uk)
- **Appendix 1** – Desk Survey
- **Appendix 2** – Site visit - getting an overview

## STEP 2 Character Vulnerability - Assess the degree of change

How would the character change if the development were to take place?

How will the proposed development affect both the individual elements which combine to create the existing character and the overall landscape character? What elements will be changed, and how? (e.g. feature trees removed; field sizes increased by hedge removal) The landscape will constantly change through the influence of nature and man. These changes can be both positive and negative with regard to character.

Table 1 in Appendix 2 provides questions to prompt matters to be considered for each of the attributes of character.

Note how the character is changed by the development

### 'Character Vulnerability' criteria

Which of the following criteria best describes how the existing character will be altered by the proposed development?

**No adverse change** – the effects of the proposed development on the existing character will be beneficial, or have no adverse impact. There is the opportunity through the pre application development of the design proposals to positively enhance the existing character (refer to Step 8).

**Low character vulnerability** - adverse effects on the character of the site and/or its setting will be small in magnitude ie. size, scale, limited duration and reversible, where there may be opportunities for positive enhancement works It is likely that through mitigation of construction and operational management practices that adverse effects on character can be reduced (refer to Step 8).

**Moderate character vulnerability** – the development will create adverse effects on one or more elements and features which contribute very strongly to the character of the site and its setting. Reduction of the effects on character through mitigation will be limited.

**High character vulnerability** – the character will be adversely affected across the whole or large parts of the site and/ or its setting, and it will not be possible to reduce the significant landscape effects through mitigation.

Record your reason for the criteria selected

### Further reference

- LCA information through [Cornwall Council interactive mapping](#).
- [Historic Landscape Character](#)
- Step 8 – Mitigation
- **Appendix 2** – Site Visit : Getting an overview

**STEP 3 Character Sensitivity To Change** - How sensitive the existing character is to the proposed change

The results of the previous ‘Character Significance’ and ‘Character Vulnerability’ assessments are combined in the matrix below to give a level of Character Sensitivity to the proposed development.

		Step 2 – Character Vulnerability		
		Low	Moderate	High
Step 1 – Character Significance	Low	L	LM	M
	Moderate	LM	M	MH
	High	M	MH	H

**‘Character Sensitivity’ criteria**

Select one of the following criteria which best describes how sensitive the existing character will be to the types of change which will be created by the development.

**Low character sensitivity** - The site makes little contribution to the character of the area and/or is not significantly vulnerable to the proposed change. Restoration and or enhancement of the landscape through the development is likely to be possible. There is opportunity through pre application discussions to positively enhance the existing character. Where enhancement has not been considered in the case of a full application, and opportunities have been missed, amendments to the scheme should be requested. (refer to Step 8).

**Low Moderate character sensitivity** The character of the landscape is robust to the proposed change, or the site makes a small contribution to the character which is vulnerable to change,. There is the potential for mitigation measures to reduce adverse effects on the character either through pre-application discussions or as amendments to a full planning submission (refer to Step 8).

**Moderate character sensitivity** - The site makes a good contribution to character which will suffer an extent of adverse change due to the development proposed. The site has the potential for enhancement and/ or conservation of character. There is opportunity through pre application development of the design proposals to introduce mitigation measures to reduce adverse effects upon the character (refer to Step 8).

**Moderate High character sensitivity** - The site contributes much to the local distinctiveness and character of the area and will be vulnerable to change, needing conservation and management of the character attributes. It is unlikely that the adverse effects upon the character can be reduced through mitigation measures.

**High character sensitivity** - The site is typical of the area's character and the proposed change is likely to be detrimental to this with no potential for a reduction of the effects through mitigation measures

Record how the proposed development relates to the resulting criteria.

**Further reference**

- **Appendix 3 – Making the assessment**

#### STEP 4 Visibility – Assess the visual effects of the development

Describe the visibility of the proposed development through the following boxes, and use these to come to a conclusion on the potential visual effects created by the development.

**Views from points of public access** - Can the development be viewed from any settlement, rural housing, public footpaths, roads or areas of open access land?

**Important views, sightlines and vistas** - Will the development interrupt or block any significant view or vista from a point of vantage to a natural or manmade feature? (including views out to sea)

**Visual merging of development** - Will the development result in the visual merging either of two separate areas of built development within a settlement or the countryside or visual coalescence between two settlements or other development e.g. tall structures?

**Screening** - Will the change in the landscape be highly visible, based particularly on the nature of the landform and the extent of existing tree cover?

**Numbers of people** - Are significant numbers of people likely to perceive any changes e.g. as residents, visitors, people travelling through or engaged in recreation e.g. walking or as people working?

**Invisibility and sight lines** - Will the development interrupt any important lines of sight between features within the landscape, especially in designed landscapes

**Visual influence and scale** - Is the proposed development in scale with the surrounding landscape and other built features within it, does the development slot into the landscape in a non-intrusive way, or will it be highly visible with the landscape?

**Cumulative impact** - Are there other similar structures/ development within the visual setting of the development?

**'Visual Sensitivity' criteria**

Which of the following criteria best describes the visual effects created by the development?

**No view of the development** – the development would not be visible from any position within the surrounding landscape.

**Low visual sensitivity-** The development is only visible from a very small number of places, is not considered to be out of scale with the surrounding landscape, will be viewed by people considered to be of lower sensitivity to visual change, with likely potential for mitigation through pre application detailed design or amendment of the submitted application following the identification of residual visual effects (refer to Step 8).

**Moderate visual sensitivity** – The development will be partially visible; people viewing the development are more sensitive to the change in the view of the landscape, the nature and scale of the development is much greater with some potential for further mitigation measures to be built into the application design to reduce, or offset the visual effects, either through pre application discussions or amendments to the application proposal (refer to Step 8).

**High visual sensitivity** – The development is very visible from the landscape around the site, will be perceived by people considered to be of the highest sensitivity to visual changes in the landscape or by a significant number of people of a lower visual sensitivity, with little potential to mitigate the visual effects.

Record your reason for the criteria selected

**Further reference**

- **Appendix 3** – Making the assessment
- Intranet mapping – vantage points, key attractions, scenic routes and PROW
- [Cornwall Council – Landscape Character Assessment](#)
- [Historic Landscape Character](#)      [CISI Assessments](#)
- [www.cornwallwildlifetrust.org.uk](http://www.cornwallwildlifetrust.org.uk)      [www.ercis.co.uk](http://www.ercis.co.uk)

## STEP 5 Overall Landscape Sensitivity

The results of the previous ‘Character Sensitivity’ and ‘Visual Sensitivity’ assessments are combined in the matrix below to give five levels of **Overall Landscape Sensitivity**. The measurement of high, moderate or low, Overall Landscape Sensitivity is a measure of how sensitive the setting of the site is in terms of character and visual impact.

		Step 4 Visibility		
		Low	Moderate	High
Step 3 – Character Sensitivity to the Change	Low	L	LM	M
	Low Moderate	L	M	MH
	Moderate	LM	M	MH
	Moderate High	LM	M	H
	High	M	MH	H

### Low Overall Landscape Sensitivity

The landscape has potential to be positively enhanced through the development, and or there will be little discernible landscape impact. Any small changes in landscape character will not be strongly visually expressed.

### Low Moderate Overall Landscape Sensitivity

Small adverse changes in landscape character are unlikely to be strongly visually expressed. There is likely to be potential to mitigate the landscape and visual effects through the pre application development of the design or through amendments to the submitted full planning application (refer to Step 8).

### Moderate Overall Landscape Sensitivity

There will be some negative change in landscape character which will be visible, which may have the potential for mitigation of the landscape and visual effects through the pre application development of the design, or through amendments to the submitted full planning application (refer to Step 8)

### Moderate High Overall Landscape Sensitivity

The development will result in a significant negative effect or change in landscape character that will be highly visible with unlikely potential for mitigation through changes to the design or amendments to the planning application.

### High Overall Landscape Sensitivity

The development will result in significant negative effects on the landscape character that will be highly visible with no potential for mitigation, which would not in itself have an adverse impact upon visual amenity and landscape character.

Record how the proposed development relates to the resulting criteria.

### Further reference

- **Appendix 3** – Making the assessment

## STEP 6 Landscape Value and Perception - Assessing the human response to landscape, the quality and condition

We value landscapes for their inherent interest, their contribution to local distinctiveness, sense of place, artistic inspiration and personal well being. Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape<sup>3</sup>. Using the following value considerations describe the subjective human response to the qualities of the existing landscape, and how those may change with the introduction of the proposed development.

### Landscape Quality

Considering the wider landscape and the separate individual elements / features which together make the landscape character:

- does the landscape have integrity where it is perceived as a whole and not broken up by development which does not reflect the landscape character?
- will the development enhance the existing character adding value to the landscape?
- is the landscape well maintained, free from landscape detractors such as power lines?
- is the landscape in good condition?
- does the site lie in, or within the setting of a designated landscape?

### Scenic quality

Does the site and surrounding landscape contain or offer views to valued landscape features or landmarks such as important trees church spires, lighthouses, engine houses?

Will the development remove a valued feature, interrupt or block any significant view from a vantage point to a natural or man made feature?

Does the landscape appeal to primarily but not wholly to the visual senses?

Has the visual quality of the landscape been described in guide books, or other literature?

### Rarity

Does the landscape have a unique sense of place which is not commonly found at the local level across the Landscape Character Area, across Cornwall, or considered a good/rare example in national terms? What elements create this sense of place and will the development have an adverse effect upon them?

<sup>3</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment ; Third Edition.

**Representativeness**

Does the area have particular features or elements of character which are considered particularly important examples eg. ancient field pattern of West Penwith?

**Conservation interest**

Does this area have any local historic or cultural association from the Historic Environment Record ? Is this area nationally designated for its historic value e.g. World Heritage Site, Scheduled Monument?

Does the landscape associated with the development have any known national and local ecological designations? Are there important wildlife corridors, or habitats which would be adversely affected by the development?

Does the landscape associated with the development have indicators of value eg. trees, hedges and woodland?

**Recreational value**

Is the area used by the local community for recreation and appreciation of the natural environment?

Is there evidence that the landscape is valued for recreation and enjoyment, where the experience of the landscape is important?

**Perceptual aspects**

What is the perception of the character, is it natural and undeveloped?

Is the landscape valued for its perceptual qualities notably its peaceful tranquillity or wild exposed ruggedness?

**Associations**

Are there known historic associations with the landscape, is it considered an important context to a historic feature, or relates to important individuals such as writers and artists?

### **'Landscape Value' criteria**

Which of the following criteria best describes the value of the existing landscape, and how the development may affect this?

**No positive value** – There is potential for the landscape to be enhanced by the development as it is currently degraded, of poor scenic quality, and has no noted conservation interest. Enhancement of the value of the existing character may be feasible through the pre-application design of the development proposals (refer to Step 8).

**Low landscape value** – This landscape has no national or local designation, but none the less is valued by the local community and demonstrates landscape and visual characteristics which positively contribute to the area's sense of place.

**Moderate landscape value** – this landscape is considered to positively contribute to the local distinctiveness, and character of Cornwall; contains quality examples of key characteristics described within the LCA; the proposed development has the potential to adversely affect the aesthetic and perceptual qualities of the existing landscape.

**High landscape value** – the scale or nature of the development has the potential to create significant adverse effects on one, or a combination of the following factors; land within, or forming the setting of an internationally or nationally designated landscape; notable landscape associations with Cornish culture; significant adverse effects upon a vantage point, views or vistas of recognised importance; a rare example of particular elements or features of a landscape.

Record your reason for the criteria selected

#### **Further reference**

- **Appendix 2** – Table 1 – Condition
- **Appendix 3** – Making the assessment
- [Cornwall Council – Landscape Character Assessment](#)
- Intranet mapping – indicates landscape designations, vantage points, public rights of way etc.
- [www.cornwall.gov.uk/stoneguide](http://www.cornwall.gov.uk/stoneguide)
- [www.cornwallwildlifetrust.org.uk](http://www.cornwallwildlifetrust.org.uk)
- [www.erccis.co.uk](http://www.erccis.co.uk)
- [www.cornish-mining.org.uk](http://www.cornish-mining.org.uk)
- [Historic Landscape Character](#)

## STEP 7 Assessing Landscape Capacity

*“Landscape capacity refers to the degree to which a particular landscape character type<sup>4</sup> or area, is able to accommodate change without significant effects upon its character, or the overall change of that landscape character type”.*<sup>5</sup>

When considering capacity, future development can positively enhance poor quality landscape character and create new distinctive environments. Development which does not positively reflect, enhance or create landscapes and townscapes of quality to the character of Cornwall should not be considered acceptable.

The results of the previous ‘Overall Landscape Sensitivity’ and ‘Landscape Value’ assessments are combined in the matrix below to give five levels of **Landscape Capacity**. Here the significance attached to each of these values is reversed, a ‘high Overall Sensitivity and ‘high’ Landscape Value combine to give a rating of ‘low’ which describes a ‘low’ capacity for the landscape to accept the development and vice versa.

		Step 6 - Landscape Value		
		Low	Moderate	High
Step 5 - Overall Sensitivity	Low	H	MH	M
	Low Moderate	H	M	MH
	Moderate	MH	M	ML
	Moderate High	M	M	L
	High	ML	ML	L

**High capacity** - There will be little or no impact on the landscape through the development. There is potential for the development to positively enhance the landscape.

**Moderate High capacity** - There will be some negative change in landscape character. Through an iterative pre application design process there is the potential for significant landscape and visual effects to be avoided or reduced. In the determination of a full planning application landscape and visual effects may be reduced by mitigation measures introduced as amendments to the proposal (refer to Step 8).

**Moderate capacity** - There will be an extensive negative change in landscape character and visual amenity, with possible potential for mitigation measures to be embedded with the pre application design process or as amendments to a full application (refer to Step 8).

**Moderate Low capacity** - The development will result in significant adverse effects, on the landscape character and visual amenity with limited potential for mitigation measures to avoid, reduce or remedy the remaining identified effects (refer to Step 8).

**Low capacity** - The development will result severe harm/destruction of landscape character which mitigation measures can not prevent, reduce or remedy.

Record how the proposed development relates to the resulting criteria.

<sup>4</sup> Cornwall classifies its landscape through landscape character areas and not landscape character types

<sup>5</sup> The Countryside Agency & Scottish Natural Heritage (2004) Topic Paper 6 – Techniques and Criteria for Judging landscape Capacity and Sensitivity.

## STEP 8 Mitigation

**Mitigation measures** should be designed to prevent, reduce, remedy or offset any significant adverse landscape and visual effects associated with a development proposal, from the design stage, through construction, operation and to decommissioning. They should in themselves not result in negative landscape and visual effects but enable the development to respond to landscape character and visual amenity more positively. There is potential for mitigation to positively enhance poor quality landscape and townscape character, or create and positive new character where previous development has had a negative influence.

This document can be used to

- inform pre application discussions where there is scope to suggest mitigation measures which can be further incorporated into the development's design
- highlight potentially significant landscape and visual effects which have not been prevented, reduced, or off set in the submitted full planning application.

Mitigation measures fall into three categories termed the 'mitigation heirachy'<sup>6</sup> :

1. **Primary measures** – developed through an iterative design process, which have become integrated or embedded in the project design, where significant landscape and visual effects can be prevented or avoided through choices relating to site selection and the layout of the proposal.
2. **Standard construction and operational management practices** – for reducing identified environmental effects which can't be prevented or avoided at each stage of the development. These mitigation measures can be discussed pre-application/scoping and may include:
  - redesign / re-siting details of the development
  - creating new, or altering existing landforms; amending site levels
  - introducing planting which reflects the local landscape character
  - careful consideration of building form and massing
  - choice of building materials and finishes
  - reducing the effects of light pollution
3. **Secondary measures** – are designed to reduce adverse effects which were not built into the final development proposals, which can be identified through the Landscape and Visual Impact Assessment (LVIA), however it is preferable that the LVIA be an iterative process developed in discussion with Cornwall Council to remove the need for secondary mitigation measures.

Where significant landscape and visual effects can't be avoided or markedly reduced then mitigation through offsetting, remedying, or compensating needs to be considered. This however should be considered as a last resort as in many cases it is not possible to replace elements which have been lost to development with new features of the same landscape, visual, ecological, or historic value.

**Enhancement** is a term which has been used through this document to highlight opportunities to improve the existing environment's landscape character and visual amenity as part of the design and siting of new development. This can be achieved through improved land management, restoration of habitat, natural and historic features.

### Further reference

- **Appendix 3** – Making the assessment

<sup>6</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment ; Third Edition

## Landscape capacity assessment overview

Assessment date :	Landscape Character Area number (s):
Planning application ref:  Development type :	Location of development site :

The following is a summary of the assessment of the landscape capacity to accept the above development, and is taken from the 'Development Management Toolkit - Assessing Landscape Capacity'

**STEP 1 Character Significance** - the character of the landscape without the proposed development

**STEP 2 Character Vulnerability** - how the character would change if the development were to take place?

**STEP 3 Character Sensitivity to Change** - how sensitive the existing character is to the proposed change

**STEP 4 Visibility** – the visual impact of the development

**STEP 5 Overall Landscape Sensitivity**

**STEP 6 Value and Perception** - the human response to views, landscape quality and condition

**STEP 7 Landscape Capacity**

**STEP 8 Mitigation**

## **Appendix 1 - Desk Survey - Initial considerations**

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### **Obtaining the information**

All of the Landscape Character Area descriptions (LCA) which cover the extent of the development site should be considered. The descriptive information will be held on the landscape pages of Cornwall Council' website

[www.cornwalllandscapes.org.uk](http://www.cornwalllandscapes.org.uk)

### **Decisions at boundaries**

Although the Character Areas are defined by mapped boundaries, in reality boundaries are sometimes not so clearly defined and different landscapes can grade into one another. Areas of land which sit on or close to a boundary, may exhibit characteristics of both adjacent Landscape Character Areas.

Where the development straddles the boundary of two or more Landscape Character Areas, there is likely to be distinct character differences and a separate assessment for each part of the site within a different character area may need to be undertaken.

### **Setting**

The consideration of impact on land outside the immediate boundary of a proposed development site is necessary when assessing impact upon landscape character and visual impact. Taking a look at how a development may impact on its wider surroundings is essential as sites do not exist in isolation; rather they sit within the landscape and have a relationship with it.

There are two types of setting, Landscape Character Setting and Visual Setting and it is important they are considered separately. Landscapes which are of common character are often much larger than an area which can be viewed from a single vantage point eg Bodmin Moor is a large expanse of upland moorland with a common character, yet it is impossible to view all of Bodmin Moor from a single place.

For the above reason, it is not enough simply to consider the impact of the development on a site in its immediate visual setting. The impact of the development in the wider landscape context must also be assessed, and this may mean that a wider geographical area should be taken into account when assessing the impact on landscape character. Setting is explored in further detail in the assessment guidance (Appendix 3, Steps 1,2 and 3)

### **Pressures for change and condition**

Information on Condition and Pressures for Change is available within the LCA description. It is important to be aware of the condition of the landscape as described and the forces acting upon it in order to understand how this landscape has been changed and how it may change in the future. The condition description should indicate if this change is positive or negative. Development which acts as a force for change that will result in a deterioration of landscape condition is likely to be inappropriate; conversely development may have the potential to restore or enhance landscapes which are in degraded condition. More information can be gained at site visit stage about the condition of the landscape in that locality and this information considered as part of the value assessment.

### **Vision/ Objectives and Planning and Land Management Guidelines**

The Character Area Vision and Objectives indicate the desired state of the landscape in this area. The CA Planning and Land Management Guidelines should set out steps which should be taken to achieve the desired state. Development which contradicts the guidelines may not be appropriate; similarly each development should seek to positively address some of the recommendations set out.

## Appendix 2 - Site Visit      Getting an overview

Landscapes are made up of a combination of different elements or attributes. These attributes combine in different ways to make the landscape distinctive to a particular area. These attributes are described using the same headings, following the same format within each of the 40 Landscape Character Area descriptions. The different attributes described within each Landscape Character Area descriptions are outlined in **Table 1** below which also gives an overview of how these attributes relate to different aspects of a development.

**Table 1: Landscape Attributes**

Landscape Attributes	Aspects of development
<p><b>Geology and soils</b> Geology defines the character of the landscape and the associated stone is often used in vernacular buildings and structures.</p> <p>This characteristic will be exhibited in cliffs, rocky outcrops, quarries, stone faced hedges and walls and buildings built of local stone</p>	<p><b>Materials design</b></p> <p>Are the materials used in keeping with local vernacular?</p> <p>Will local stone be used in the construction?</p> <p><a href="http://www.cornwall.gov.uk/stoneguide">www.cornwall.gov.uk/stoneguide</a>  <a href="http://www.cornwallwildlifetrust.org.uk">www.cornwallwildlifetrust.org.uk</a>  <a href="http://www.ercis.co.uk">www.ercis.co.uk</a>  <a href="http://www.cornish-mining.org.uk">www.cornish-mining.org.uk</a></p>
<p><b>Topography and drainage</b> Topography influences the type of development that is possible.</p>	<p><b>Siting</b></p> <p>Is the development designed with land contours? Does the design minimise the visibility of the development within the landscape?</p> <p>Does the drainage/ SUDs plan for the development reflect characteristic patterns of rivers, streams and areas of standing water?</p> <p><a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a>  <a href="http://www.ciria.org.uk/suds/">www.ciria.org.uk/suds/</a></p>
<p><b>Biodiversity</b> The main biodiversity action plan (BAP) habitats are described</p>	<p><b>Action for biodiversity</b></p> <p>Will semi-natural habitats be lost due to the development?</p> <p>Are Biodiversity Action Plan species and habitats are conserved as part of the development?</p> <p>How can the design best achieve creation and enhancement of habitats and species within the site? NB. The landscape character area descriptions will only give an overview of the biodiversity value of an area. It is important to refer to the Cornwall Wildlife Trust Biodiversity Best Practice Guidance for Planners<sup>7</sup> and then</p>

<sup>7</sup> Biodiversity and Geological Conservation: Planning Good Practice Guidance for Cornwall' - Nov 2007

Landscape Attributes	Aspects of development
<p><b>Biodiversity</b> The main biodiversity action plan (BAP) habitats are described (continued)</p>	<p>if necessary to take further advice from Cornwall Wildlife Trust, Cornwall Council or Natural England</p> <p><a href="http://www.cornwallwildlifetrust.org.uk">www.cornwallwildlifetrust.org.uk</a>  <a href="http://www.ercis.co.uk">www.ercis.co.uk</a>  <a href="http://www.natureonthemap.org.uk">www.natureonthemap.org.uk</a>  <a href="http://www.incc.gov.uk">www.incc.gov.uk</a></p>
<p><b>Land use</b> The information will describe the typical land use in human terms, usually connected to economic activity e.g. agriculture</p>	<p><b>Sympathetic Land Use</b> Will land use as a result of the development and any mitigation measures be sympathetic with the land use as described, particularly traditional land uses?</p> <p>This information is best used with the Pressures for Change/ Condition information. Do any proposed changes to land use contribute to negative pressures for change or negative elements of condition as described?  <a href="http://www.cornish-mining.org.uk">Historic Landscape Character</a>  <a href="http://www.cornish-mining.org.uk">www.cornish-mining.org.uk</a></p>
<p><b>Land Cover</b> Describes the visible nature of the land such as pasture or tree cover</p>	<p><b>Sympathetic land cover and visibility</b> Will the development result in changes to the land cover as described and will this change be very visible within the landscape e.g. conifer planting in a treeless moorland landscape.</p> <p>Is there potential to change land cover for the benefit of the landscape to be more sympathetic to the land cover as described? e.g. by reversion from tarmac to more informal grass surfaces</p>
<p><b>Field pattern</b> Landscape patterns such as the size and shape of fields or woodland and the type of field boundary e.g. granite Cornish hedge</p>	<p>Do boundaries that form part of the development reflect the landscape pattern in their layout, design and use of materials?</p> <p>Where the proposals including built structures do these disturb or change historical field and woodland pattern?</p> <p>Will the development result in removal of traditional field boundaries?</p> <p>Is there potential within the development to restore Cornish hedges in degraded condition or to build new hedges to restore a degraded field pattern?</p>

Landscape Attributes	Aspects of development
<p><b>Field pattern</b> Landscape patterns such as the size and shape of fields or woodland and the type of field boundary e.g. granite Cornish hedge (continued)</p>	<p>Does the development respect the current scale of the field pattern? NB Ancient Field Patterns are an indication of possible important buried archaeological features and have historic importance in their own right. It is important to consult the Historic Landscape Character Assessment and the Cornwall Historic Environment Record (HER) and take further advice from Cornwall Council's Historic Environment Service or English Heritage.</p> <p><a href="http://www.cornwallwildlifetrust.org.uk">www.cornwallwildlifetrust.org.uk</a> <a href="http://www.erccis.co.uk">www.erccis.co.uk</a> <a href="http://www.natureonthemap.org.uk">www.natureonthemap.org.uk</a> <a href="http://www.incc.gov.uk">www.incc.gov.uk</a></p>
<p><b>Transport pattern</b> The scale, direction, shape and construction materials of the roads and rights of way; how they relate to topography and a description of associated boundaries</p>	<p>Will the traditional transport pattern as described be changed e.g. roads widened or straightened?</p> <p>Will road furniture respect local distinctiveness in scale and materials, guarding against urbanisation in rural areas. e.g. restoration of a traditional fingerpost instead of a new plastic sign</p> <p>Are the boundary features associated with roads and rights of way development consistent with character, are of local vernacular materials, and in the case of Cornish hedges, use local stone and pattern e.g. The use of granite or slate stiles where appropriate instead of wooden gateways.</p> <p>If any part of the rights of way network form part of the development, can trackways and paths be maintained in their current character whilst avoiding urbanisation e.g. tarmacing?</p>
<p><b>Settlement pattern</b> Settlement patterns such as the height, scale, massing and distribution of rural dwellings/ farmsteads/ hamlets/ villages. The space between built development is as much a part of settlement pattern as the buildings themselves.</p> <p>In rural areas this is usually agricultural land which leads to a</p>	<p>Will the development result in a change in the shape of the settlement? Does the development respect characteristic settlement density and guard against negative effects of cumulative development? Is the development consistent with the height, scale and shape of buildings characteristic of the area and the general scale of the landscape? Does the design and use of materials</p>

Landscape Attributes	Aspects of development
<p><b>Settlement pattern (continued)</b></p> <p>close association of the settlement pattern attribute with the field pattern attribute</p>	<p>respect buildings of local character? Would proposed built development fit with the characteristic distribution of dwellings in the area? <a href="#">CISI Assessments</a></p>
<p><b>Historic features</b></p> <p>Historic features which enrich the landscape and cover large areas in places such as the World Heritage Sites [WHS].</p>	<p>Do proposals respect and protect historic features in their setting with consideration for the existence of field archaeology? NB The Landscape descriptions will only give an overview of the historic value of an area. It is important to consult the Historic Landscape Character Assessment and the Cornwall Sites and Monuments Record and take further advice from Cornwall Council's Historic Environment Service or English Heritage.</p> <p><a href="#">Historic Landscape Character</a> <a href="http://www.historic-cornwall.org.uk">www.historic-cornwall.org.uk</a> <a href="http://www.cornish-mining.org.uk">www.cornish-mining.org.uk</a></p>
<p><b>Aesthetic and sensory</b></p> <p>This describes the way the landscape is experienced and the more subjective elements of landscape such as tranquillity, scenic beauty, sense of openness.</p>	<p>Will the tranquillity of the site be degraded maintained or enhanced by the development?</p> <p>Traffic movement, noise, construction impacts, visibility and excessive road infrastructure together with smells, materials, colour and texture are just some of the factors in the consideration of the aesthetic and sensory elements of the landscape.</p>
<p><b>Distinctive features</b></p> <p>Distinctive features e.g. Church towers help to make one landscape character area different from the other.</p>	<p>Will distinctive features of the landscape be conserved and enhanced in terms of their condition and their setting within the landscape, considering visibility and views. E.g. will new development block an iconic view of a distinctive feature from the edge of a settlement?</p>
<p><b>Condition</b></p> <p>The condition description is an important source of information that describes changes that have taken place that have had a landscape impact which can be explored on a site visit.</p>	<p>Will the development contribute to negative trajectory of change in terms of the condition as described? i.e. Will it cause further degradation in landscape condition?</p> <p>Is there potential for the development to improve landscape condition?</p>

Landscape Attributes	Aspects of development
<p><b>Condition</b> indicates how well elements or features in the landscape, such as hedges or woodland, are managed, the health of the landscape in terms of its character, nature conservation value and the effects of existing built development such as housing and utilities structures.</p>	<p>Will the development contribute to existing degrading development resulting in cumulative negative impact on landscape condition?</p>
<p><b>Pressures/forces for change</b></p>	<p>Will the development contribute to any negative forces for change as described?</p> <p> <a href="http://www.cornwall-aonb.gov.uk">www.cornwall-aonb.gov.uk</a>  <a href="http://www.tamarvalley.org.uk">www.tamarvalley.org.uk</a>  <a href="http://www.historic-cornwall.org.uk">www.historic-cornwall.org.uk</a>  <a href="http://www.cornishmining.org.uk">www.cornishmining.org.uk</a>  <a href="#">An Assessment of the Landscape Sensitivity to On Shore Wind Energy &amp; Large Scale Photovoltaic Development In Cornwall (2011 Land Use Consultants)</a> </p>
<p><b>Planning and land management guidelines</b></p>	<p>Does the development contribute to any of the planning and land management guidelines set out?</p> <p>Does the development contradict any of the guidelines?</p> <p>Does the development have the potential to contribute to the guidelines?</p>

## Appendix 3 - Making the assessment

In order to make sound judgements on the sensitivity of the landscape and its capacity to absorb proposed changes, assessments must be made of the following factors:

- The Character Significance of the site and its setting in making a contribution to the wider landscape character (Step 1)
- The Character Vulnerability to the proposed change (Step 2)
- The Visibility of the proposed change within the landscape (Step 4)
- The Value of the landscape to the local community and society in general (Step 6)
- The Mitigation/ enhancement potential of the proposal (Step 8)

### Step 1 Character significance

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It is most important to assess the extent to which the development site and its setting, in an unaltered state are significant to the landscape character of the area. The significance assessment does not consider the development proposed, simply the current site and its relationship to the Landscape Character Assessment.

The Landscape Character Area information describes what is locally distinct in the site and setting of the development. It is important to consider to what level the site contributes to the character of the area as described within the Landscape Character Assessment. This is most easily achieved by breaking down the landscape into its individual components, or attributes. Each attribute is described in detail in the Landscape Character Assessment (also see Appendix 2, Table 1).

Variations in character will occur within a Character Area. Flexibility must be built in to allow for landscape attributes present within the site or site setting that are not described within the Character Assessment. Any other character attributes identified at site visit stage need to be recorded and then assessed for their vulnerability to the proposed development in Step 2.

It is very unlikely that the site and setting would not contribute to landscape character to some extent, particularly in a rural situation. However if for some reason the site and its setting did not contribute to character in any way, this would result in a 'none' value for significance. Sites and setting returning a 'none' value would be highly disturbed and degraded in terms of character and therefore would be also likely to have the most scope for enhancement. In the event of a 'none' value being recorded for significance, it would not be possible to assess vulnerability and take the next step in the process so it would be necessary to proceed to step 5 and undertake a mitigation/ enhancement potential assessment.

### Character setting

As a guide, each attribute of character should be considered to its common extent. For example if a development was proposed within a landscape character area with a prehistoric field pattern, the impact of the development upon the field pattern should be assessed across the whole character area, or even a group of character areas which shared that attribute. The National Joint Character Areas which cover Cornwall at a larger, national scale can provide context in this instance. For example, 'The Cornish Killas' National Joint Character Area covers the slate killas which covers the extent of the slate geology of Cornwall.

### **Variation in character**

Variations in character occur within character areas and some attributes vary more than others within each area. Areas of high biodiversity may occur in parts of a character area e.g. wooded valleys, but biodiverse habitat may be absent in other parts of the character area. The Cornwall and Isles of Scilly Landscape Character Study 2005-2007 defines landscape character at a smaller scale level, with Landscape Description Units. These are the building blocks of the character areas and can assist in pinpointing these variations.

### **Distribution of character**

As well as variations of a character attribute within a Character Area, it is also important to consider the spatial distribution of an attribute within a character area. For example, settlements are usually scattered throughout a character area but usually they are distributed throughout the area in a common way e.g. in a clustered pattern, evenly spaced. It is important to consider the space between attributes as much as the attribute itself and consider how new development can fit into and respect this distribution.

### **Unaltered settings**

The setting of some historic sites may be little changed from the period when the land was first used by human beings. Largely unaltered settings for certain types of landscapes, particularly more ancient ones, may be rare survivals and especially vulnerable to modern intrusions.

### **Assessing setting in practice**

The assessor should examine and familiarise with the character area description at desk study stage and if necessary also consider adjacent character areas, particularly if a proposed site is on or close to a character area boundary.

## **Step 2 Character vulnerability to the type of change**

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The next step brings the plans for the proposed development into the process in order to assess how likely the attributes of character present within the site and its setting would be to adversely change if the development were to take place. The assessor should consider the size (magnitude) of the change caused by the development and the area (extent) over which the change would happen across the site within its setting.

In completing Step 1 the relevant elements of character within the site and the setting should have been identified. The next step is to determine how vulnerable these aspects of character are to the proposed change, giving a 'High', 'Moderate', 'Low' or 'No Change' assessment. In assessing vulnerability we are assessing adverse change or harm to landscape character as a result of the development. If the change is deemed to be positive i.e. having enhancement benefits for landscape character, then an assessment of 'no change' should be recorded. It is important to consider both the immediate development site and the surrounding area (see Step 1 Significance above for guidance on setting).

As with significance, if a 'No Change' assessment is arrived at for vulnerability, the next step would be to assess the enhancement potential of the proposal at Step 8.

### **Step 3 Character Sensitivity to change**

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This judgement is based on the interaction between significance and vulnerability and is based on the strength of landscape character and the response of that character to the proposed development.

Landscape Character Sensitivity gives an indication of the representation of landscape character in the locality of the development site and how stable and robust that character is to the proposed change.

### **Step 4 Visibility Assessment**

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The visibility assessment is based on the nature of change and the interaction of the locality with visual elements of the landscape. When considering visibility, seasonal changes will need to be taken into account. For example if a site visit is carried out in summer a site could appear well screened but this may not be the case in winter when the trees have no canopy. The results tables suggest a series of questions to consider when assessing visibility based on the following:

#### **Visual Setting**

Consideration should be given to the impact of developments on wider visual setting. This consideration should extend to the effects of any necessary infrastructure (such as power transmission lines, access roads and signage) and to the individual as well as the cumulative impact of developments. Seasonal variations in visual impact should also be considered.

Factors which should be borne in mind when assessing the impact of developments upon visual setting are set out below. The list of considerations on visibility is by no means exhaustive and there is flexibility in terms of the potential weight attached to each. This allows the assessor to use professional judgement on the visibility assessment whilst recording assumptions made will still achieve transparency.

#### **Views from points of public access**

Can the development be viewed from any settlement, rural housing, public footpaths, roads or areas of open access land? The rest of the assessment on visibility should be based on the careful consideration of points of public access from which the development may be able to be seen, once completed and distance views should be considered.

#### **Important views, sightlines and vistas**

Will the development interrupt or block any significant view from a point of vantage to a natural or man made feature (including views out to sea)

#### **Visual merging of development**

Will the development result in

- the visual merging either of two separate areas of built development within a settlement or the countryside
- visual coalescence between two settlements
- visual merging of any other kind of development e.g. tall structures into a single view.

Visual merging/ coalescence has a relationship to cumulative development (see below)

#### **Screening**

Will the change in the landscape be highly visible, based particularly on the nature of the

landform and the extent of existing tree cover? Will the development break the skyline when viewed from areas of public access?

### **Numbers of people**

Are significant numbers of people likely to perceive any changes e.g. as residents, visitors, people travelling through or engaged in recreation e.g. walking or as people working?

### **Visual dominance and scale**

Developments vary widely in their type, size and extent, from a small section of new Cornish hedge to a large housing development or a wind farm. The planner must consider if the new introduction will dominate that landscape and whether the proposed scale of development respects the scale of the landscape and features within the landscape. The settlement pattern and field pattern attributes within the Character Area description can assist in this judgement. Where an historic feature (such as an engine house or a church tower) is the most visually dominant feature in the surrounding landscape, adjacent construction which could compete for that dominance (such as a mobile phone mast) may be inappropriate. Equally if the field pattern is of a small scale, a large structure such as a wind turbine would be out of scale.

### **Invisibility and sight lines**

Intervisibility of built or natural landscape features should be considered. For example certain archaeological or historic landscape features were intended to be seen from other historic sites and designed/ estate landscapes invariably involve key vistas, prospects, panoramas and sight-lines, or the use of topography to add drama. Developments should respect this intervisibility and development which interrupts or obscures this intervisibility may be inappropriate.

### **Vistas and views**

Views are usually taken from a point of human vantage such as from the edge of a settlement or from a footpath cresting the brow of a hill. They extend to a focus point or feature of interest. These focus points can be man made such as an engine house or monument, or they can be natural such as a granite tor or river estuary. In Cornwall, views to the sea are very important to reinforce the County's coastal character.

When assessing visual setting these important views and vistas should be carefully considered and development which interrupts or entirely blocks a view may not be appropriate.

### **Cumulative impact**

Cumulative impact is basically answers the question are there other similar structures within the visual setting of the development? Cumulative effects can be described and assessed from static viewpoints, and as sequential effects as you move through the landscape.

Similar structures will mean structures of similar size, shape and scale for example wind turbines, telegraph poles and telecommunications masts may be classed as 'similar structures' as they are all tall vertical structures. Generally cumulative impact is negative where the development is considered a detractor in terms of character as further development/ structures will compound and add to that impact. In other words existing development should not be a reason to add further development.

## **Step 5 Landscape Sensitivity**

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This element is described under Appendix 3 – Making the assessment

This is an intermediate judgement made that combines Landscape Sensitivity to the Type of Change with Visibility, the visual response of the landscape to the type of change, building up an extra layer of detail.

This is an intermediate judgement which enables the officer to assess the interaction between the visibility of the proposed change and landscape character sensitivity to the proposed change.

## **Step 6 Value Assessment**

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Value needs to be considered not just for the site, but also for the site within its landscape setting, in order to try to bring the human response to the landscapes into the assessment.

Human response is partly what turns land into the concept of landscape; therefore it's important to consider if current human responses to the landscape in question are positive ones, and to include this in making the decision on the appropriateness of the development. Landscape quality can also be linked to landscape value on the assumption that well maintained and well looked after areas are valued more than landscapes which are in poor condition and have become degraded.

There should not be overreliance on designations as the sole indicator of value.<sup>8</sup>

The set of suggested questions is by no means exhaustive and there is flexibility in terms of the potential weight attached to each consideration. Value is much more subjective than the other assessments and local knowledge of the assessor could be of great benefit when assessing landscape value, provided that any extra information used to assess value is recorded as part of the process.

## **Step 7 Landscape Capacity**

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The capacity judgement combines Overall Sensitivity with the Value placed upon that landscape by society and community. Sensitivity judgements tend to be reasonably objective and value free. However it is necessary to consider human responses to the landscape, how people value the landscape and landscape quality as part of the decision making process. These aspects are considered in making the final judgement on capacity. Landscape Capacity refers to the degree to which a particular landscape character is able to accommodate the development without significant effects on its character or overall change.

The significance of a locality in terms of local landscape character (i.e. the contribution which the locality makes to landscape character) is likely to be inherent and will not change if a different development is proposed. Vulnerability and visibility will change according to the type of development that is proposed. To a certain extent, the value attached to a landscape is inherent, although the degree to which that value is compromised will change according to the type of development proposed and the officer will need to pay regard to this when making a capacity assessment.

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<sup>8</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment ; Third Edition

## Step 8 Mitigation/ Enhancement potential

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Mitigation measures need to be considered throughout the design process and for each stage of the development through construction, operation and decommissioning (where appropriate). This step can be used to examine how identified impacts on landscape character can be avoided altogether, to what extent they could be mitigated or how new positive character can be created. Landscape mitigation should be designed to suit the existing landscape character and the needs of the locality, respecting and building on local landscape distinctiveness and helping to address any relevant existing issues in the landscape (enhancement).

Appendix 2 - Table 1 describes some of the issues which may need to be considered during the design and mitigation process.

This step can also be used to set out how the development will create a positive and distinctive character or enhance the landscape in the following situations where the :

- landscape is degraded/ in poor condition and currently makes no positive contribution to landscape character
- development is of such a nature that, in terms of character and distinctiveness, there is a positive outcome or no adverse impacts on landscape character could be identified

Using this Toolkit as part of pre-application discussions will highlight sensitive and vulnerable elements of the character where mitigation measures need to be considered to ideally avoid, or reduce adverse effects on landscape character and visual amenity.

These can then be integrated into the scheme before the application is submitted for determination.

When using the Toolkit to assess the capacity of the landscape as part of the determination of a full planning application the assessment process will still highlight the sensitive and vulnerable character and visual elements of the landscape, and a judgement can be reached as to whether the proposed mitigation measures (if any) are sufficient to reduce or offset the adverse significant effects, or whether amendments need to be made to the scheme.

## Appendix 7



# PORTHLEVEN DRAFT VILLAGE CHARACTER ASSESSMENT



## **Porthleven Village Character Assessment:**

### **Area 1- Harbour section of the Porthleven Conservation Area**



#### **History and evolution**

Early records show a small fishing village at the end of a wooded valley and marshland with a creek and stream flowing into Mounts Bay being where the present day harbour is situated. There was no harbour at this time and the boats were pulled up onto a shingle beach, the stream running through the valley carried mining waste from further upstream which silted up the low lying areas.

There was not a safe haven for vessels between Penzance and the Helford River and the area around Porthleven was rich in tin and copper also china clay was discovered at Tregonning Hill. At this time all the minerals were exported from Gweek on the Helford River, there was a growing need for a harbour in Porthleven.

On the 26<sup>th</sup> June 1811 an act of parliament was passed for the construction of a harbour at Porthleven and the Porthleven Harbour Company was formed. The company had the right to compulsorily purchase land around the harbour and to construct the harbour and

associated buildings. The harbour was built between 1811 to 1825 it provided a safe haven for the fishing fleet and facilitated the export of copper and tin, coal from South Wales was brought into the harbour.

The harbour was not a great financial success and in 1855 was leased to Harvey and Co. of Hayle. The harbour inner basin was made deeper and in 1858 the inner harbour was built giving more shelter and at this time the harbour became more successful. Coal, limestone and timber were imported and the continued export of tin, copper and china clay took place.

In the mid 1800's boatbuilding started and became one of the main employers with the production of clippers, schooners, yachts and fishing boats. Another industry that grew up at this time was net making and there were various net making lofts around the harbour and also further into the old village area and Gravesend. By the last quarter of the 19<sup>th</sup> century Porthleven had grown into a small working village with the industry mainly around the Harbour. The iconic Bickford Smith Institute was built in 1884 it was initially a reading room but is now used as the council office. The production from local mining was at its peak around this time but then declined drastically and by the end of the first world war mining had almost ceased this affected the economy of the harbour. The depression of the 1920,s put an end to boatbuilding other than a small boatbuilding shed at the beginning of Methleigh bottoms. Fishing was the only industry left in the harbour area although some of the net lofts survived and some coasters still used the port periodically both up until the 1960's. The harbour and surrounding area suffered a period of economic and physical decline for most of the 20<sup>th</sup> century. Ownership of the harbour changed hands several times.

Boat building started again in Porthleven in 1961 and employed a lot of local people directly and indirectly. Large vessels were built including a pilot boat for Milford Haven, there were also state of the art vessels built including hydrofoils. Due to a decline in orders the yard closed in 1976. Part of the boatyard went on to be the village supermarket. During this period the old boat shed along Methleigh Bottoms was converted to a factory producing canned seafood and became famous for its Crab soup

From the 1990's up until the present day the harbour area has evolved to be mostly tourist orientated. This area had three garages serving fuel, numerous shops that included newsagents, butchers, grocers all supplying a service to local people, they have now disappeared to be replaced by restaurants, cafes, takeaways

and gift shops. Some of the old industrial buildings, old shops and cottages have been demolished and replaced with flats, cafes and houses. Other old industrial buildings around the harbour have been converted into commercial and residential use. The harbour area is no longer occupied by local people it is almost totally second homes or holiday lets. The boat yard is now a mixture of light industrial units and commercial units.

## Setting in the wider landscape

The harbour is at the bottom and at the mouth of a steep valley facing south out to Mounts Bay. The harbour cannot be observed approaching from any direction and can only be observed from any great distance when approaching from sea. The harbour was built to the natural contours of the stream and valley and fits into the natural flow of the valley. Like many Cornish harbours of its time it was an extension of what nature had already provided.

## Settlement Edge

To the East of the harbour the settlement edge is the old village the buildings are of similar age and style and both areas flow together seamlessly. The North settlement area is the recreation ground and park a large expanse of grass the settlement edge is made up of the stream that runs the length of the valley. To the West the settlement edge is arable and pasture farmland the edge consists of Cornish hedges.

## Identify and map village character

The harbour has its own distinct character and has not changed from when it was completed in 1825 it was constructed in stone and large granite quoins and uses the natural sweep of the valley to produce its shape. The harbour has been repaired and renovated in the last two years and is now in better condition than it has been for many years. There is a safety rail around the inner harbour but not the outer harbour. The roads both sides of the harbour are private roads belonging to the Harbour and dock company they are well kept with no parking restrictions and on road parking, the road on the east of the harbour has some pavements but there are no pavements on the west road. There are seating areas around the harbour and older style ornamental street lighting.

The B3304 the main road from Helston passes across the harbour head where there are two bus stops. There is a large grass area on the harbour head which acts as a barrier between the main road, industrial boatyard and the Harbour. This area of grass is used for leisure activities in the village and for outside seating for some of the restaurants and cafes, it is also used for market stalls. The boatyard is made up of 20<sup>th</sup> century industrial units and along the front is a two storey block built former office block that now incorporates commercial businesses. There is an area in the boatyard set aside for storing boats.

To the east of the harbour is Breageside which consists of an upper and lower road. The lower road along the length of the inner harbour consisted totally of old industrial buildings, lime kiln, warehouses, fisherman's stores and china clay store they have almost all been converted to restaurants and holiday accommodation. Further along this road is the public house "The Ship Inn" it is one of the oldest buildings in Porthleven it is raised above the road and of stone construction. Continuing to the top of the hill there is a mixture of large detached houses and smaller Cottages built at different times. On the sea side of this road is situated an old world war two pillar box and the old granite built lifeboat house which is now an art gallery.

The upper road is cut into the old slate cliff and the properties are on one side of the road with views of the harbour and the Lizard. The length of this road the houses are different style size and design some are stone but most are cut granite fronted. At the very top of the road where it leaves Porthleven there are some substantial Victorian granite built properties with bay windows there are also two modern properties on this road. At the top directly overlooking the cliffs and sea are two large new block and stone built detached properties occupying the land where a row of cottages once sat. There are other smaller cottages and houses in this area.

Methleigh Bottoms which leads out of Porthleven towards Penzance has two modern blocks of flats built in the 21<sup>st</sup> century on the land that was Olivers boat yard and later the Crab factory stood. There is also one detached and two semi-detached older properties and a single storey office. Opposite is a green area with deciduous trees that is well kept.

Commercial Road is situated to the east of the harbour on the Sithney side it starts with what locals call the square. On the square is an old large wooden gate that is used as the village notice

board, the council notice board and an old red phone box are in this area. The road starts with a row of single storey shops dating to the 1920's block built with slate roofs. Old granite buildings continue which include the Harbour inn, some shops, art gallery and holiday lets the old warehouse that is on the corner of Salt Cellar Hill is on three storeys and is now used for commercial activities. Beyond where there stood some old wooden shops, cafes and a terrace of cottages there are now new granite fronted buildings incorporating a café and a terrace of houses. High above the road and supported by a retaining wall there is the substantial Bay View Terrace a row of Victorian style houses backing onto the cliff built in 1905 they replaced the demolished Buenos Aires Row. At the end of the road adjacent to the pier is the Bickford Smith Institute built of Granite with a tall clock tower with a clock face on all four sides. There are public toilets below the institute and old stone cottages adjacent to the institute.

Shute Lane goes to the back of Commercial Road and other than two small developments of modern houses it is a mixture of old cottages and a couple of commercial premises. There is a brick built public toilets.

## Draw out key qualities

The Harbour is the focal point for residents and visitors alike, it is a meeting place especially the square where people have met up with friends and acquaintances to pass the time of day for generations. There is seating around the harbour where people can sit and take in the view or enjoy a takeaway from one of the many establishments in this area. Porthlevens main park is only a few yards from the harbour where there is a playground and large grass area. The most spectacular views are from the outer harbour and pier.

There are a lot of older historic buildings in the harbour area many are old fisherman's net lofts and stores and although now converted for residential or commercial use some have still kept their character. The old iconic clock tower now used for council offices is situated at the entrance to the harbour adjacent to the pier. This building is used with the waves breaking over the top for news bulletins of winter storms in Cornwall. The harbour and the clock tower are usually the two aspects of Porthleven that stays in their memory after visiting the village.

After storm damage in recent years the harbour has had extensive repairs and refurbishment and is now in good condition. The harbour is now used mainly for resident's private boats that they use for fishing or pleasure, for a fee visitors boats can be launched off the slipway.

To the west of the harbour is a rocky outcrop that is very popular with surfers with people travelling to the village to enjoy the surf. People also enjoy rod fishing from the walls of the outer harbour and the pier. In the summer children use the outer harbour to swim and dive where they can access the water by steps on both the east and west side of the harbour.

## Draw out key issues

The harbour was built as a working harbour and was always a hive of activity with a large fishing fleet, boatbuilding and steamers off loading and loading cargos. Fishing commercially is now almost extinct in Porthleven with only a small handful of boats still fishing out of the harbour and mostly selling directly to the local restaurants. There was boatbuilding in Porthleven almost from when the harbour was built and a large number of people were employed up until the boatyard finally closed in 1976. Steamers and coasters have not used the harbour for fifty years.

The harbour has now completely changed from a working environment with only some light industry in the old boatyard to an area of residential and leisure use changing the character and eroding the environment that attracted people in the first place. On both sides of the harbour and the harbour head there are numerous restaurants, cafes and takeaways not catering to the needs of the local population but more to the needs of tourists and second home owners. The large majority of residential property immediately surrounding the harbour is either holiday lets or second homes and local people who used to occupy this area can no longer afford to live around the harbour.

This part of Porthleven suffers some of the worse traffic congestion and parking in this area is inadequate for the amount of people who want to visit the harbour.

Future development in this area would be very controversial and would probably change the character and setting of the harbour. There are plans submitted to build shepherds cottages on a green site on high ground at Breageside, this is the last green area surrounding the harbour and this would change the setting from the east side of the harbour. There is a small pocket of land behind the

shops at the beginning of commercial road, this is in the centre of the village and in a predominant position and thought should be given before any changes are made to this area. In the past there have been suggestions that the harbour head and boatyard could be used for the building of residential properties if this was carried out it would completely change the character and setting of the harbour.

A key issue in the medium and long term in the harbour area is global warming and rising sea levels. This area was last flooded in 1993 with high rain levels causing the stream that runs through the valley to breach its banks in conjunction with high tides. Work has been carried out since then to the stream to alleviate the problem but with further development in the village natural drainage will be removed and excess water will make its way down to the lower ground in the valley. Higher sea levels along with the storms experienced on this coast properties around the harbour especially the outer harbour could experience damage and flooding.

**Area 2 – Seaside section of the Porthleven Conservation Area**



**History & Evolution**

The earliest part of this area in Porthleven was part of the original settlement and the old fishing village and as such is a very important part of the overall character of this section of the area. The majority of buildings date from the early 1800's although it is possible as some research has shown that some may be slightly earlier although now much altered and no doubt "sitting" on earlier 18<sup>th</sup> century foundations. The majority of build took place following the passing in 1811 of the Parliament Act which enable construction of the 'original' harbour to commence; this was completed in 1825 with a substantial amount of buildings being completed by the 1840's. Prior to the harbour being established fishing boats were pulled ashore onto a suitable part of the shingle beach.

Later on as the port developed a net making and repairing industry appeared and apparently thrived with various 'net lofts' being located amongst this densely packed area of buildings.

In the later 1800's the residential properties Peverill Terrace (then quite grand detached and semi-detached villas) together with some other property between them and Cliff Rd & Loe Bar Rd were built.

**Setting in the Wider Landscape**

It is readily apparent that a significant proportion of the properties are a minimum of 100 years old and many in the old fishing settlement averaging probably 175 years old.

The character of these make a major contribution to the "Seaside Section" of Porthleven's overall setting in the Landscape.

A large proportion of Peverill Terrace, together with some properties just below this, face west or south west and therefore due to the extremely steep slope down to the harbour level all stand out rather prominently, though not detrimentally, as when approaching from the west other more modern properties above (in another assessment area) assist in the blending into the landscape.

The remainder of properties cannot be seen that well or at all when approaching from the west as they generally face south or south east, outwards to the sea from the natural topography of the land. They therefore sit well in the landscape and a similar impression is obtainable from out at sea.

### **Settlement Edge**

From the top North West corner, this area of the settlement is a smooth and seamless continuation of the “Village” area – Peverill Road leading onto Peverill Terrace and the top of Salt Cellar Hill.

From the west the “Harbour” area properties of Bay View Terrace also follow the natural contours at a much lower level and therefore also flow into this settlement edge.

Finally, the South/South east boundary also doesn't meet with the landscape directly but meshes with the structures in area 3.

### **Identify & Map The Character**

#### **Layout**

Generally, and irrespective of period, buildings tend to follow a linear layout following the natural contour lines.

#### **Characteristics – Size & Scale**

Nearly all of the properties are of two storeys, with only some added extensions to the rears being single storey. There is one ‘modern’ bungalow ‘Spring Tide’ whose entrance is off the harbour side of Peverill terrace.

The whole range of building types are represented in this area –detached, semi-detached, terraced (of varying lengths) and some larger detached properties with larger plots.

Whilst many of the old village properties have small back yards or even none at all (backing onto a narrow passageway) those in Peverill Terrace and others of similar period have rear and front gardens. However the rear gardens tend to be steeply sloping with only a limited amount of cultivating space and the front gardens being quite small. Some of the latter have had front walls removed to provide additional parking for holiday let purposes.

### **The Building Materials that Make up the Character**

#### **Roofs**

Slate, either natural or more modern ‘synthetic’ are a dominant choice/feature combined with tiled ridges and hips. Chimneys, where retained, tend to be brick built up from a masonry stack below roof line.

At the rears of properties where small extensions have been made flat roofs appear to be a common choice.

One property, “Straw Top” in Loe Bar Rd retains a thatched roof. Other properties in this area are thought to have had a similar covering when originally built.

**Walls**

Older buildings are generally of solid stone (probably local) or in some locations stone clad on more recent periods of construction. A significant number of properties incorporate visible alternating granite quoin stones at corners, reveals to windows, and granite or other stone cills below with lintels above.

Finishes – predominately rendered (rough cast, patterned, and smooth). Where this (render) occurs some of the quoin stone features have been accentuated, other quoins though covered over. The render gives added protection to whatever the substrate – some local stone is known not to weather well over a period of years/decades. In addition a significant and predominant feature on rendered surfaces is the application of a modern white masonry paint although a few other shades have been noted. Vertical slating can only be seen covering quite small areas of wall in isolated and random locations.

**Windows**

Due to their enhanced properties many windows have been replaced with UPVC double glazed. The styles of these vary - bays, side hung & top hung casements, fixed panes or a mixture of all. In addition some properties have used UPVC replacements in the form of vertical sliding sash windows that are more in keeping with the period and the original timber equivalent. A bow fronted entrance exists in Cliff Rd.

Timber windows are still in existence but will require regular maintenance in view of the coastal location. In Mounts Rd some properties have added shutters of varying types for extra protection against severe winter storms, high seas, spray together with wind-blown sand/shingle.

**Doors**

Many different styles exist – solid, framed and panelled, glazed, part-glazed etc.

It is doubtful if any of the doors have survived as originals although replacements may have replicated as near as possible the previous design/character.

Some wooden doors have been replaced with UPVC no doubt being incorporated with a change of windows.

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All the above observations, whilst somewhat generalised relate to ALL periods of construction in this area, irrespective of style, size and proportions of individual properties they have either retained or incorporated all the elements. This all serves to provide a consistent mix forming and pleasingly blending in with the overall character of this part of Porthleven's settlement.

**Roads**

The significant roads in this area are Peverill Terrace, Cliff Road, the lowest part of Shrubberies Hill, Loe Bar Rd, and Mounts Road.

Peverill Terrace, whilst rising gently from its junction with Peverill Rd follows, on plan the natural curvature of the hillside. It has become a significant traffic route (especially for the locals and visitors on holiday) and varies in width from 5m - 6m. There is a noticeable absence of road markings (except at junctions

and the provision of one disabled parking bay) together with minimal road signage. On street parking occurs regularly on the harbour side of the road and when full (especially in holiday periods) together with the curvature and slope can present problems of passing for motorists as the road is two way. Cliff Road – Is a one way extension of Harbour Rd from the Institute rising steadily to the junction with Loe Bar Rd. It is approx. 4m wide and has double yellow parking restriction lines both sides currently operative from 1<sup>st</sup> June to the end of September.

Shrubberies Hill (Lowest part thereof) – approx. 4.50m wide rising quite steeply from Cliff Rd although the the steepest and narrowest section is outside this area (see area 3).

Loe Bar Road – Varies in width from the 2.5m wide pinch point by the Old Chapel (albeit a two traffic system) to circa 5m. Minimal road markings and signage. A kerbed pavement exists abutting the boundaries of 1-12 Mounts Bay Terrace.

Mounts Road – this is probably now the closest road to a protected cliff edge in Porthleven! It is now pedestrianised for approx. a third of its length from the east/south-east end. From the opposite end it is very narrow (circa 3m) allowing vehicular access (drive in, reverse out) to some properties. Double line restrictions in force. Further erosion hopefully protected by 1990's sea defence works.

Generally street lighting posts, columns or other mountings are spaced at about 32m intervals and the level of lighting is therefore in fact quite low and therefore not too intrusive.

## **Conclusions**

### **Key Qualities**

Undoubtedly, it is all of the “old fishing village” buildings and the imposing Victorian properties of Peverill Terrace that makes this area not only very special and possibly unique but one that begs to be looked after and thus the character preserved for future generations.

In fact the whole of this area forms a part of the overall Conservation Area for Porthleven and is subject to the provisions therein.

Not surprisingly, within this area, there exists a number of both notable and indeed a few listed buildings e.g.:-

### **Key Qualities continued**

#### **Notable (of Public Interest)**

Cliff Road – Anchor Cottage, Bay Cottage, Mounts Bay Cottage, and Cliff House

Loe Bar Rd – ‘Homeside’, ‘Sandpiper’, ‘Trellissick’, and ‘Trebeddow’.

Peverill Terrace – Former Coast Guard Station and the War Memorial.

#### **Listed (Grade II)**

Loe Bar Road – ‘Ring of Bright Water’ aka ‘Tamarisk’, ‘Strawtop’ and the fisherman’s

cabin (opposite No 1)

Although many ‘day trippers’ tend to confine their Porthleven exploration to the immediate Harbour Area ending by the Institute or pier area, many others staying longer will explore this sector further, as indeed will the coastal path walkers as the coastal walk to Loe Bar appears in many publications.

**Key Issues**

In future years the longer term preservation of the old fishing village properties could depend on two main factors –

- a. The continued effectiveness and the continuing repair and maintenance of the 1990's sea defence works, and
- b. Any damaging results of future “super” storms (both in intensity and regularity) that current climate change forecasts are predicting.

It must also be borne in mind that a high proportion of the property in this location is one of holiday lets and second homes. Should this ‘business use’ decline, for whatever reason in the future, the knock-on effects could have a significant impact on the character? As many properties are blessed with harbour and/or sea views, and if these then came onto the open market (or indeed be unmarketable for longer term living, in this or a future day and age) either the value would be out of reach of the next local generation, as in other parts of Porthleven, or a number of properties could become empty?

Whilst there is hardly any opportunity for infill development, as there already is a relatively high density in existence, any attempt to demolish and rebuild would no doubt be controversial. Unless this was very carefully and sympathetically controlled it could materially change the character and nature of this historical part of Porthleven.

### **Area 3 Gravesend, Highburrow & Beyond**



#### **History & Evolution**

This area which is outside of the Conservation Area extends up the hillside to the north of the old fishing village, until it meets the fields just below the plateau/farmland area. It extends eastwards from Shrubberies Hill through Gravesend and Highburrow via the linear strip of properties beyond Tye Rock to the N.T. carpark. The only other property 1/4 mile beyond this is the isolated Bar Lodge of the Penrose Estate.

A highly significant majority of properties (domestic) have been built in phases from the late thirties, and post 1945 (Ocean Crescent), 1990's Sunny Bank, through to the present day 2014-2015 Phase 1 of the Shrubberies development.

There appears to be no buildings in this area built for commercial use. The current coastguard equipment store is located in a garage type building within this area.

#### **Setting in the Wider Landscape**

Hardly any of the properties (with the exception of part of the Shrubberies) can be seen that well or at all when approaching from the west as they generally face south or south east outwards to the sea from the natural topography of the land. They therefore sit well in the landscape and a similar impression is obtained from out at sea, although it is readily apparent that the style, layout and character is naturally different to the "Seaside" Area 2 below it.

### **Settlement Edge**

The landscape meets this settlement area in a smooth fashion from the east or south east, as the fields, grassland etc. above the ribbon or strip development beyond Gravesend/Highburrow “gives way” to a somewhat denser village pattern.

The settlement layout, having been built to follow the natural topography as closely as possible, therefore sits well within the landscape. However, as mentioned elsewhere in the LLCA (LDU 122) the current build at the Shrubberies is becoming a dominant feature and breaks the skyline when approaching from the west (Rinsey direction) the extent of which obviously depends upon the height above sea level that the observation is made from. Viewed from the east/south east (Loe Bar end) the settlement is significantly hidden by both the topography, Cornish hedges and the wooded strip adjacent to Coopers Lane. It is only some of the buildings in the linear strip and those at the eastern end of Sunny Bank that are visible from the top of the steps adjacent to the N.T.car park.

Whist the whole character of this area is totally different to that of Seaside area 2, the road at Shrubberies Hill provides a natural border demarcation at the western end..

### **Identify & Map The Character**

#### **Layout**

Generally, and irrespective of period, buildings tend to follow a linear layout following the natural contour lines.

However, certain developments i.e. Ocean Crescent and some properties at the Shrubberies align at right angles to the contours and follow the varying steepness of slope.

#### **Characteristics – Size & Scale**

A large percentage of the properties are of two storeys, although some bungalows exist in the Ocean Crescent area and other isolated “pockets” where ground slopes and other conditions are suitable.

The whole range of building types are represented in this area –detached, semi-detached, terraced (of varying lengths) and some larger detached properties with larger plots. E.g. Tye Rock House with it’s driveway and Bar Lodge near the coastal path and part of the Penrose Estate.

There are a number of features compared to that of Area 2 “Seaside” that together form the character and these are:-

- 1, Lower density of dwellings.
2. Front and rear gardens with some sheds and workshops.
3. Some driveways where garages or off street parking has been provided.
4. “Estate Roads” with pavements and kerbs.
5. The non –lineal crescent shaped plan layout of Ocean Crescent.
6. A greater feeling of openness.

There is also a redundant quarry within this residential area containing a large ‘battery’ of garages.

### **The Building Materials that Make up the Character**

#### **Roofs**

Slate, either natural or more modern ‘synthetic’ are a dominant choice/feature combined with tiled ridges and hips. Chimneys, tend to be brick or block built,

some having a render finish applied to match facades. There are probably no more than approx.10 properties out of the whole that have tiled roofs. At the rears of properties where small extensions have been made flat roofs appear to be a common choice.

**Walls**

Most buildings have either brick or blockwork walls with cavity construction depending on the era of build. Some stone cladding or reconstituted stone blockwork on more recent periods of construction. Some dwellings in Ocean Crescent appear to have a prefabricated concrete panel type of construction that may have been a cutting edge technique at the time of build? Or at least a very early example of this form.

Finishes – predominately rendered (rough cast, patterned, pebble dashed and smooth).This render gives added protection to whatever the substrate. In addition a significant and predominant feature on rendered surfaces is the application of a modern white masonry paint although a few other shades (some being rather garish and not to everyone’s taste) have been noted. Very little vertical slating can be seen.

**Windows**

Due to their enhanced properties many windows are UPVC double glazed. The styles of these vary - bays, side hung & top hung casements, fixed panes or a mixture of all.

Some timber windows are still in existence but will require regular maintenance in view of the coastal location.

**Doors**

Many different styles exist in line with whatever the trend at the time of build, although no doubt many have been subject to replacement. Most doors have a glazed section although the sizes of these together with shape and proportion to overall door size vary.

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All the above observations, whilst somewhat generalised relate to ALL periods of construction in this area, irrespective of style, size and proportions of individual properties they have either retained or incorporated all the elements. This all serves to provide a consistent mix forming and blending the overall character of this part of Porthleven’s settlement, although the edges of each period of development is clearly defined within the whole.

**Roads**

The “prominent” roads (albeit unclassified), are Loe Bar Road (continuation beyond Seaside Area 2), Shrubberies Hill (from where Cliff Rd ends), Coopers Lane, Sunny Bank, Ocean Crescent and Mounts Bay Terrace.

Loe Bar Rd – circa 5m wide follows the undulating topography to the N.T. carpark. Minimal road markings and signage. No pavements.

Shrubberies Hill – Upper Section – average 5m wide but generally quite steep with a 1:7 pitch at a 4m wide pinch point just before the new Shrubberies Estate begins. This necessitates vehicles giving way to ascending traffic although there is no signage that makes this mandatory. The road widens to in excess of 5m when it somewhat levels out at the 60m contour, where a

kerbed and paved footway exists on one side of the road up to the commencement of the 'S' bend.

Coopers Lane – a narrow or very narrow lane with some 'blind' corners, leading to Highburrow and Cornwall Council's free car park. No footpaths but has Cornish hedges to the seaward side and a lineal copse to the plateau side.

Sunny Bank & Ocean Crescent – both are circa 5m wide estate roads with paved footpaths, tapered and dropped kerbs to driveways/crossings – no road markings nor signage except at junctions.

Mounts Bay Terrace – 5m wide surfaced road but no footpaths.

Generally, - Street Lighting is adequate and therefore not overpowering.

### **Conclusions**

#### **Key Qualities**

An area of openness – light airy spaces between or in front/rear of properties, although no actual recreational play spaces are sited in this area.

Gardens to fronts and rears.

Some properties will have sea views or at least glimpses of.

#### **Key Issues**

There are properties on the cliff side of Loe Bar Rd which are currently beyond the protection of the extent of the coastal protection retaining walls. These include several large modern detached buildings and the older Tye Rock House.

Whilst many studies are being undertaken into climate change, super storms and last but not least coastal erosion, the fact remains that this non protected area is likely to be most vulnerable to future adverse weather, tidal and sea conditions.

Additional expansion of further two storey developments at the Shrubberies or above the 60-65m contour will undoubtedly affect the character of the settlement here as the skyline will be broken.

The existing redundant quarry within the built up area is something of an eyesore with a large battery of rather dilapidated garages in its base Perhaps a better community use can be found to both improve the appearance and value of it?

Finally, further expansion of the settlement eastwards from Highburrow (above the lineal strip of property already there) would have a severe effect on the character.

## Area 4 - Village section of the Porthleven Conservation Area



### History and evolution

In the 14<sup>th</sup> century there was a small hamlet at Torleven which is probably the area that was to become Torleven Farm. The original Porthleven was a small fishing settlement and consisted of a small natural cove with marshland behind. By the beginning of the 18<sup>th</sup> century farm workers and miners were working in the area, the land in what is now the old village was used primarily for farming and mining. The village developed very little until the harbour was built between 1811 and 1825 the initial development was around the harbour. With the increase in trade and fishing from the harbour Porthleven needed to expand, Breageside had high cliffs and to the north along the valley it was marshland so the village grew on the shallow sloping land on the Sithney side of the harbour, most of it developed in the second half of the 19<sup>th</sup> century. Porthleven was split between the parishes of Sithney and Breage until its own parish church was built in 1839, the prominent Chapel in Fore Street was built in 1883. The two terraces of fisherman's cottages at Thomas Street and Thomas Terrace were dated 1879. The Wheal Unity mine was in this area and mining cottages were built at the top of Unity Road between 1860-70. There was very little development in the 20<sup>th</sup> century mainly due to there not being any

available land left in this part of Porthleven. The village started to grow again after the Second World War but mostly outside of this area.

## Setting in the wider landscape

This older part of the village grew when the harbour was built and sits on shallow sloping land away from the harbour and below the natural cliff to the East. The setting in the wider landscape is unobtrusive and can only be observed from other parts of the village. It sits well with the original Harbour area being of similar character.

## Settlement Edge

The settlement edge to the East is the Horseshoe estate an area that was developed from the 1960's onward and is completely different in character to the old village using modern materials and building methods. This settlement edge is in some cases the naturally sloping land but to the greatest extent it is the slate cliff edge that was the original side of the valley. To the North the settlement edge is again by naturally sloping land into Boslan Estate the village cemetery and also a small section of Methleigh Parc a 1960's estate. The East settlement edge flows naturally into the Harbour area which is of similar character.

## Identify and map village character

The main street that runs through the centre of the old village down to the harbour is Fore Street it is also the B3304 the main road from Helston it is on an incline and is a mixture of shops, restaurants, takeaways and residential properties. Two important outlets in this street are the Post Office and the Pharmacy, the post office is at the top of the street and the Pharmacy at the bottom. The largest old building in Porthleven is at the top of Fore Street and is the Methodist chapel. There is a row of Victorian granite faced houses with bay windows at the bottom of the street and behind these is situated the village supermarket which is in a converted industrial building that was part of the old boatyard. Adjacent to the supermarket and also behind Fore Street is the only pay and display car park in Porthleven and is usually full in the summer. Fore Street does have parking bays with limited time parking and this can cause a lot of traffic congestion.

Church Row is a small dead end road off Fore Street with a row of stone built cottages that overlook the car park and harbour. At the end of this road is the church which was built in 1891 next to the church is the old Church school that was in use until the 1960's it is now the Christadelphian Hall.

Almost opposite Church Row is Chapel Terrace a very narrow road that tapers into a footpath there is a row of small granite cottages with small gardens at the beginning of Church Row incorporating the Old Sunday school building that is now converted to holiday apartments. Further along are the front of larger stone built houses that back onto The Gue with larger gardens and opposite them some small cottages.

The Gue branches off Fore Street with a steep incline to the west it consists of large semi-detached houses of different design, stone built with slate roofs. Most have converted the gardens to facilitate off road parking there is no on road parking on this street with double yellow lines in place and no pavements. At the bottom of the Gue there are two light industrial units, one being a monumental masons and the other which was a vehicle repair workshop but is now unused. A small infill development of social housing called Wesley Court is adjacent to the Gue and is a courtyard with ten flats situated in two storey buildings, block built with tiled roofs.

At the end of Fore Street the road enters Wellington Road this road also has some parking restrictions. One of the first buildings on Wellington Road is Torleven farmhouse, a large granite fronted building built up above the road, most of the surrounding land that has now been developed was once farmed from here. Next is a modern property built in what was once the farm yard. Further on is the Public Hall which has been for many years the community hall for Porthleven. It is block built, pebble dashed with a slate roof and some off road parking. Some of the grass verges have been removed along the length of Wellington Road to provide off road parking. On the opposite side to Torleven road there are two very old wooden garages with galvanised roofs. Beyond the garages there is a mixture of large stone built properties the back of which are on to Wellington road, some have car ports or off road parking. Wellington road continues with four two storey granite faced Victorian houses with bay windows.

Unity Road is a straight road with pavements both sides with old stone kerbstones. There is a capped mine shaft at the top of the road between unity road and the Horseshoe estate. The properties are stone built with slate roofs most are quite large and semi –

detached, some of the smaller properties at the top are old miner's cottages. They have small front gardens which are well kept and large back gardens. There are two modern block built properties mid-way along the road that replaced a fire damaged property. There is a small parcel of land between Unity Road and Wellington road that could be developed in the future.

Peverell Road consists of granite fronted semi-detached houses that back onto the cliff on the west side of the valley they have slate roofs. There is a pavement on one side with stone kerbstones opposite the granite houses there are three small cottages with long front gardens. At the opposite end of the road there is the old chapel that is now converted to residential property, the garden and parking for the chapel is where the old Sunday school once sat. Opposite the chapel is a modern row of three storey terraced houses that replaced an old demolished terrace.

Thomas Street and Thomas Terrace consists of three long terraces of small stone built fisherman's cottages most are three storey with the basement used as a store when they were first built. There are pavements but no front gardens some but not all have back gardens the only parking is on road parking. The Apostolic Church is in Thomas Street this is a block built building with a slate roof. Adjacent to Thomas Street is Elliston Gardens a small cul-de-sac with two storey blocks of flats originally built for retired people in the 1960's. The old school that was situated in Thomas Terrace has now been demolished and a new development called Forth Scol was built in 2000 a development of block built granite fronted terraced houses with tiled roofs. Behind this site there are some old net lofts that are now converted to flats they are stone built with slate roofs. Also in this area is Torre Veian Manor which was once a hotel but is now a social hostel.

## Draw out key qualities

This and the harbour area are the Heart of the "Old Village" and has not changed in living memory, narrow roads lined with stone cottages backyards with no or little physical division and quaint back alleyways. This part of Porthleven other than a few infill areas was built in the 19<sup>th</sup> and early 20<sup>th</sup> century, all the older buildings are stone built with slate roofs and although different in style and size they share the same character and blend together well. This old part of the village has retained its old world charm and reflects the character of a 19<sup>th</sup> century Cornish fishing village. Generally

the properties in this area are well maintained with just a few exceptions, which is a pity although in some cases it can add to the character. There are two small cul-de-sacs containing social housing which are within a short distance of the main road and shops. This area being only a small distance from the harbour and coast makes these properties more affordable, local people tend to buy here and living and working in the area this creates more of a community spirit. Shops, leisure facilities and bus stops are within walking distance. There is no industry in this section other than two small units at the bottom of 'The Gue' one of which is a monumental masons but the noise is minimal.

## Draw out key issues

The village area is well developed with little opportunity for much further development without demolition and damage to the character of the village. It is possible that there may be one or two infill sites an example being the land between Wellington Road and The Unity Road but these would have to be developed with great care and thought.

Traffic and congestion is one of the greatest problems in this area as it was built and designed in the era when little or no consideration was given to motor transport, hence narrow streets with no garages or off road parking other than the Gue and Wellington Road. On road parking is a big problem especially Thomas Street and Thomas Terrace where there are a lot of properties crammed into a small space with residents having more than one car per household.

Up until the 1950's and 60's there were a lot of shops in the old village all of the roads and streets had a shop of some description, Thomas Street and Thomas Terrace two small streets had seven shops and a hairdressers all of these have now disappeared. The only street to have any shops now is the main street Fore Street, these shops were not only a convenience they were a place where people met and friendships were forged. People who live in this area now have to travel by foot, public transport or car to do their shopping.

Although there are not as many holiday lets and second homes in the old village as around the Harbour and coast line they are beginning to increase. This along with long term rentals which are prevalent in this area leads to a more transient population which can have a detrimental effect on community spirit which has always been good.

## Appendix 7 - Porthleven Village Character Assessment

There are very little views in the old village other than the higher ground to the West and East. There is a complete lack of green open space in this area with playgrounds or grass areas where people can enjoy leisure activities. The old village especially Thomas Street and Thomas Terrace have been prone to flooding in the not too distant past. Global warming and too much development stopping natural drainage of surface water could exasperate the problem in the future.

## Area 5: Horseshoe estate



### History and evolution

The area where the Horseshoe Estate now sits was up until the 1960's arable and pasture farmland with some large mounds of mining waste. There was no vehicular access to this land other than by farm vehicles with access from the two farms that worked this land. The two main roads that now access the estate Unity Road and Sunset Drive were then dead end roads and were the village settlement edge in this area. There is now also access from Shrubberies Hill but before development of the area this road skirted the east edge of the land. Hammills farm had farm buildings at the top of Unity Road and they were demolished to become part of the Horseshoe estate. Nissen huts which people occupied until the 1960's were also at the top of Unity Road adjacent to Sunset Drive. The Horseshoe Estate development was started in the mid 1960's and development went on into the 1970's. The requirement for housing was acute at the time the boatyard employed a lot of people and there was generally a lot of employment in and around Porthleven and that workforce had to be housed. The development would become a mixture of private and social housing to the North of the estate and private housing to the South, the large majority of the estate is private. The estate evolved to become a cross section of different types of buildings to meet the demands of local people at that time. Three storey and two storey blocks of flats, detached

houses, semi-detached houses, terraced houses and bungalows were all built over time. A large section of the estate was developed by one building contractor but small local builders could also purchase individual plots, local young people could also purchase plots to build their own homes. This method of development led to a myriad of different types and styles of property. Two small infill sections of the estate St Pirans Parc and Hammills Drive were developed in the mid 1980's.

## Setting in the wider landscape

The Horseshoe Estate is to the East of the old village on shallow sloping land just below the elevated plateau and Eastern ridge. The estate is hidden from an Easterly and Northerly direction by the elevated plateau that sweeps from Sithney to Loe bar. Some of the estate can be seen from the West but is hidden to some extent by the western ridgeline, very little of the estate can be viewed from the Harbour and the old original village. Being on elevated land the estate does not sit in the landscape as well as the older part of the village but from the surrounding area it does not have a great detrimental effect on the setting of Porthleven.

## Settlement Edge

The settlement hedge to the east is partly Shrubberies Hill a small road and also arable farmland, this is separated by a Cornish hedge with small and large trees on top. To the North the area is edged by the B3304 Helston to Porthleven road, partly of Cornish hedge construction with the remainder a wooden fence. The remainder of the Horseshoe Estates settlement edge is the older part of the village, Unity Road, Peverell Road and Peverell Terrace.

## Identify and map village character

All of the Horseshoe estate was built over the same short time period other than a couple of later small infill areas, the properties are all block or brick built with tiled roofs but are all very different in design, appearance and size.

The roads throughout the estate are all two way but quite narrow and the only road markings are at junctions, there are no parking restrictions on the estate. The estate is well lit with adequate street lighting. All of the cul-de-sacs on the estate have turning areas. All of the roads have pavements and also have their own signage.

Along Wellington Road and the old entrance to the estate along Sunset Drive is made up of 1930's and 1940's bungalows that were there before the development of the Horseshoe estate.

Sunset Gardens which is on the northern settlement edge is made up of rendered detached bungalows of similar design with garages and gardens. Wheal Rose and Matela Close are also in this northern section and mostly consist of social housing. Matela Close is made up of three storey blocks of flats they were refurbished in 2011 the exterior now has light coloured pebble dash and rendering with plastic cladding. Wheal Rose is made up of a mixture of brick faced two storey terraced houses and two storey blocks of four or six flats with a pebble dash exterior with some tiled cladding. Wheal Rose also has a small number of detached bungalows and two small two storey private terraces rendered with tiled cladding and porches. There is a car park with a block of garages between Wheal Rose and Matela close and a former bungalow which is now converted to be Porthlevens Doctors surgery.

Balfield Road and Warren Close consists of bungalows all of differing designs and size but most with some stone facing.

Parc an Maen is a cul-de-sac with two storey terraced houses most are rendered with tiled cladding and porches with small gardens. The remainder are brick built with tile cladding or rendered with Georgian style windows, they also have porches and small gardens. Opposite the terraces are a block of flat roofed garages.

Tremearne Road is a small road that links Warren Close to St Peters Way it consists of six terrace houses and three bungalows.

Tregonning View is a cul-de-sac with on one side eight semi detached two storey houses with integral garages with stone facing the opposite side there are six semi detached houses with porches and attached garages and a block consisting of four houses.

St Peters Way is the longest road in the estate and runs for almost the entire length of the estate it has a mixture of different style, type and size of property. The first half consists of terraced houses on one side all with porches tile cladding and small gardens, there is also a block of flat roof garages on this side. On the opposite side there are semi detached properties of differing designs with attached garages and a small terrace similar to the opposite side. On the second half of St Peters Way the side nearest the old village are all split level with views over the old village and harbour they all have garages and gardens and because they are all built by individual builders are all of a different design and style. On the

other side of the road are bungalows some with integral garages and some with detached garages. They are built up higher than the road and this gives them views over the roof tops opposite.

Hammills Close is a cul-de-sac and is similar to St Peters Way with each plot individually built on and a mixture of bungalows and split level properties, most have some stone facing. Hammills Drive is a small cul-de-sac of stone faced bungalows with porches and integral garages.

St Pirans Parc is also a small cul-de-sac of bungalows all built by individuals to different designs.

## Draw out key qualities

The estate is not a route to other areas to any great extent and the traffic level is reasonably low so the roads are not dangerous due to low level and low speed traffic, traffic noise level low. There are numerous footpaths throughout the estate linking different parts of the estate and also linking the estate to the village, beach and countryside. There are no industrial units on the estate therefore this is a peaceful area. There are a lot of different types and sizes of property on the estate to provide a cross section for the differing requirements of the population. Although there is a mixture of houses, flats and bungalows they blend in well together and each small area within the estate has its own character. All of the properties have extensive views from Tregonning Hill, across the Western ridge line and onto the far west of Cornwall including views of Mounts Bay.

People tend to stay in this area some for their entire adult life with the same neighbours for long periods and this promotes a positive community spirit, making the estate generally a good place to live. People have pride in their properties and for the most part the properties are well maintained and in some cases improved.

There are two parks on the estate a small one between Matela Close and Wheal Rose which consists of swings, seesaw and climbing frame it is also enclosed by low level railings. A larger park is situated at the end of St Peters way with a large grass area and another enclosed playground, beyond the park is a public carpark. Porthleven Doctors surgery sits in the middle of the estate within walking distance for residents.

## Draw out key issues

Traffic although low at the moment has increased due to the development at Shrubberies Hill the residents of which use the estate as a route to the village and the school. More development to the west would increase the level of traffic to a level that the narrow roads could not cope with and would also increase traffic noise levels. On road parking is a problem with vehicles parked on corners and in some cases blocking the roads for larger vehicles, also vehicles park on pavements causing pedestrians to walk in the road. There was a time when residents parked their cars in their garages now a lot of properties have converted the garages to extra rooms removing a lot of off road parking.

Although the Horseshoe estate is quite large there are no shops on the estate people need to travel to do their shopping usually by car. You can walk to the village but due to the steep incline it is difficult to walk back with your shopping. There was public transport through the estate but this is no longer the case with the nearest bus stop now at Boslan estate. This remoteness forces people to use their own transport to get to work, shop and for leisure activities.

There is a public house that is at the end of St Peters Way on Peverell Terrace and within walking distance from the estate, if this was lost the estate would have no leisure facilities that they could easily walk to.

A lot of the social housing on the estate are now private properties although mostly improved by the owners this has caused a shortage of social housing in Porthleven.

At the moment all views from the estate are to the sea or the countryside on the west ridgeline and beyond, if development was to take place on this elevated land to the west it would have a detrimental effect on the Horseshoe estate taking away what is now uninterrupted views of the countryside.

## Area 6: Boslan



### History and evolution

This area in Porthleven was one of the first large developments of the 20<sup>th</sup> century outside of the old village which was all built pre 20<sup>th</sup> century. All of this land up until the early part of the 20<sup>th</sup> century was used for farming and to a lesser extent mining. There is an older stone built house on the north west of this area at the junction of Torleven Road and Gibson Way called Boslan, the later council estate was named after this property. Heading north the right hand side of Torleven Road and behind that Torleven Rise were the first development after the First World war and consisted of mostly detached bungalows. The first social housing was built adjacent to Wellington Road in the late 1920's early 1930's called Wellington Terrace. There was no further development until after the Second World war when in 1947 a larger estate of social housing was built starting with Gibson Way with the whole estate complete by the early 1950's. The last parcel of farmland between Torleven Road and Wellington Terrace was developed in the 1990's with the provision of more social housing.

### Setting in the wider landscape

This area is to the North East of Porthleven it is shallow sloping land just below the elevated plateau and ridge. The area sits well in the landscape and cannot be seen from any road or footpath entering Porthleven it is also well hidden from the wider landscape and surrounding countryside. The shallow sloping land lends itself to the development of the village and this has taken place without any detrimental effect on the setting of the village, the development is below the ridge and elevated plateau and not visible from outside the village. Other areas in the village the land is steeper and not easy to develop.

## Settlement Edge

The settlement edge to the west is arable farmland and is separated by a Cornish hedge overgrown one end with trees and bushes the opposite end is well trimmed back by the residents of Gibson Way. To the south the B3304 the main road from Helston to Porthleven creates the edge of Boslan estate. The remainder of this areas settlement edge is the existing village consisting of the old village and more recent development.

## Identify and map village character

On the right hand side of Torleven Road there is a row of detached bungalows and one two story house all built in the early part of the 20<sup>th</sup> century. They are block built with pebble dash exteriors and slate roofs the bungalows are built up from the road on higher ground with high boundary walls. Torleven Road is straight and narrow with no road markings but does have adequate streetlighting. There is no pavement on this road.

Torleven Rise is of the same period, type and construction of bungalow to that in Torleven Road. The front of Torleven Rise is only accessible from a footpath the rear of the property's back onto Bickford Crescent.

Wellington Terrace consists of 12 two storey properties in three blocks of four properties. The terrace is typical of its time being block built with a pebble dash exterior and slate roof with a small porch to the front. The front gardens are long and large down to a communal footpath and they have a concrete yard to the rear.

Boslan estate was initially a social housing estate consisting of Gibson Way, Bickford Crescent and Tor Close. The estate is well planned and thought out and provides a good quality environment for residents most of the properties have large gardens where it

was envisaged they would grow their own produce, all areas of the estate lead onto a central green space access via numerous footpaths on the estate. The green area consists of an area of grass and an enclosed play area with swings, seesaw and climbing frame. An old mineshaft opened up on this green area and is now capped. Most of the estate has views of the western ridge and out through the valley to Mounts Bay and the sea. The whole estate has low level street lights and limited road markings with only junctions marked there is a 20mph speed limit. There are pavements and green verges throughout the estate. The estate is made up of the following three roads. Gibson Way which is a long fairly straight road at the top of the estate of two storey block built buildings with tiled roofs, the exterior being rendered in blocks of two or four. Some of the properties have the same outward appearance of the two storey houses but are in fact flats there are six in total. The grass verges have been removed in places to provide parking. Most of the properties are now privately owned and people have in some cases added garages and porches. Bickford Crescent is more disjointed than Gibson way but the properties are of the same construction. It is a mixture of two storey semidetached houses and two storey terraced houses. Some of the properties that are privately owned have been improved again with garages and porches. There is a car parking area in the middle of Bickford crescent with a block of six garages and an old council workshop, there was at one time a general store adjacent to the car park but this has now been converted to a residential property. Behind the garages is an older 1920's bungalow. Tor Close consists of three blocks of four flats on two storeys of the same construction as the rest of the estate. There are also two storey semidetached properties of what was then called 'Cornish Unit' construction, basically prefabricated concrete structures.

Penrose Parc is of concrete block construction with tiled roofs and wood cladding. The estate is made up of small bungalows for the elderly and two storey terraced properties. There are parking areas throughout, the estate is well screened and is only accessible by one vehicular entrance but does have footpath access to and from the town there are pavements and street lighting.

## Draw out key qualities

There is a mixture of different types of development over different time periods in this area but they blend together well and do not to any great extent detract from each other. This area is generally quite peaceful with not a lot of traffic and no industrial noise. Other than Penrose Estate all of the properties have large gardens and

residents can enjoy their outside space, almost all properties have views. Boslan estate gives the feel of space with properties spread out and not sitting on top of one another. The open space in the middle of Boslan estate is an asset with easy access from the whole estate and a focal point for the estate. There is a bus stop on the B3304 adjacent to the estate with bus routes to Falmouth and Penzance. With a lot of the social housing now in private hands there have been a lot of improvements to properties. After the second world war a lot of young families made their first home on Boslan estate and there was a good community spirit, although most of the estate is now in private ownership the community spirit seems to have prevailed and the estate is well kept and far from run down.

## Draw out key issues

Because of developments to the North of Porthleven Gibson Way is now used to access this area and was never designed for this amount of traffic, it is too narrow and does not have road markings. Some of the verges along Gibson Way have been removed to provide parking but because of the amount of on road parking it restricts the flow of traffic.

Although some social properties have been improved in this area by going into private ownership the loss of the social housing to the community has caused a problem with a now shortage of social housing in the village.

## Area 7 – Methleigh Park



### History and Evolution

This is a modern part of the village with most of the building being carried out within the last 30-40yrs. The area was previously large open spaces, fields and allotments. The buildings which have been built in this area are mostly 2-3 bedroomed bungalows.

There are 2 large double fronted granite faced Victorian properties in Pendeen road these seem to be the oldest properties of this area showing from around 1906.

Porthleven up April 1934 had been under the rural authority and only being one with 30 or 40 other villages had little attention paid to it and so was underdeveloped. But after April 1934 when it became part of the borough of Helston and had equal representation many of the necessary amenities which had been so long neglected were taken in hand eg tar spraying of roads and adequate water supplies to the houses. After April 1934 when Porthleven became part of the borough of Helston a committee was formed called the Porthleven improvements committee who acquired several acres of marsh land in the vicinity which they made into a public recreation ground with two tennis hard courts, putting green and swings for the children. Football in Porthleven seems to go back a long way, it is recorded the first soccer ball to be kicked was in 1896 starting on the beach and moving to the moors and in 1897 a club was formed. The first team were all fishermen and called themselves the Green waves. Ref:Porthleven WI in Cornwall 1951

### Setting in the wider landscape

Built up area of Porthleven, steep sloping land down to flat at the valley bottom. Stream running along valley bottom along the side of B3304

Woodland and scrub alongside the B3304. Trees and scrub along the length of the stream. Woodland and stream could support bird life. No trees on higher ground trees along hedge on lower ground, mature trees large conifers at Treza. Bamboo growing wild at Treza beside small stream.

### **Settlement Edge**

Settlement edge to recreation ground and gala parc/ football grounds is tree and shrub lined with a stream and a small bridge divided by the B3304 and beyond is the builder's yard. Hedges separating private gardens of properties overlooking the recreation ground and football pitch. Mill lane a main through road but quiet is the settlement edge to Methleigh Parc, Old Nursery Close, and Vicarage Road which leads onto Reeves Close. Predominantly urban built up area of mostly bungalows on sloping ground.

### **Identify and map village character**

The majority of properties in this area are detached bungalows with front and rear gardens with driveways for off road parking and garages. Some having been extended on same level or have built in dormas Pendeen Road with two large double fronted granite faced Victorian properties one of which has created a parking space to the front and one without parking to the front. 3 more properties, one house and two large dorma bungalows with garage and parking space 1930s? Pendeen Road is an unmade lane possibly private divided from Reeves Close properties by a vegetated bank of earth.

Off Vicarage Road late 80/90s small Close with 2 link detached bungalows and 4 detached bungalows, opposite these is a small chapel of rest with a stone slate roof possibly 1900s and Cornish hedge boundary to the cemetery.

Reeves close built in the 1980s 17 detached bungalows all with chippings, low Cornish stone hedges as boundary to each property. Each property has a garage and driveway parking. An area of open space maintained with paved area and trees can be found in this cul-de-sac.

Methleigh Parc mostly detached bungalows with a few having been extended to create a dorma. All properties have off road parking and garage, front and rear gardens. Boundaries consist of fences, low level walls or bushes/shrubs. Within Methleigh Parc can be found the bowling green.

Old Nursery Close 4 detached bungalows and 2 link detached 90/00s these are built in the grounds of what was a nursery of Methleigh Mill, here is built a granite house Methleigh house in?

Recreation ground being a large open space for public use with a hard standing which was used as a skate park, an enclosed play park for use of families and children and a large grass area which is used for dog walking and children's ball games. Gala Parc/Sports Ground – football pitch with a clubhouse stalls for seating along one length of pitch, floodlights used for evening practise and tree lined settlement edge to main road B3304 There are pavements through all the streets and in between, plenty of street lighting within built up areas and street signage.

**Draw out key qualities**

This is a more modern part of the village with the most of the building having been done over the last 30-40yrs. It's a quiet part of the village with properties having views over the cemetery, open countryside and some with views over the football pitch. There isn't a problem with parking and the traffic is mostly that of residents. The large open recreation ground is popular with adults, teenagers and families with children of all ages enjoying the outdoor space for games or dog walking and the park with its enclosed fencing keeping children safe.

**Draw out key issues**

The properties which overlook and are above the football ground could during training periods and matches be a little noisy. Parking may cause a problem when there are football and bowling matches taking place as supporters and families will park in and around these areas when games are taking place.

## Area 8 – Treza and Penponds



### History and Evolution

Prior to the 1950s there were very few buildings sited here, being land mentioned in the Domesday Book and recorded as Methleigh Manor (known as Matela, Merla in Saxon times).

Before 1700 the manors of Methleigh and Penrose controlled the land east and west of the cove. In the 18<sup>th</sup> century Methleigh was bought by Samuel Coode and Penrose by Hugh Rogers and leases were granted to the people of the village for land and house building.

The two properties in this area before 1950 were Methleigh Mill, situated in the area we now know as Mill Lane and The Vicarage, built in 1870.

During the 1950s a development of individual bungalows was built creating The Crescent, Mill Lane, Mill Close and Penponds Road.

The 1960s saw further development of this area extending to Tolponds and Torleven Road. Again this mainly consisted of bungalows and just a few semi-detached houses.

At the beginning of the 1970s a decision was made to combine the two Primary schools in the village, being the Board School and Church School and a new Junior School was built on the north side of Torleven Road. This was extended to include an Infant School in the 1980s and a Childrens Centre in the early 2000s. The village now having a large Primary School with attached Nursery and Childrens Centre on this site.

In 2008 and 2010 further development took place adjacent to the school and to the rear of Gibson Way. This development of social and affordable homes consists of small terraced and semi-detached houses.

### **Setting in the wider Landscape**

This area to the North of Porthleven just below the elevated plateau and ridge, slopes steeply down to the valley bottom being the B3304. It sits reasonably well in the landscape with only limited visibility from accessing the village by the B3304 and totally unseen from any other access into the village. This steep sloping land accommodates the development of the village without detriment to the setting of the village. It is below the ridge and elevated plateau and only visible from outside the village from the A394 as it descends from Breage.

### **Settlement Edge**

The settlement edge on the north and east is arable farmland being separated by a Cornish hedge containing a few shrubs along Tolponds Rd and Torleven Road up to the boundary of the school. The school grounds and the development of Guisseney Place and Trevisker Drive forming the settlement boundary to the east, being separated from the farmland by fencing and shrubs. The Crescent and Mill Lane create the southern edge. To the west is the area known as Methleigh Bottoms, an open green level space, undeveloped being a flood plain. This is divided by the B3304 which is the approach road into the village. The land rises gently from the settlement edge and is bounded by a hedge and trees.

### **Identify and Map Village Character**

The vast majority of properties in this area are detached bungalows with front and rear gardens, having driveways for off-street parking and garages. Those situated on The Crescent, Mill Lane and Mill Close Road being larger and individually designed and built, some of them having been extended into the roof space. All are bounded to the front by a low level pebble dashed wall.

The bungalows in Treza Rd and Tolponds Rd are all of similar design, being built by the same developer. All are faced with local stone to half of the front façade, their remainder being rendered and painted, having shallow concrete tiled roofs and having a garage and parking space. Some have been extended with the erection of a conservatory and just a few have been extensively enlarged, including raising the roof to accommodate extra rooms.

South View and Praze Rd comprise mainly of distinctively designed dormer bungalows, having very steep roofs almost triangular in shape. These dwellings also have gardens to the front and rear, with a garage and

## Appendix 7 - Porthleven Village Character Assessment

parking space. These bungalows have either painted or pebble dash exteriors.

The properties along West View are semi-detached, rendered houses with garage and parking space, having small gardens to front and rear.

Penponds Road, which winds its way through this area, has a mixture of all the above described properties.

There are no open public spaces or recreation areas within the Mill Lane, Penponds Rd or Treza Rd area.

At the bottom of Tolponds Rd, bordering the open flood plain, there is access to a small group of converted farm buildings, of single storey, which are now holiday lets. This access also leads to two individually designed bungalows set in large gardens, having drives and a garage.

The social housing situated in Guisseny Place and Trevisker Drive comprise of semi-detached and terraced housing, rendered and painted. Each has a small rear garden, being separated by fencing, and having a small grassed area to the front. The properties do not have garages but there are parking bays. Open spaces have been provided for the residents within the development.

Within this area there are two individual buildings, The Vicarage, which is now a private home and the school.

The Vicarage, a large detached Victorian house, set in its own grounds and bounded by a hedge and trees which provide privacy, is built of local stone and has a slate roof. It benefits from a detached double garage and drive, providing ample parking.

The school is set on the eastern boundary of the village in extensive grounds, accommodating tarmac play areas, gardens and a large school field, where solar panels have recently been installed. Block built and rendered white it has a distinctive low level roof line, each classroom individually roofed, sloping to the outer wall. There is parking within the perimeter of the school for staff and a parking bay outside for visitors.

Throughout the whole of this area there are pavements and street lighting.

The green area to the west forms a flood plain which is divided by the B3304 known as Methleigh Bottoms. The east of this area consists of fallow open ground at Tolponds and a campsite off Mill Lane which has been recently extended and modernized. Adjacent to this is a public house

known as Out the Blue. This building was formally the Football Club House.

Built of stone it was originally a farm building.

The west of this area, bounded by hedges, trees and a stream, is divided between the cricket ground with its parking area and pavilion, a prefabricated building, and a public space with a pond. This area is well used by people of the village.

There is no street lighting along this part of the B3304 and just a short stretch of pavement adjacent to the cricket ground.

### **Draw Out Key Qualities**

There were three main phases to the development of this area during the 1950's 60's and early 2000's. It is a peaceful part of the village, all properties having gardens and country views giving a feeling of openness and space, though to a lesser degree in the social housing area where properties are closer together and have smaller gardens.

There is low traffic and parking is not a problem, with the exception of school times.

Being mainly owner occupied properties are well maintained and there is a good sense of community as this area of the village does not have the problem of second homes or holiday lets.

As the school and Childrens Centre are also in this area it is very popular with families.

Methleigh Bottoms is an open space enjoyed by many people. It accommodates the cricket ground with its parking and the pond area, assets appreciated by many daily.

### **Draw Out Key Issues**

The main issue in this area has to be the parking around the school at beginning and end of the day and the traffic generated, especially from Gibson Way. Should the village experience further development this problem would need to be addressed.

The social housing development has been designed to allow a further extension of this type housing should it be needed in the village.

Although there are open green areas on Methleigh Bottoms the only open green areas within the developments is within the social housing.

## **Porthleven Village Consultation "Post its" Summary**

The village of Porthleven was divided into 8 different areas for the village assessment which was carried out by volunteers. The volunteers had identified Key qualities and key issues in their assessment of each area but feedback was also required from the public with their comments on the Key qualities and Key issues. At the Public consultation on the 3<sup>rd</sup> September 2015 at St Bartholomews Church a map of the village was displayed showing the 8 areas, people who attended the consultation were asked to stick posits on the map with their comments regarding key qualities and key issues, pink posits for key qualities and orange for key issues. Some of the comments referred to Porthleven as a whole but for the purpose of this exercise they have been included in the area where they were placed. The vast majority of people commented on key issues with very few commenting on key qualities, the reason for this is unknown it could be that people have key issues that they want to raise and feel they are important to the Neighbourhood plan.

The Harbour and surrounding area had the highest number of posits this was not unexpected with it being the main focal point of the village. There were not any posits regarding key qualities in the Harbour area. Regarding key issues five people commented on development around the harbour and conservation of the harbour area, half of all the posits referred to this issue, some did not want any development in this area and others wanted the character of the harbour area protected with new builds in keeping with existing. Two people commented on the parking problems around the harbour, with two others commenting on environmental issues. Preservation of green areas around the harbour were also thought to be an issue.

The second area is the seaside section of the Porthleven Conservation area. There were not any comments on key qualities in this area only comments on key issues. There were two comments on historic buildings being protected and to enlarge the conservation area. One comment stated that we need businesses that are not seasonal and another that traffic is saturated in the summer.

Gravesend, Highburrow and beyond was the next area and there were also no key qualities commented on in this area. Of the ten comments regarding key issues five people were against further development in this area and two commented on the dangerous road between Penrose and a new development. One person stated that Porthleven needs to maintain a balance between tourism/income and a healthy local community.

The village section of the conservation area had no comments on key qualities. Most of the comments on key issues referred to traffic and parking problems with over half of the comments regarding this issue and half of those referred to traffic and parking problems in Fore Street. There was also a comment stating that we do not need another public building.

The Hoseshoe estate is to the East of the harbour on elevated land and was the first modern development being built in the 1960's. There was one comment regarding key qualities stating that the parks are excellent. Here again traffic, roads, footpaths and cycle ways received most comments. Future development was commented on by two people with one wanting truly affordable housing and the other that the Western ridgeline which is visible from all of Porthleven should not be developed.

Boslan had no comments on key qualities and only one comment on key issues which was with regard to too much traffic, parking problems with Gibson Way being highlighted as a particular problem.

The key qualities from the methleigh Parc area are that the park is excellent for young children and that Porthleven itself is special, no changes should be made. The main issue was for traffic in the area to remain quiet and virtually traffic free, the other main issue was regarding the upkeep of the park. There was also concern regarding flooding along Methleigh Bottoms.

The key quality for Treza and Penponds was the good parking and low traffic. Japanese Knotweed in the Amenity area bordering Methleigh bridleway was a key issue. There were key issues with traffic, parking and lack of public transport in the area. One key issue was to limit second homes and provide more affordable homes. Another key issue was to provide a dog exercise area away from the parks.

# Porthleven Parish



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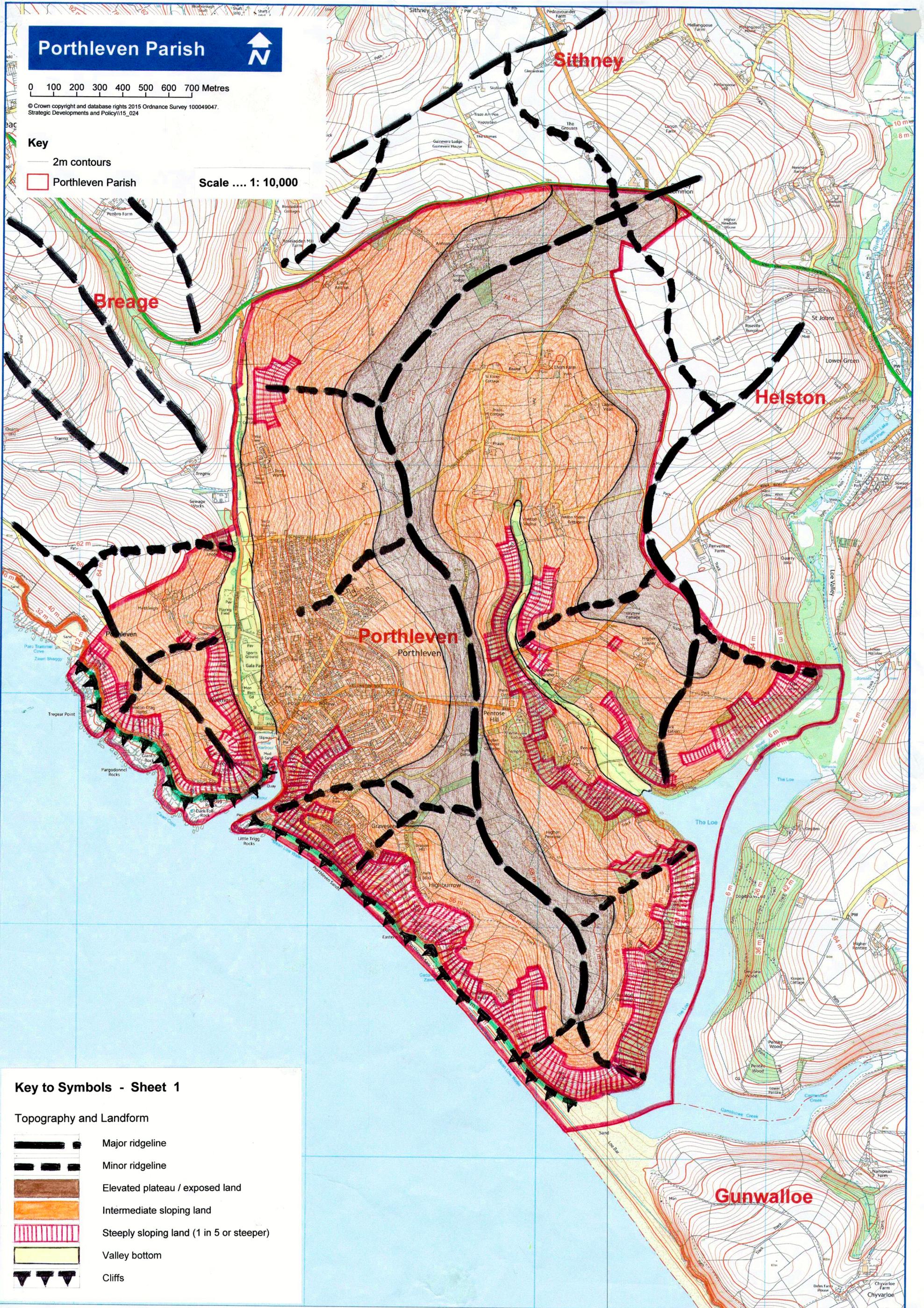
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Strategic Developments and Policy\115\_024

## Key

— 2m contours

▭ Porthleven Parish

Scale .... 1: 10,000



## Key to Symbols - Sheet 1

### Topography and Landform

-  Major ridgeline
-  Minor ridgeline
-  Elevated plateau / exposed land
-  Intermediate sloping land
-  Steeply sloping land (1 in 5 or steeper)
-  Valley bottom
-  Cliffs

# Porthleven Parish



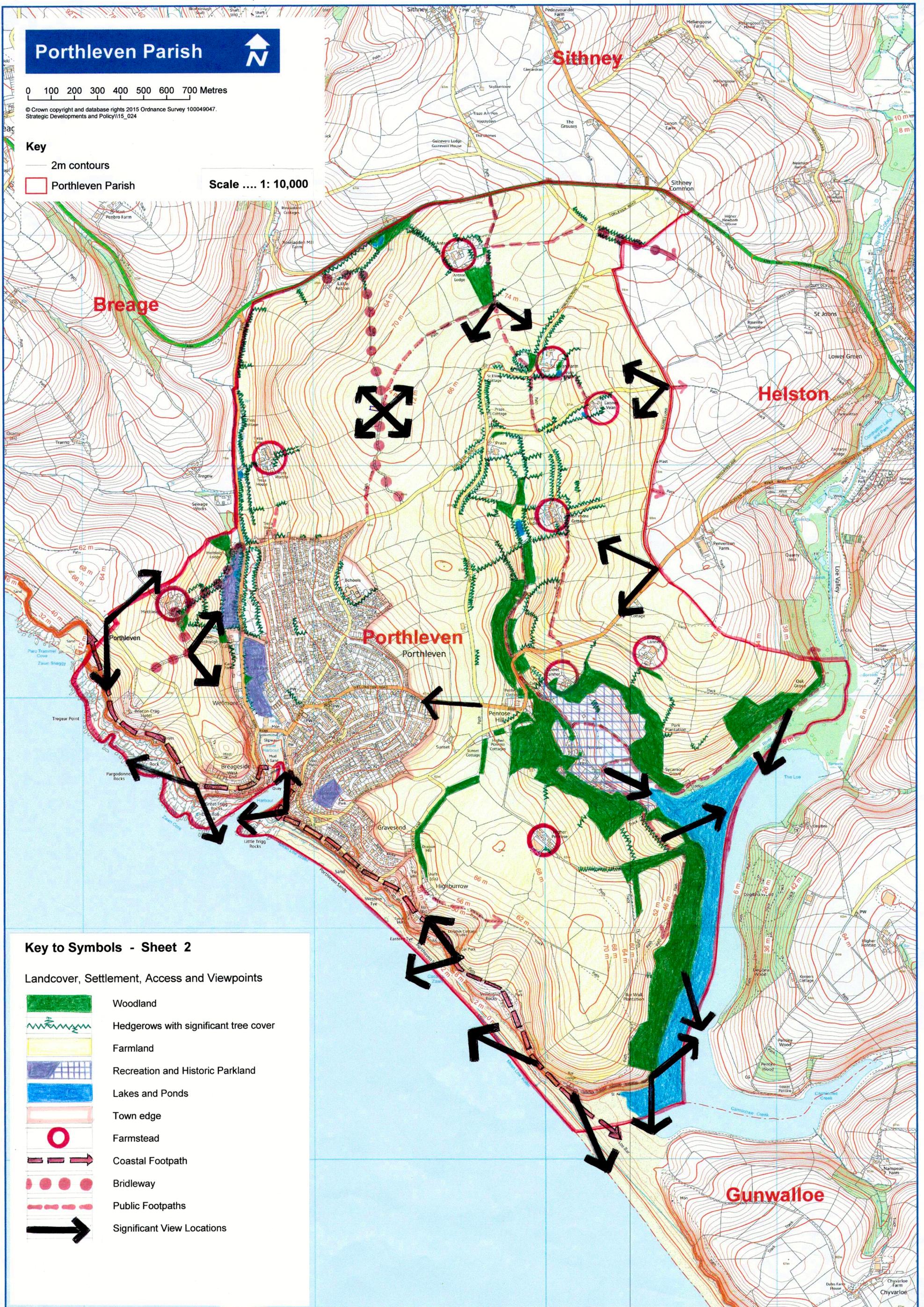
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## Key

- 2m contours
- Porthleven Parish

Scale .... 1: 10,000



## Key to Symbols - Sheet 2

### Landcover, Settlement, Access and Viewpoints

- Woodland
- Hedgerows with significant tree cover
- Farmland
- Recreation and Historic Parkland
- Lakes and Ponds
- Town edge
- Farmstead
- Coastal Footpath
- Bridleway
- Public Footpaths
- Significant View Locations

# Porthleven Parish

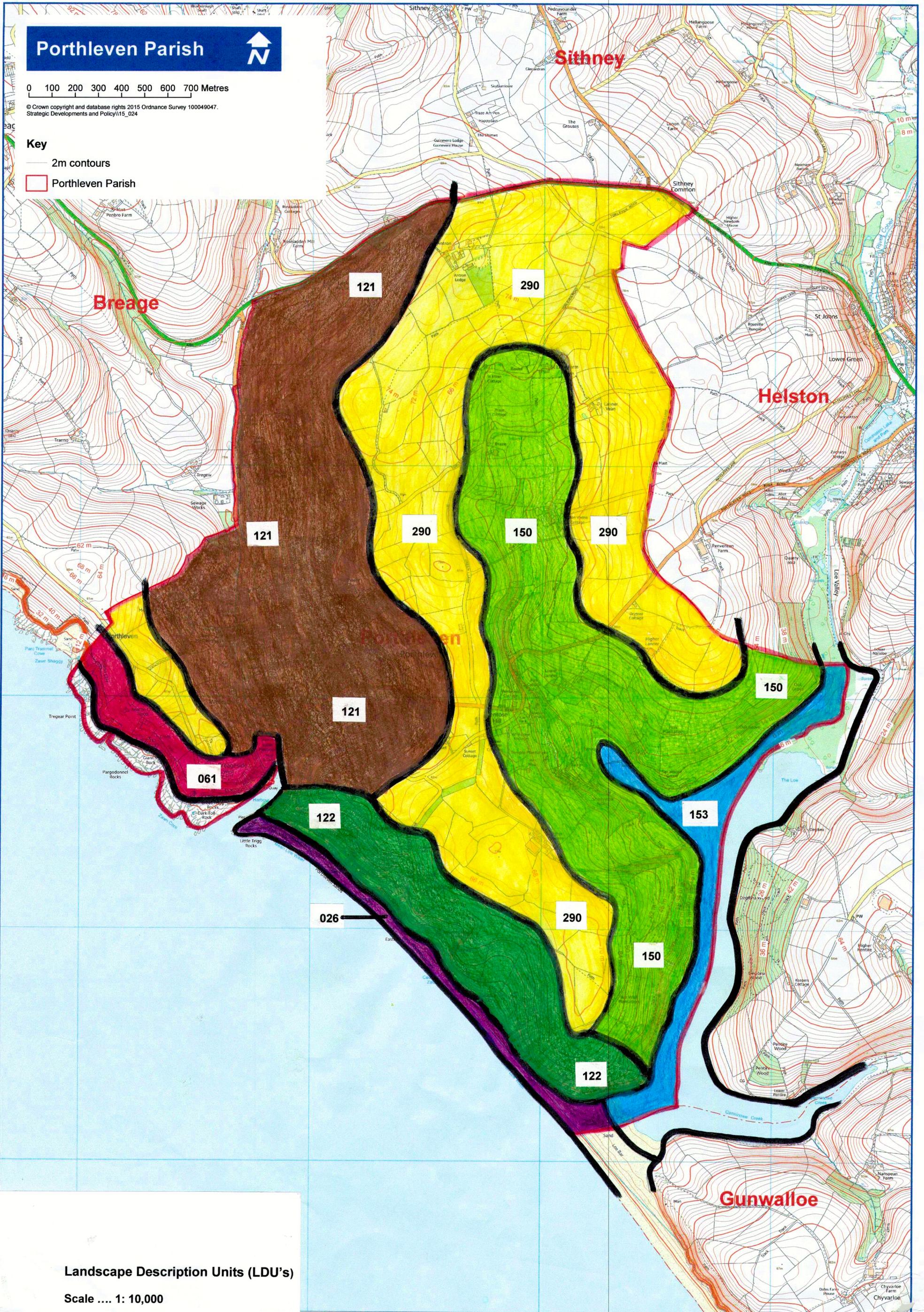


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### Key

- 2m contours
- Porthleven Parish

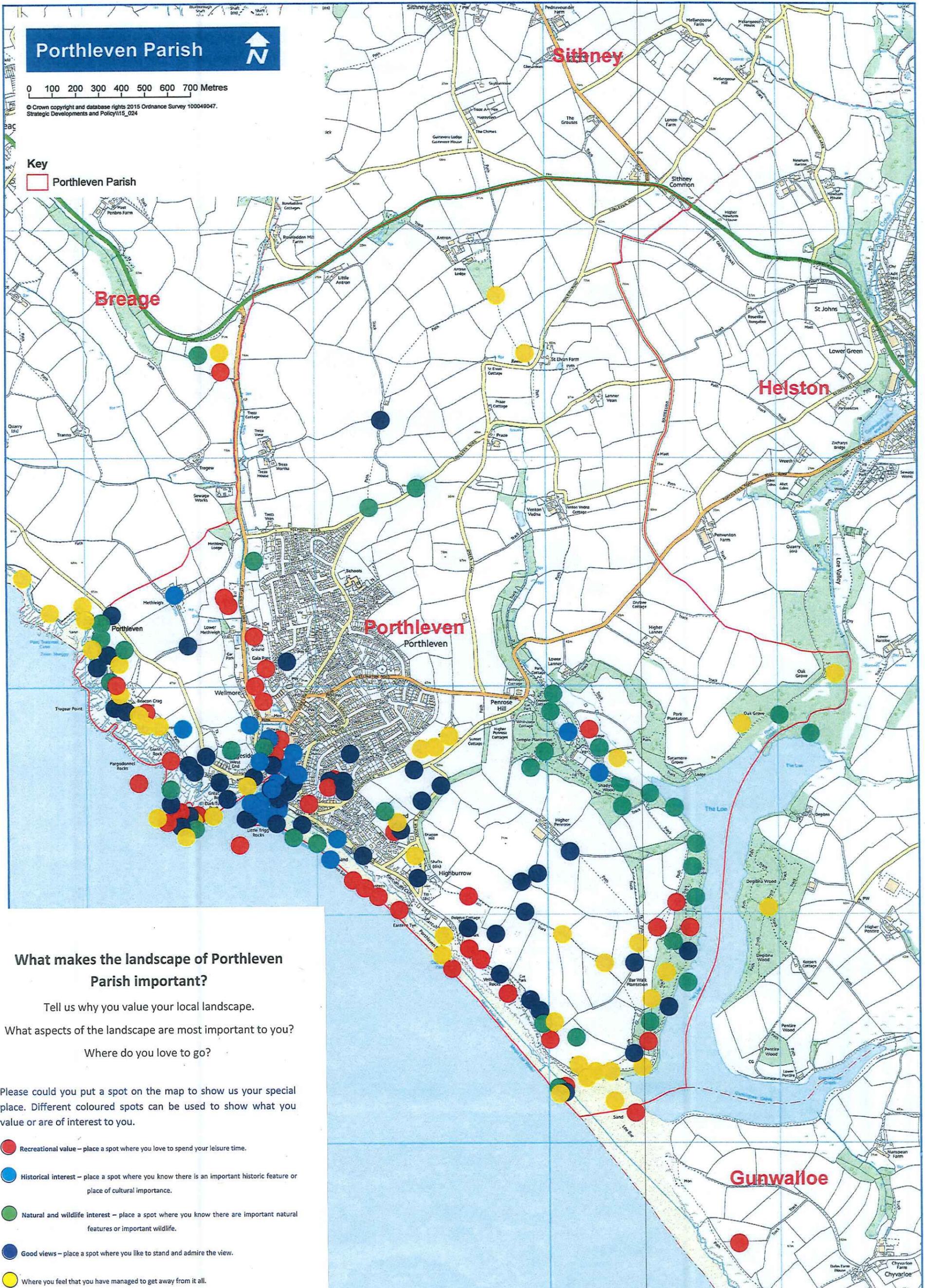


Landscape Description Units (LDU's)

Scale .... 1: 10,000

# PLAN 4

## Plan 4 - Public Consultation Response



# PLAN 5 – Porthleven Village Character Assessment

