

## Appendix 3a Valued Landscapes Pre-Referendum

“The Neighbourhood Plan implements at Policy LE2 a policy that seeks to restrict any development that would reduce the recreational or visual value of landscapes identified as particularly valued by the Community. Each landscape area has been assessed in accordance with the Landscape Institute’s guidance for assessing landscape value (the Landscape Visual Impact Assessment LVIA) using the following Criteria:

- The Quality of the Landscape: consider the physical condition of the landscape and individual elements within – how intact is the character?
- The Scenic Quality: this is the visual aspect of the landscape viewed from within the landscape itself and from further afield.
- The Rarity: how unusual is the landscape type? Are there particular elements or features that are rare?
- Conservation Importance: consider historical, archaeological, and cultural significance and any wildlife or geological elements of note.
- Recreational Value: what activities is the landscape used for?
- Perception: a landscape can be valued for other reasons – eg tranquillity or wildness
- Associations: is the landscape associated with any historical, literary, or artistic events or people – this can add to the specialness.

### *Valued Landscape - Analysis Against Criteria:* **Coastal Strip from Barrowfields to Porth**

<b>The Quality of the Landscape</b>	Undeveloped Coastal Strip from the Barrowfields to Porth Beach, bounded by the Lusty Glaze Road around Glendorgal to the south side of Porth Beach.
<b>The Scenic Quality</b>	Provides access and views of the coast line
<b>The Rarity</b>	Despite being bounded by residential areas, the strip is unspoilt. The entire coastal strip and the area around Glendorgal is a Biodiversity Action Plan Priority Habitat.
<b>Conservation Importance</b>	Scheduled Barrows on Barrowfields. Glendorgal, non-designated Barrow plus Iron Age Hut circle.
<b>Recreational Value</b>	South West Coastal Path - the entire strip is a walking area for the Community.
<b>Perception</b>	Unspoilt access to the Coast.
<b>Associations</b>	Barrowfields is of particular value to the Community.

*Valued Landscape - Analysis Against Criteria:* **Porth Valley**

<b>The Quality of the Landscape</b>	<p>Steep sided, flat uniform profile and minimal gradient. Land surface to north and south at approximately same altitude. Small river with gradual meanders flowing through flood plain fed from reservoir.</p> <p>Semi natural landscape comprised of wetland habitats throughout valley bottom. Immediately above valley bottom extensive area of semi natural scrub supporting a large range of flora and fauna.</p> <p>Upper half of valley on the south side - Priory Woods; a mixed semi natural broadleaved woodland with sycamore, oak, ash, beech, dog-rose, blackthorn, willow, hazel, etc with typical understorey of brambles, ferns, honeysuckle, various grasses, campions, foxgloves etc.</p> <p>Where the sides of valley become less steep there is improved pasture. Most of the path and field boundaries are Cornish stone hedges made of local sedimentary rocks including herringbone, flat laid and mixed construction topped with hawthorn, blackthorn etc. and providing a habitat for a diverse range of invertebrates, reptiles, mammals and birds.</p>
<b>The Scenic Quality</b>	<p>Apart from farmland and the Caravan Park, the valley is largely unmanaged. There is some hedge and tree trimming along the road and the Goat Track, a local footpath from St Columb Minor has been resurfaced.</p>
<b>The Rarity</b>	<p>Valley Wetland: example of completely silted flat bottomed valley floor with characteristic vegetation. It is noted that one spur of the original wetlands have been recovered and have been put to commercial use.</p> <p>Priory Wood: only significant area of woodland in Newquay Parish;</p>
<b>Conservation Importance</b>	<p>County Wildlife Site. The Wetlands are a Biodiversity Action Plan Habitat as is part of Priory Woods.</p> <p>St Columb Canal (Edyvean) traces can be seen along the south side of the valley Gated adit within Priory Wood SW844623 possibly Trelowarren Mine (1847-48). Possible strip lynchets at SW841625. Holed granite posts (8) and rails by roadside SW842623. Rialton Bridge, ancient, replaced in 1944 by dressed granite block structure with concrete capping and date stone.</p>
<b>Recreational Value</b>	<p>Caravan park on the Northern spur, recreational (i.e. walking, horse-riding), holiday accommodation, farmland grazing, animal rescue centre and isolated residential properties.</p>
<b>Perception</b>	<p>Largely undisturbed and mostly inaccessible. Many aspects with views of the valley, medieval church tower and further areas. Quiet with a lot of bird song and very occasional traffic and aircraft noise. Predominant wind direction from the west. Light pollution from the holiday park, St Columb Minor and Newquay. Very little human traffic in most of valley leading to a general atmosphere of tranquillity.</p>
<b>Associations</b>	<p>Possible historical significance due to association with Rialton Priory.</p>

*Valued Landscape - Analysis Against Criteria: Trevelgue Head*

<b>The Quality of the Landscape</b>	<p>Trevelgue Head, also known as Porth Island, is one of Cornwall's finest ancient monuments.</p> <p>There is a gap in the peninsula, crossed by a modern bridge where there may have been originally a land-bridge; immediately before this there are three massive banks and ditches. Beyond the gap and adjacent to it is a rampart, and a final rampart further west.</p> <p>The peninsula is connected to the mainland at the eastern end; on the south (present-day Porth) is a natural harbour. The South West Coast Path traces the perimeter of the eastern part of the peninsula.</p>
<b>The Scenic Quality</b>	As with any Coastal Headland, the views both from the Headland and to it, particularly across Porth Beach are magnificent.
<b>The Rarity</b>	It is the historic remains that make this site exceptionally rare.
<b>Conservation Importance</b>	<p>Part of the Watergate and Lanherne Area of Great Landscape Value and a County Wildlife site.</p> <p>The site contains eight massive earth and stone ramparts, two large early Bronze Age barrows and the foundations of several large and apparently unique roundhouses.</p>
<b>Recreational Value</b>	South West Coastal Path crosses it and runs along the North shore. At low tide, used for horse riding, family fishing - at high, swimming, canoes etc.
<b>Perception</b>	Magnificent coastal and historic headland
<b>Associations</b>	In 1939, Trevelgue Head was the site of the first ever extensive examination of an Iron Age coastal settlement. The excavation revealed a wealth of information, although the outbreak of war meant that the results were not published until 1997, when English Heritage funded an analysis of the principle discoveries. The site has a long history, stretching back eight thousand years to the Mesolithic period, although the main phase of activity is associated with the construction of the complex ramparts, which date back to between the sixth and first centuries BC.

*Valued Landscape - Analysis Against Criteria:* **Coastal Strip from Trevelgue to Watergate**

<b>The Quality of the Landscape</b>	<p>The Coastal Strip from Trevelgue Head to the Parish Boundary to the North - and bounded by the Watergate Road inland, the B3276 at Tregurrian.</p> <p>Land is undulating. The centre of the area is managed grassland, some grazing and some crops. Bounded by cliff edge footpath separated by a post and wire fence along the coastal path – and overgrown Cornish hedge on road side. Fields widen at the Northern end. To the North, the Tregurrian valley cuts through the farmland which continues to the North on steeply sloping land. Crossed by three old and heavily vegetated Cornish Hedges at right angles to the cliff edge.</p>
<b>The Scenic Quality</b>	Magnificent views every step of the way – of cliffs and sea and inland unspoilt rolling countryside.
<b>The Rarity</b>	Unspoilt coastal strip.
<b>Conservation Importance</b>	<p>Part of the Watergate and Lanherne Area of Great Landscape Value County Wildlife Site on Coastal Strip within the AGLV</p> <p>Two County Geology Sites:  Whipsiderry (Grid Ref SW 832635) Conformable transition between Dartmouth &amp; Meadfoot Groups.  Watergate (Grid Ref: SW 841651) Lower Devonian mudstones</p>
<b>Recreational Value</b>	South West Coastal Path runs along the cliff top - in some cases moved inland as erosion is having a significant effect on the cliff edge.
<b>Perception</b>	<p>Calm and undisturbed – bird song including larks. Slight traffic noise but not intrusive.</p> <p>Rugged and windswept – prevailing wind south west.</p> <p>Use of the land changes through the seasons, footpath will get muddy, more use in summer.</p> <p>Light pollution minimal if any.</p>
<b>Associations</b>	

*Valued Landscape - Analysis Against Criteria: The Gannel Estuary*

<b>The Quality of the Landscape</b>	<p>The Estuary stretches from the water meadows at Trevemper Bridge, across the Saltings and out across a sand Estuary to the Atlantic Ocean. The Parish Boundary runs down the path of the river at low tide.</p> <p>More detail in the NNP LLCS report.</p>
<b>The Scenic Quality</b>	<p>One of the 40 areas of distinct visual character in Cornwall – Cornwall Landscape Assessment 2007.</p> <p>It is important that development on the more urbanised Newquay North foreshore does not affect the open nature of the Estuary. Appeal Reports have noted:</p> <ul style="list-style-type: none"> <li>• Where development exists, the open nature of the area is established by large garden plots running down the slopes towards the Gannel.</li> <li>• Clear conflict between increased development along the Northern slopes of the Gannel and the retention of the key characteristics of the estuarine landscape.</li> <li>• Residential development that has already spilled down the slopes has produced significant material harm to the visual character of the Estuary.</li> <li>• More intensive development would prejudice the balance between built development and openness that would lead to material harm to the Estuary's character and appearance.</li> </ul>
<b>The Rarity</b>	Designated as an Area of Great Landscape Value.
<b>Conservation Importance</b>	<p>The entire estuary has been designated a County Wildlife Site.</p> <p>Contains Biodiversity Action Plan priority habitats.</p> <p>See Report 2001R009 by the Cornwall Archeological Unit for an archaeological and historical assessment; The estuary also contains the site of a Bronze Age village and the 18th/19th century old boat yard</p> <p>The Gannel Quarry (grid reference SW 795612: A Mica Trap intrusion) is a County Geology site</p>
<b>Recreational value</b>	South West Coastal Path runs down from Pentire Headland and along the North bank slopes before crossing the river and continuing on the South bank. At low tide, used for horse riding, family fishing - at high, swimming, canoes etc.
<b>Perception</b>	Tranquil other than the sound of children playing
<b>Associations</b>	Annual Gig Race from the River to the Harbour

*Valued Landscape - Analysis Against Criteria:* **East Pentire Headland and Fistral Bay**

<b>The Quality of the Landscape</b>	<p>The coastal Headland of East Pentire, Known as 'the Warren' provides the Western boundary of Fistral Bay with the coastal strip incorporating a relatively undeveloped 'Pitch and Putt' running round to the North to Esplanade Green providing access to the beach of South Fistral. To the East, the bay is separated from the urban centre of Newquay by the long established Golf Course.</p> <p>Green cliffs bound the beach, eroded into Sand Dunes at the Northern End.</p> <p>The South West coastal path continues to the North along the more rocky foreshore, known as 'Little Fistral'</p>
<b>The Scenic Quality</b>	<p>Pentire Headland provides panoramic views of the Gannel Estuary, to the South across Crantock Beach and to the North as far as Trevoze Head lighthouse. The more protected South West side hosts gorse and thrift - and the Warren is known for nesting birds - in particular Larks.</p> <p>Fistral Beach faces the Atlantic Ocean and is particularly well known for surfing. The Beach is sandy and gently sloping with rocky coves and backs onto the Golf Course with sand dunes at North End; The Golf Course protects the beach from the urban centre so that while tourist businesses have been established at either end, the Bay and its green hinterland is largely unspoilt.</p>
<b>The Rarity</b>	<p>While there is some tourist development, the natural appearance of the Headland and Fistral beach is unusually well preserved despite being so near the Town of Newquay. Recognised as being protected by the green space of the Golf Course.</p>
<b>Conservation Importance</b>	<p>The Warren and the Coastal strip to the North is a designated County Wildlife Site.</p> <p>Bronze Age barrows or their remains on the Western point of the Headland, at its highest point and on the 'Pitch &amp; Putt' to the East.</p> <p>Both the Warren and Esplanade Green are designated as Formal Town Greens.</p> <p>The entire Headland and on both the South and North ends of Fistral Beach are Biodiversity Action Plan priority habitats.</p> <p>South Fistral contains an extensive County Geological Site (Grid Reference: SW 795616 – SW798618) Wave cut platform in Meadfoot Group Slates overlain by Godrevy Formation raised beach unit with erratics and sandrock unit containing palaeokarst piping and trace fossils.</p>
<b>Recreational value</b>	<p>Surfing and bathing on Fistral and normal beach activities - with rock pools and sea fishing at either end. The South West Coastal Path runs along the Beach and around the Headland. There is a relatively undeveloped 'Pitch &amp; Putt' at the east end of the Headland. The Golf Course is privately owned with a footpath across joining the cliff edge footpath and providing access to the Beach.</p>

<b>Perception</b>	while there is some tourist development, the natural appearance of the Headland and Fistril beach is unusually well preserved despite being so near the Town of Newquay. Recognised as being protected by the green space of the Golf Course.
<b>Associations</b>	Fistril is a famed surfing beach - and hosts the annual BoardMasters festival and other surfing competitions and events.

*Valued Landscape - Analysis Against Criteria: **Towan Head and The Beacon***

<b>The Quality of the Landscape</b>	Coastal Headland separating Fistril and Newquay Bays. Running from the West end of Little Fistril along the Coastal Strip around the Beacon and round to the Fly Cellars Promenade adjacent to Newquay Harbour.
<b>The Scenic Quality</b>	Magnificent views to the South West across Fistril and to the North as well inland across the AGLV along Watergate Bay
<b>The Rarity</b>	Unspoilt coastal strip - not encroached on by development despite proximity to the urban centre
<b>Conservation Importance</b>	<p>West End of Towan Headland - a designated County Wildlife site.</p> <p>The entire Headland and the coastal strip round to the Beacon is a Biodiversity Action Plan priority habitat.</p> <p>There are a number of historic buildings and sites around this part of the coast :</p> <ul style="list-style-type: none"> <li>a. The old Lifeguard Hut and Slipway at the Gazzle - Grade II listed, (grid ref: SW 8008362713)</li> <li>b. The Coast Guard Lookout on Towan Headland - Grade II listed (grid ref: SW 7996062970)</li> <li>c. The War Memorial (1921) on the Beacon, built on a old Napoleonic watch tower - Grade II listed (grid ref: SW 80676239)</li> <li>d. The Huers Hut on the Beacon, - Grade II* listed (grid ref: SW 80676239)</li> <li>e. The Fly Promenade - former site of the Fly Cellars</li> </ul>
<b>Recreational value</b>	South West Coastal Path, Walking, Fishing
<b>Perception</b>	Wild and unspoilt while clearly linked to old Newquay.
<b>Associations</b>	See historic buildings list above.