

Fowey Settlement Edge Assessment Local Landscape Character Assessment January 2018



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Introduction

1. In order to understand how the landscape around the medieval town of Fowey could accommodate any future housing growth, Fowey Town Council commissioned Cornwall Council's Public Open Space Team in April 2017 to undertake a landscape capacity assessment of the settlement's edge.
2. This landscape capacity assessment uses a methodology piloted in other Cornish villages which divides the settlement edge into land parcels. These land parcels are then assessed using an objective methodology to determine the landscape capacity of each to accept change. This report presents a summary of the findings (Section 2) as well as a detailed field assessment record for each land parcel accompanied by maps and photographs (Section 3).
3. The findings of this assessment will be of use to Fowey Town Council in understanding the sensitivity of the character of the settlement's edge, how future change would be viewed and by whom, and the value placed on the landscape both nationally and locally. This detail can then inform Neighbourhood Plan environmental policies, and decisions relating to the siting of any future development to conserve and enhance the character of the town.
4. Undertaking this assessment is in line with national and local planning policy, providing a detailed evidence based document which describes and evaluates the key characteristics of the landscape adjacent to built edge of Fowey.
5. The **National Planning Policy Framework** (NPPF) under paragraph 58 states that Neighbourhood Plan policies should be based on understanding and evaluation of the defining characteristics of the area ensuring that development can '*establish a strong sense of place*' and '*respond to local character and history, and reflect the identity of local surroundings and materials.*'
6. **Cornwall Local Plan** makes clear the need to understand, respect and conserve the landscape of Cornwall
 - Policy 2 – Spatial Strategy states that new development should '*maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important*'... by identifying '*the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;*'
 - Policy 12 – Design – '*Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character*'

1a. '*character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting;*'

- Policy 23 – Natural Environment – states that development proposals

'need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance'

Where development should be

2 '*of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes... must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.*

2(b) '*Development within the Heritage Coast and / or Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such areas'*

Section 1 - The assessment process

The brief

- Fowey Town Council commissions Cornwall Council Landscape Officers to undertake an assessment to provide detail of the sensitivity, value and capacity of the existing settlement edge of Fowey to accept future change which will positively inform future development.

The completed assessment is to form an evidence base which

- explains the sensitivity and capacity of Fowey’s settlement edge
- supports policy within the Fowey NDP
- provides detailed information to assist in the assessment of applications for new development.

- The assessment is to create a stand alone evidence base describing landscape capacity of the land around the edge of Fowey to accept change, it is not an assessment for land allocation. Decisions relating to land allocation must consider a number of factors, and landscape capacity to accept future change is an important part of this process. Local Landscape Character Assessment Stage 2 provides an evidence base which can be used as an initial foundation in the process of site selection and land allocation.

- The assessment does not replace Landscape and Visual Impact Assessment¹ (LVIA). An LVIA will still be important for assessing specific applications for development.

- This commission will be managed by the Mayor of Fowey with the Fowey Neighbourhood Plan Steering Group’s Housing Working Group. Cornwall Council Landscape Officers will liaise with the Group, and attend a meeting, to deliver the completed project, and explain the assessment process.

- Management - The day-to-day communication will be through the Mayor of Fowey, Ruth Finlay.

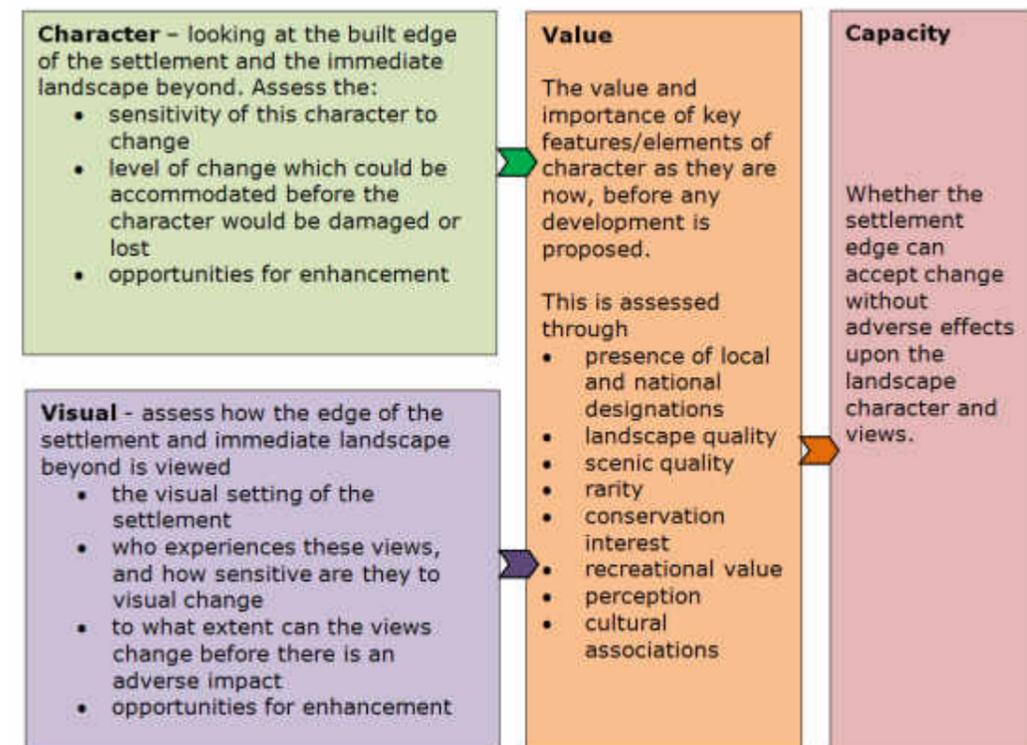
- The Working Group may be able to provide a volunteer resource to assist on any local survey work.

- Two hard-copies of the report and maps
- Report in word format (.doc) and portable document format (.pdf)
- Maps in portable document format (.pdf)
- Ideally, any mapping should be supplied in a file format that can be loaded directly as layers in to Fowey TC’s Parish Online account. (Details to be provided)

¹ Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition)

The assessment methodology

- How a settlement sits within the landscape makes a significant contribution to its character and distinctiveness. This Local Landscape Character Assessment makes judgements as to the sensitivity of the character, as well as how people see and appreciate the landscape. It then combines this with the value placed upon character and viewers/views to determine the settlement edge’s capacity to accept change, before adverse effects are encountered and the local distinctive character is damaged or lost.
- The methodology creates a stand alone evidence base describing the capacity of the settlement’s edge to accept change, it is not an assessment for land allocation. Decisions relating to land allocation must consider a number of factors, and only one of these is the landscape capacity to accept future change. The conclusions from this assessment can provide an evidence base which can be used as an initial foundation in the process of site selection and land allocation.
- This method for assessing landscape capacity is based on the ‘Development Management Toolkit’² which can provide further information and detail when making assessments³. However this methodology simplifies the ‘Steps’ within the ‘Toolkit’ and this process :



The assessment was undertaken using the following stages :

² ‘Judging Landscape Capacity – A Development Management Toolkit’ adopted by Cornwall Council 2014.

³ Step 5 within the ‘Development Management Toolkit’ has been omitted from this methodology. Here the assessment of landscape and visual sensitivity with a value judgement run parallel to reach conclusions on landscape character visual and capacity to accept change

16. **Create land parcels** – The landscape around the edge of Fowey was divided into 13 separate land parcels. Each land parcel being a wedge extending from the settlement edge out into the landscape. Each contains a linear section of built settlement edge, as well as a proportion of the adjacent landscape.

- How far each land parcel extends into the landscape reflects the settlement's landscape setting, and groups land with similar characteristics. The delineation of the land parcel follows field boundaries, roads or other features which can be easily identified on the ground.
- The assessment discounted any land covered by the following important designations:
 - Site of Special Scientific Interest (SSSI)
 - Regionally Important Geological and Geomorphological Sites (RIGS)
 - Special Areas Of Conservation (SAC)
 - Special Protection Areas (SPA)
 - County Wildlife Sites (CWS)
 - Flood zones

17. **Complete field assessment record** – the 8 land parcels have been described using the field assessment record, and detail recorded against 17 headings which reflect the landscape character headings within the 2007 Cornwall Landscape Character Assessment.

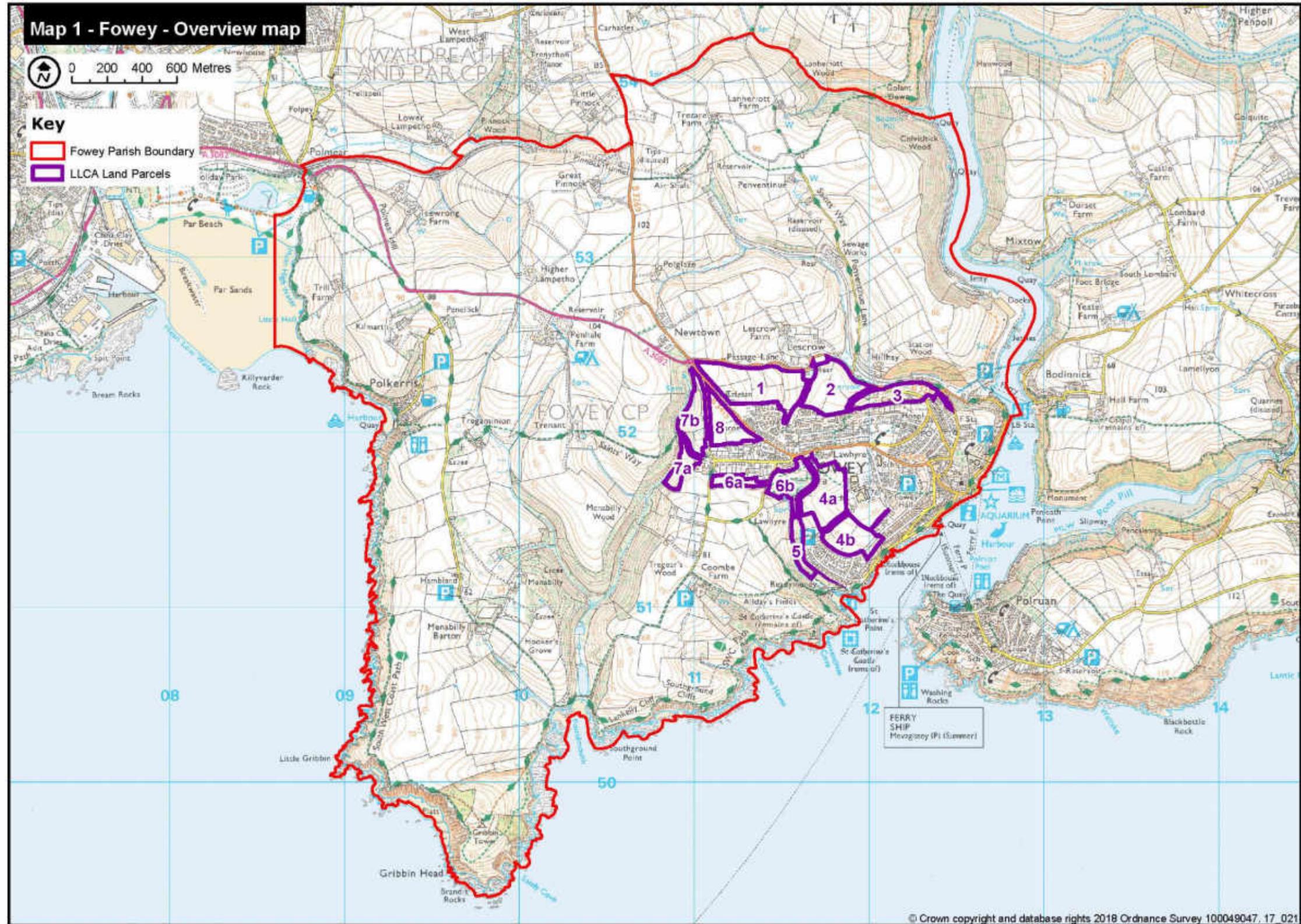
- For each of the headings a description is recorded, and then a judgement made on the
 - landscape character sensitivity,
 - visual sensitivity
 - value of the landscape character and views to the local community, visitors, Cornwall and nationally
- To enable the judgements to be made, the landscape characteristics and views need to be looked at in the context of the wider landscape character. The level of detail included within the CA21 – Fowey Valley, and CA39 – St Austell Bay and Luxulyan Valley. (2007 Landscape Character Assessment) has been supplemented by more detailed character information under the headings 'Intermediate Rolling Land', 'Steep Sided Valleys' and 'Uplands'. These descriptions of the landscape character can be found in Appendix 1.

18. **Determine capacity** – Having made judgements setting a rating of High to Low for the landscape sensitivity, visual sensitivity and value these are then combined within a matrix to determine the overall capacity of the land parcel to accept change.

19. **Recording the findings** – The completed assessment provides the following information for each land parcel

- completed field assessment record with summary setting the landscape capacity
- mapping of environmental constraints
- photographic record

Fowey Map 1 – Overview Map



Section 2 – Summary overview of the assessment findings

20. This section provides a map of the 8 land parcels, which indicates the assessed landscape capacity of each. (Refer to Fowey Map 2 – Landscape Capacity) The capacity is described using three levels

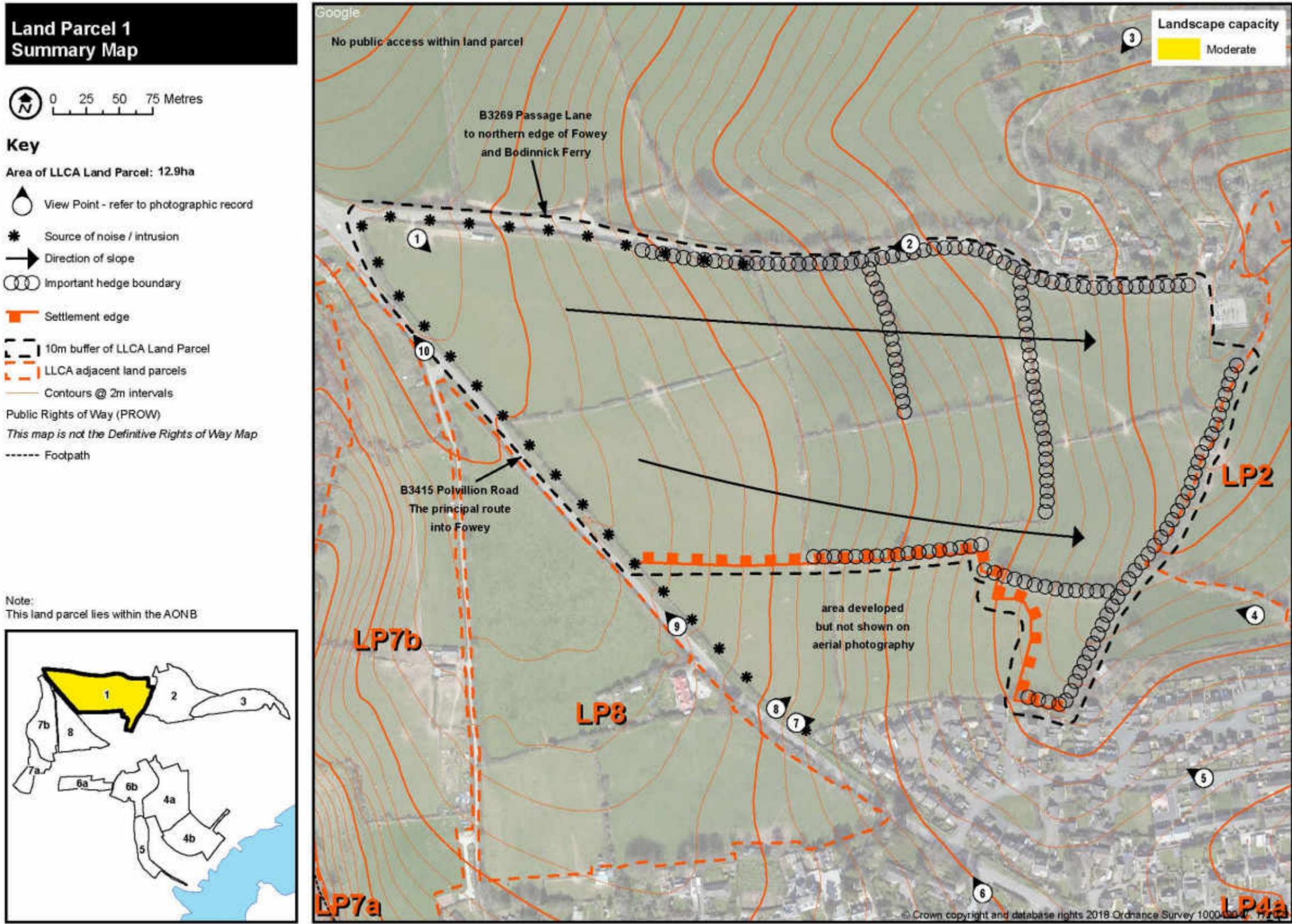
- **Low capacity** meaning change brought about by new development would be harmful to the character / views which would experience severe harm or destruction with no possible mitigation to reduce or remedy the impact
- **Moderate capacity** – some change can be accommodated, although negative change in the landscape character and visual amenity/views would be experienced
- **High Capacity** meaning change can be accommodated, where the character / views are able to accept change without adverse effects occurring.

21. For each land parcel a summary description and map is also provided in Section 2 with the full land parcel description in Section 3.

Land Parcel 1 – Summary Description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – June 2017
Land Parcel - 1	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This land parcel is well managed Grade 3 arable farmland, part of the rolling topography which connects the open ridge areas with the steep sided valleys within the wider AONB. It has a small and medium field pattern which has remained intact since before 1900. The hedges on the boundary and within the land parcel have therefore had many years to develop, and many now contain mature native trees a distinctive characteristic which is key to the wider landscape, and are a distinctive feature in this land parcel. These boundaries are also important foraging routes/links connecting the arable fields, which themselves are very low in biodiversity.</p> <p>Although there is no public access into this land parcel there are two important highways on the northern and western boundaries. Both of these routes currently have the character of rural highways, despite being the main routes into Fowey. The lack of yellow lines, pavements and street lights, as well as mature hedge boundaries with trees and shrubs retains the rural character.</p> <p>On the B3415 is the locally significant Tristan Stone, a Scheduled Monument.</p> <p>The existing settlement edge built in the last 15 years does little to integrate with the wider landscape character, and forms a solid built edge with no integrated vegetation. The three storey buildings on the western edge are more dominant than the two storey properties.</p>	<p>The visibility of this land parcel increases as the ground rises as you move towards the north west. Close by views of the settlement edge and land parcel are limited to glimpses through the native boundary hedges from Passage Lane and B3415. At a distance the edge and wider land parcel can be seen from within the existing housing estate, the footpath between land parcels 2 and 3 and Penventinue Lane which forms part of the route of the Saints Way.</p> <p>B3415 and to a lesser extent Passage Lane which border the land parcel (north and west) are the two principle routes into Fowey. These routes are perceived as rural highways until you reach the current settlement edge on the southern edge of the land parcel where street lights, pavements and other highway infrastructure change the perception of the route.</p>	<p>This land parcel lies within the wider AONB landscape and as well managed arable farmland, with mature trees in the field boundaries reflects the wider designated character. The roads on the boundaries also reflect the wider rural highway character. The Tristan Stone is a Scheduled Monument. B3415 is the main route into Fowey.</p>	<p>This land parcel has a Moderate capacity to accept change brought about by further housing development. It forms the gateway to the town with good natural vegetation on the boundaries and in the mature trees in linking internal hedges.</p> <p>Development would need to protect the rural highway character whilst creating a new gateway to the town, and retaining mature trees within the land parcel's hedges. Consideration should be given to the nature of the topography where the land rises to the north west, which would increase the significance of the visual impact of any development.</p>

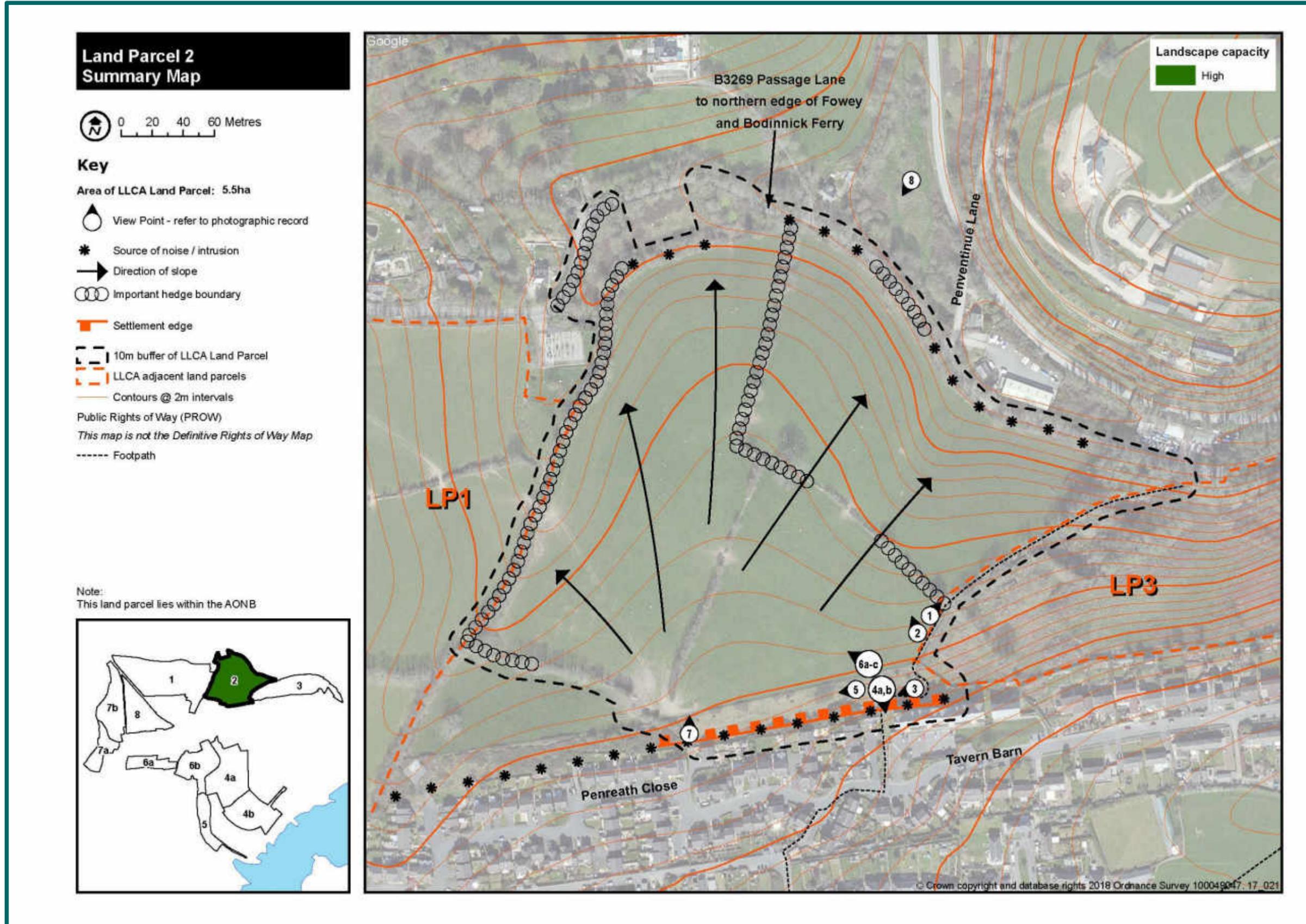
Land Parcel 1 – Summary Map



Land Parcel 2 – Summary Description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – June 2017
Land Parcel - 2	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This land parcel is well managed Grade 3 gently sloping pastoral farmland, part of the rolling topography which connects the open ridge areas with the steep sided valleys within the wider AONB.</p> <p>It has a small field pattern which has remained intact since before 1900. The hedges on the boundaries, and within the land parcel have therefore had many years to develop, and many now contain mature native trees a distinctive characteristic which is key to the wider landscape, and are a distinctive feature in this land parcel. These boundaries are also important foraging routes.</p> <p>Passage Lane on the northern boundary is a rural lane typical in character to the local rural highway network.</p> <p>There is a footpath on the eastern edge of the land parcel who's character has been adversely affected by the ground reprofiling which has been undertaken to build the new houses on the settlement edge. Here the footpath's rural character has been replaced by high gabion retaining walls and solid timber fencing. The modern housing along this boundary forms a solid built edge with no integrated vegetation, and sitting on high ground above the rest of the land parcel appears to dominate the character.</p>	<p>There is limited visibility of this section of the settlement edge and land parcel. From close to views are from the footpath on the eastern edge, and Passage Lane (limited); from a distance Penventinue Lane to the north which forms part of the route of the Saints Way. From within the land parcel there are open views of the wider AONB landscape.</p>	<p>This land parcel lies within the wider AONB landscape and as well managed pastoral farmland, with mature trees in the field boundaries reflects the wider designated character. This is a tranquil and sheltered land parcel.</p>	<p>This land parcel has a High capacity to accept change brought about by further housing development.</p> <p>This land parcel lies on gently sloping topography in the context of the wider settlement edge and has limited visibility.</p> <p>Development would need to protect mature trees within the land parcel's hedges.</p>

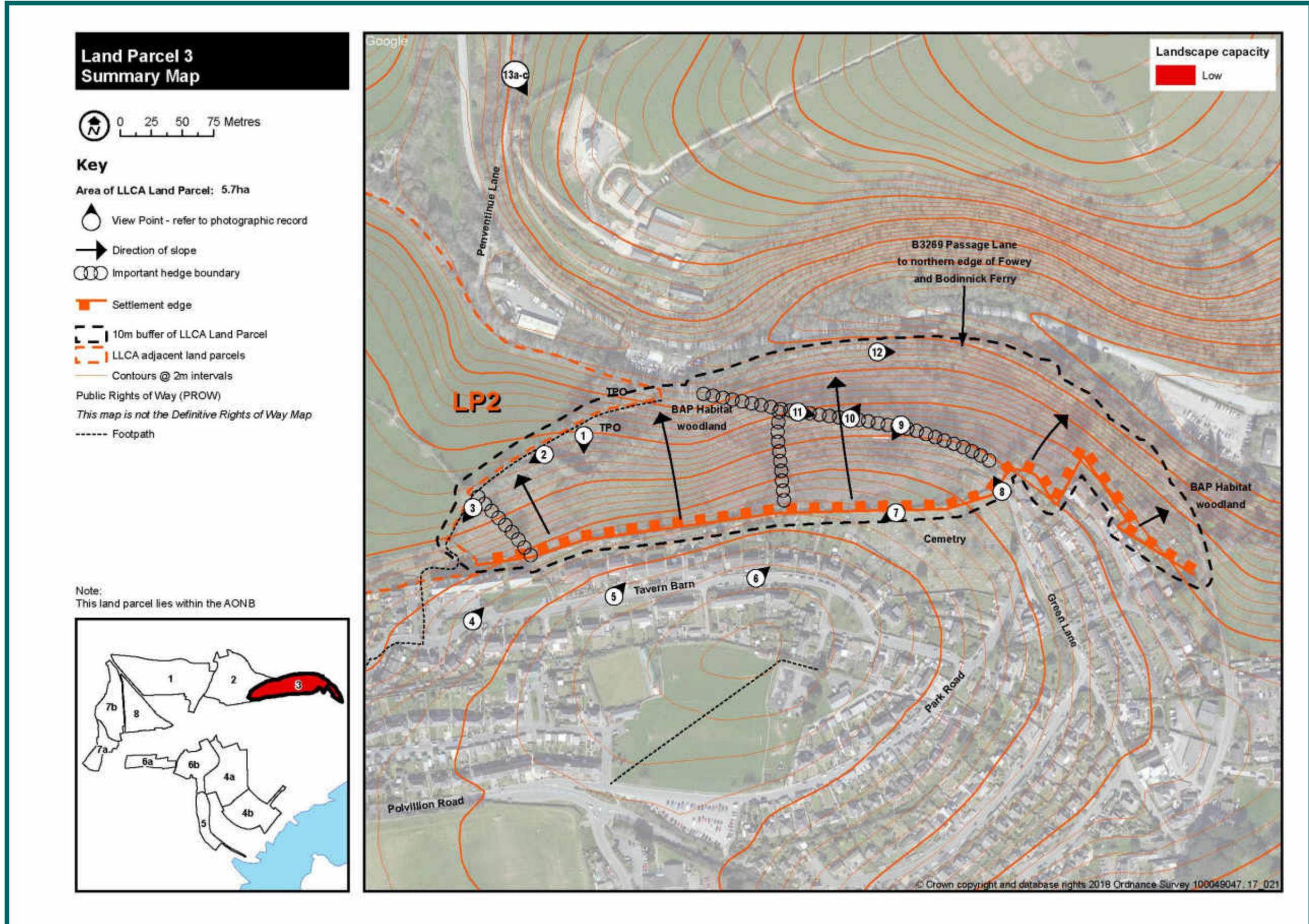
Land Parcel 2 – Summary Map



Land Parcel 3 – Summary Description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – June 2017
Land Parcel - 3	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This land parcel lies on a steeply sloping wooded valley side which is also a key characteristic of the valleys in the wider AONB landscape.</p> <p>This Grade 3 land supports both developing and important BAP Habitat woodland and trees covered by a Tree Preservation Order. This land cover creates rich habitat for wildlife and will support many species.</p> <p>The enclosed intimate wooded character can be experienced as you walk along the footpath which crosses this land, and by those walking or driving down the narrow single carriageway of Green Lane.</p> <p>The existing settlement edge breaks the ridge above and starts to spill over and down the north facing slope creating a solid built edge.</p>	<p>There is limited visibility of this section of the settlement edge and land parcel. From close to there are views are from the footpath on the western edge at the boundary of land parcel 2, and from a distance Penventinue Lane to the north which forms part of the route of the Saints Way. From within the land parcel views are very limited by the existing woodland cover.</p>	<p>This land parcel lies within the wider AONB landscape and as a wooded steep valley side reflects the wider designated landscape character. This is an intimate tranquil and sheltered land parcel important for wildlife with designated trees.</p>	<p>This land parcel has a Low capacity to accept change brought about by further housing development.</p> <p>Although visibility of this land parcel is limited, the importance of the elements of character (including topography, land cover, biodiversity, footpaths) and designations within this land parcel significantly reduce its capacity to accept change.</p>

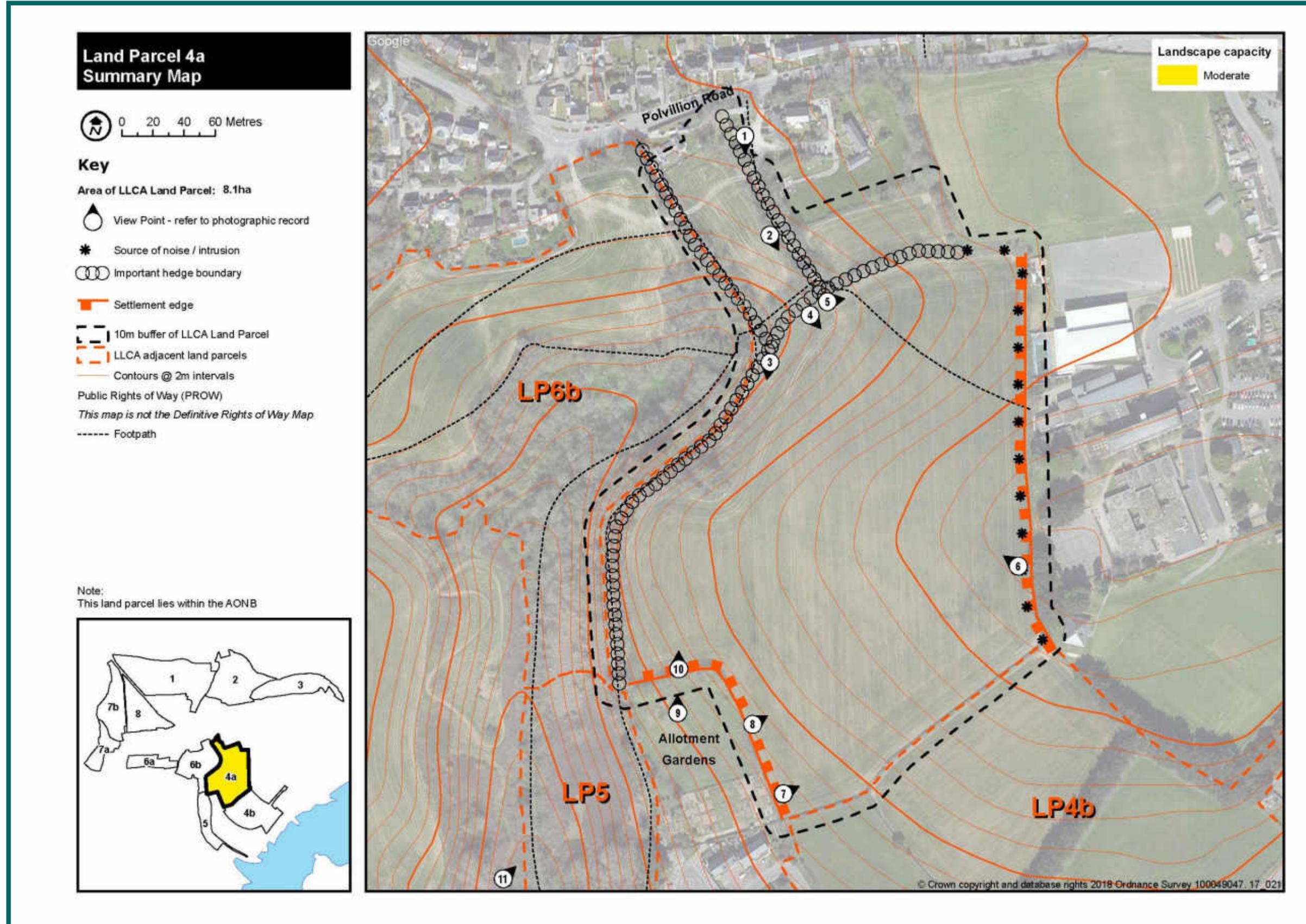
Land Parcel 3 – Summary Map



Land Parcel 4a – Summary Description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – June 2017
Land Parcel – 4a	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This land parcel is well managed Grade 3 arable farmland, part of the rolling topography which connects the open ridge areas with the steep sided valleys within the wider AONB. Hedges have been removed to create the large field.</p> <p>The trees within the hedges on the northern and western boundaries are mature trees which reflect the character of the wider landscape and provide a Green Infrastructure link out from the town. The trees on the western boundary also line St Catherine’s Parade (the footpath connecting Polvillion Road with Readymoney Cove) creating an intimate wooded character to the northern end of the route. This historic route was used as a carriage drive down to Point Neptune.</p> <p>The existing settlement edge is made up the allotments to the west and of the buildings of Fowey School to the east which dominate the surrounding landscape. These are large buildings up to 4 storeys in height which do not integrate with the wider landscape character.</p>	<p>This land parcel is visible both from close quarters from St Catherine’s Parade, and also from the wider AONB landscape to the south, particularly Allday’s Fields.</p> <p>The footpaths across the open access fields provide a specific view of the land parcel as they converge on a gateway.</p> <p>Those using St Catherine’s Parade and Allday’s Fields for recreation will be highly sensitive to changes in the landscape.</p> <p>The land parcel when viewed from the south is also seen in the context of other development both in the foreground on Tower Park, the school, and beyond Polvillion Road and Lankelly Lane.</p>	<p>This well managed arable farmland lies within the wider AONB landscape. The mature trees on the boundaries are of great ecological importance, as well as reflecting the character of the wider designated landscape.</p> <p>St Catherine’s Parade on the western boundary is a historic route of significant local importance, gifted to the people of Fowey. The western boundary of the land parcel is also covered by the Fowey Conservation Area.</p>	<p>This land parcel has a Moderate capacity to accept change brought about by further housing development.</p> <p>The existing school buildings do not create a settlement edge which is sensitive to the wider landscape character. There are important hedge trees on the boundary of the land parcel, which also largely screen the land from St Catherine’s Parade.</p> <p>Development would need to ensure retaining the important boundary hedges and providing sufficient buffer to ensure they can thrive as a Green Infrastructure link to the wider landscape, and maintain the historic character of St Catherine’s Parade. The density mass and layout of any development would need to consider the extensive views of the land parcel from Alldays Field.</p>

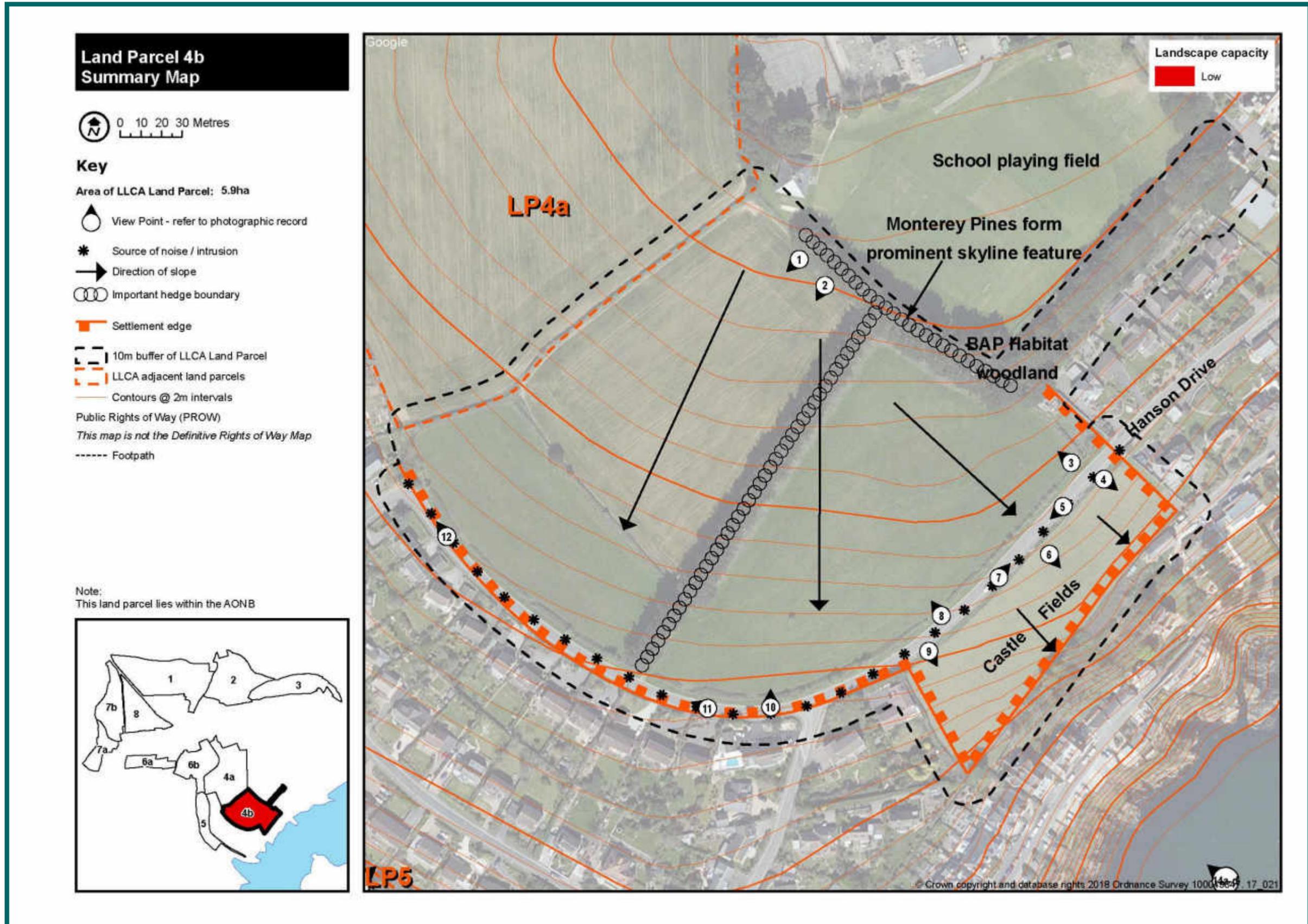
Land Parcel 4a – Summary Map



Land Parcel 4b – Summary Description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – June 2017
Land Parcel – 4b	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This land parcel is well managed Grade 3 arable farmland, part of the rolling topography which connects the open ridge areas with the steep sided valleys within the wider AONB. The land parcel becomes much steeper sloping as you move towards the eastern edge where the gradient increases towards the sea.</p> <p>The medium/small scale field pattern dates back before 1900. The Monterey Pines along the north western boundary and through the land parcel create a striking feature on the ridge, providing shelter from salt laden winds to the fields to the north of land parcel 4a. These trees are also a BAP Habitat.</p> <p>The existing settlement edge is made up of two periods of development, with the older houses along the south eastern boundary built in 1908, and the modern houses on the western edge. The design of the older houses below Castle Fields possess a distinct affluent character for the turn of the century which is emphasised by the lack of development on the slope above and behind them. Both the older houses and the modern developments work with the topography following the contours of the land which rises to the ridge.</p>	<p>This land parcel and its settlement edge are highly visible from the other side of the estuary, the water and out to sea, and Hanson Drive which cuts through the land parcel and forms a key vantage point for views out to sea, of Polruan and the Fowey estuary in land. It is a very popular stopping point for visitors and locals to admire the stunning views. The mass and scale of the modern settlement edges are not visually intrusive and integrate with the rising topography.</p>	<p>This land parcel is well managed farmland which has a prominent position on the edge of the ridge which falls towards the sea within this designated AONB landscape. The eastern fields lie within the Fowey Conservation Area. The trees along the north eastern boundary are a BAP Habitat. There are wide panoramic views looking north in land up the estuary, across to Polruan and out to sea. The aesthetic qualities of this land parcel are of great value to locals and visitors both visually and in the appreciation of the wider scenic quality of the landscape character.</p>	<p>This land parcel has a Low capacity to accept change brought about by further housing development.</p> <p>The undeveloped ridge, aesthetic and important scenic qualities of this land parcel limit its capacity to accept further development.</p>

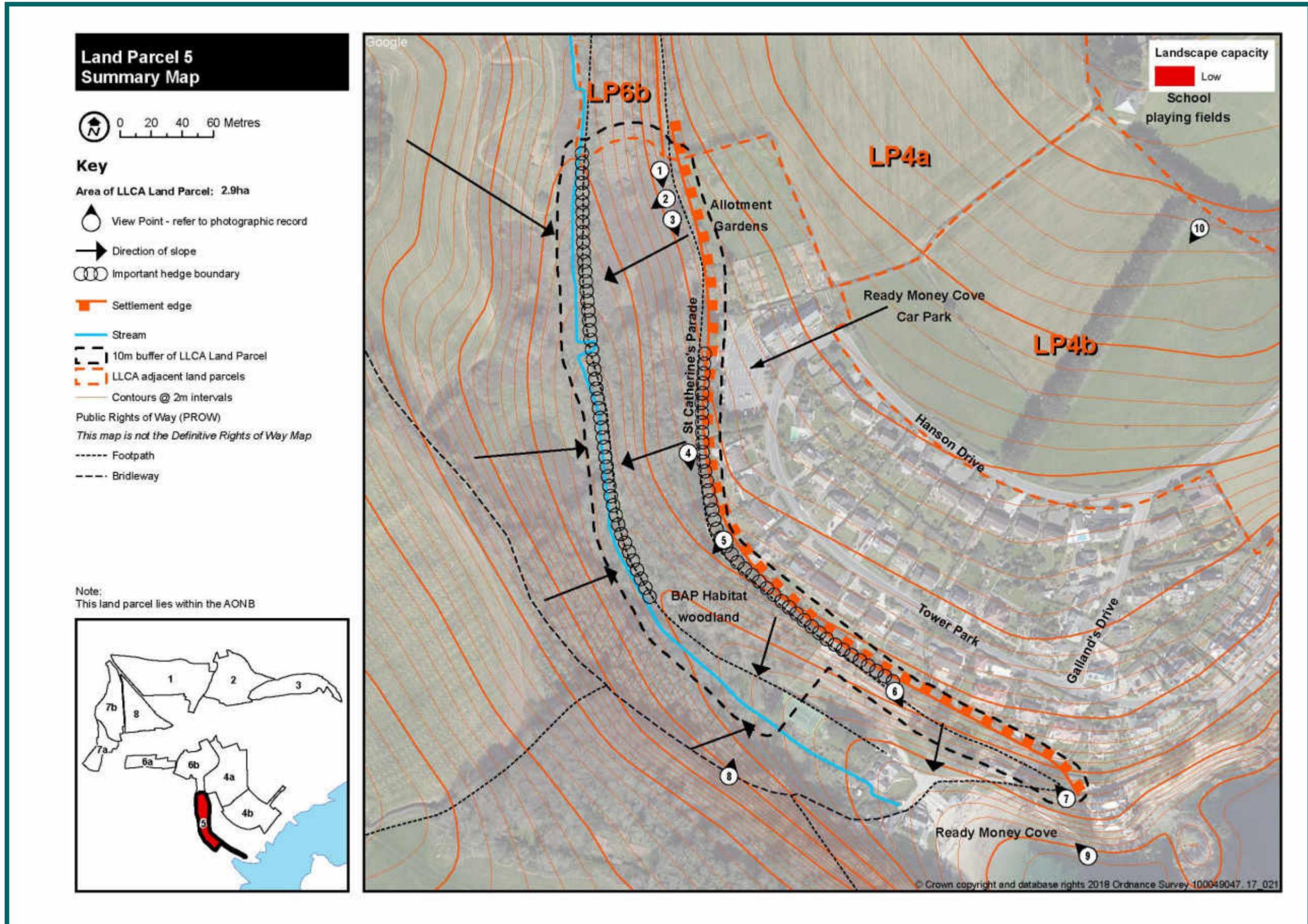
Land Parcel 4b – Summary Map



Land Parcel 5 – Summary Description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – June 2017
Land Parcel - 5	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This Grade 3 land parcel lies on a steeply sloping wooded valley side which is also a key characteristic of the valleys in the wider AONB landscape.</p> <p>The woodland’s important biodiversity is recognised by its designation as a BAP Habitat which creates rich habitat for wildlife and will support many species.</p> <p>The enclosed intimate wooded character can be experienced as you walk along the historic carriage ride of St Catherine’s Parade gifted to the people of Fowey in 1898 which runs down the eastern edge of this land parcel connecting Polvillion Road in the north with Point Neptune and Ready Money Cove in the south.</p> <p>The existing settlement edge forms a solid barrier of rear garden fences which abut St Catherine’s Parade on the northern stretch, but are set further back with shrub and tree growth adjacent to the path on the lower south western reaches of the land parcel.</p>	<p>There is limited visibility of this land parcel from the surrounding landscape, and also from within looking out due to the nature of the topography being located within a steep sided valley, and the dense vegetation of trees and shrubs growing on the valley sides. The settlement edge however is clearly visible from the adjacent St Catherine’s Parade a very popular recreational route with locals and visitors connecting Polvillion Road in the north with Point Neptune and Ready Money Cove in the south. A car park is located on the eastern boundary of the land parcel and is used throughout the year by those accessing St Catherine’s Parade for recreation or access.</p>	<p>This wooded steep valley lies within the Fowey Conservation Area and reflects the character of the wider AONB landscape.</p> <p>The wooded intimate nature of the historic St Catherine’s Parade is of significant historic, aesthetic and recreational value.</p>	<p>This land parcel has a Low capacity to accept change brought about by further housing development.</p> <p>Although visibility of this land parcel is limited, the importance of the elements of character (including topography, land cover, biodiversity, footpaths) and designations within this land parcel significantly reduce its capacity to accept change.</p>

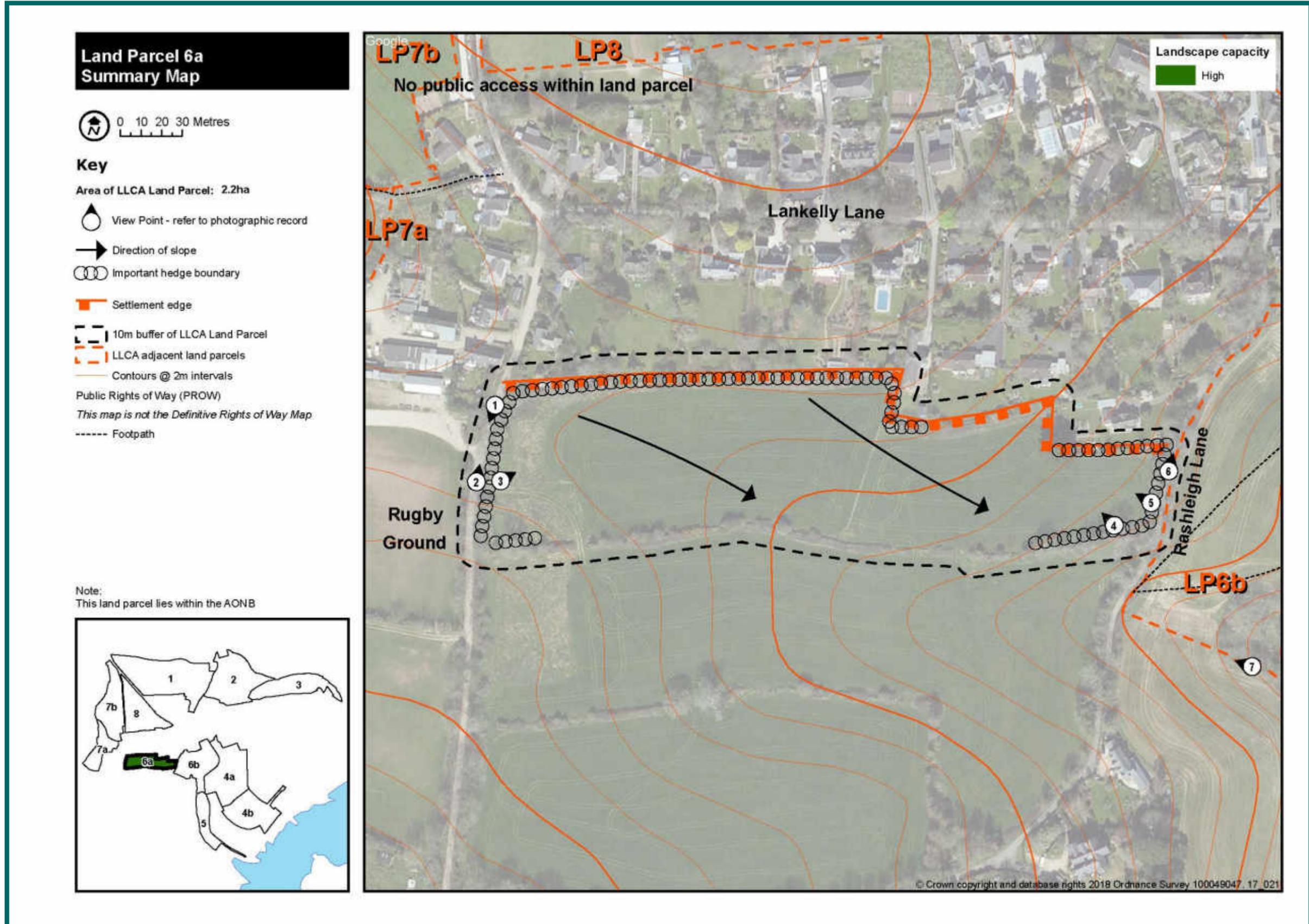
Land Parcel 5 – Summary Map



Land Parcel 6a – Summary Description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – June 2017
Land Parcel – 6a	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This slightly sloping land parcel is well managed Grade 3 pastoral farmland, part of the open ridge topography which connects the rolling land and steep sided valleys within the wider AONB.</p> <p>A number of hedge boundaries have been removed to create this single field.</p> <p>The mature trees within the hedges of the narrow lanes on the eastern and western boundaries reflect the character of the wider landscape and provide a Green Infrastructure link out from the town.</p> <p>There is no public access through this land parcel, however the rural lane on the western edge is part of the Saints Way.</p> <p>This is a very tranquil land parcel with an intimate and enclosed feeling created by the surrounding mature trees. This land parcel is not perceived as being adjacent to the settlement edge of a town.</p> <p>The existing settlement edge is made up of detached residential properties both single and two storey which are set back behind mature trees which provide a screen to these buildings.</p>	<p>There is limited visibility of the settlement edge and land parcel from the surrounding landscape. Views are constrained to the rural highways on the eastern and western boundaries, and even here the height of the hedges and the vegetation growing on them further limits views to glimpses.</p> <p>Although this land parcel is on the southern edge of Fowey, the highway access is narrow minor roads which do not create a significant approach to the town.</p>	<p>This pastoral farmland lies within the wider AONB landscape. The mature trees on the boundaries reflect the character of the wider designated landscape. The wooded sheltered intimate nature of this land parcel would be of aesthetic value.</p>	<p>This land parcel has a High capacity to accept change brought about by further housing development.</p> <p>This land parcel lies on gently sloping topography in the context of the wider settlement edge and has limited visibility.</p> <p>Development would need to ensure retention of mature trees within the land parcel's hedges, and retaining the rural character of the lanes on the eastern and western boundaries.</p>

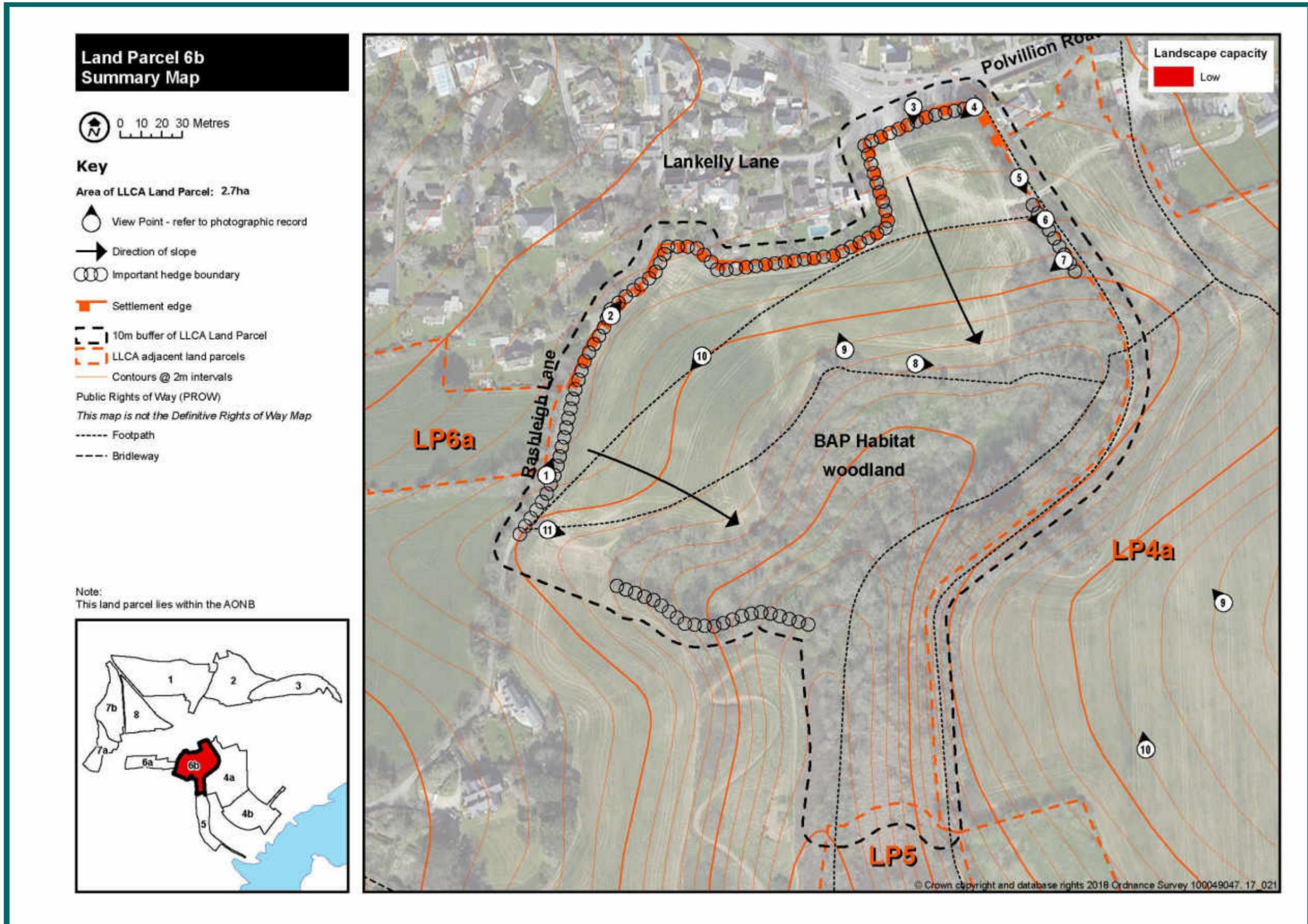
Land Parcel 6a – Summary Map



Land Parcel 6b- Summary description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – June 2017
Land Parcel – 6b	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This land parcel is well managed Grade 3 arable farmland, part of the rolling topography which connects the open ridge areas with the steep sided valleys within the wider AONB. A number of hedge boundaries have been removed to create this large field.</p> <p>The mature trees within the hedges on the eastern and western boundaries reflect the character of the wider landscape and provide a Green Infrastructure link out from the town. The woodland on the southern boundary is a BAP Habitat of mature native trees.</p> <p>This land parcel is bounded and crossed by public footpaths used for recreation. The historic St Catherine’s Parade (refer to land parcel 5 for further detail) runs along a short section of the eastern boundary, with two footpaths cutting across from one side to the other. The farmer has retained these routes although the field which has been completely planted with crops. Rashleigh Lane runs along the western boundary and is a single track narrow country lane also used for recreation.</p> <p>The existing settlement edge is made up detached residential properties both single and two storey which are set behind hedge containing some mature trees which provide a partial screen to these buildings.</p>	<p>The settlement edge and land parcel are visible both from close quarters on the footpaths which border and cross land parcel and also from the AONB landscape to the south, at Allday’s Fields. The footpaths across the open access fields provide a specific view of the land parcel as they converge on a gateway.</p> <p>Those using the footpaths, St Catherine’s Parade and Allday’s Fields for recreation will be highly sensitive to changes in the landscape character. In the wider view from the south the land parcel is seen in the context of other development Polvillion Road and Fowey School (land parcel 4a)</p>	<p>This well managed arable farmland lies within the wider AONB landscape. The mature trees on the boundaries, and the woodland to the south are of great ecological importance, as well as reflecting the character of the wider designated landscape.</p> <p>St Catherine’s Parade on the western boundary is a historic route of significant local importance, gifted to the people of Fowey in 1989.</p> <p>The wooded sheltered intimate nature of this land parcel is of significant aesthetic and recreational value.</p>	<p>This land parcel has a Low capacity to accept change brought about by further housing development.</p> <p>The important woodland and mature trees in the boundary hedges have limited capacity to accept change. The footpaths across the land parcel create part of a circular walk from Rashleigh Lane, Polvillion Road and Ready Money Cove used by locals for recreation.</p> <p>The land parcel is clearly visible from public footpaths to the south at Alldays Fields.</p>

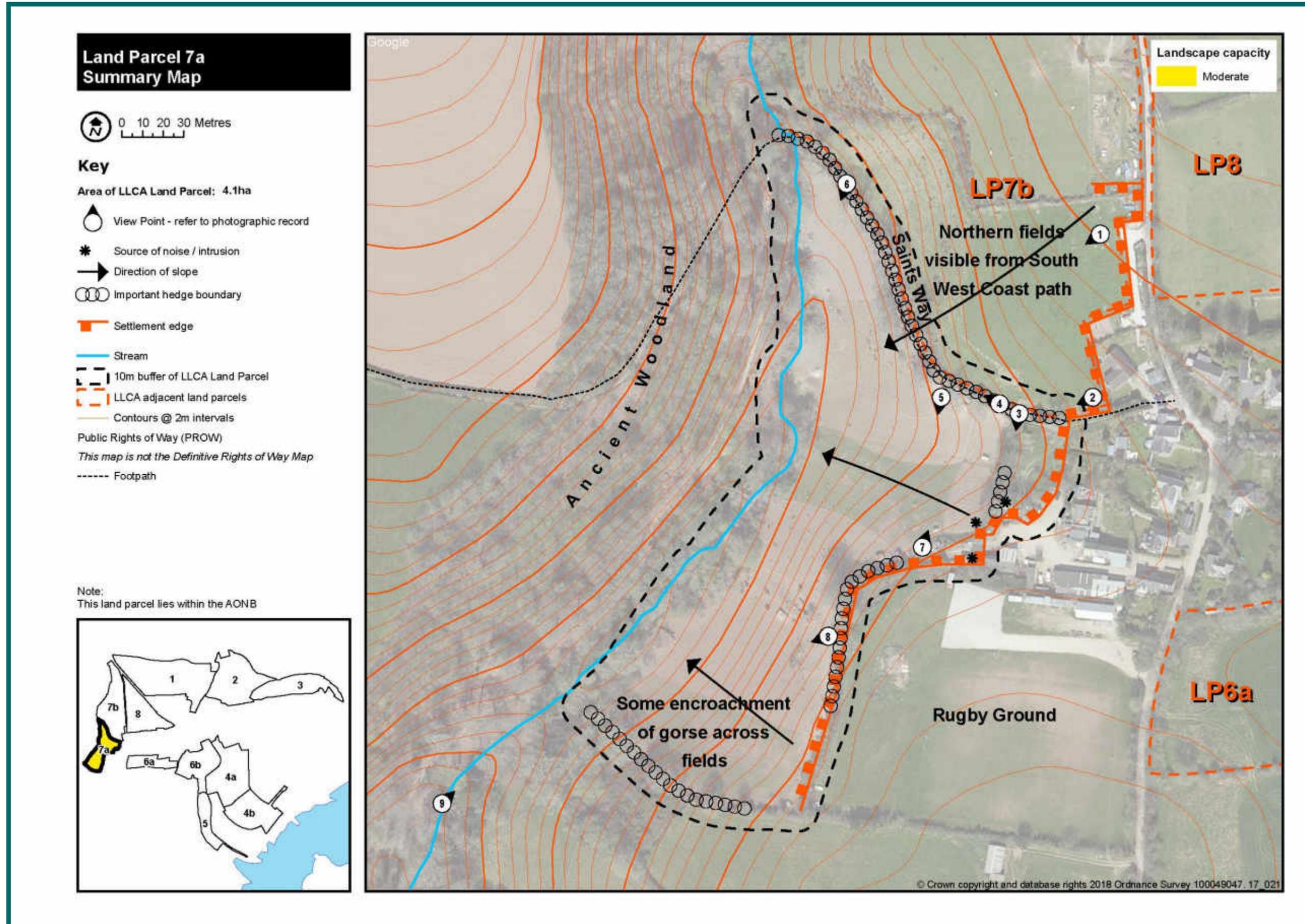
Land Parcel 6b – Summary Map



Land Parcel 7a – Summary Description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – June 2017
Land Parcel – 7a	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This land parcel lies on a steeply sloping valley side which is a key characteristic of the wider AONB landscape of open ridges and valleys.</p> <p>The northern area of this Grade 3 land is heavily grazed by sheep horses and pigs, with the southern area being encroached by gorse.</p> <p>A footpath which is part of the Saints Way runs through this land parcel under mature trees to connect onto footpaths to the coast.</p> <p>The existing settlement edge is a broken line of low density dwellings, an engineering firm and a rugby ground, with staggered rear boundaries which integrate well with the wider land parcel. The residential properties are two storey, with the commercial business operating from converted barns, largely screened by trees along the property boundaries.</p> <p>This a very tranquil land parcel which does not reflect the fact that it is the western edge of a town.</p>	<p>The visibility of the southern area of this land parcel is limited to the rugby ground car park, and the footpath which crosses the land. However the northern section is visible from the South West Coast Path out at Gribbin Head. You are not aware in views from the coast of the settlement edge as the majority of the land parcel is hidden behind woodland to the south beyond the land parcel boundary.</p>	<p>This land parcel lies within the wider AONB landscape It is an intimate tranquil and sheltered land parcel important for wildlife with an ancient woodland on the western boundary. The footpath which crosses the land parcel is part of the Saints Way.</p>	<p>This land parcel has a Low capacity to accept change brought about by further housing development.</p> <p>Visibility of the southern part of this land parcel is limited, however development in the northern section would be highly visible for the wider AONB on the coast at Gribbin Head. The importance of the ancient woodland on the western boundary, the steep topography, the aesthetic and scenic qualities within this land parcel significantly reduce its capacity to accept change.</p>

Land Parcel 7a - Summary Map

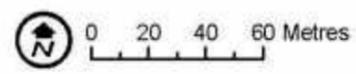


Land Parcel 7b – Summary Description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – January 2018
Land Parcel – 7b	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This land parcel lies on a steeply sloping valley side which is a key characteristic of the wider AONB landscape of open ridges and valleys.</p> <p>The eastern upper edge of the land parcel is Grade 2 agricultural land and the lower western half is Grade 3. The whole land parcel is currently used for grazing both horses and sheep. The Western boundary meets ancient woodland on the rising slope of the other side of the steep sided valley.</p> <p>There is no public access into this land parcel</p> <p>The existing settlement edge is a broken line of low density dwellings, with staggered rear boundaries which integrate well with the wider land parcel. The residential properties are two storey, largely screened by trees along the property boundaries. Beyond the settlement edge there are some stables and a number of static caravans.</p> <p>This is a very tranquil land parcel which does not reflect the fact that it is the western edge of a town.</p>	<p>The elevated topography of the eastern edge of this land parcel which lies on the edge of the plateau is clearly visible from the South West Coast Path and Gribbin Head and Daymarker.</p> <p>You are not currently aware looking from Gribbin Head to the land parcel, that the southern boundary of this land parcel forms the western extent of Fowey. The residential built form of Fowey does not currently extend into this land parcel.</p> <p>As the land falls to the west the visibility is decreased due to the topography and extensive vegetation.</p>	<p>This land parcel lies within the wider AONB landscape It is a tranquil land parcel with an ancient woodland on the western boundary.</p> <p>The view inland from Gribbin Head is one of rural farmland and woodland with no reference in the built form to the western edge of Fowey.</p>	<p>This land parcel has a Low capacity to accept change brought about by further housing development.</p> <p>There are clear views of this land parcel from the coast and Gribbin Head, as well as the wider AONB</p> <p>The importance of the ancient woodland on the western boundary, the steep topography, the aesthetic and scenic qualities within this land parcel also reduce its capacity to accept change.</p>

Land Parcel 7b - Summary Map

**Land Parcel 7b
Summary Map**

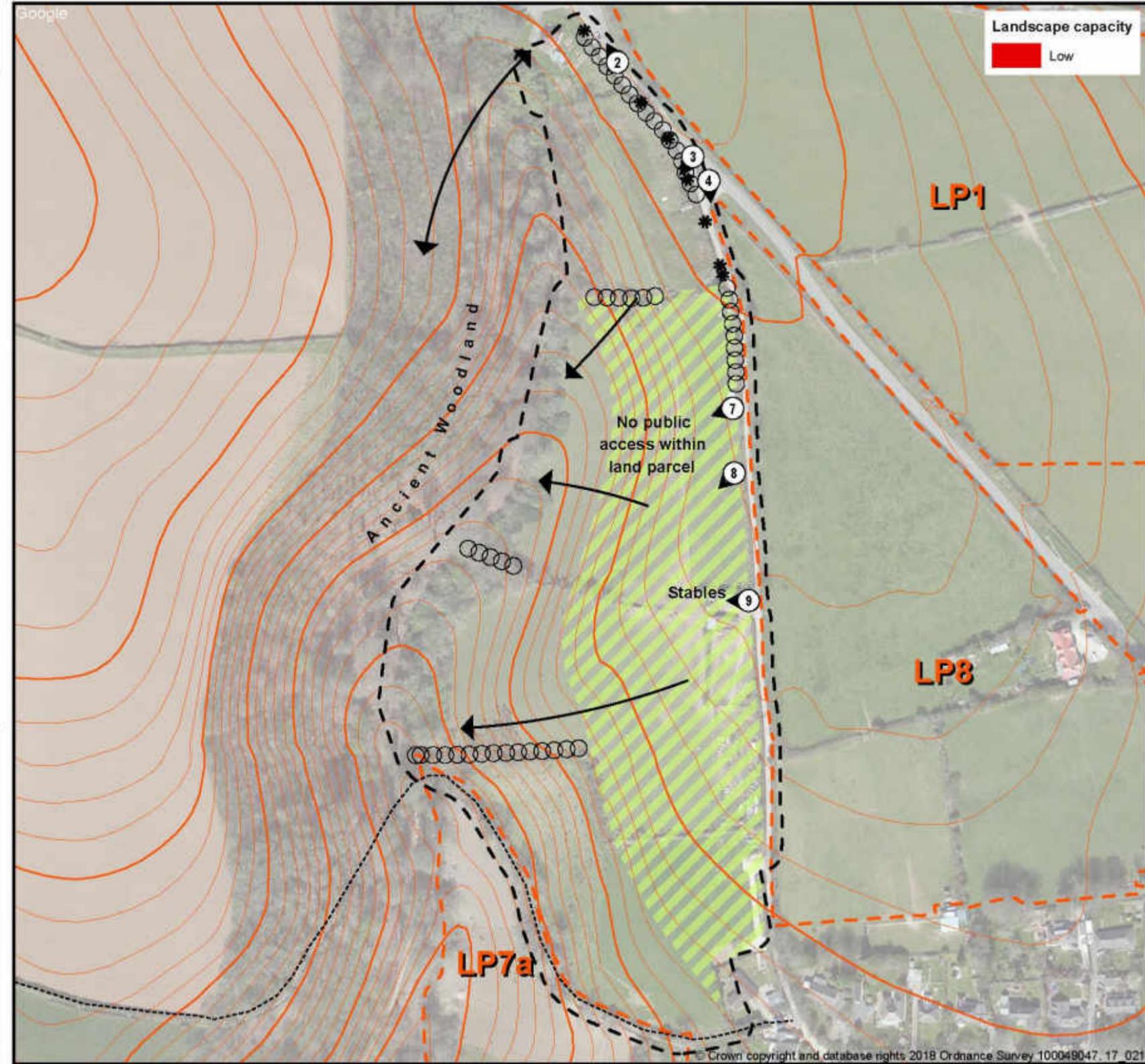


Key

Area of LLCA Land Parcel: 4.1ha

- View Point - refer to photographic record
- Source of noise / intrusion
- Direction of slope
- Important hedge boundary
- 10m buffer of LLCA Land Parcel
- LLCA adjacent land parcels
- Contours @ 2m intervals
- Fields clearly visible from coast path and Gribben Tower Daymarker
- Public Rights of Way (PROW)
- Footpath

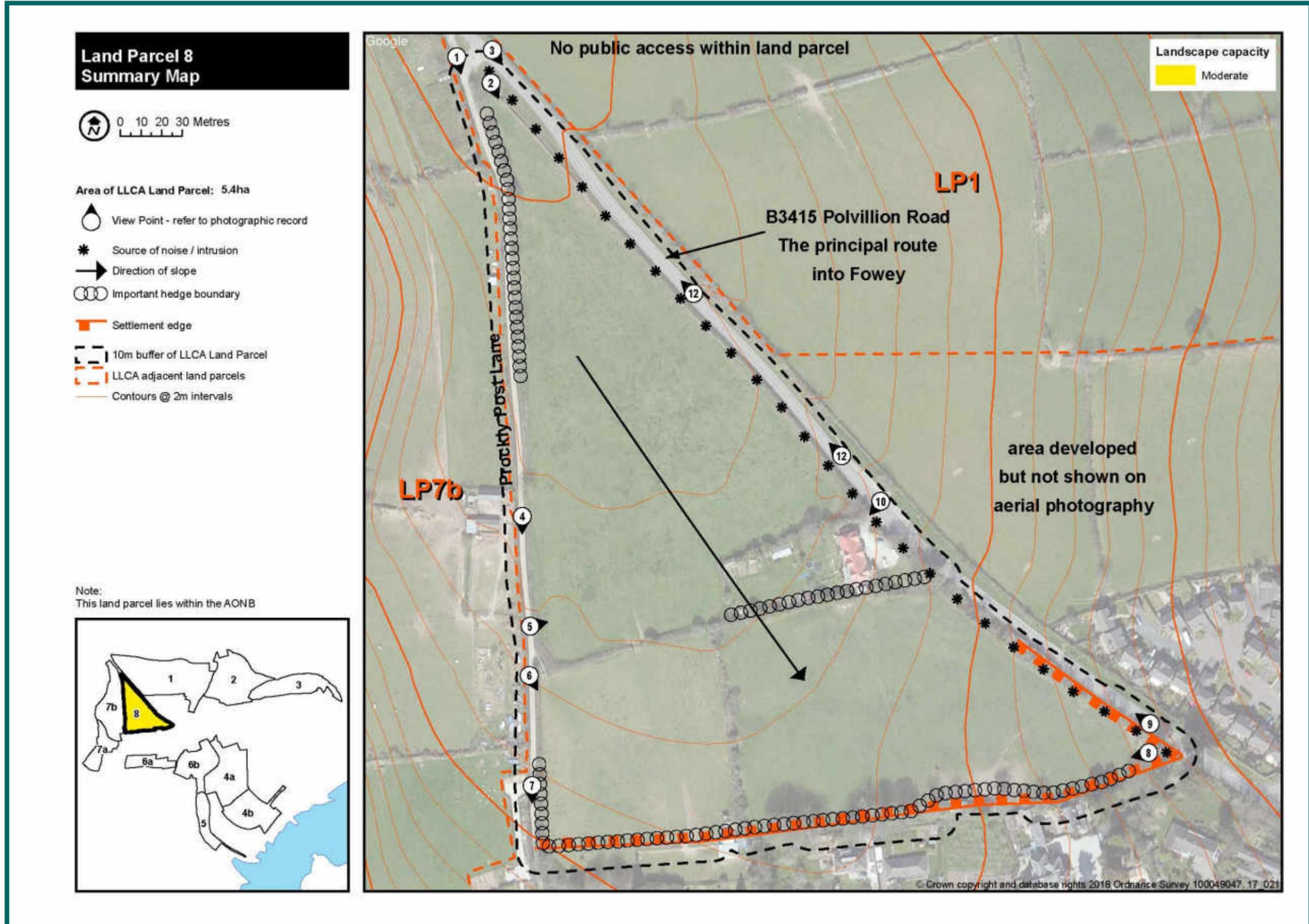
Note:
This land parcel lies within the AONB



Land Parcel 8 – Summary Description

Field Assessment Record - Fowey				
Summary		Assessor – Kath Statham		Date of Assessment – June 2017
Land Parcel – 8	Character sensitivity	Visual Sensitivity	Value	Capacity
	Character of settlement edge in its landscape setting	Visibility of the settlement edge in its landscape setting	Importance of the character and views	The overall capacity of the land parcel
<p>A summary description of the detail recorded through the field assessment record.</p>	<p>This flat land parcel is well managed Grade 3 pastoral farmland, part of the open ridge topography which connects the rolling land and steep sided valleys within the wider AONB.</p> <p>A number of hedge boundaries have been removed increasing the scale of one of the fields from small to medium in the context of Fowey. The two others are small, a scale less commonly found around the town.</p> <p>The mature trees within the hedge of the western and particularly the southern boundaries reflect the character of the wider landscape.</p> <p>There is no public access through this land parcel, however the B3415, the main access into Fowey runs along the eastern boundary and Prickly Post Lane, a single track narrow lane with Cornish hedges on either side runs along the western boundary.</p> <p>This land parcel has some tranquillity although the narrow more linear nature of the parcel means that the noise of vehicles particularly from B3415 can be heard at peak times across the area.</p> <p>The existing settlement edge is made up of large detached two storey residential properties set back behind a line of mature trees which provide a very strong screen to these buildings, and remove the perception of a built outer edge of the town.</p>	<p>There is limited visibility of the settlement edge and land parcel from the B3415 due to the native hedges along the eastern boundary, however views are more open from Prickly Post Lane. Due to the topography and vegetation views of this land parcel from the surrounding landscape are very limited.</p> <p>The B3415 on the eastern boundary is the principle route into Fowey, and perceived as rural highways until you reach the current settlement edge on the south eastern edge of the land parcel where street lights, pavements and other highway infrastructure change the perception of the route.</p>	<p>This pastoral farmland lies within the wider AONB landscape. The mature trees on the boundaries reflect the character of the wider designated landscape, and create a valuable screen to the built edge of the town in this land parcel.</p> <p>This undeveloped land is part of the open ridge high ground which stretches in land from the coast.</p>	<p>This land parcel has a Moderate capacity to accept change brought about by further housing development.</p> <p>This land parcel lies on flat ground at the highest level in the context of the wider settlement edge of Fowey (the north western edge of land parcel 1 is also at this elevated ground level)</p> <p>Development would need to consider building heights and the elevated nature of this land parcel on the open ridge area, retaining the mature trees within the land parcel's hedges, and retaining the rural character of the B3415 whilst recognising development would create a new gateway to the town.</p>

Land Parcel 8 – Summary Map



Section 3 – Detailed assessments for the 10 land parcels

22. Each of the land parcels has been assessed in detail looking at 17 attributes of character and how the settlement edge is viewed. This section contains a detailed description for each land parcel accompanied by a photographic record, and environmental mapping showing

- Fowey Parish Boundary
- Land parcel boundary
- Area of Outstanding Natural Beauty (AONB)
- Schedule monuments
- Listed Buildings
- Conservation Area
- Agricultural land classification
- Flood zones
- Public rights of way (PROW)
- Fowey Open Space Assessment (8 categories of land)
- Tree Preservation Orders
- Ancient trees
- Ancient woodland
- Japanese knotweed
- Land cover using an aerial photograph (as up to date as Google Mapping will allow)

Land Parcel 1 – Field Assessment Record

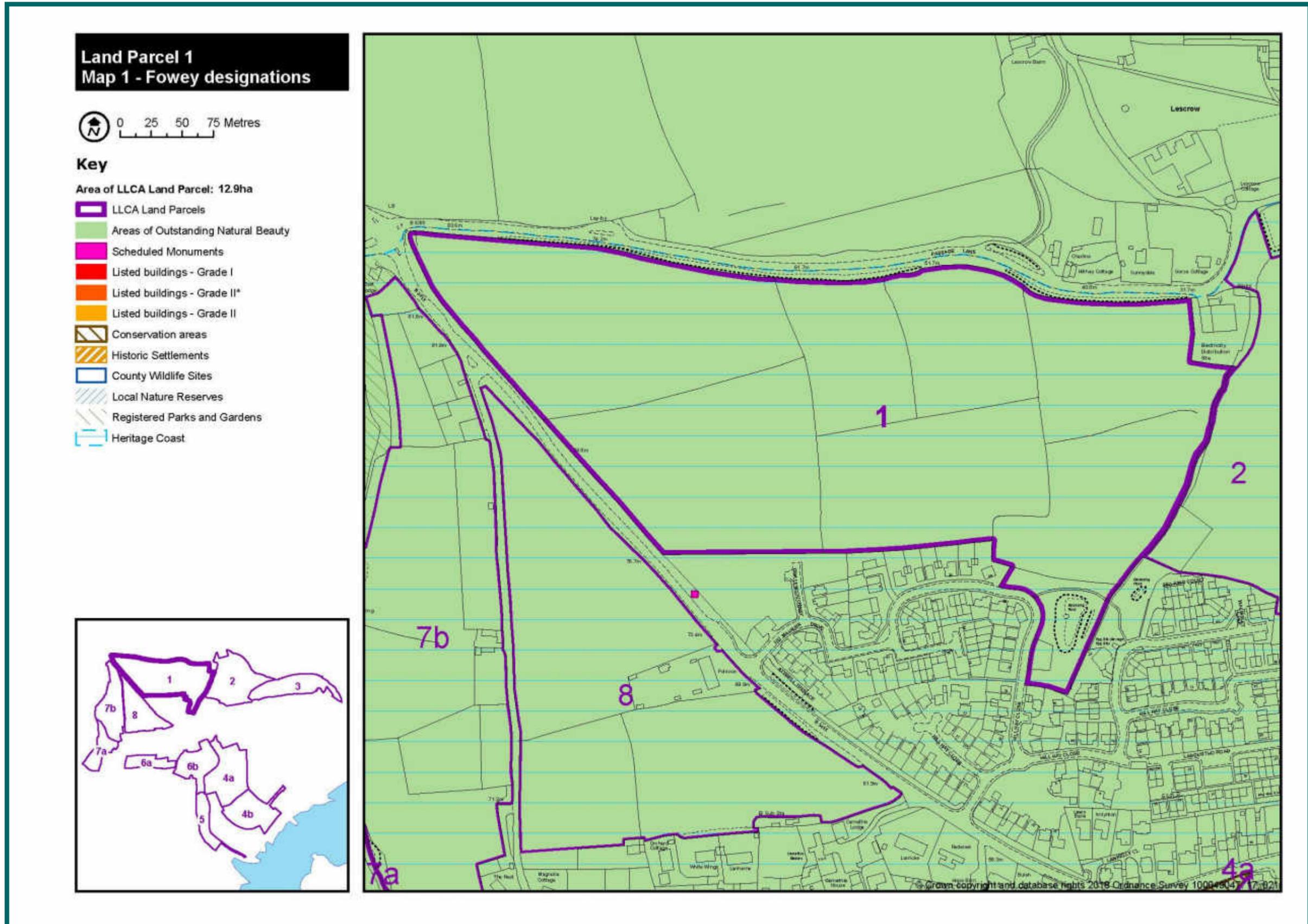
Field Assessment Record - Fowey					
Land Parcel - 1	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	Sensitivity <i>Relationship with the character of the landscape type</i>	Sensitivity <i>How future development could affect this characteristic</i>	Value <i>The value and importance of the character of the landscape</i>	Capacity <i>Landscape capacity to accept change through housing growth</i>
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to be gently sloping, falling from the plateau areas towards the east No water is present in this land parcel.	This landscape is notable in the local landscape as the undulating ground connecting the open ridge plateau areas with the steep sided valleys.	Development in the local landscape of farms and hamlets, is more usually found in this intermediate landscape than on the open ridges or steep sided valleys.	This land parcel is within the AONB where the topography of open plateaus rolling intermediate land and steep sided valleys are part of the scenic quality of the landscape	The topography is key to the scenic quality in this designated landscape
Biodiversity	This land parcel is arable farmland which has a reduced level of biodiversity. However the interconnecting hedges and boundary hedges with their species rich vegetation and mature trees will be of importance for wildlife	The hedges are of key importance to the character of the local landscape	Development would remove BAP habitat, mature trees, and developing woodland, and introduce night time lighting where none is currently present	There are no ecological designations which cover this land parcel. The interconnecting hedges will be valuable for foraging animals.	The farming of the fields will reduce the biodiversity of this land parcel.
Land cover and Land Use	Well managed Grade 3 agricultural land	Agricultural farmland is a key characteristic of the surrounding local landscape	Grade 3 farmland would be lost	The land is in the open countryside within the AONB	This is an un-developed land parcel
Field and woodland pattern	The remaining field pattern in this land parcel has not changed since before 1900. In the context of the local landscape these are medium and small fields. A number of the hedge boundaries contain mature native trees. There was no public access, but looking from distant vantage points it appears the hedge boundaries are Cornish hedges.	This original field pattern is key to the local landscape character	Important field boundaries could be lost	The hedges which contain mature trees will be of greatest value. The field pattern remaining unchanged since before 1900 is also of value	The field pattern and the mature trees within the boundaries would have a low capacity to accept change
Individual buildings (other than on the settlement edge) which are within the land parcel or on its boundary	There are no buildings beyond the settlement edge or within the land parcel.				Low capacity

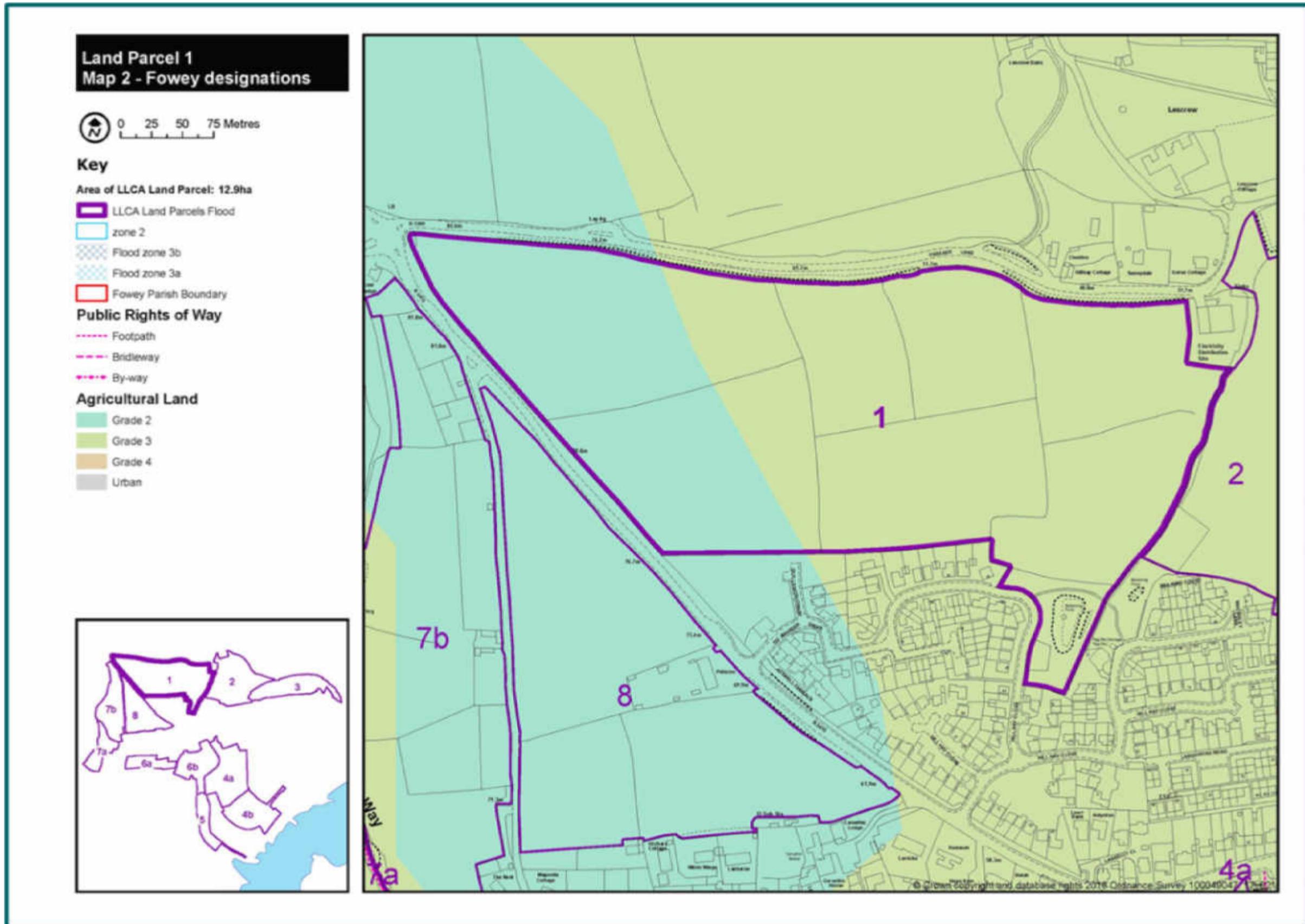
Field Assessment Record - Fowey					
Land Parcel - 1	Assessor – Kath Statham			Date of Assessment – June 2017	
	Column 2 Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Describe the existing buildings along the settlement edge	The buildings along the southern edge of this land parcel are modern houses built within the last 15 years. They are predominantly two storey houses of painted render, and some with stone detailing. Three storey houses have been built along this boundary.	The buildings along this edge are the newest residential properties surrounding the town.	The modern properties would be able to accept change.	The houses along this boundary are not considered of value to the town	The lack of distinctive or locally valued buildings increases the capacity of this built edge to accept change
		Low sensitivity		Low value	High capacity
How does the edge of the settlement meet the wider land parcel	The houses and their rear gardens form a solid defined edge, with buildings behind the majority of which face the wider land parcel, with some orientated to look to the south. There is no vegetation to screen these modern developments from the wider landscape.	The density of the buildings along this edge is not typical of the settlement edge of Fowey.	Further development could soften the abrupt edge	This settlement boundary is of modern houses with not historical or local value	The settlement edge has some capacity to accept change.
		Low sensitivity		Low value	Moderate capacity
Historic Features	The Tristan Stone is located on B3415 on the external western boundary of this land parcel	This stone is of local significance and has a natural setting within the road verge which would be sensitive to change	Development could have an adverse effect on the setting of the Tristan Stone.	The Tristan Stone is a Scheduled Monument	
		High sensitivity		High value	Low capacity
Distinctive features	The edge boundaries and internal hedges with their mature trees are distinctive of the character of the local landscape.	This original field pattern with the mature trees within it is key to the local landscape character	Important field boundaries could be lost	The hedges which contain mature trees will be of greatest value. The field pattern remaining unchanged since before 1900 is also of value	The field pattern and the mature trees within the boundaries would have a low capacity to accept change
		High sensitivity		High value	Low capacity

Field Assessment Record - Fowey					
Land Parcel - 1	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Sensitivity</i> <i>Relationship with the character of the landscape type</i>	<i>Sensitivity</i> <i>How future development could affect this characteristic</i>	<i>Value</i> <i>The value and importance of the character of the landscape</i>	<i>Capacity</i> <i>Landscape capacity to accept change through housing growth</i>
Transport Pattern	There is no public access to this land parcel. There are however highways on two of the boundaries, B3415 to the north west and Passage Lane to the north. Polvillion Road is the main vehicular access into Fowey and is a straight wide road, falling gently to the south east, no pavements, some verge and boundary Cornish hedges containing individual larger trees, with lighting at its southern end. There is a scheduled monument on the road side of B3415 to the south west of the land parcel. Passage Lane is a much steeper road which narrows as you go down the hill to the east. Here the trees are mature and create a tunnel over the road, characteristic of the rural highway network within valleys in the local landscape.	Both highways retain the character of rural roads, although Passage Lane more so	It is likely that development would remove sections of important native hedge	These are both B category rural highways, with Polvillion Road the wider route	The nature and character of the rural roads, mean they have a reduced capacity to accept change.
		High sensitivity		Moderate value	Moderate Low capacity
Aesthetic and Sensory	There is no public access and it is assumed that it is a tranquil land parcel, away from B3415 There are no street lights on B3415, or Passage Hill The native trees within the hedges will provide seasonal interest.	The rural farmland tranquillity is key to the surrounding landscape	Development would erode the rural farmland tranquillity	As there is no public access to this land parcel and the aesthetic and sensory experience of the character is a human response, a low value is attributed. The visual aesthetic is assessed later in the table.	There would be an aesthetic and sensory experience in this land parcel, however there is no public access to experience this so the capacity to accept change from this aspect is greater.
		High sensitivity		Low value	Moderate capacity
Condition	This is well managed arable land, the western section is Grade 2 and the eastern area Grade 3 agricultural land.	This is the original field pattern and is a key characteristic of the landscape around Fowey	Grade 2 and 3 agricultural land would be lost	This is well managed Grade 2/3 agricultural rural farmland within the AONB	
		High sensitivity		High value	Low capacity

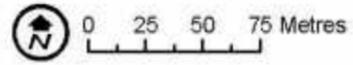
Field Assessment Record - Fowey					
Land Parcel - 1	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Visibility of the settlement edge <i>The way people see the settlement edge</i>	Description of how the settlement edge is seen There is no public access into or through this land parcel	Sensitivity <i>Who has a view of the edge</i>	Sensitivity <i>Is the view representative when passing along a route or from a specific vantage point</i>	Value <i>The value and importance of the view</i>	Capacity <i>Visual capacity to accept change through housing growth</i>
Views of settlement edge from points of public access	Visibility close to is limited to the footpath between land parcels 2 and 3 to the east, and glimpses through mature native hedges from B3415, and Penventinue Lane to the north east. Views are also limited from the wider AONB landscape to the north and east, due to the topography and lack of public footpaths.	View from the footpath to the east, glimpsed views from Polvillion Road and Penventinue Lane	Representative views from publically accessible points are limited. However those who have a view from the AONB on the public footpath and Penventinue Lane will be sensitive to change.	The edge is visible from the footpath to the east, and limited areas on Penventinue Lane which is the route of the Saints Way	The visibility of this land parcel from publically accessible vantage points is very limited, although there is visibility from the Saints Way
		Moderate sensitivity		High value	Moderate Low capacity
Approach to the settlement edge	As you travel along the western edge of this land parcel along B3415 (the main road into Fowey) the character is of a rural highway until you reach the south western corner where the new housing estate starts. Here the character of the highway changes from rural to residential There is also a Scheduled Monument within the road verge of B3415.	Residents and visotors. Currently they are not aware of the town of Fowey, until they reach the south western corner. The boundary hedges are important in creating this rural character	Due to the mature native boundary hedges, representative views from publically accessible points are very limited	Polvillion Road is the main road into Fowey which has retained its rural landscape character. The Scheduled Monument on B3415 has a setting which needs to be considered	The approach here is one of rural character rather than the built form of Fowey.
		High sensitivity		High value	Low capacity
Visual appearance and scale of buildings, and or vegetation	The residential properties are predominantly two storey, although there are some three storey properties on the north western edge which are much more visually dominant on the higher land. The colour of render on these properties increases their visual prominence.	The buildings on the edge do not visually relate to the landform and character.	Representative views from publically accessible points are limited.	There are no visually prominent or valued buildings along the settlement edge.	There are no important or significant buildings or trees along the settlement edge.
		Low sensitivity		Low value	High capacity
Important views, sightlines and vistas	There are no specific important sight lines although views from the surrounding landscape are important as this land parcel and the landscape around it is all AONB	Glimpsed views from the highways on two of the edge boundaries	Limited representative views from publically accessible points. However those who have a view from Alldays Fields and the surrounding AONB will be sensitive to change	Although there are views of the wider AONB from this land parcel there is no specific vantage point to focus the view.	There are no specific vantage points, views or vistas, however the wider APONB is visible from this land parcel.
		Moderate sensitivity		Moderate Value	Moderate capacity
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				High capacity

Land Parcel 1 – Environments Constraints (Maps)





Land Parcel 1
Map 3 - Fowey designations



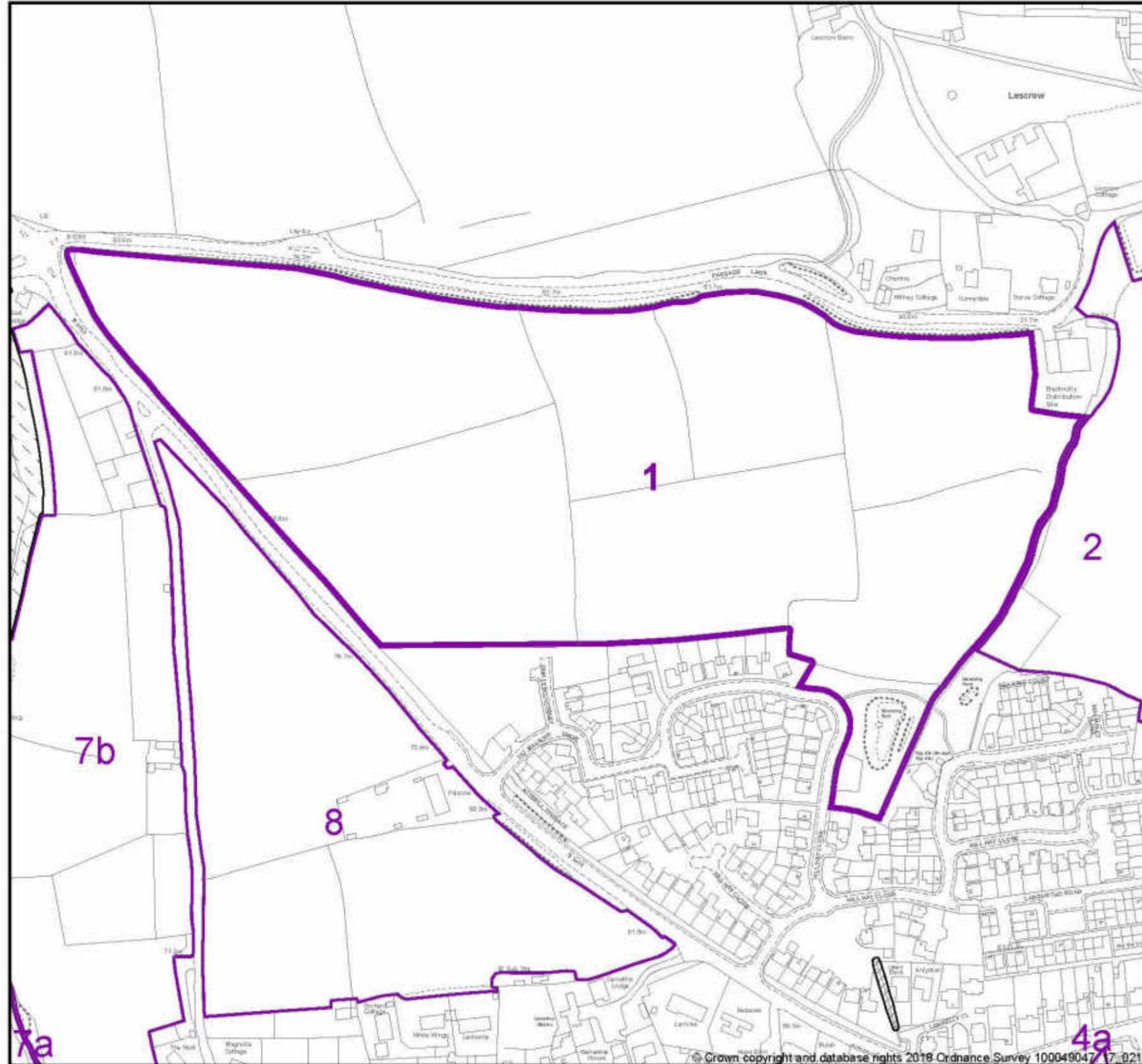
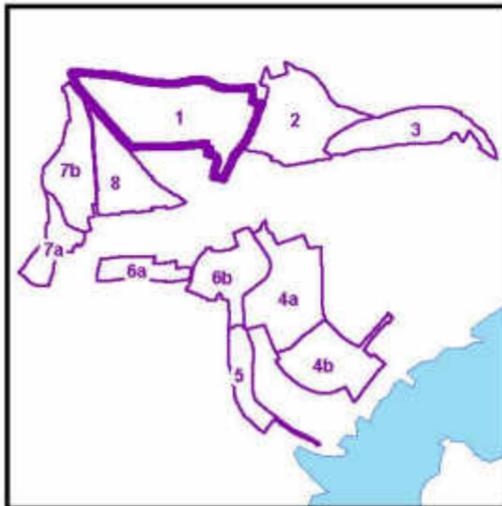
Key

Area of LLCA Land Parcel: 12.9ha

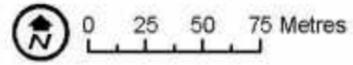
- LLCA Land Parcels
- Tree Preservation Orders - points
- Tree Preservation Orders - polygons
- Ancient Tree Inventory
- Ancient Woodlands
- Japanese Knotweed sites
- Japanese Knotweed buffered for planning

Fowey Open Space Assessment

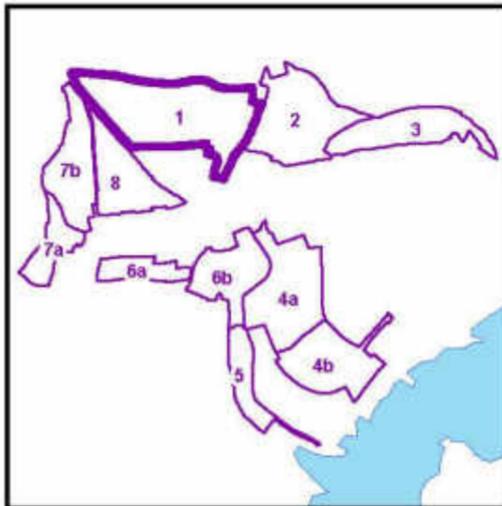
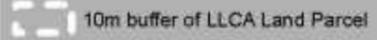
- 1. Parks and gardens; Amenity green space; Civic spaces
- 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3. Outdoor sports facilities (active recreation) Full public access & Community Use
- 4. Provision for children
- 5. Provision for teenagers
- 6. Allotments, community gardens, and city (urban) farms
- 7. Cemeteries and churchyards
- 8. School grounds and other outdoor sports facilities (No or limited public access)



Land Parcel 1
Map 4 - Aerial photos - 2005



Key



Land Parcel 1 – Photographic Record



View 1
From the highest ground on the land parcel looking east as the land falls away



View 2
Mature trees creating a tunnel over Passage Lane on northern boundary



View 3
Distant from Penventinue Lane, the only publically accessible view from land to the north



View 4
Footpath between land parcels 2 and 3



View 5
From within the modern housing estate looking at the northern settlement edge



View 6
Distant view showing settlement edge and land parcel beyond

**Land Parcel 1
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2**

June 2017
Land Parcel **1**
Sheet **1** of **2**



View 7
From B3415 looking at the western edge of the settlement



View 8
View of managed hedges in southern area of land parcel



View 9
The Tristan Stone a Scheduled Monument on the B3415 on the western boundary of land parcel



View 10
Mature native hedge along western edge of land parcel and B3415

Land Parcel 1
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

June 2017
Land Parcel **1**
Sheet **2** of **2**

Land Parcel 2 – Field Assessments Record

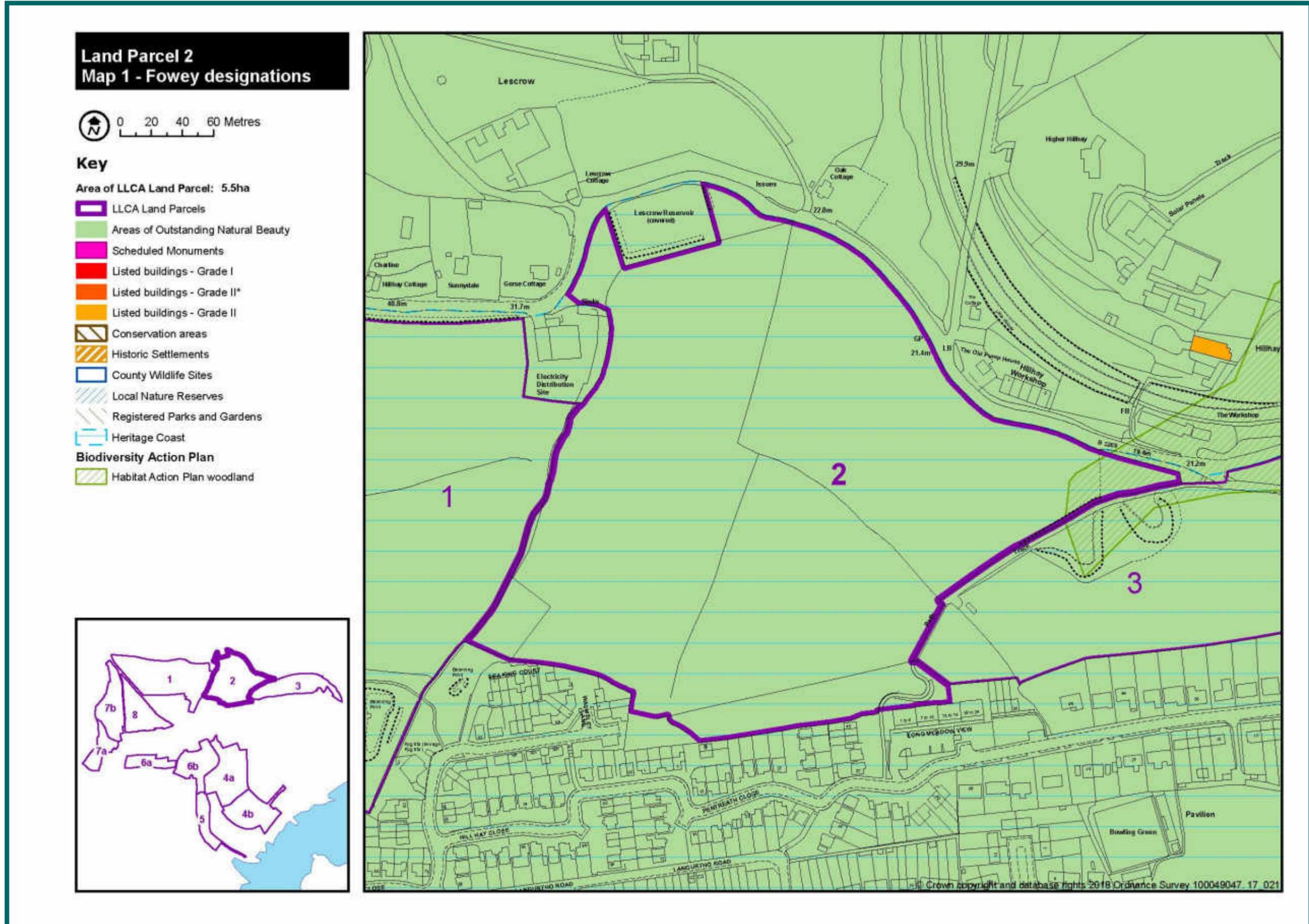
Field Assessment Record - Fowey					
Land Parcel - 2	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>		<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to be gently sloping, falling both to the north east and north west. No water is present in this land parcel.	This landscape is notable in the local landscape as this undulating ground connects the open ridge plateau areas with the steep sided valleys.	Development in the local landscape of farms and hamlets, is more usually found in this intermediate landscape than on the open ridges or steep sided valleys.	This land parcel is within the AONB where the topography of open plateaus rolling intermediate land and steep sided valleys are part of the scenic quality of the landscape	The topography is key to the scenic quality in this designated landscape
		Moderate sensitivity		High value	Moderate Low capacity
Biodiversity	This land parcel is pastoral grazing with some rough grazing. The interconnecting hedges and boundary hedges with their species rich vegetation and mature trees will be of importance for wildlife	The hedges are of key importance for wildlife and to the character of the local landscape	Development could remove, mature trees, and important hedges, and introduce night time lighting where none is currently present	There are no ecological designations which cover this land parcel. The interconnecting hedges will be valuable for foraging animals.	
		Moderate sensitivity		Moderate value	Moderate capacity
Land cover and Land Use	Grade 3 agricultural land presently used for grazing	Agricultural farmland is a key characteristic of the surrounding local landscape	Grade 3 farmland would be lost	The land is in the open countryside within the AONB	This is an un-developed land parcel
		Moderate sensitivity		Moderate value	Moderate capacity
Field and woodland pattern	The current field pattern in this land parcel has not changed since before 1900. These are smaller fields in the context of the area. A number of the hedge boundaries contain mature native trees. There is no public access, but it appears the hedge boundaries are Cornish hedges.	This original field pattern is key to the local landscape character	Important field boundaries and mature trees could be lost	The hedges which contain mature trees will be of greatest value. The field pattern remaining unchanged since before 1900 is also of value	The field pattern and the mature trees within the boundaries would have a low capacity to accept change
		High sensitivity		High value	Low capacity
Individual buildings (other than on the settlement edge) which are within the land parcel or on its boundary	There are no buildings beyond the settlement edge or within the land parcel.				Low capacity

Field Assessment Record - Fowey					
Land Parcel - 2	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>		<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Describe the existing buildings along the settlement edge	The buildings along the southern edge of this land parcel are modern houses built within the last 20 years. They are two storey red brick houses some also with white render	The layout and density of these modern houses does not reflect the character of the rest of the settlement edge of the town	The modern properties would be able to accept change.	The houses along this boundary are not considered of value to the town	The lack of distinctive or locally valued buildings increases the capacity of this built edge to accept change
		Low sensitivity		Low value	High capacity
How does the edge of the settlement meet the wider land parcel	The boundaries of the houses form a solid defined edge, with buildings behind which face the wider land parcel. There is limited vegetation on the land beneath to screen these modern developments from the wider landscape, as they sit on land which is falling away to the north.	The density of the buildings along this edge is not typical of the settlement edge of Fowey.	Further development has the potential to soften the abrupt edge	This settlement boundary does not positively relate to the wider landscape character designated as AONB.	The settlement edge has some capacity to accept change.
		Low sensitivity		Low value	High capacity
Historic Features	There are no known historic features in this land parcel				High capacity
Distinctive features	There are a number of large mature trees within the original hedge boundaries.	These large trees within field boundaries are key to the local landscape character	Important trees and field boundaries could be lost.	The hedges which contain mature trees will be of greatest value. The field pattern remaining unchanged since before 1900 is also of value	The mature trees within the boundaries would have a low capacity to accept change and would need to be buffered against new development
		High sensitivity		High value	Low capacity
Transport Pattern	There is only a very short section of footpath in this land parcel on the south eastern edge, right against the settlement edge. The current development on the settlement edge has had an adverse impact on the appreciation of this once rural footpath. The high gabion walling and solid timber fencing create a very urbanised experience. Passage Lane runs along the northern boundary of the site and is a narrow tree lined lane	Much of the rural character of this footpath has been lost by the modern development The narrow tree lined character of Passage Lane reflects the wider character of the rural highway network in the local area.	Development would further erode the rural character	This footpath connects the modern housing development with the wider rural landscape. It is used by locals for recreation.	The nature of the modern new housing which dominates the footpath, has removed the rural experience on this section of the footpath.
		Moderate sensitivity		Moderate value	Moderate capacity

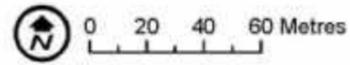
Field Assessment Record - Fowey					
Land Parcel - 2	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>		<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Aesthetic and Sensory	Public access is limited to a small section of footpath on the south eastern edge of the land parcel. From here it is possible to appreciate the tranquillity of the landscape and the seasonal interest created by the many trees and wild flowers within the hedges. There would be a small amount of noise intrusion from vehicles on Passage Lane.	The rural farmland tranquillity is key to the surrounding landscape	Development would erode the rural farmland tranquillity	The footpath within this land parcel affords views to the wider scenic AONB landscape to the north.	The aesthetic and sensory experience in this land parcel has limited capacity to accept change
		Moderate sensitivity		High value	Moderate Low capacity
Condition	This is well managed Grade 3 agricultural land.	This is the original field pattern and is a key characteristic of the landscape around Fowey	Grade 3 agricultural land would be lost	This is well managed Grade 3 agricultural rural farmland within the AONB	
		High sensitivity		High value	Low capacity

Field Assessment Record - Fowey					
Land Parcel - 2	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Visibility of the settlement edge <i>The way people see the settlement edge</i>	Description of how the settlement edge is seen	Sensitivity <i>Who has a view of the edge</i>	Sensitivity <i>Is the view representative when passing along a route or from a specific vantage point</i>	Value <i>The value and importance of the view</i>	Capacity <i>Visual capacity to accept change through housing growth</i>
Views of settlement edge from points of public access	The settlement edge is visible from a short section of the footpath to the south eastern corner of the land parcel. Views are also limited to from the wider AONB landscape to Penventinue Lane to the north east, due to the topography and lack of public footpaths. The nature of the topography means that views of the settlement edge are not possible from much of Passage Lane	Users of the footpath to the south eastern corner, and distant views from Penventinue Lane to the north east	Representative views from publically accessible points are limited. However those who have a view from the surrounding AONB will be sensitive to change.	The edge is visible from the footpath to the east, and limited areas on Penventinue Lane which is the route of the Saints Way	The visibility of this land parcel from publically accessible vantage points is limited, although there is visibility from the Saints Way
		Moderate sensitivity		High value	Moderate Low capacity
Approach to the settlement edge	The approach is from the footpath in the south eastern corner of the land parcel. The topography has meant that large retaining gabion walls have been created to stabilise the banks for the housing above. This has urbanised the approach.	Residents on the footpath will experience this urbanised edge.	Representative views from the footpath	The footpath is a valuable route for locals for recreation as it connects the settlement edge with the wider rural landscape.	This valuable route for recreation has been adversely affected by the construction of the new retaining banks to support the housing.
		Low sensitivity		Moderate value	Moderate High capacity
Visual appearance and scale of buildings, and or vegetation	The residential properties are two storey, visually dominant on the higher ground which falls away to the north.	The buildings on the edge do not visually relate to the landform and character.	Representative views from publically accessible points are limited.	There are no visually prominent or valued buildings along the settlement edge.	There are no important or significant buildings or trees along the settlement edge.
		Low sensitivity		Low value	High capacity
Important views, sightlines and vistas	There are no specific important sight lines although views from the surrounding landscape are important as this land parcel and the landscape around it is all AONB	General views of the wider landscape from the footpath to the south eastern corner which links into land parcel 3.	Representative views from publically accessible points are very limited. However those who have a view from the surrounding AONB will be highly sensitive to change	The wider landscape visible from this land parcel is designated for its scenic beauty	
		Moderate sensitivity		Moderate value	Moderate capacity
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				High capacity

Land Parcel 2 – Environmental Constraints (Maps)



Land Parcel 2
Map 2 - Fowey designations



Key

Area of LLCA Land Parcel: 5.5ha

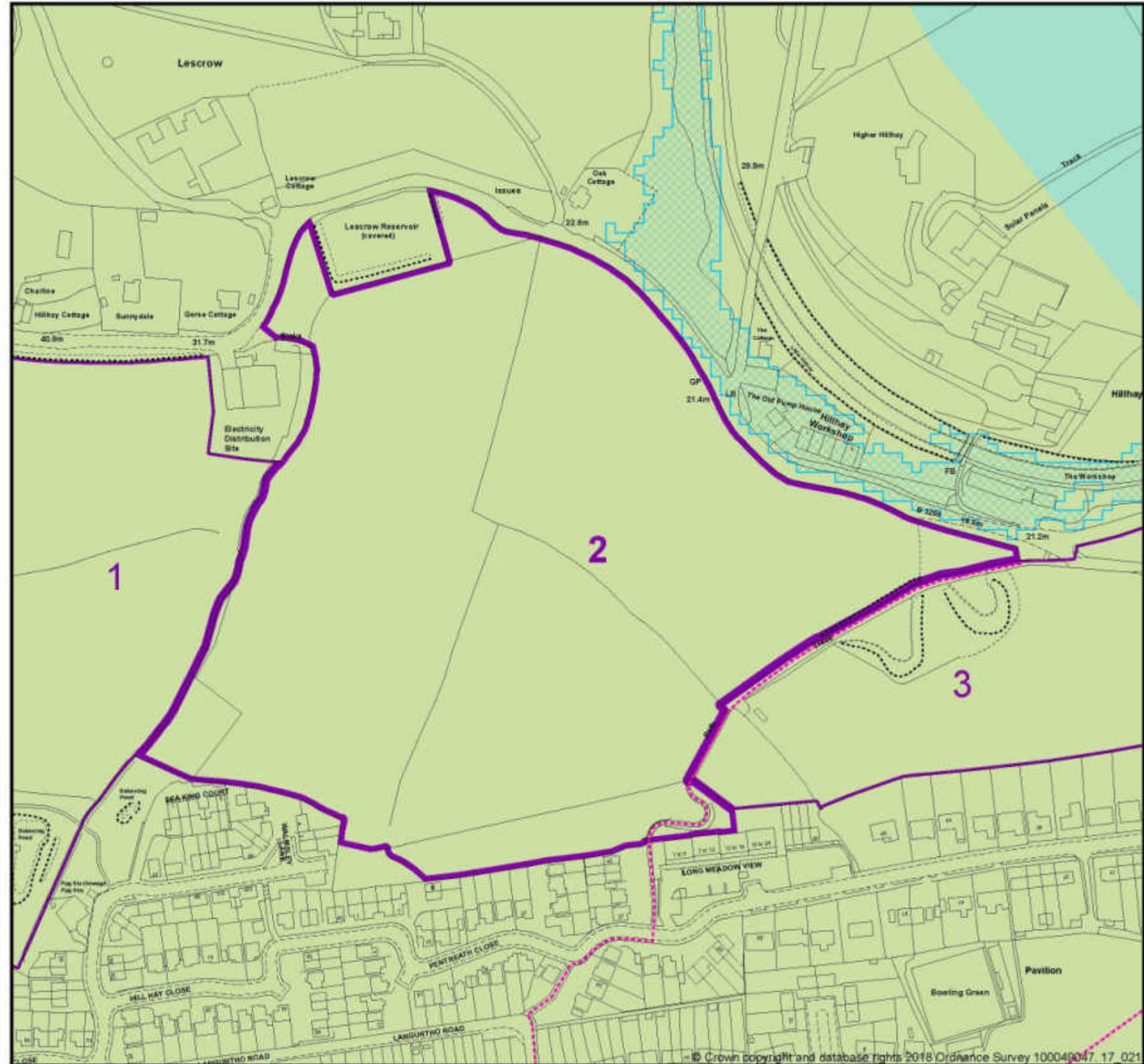
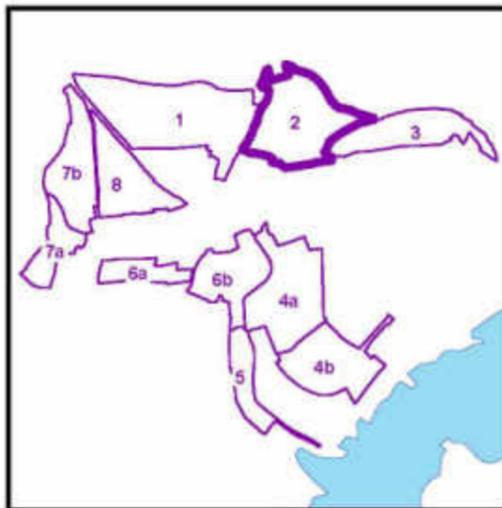
- LLCA Land Parcels Flood
- zone 2
- Flood zone 3b
- Flood zone 3a
- Fowey Parish Boundary

Public Rights of Way

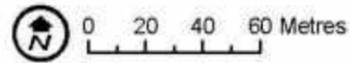
- Footpath
- Bridleway
- By-way

Agricultural Land

- Grade 2
- Grade 3
- Grade 4
- Urban



Land Parcel 2
Map 3 - Fowey designations



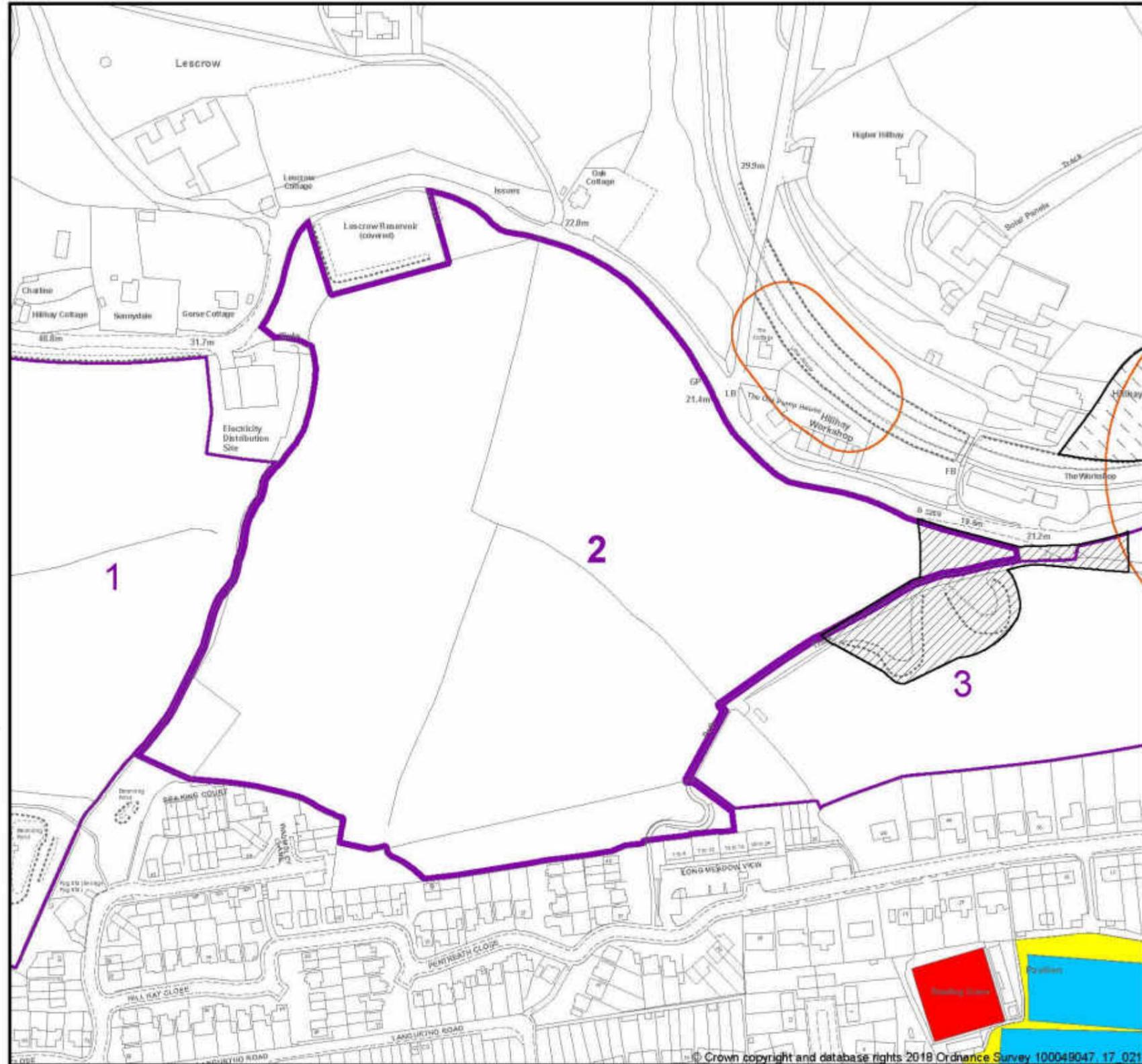
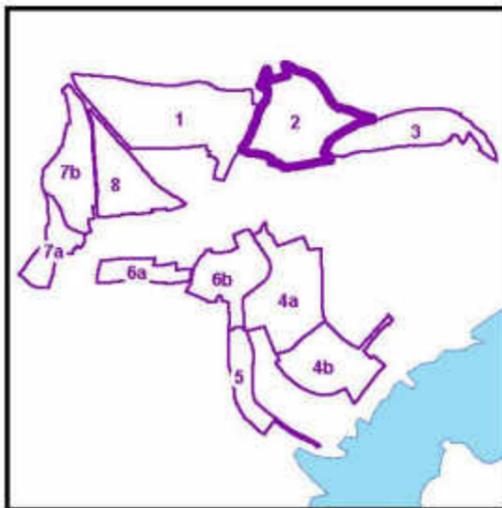
Key

Area of LLCA Land Parcel: 5.5ha

- LLCA Land Parcels
- Tree Preservation Orders - points
- Tree Preservation Orders - polygons
- Ancient Tree Inventory
- Ancient Woodlands
- Japanese Knotweed sites
- Japanese Knotweed buffered for planning

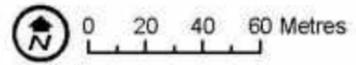
Fowey Open Space Assessment

- 1. Parks and gardens; Amenity green space; Civic spaces
- 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3. Outdoor sports facilities (active recreation) Full public access & Community Use
- 4. Provision for children
- 5. Provision for teenagers
- 6. Allotments, community gardens, and city (urban) farms
- 7. Cemeteries and churchyards
- 8. School grounds and other outdoor sports facilities (No or limited public access)



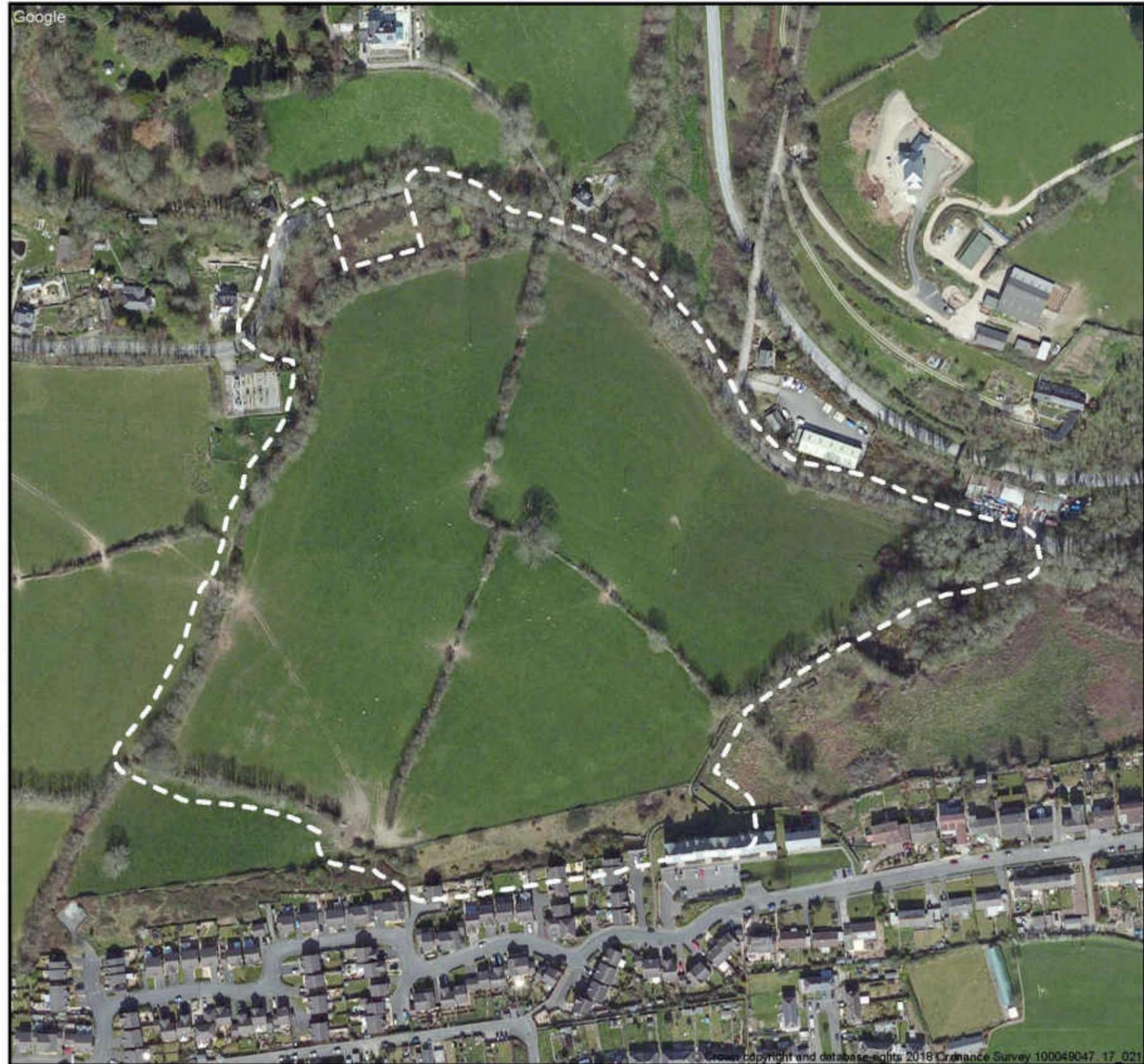
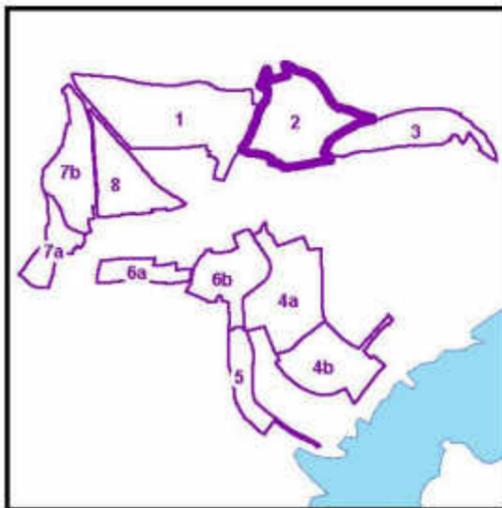
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Land Parcel 2
Map 4 - Aerial photos - 2005



Key

10m buffer of LLCA Land Parcel



Land Parcel 2 - Photographic Record



View 1
Public footpath on western boundary which connects to land parcel 3



View 2
View from footpath over eastern field and wider AONB landscape beyond



View 3
Urbanised footpath as it approaches settlement edge



View 4a
Solid timber fencing to footpath, showing the red brick houses on the settlement edge



View 4b
Urban settlement edge where topography and scale mean house dominates the footpath (these are on the settlement boundary for LP3)



View 5
Looking along the settlement edge on the southern boundary of the land parcel



View 6a
From public footpath looking west (part 1 southern edge) showing mature & semi mature trees within the hedge boundaries



View 6b
From public footpath looking west (part 2 mid section of the view) showing mature & semi mature trees within the hedge boundaries



View 6c
From public footpath looking west (part 3 northern edge) showing mature & semi mature trees within the hedge boundaries



View 7
From settlement edge on southern boundary



View 8
Distant view from Penventinue Lane

Land Parcel 3 – Field Assessment Record

Field Assessment Record - Fowey					
Land Parcel - 3	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Character <i>'The elements which come together to create the character of this land parcel'</i>					
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to be very steep, with the land falling to the north and north east west. No water is present in this land parcel.	This steep sided valley is a key characteristic of the surrounding landscape where incised steep valleys rise to meet the open ridge/plateau area. This land parcel is the steepest surrounding the town	To develop this land terracing would be needed which would alter the existing topography	This land parcel is within the AONB where the incised valleys and open plateaus are part of the scenic quality of the landscape	The steep sided valleys are a key characteristic of the wider local landscape.
		High sensitivity		High value	Low capacity
Biodiversity	There are both mature trees and developing woodland in this land parcel, which will create a diverse habitat for wildlife. The southern boundary trees and those along the footpath are part of a BAP Habitat designated where habitats and specie are under threat. There are also the remains of two areas of quarrying which are now overgrown, but retain the bare stone vertical walls. A third old quarry is located on Green Lane, but this has been development within it.	This valley will support a range of species and is key to the character of the wider landscape where woodland has developed in the steep sided valleys.	Development would remove BAP habitat, mature trees, and developing woodland, and introduce night time lighting where none is currently present	The southern and eastern parts of the land parcel are within a BAP Habitat, which is also part of an important green infrastructure corridor linking land parcel with the ancient woodland on the other side of the valley, the estuary and the woodland on the eastern side of the estuary	This is an important land parcel for wildlife habitats and green infrastructure linkages.
		High sensitivity		High value	Low capacity
Land cover and Land Use	Grade 3 agricultural land which has been left to develop woodland on the steep valley sides. Also the remains of three old quarries.	Woodland within steep valleys is a key characteristic of the surrounding local landscape	Would introduce development onto the steeper slopes around the town	Part of the land parcel is a BAP Habitat, with developing woodland, of Grade 3 agricultural land	This is an un-developed land parcel of ecological importance
		High sensitivity		High value	Low capacity

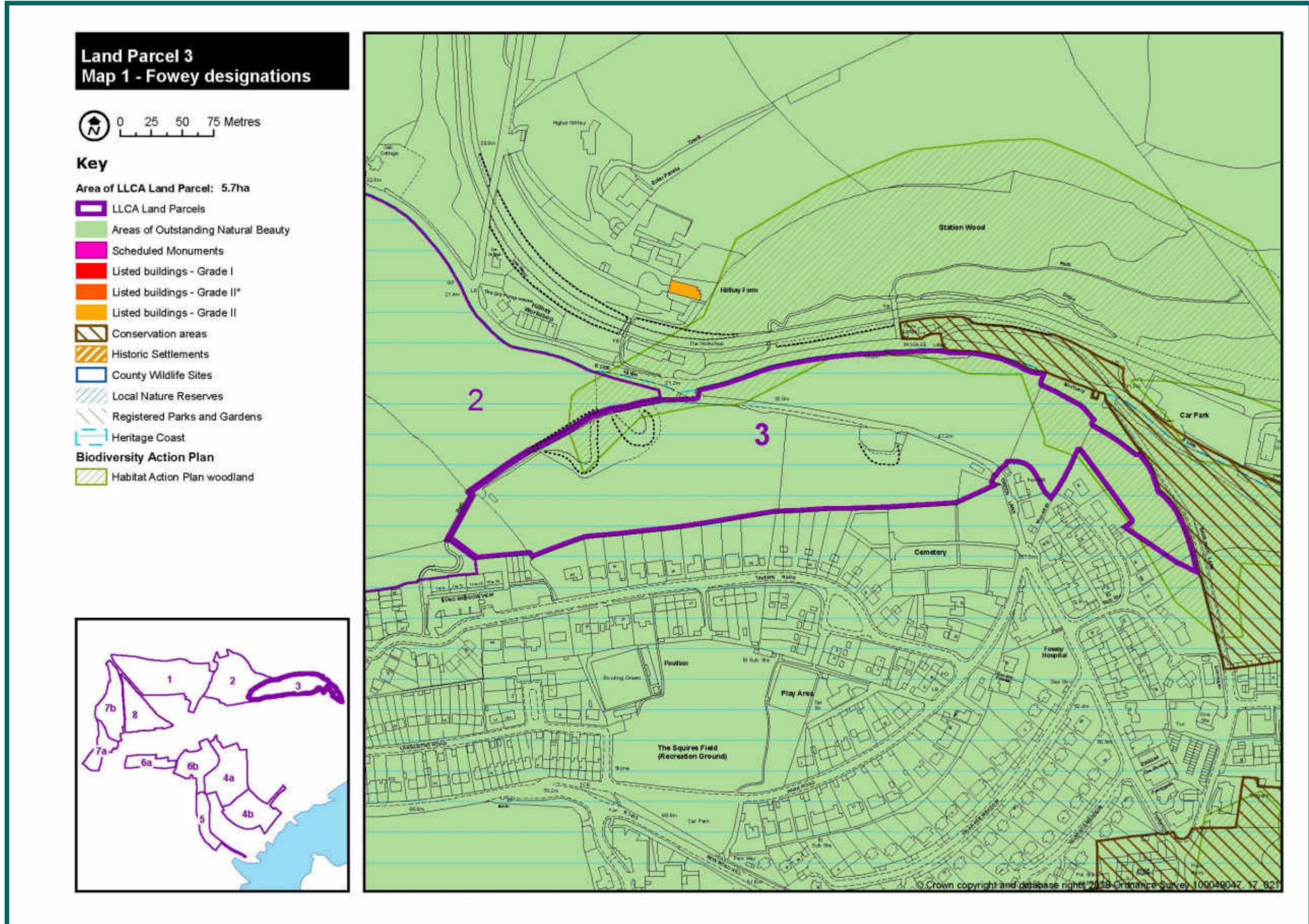
Field Assessment Record - Fowey					
Land Parcel - 3	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Field and woodland pattern	The much of the woodland in this land parcel is developing, although there are also mature trees. A Tree Preservation Order (TPO) covers trees at the junction of Green Lane and Passage Lane, extending up and including the two old quarries.	Wooded steep sided valleys are a key characteristic of the surrounding local landscape	Developing woodland would be lost	A small area of this land parcel is protected by a Tree Preservation Order, also with a BAP habitat covering the woodland in the northern section. The developing woodland is not protected, however it reflects the local landscape character of woodland in steep sided valleys.	This developing woodland with a TPO has a reduced capacity to accept change.
Individual buildings (other than on the settlement edge) which are within the land parcel or on its boundary	There are old garages within one of the old quarries off Green Lane. Development is likely to date back to 1930s At the time of the assessment building works were being undertaken here.	Buildings within old quarries are not characteristic of the wider local landscape.	These buildings are contained within the small quarry.	The buildings are not designated	The contained nature of the buildings within the quarry reduces their sensitivity to surrounding development.
Describe the existing buildings along the settlement edge	The buildings along the southern edge of this land parcel vary in age (post war to modern day) size and scale. On the eastern side, two storey semi-detached post war council houses with mansard roofs, change to bungalows which have a second storey on the southern side, and then on the far eastern side two storey terrace houses which appears as a three storey building on the southern side due to the change in topography and the dormer windows in the roof spaces.	The varied building ages and styles are not typical of the rest of the settlement edge	The varied ages of properties would be able to accept change.	The houses along this boundary are not considered of value to the town	The lack of distinctive or locally valued buildings increases the capacity of this built edge to accept change
How does the edge of the settlement meet the wider land parcel	The houses along this edge follow a similar contour level breaking the edge of the plateau area, spilling down the north facing slope. The existing housing stops as the gradient increases creating a dominant solid urbanised edge with no vegetation between the buildings of significance to break up the solid form.	The built form stops abruptly and does not flow into the wider landscape	Development could further soften the character of the existing solid built edge	This settlement boundary does not positively relate to the wider landscape character designated as AONB.	The settlement edge has capacity to accept change.

Field Assessment Record - Fowey					
Land Parcel - 3	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>		<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Historic Features	There are no known historic features in this land parcel				High capacity
Distinctive features	The dominance of the built edge on such a steep slope in the context of the wider landscape character	The dominance of the residential properties on this edge is not representative of the rest of the settlement edge where on the southern and western edges the built form is much better integrated with the rural landscape.	Further development in this land parcel would increase the dominance of modern development in a rural landscape.	This land parcel lies within the AONB and contains BAP Habitats	Further development in this land parcel would increase the dominance of modern development in a rural landscape.
					High sensitivity
Transport Pattern	Passage Lane runs along the southern edge, and is the alternative route into the town, connecting the A3082 with the north eastern edge and the Bodinnick Ferry. It is narrow with two way traffic bordered on either side by Cornish hedges or retaining banks containing mature trees. Green Lane bisects the land parcel and is a one way single track lane bordered on either side by retaining banks with mature trees. Neither Green Lane or Passage Lane have any pavements or street lighting. A footpath runs along the western boundary and connects into the new housing estate to the south of the land parcel. This is a wooded footpath passing through mature trees covered by a Tree Preservation Order (TPO).	The highways and footpath are key to the character of the rural highway network.	It is likely that development would widen the lanes and remove vegetation from the footpath	The lanes are a key characteristic of the rural highway network in the area There are areas of the lanes and footpath designated as BAP Habitats	The nature and character of the rural roads, and the footpath mean the transport pattern does not have the capacity to accept change.
					High sensitivity

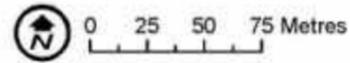
Field Assessment Record - Fowey					
Land Parcel - 3	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Aesthetic and Sensory	This is a very tranquil land parcel due to the developing woodland, and the lack of any major roads nearby. There is abundant bird song and changes in light as you move along the lanes and footpath. This will change through the seasons. There is a sense of intimacy and enclosure from the trees.	There is limited public access to this land parcel. However from the lanes and footpath this is a land parcel that reflects the character of the wider rural landscape in the steep sided valleys.	Development would erode the woodland and rural tranquillity.	The footpath is used for recreation by. The tranquillity and intimacy of the woodland is of value for its recreational and perceptual experience.	The aesthetic and sensory experience in this land parcel has limited capacity to accept change
		High sensitivity		High value	Low capacity
Condition	The management of the woodland is unknown. This is Grade 3 land.	The wooded steep sided valleys are key to the character of the surrounding rural landscape.	Woodland of high biodiversity value would be lost	Parts of this land parcel are designated BAP Habitats and Mature trees along the footpath are covered by a TPO.	
		High sensitivity		High value	Low capacity

Field Assessment Record - Fowey					
Land Parcel - 3	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i>	<i>Sensitivity</i> <i>Who has a view of the edge</i>	<i>Sensitivity</i> <i>Is the view representative when passing along a route or from a specific vantage point</i>	<i>Value</i> <i>The value and importance of the view</i>	<i>Capacity</i> <i>Visual capacity to accept change through housing growth</i>
Views of settlement edge from points of public access	There is very limited visibility of the settlement edge. Glimpsed views of the buildings along the edge from the footpath and Green Lane. The edge only becomes clearly visible from the cemetery at the top of Green Lane. There are no public rights of way on the other side of the valley, and the land parcel is only visible from limited sections of Penventinue Lane which is also the route of the Saints Way.	Glimpsed views from highways and a footpath, with limited views from Penventinue Lane.	Representative views from publically accessible points are limited.	There are no clear views from the public footpath within the land parcel though Penventinue Lane is the route of the Saints Way	The visibility of this land parcel from publically accessible vantage points is limited, although there is visibility from the Saints Way
		Moderate sensitivity		High value	Moderate Low capacity
Approach to the settlement edge	There is no approach to the settlement edge in this land parcel. The only approach is at the top of Green Lane which is a one way road running down the hill away from the settlement edge. There are no significant buildings or features at this point to mark the edge.	Very few users will experience an arrival at the settlement edge in this land parcel	Representative views from publically accessible points are very limited, and used by a small number of people.	There is no formal approach to the settlement edge	There is no sense of arrival at the settlement edge
		Low sensitivity		Low value	High capacity
Visual appearance and scale of buildings, and or vegetation	The existing development breaks the skyline ridge and spills over down the north facing slope. The houses modern three storey houses on the eastern end of the settlement edge are visually dominant due to their scale and colour of render. Where are the post war housing on the western end with the dark upper storeys and roofs, visually integrate more effectively with the natural slope.	The buildings on the edge do not visually relate to the landform and character.	Representative views from publically accessible points are limited, and used by a small number of people.	There are no visually prominent or valued buildings along the settlement edge.	There are no important or significant buildings or trees along the settlement edge..
		Low sensitivity		Low value	High capacity
Important views, sightlines and vistas	There are no important sight lines from within the land parcel due to topography and the woodland in the valley. However the land parcel is visible from Penventinue Lane to the north which is part of the wider AONB landscape.	Only users of Penventinue Lane will have a view of this land parcel.	Representative views from Penventinue Lane, however those who have a view from the surrounding AONB will be sensitive to change	The wider landscape visible from this land parcel is designated for its scenic beauty	
		Moderate sensitivity		Moderate value	Moderate capacity
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				High capacity

Land Parcel 3 – Environmental Constraints (Maps)



**Land Parcel 3
Map 2 - Fowey designations**



Key

Area of LLCA Land Parcel: 5.7ha

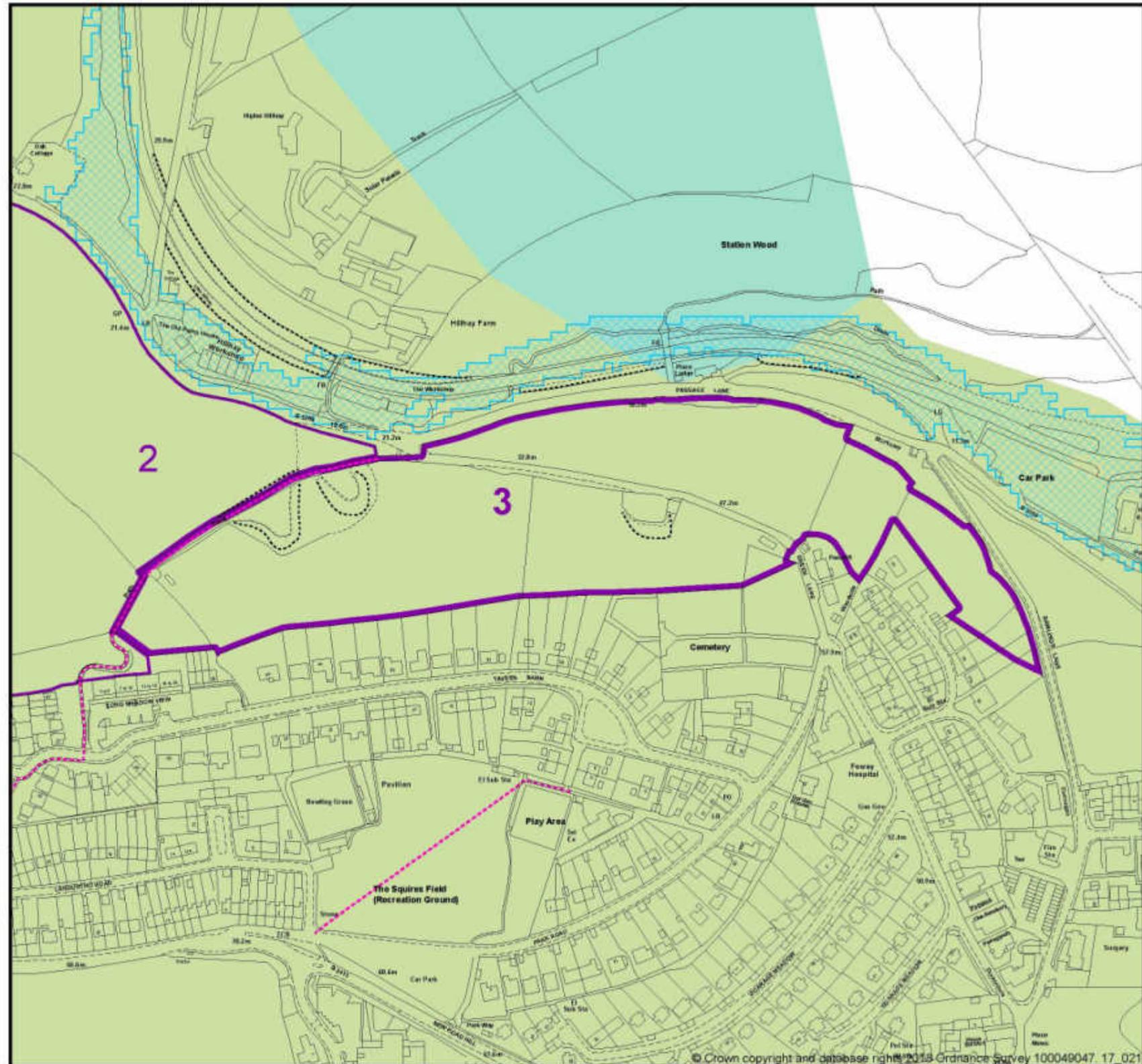
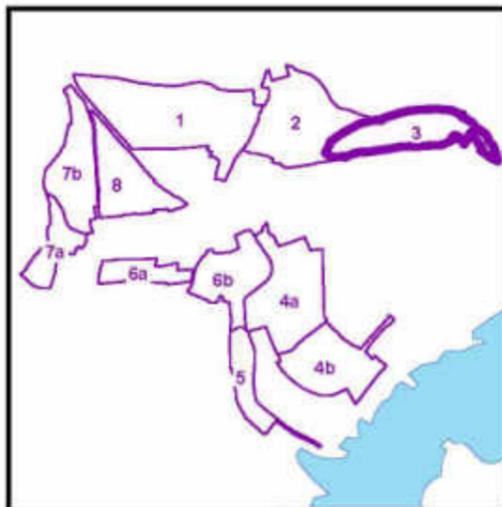
- LLCA Land Parcels Flood
- zone 2
- Flood zone 3b
- Flood zone 3a
- Fowey Parish Boundary

Public Rights of Way

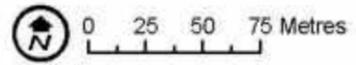
- Footpath
- Bridleway
- By-way

Agricultural Land

- Grade 2
- Grade 3
- Grade 4
- Urban

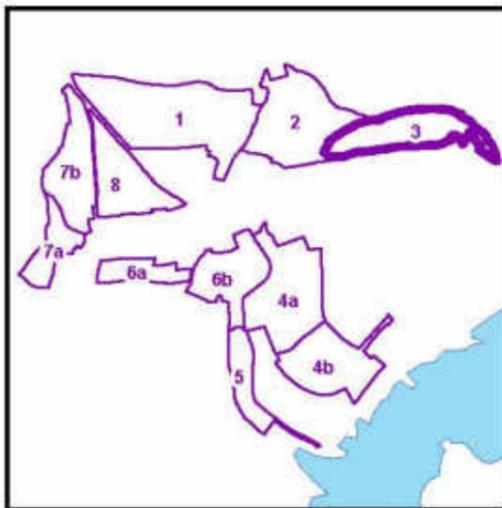


Land Parcel 3
Map 4 - Aerial photos - 2005



Key

10m buffer of LLCA Land Parcel



Land Parcel 3 – Photographic Record



View 1
Old quarry to the south of the footpath within woodland covered by Tree Preservation Order



View 2
Footpath through land parcel with unsealed surface



View 3
Footpath narrows as you approach settlement edge and wooded character changes to suburban edge as you enter land parcel 2 beyond.



View 4
Modern house along southern boundary of land parcel which are two story but due to topography appears three story when viewed from north (refer to 13c)



View 5
Houses appear as bungalows from Tavern Barn but due to topography are two story when viewed from the south (see view 13b & 13c)



View 6
Two story houses on Tavern Barn, here the scale of the houses when viewed from the north does not increase

**Land Parcel 3
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2**

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View 7
Houses on the settlement edge from within the cemetery



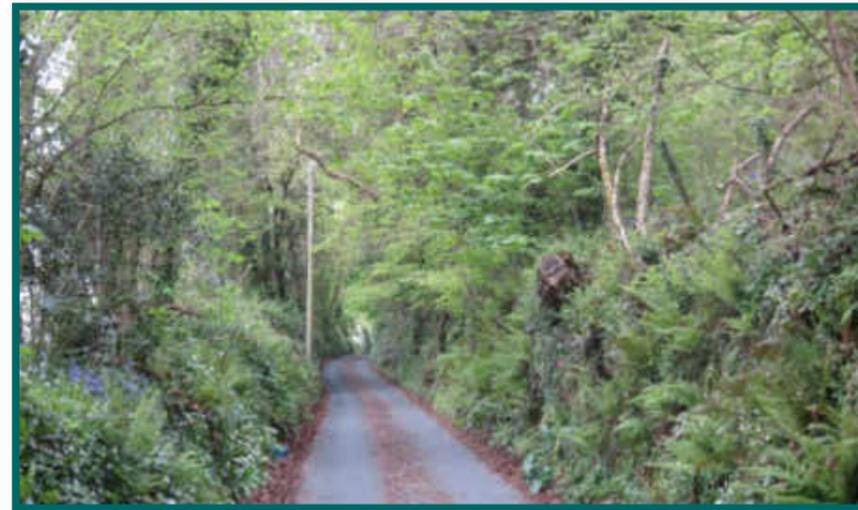
View 8
Modern bungalows in the settlement edge at the top of Green Lane



View 9
Buildings within the old quarry off Green Lane



View 10
View from Green Lane looking north east across the valley



View 11
Mature trees and dense vegetation within hedges down single track, narrow Green Lane



View 12
Mature trees create a tunnel enclosing Passage Lane on the northern edge of the land parcel

Land Parcel 3
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

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View 13a
Distant view of settlement (eastern end of land parcel)
edge from Penventinue Lane



View 13b
Distant view of settlement edge (mid-section of land
parcel) from Penventinue Lane



View 13c
Distant view of settlement edge (western end of land
parcel) from Penventinue Lane



View 14
Settlement edge from land parcel 1 on highest ground

Land Parcel 3
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Land Parcel 4a – Field Assessment Record

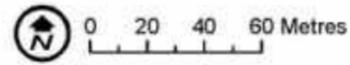
Field Assessment Record - Fowey					
Land Parcel – 4a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	Sensitivity <i>Relationship with the character of the landscape type</i>	Sensitivity <i>How future development could affect this characteristic</i>	Value <i>The value and importance of the character of the landscape</i>	Capacity <i>Landscape capacity to accept change through housing growth</i>
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to be gently sloping, falling from the plateau areas towards the west. No water is present in this land parcel.	This undulating ground which connects the open ridge plateau areas with the steep sided valleys is notable to the character in the local landscape.	Development in the local landscape of farms and hamlets, is more usually found in this intermediate landscape than on the open ridges or steep sided valleys.	This land parcel is within the AONB where the topography of open plateaus rolling intermediate land and steep sided valleys are part of the scenic quality of the landscape	The topography is key to the scenic quality in this designated landscape
		Moderate sensitivity		High value	Moderate Low capacity
Biodiversity	This land parcel is arable farmland which has a reduced level of biodiversity. However the interconnecting hedges and woodland to the west which is adjacent to a BAP Habitat will be of importance for wildlife	The hedges are of key importance to the character of the local landscape	Development could remove mature trees, and developing woodland, and introduce night time lighting where none is currently present	There are no ecological designations which cover this land parcel. The interconnecting hedges will be valuable for foraging animals.	The farming of the fields will reduce the biodiversity of this land parcel.
		Moderate sensitivity		Moderate value	Moderate capacity
Land cover and Land Use	Well managed Grade 3 agricultural land. The western boundary also lies on the edge of the Conservation Area.	Agricultural farmland is a key characteristic of the surrounding local landscape	Grade 3 farmland would be lost	The land is in the open countryside within the AONB	This is an un-developed land parcel
		Moderate sensitivity		High value	Moderate Low capacity
Field and woodland pattern	One of the hedges has been removed since 1900 and this has created the large main open field. In the context of the local landscape this is now a medium/large field. An area of woodland with mature trees lies on the western boundary (Conservation Area boundary) which is shown on mapping dating back to 1900, and acts as a buffer to the adjacent BAP Habitat.	The woodland on the western edge of the land parcel is key to the local character where woodland is located in sheltered valleys. The hedges within the land parcel are heavily maintained and do not contain any large shrubs or trees.	Important hedges and woodland could be adversely affected.	The hedge along the northern boundary, and the woodland to the western boundary are of value for the Green Infrastructure corridor they create with the wider landscape, and the mature native trees, and buffer they provide to the BAP Habitat.	The mature trees within the boundaries would have a low capacity to accept change
		High sensitivity		High value	Moderate capacity

Field Assessment Record - Fowey					
Land Parcel – 4a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>		<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Individual buildings (not on the settlement edge) which are within the land parcel or on its boundary	There are no buildings beyond the settlement edge or within the land parcel.				Low capacity
Describe the existing buildings along the settlement edge	The built settlement edge of the school occupies the eastern side of this land parcel, with large buildings, one of which is 4 storeys. Allotments with sheds and greenhouses lie on the south western boundary	These are the largest buildings on the settlement edge and are not typical in scale of the wider landscape or of other buildings in the town.	The school boundary would be able to accept change.	The school buildings are not considered of landscape value to the town	The lack of distinctive or locally valued buildings increases the capacity of this built edge to accept change
		Low sensitivity		Low value	High capacity
How does the edge of the settlement meet the wider land parcel	The school grounds form a distinct, straight boundary with the land parcel. The larger buildings dominate the boundary, particularly as they are positioned at a higher contour level than the rest of the land parcel. There are a couple of larger trees in this boundary. Allotments lie on the southern boundary on lower ground	The dominance of the school buildings over the land parcel is not typical of the rest of the settlement edge.	Further development could soften the abrupt edge	This settlement boundary does not positively relate to the wider landscape character designated as AONB.	The settlement edge has some capacity to accept change.
		Low sensitivity		Low value	High capacity
Historic Features	The footpath on the western boundary is St Catherine's Parade, a historic carriage drive starting at Point Neptune Lodge and connecting to Point Neptune	This is a historic drive connecting to Point Neptune and was gifted to the people of Fowey	Development could have an adverse impact on this historic route and remove its rural character.	This is a significantly important route	
		High sensitivity		High value	Low capacity
Distinctive features	The edge boundaries and woodland to the western boundary with their mature trees are distinctive in the character of the local landscape.	Mature trees within field boundaries and woodland within sheltered valleys is key to the local landscape character	Important field boundaries could be lost or damaged.	The hedges which contain mature trees and the western edge woodland are of value to the local landscape character	The mature trees within the boundaries would have a low capacity to accept change
		High sensitivity		High value	Low capacity

Field Assessment Record - Fowey					
Land Parcel – 4a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>		<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Transport Pattern	A footpath enters the northern section of the land parcel and connects the housing off Polvillion Road with St Catherine's Parade, and on to Ready Money Cove. This path is wide and unsurfaced and provides access for the farmer to the fields. Trees on either side create an enclosing canopy over the path. A second path is shown to cross the field and join with the school but this has not been retained and there is no access into the school grounds at this point. St Catherine's Parade runs along the western boundary of the land parcel and is a wide unsealed footpath enclosed by mature trees.	The wooded footpath is key to the character of the local landscape	It is likely that development would remove sections of native hedge, development close to retained hedges and woodland could be detrimental.	This footpath is an important link for local residents for recreation, and is the route of a historic carriage ride to Point Neptune	The nature and character of the footpath, means it will have a reduced capacity to accept change.
		High sensitivity		High value	Low capacity
Aesthetic and Sensory	This is a tranquil land parcel, apart from break times at the school, although away from the boundaries the field is open and has a feeling of exposure. The footpath on the western boundary intimate and enclosed in contrast with the open nature of the arable field. The native trees within the hedges will provide seasonal interest.	The rural farmland tranquillity is notable the surrounding landscape	Development would erode the rural farmland tranquillity	The footpath is important for recreation and the tranquillity and intimate nature of the footpath experience will be of great value to local people. This is in contrast to the open exposed field.	The aesthetic and sensory experience in this land parcel has limited capacity to accept change
		Moderate sensitivity		Moderate value	Moderate capacity
Condition	This is well managed Grade 3 agricultural land	The original field pattern has been altered to increase the field size	Grade 3 agricultural land would be lost	This is well managed Grade 3 agricultural rural farmland within the AONB	
		Moderate sensitivity		High value	Moderate Low capacity

Field Assessment Record - Fowey					
Land Parcel – 4a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i>	Sensitivity <i>Who has a view of the edge</i>	Sensitivity <i>Is the view representative when passing along a route or from a specific vantage point</i>	Value <i>The value and importance of the view</i>	Capacity <i>Visual capacity to accept change through housing growth</i>
Views of settlement edge from points of public access	The settlement edge is visible from the footpath to the north and St Catherine’s Parade, both popular routes for recreation. From a distance the land parcel is visible from Allday’s Field’s to the south.	Recreational users of the footpath from Polvillion Road, St Catherine’s Parade, and distant views from Allday’s Field	Representative views from footpaths and Alldays Fields and the surrounding AONB will be highly sensitive to change.	There are direct views from heavily used footpaths both close to and at a distance. St Catherine’s Parade is a locally valued historic route?	This land parcel is visible from popular routes used for recreation.
		High sensitivity		High value	Low capacity
Approach to the settlement edge	A footpath indicated on mapping which connects to the boundary of the school, crossing the field. There was no evidence of this path on the ground at the time of the assessment				Low capacity
Visual appearance and scale of buildings, and or vegetation	The school buildings are visually prominent sited on the highest ground in the town, with many of the buildings having a large ground mass, and reaching over two storeys, with the main block being 4 storeys. The external cladding and glazing of these buildings also increases their visual prominence.	Although the school buildings are prominent they do not visually relate to the landform and character of the surrounding landscape which reduces the visual sensitivity of this section of settlement edge	Representative views from footpaths, and the wider AONB landscape due to the height of some of the buildings.	The school buildings are visually prominent, but are not considered of value.	Although there are prominent buildings along this settlement edge, they are not valuable, and do not relate to the landscape character.
		Low sensitivity		Low value	High capacity
Important views, sightlines and vistas	There are views out from this land parcel to the wider AONB landscape, and direct views back from Alldays Fields, a popular area for recreation. The land parcel is viewed in the context of other housing development, both Hanson Drive in the foreground and Polvillion Road in the distance.	Recreational walkers, both locals and tourists.	Representative views from publically accessible points are limited. However those who have a view from Allday’s Fields and the surrounding AONB will be highly sensitive to change	Allday’s Fields were presented to the people f Fowey in 1951 and are referenced in walking guides and local maps	The views towards this land parcel form recreational areas are important, but seen in the context of other residential development and Fowey School.
		Moderate sensitivity		High Value	Moderate Low capacity
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				High capacity

Land Parcel 4a
Map 2 - Fowey designations



Key

Area of LLCA Land Parcel: 8.1ha

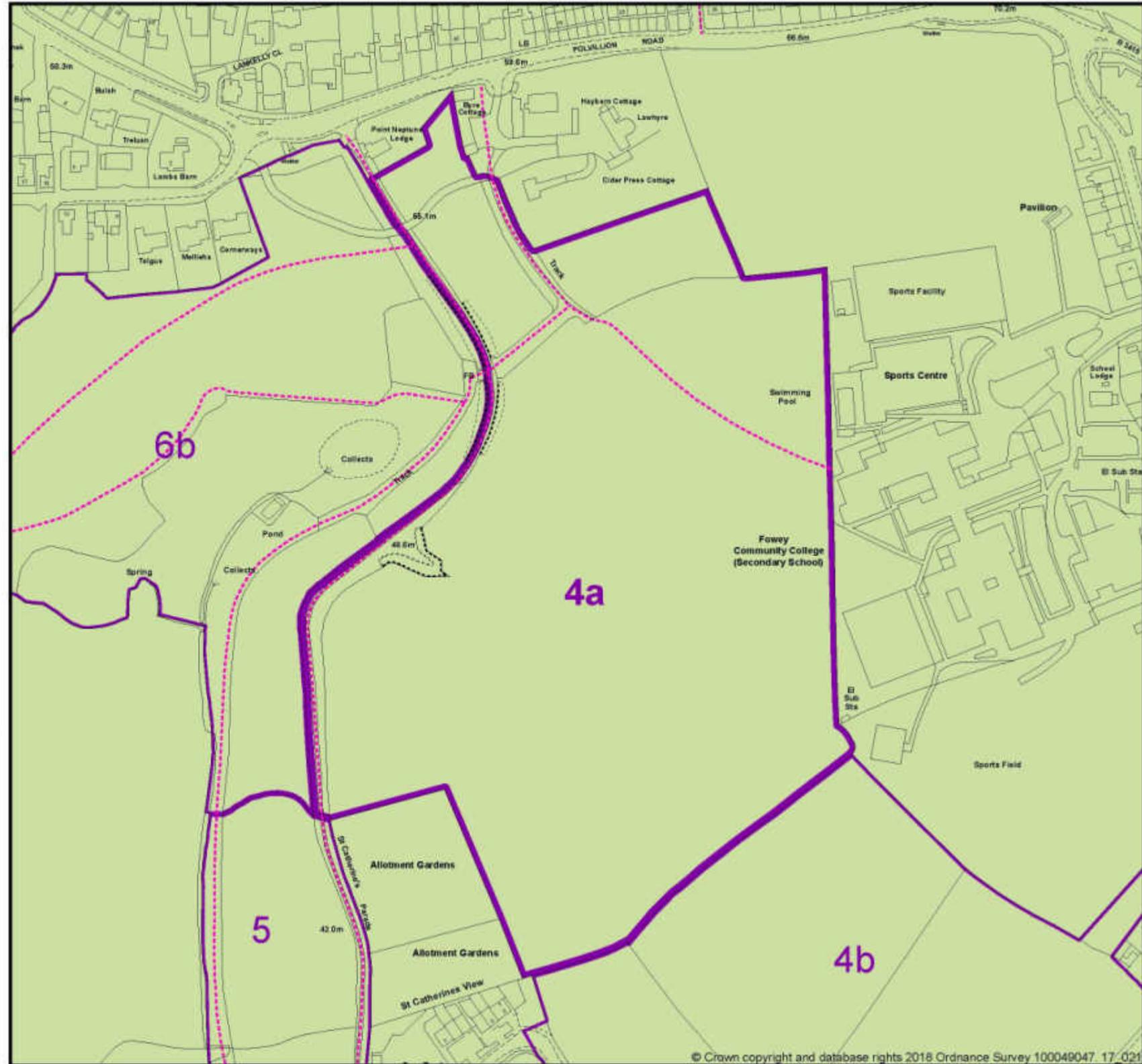
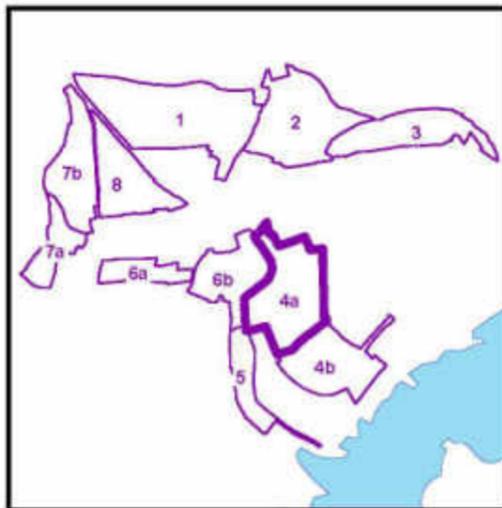
- LLCA Land Parcels Flood
- zone 2
- Flood zone 3b
- Flood zone 3a
- Fowey Parish Boundary

Public Rights of Way

- Footpath
- Bridleway
- By-way

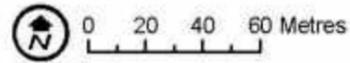
Agricultural Land

- Grade 2
- Grade 3
- Grade 4
- Urban



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Land Parcel 4a
Map 3 - Fowey designations



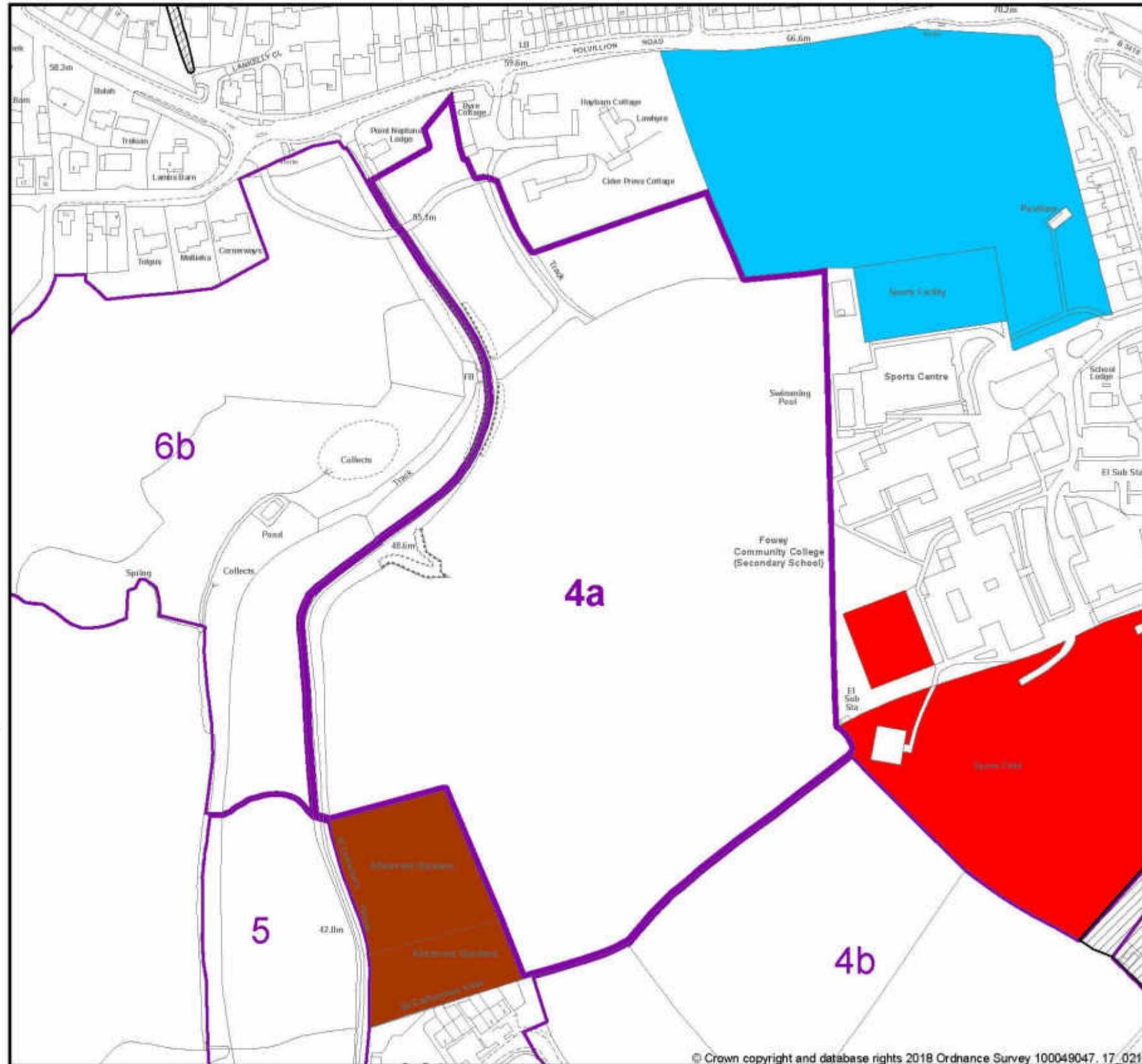
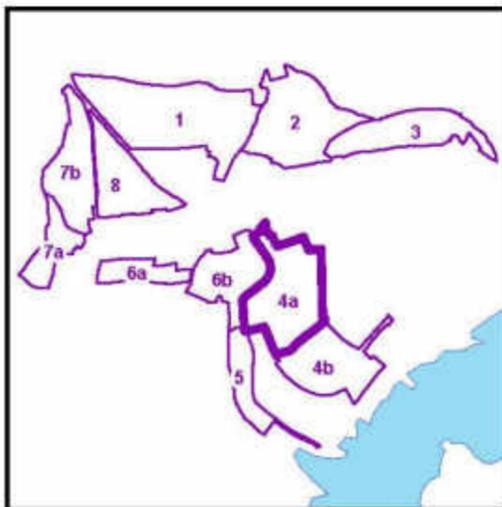
Key

Area of LLCA Land Parcel: 8.1ha

- LLCA Land Parcels
- Tree Preservation Orders - points
- Tree Preservation Orders - polygons
- Ancient Tree Inventory
- Ancient Woodlands
- Japanese Knotweed sites
- Japanese Knotweed buffered for planning

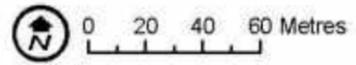
Fowey Open Space Assessment

- 1. Parks and gardens; Amenity green space; Civic spaces
- 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3. Outdoor sports facilities (active recreation) Full public access & Community Use
- 4. Provision for children
- 5. Provision for teenagers
- 6. Allotments, community gardens, and city (urban) farms
- 7. Cemeteries and churchyards
- 8. School grounds and other outdoor sports facilities (No or limited public access)

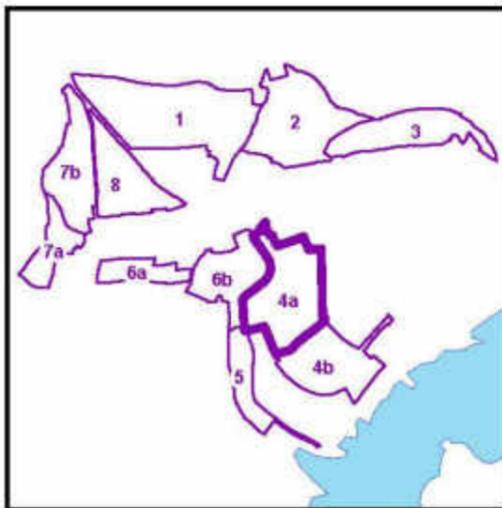
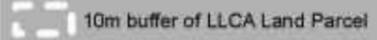


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Land Parcel 4a
Map 4 - Aerial photos - 2005



Key



Land Parcel 4a – Photographic Record



View 1
Footpath access off Polvillion Road through residential properties



View 2
Wooded footpath below houses, unsealed surface, used by farmer for access to agricultural field



View 3
Mature native hedge along western boundary of land parcel



View 4
Looking up the gradient to the school on the whole eastern boundary



View 5
Mature native hedge along northern boundary of land parcel



View 6
View of agricultural field from within school grounds showing mature native hedges, with land parcel 6b in the background

**Land Parcel 4a
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2**

June 2017
Land Parcel 4a
Sheet 1 of 2



View 7
Western settlement edge of allotments



View 8
View from western boundary within land parcel looking to Monterey Pines on eastern boundary of school grounds



View 9
Trees on northern edge of allotment site



View 10
Mature native hedge boundary with woodland beyond to western edge of land parcel



View 11
Distant view from Alldays Fields to the southwest

Land Parcel 4a
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

June 2017
Land Parcel 4a
Sheet 2 of 2

Land Parcel 4b – Field Assessment Record

Field Assessment Record - Fowey					
Land Parcel – 4b	Assessor – Kath Statham			Date of Assessment – June 2017	
	Column 2	Column 3	Column 4	Column 5	Column 6
Character	Description	Sensitivity	Sensitivity	Value	Capacity
<i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to be sloping, with the land falling to the south east round to the east. There is no water in this land parcel.	The land is falling from the higher ridge area into a steep sided valley towards the west and to the sea on the east. This landscape is notable as part of the undulating ground connecting the open ridge plateau areas with the steep sided valleys, and coastal edge.	Development in the local landscape of farms and hamlets, is more usually found in this intermediate landscape than on the open ridges or steep sided valleys.	This land parcel is within the AONB where the open plateaus, rolling intermediate land and incised steep sided valleys and are part of the scenic quality of the landscape	The topography is important to the scenic quality in this designated landscape
				High value	Moderate Low capacity
Biodiversity	Currently two of the fields are used for grazing and the third for crops. The trees on the north eastern boundary are designated as a BAP Habitat. The arable field will have a reduced level of biodiversity, but the interconnecting hedges will provide habitat and foraging routes.	The cultivation of the western fields will reduce their biodiversity value, but the hedges are likely to support a wide range of habitats and species.	Development has the potential to affect the boundary hedges which are also important wildlife corridors, and introduce night time lighting where none is currently present	The trees covered by the BAP Habitat are of importance. The cultivated fields would have little biodiversity value, but the rough grazing and more so the boundary hedges will provide habitats for a number of species	The cultivated fields would have a higher capacity to accept development, but the hedges around and within the site are considered of importance for biodiversity
				High value	Moderate Low capacity
Land cover and Land Use	Grade 3 agricultural and pastoral land with pre1900 Cornish hedges within the land parcel, surrounded on three sides by development	Rural agricultural and pastoral land is a key characteristic of the wider landscape, however this land parcel is surrounded on three sides by development	Would introduce development into greenfield land	Within the AONB, Grade 3 agricultural land	Would introduce development into greenfield land
				High value	Moderate Low capacity

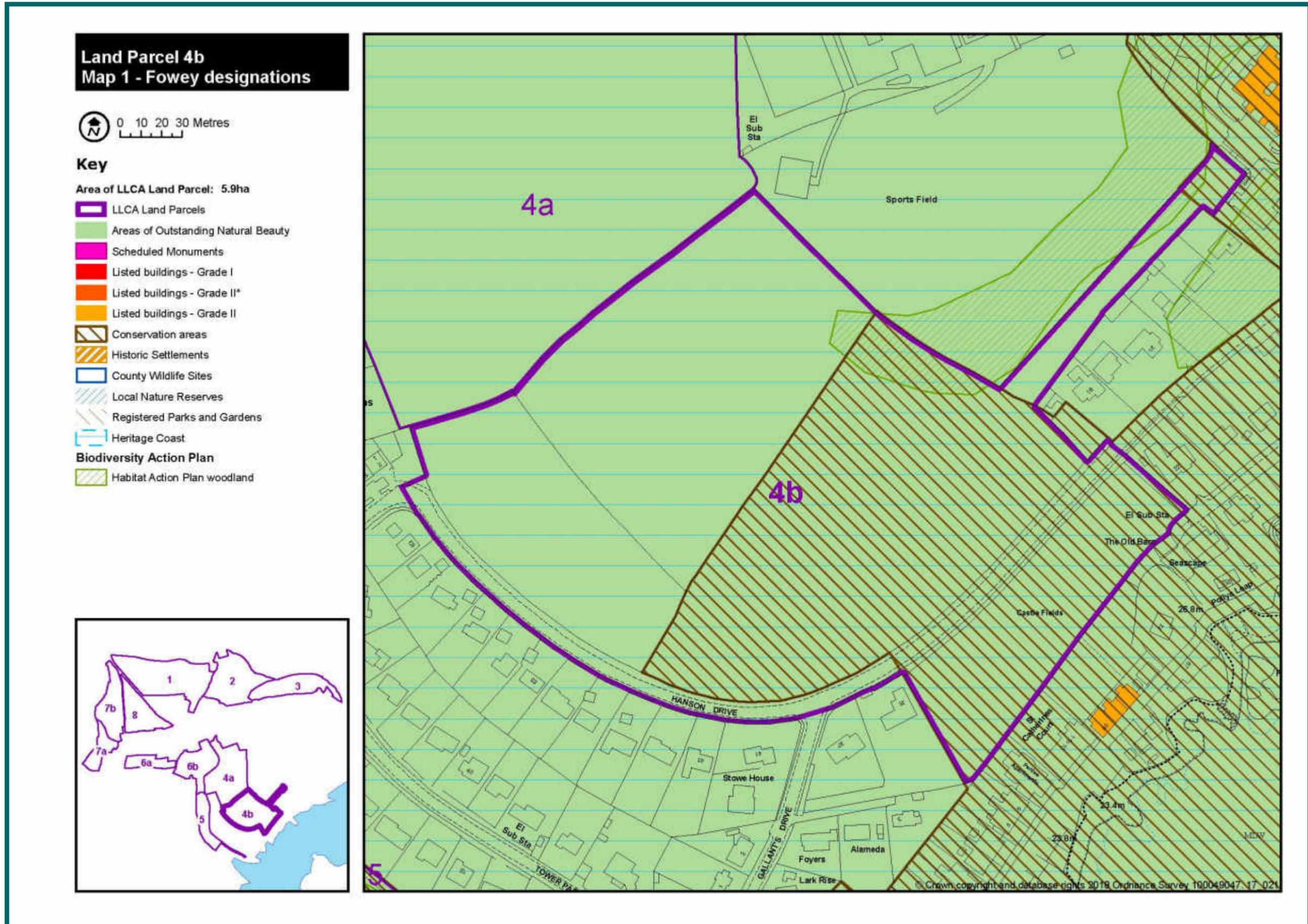
Field Assessment Record - Fowey					
Land Parcel – 4b	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	Sensitivity <i>Relationship with the character of the landscape type</i>	Sensitivity <i>How future development could affect this characteristic</i>	Value <i>The value and importance of the character of the landscape</i>	Capacity <i>Landscape capacity to accept change through housing growth</i>
Field and woodland pattern	The existing field boundaries date back to before 1900 and in the context of the landscape around the town they are medium/small in scale. The line of semi mature Monterey Pines which run along the eastern and northern boundary and across the land parcel to connect with Hanson Drive, form a prominent characteristic in the landscape and are designated as a BAP Habitat	These small/medium scale fields are key to the character of the surrounding landscape. The Monterey Pines have become a feature within the local landscape.	The southern and western boundaries would be sensitive to change whether partial loss for access, or complete removal to further increase the overall size of the fields.	The trees covered by the BAP Habitat are of importance. The Monterey Pines have become a notable feature in the local landscape	
		Moderate sensitivity		High value	Moderate Low capacity
Individual buildings (other than on the settlement edge) which are within the land parcel or on its boundary	There are no buildings beyond the settlement edge within this land parcel				
					Low capacity
Describe the existing buildings along the settlement edge	The development on the boundary varies in age. The oldest properties built before 1910 are located east of Castle Fields. These are a mix of three storey and two storey properties, all white washed, and at a lower level on steeply sloping ground below the rest of the land parcel. The three storey, grand, semidetached properties, dominate the built character along this section of the cliffs. These houses and the adjacent fields with the land parcel are within the Conservation Area. Modern detached properties lie along the north eastern boundary each sited centrally within a large building plot. On the south western edge on Hanson Drive the properties are modern two storey houses with varied building finishes including painted render and coloured weather boarding.	The houses on the eastern boundary are considered of high sensitivity being key to the character of the seaward edge of the town, where as those on the south western are modern developments which are relevant to the character of the wider settlement edge.	Development would be set on land above the existing edge, and could alter the dominance of the 1900 houses on the south eastern edge.	The houses along the south eastern, and north eastern edge are within the Conservation Area and the AONB	The character of the buildings along the south eastern boundary reduces the capacity for development in this land parcel.
		Moderate sensitivity		High value	Moderate Low capacity

Field Assessment Record - Fowey					
Land Parcel – 4b	Assessor – Kath Statham			Date of Assessment – June 2017	
	Column 2 Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
How does the edge of the settlement meet the wider land parcel	The built development forms a continual boundary on the southern and eastern edges, and changes to a road (Hanson Drive) on the western edge. All of the settlement edge around this land parcel stops abruptly and does not flow into the undeveloped landscape. The development on the south eastern boundary turns its back on the land parcel, facing instead out to sea, and on the western boundary the houses have front gardens with walls and hedges to Hanson Drive. These natural garden boundaries partially screen the houses from the land parcel.	The edge is formed by the natural vegetation in the rear garden boundaries on the south eastern edge which is key to much of the wider settlement edge, and walls and shrubs on the western boundary, which is relevant	The south eastern edge would be more sensitive to development	A section of the houses on the settlement edge along the south eastern, and north eastern edge are within the Conservation Area and the AONB	The sensitivity of the south eastern edge has limited capacity to accept change.
Historic Features	There are no known historic features in this land parcel				
					High capacity
Distinctive features	The line of semi mature Monterey Pines which run along the eastern boundary, to the north and across the land parcel to connect with Hanson Drive, form a prominent characteristic in the landscape.	These trees are not common in the wider landscape but never the less are a prominent feature in the local landscape.	Development would need to buffer these trees to retain the skyline feature, and the protection they afford.	These trees play a role acting as a wind break on this open exposed plateau, affording some shelter to the landscape behind	These trees are distinctive element of the local landscape

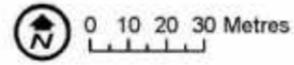
Field Assessment Record - Fowey					
Land Parcel – 4b	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>		<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Transport Pattern	There are no footpaths on the boundary or within this land parcel. Hanson Drive runs along the western and southern boundary and then cuts through the land parcel, separating Castle Fields from the rest of the land parcel. This is an open two way road curving around the sloping ground, with street lighting, double yellow lines on both sides, and a pavement on the southern side.	This road reflects the character of the town, rather than the rural highway network.	Development could remove roadside hedging to create access or visibility splays.	This route is not considered of value to the rural highway network	The road has some capacity to accept change
		Low sensitivity		Low value	High capacity
Aesthetic and Sensory	This coastal land parcel is exposed to the weather blowing in from the ocean. It is a popular stopping point for both cars and walkers with a number of benches positioned along Hanson Drive to allow an appreciation of the stunning view, coastal exposure, and sounds associated with the sea and a working estuary.	The coastal experience of this land parcel is key in the wider settlement edge.	Development would further erode the rural tranquillity, and appreciation of the qualities of the coastal location.	The open exposed nature and appreciation of the estuary is of great importance for local and visitors.	
		High sensitivity		High value	Low capacity
Condition	These fields are well maintained Grade 3 agricultural land.	Pastoral and arable farmland is relevant to the surrounding landscape character	Grade 3 agricultural land would be lost	This is greenfield land within the AONB	This is well maintained land of agricultural value within the AONB
		Moderate sensitivity		High value	Moderate Low capacity

Field Assessment Record - Fowey					
Land Parcel – 4b	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i>	<i>Who has a view of the edge</i>	<i>Is the view representative when passing along a route or from a specific vantage point</i>	<i>The value and importance of the view</i>	<i>Visual capacity to accept change through housing growth</i>
Views of settlement edge from points of public access	This land parcel is visually prominent from both Hanson Drive and from the land on the other side of the estuary at Polruan and out to the headland. Hanson Drive is a popular route to take in the views of the estuary, over to Polruan and out to sea and benches have been provided along Hanson Drive.	Residents, and visitors for recreation and access	Views are representative	Views are important both from within this land parcel looking out to the estuary, Polruan and the open sea, and from across the estuary to the east looking back.	This land parcel is visible from the wider designated landscape to the south east
		High sensitivity			
Approach to the settlement edge	Hanson Drive both cuts through the land parcel and forms its western boundary. The open nature of the undeveloped fields when approaching from the south along Hanson Drive means that there is a sense of arrival at the built edge of Fowey.	Residents, and visitors for recreation and access	Representative views from Hanson Drive.	There is only a sense of a settlements edge when approaching from the southern edge of the land parcel, although there are no features to create a sense of arrival at this point	The open nature of the undeveloped fields when approaching from the south along Hanson Drive mean that there is a sense of arrival at the built edge of Fowey
		Moderate sensitivity			
Visual appearance and scale of buildings, and or vegetation	The oldest properties built before 1910 on the south eastern boundary are visually prominent and key to the character of the town.	Residents, and visitors for recreation and access	Representative views from Polruan and footpaths on the other side of the estuary looking west.	The houses along the south eastern, and north eastern edge are within the Conservation Area and the AONB	The visual prominence of the buildings on the southern edge of this land parcel from the wider AONB landscape limit the capacity for change
		High sensitivity			
Important views, sightlines and vistas	The elevated position of this land parcel affords spectacular views up the estuary, over to Polruan and out to sea.	Residents, and visitors for recreation and access	Representative views from Hanson Drive	A very popular vantage point with locals and visitors.	
		High sensitivity			
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				High capacity

Land Parcel 4b – Environmental Constraints (Maps)



Land Parcel 4b
Map 2 - Fowey designations



Key

Area of LLCA Land Parcel: 5.9ha

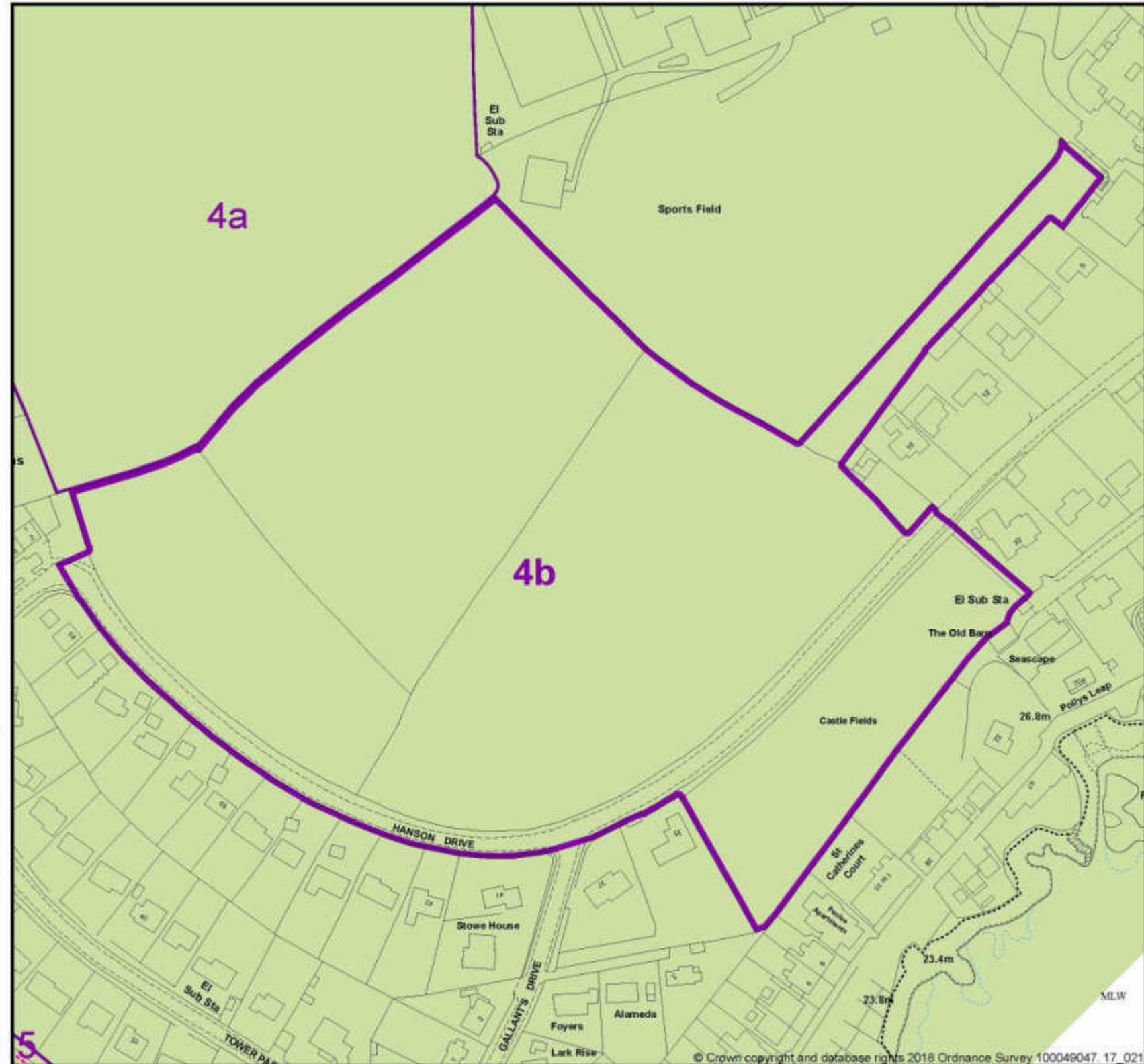
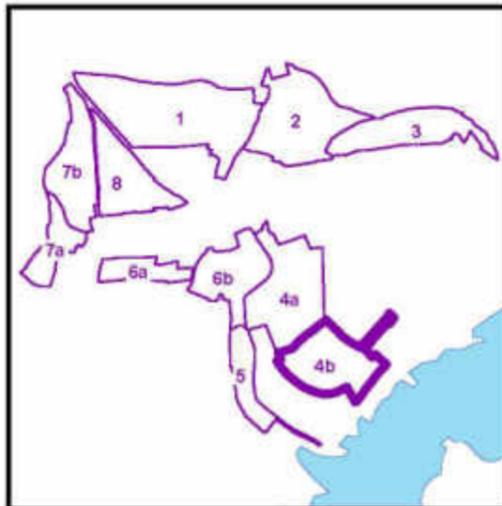
- LLCA Land Parcels Flood
- zone 2
- Flood zone 3b
- Flood zone 3a
- Fowey Parish Boundary

Public Rights of Way

- Footpath
- Bridleway
- By-way

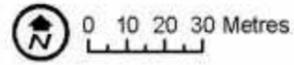
Agricultural Land

- Grade 2
- Grade 3
- Grade 4
- Urban



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Land Parcel 4b
Map 3 - Fowey designations



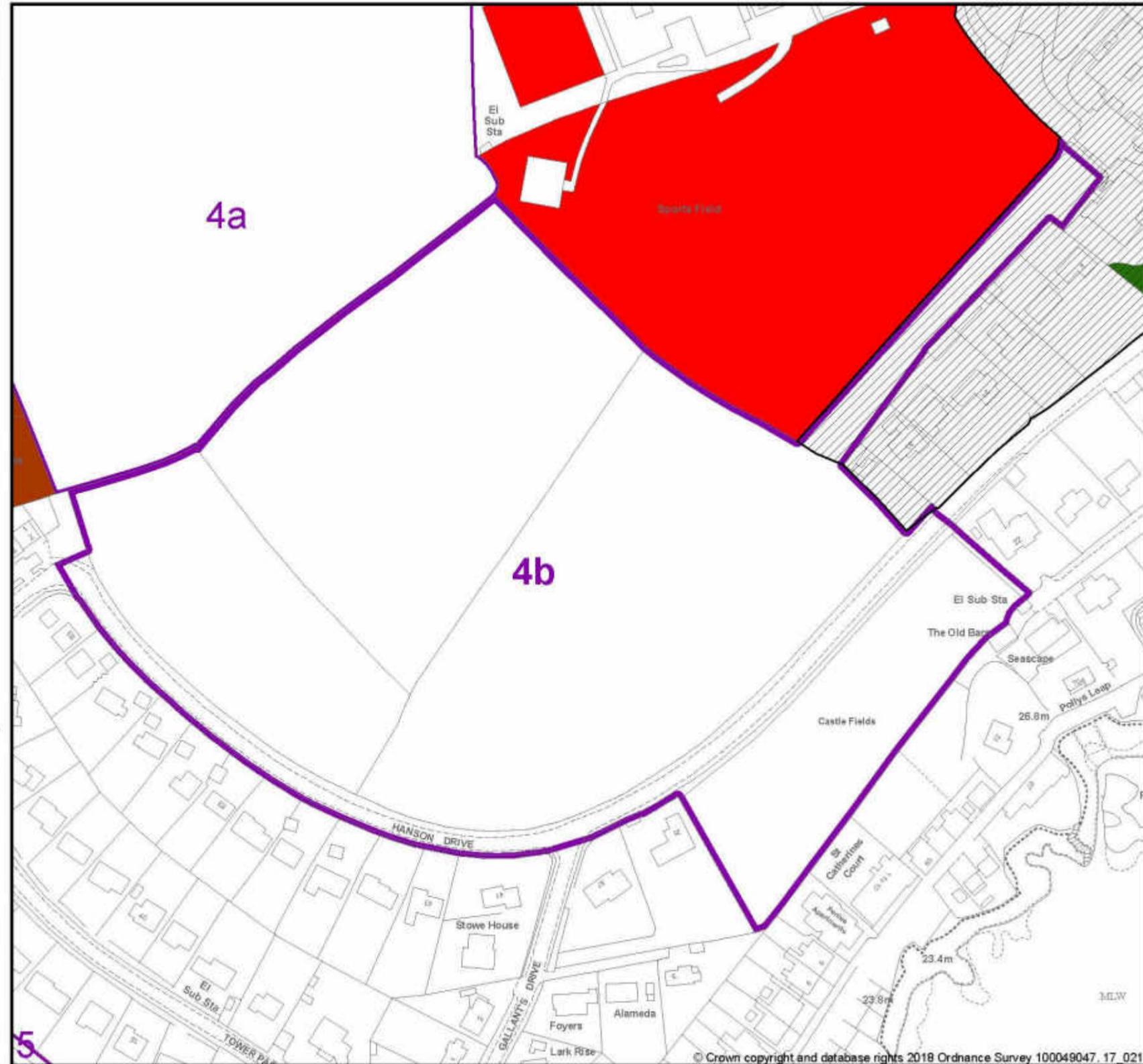
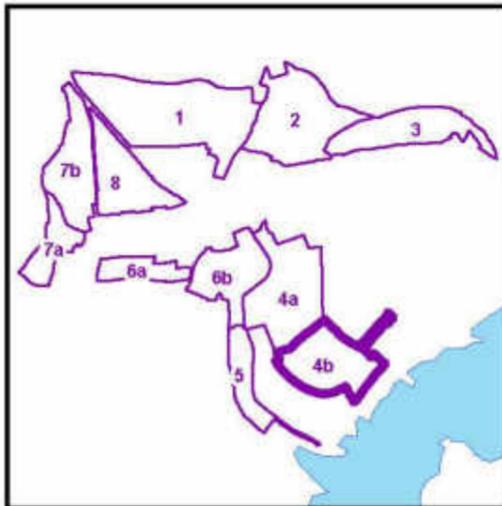
Key

Area of LLCA Land Parcel: 5.9ha

- LLCA Land Parcels
- Tree Preservation Orders - points
- Tree Preservation Orders - polygons
- Ancient Tree Inventory
- Ancient Woodlands
- Japanese Knotweed sites
- Japanese Knotweed buffered for planning

Fowey Open Space Assessment

- 1. Parks and gardens; Amenity green space; Civic spaces
- 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3. Outdoor sports facilities (active recreation) Full public access & Community Use
- 4. Provision for children
- 5. Provision for teenagers
- 6. Allotments, community gardens, and city (urban) farms
- 7. Cemeteries and churchyards
- 8. School grounds and other outdoor sports facilities (No or limited public access)

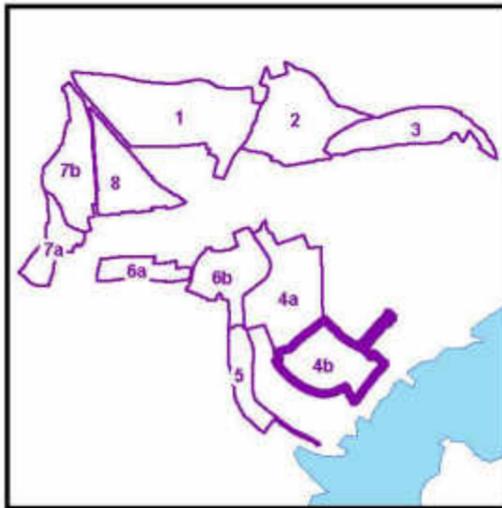


Land Parcel 4b
Map 4 - Aerial photos - 2005

0 10 20 30 Metres

Key

10m buffer of LLCA Land Parcel



Land Parcel 4b – Photographic Record



View 1
Settlement edge of modern houses on Hanson Drive



View 2
Closer view of houses on Hanson Drive



View 3
North eastern settlement edge off Hanson Drive



View 4
North eastern settlement edge off Hanson Drive



View 5
Hanson Drive looking south west



View 6
Castle Fields to the south of Hanson Drive looking across estuary to Polruan

**Land Parcel 4b
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2**

June 2017
Land Parcel **4b**
Sheet 1 of 3



View 7
Hanson Drive looking northeast



View 8
Prominent Monterey Pines along field boundary; fence boundary to Hanson Drive



View 9
Settlement edge on southern corner of Castle Fields



View 10
Prominent Monterey Pines along the field boundary with hedge to Hanson Drive



View 11
Hanson Drive



View 12
Hanson drive with newest residential properties

Land Parcel 4b
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

June 2017
Land Parcel 4b
Sheet 2 of 3



View 13a
Distant view from Alldays Field



View 13b
Closer view from Alldays Field



View 14a
View from Polruan



View 14b
Closer view from Polruan western edge



View 14c
Closer view from Polruan



View 14d
Closer view from Polruan eastern edge

Land Parcel 4b
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

June 2017
Land Parcel **4b**
Sheet **3** of **3**

Land Parcel 5 – Field Assessment Record

Field Assessment Record - Fowey					
Land Parcel - 5	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to be steep, with the land falling to the west. There is a stream on the western boundary in the bottom of the valley	This steep sided valley is a key characteristic of the surrounding landscape where incised steep valleys rise to meet the open ridge/plateau area. This land parcel is one of the three steepest surrounding the town	To develop this land terracing would be needed which would alter the existing topography	This land parcel is within the AONB where the incised valleys and open plateaus are part of the scenic quality of the landscape	The steep sided valleys are a key characteristic of the wider local landscape.
		High sensitivity		High value	Low capacity
Biodiversity	Woodland is developing in this land parcel, and is designated as a BAP Habitat. Historic mapping shows this land was divided and maintained as separate fields until after the 1900s. The trees at the bottom of the valley on the western edge of the land parcel are the oldest, and the ground here will be wet due to the presence of a stream. It is likely that this land parcel will support a wide variety of habitats. The valley also provides an important green corridor connecting the developed land north of the B3415 with the coast.	This valley will support a range of species and is key to the character of the wider landscape where woodland has developed in the steep sided valleys.	Development would remove the developing woodland, and an important green corridor and introduce night time lighting where none is currently present	The woodland is designated as a BAP Habitat.	The developing woodland is considered of importance for local biodiversity, and as a green corridor
		High sensitivity		High value	Low capacity
Land cover and Land Use	Within the Conservation area this Grade 3 agricultural land has been left to develop woodland on the steep valley sides	Woodland within steep valleys is a key characteristic of the surrounding local landscape	Would introduce development onto the steeper slopes around the town	Developing woodland within a steep sided valley, Grade 3 agricultural land, within the Conservation Area and the AONB	This is an un-developed land parcel
		High sensitivity		High value	Low capacity

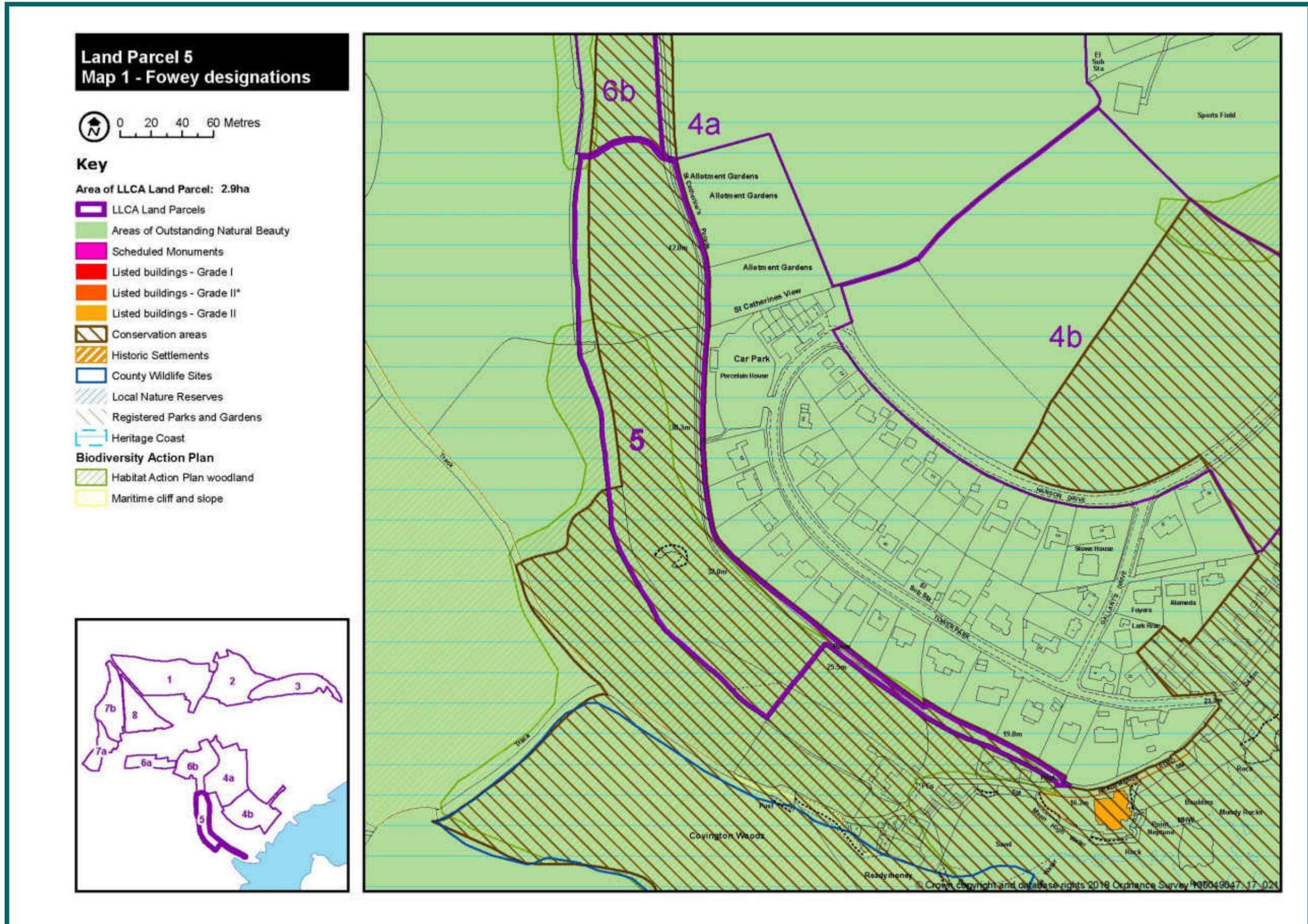
Field Assessment Record - Fowey					
Land Parcel - 5	Assessor – Kath Statham			Date of Assessment – June 2017	
	Column 2 Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Field and woodland pattern	The woodland in this land parcel is designated as a BAP Habitat. The trees within these boundaries remain, and are now mature, with the other native trees developing over the last 50 years	Wooded steep sided valleys are a key characteristic of the surrounding local landscape	Development would remove the woodland vegetation	The woodland is designated as a BAP Habitat woodland and reflects the local landscape character and forms a green link from the built up area to the coast.	This developing woodland has a reduced capacity to accept change.
		High sensitivity			
Individual buildings (other than on the settlement edge) which are within the land parcel or on its boundary	There are no buildings beyond the settlement edge within this land parcel				Low capacity
Describe the existing buildings along the settlement edge	The buildings are modern single and two storey residential properties, built in the last 60 years. They are all detached properties centred on a large plot. Some local materials have been used in the construction of these houses.	These houses are typical of the older modern edges of the town, where large properties sit within a large building plot.	There is a low density of larger houses along this boundary	The houses lie on the boundary of the Conservation Area	
		Moderate sensitivity			
How does the edge of the settlement meet the wider land parcel	These houses have rear boundary fences which sit above the rest of the land parcel on the steeply sloping land, and form a continual barrier along the edge of the land parcel. In some areas vegetation has been allowed to grow which screens these fences.	The continual row of high fencing is relevant to the rest of the settlement edge of Fowey	There are no mature trees in the boundary, only shrubs and ground cover.	This is a continual solid barrier of fences sitting above the rest of the land parcel, although there is some vegetation in places	The settlement edge has capacity to accept change.
		Low sensitivity			

Field Assessment Record - Fowey					
Land Parcel - 5	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>		<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Historic Features	This route is known as St Catherine's Parade and is a locally important route connecting Polvillion Road to Point Neptune. In 1949, the carriageway was leased to the council by the Hanson Estate for 50 years as a public walk. In 1970, it was donated permanently as a public footpath by the Hanson family in memory of their ancestors; there are granite dedication stones at either end.	This 'Ride' was created to follow the natural contours down to Point Neptune in the 1800s	Development could alter the natural experience of this historic 'ride'	This is a culturally important route created in the 1800's and permanently gifted to the people of Fowey in 1970	
		High sensitivity		High Value	Low capacity
Distinctive features	There are no individual distinctive features				High capacity
Transport Pattern	A public footpath runs along both the eastern and western boundaries. The eastern path is St Catherine's Parade which has a natural surface until it reaches the footpath down for the car park where it changes to a tarmac route. The trees growing further down the steep slope of the land parcel create an intimate feeling on the footpath. The southern boundary connects to Readymoney Road, a narrow single track road leading from the town to the beach.	The character of the footpaths being within woodland on the steep valley sides, are key to the character of the wider local landscape.	The intimate wooded character of the footpaths would be removed were the land parcel to be developed.	This land parcel is within the Conservation Area	The nature of the footpaths and the wooded valley slopes mean the transport pattern has limited capacity to accept change.
		High sensitivity		High value	Low capacity

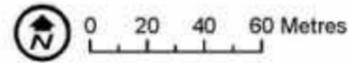
Field Assessment Record - Fowey					
Land Parcel - 5	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Aesthetic and Sensory	This is a very tranquil land parcel due to the developing woodland, and the lack of any major roads nearby. There is abundant bird song and changes in light as you move along the path. This will change through the seasons.	This land parcel is experienced as a wooded steep sided valley which is key with other steep sided valleys in the local area.	Development would erode the woodland and rural tranquillity.	The eastern footpath is heavily used for recreation by both locals and visitors who park in Readymoney carpark. The continual line of rear garden boundaries is a marked contrast to the developing woodland on the other side of the path. The perceptual qualities of this route are tranquil, and enclosed. The level of tranquillity and the small scale intimate landscape character is of high value to the users of the footpath	The aesthetic and sensory experience in this land parcel has limited capacity to accept change
Condition	This is Grade 3 agricultural land. The woodland is un-managed	The wooded steep sided valleys are key to the character of the surrounding rural landscape.	Woodland of high biodiversity value would be lost	This woodland is not designated but is of value to the local community. The land parcel is within the Conservation Area and the AONB	

Field Assessment Record - Fowey					
Land Parcel - 5	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i>	<i>Who has a view of the edge</i>	<i>Is the view representative when passing along a route or from a specific vantage point</i>	<i>The value and importance of the view</i>	<i>Visual capacity to accept change through housing growth</i>
Views of the settlement edge from points of public access	The settlement edge is clearly visible from the footpath which runs adjacent to it down the eastern edge of the land parcel. The footpath lies approximately 2m below the continual line of rear garden fences, although vegetation does screen some of the fence lines.	Users of the footpath which runs from Polvillion Road down to Ready Money Cove	Views are representative and continual	This is an important footpath for recreation for both locals and visitors. The eastern footpath runs adjacent to the rear garden boundaries	The existing settlement edge dominates the view of the eastern footpath. Views of the wider land parcel are limited due to the developing woodland.
		High sensitivity			
Approach to the settlement edge	St Catherine’s Parade (eastern footpath) runs adjacent to the settlement boundary. There is no sense of arrival, other than boundary fences adjacent to the path edge which move back away from, and above the path (up to 2m) as you move towards the end of the path at Readymoney Cove. Overall the property boundaries create a continual barrier to the footpath.	Footpath users will be sensitive to further change in this landscape	Representative views from the footpath.	St Catherine’s Parade is of cultural importance and has been an access route since before 1900	Although there is no sense of arrival at the settlement edge the local importance of this route reduces its capacity to accept change
		Low sensitivity			
Visual appearance and scale of buildings, and or vegetation	There are no visually prominent buildings, as the footpath is set 2m below the rear gardens and each has a fence along the boundary. Towards the southern end of the footpath, the property boundaries are set further back from the footpath and native shrubs(with garden escapees) and some trees have colonised the banks	Users of the footpath which runs from Polvillion Road down to Ready Money Cove.	Representative views from the footpath.	There are no visually prominent or valued buildings along the settlement edge.	There are no important or significant buildings or trees along the settlement edge..
		Low sensitivity			
Important views, sightlines and vistas	There are no important sight lines due to the woodland in the valley, and the fence boundaries to the properties adjacent to the eastern footpath				
					High capacity
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				
					High capacity

Land Parcel 5 – Environmental Constraint (Maps)



**Land Parcel 5
Map 2 - Fowey designations**



Key

Area of LLCA Land Parcel: 2.9ha

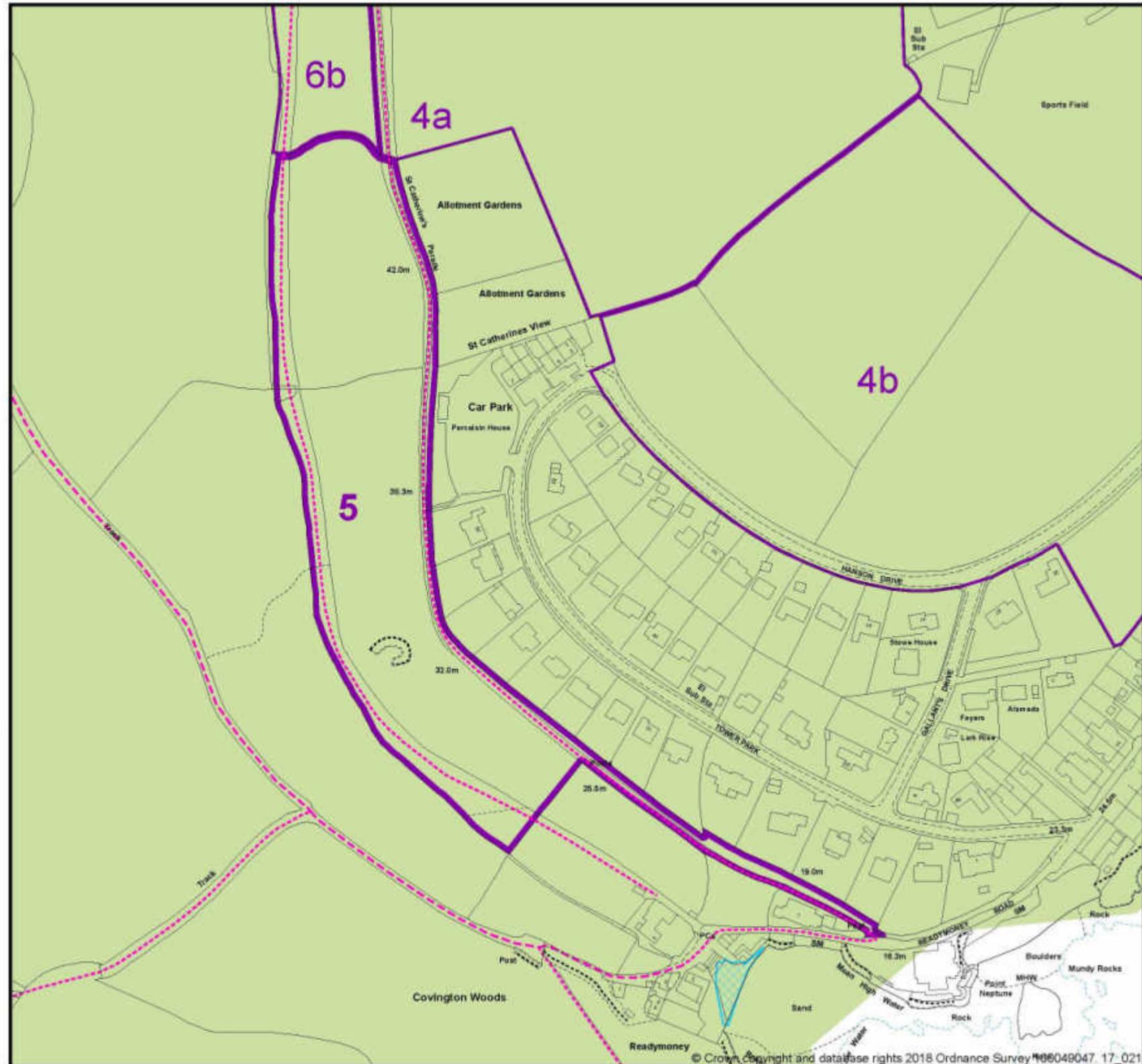
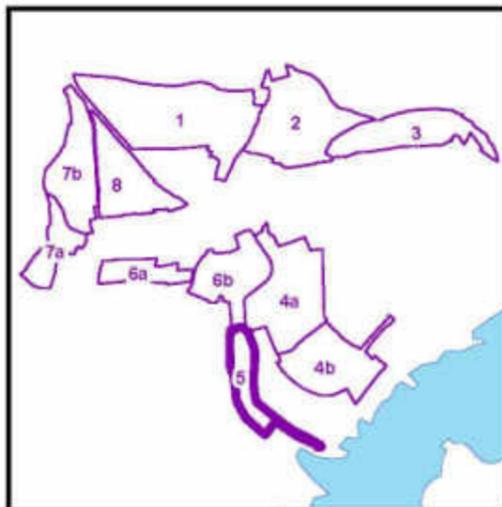
- LLCA Land Parcels Flood
- zone 2
- Flood zone 3b
- Flood zone 3a
- Fowey Parish Boundary

Public Rights of Way

- Footpath
- Bridleway
- By-way

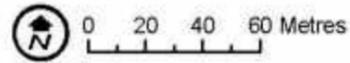
Agricultural Land

- Grade 2
- Grade 3
- Grade 4
- Urban



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**Land Parcel 5
Map 3 - Fowey designations**



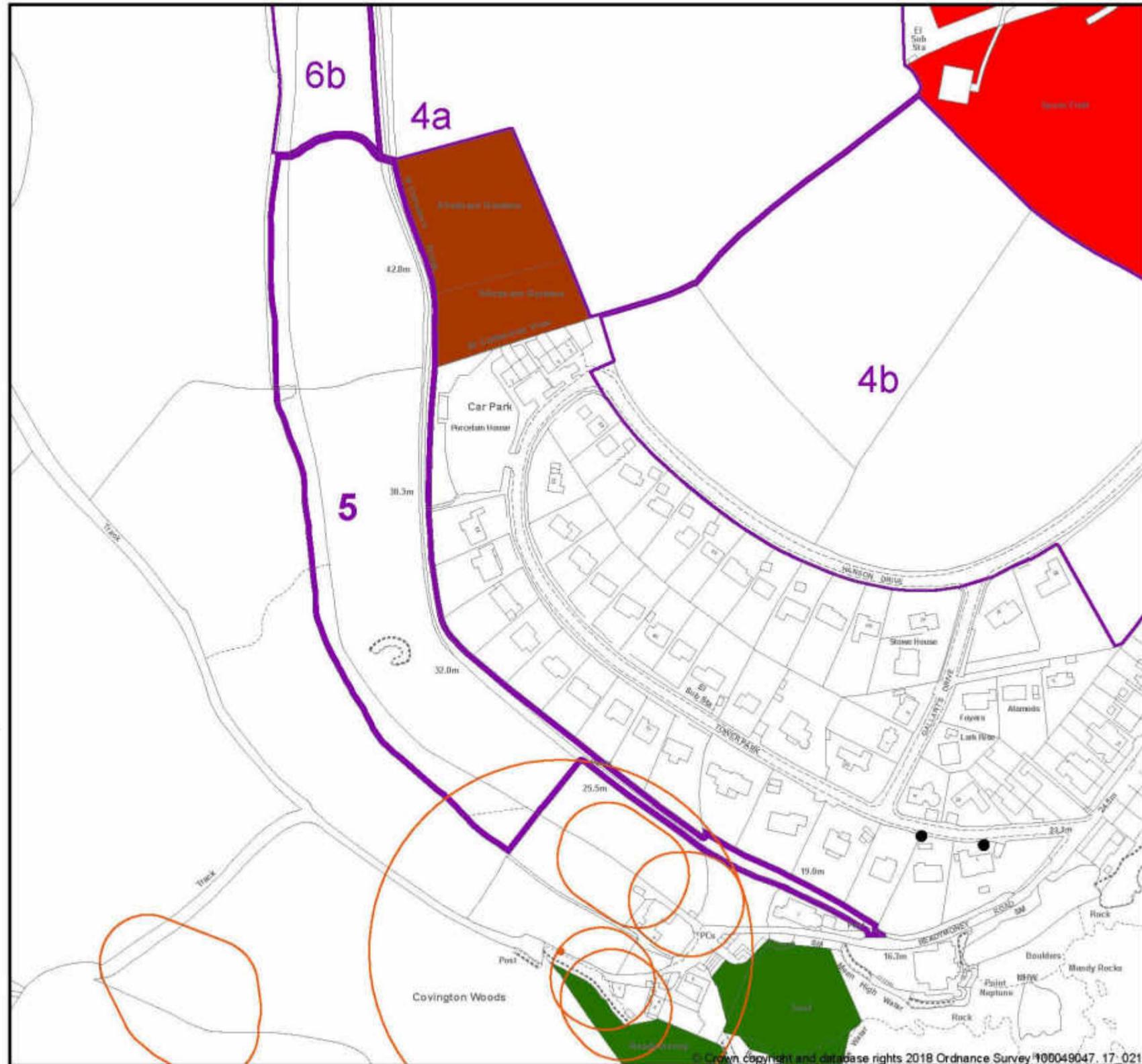
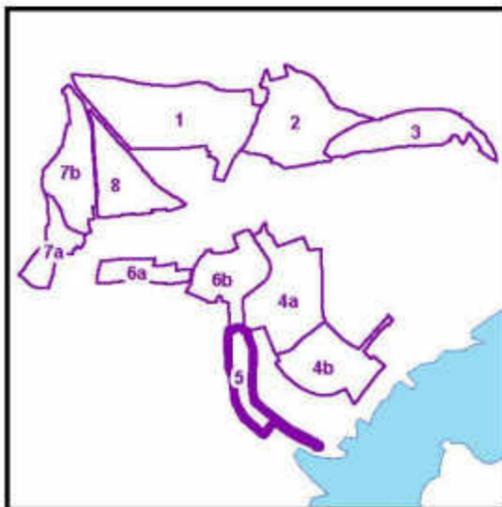
Key

Area of LLCA Land Parcel: 2.9ha

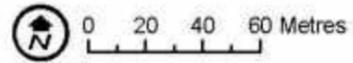
- LLCA Land Parcels
- Tree Preservation Orders - points
- Tree Preservation Orders - polygons
- Ancient Tree Inventory
- Ancient Woodlands
- Japanese Knotweed sites
- Japanese Knotweed buffered for planning

Fowey Open Space Assessment

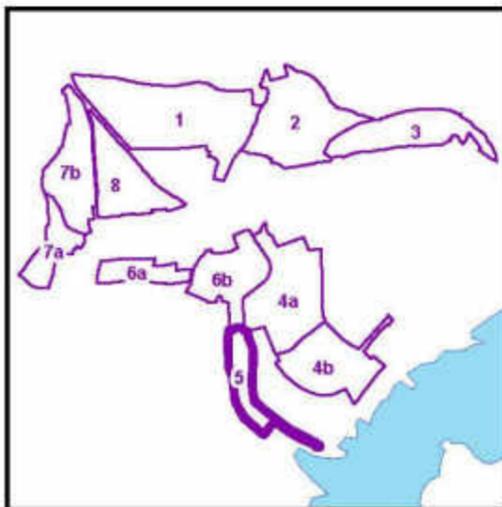
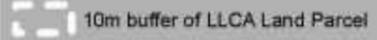
- 1. Parks and gardens; Amenity green space; Civic spaces
- 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3. Outdoor sports facilities (active recreation) Full public access & Community Use
- 4. Provision for children
- 5. Provision for teenagers
- 6. Allotments, community gardens, and city (urban) farms
- 7. Cemeteries and churchyards
- 8. School grounds and other outdoor sports facilities (No or limited public access)



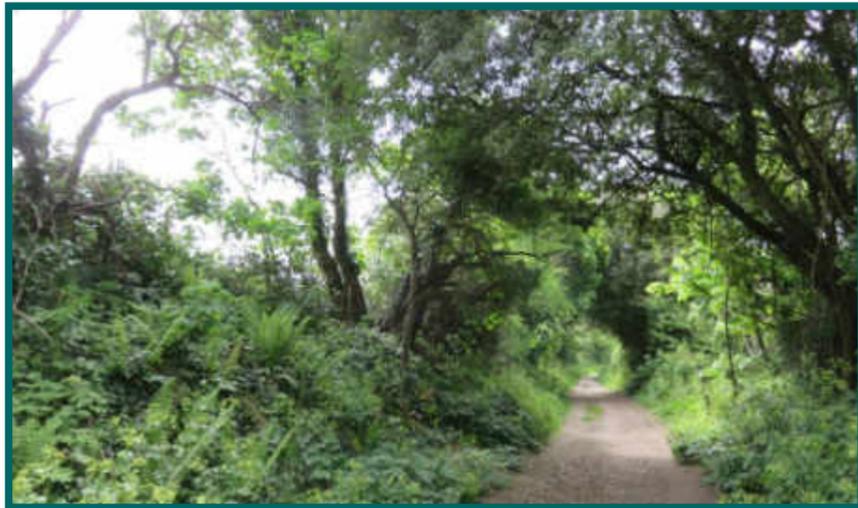
Land Parcel 5
Map 4 - Aerial photos - 2005



Key



Land Parcel 5 – Photographic Record



View 1
St Catherine's Parade on the eastern edge of the land parcel, an unsealed path on the northern end enclosed by mature trees



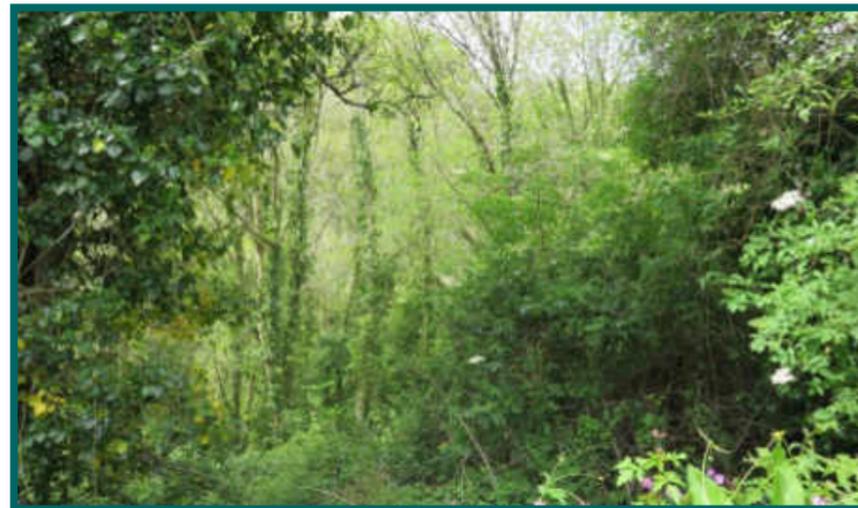
View 2
Looking over the northern section of land parcel showing mature trees on the edge of the land parcel



View 3
Footpath access from St Catherine's Parade to allotments



View 4
Beyond the footpath to the car park. St Catherine's Parade has been surfaced. Here timber fences of rear gardens form the settlement edge



View 5
Developing woodland within land parcel on southern section



View 6
Looking down the valley towards Ready Money Cove. Mature trees along lower section of St Catherine's Parade, here garden boundaries are set further back

**Land Parcel 5
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2**



View 7
The edge of the settlement as it meets Ready Money Cove



View 8
View across land parcel showing developing woodland and screened view of settlement edge



View 9
Southern section of land parcel viewed from Polruan to the south



View 10
This land parcel sits within the valley beyond the allotments which are just visible on the edge of the arable field of land parcel 4a in the foreground

Land Parcel 5
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

June 2017
Land Parcel 5
Sheet 2 of 2

Land Parcel 6a – Field Assessment Record

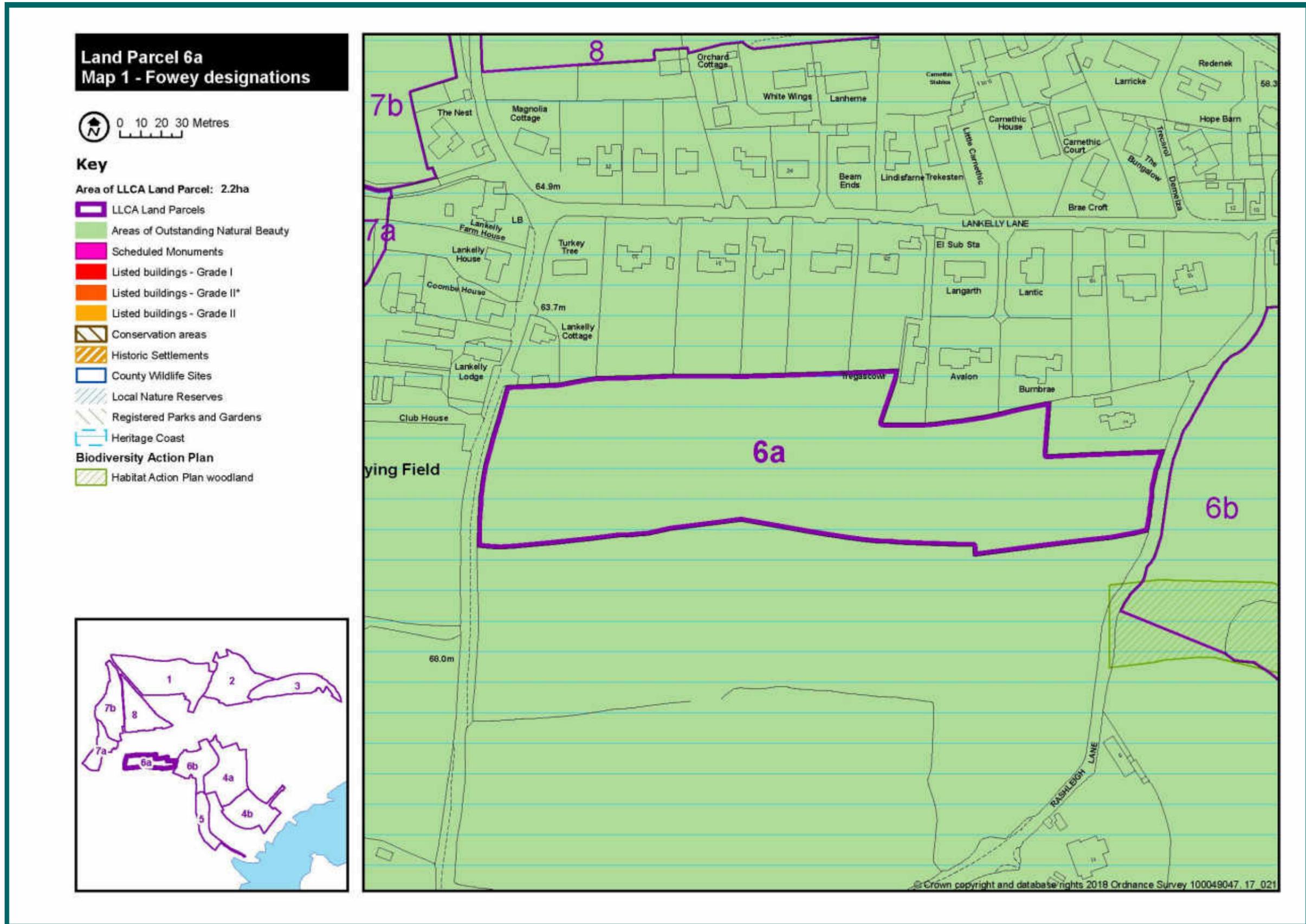
Field Assessment Record - Fowey					
Land Parcel – 6a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to have a slight slope, falling to the south west. There is no water present	This land parcel is part of the undulating land which connects the steep sided valleys with the open plateau areas.	Development would be introduced into rural farmland. In the wider landscape development is located in this undulating landscape, away from the open ridge plateaus and the steep side valleys.	This land is part of the AONB where the topography of undulating land, open ridge plateaus and steep side valleys is key to the scenic beauty of the landscape	The topography is key to the scenic quality in this designated landscape
				Moderate sensitivity	High value
Biodiversity	These fields are managed grazing. Two pre 1900 Cornish hedges have been removed from within the land parcel, the external boundaries are mature native hedges	Grazed fields will have a greater biodiversity than arable, and the hedges are likely to support a wide range of habitats and species, particularly the mature trees on the boundaries	Development has the potential to affect the boundary hedges, and introduce night time lighting where none is currently present	Roughly grazed fields with mature hedges will be habitats for a number of species	These grazed fields would support a level of biodiversity, greater than arable fields.
				Moderate sensitivity	Moderate value
Land cover and Land Use	Rural pastoral land with pre1900 Cornish hedges on the boundary of the land parcel. Currently used for grazing horses.	Pastoral farmland is a relevant characteristic of the surrounding landscape.	Some hedges have been removed. Development could adversely affect the remaining boundary hedges.	Within the AONB, Grade 3 agricultural land	Good agricultural land within the AONB
				Moderate sensitivity	Moderate value
Field and woodland pattern	Two hedges have been removed since 1900 to make one medium field rather than three very small fields. Mature trees found in the southern and eastern boundaries, with a mature well established native hedge on the western boundary with the rural lane.	These medium scale fields are notable to character of the wider landscape around the town where the fields are predominantly medium in scale.	The field boundaries would be sensitive to change whether partial loss for access, or complete removal to further increase the overall size of the fields.	There are no protected trees, however larger trees within the hedge boundaries have a high value	Mature trees in the external boundaries of the site
				Moderate sensitivity	Moderate value
				Moderate sensitivity	Moderate value
					Moderate capacity

Field Assessment Record - Fowey					
Land Parcel – 6a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Character <i>'The elements which come together to create the character of this land parcel'</i>					
Individual buildings (other than on the settlement edge) which are within the land parcel or on its boundary	There are no buildings within or on one of the external land parcel boundaries.				Low capacity
Describe the existing buildings along the settlement edge	Along the northern boundary there is a low density of modern large detached dwellings with large gardens, screened from the land parcel by a hedge containing mature trees.	None of the houses are listed or within a conservation area.	There is a low density of housing along this boundary	The houses along the boundary are not locally important or designated. The boundaries of their gardens have created a significant hedge of shrubs and trees	The nature of the large detached properties and the mature trees on the boundary reduces the capacity to accept change.
		Moderate sensitivity		Low value	Moderate High capacity
How does the edge of the settlement meet the wider land parcel	The built development is detached dwellings within large land plots which form a continuous development edge. The mature and semi mature trees along the boundary create a defined edge and screen the buildings behind.	The boundary is formed by the mature and semi mature trees within a hedge to the rear gardens of the detached properties. Large trees within hedges is a key characteristic of the wider landscape type	This mature rear garden boundary would be sensitive to adjacent development	The trees along this boundary are valuable in terms of the wider landscape character	The settlement edge has some capacity to accept change, but the mature hedge of trees is of significant importance
		High sensitivity		High value	Low capacity
Historic Features	There are no known historic features in this land parcel				High capacity
Distinctive features	The mature and semi mature trees along the land parcel's boundaries are distinct characteristics within the landscape.	Large trees within field boundaries are a key characteristic of the wider landscape.	The mature hedges would be very sensitive to adjacent development	In terms of the local landscape these trees are considered of value, although not covered by a TPO	In terms of the local landscape these trees are considered of value
		High sensitivity		High value	Low capacity

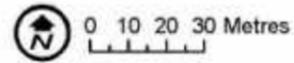
Field Assessment Record - Fowey					
Land Parcel – 6a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Transport Pattern	The western boundary of the land parcel is a rural lane with Cornish hedges on either side which contain mature trees. The eastern boundary is adjacent to a narrow road, Rashleigh Lane also supporting Cornish hedge boundaries with mature trees. There are no public rights of way within or connecting to this land parcel.	Both of these rural lanes are a key characteristic of the wider rural highway network.	The narrow lanes would be highly sensitive to change	The rural character of the highways around this land parcel are locally important, and the western lane is part of the Saints Way.	The nature of the narrow lanes with mature hedges on either side, means the transport pattern has a low capacity to accept change.
		High sensitivity		High value	Low capacity
Aesthetic and Sensory	The large hedge to the northern boundary screens the existing housing development, and gives a sense that you are in the rural countryside in this land parcel. The rural lanes on these boundaries see limited vehicular traffic creating a high level of tranquillity. This is a sheltered enclosed land parcel. Through the seasons the native hedges will have spring blossom, autumn colour and lose their leave in winter. There is no artificial light within the land parcel or on its boundaries	Development on the northern edge of this land parcel is very low density and screened by mature vegetation. The character is of rural farmland	Development could adversely affect this rural tranquillity	As there is no public access to this land parcel and the aesthetic and sensory experience of the character is a human response, a low value is attributed. The visual aesthetic is assessed later in the table	Development in this land parcel would have a negative impact on the aesthetic qualities of this land parcel.
		High sensitivity		Low value	Moderate capacity
Condition	Well managed pastoral fields	The field is medium in scale which is in common with the surrounding field pattern. It's well managed condition is a key characteristic of the landscape around Fowey	Grade 3 agricultural land would be lost	This is well managed rural farmland within the AONB	This is well maintained land of a high agricultural value within the AONB
		High sensitivity		High value	Low capacity

Field Assessment Record - Fowey					
Land Parcel – 6a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i> There is no public access through this land parcel.	<i>Who has a view of the edge</i>	<i>Is the view representative when passing along a route or from a specific vantage point</i>	<i>The value and importance of the view</i>	<i>Visual capacity to accept change through housing growth</i>
Views of settlement edge from points of public access	The settlement edge is visible from the rural lanes to the west and east, although screened by mature vegetation.	Due to the native hedges users of the rural lanes, either as walkers on the Saints Way for recreation or from a car only glimpse the land parcel. There are only a small number of vehicles which use these lanes. The nature of the topography means that there is limited visibility from the wider landscape.	Views are representative and limited.	Views are limited and only from close quarters, although the western lane is part of the Saints Way and used for recreation	
Approach to the settlement edge	These rural lanes are not the main approaches to the town. The low density of houses on the settlement edge, and the boundary vegetation screen the development edge as you approach.	Residents and possibly a small number of visitors to the area	Representative views from the rural lanes	This is not a main approach to the town, and does not have any features of value to mark the arrival at the settlement edge.	
Visual appearance and scale of buildings, and or vegetation	There are no visually prominent buildings as they are all screened by the mature native trees in the northern boundary hedge.	Residents and possibly a small number of visitors to the area	Representative views from the rural lanes	The mature trees within the hedge boundaries reflect the wider rural landscape character are of value	
Important views, sightlines and vistas	There are no wider views or vistas from or to the land parcel				High capacity
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				High capacity

Land Parcel 6a – Environmental Constraints (Maps)



Land Parcel 6a
Map 2 - Fowey designations



Key

Area of LLCA Land Parcel: 2.2ha

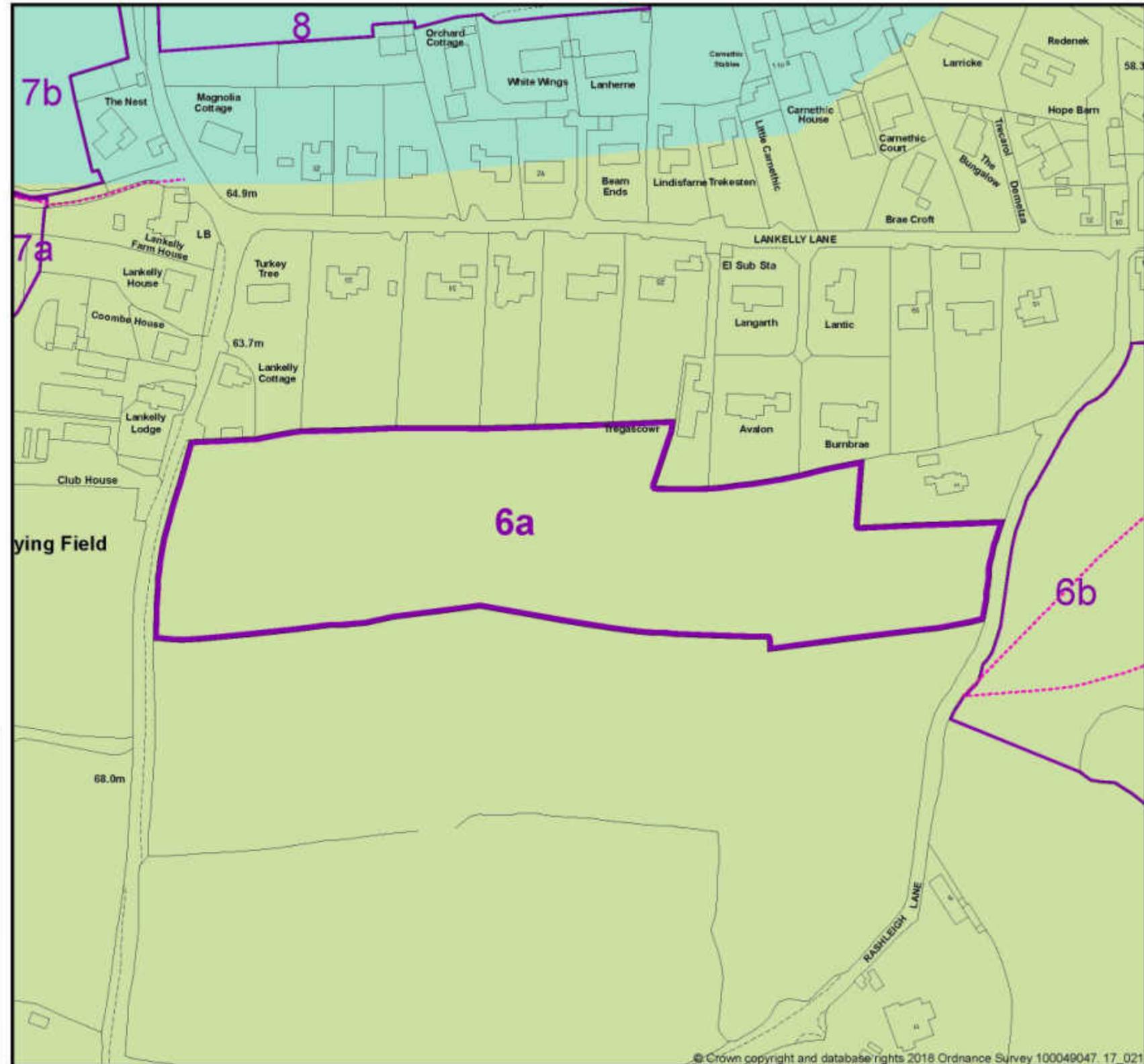
- LLCA Land Parcels Flood
- zone 2
- Flood zone 3b
- Flood zone 3a
- Fowey Parish Boundary

Public Rights of Way

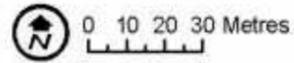
- Footpath
- Bridleway
- By-way

Agricultural Land

- Grade 2
- Grade 3
- Grade 4
- Urban



**Land Parcel 6a
Map 3 - Fowey designations**



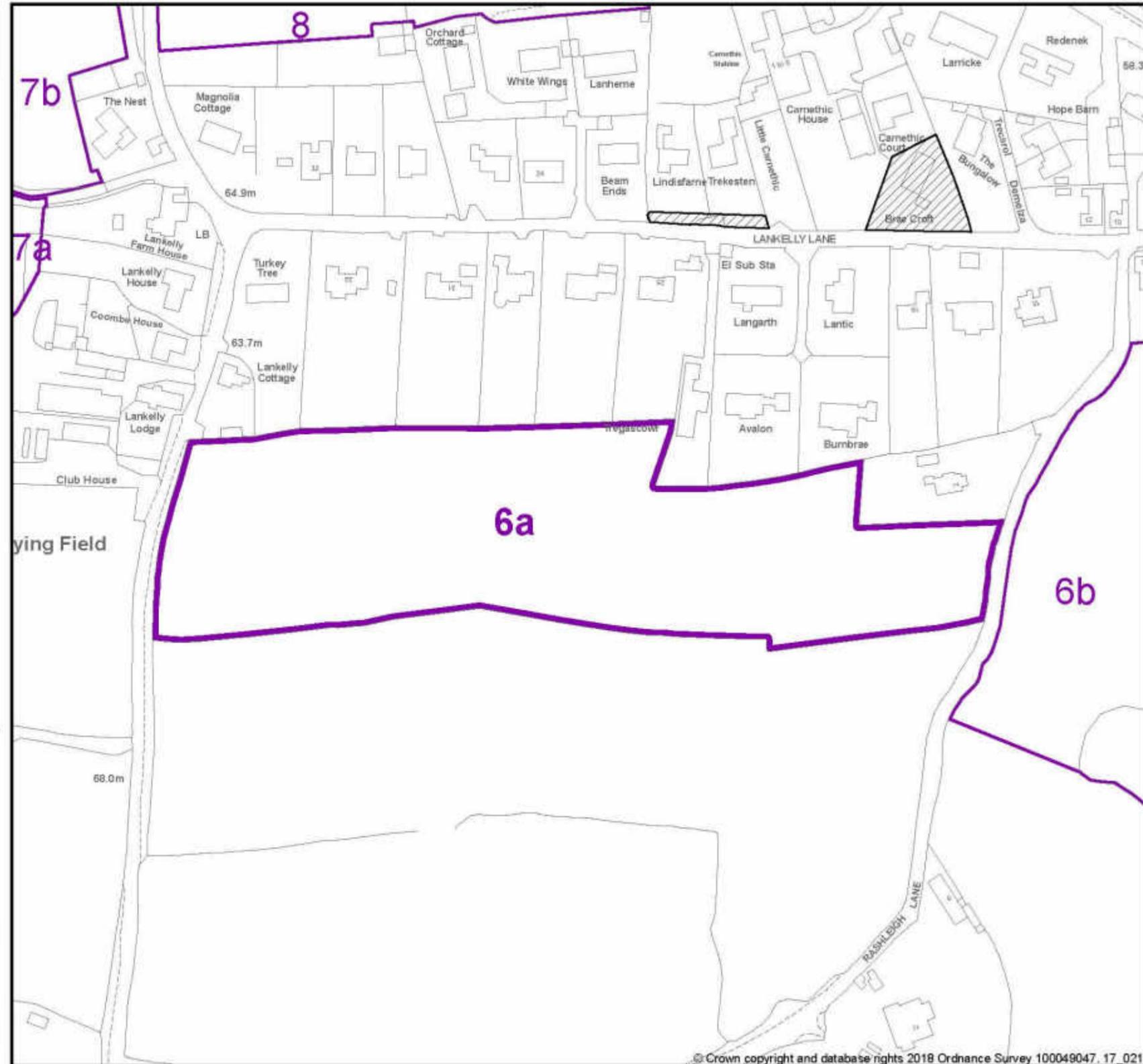
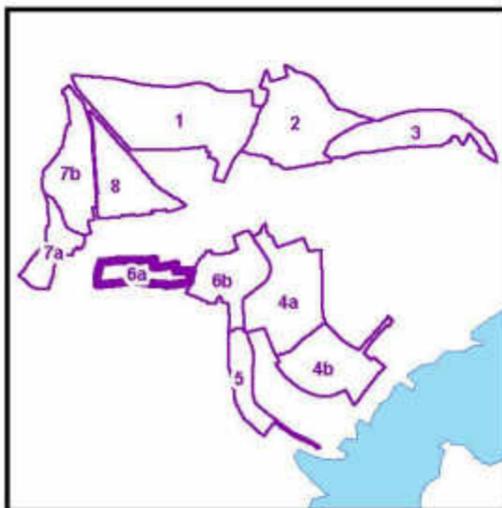
Key

Area of LLCA Land Parcel: 2.2ha

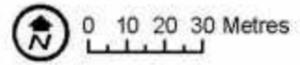
- LLCA Land Parcels
- Tree Preservation Orders - points
- Tree Preservation Orders - polygons
- Ancient Tree Inventory
- Ancient Woodlands
- Japanese Knotweed sites
- Japanese Knotweed buffered for planning

Fowey Open Space Assessment

- 1. Parks and gardens; Amenity green space; Civic spaces
- 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3. Outdoor sports facilities (active recreation) Full public access & Community Use
- 4. Provision for children
- 5. Provision for teenagers
- 6. Allotments, community gardens, and city (urban) farms
- 7. Cemeteries and churchyards
- 8. School grounds and other outdoor sports facilities (No or limited public access)

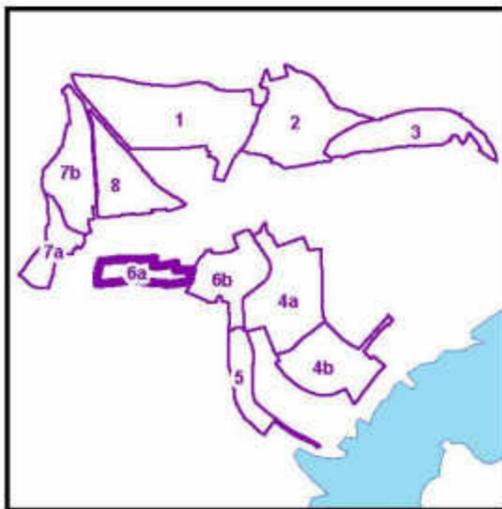


Land Parcel 6a
Map 4 - Aerial photos - 2005



Key

10m buffer of LLCA Land Parcel



Land Parcel 6a – Photographic Record



View 1
Rural lane on western edge of land parcel with no verge, wild flowers within the hedge and native mature trees



View 2
Rural lane with gate access to land parcel on the right and entrance to rugby ground on the left



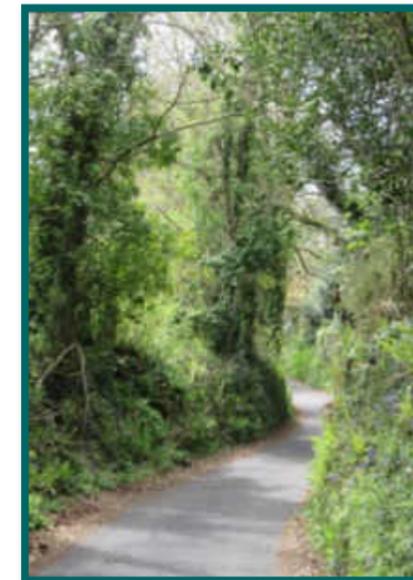
View 3
Northern boundary of mature and semi mature trees along rear boundary of detached houses



View 4
From Rashleigh Lane looking at northern boundary of detached houses with mature trees



View 5
From Rashleigh Lane looking at northern boundary of detached houses with mature trees



View 6
Rashleigh lane on the eastern edge of the land parcel with Cornish hedge boundary and trees creating a tree tunnel

Land Parcel 6b – Field Assessment Record

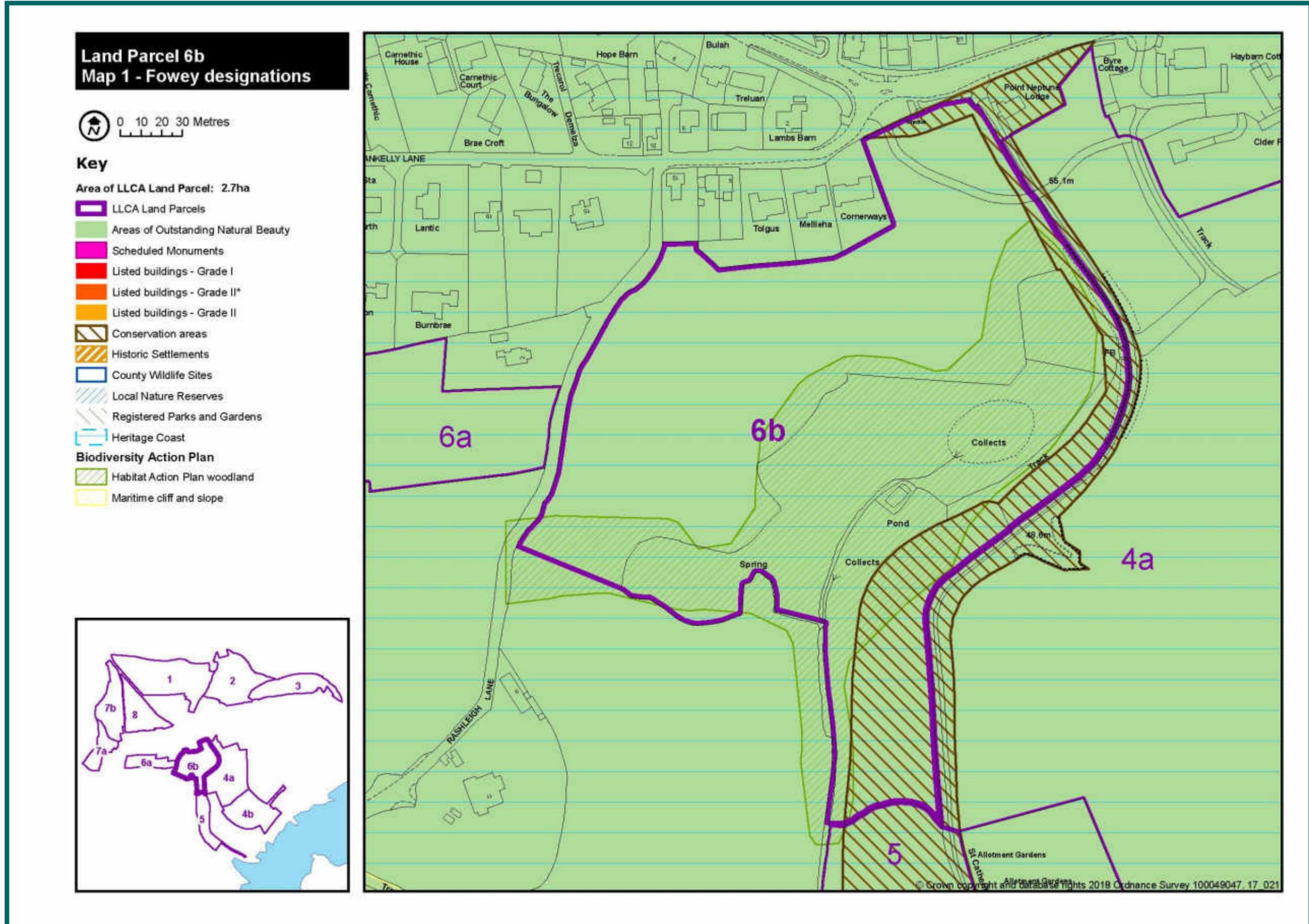
Field Assessment Record - Fowey					
Land Parcel – 6b	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to be sloping, falling towards the south east. There is a stream within the woodland to the east of the land parcel	This undulating ground which connects the open ridge plateau areas with the steep sided valleys is key to the character in the local landscape.	Development in the local landscape of farms and hamlets, is more usually found in this intermediate landscape than on the open ridges or steep sided valleys.	This land parcel is within the AONB where the topography of open plateaus rolling intermediate land and steep sided valleys are part of the scenic quality of the landscape	The topography is key to the scenic quality in this designated landscape
				Moderate sensitivity	High value
Biodiversity	Part of this land parcel is arable farmland which has a reduced level of biodiversity, but the other is BAP Habitat woodland to the east which is an important for wildlife. Interconnection hedges contain mature trees	The hedges are of key importance to the character of the local landscape, and the woodland in the sheltered valley is key to the character of the wider landscape	Development could have an adverse effect on the BAP habitat woodland removing mature trees, and introduce night time lighting where none is currently present	The woodland is an important BAP habitat. The interconnecting and boundary hedges will be valuable for foraging animals.	Although part of this land parcel is arable farmland, the mature hedges and BAP habitat increase the biodiversity of this land parcel.
				High sensitivity	High value
Land cover and Land Use	Well managed Grade 3 agricultural land. BAP Habitat woodland	Agricultural farmland with mature trees in sheltered valleys is a key characteristic of the surrounding local landscape	Grade 3 farmland and BAP Habitat woodland would be lost	The land is in the open countryside within the AONB and contains a BAP Habitat on the eastern boundary	
				Moderate sensitivity	High value
Field and woodland pattern	A number of hedge boundaries have been removed within this land parcel, to create one single field. In the context of the local landscape this is now a medium/large field. BAP Habitat woodland with mature trees lies on the eastern boundary	The woodland on the eastern edge of the land parcel is key to the local character where woodland is located in sheltered valleys. The hedges on the boundary of the land parcel contain large shrubs and trees.	Important hedges and woodland could be adversely affected.	The woodland (BAP Habitat) is of importance and the western boundary trees within the hedge are of value.	The woodland trees would have a low capacity to accept change
				High sensitivity	High value

Field Assessment Record - Fowey					
Land Parcel – 6b	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>	
Individual buildings (other than on the settlement edge) which are within the land parcel or on its boundary	There are no buildings beyond the settlement edge or within the land parcel.				Low capacity
Describe the existing buildings along the settlement edge	Along the northern boundary there is a low density of modern large detached dwellings with gardens, partially screened from the land parcel by a hedge containing some semi mature trees.	None of the houses are listed or within a conservation area.	There are limited trees along this boundary to screen the houses.	The houses along the boundary are not locally important or designated.	The lack of distinctive or locally valued buildings increases the capacity of this built edge to accept change
		Low sensitivity		Low value	High capacity
How does the edge of the settlement meet the wider land parcel	The built development is detached dwellings within distinct plots which form a continuous development edge. There are some mature and semi mature trees within the hedge along the rear boundaries to the properties which create a defined edge.	The boundary contains some mature and semi mature trees within a hedge to the rear gardens of the detached properties, and these trees within hedges are relevant to the surrounding landscape	The mature trees within this boundary would be sensitive to adjacent development	The trees along this boundary are valuable in terms of the wider landscape character	The settlement edge has some capacity to accept change.
		Moderate sensitivity		Moderate value	Moderate capacity
Historic Features	There are no known historic features				High capacity
Distinctive features	The woodland is a locally distinct feature	Sheltered valleys with mature trees in woodland is key to the local landscape character	Important woodland could be lost or damaged	The woodland is a BAP Habitat	The woodland would have a low capacity to accept change
		High sensitivity		High value	Low capacity

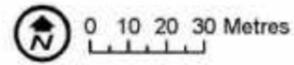
Field Assessment Record - Fowey					
Land Parcel – 6b	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Character <i>'The elements which come together to create the character of this land parcel'</i>					
Transport Pattern	There are a number of footpaths which cross this land parcel and a rural narrow lane to the western boundary. One of the footpaths crosses the middle of the arable field and the farmer has retained the route through his crop. The second skirts the northern edge of the woodland on the southern boundary, and the third is within the woodland. St Catherine's Parade runs along the eastern boundary of the land parcel and is a wide unsealed footpath enclosed by mature trees connecting to Point Neptune.	These footpaths, and rural road are key to the character of the local landscape	It is likely that development would adversely affect the character of both the footpaths and the rural lane.	These footpaths are important links for local residents for recreation. St Catherine's Parade is a route of significant local significance	The nature and character of the footpaths and rural road, mean there is reduced capacity to accept change.
		High sensitivity		High value	Low capacity
Aesthetic and Sensory	This is a very tranquil land parcel, with minimal noise from cars on the rural lane to the west, or B3415 to the north. The mature trees create an intimate feeling of being within a rolling sheltered landscape. The native trees within the hedges will provide seasonal interest.	The rural farmland tranquillity is key to the surrounding landscape	Development would erode the rural farmland tranquillity	These footpaths are of significant local value	The aesthetic and sensory experience in this land parcel has limited capacity to accept change
		High sensitivity		High value	Low capacity
Condition	This is well managed Grade 3 agricultural land and a BAP Habitat woodland	The original field pattern has been altered to increase the field size The trees within the sheltered valley are key to the character of the local landscape	Grade 3 agricultural land would be lost	This is well managed Grade 3 agricultural rural farmland within the AONB and BAP habitat woodland	
		High sensitivity		High value	Low capacity

Field Assessment Record - Fowey					
Land Parcel – 6b	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i>	<i>Who has a view of the edge</i>	<i>Is the view representative when passing along a route or from a specific vantage point</i>	<i>The value and importance of the view</i>	<i>Visual capacity to accept change through housing growth</i>
Views of settlement edge from points of public access	The settlement edge is partially visible from the footpaths which cross the land parcel, St Catherine’s Parade and limited views over the high hedge from the rural highway to the west. From a distance the land parcel is also visible from Allday’s Field’s to the south.	Recreational users of the two footpaths, St Catherine’s Parade and distant views from Allday’s Field	Representative views from footpaths and Alldays Fields and the surrounding AONB will be highly sensitive to change.	There are direct views from heavily used footpaths both close to and at a distance. St Catherine’s Parade is a locally valuable route	This land parcel is visible from popular routes used for recreation.
		High sensitivity		High value	Low capacity
Approach to the settlement edge	You approach the settlement edge on St Catherine’s Parade and there is a lodge built at the entrance (Point Neptune Lodge)	This is a very popular route with recreational users, both local and visitors	Specific view approaching the settlement edge at Point Neptune Lodge on St Catherine’s Parade	St Catherine’s parade is a locally important route gifted to the people of Fowey.	
		High sensitivity		High value	Low capacity
Visual appearance and scale of buildings, and or vegetation	There are no visually prominent buildings, they are all modern two storey houses some of which are screened by the trees within the rear boundary hedge.	Users of the footpaths and St Catherine’s Parade	Representative views from footpaths, and the wider AONB landscape to the south	These houses are not considered of value and the trees within the rear boundary hedge provide limited screening.	Although there buildings along this settlement edge, they are not valuable, and are not screened by valuable mature trees.
		High sensitivity		Low value	Moderate capacity
Important views, sightlines and vistas	There are views out from this land parcel to the wider AONB landscape, and direct views back from Alldays Fields, a popular area for recreation. The land parcel is viewed in the context of other housing development, both Hanson Drive in the foreground and the school and Polvillion Road in the distance.	Recreational walkers, both locals and tourists.	Representative views from publically accessible points those who have a view from Allday’s Fields and the surrounding AONB will be highly sensitive to change	Allday’s Fields were presented to the people of Fowey in 1951 and are referenced in walking guides and local maps	The views towards this land parcel from recreational areas are important, and seen in the context of other residential development
		High sensitivity		High Value	Low capacity
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				High capacity

Land Parcel 6b – Environmental Constraints (Maps)



Land Parcel 6b
Map 2 - Fowey designations



Key

Area of LLCA Land Parcel: 2.7ha

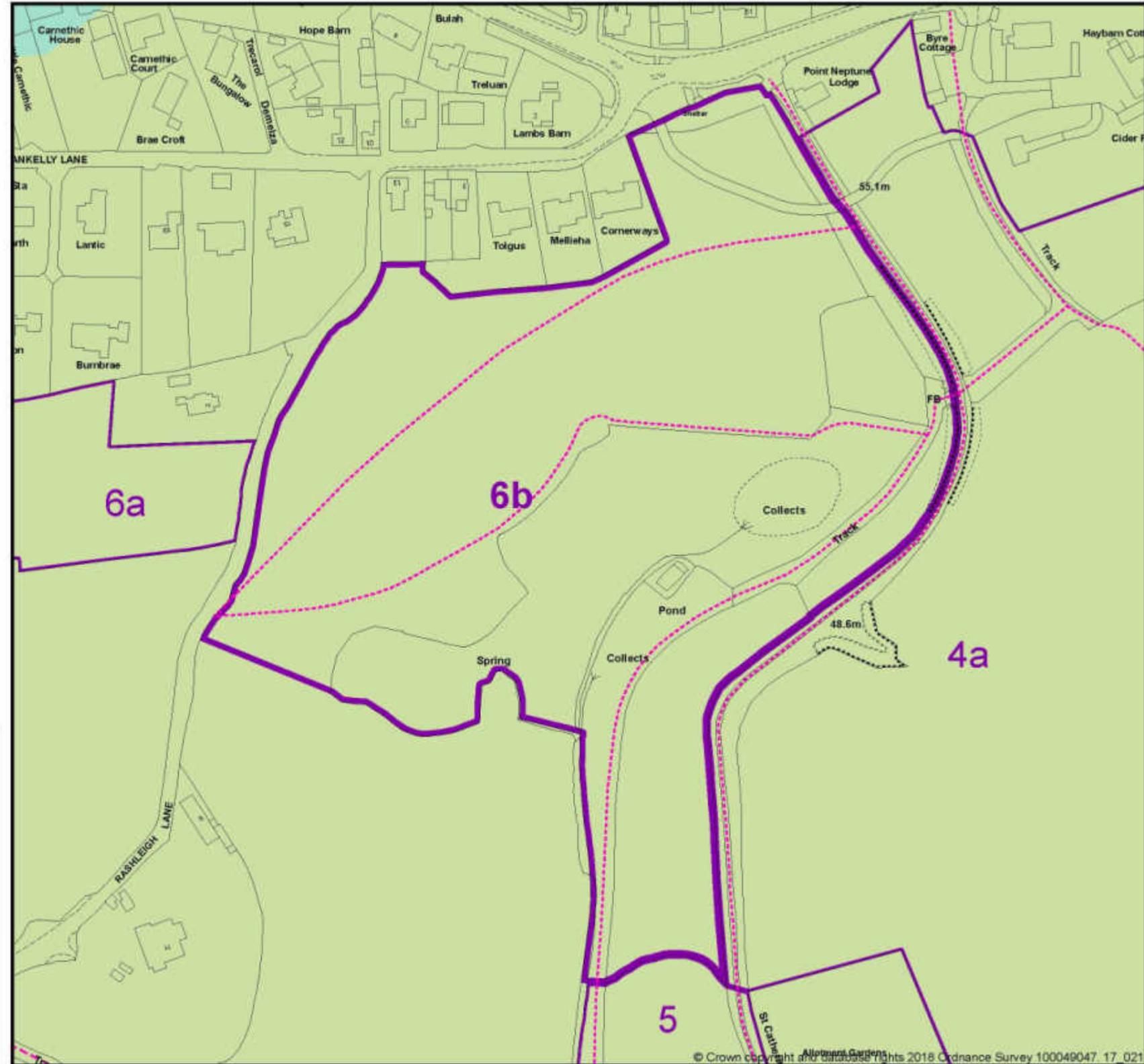
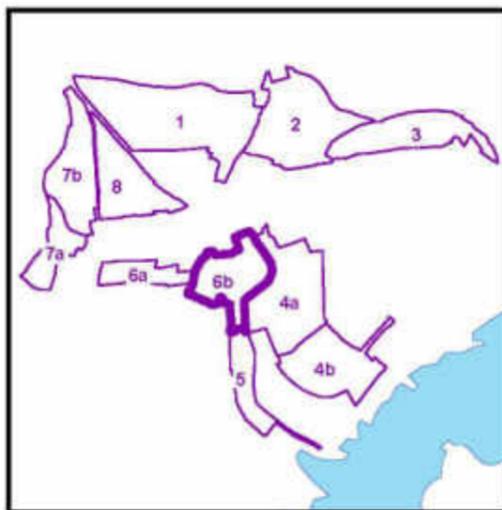
- LLCA Land Parcels Flood
- zone 2
- Flood zone 3b
- Flood zone 3a
- Fowey Parish Boundary

Public Rights of Way

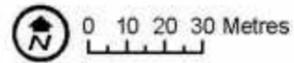
- Footpath
- Bridleway
- By-way

Agricultural Land

- Grade 2
- Grade 3
- Grade 4
- Urban



Land Parcel 6b
Map 3 - Fowey designations



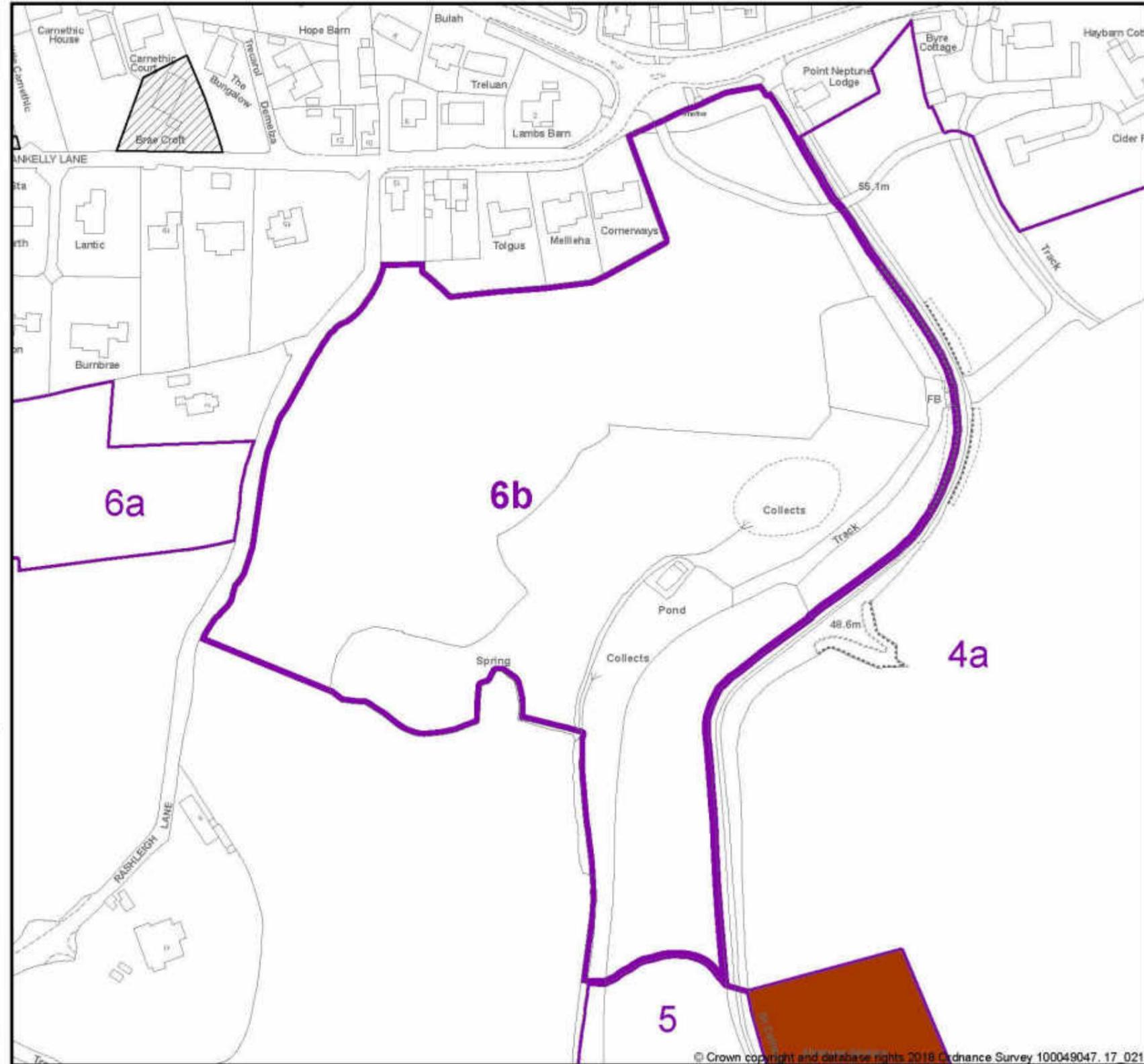
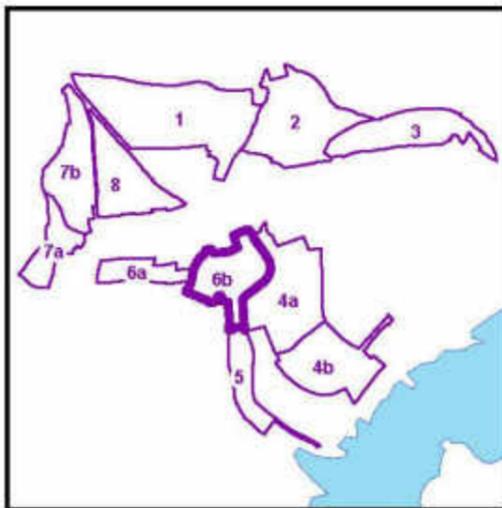
Key

Area of LLCA Land Parcel: 2.7ha

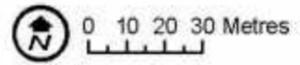
- LLCA Land Parcels
- Tree Preservation Orders - points
- Tree Preservation Orders - polygons
- Ancient Tree Inventory
- Ancient Woodlands
- Japanese Knotweed sites
- Japanese Knotweed buffered for planning

Fowey Open Space Assessment

- 1. Parks and gardens; Amenity green space; Civic spaces
- 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3. Outdoor sports facilities (active recreation) Full public access & Community Use
- 4. Provision for children
- 5. Provision for teenagers
- 6. Allotments, community gardens, and city (urban) farms
- 7. Cemeteries and churchyards
- 8. School grounds and other outdoor sports facilities (No or limited public access)

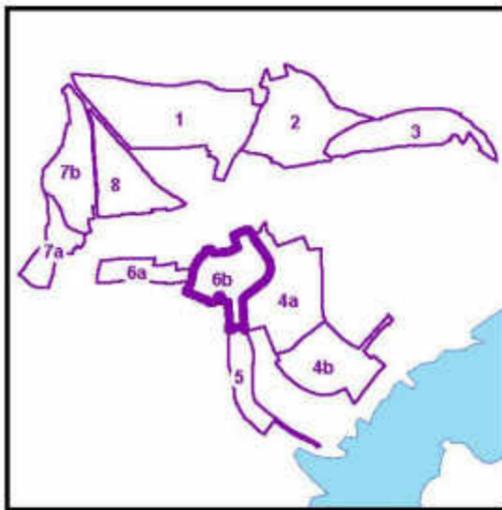


Land Parcel 6b
Map 4 - Aerial photos - 2005



Key

10m buffer of LLCA Land Parcel



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Land Parcel 6b – Photographic Record



View 1
Rashleigh Lane narrow winding rural road with trees on the top of high Cornish hedges and hedge banks



View 2
Rashleigh Lane on western boundary showing one of a number of short street lights, no verges or pavement



View 3
From the northern land parcel boundary with Polvillion Road looking south the BAP Habitat woodland



View 4
Northern land parcel boundary with Polvillion Road



View 5
Unsealed footpath on eastern boundary, the start of St Catherine's Parade



View 6
From St Catherine's Parade looking across northern settlement of land parcel and settlement edge

**Land Parcel 6b
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2**

June 2017
Land Parcel 6b
Sheet 1 of 3



View 7
Looking towards the ancient woodland from St Catherine's Parade



View 8
The footpath skirts the northern edge of the BAP Habitat woodland on the edge of the arable field



View 9
The settlement edge along the northern boundary of the land parcel.



View 10
The footpath cuts across the arable field and the farmer has maintained a right of way through the crop



View 11
Public footpath from Rashleigh Lane across land parcel skirting the northern edge of the BAP Habitat woodland



View 12
Land parcel at a distance viewed from school grounds, looking over arable field of land parcel 4a

Land Parcel 6b
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

June 2017
Land Parcel **6b**
Sheet 2 of 3



View 13

Looking towards the land parcel from Alldays Fields

Land Parcel 6b
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

June 2017
Land Parcel **6b**
Sheet **3** of **3**

Land Parcel 7a – Field Assessment Record

Field Assessment Record - Fowey					
Land Parcel – 7a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to be steep, with the land falling to the west. There is a stream on the western boundary.	This steep sided valley is a key characteristic of the surrounding landscape where incised steep valleys rise to meet the open ridge/plateau area. This land parcel is one of the three steepest surrounding the town	To develop this land terracing would be needed which would alter the existing topography	This land parcel is within the AONB where the incised valleys and open plateaus are part of the scenic quality of the landscape	The steep sided valleys are a key characteristic of the wider local landscape.
		High sensitivity		High value	Low capacity
Biodiversity	These fields are managed by grazing horses. All of the hedges date back to before 1900. These boundaries contain both mature and semi mature trees with native shrubs beneath. The native trees and hedging along the footpath also link the green corridors within the town to the ancient woodland located on the western boundary of the land parcel.	The intensive grazing will reduce the biodiversity value of the fields, but the hedges are likely to support a wide range of habitats and species, particularly the connection with the ancient woodland to the west. This habitat is suitable for bats to thrive.	Development has the potential to affect the boundary hedges which are also important wildlife corridors, and introduce night time lighting where none is currently present	The heavily grazed fields have a reduced biodiversity value however the boundary hedges will be important habitats for a number of species	The intensively grazed fields would have a higher capacity to accept development, but the hedges around and within the site are considered of importance for biodiversity
		Moderate sensitivity		Moderate value	Moderate capacity
Land cover and Land Use	Rural pastoral land with pre1900 Cornish hedges within and on the boundary of the land parcel. Grade 3 agricultural land currently used for grazing horses and pigs	Intensively managed pastoral farmland is a relevant characteristic of the surrounding landscape.	Would introduce development to the steeper slopes around the town	Within the AONB, Grade 3 agricultural land	This is an un-developed land parcel with a very low density of dwellings along the settlement edge
		Moderate sensitivity		High value	Moderate Low capacity

Field Assessment Record - Fowey					
Land Parcel – 7a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	Description of the landscape character	Sensitivity	Sensitivity	Value	Capacity
<i>'The elements which come together to create the character of this land parcel'</i>		<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Field and woodland pattern	The existing field boundaries date back to before 1900 and in the context of the landscape around the town they are small in scale. There are some mature trees along the footpath and in the southern and western boundaries. The western boundary of the land parcel meets the edge of an ancient woodland	These small scale fields are key to the character of the land cover and use of the 'Rolling Farmland' landscape around the town where hedges have been removed and the scape of the fields increased.	The southern and western boundaries would be sensitive to change whether partial loss for access, or complete removal to further increase the overall size of the fields.	There are no protected trees, however larger trees within the hedge boundaries have a high value	Mature trees on the external boundaries of the site and along the footpath reduce the capacity to accept change
				Moderate value	Moderate capacity
Individual buildings (other than on the settlement edge) which are within the land parcel or on its boundary	There are no buildings beyond the settlement edge within this land parcel				
					Low capacity
Describe the existing buildings along the settlement edge	There is a low density of development along the eastern boundary, made up of a number of dwellings, a commercial engineering firm, and a rugby ground with club house and changing facilities. The dwellings are two storey detached properties sitting within a large building plot, two of which date before 1900. The rest are thought to be post 1940.	Two of the houses) on the eastern boundary are pre1900 one of which is Lankelly Farm House, the others have been built since the 1940s. None of the buildings are listed or within a conservation area.	There is a low density of housing along this boundary	The houses along the boundary are not designated, and contain a commercial engineering business, which has utilised older stone buildings rather than constructed a modern externally clad building . The boundaries of their gardens have created broken a hedge of mature shrubs and trees	.
How does the edge of the settlement meet the wider land parcel	The built development is broken and does not form a continuous built barrier	The edge is formed by the natural vegetation in the rear garden boundaries with some items associated with the commercial engineering business. It is notable to the wider character	There are some mature trees in the settlement edge boundary which would be sensitivity to adjacent development	The trees along this boundary have value but the storage of items associated with the engineering business reduce the overall value of the edge.	The settlement edge has capacity to accept change, with protection afforded to the larger trees within the boundary.

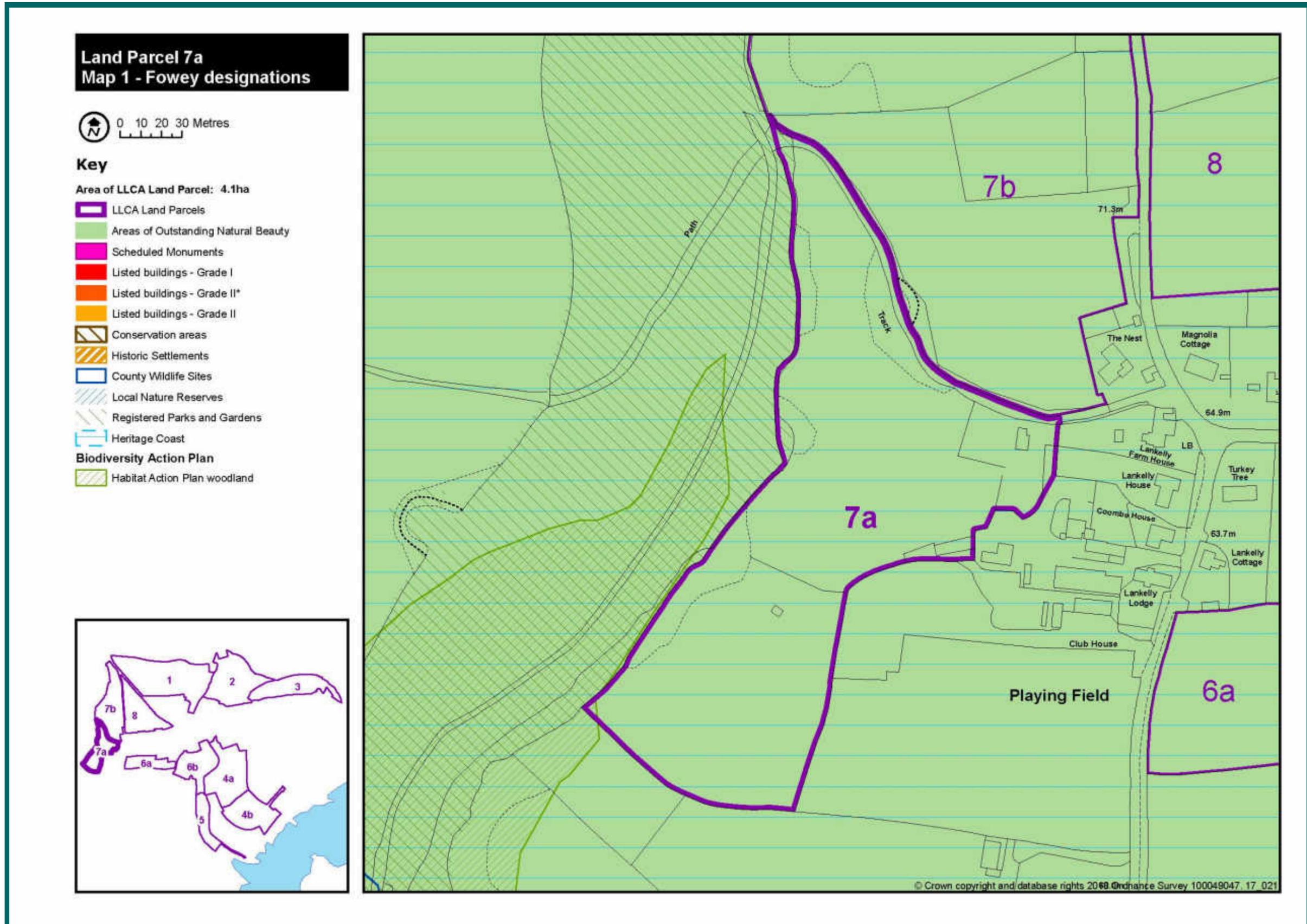
Field Assessment Record - Fowey					
Land Parcel – 7a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
<i>'The elements which come together to create the character of this land parcel'</i>					
Historic Features	There are no known historic features in this land parcel				
					High capacity
Distinctive features	The mature trees along western boundary which form the edge of the ancient woodland rising up the slopes to the other side of the valley.	Large trees within steep sided valleys are a key characteristic of the wider landscape.	This western boundary would be very sensitive to adjacent development	In terms of the local landscape the ancient woodland on the western boundary is considered of high value.	
					High sensitivity
					High value
					Low capacity
Transport Pattern	A small section of the eastern boundary connects to a narrow rural lane bounded by Cornish hedges with mature trees. A footpath cuts across the land parcel and connects the western edge of Fowey with the South West Coast Path. The section which cuts across the land parcel is part of the Saints Way. This footpath is narrow on the eastern boundary of the land parcel where it passes the rear boundaries of the houses, it then widens out and is bounded Cornish hedges with mature trees and pastoral fields on either side.	The narrow lane to the east of the land parcel is a key characteristic of the wider rural highway network. The footpath is bounded by original Cornish hedges containing mature native trees	The narrow lane to the east has a higher sensitivity to change, and the mature trees along the edges of the footpath increase the sensitivity of this route.	The rural character of the lane is locally important, and the Saints way is a recognised route of Cornish importance	The rural lane and footpath have limited capacity to accept change
					High sensitivity
					High value
					Low capacity
Aesthetic and Sensory	This is a very tranquil land parcel although the commercial business does alter this when in operation. Through the seasons the native hedges will have spring blossom, autumn colour and lose their leave in winter. There is no artificial light within the land parcel or on its boundaries	This land parcel is experienced as rural farmland, and this is only altered by the operation of the commercial business.	Development would further erode the rural tranquillity.	The level of tranquillity and the small scale intimate landscape character is of high value to the users of the footpath across the land parcel.	The operating commercial business on the settlement boundary increases the capacity for this edge to accept change.
					High sensitivity
					High value
					Low capacity

Field Assessment Record - Fowey					
Land Parcel – 7a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>		<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Condition	The pastoral fields are heavily grazed. There is some gorse encroachment in the southern field, and tipping on the eastern boundary. Grade II agricultural land.	The heavily grazed fields are relevant to the surrounding rural landscape.	Grade II agricultural land would be lost	This is heavily grazed land within the AONB	This is well maintained land of a high agricultural value within the AONB
		Low sensitivity		Moderate value	Moderate High capacity

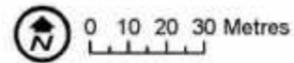
Field Assessment Record - Fowey					
Land Parcel – 7a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i>	<i>Sensitivity</i> <i>Who has a view of the edge</i>	<i>Sensitivity</i> <i>Is the view representative when passing along a route or from a specific vantage point</i>	<i>Value</i> <i>The value and importance of the view</i>	<i>Capacity</i> <i>Visual capacity to accept change through housing growth</i>
Views of settlement edge from points of public access	The settlement edge is visible from the footpath as you approach Fowey from the west. Views in other directions are limited due to the nature of the topography.	Users of the footpath on the northern boundary, which is also the Saints Way will be sensitive to change in this landscape.	Views are representative	Views of the settlement edge are limited, but at present the western edge of Fowey is not visible from the coastal footpath. This land parcel and the wider landscape are all covered by the AONB designation.	Views of the settlement edge are limited but those who would have the view would be highly sensitive to change.
		High sensitivity		High value	Low capacity
Approach to the settlement edge	You approach on a footpath from the west which connects to the South West Coast Path. There is no dominant edge to the settlement at this point as the low density of buildings and the mature trees filter the views of the buildings. The metal stored in the commercial engineering business is the most prominent element of the settlement edge as you approach.	Users of the local footpath will be sensitive to change in this landscape	Representative views from the footpath.	Views of this land parcel from the Saints Way within the AONB.	Views of the settlement edge are limited but those who would have the view would be highly sensitive to change.
		High sensitivity		High value	Low capacity
Visual appearance and scale of buildings, and or vegetation	There are no visually prominent buildings, due to the mature trees in the ancient woodland to the west and south of the land parcel. The buildings along the edge of the settlement relate to the scale of the landscape.	The ancient native trees on the western boundary and to the south screen the dwellings and commercial business from the wider landscape.	Representative views from Saints Way.	The value of the view from the Saints Way on the northern edge of this land parcel, where you are not presently aware of the western edge of Fowey.	
		Moderate sensitivity		Moderate value	Moderate capacity

Field Assessment Record - Fowey					
Land Parcel – 7a	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i>	<i>Who has a view of the edge</i>	<i>Is the view representative when passing along a route or from a specific vantage point</i>	<i>The value and importance of the view</i>	<i>Visual capacity to accept change through housing growth</i>
Important views, sightlines and vistas	This land parcel is visually enclosed by both topography and vegetation. There are no important sightlines or wide vistas.	Users of the Saints Way	Representative views from Saints Way	The Saints Way is an important route in Cornwall with historic and recreation interest, also within the wider AONB	Development in the northern fields of this land parcel would introduce development into rural countryside.
		Moderate sensitivity		High value	Moderate Low capacity
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				
					High capacity

Land Parcel 7a – Environment Constraints (Maps)



Land Parcel 7a
Map 2 - Fowey designations



Key

Area of LLCA Land Parcel: 4.1ha

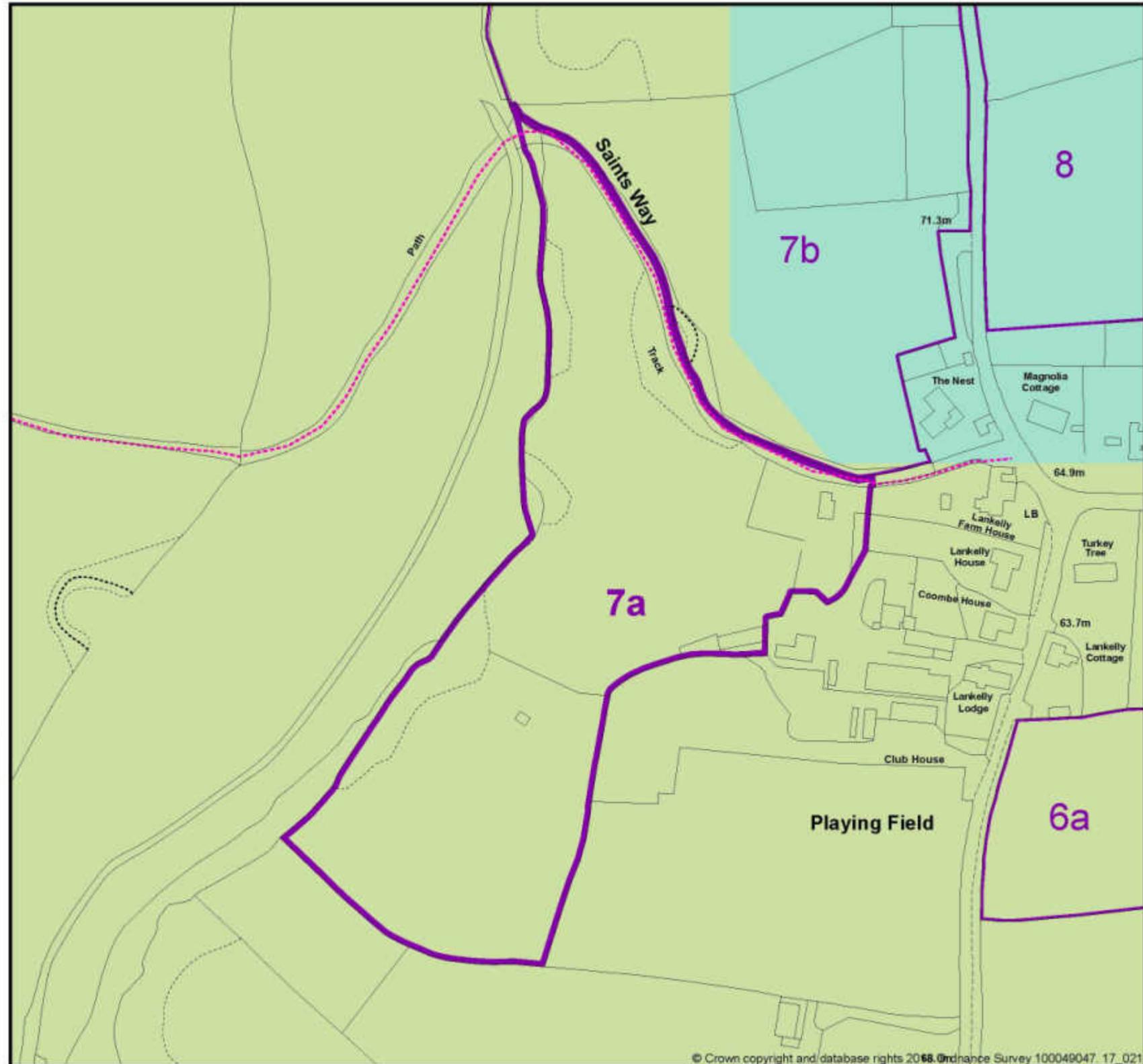
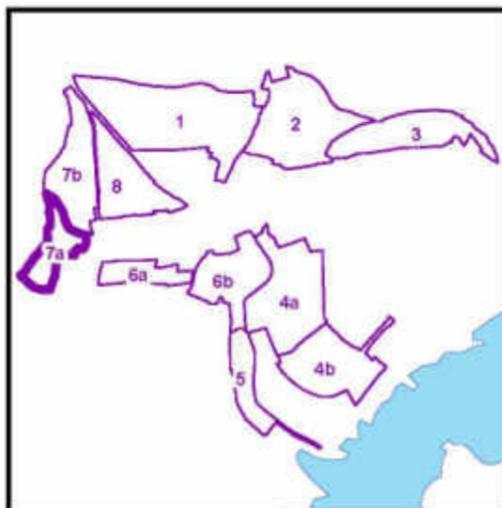
- LLCA Land Parcels Flood
- zone 2
- Flood zone 3b
- Flood zone 3a
- Fowey Parish Boundary

Public Rights of Way

- Footpath
- Bridleway
- By-way

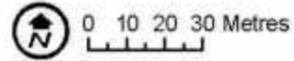
Agricultural Land

- Grade 2
- Grade 3
- Grade 4
- Urban



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Land Parcel 7a
Map 3 - Fowey designations



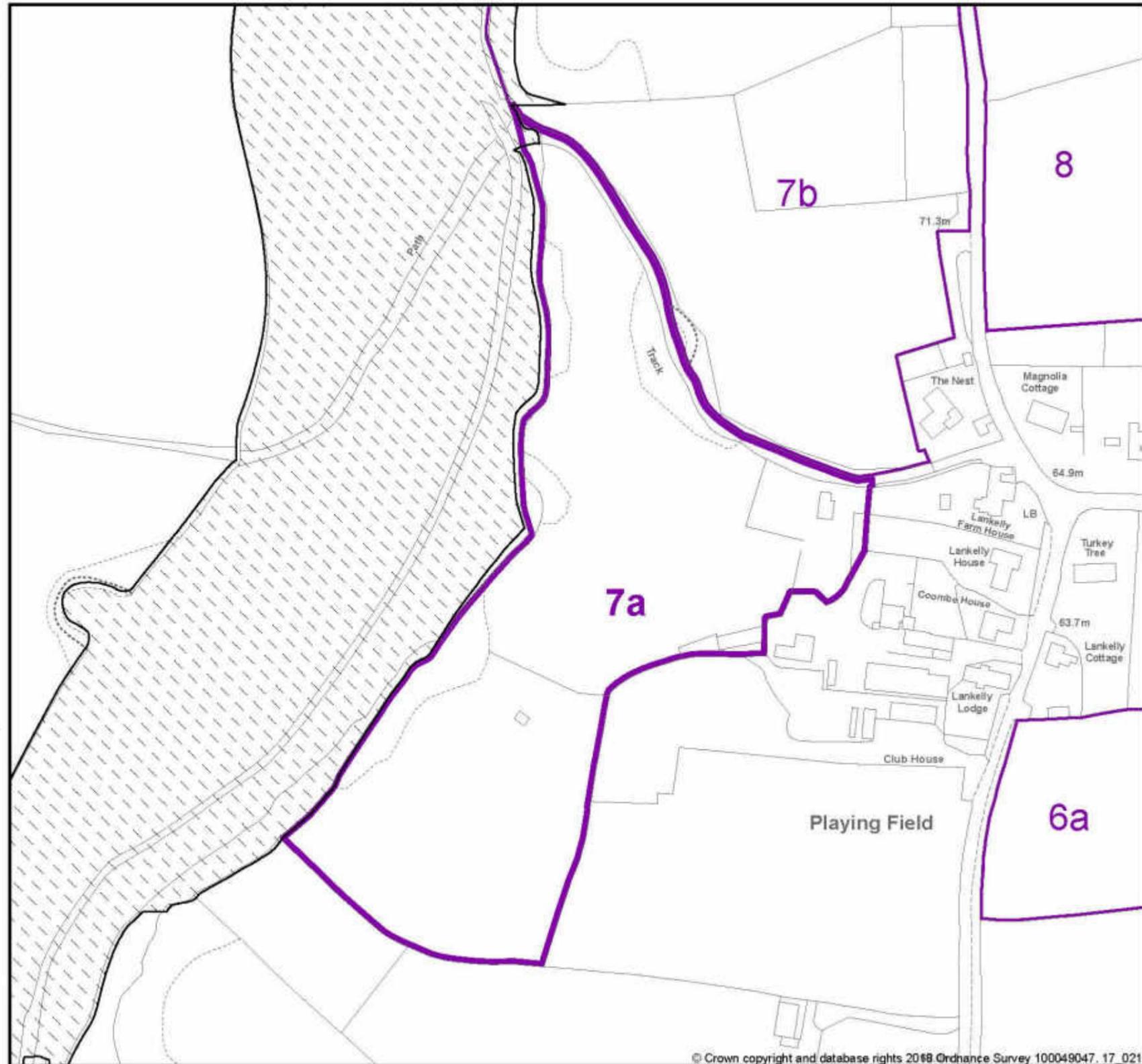
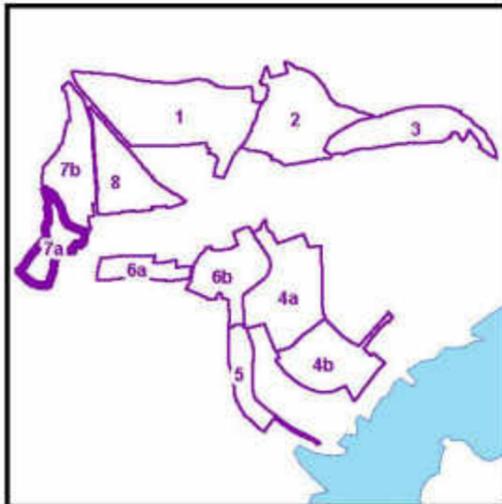
Key

Area of LLCA Land Parcel: 4.1ha

- LLCA Land Parcels
- Tree Preservation Orders - points
- Tree Preservation Orders - polygons
- Ancient Tree Inventory
- Ancient Woodlands
- Japanese Knotweed sites
- Japanese Knotweed buffered for planning

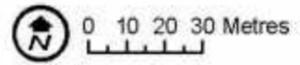
Fowey Open Space Assessment

- 1. Parks and gardens; Amenity green space; Civic spaces
- 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3. Outdoor sports facilities (active recreation) Full public access & Community Use
- 4. Provision for children
- 5. Provision for teenagers
- 6. Allotments, community gardens, and city (urban) farms
- 7. Cemeteries and churchyards
- 8. School grounds and other outdoor sports facilities (No or limited public access)



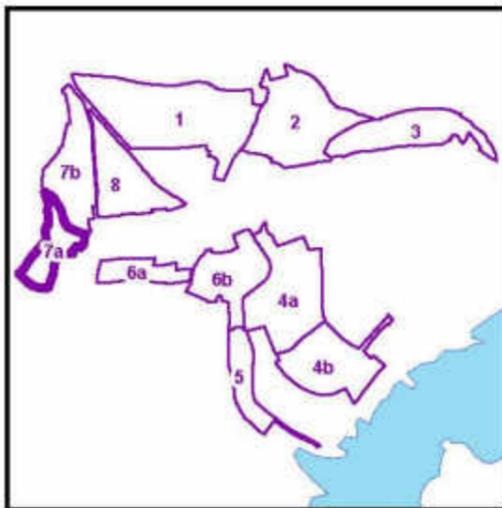
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Land Parcel 7a
Map 4 - Aerial photos - 2005



Key

 10m buffer of LLCA Land Parcel



Land Parcel 7a – Photographic Record



View 1
View across the land parcel to the coast path and Gribbin Head in the distance



View 2
The eastern section of the footpath is very narrow against the settlement edge



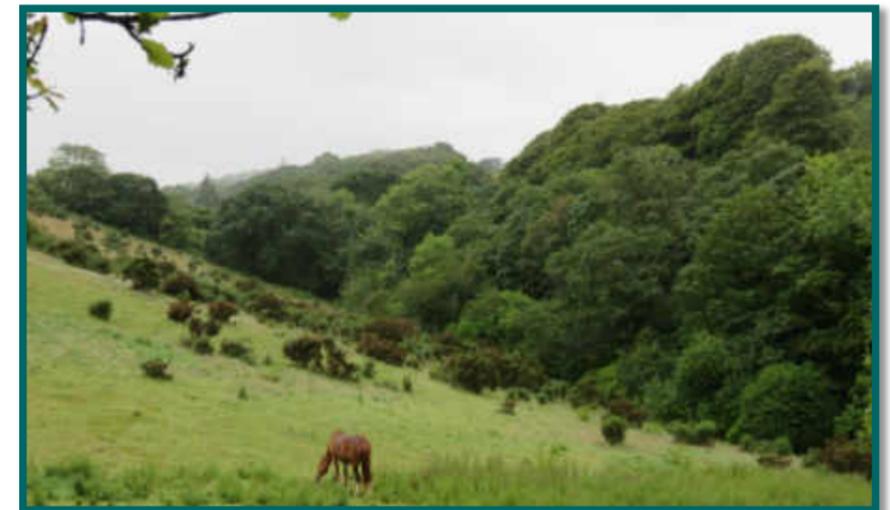
View 3
From footpath looking over rear gardens on settlement edge showing mature vegetation on the western boundary



View 4
The footpath widens as you move west and is enclosed by mature trees



View 5
Heavily grazed pasture



View 6
The ancient woodland on the western boundary

**Land Parcel 7a
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2**

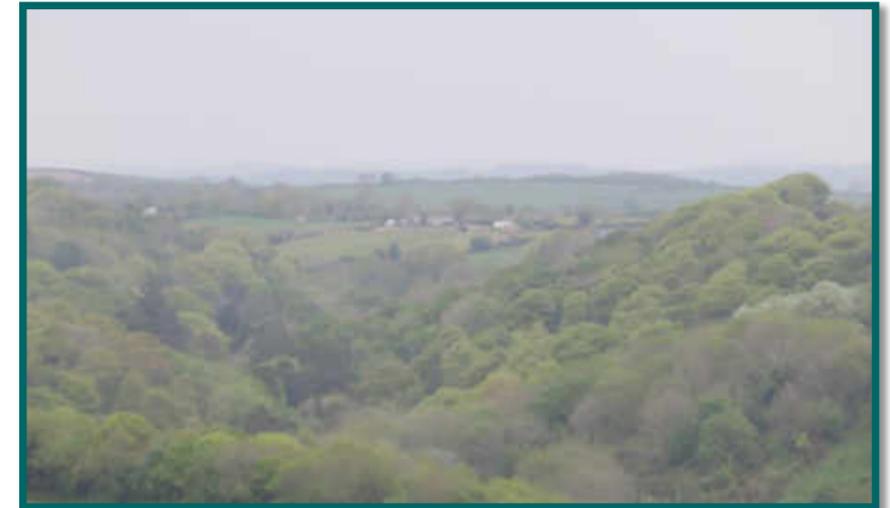
June 2017
Land Parcel 7a
Sheet 127 of 2



View 7
Some fly tipping on the boundary of the rugby ground



View 8
Pasture with gorse encroachment, mature trees on the eastern settlement edge boundary, and the ancient woodland in the distance at the bottom of the slope



View 9
View of the northern section from Gribbin Head and the South West Coast Path

Land Parcel 7a
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

June 2017
Land Parcel 7a
Sheet 2 of 2

Land Parcel 7b – Field Assessment Record

Field Assessment Record - Fowey					
Land Parcel – 7b	Column 2	Assessor – Kath Statham		Date of Assessment – January 2018	
	Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to be steep, with the land falling to the west from the plateau on the eastern boundary. There is a stream on the western boundary.	This steep sided valley is a key characteristic of the surrounding landscape where incised steep valleys rise to meet the open ridge/plateau area. This land parcel is one of the three steepest surrounding the town	To develop this land terracing would be needed which would alter the existing topography	This land parcel is within the AONB where the incised valleys and open plateaus are part of the scenic quality of the landscape	The steep sided valleys are a key characteristic of the wider local landscape.
Biodiversity	These fields are managed by grazing horses and sheep. Some of the original hedges have been removed, and there has been further subdivision of other fields during the 20 th century by post and rail fencing. An area of ancient woodland is located on the western boundary of the land parcel.	The intensive grazing will reduce the biodiversity value of the fields, but the hedges are likely to support a wide range of habitats and species, particularly the connection with the ancient woodland to the west. This habitat is suitable for bats to thrive.	Development has the potential to affect the boundary hedges and the edge of the ancient woodland which are also important wildlife corridors, and introduce night time lighting where none is currently present	The heavily grazed fields have a reduced biodiversity value however the boundary hedges will be important habitats for a number of species	The intensively grazed fields would have a higher capacity to accept development, but the hedges around and within the site are considered of importance for biodiversity
Land cover and Land Use	Rural pastoral land with pre1900 Cornish hedges within and on the boundary of the land parcel. Grade 2 agricultural land to the eastern edge of the land parcel and Grade 3 to the western side. currently used for grazing horses and sheep	Intensively managed pastoral farmland is a relevant characteristic of the surrounding landscape.	Would introduce development to the steeper slopes around the town	Within the AONB, Grade 2 and 3 agricultural land	This is an un-developed land parcel with a very low density of buildings

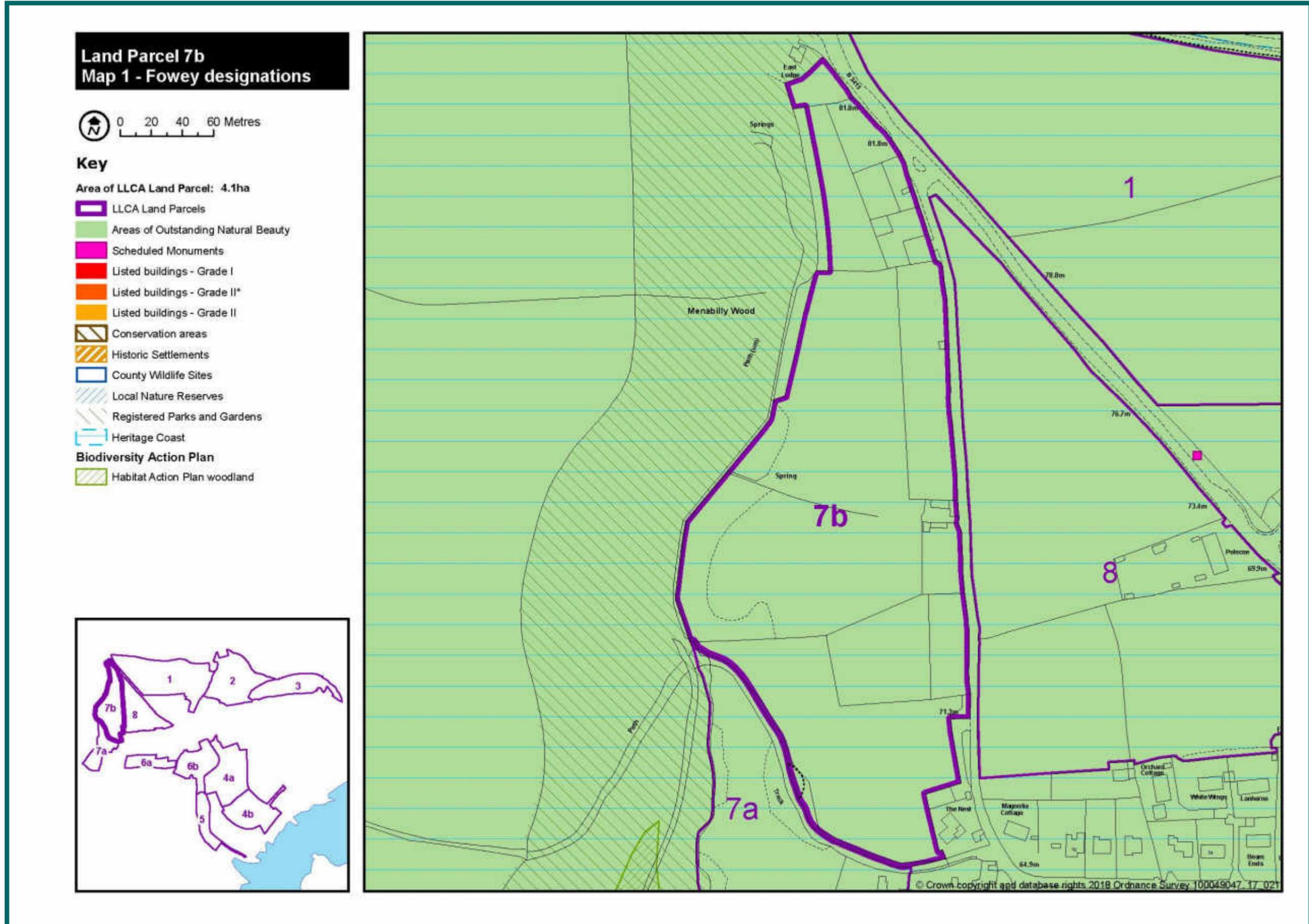
Field Assessment Record - Fowey					
Land Parcel – 7b	Column 2	Assessor – Kath Statham		Date of Assessment – January 2018	
	Description	Column 3	Column 4	Column 5	Column 6
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Sensitivity</i> <i>Relationship with the character of the landscape type</i>	<i>Sensitivity</i> <i>How future development could affect this characteristic</i>	<i>Value</i> <i>The value and importance of the character of the landscape</i>	<i>Capacity</i> <i>Landscape capacity to accept change through housing growth</i>
Field and woodland pattern	The existing field boundaries date back to before the 20 th century and in the context of the landscape around the town they are small in scale. Some boundaries have been removed. There are mature trees along the western boundary where the land parcel meets the edge of the ancient woodland. Some limited trees in hedge boundaries.	These small scale fields are key to the character of the land cover and use of the 'Rolling Farmland' landscape around the town.	The eastern and western boundaries would be sensitive to change. This maybe partial loss for access.	There are no protected trees, however larger trees within the hedge boundaries have a high value	Mature trees within the boundary hedge on the eastern boundary of the land parcel reduce the capacity to accept change
		Moderate sensitivity		Moderate value	Moderate capacity
Individual buildings (other than on the settlement edge) which are within the land parcel or on its boundary	Beyond the settlement boundary of the land parcel are some stables, a number of caravans and barns, but no permanent residential properties.	The stables are small in scale and reflect the rural character. The large light coloured static caravans do not reflect the local landscape character.	The buildings are not considered of importance to the local landscape character.	These buildings are not considered of value to the local landscape character.	
		Low sensitivity		Low value	High capacity
Describe the existing buildings along the settlement edge	There is a low density of development where land parcel 7a meets 7b	Land parcel 7b's southern boundary lies at the edge of the settlement boundary within 7a	There is a low density of housing along this boundary	The buildings along the boundary are not designated, or historically important	
		High sensitivity		Low value	Moderate capacity
How does the edge of the settlement meet the wider land parcel	There is a very low density of development where land parcel 7a meets 7b	At the boundary of 7a and 7b the buildings integrate into the landscape through hedging and trees.	There are some larger trees which would be sensitive to adjacent development	The trees along this boundary have value	
		High sensitivity		Moderate value	Moderate low capacity
Historic Features	There are no known historic features in this land parcel				
					High capacity

Field Assessment Record - Fowey					
Land Parcel – 7b	Column 2	Assessor – Kath Statham		Date of Assessment – January 2018	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Distinctive features	The mature trees along western boundary which form the edge of the ancient woodland rising up the slopes to the other side of the valley. Prickly Post Lane to the eastern boundary with its vegetated Cornish hedges.	Large trees within steep sided valleys are a key characteristic of the wider landscape. Prickly Post Lane is key to the character of the rural highway network	The western boundary would be very sensitive to adjacent development. The widening of the lane would adversely affect the local highway character	In terms of the local landscape the ancient woodland on the western boundary is considered of high value.	
		High sensitivity		High value	Low capacity
Transport Pattern	The eastern boundary meets Prickly Post Lane, a single track rural lane bounded by Cornish hedges with some mature trees. There is a public footpath, part of the Saints way on the boundary with land parcel 7a and is described in this section.	Prickly Post Lane is a key characteristic of the wider rural highway network.	Prickly Post Lane has a high sensitivity to change	The rural character of the lane is locally important	The rural lane has limited capacity to accept change
		High sensitivity		High value	Low capacity
Aesthetic and Sensory	This is a very tranquil land parcel. Through the seasons the native hedges will have spring blossom, autumn colour and lose their leave in winter. There is no artificial light within the land parcel or on its boundaries	This land parcel is experienced as rural farmland.	Development would erode the rural tranquillity.	As there is no public access to this land parcel and the aesthetic and sensory experience of the character is a human response, a low value is attributed. The visual aesthetic is assessed later in the table.	
		High sensitivity		Low value	Moderate capacity
Condition	The pastoral fields are heavily grazed. Grade 2 and 3 agricultural land.	The heavily grazed fields are relevant to the surrounding rural landscape.	Grade 2 and 3 agricultural land would be lost	This is heavily grazed land within the AONB	This is well maintained land of a high agricultural value within the AONB
		Moderate sensitivity		Moderate value	Moderate capacity

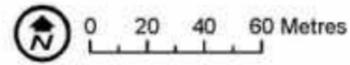
Field Assessment Record - Fowey					
Land Parcel – 7b	Column 2	Assessor – Kath Statham		Date of Assessment – January 2018	
	Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i>	<i>Who has a view of the edge</i>	<i>Is the view representative when passing along a route or from a specific vantage point</i>	<i>The value and importance of the view</i>	<i>Visual capacity to accept change through housing growth</i>
Views of settlement edge from points of public access	Higher land sloping off the plateau from the eastern edge of this land parcel can be seen from the South West Coast path around Gribbin Head. The southern area of the land parcel is also visible from the footpath as you approach Fowey from the west (this is described under 7a)	Users of the South West Coast Path and visitors to Gribbin Head will be sensitive to change in this landscape, as there is currently a very limited view of the settlement edge of Fowey from the coast.	Views are representative	Views of the settlement edge are limited, but at present the western edge of Fowey is not visible from the coastal footpath. This land parcel and the wider landscape are all covered by the AONB designation.	This land parcel is visible from the wider designated landscape to the south west and does not presently appear as the western built edge of Fowey
Approach to the settlement edge	You approach Prickly Post Lane. There is no dominant edge to the settlement at this point as the low density of buildings and the mature trees filter the views of the buildings.	Users of the narrow lane will be sensitive to change in this landscape	Representative views from the highway.	Views of this land parcel from the South West Coast Path within the AONB are of value.	Buildings on the settlement edge can be seen from the South West Coast path around Gribbin Head, within the AONB
Visual appearance and scale of buildings, and or vegetation	There are no visually prominent buildings, although the stable block and caravans are visible from the wider landscape.	The single storey stable block is visible on the edge of the plateau although recedes into the landscape being made of wood, rather than being a dominant feature. Reflects the visual appearance of the rural farmland landscape. The static caravan at a distance from Gribbin Head is more visually prominent than the stable block	Representative views from South West Coast Path and local footpath.	The small scale of the stables and very low density housing on the settlement edge means that in viewing this section of the settlement edge you are not presently aware of the western edge of Fowey from the wider AONB landscape.	Development in these fields would be visually dominant in this designated landscape.

Field Assessment Record - Fowey					
Land Parcel – 7b	Column 2	Assessor – Kath Statham		Date of Assessment – January 2018	
	Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i>	<i>Who has a view of the edge</i>	<i>Is the view representative when passing along a route or from a specific vantage point</i>	<i>The value and importance of the view</i>	<i>Visual capacity to accept change through housing growth</i>
Important views, sightlines and vistas	There are clear views from the land parcel to the Day marker at Gribbin Head, and from the South West Coast Path looking back at the land parcel	The fields of the land parcel and the single storey stable blocks are visible from the South West Coast Path around Gribbin Head	Representative views from South West Coast Path Focussed views from Gribbin Head and the Day marker	The wider landscape and the land parcel are all within the AONB Looking south west the Gribbin Head Daymarker is clear focus of the view. The eastern edge of the land parcel is clearly visible from Gribbin Head and the South West Coast Path.	Development in these fields would introduce development into rural countryside.
				High sensitivity	High value
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				High capacity

Land Parcel 7b – Environment Constraints (Maps)



Land Parcel 7b
Map 2 - Fowey designations



Key

Area of LLCA Land Parcel: 4.1ha

LLCA Land Parcels Flood zone

2

Flood zone 3b

Flood zone 3a

Fowey Parish Boundary

Public Rights of Way

Footpath

Bridleway

By-way

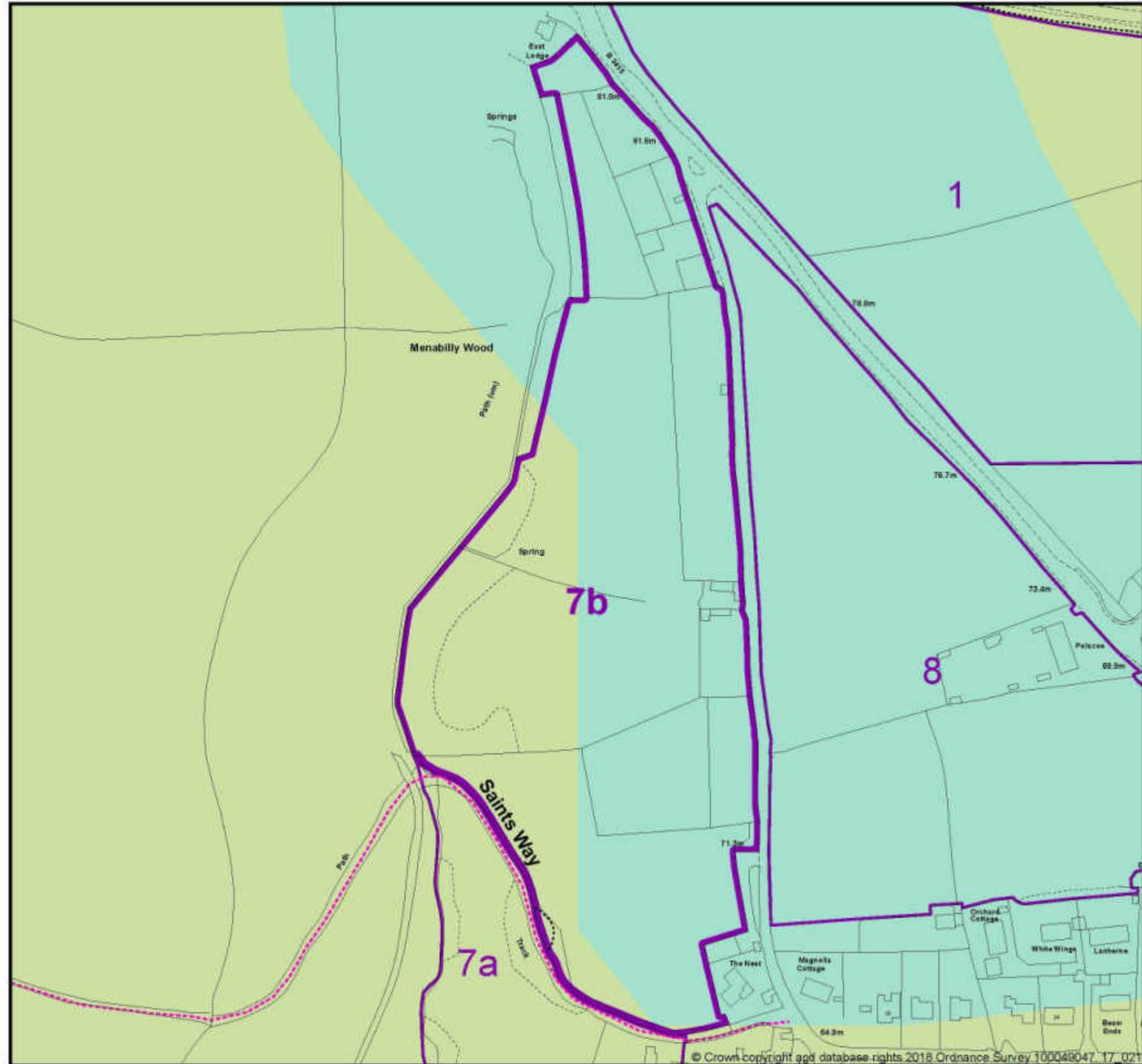
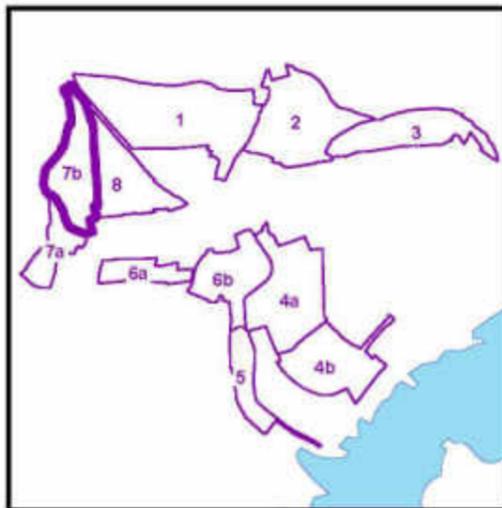
Agricultural Land

Grade 2

Grade 3

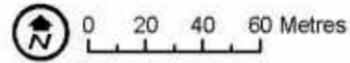
Grade 4

Urban



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Land Parcel 7b
Map 3 - Fowey designations



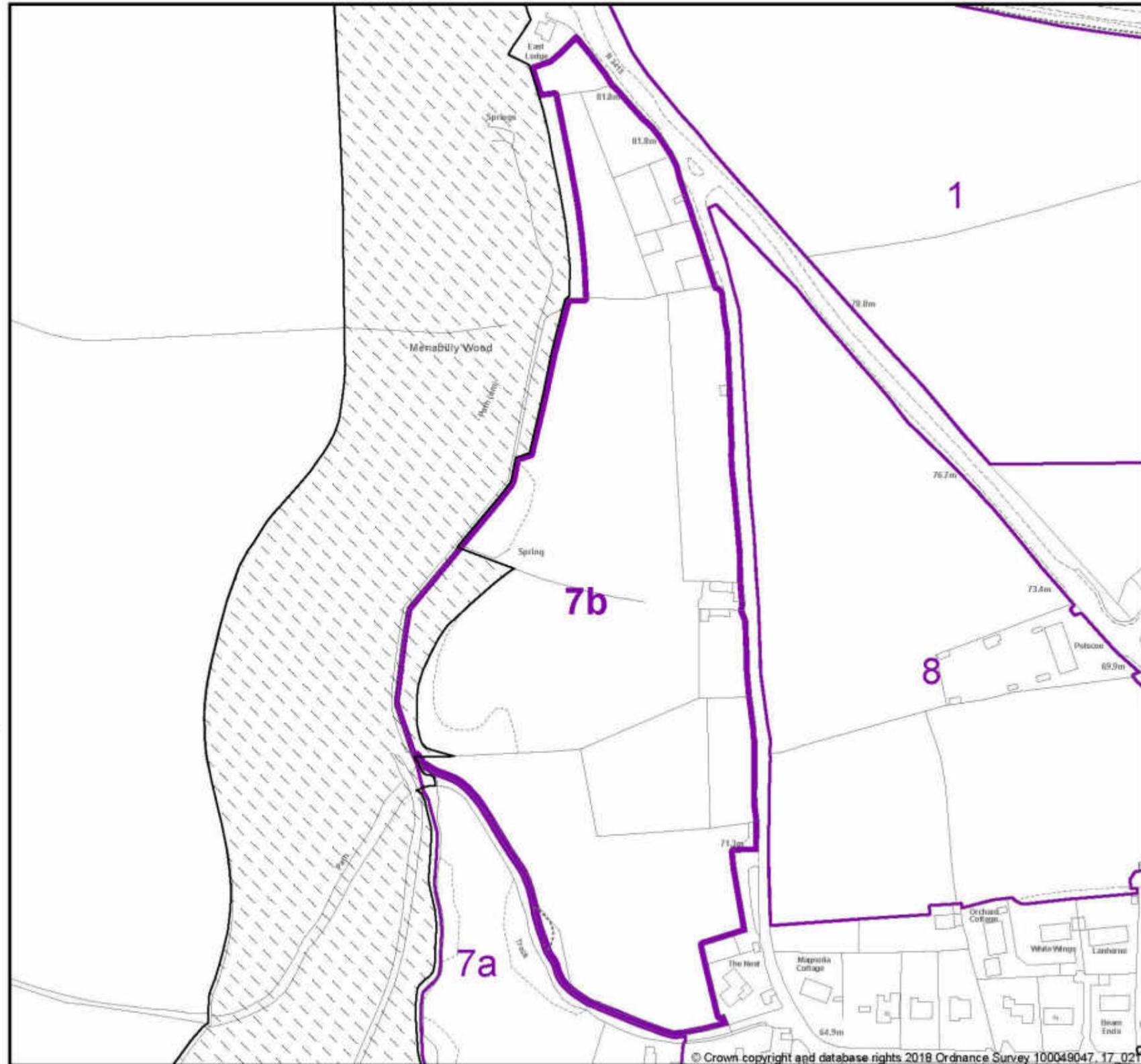
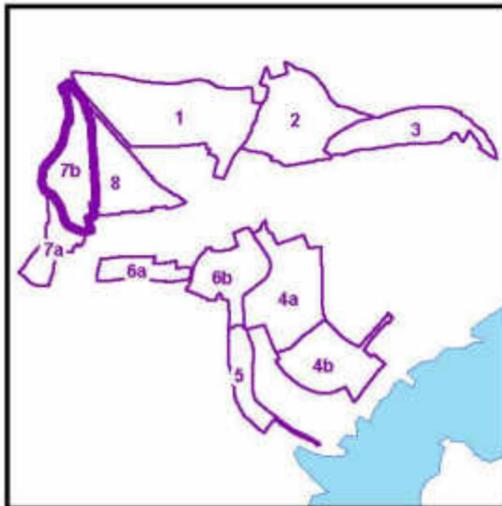
Key

Area of LLCA Land Parcel: 4.1ha

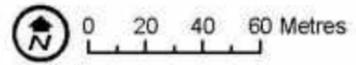
- LLCA Land Parcels
- Tree Preservation Orders - points
- Tree Preservation Orders - polygons
- Ancient Tree Inventory
- Ancient Woodlands
- Japanese Knotweed sites
- Japanese Knotweed buffered for planning

Fowey Open Space Assessment

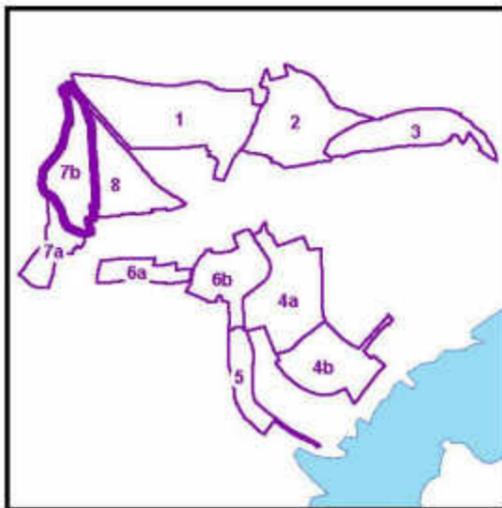
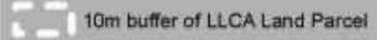
- 1. Parks and gardens; Amenity green space; Civic spaces
- 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3. Outdoor sports facilities (active recreation) Full public access & Community Use
- 4. Provision for children
- 5. Provision for teenagers
- 6. Allotments, community gardens, and city (urban) farms
- 7. Cemeteries and churchyards
- 8. School grounds and other outdoor sports facilities (No or limited public access)



Land Parcel 7b
Map 4 - Aerial photos - 2005



Key



Land Parcel 7b – Photographic Record



View 1

Looking towards the 'East Lodge' to the north of the Land Parcel showing rural nature of land on either side of the junction



View 2

Looking north towards the roundabout showing rural highway character, worn path in the road verge, no pavement, street lighting associated with the roundabout



View 3

Shed and caravan located at the junction of Prickly Post Lane and the B3415



View 4

A view towards the junction of Prickly Post Lane and the B3415 demonstrating the rural nature of the highway at this point



View 5

Looking south west across the Land Parcel towards Gribbin Head and the Daymarker. Also illustrating the nature of the sloping topography across the land



View 6

Looking north up Prickly Post Lane towards the B3415 showing the variation in hedges, and the narrow nature of the lane.

Land Parcel 7b

Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

January 2018
Land Parcel 7b
Sheet 138 of 2



View 7
View across the Land Parcel to the ancient woodland located to the west



View 8
Looking south west across the Land Parcel towards Gribbin Head and the Daymarker. Also illustrating the nature of the sloping topography across the land



View 9
The stables located on the eastern boundary of the Land Parcel off Prickly Post lane



View 10
The southern section of Prickly Post Lane



View 11
View of the stables and caravans on the eastern edge of the Land Parcel from Gribbin Head and the South West Coast Path. The settlement edge of Fowey is not currently visible

Land Parcel 7b
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

January 2018
Land Parcel 7b
Sheet 2 of 2

Land Parcel 8 – Field Assessment Record

Field Assessment Record - Fowey					
Land Parcel - 8	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3 Sensitivity	Column 4 Sensitivity	Column 5 Value	Column 6 Capacity
Character <i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Topography and drainage	In the context of the landscape surrounding the town this land parcel is considered to be flat, although it very gently slopes towards its southern edge. There is no water present	This flat area is a key characteristic of the surrounding landscape where incised valleys rise and meet to create an open ridge/plateau area. The height of this land is similar to that of the ridge areas along the coast, which then increase in height as you move in land.	Beyond the settlement edge there is no development on this elevated plateau area, however isolated farms are located just below the open ridge.	The value of this land parcel is in its relationship with the other open plateau areas in the surrounding designated landscape	The undeveloped open ridges are a key characteristic of the wider local landscape.
		High sensitivity		High value	Low capacity
Biodiversity	These fields are managed by grazing horse. Two pre 1900 Cornish hedges remain within the land parcel as well as the hedge boundary to the western boundary. These boundaries contain both mature and semi mature trees with native shrubs beneath.	The intensive grazing will reduce the biodiversity value of the fields, but the hedges are likely to support a wide range of habitats and species, particularly the mature trees on the south eastern boundary	Development has the potential to affect the boundary hedges, and introduce night time lighting where none is currently present	The heavily grazed fields have a reduced biodiversity value however the boundary hedges will be important habitats for a number of species	The intensively grazed fields would have a higher capacity to accept development, but the hedges around and within the site are considered of importance for biodiversity
		Moderate sensitivity		Moderate value	Moderate capacity
Land cover and Land Use	Rural pastoral land with pre1900 Cornish hedges within and on the boundary of the land parcel. Currently used for grazing horses. One dwelling within the land parcel.	Intensively managed pastoral farmland is a relevant characteristic of the surrounding landscape.	Some hedges have been removed, and a single dwelling is already located within the land parcel. Development on the open ridges does not reflect the wider landscape character	Within the AONB, Grade 2 agricultural land	This land parcel already has a dwelling within it, and housing on three of its boundaries. The capacity for development is reduced due to the high grade of agricultural land
		Moderate sensitivity		High value	Moderate Low capacity

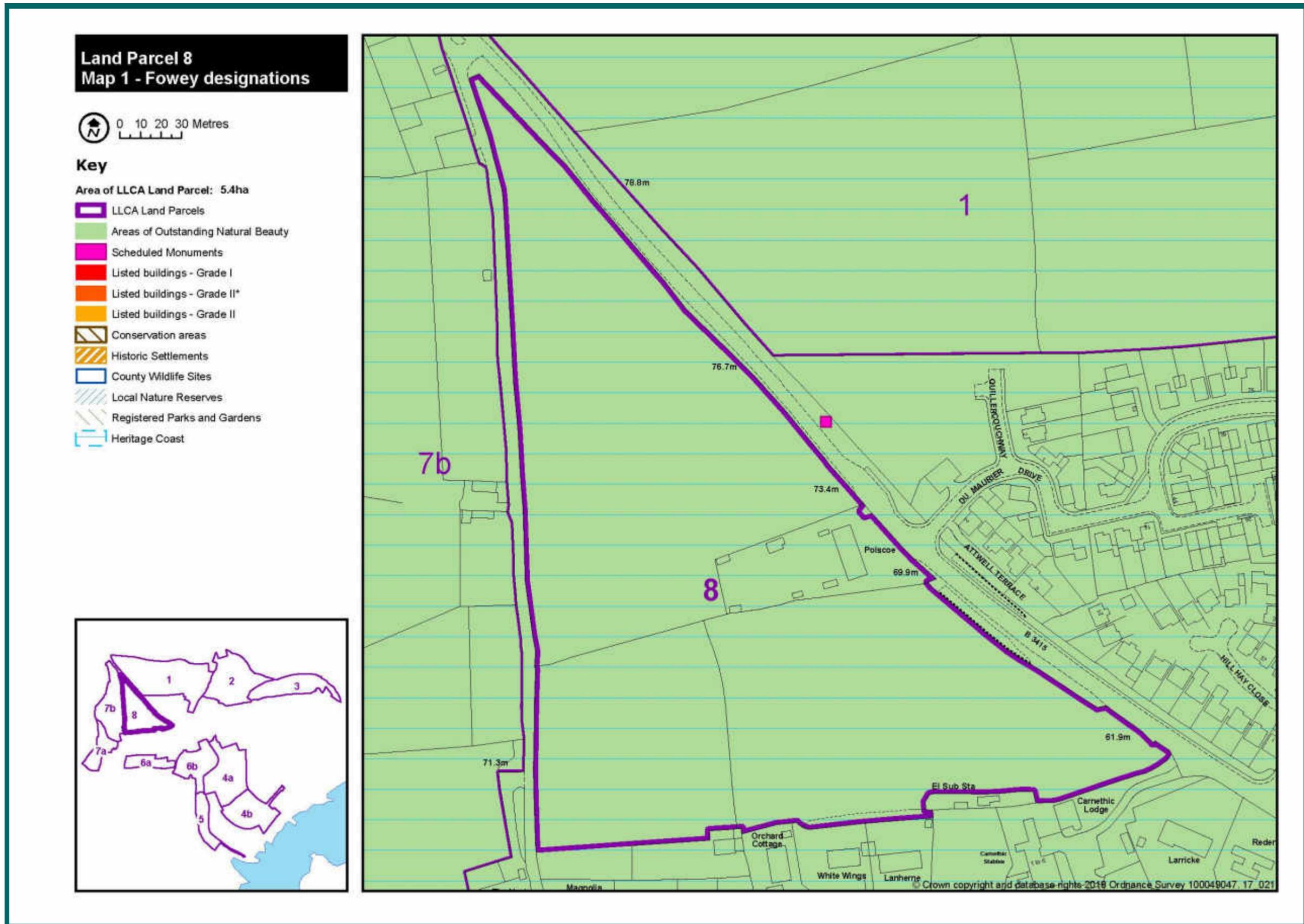
Field Assessment Record - Fowey					
Land Parcel - 8	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Field and woodland pattern	A number of field boundaries have been removed since 1900 increasing the scale of some of the fields from small to medium in the context of the landscape around Fowey. Two original hedges remain within the land parcel as well as the Cornish hedge to the western boundary. There are some mature trees in the southern and western boundaries. The hedge along the eastern boundary with Polvillion Road is also a mature well established hedge	These medium and small scale fields are notable to the character of the land cover and use in the surrounding landscape where the fields are predominantly medium in scale.	The field boundaries would be sensitive to change whether partial loss for access, or complete removal to further increase the overall size of the fields.	There are no protected trees, however larger trees within the hedge boundaries have a high value	Mature trees in the external boundaries of the site
				Moderate value	Moderate capacity
Individual buildings (other than on the settlement edge) which are within the land parcel or on its boundary	There is one modern domestic dwelling on the eastern edge of the land parcel built in the 1930s. This is a large bungalow with dormer windows. It is well screened from the wider land parcel, and the adjacent Polvillion Road by mature hedging containing larger trees	This is a 1930s residential bungalow, which does not reflect the wider character of the surrounding landscape where isolated dwellings are part of a complex of farm buildings.	The mature hedging surrounding this property could be adversely affected by adjacent development	The dwelling is not listed or know to be of local significance	This building in its own right is not locally significant.
				Low value	High capacity
Describe the existing buildings along the settlement edge	Along the southern boundary are modern large detached dwellings with large gardens, screened from the land parcel by a hedge containing mature trees. A single dwelling is also located on the eastern boundary. The B3415 runs along the eastern boundary with recently built modern housing to the south eastern boundary.	Only one of the houses (Carnethick) on the southern boundary is pre1900, the others have been built since the 1930s. None of the buildings are listed or within a conservation area.	There is a low density of housing along this boundary	The houses along the boundary are not designated. The boundaries of their gardens have created a significant hedge of shrubs and trees	The mature trees on the boundary reduces the capacity to accept change.
				Moderate value	Moderate capacity

Field Assessment Record – Fowey					
Land Parcel - 8	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
How does the edge of the settlement meet the wider land parcel	The built development is detached dwellings within large land plots which form a continuous development edge. The mature and semi mature trees along the boundary create a defined edge and screen the buildings behind.	The boundary is formed by the mature trees within a hedge to the rear gardens of the detached properties. This hedge and trees are over 120 years old. Large trees within hedges is a key characteristic of the wider landscape	This mature rear garden boundary would be very sensitive to adjacent development	The trees along this boundary are valuable in terms of the wider landscape character	The settlement edge has some capacity to accept change, but the mature hedge of trees is of significant importance
Historic Features	There are no known historic features in this land parcel				High capacity
Distinctive features	The mature and semi mature trees along the land parcel's boundaries are distinct characteristics within the landscape.	Large trees within field boundaries are a key characteristic of the wider landscape.	This mature rear garden boundary would be very sensitive to adjacent development	In terms of the local landscape these trees are considered of value, although not covered by a TPO	In terms of the local landscape these trees are considered of value
Transport Pattern	The western boundary of the land parcel is a narrow rural lane with Cornish hedges on either side which contain some mature trees in the northern section. The eastern boundary is with the B3415, the main road into Fowey. There are no public rights of way within or connecting to this land parcel.	The narrow lane to the west of the land parcel is a key characteristic of the wider rural highway network, the B3415 although the main route into Fowey along the boundary of this land parcel has a distinct rural character until you reach the south eastern corner of the land parcel	The narrow lane to the west has a higher sensitivity to change, with B3415 being of a lower sensitivity, but still having the character of a rural highway.	The rural character of the highways around this land parcel are locally important	The B3415 has the capacity to accept change whilst still retaining the rural character, but this is not the case for the rural lane on the western boundary

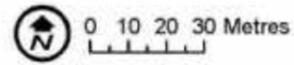
Field Assessment Record - Fowey					
Land Parcel - 8	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Character	<i>Description of the landscape character</i>	<i>Sensitivity</i>	<i>Sensitivity</i>	<i>Value</i>	<i>Capacity</i>
<i>'The elements which come together to create the character of this land parcel'</i>	<i>Description of the landscape character</i>	<i>Relationship with the character of the landscape type</i>	<i>How future development could affect this characteristic</i>	<i>The value and importance of the character of the landscape</i>	<i>Landscape capacity to accept change through housing growth</i>
Aesthetic and Sensory	<p>The large hedge to the southern boundary screens the existing housing development, and gives a sense that you are in open rural countryside in this land parcel. The tranquillity of the western boundary will be reduced by the B3415 but is likely to increase as you move away. Its elevated position means that it can feel exposed, but this is reduced by the boundary hedges with some mature trees</p> <p>Through the seasons the native hedges will have spring blossom, autumn colour and lose their leave in winter. There is no artificial light within the land parcel or on its boundaries</p>	<p>The boundary with Polvillion Road is experienced as a rural approach to Fowey, you don't feel like you have reached the town at this point. The rural experience is key to this boundary. The boundary hedge will also reduce any noise intrusion into the land parcel from Polvillion Road.</p>	<p>The boundary hedges will be vulnerable to change</p>	<p>As there is no public access to this land parcel and the aesthetic and sensory experience of the character is a human response, a low value is attributed. The visual aesthetic is assessed later in the table</p>	<p>Development in this elevated land parcel could have an adverse impact on the aesthetic qualities, however vehicles on Polvillion Road already create noise intrusion.</p>
		Moderate sensitivity		Low value	Moderate High capacity
Condition	Well managed pastoral fields	<p>The fields are both small and medium in scale which is in common with the surrounding field pattern. It's well managed condition is a key characteristic of the landscape around Fowey</p>	<p>Grade II agricultural land would be lost</p>	<p>This is well managed rural farmland within the AONB</p>	<p>This is well maintained land of a high agricultural value within the AONB</p>
		High sensitivity		High value	Low capacity

Field Assessment Record - Fowey					
Land Parcel - 8	Column 2	Assessor – Kath Statham		Date of Assessment – June 2017	
	Description	Column 3	Column 4	Column 5	Column 6
Visibility of the settlement edge <i>The way people see the settlement edge</i>	<i>Description of how the settlement edge is seen</i>	<i>Sensitivity</i> <i>Who has a view of the edge</i>	<i>Sensitivity</i> <i>Is the view representative when passing along a route or from a specific vantage point</i>	<i>Value</i> <i>The value and importance of the view</i>	<i>Capacity</i> <i>Visual capacity to accept change through housing growth</i>
Views from points of public access	There is no public access through this land parcel. The land parcel is clearly visible from the rural lane to the west of the land parcel, and glimpsed through the hedge on the B3415.	Due to the native hedge users of the B3415 only glimpse the land parcel. There are few vehicles which access the lane on the western boundary from where the land parcel is visible. The nature of the topography means that there is limited visibility from the wider landscape.	Views are representative and limited	Views are partial, and experienced by those in vehicles, with a limited number of people walking along the lane on the western boundary	
				Moderate value	Moderate High capacity
Approach to the settlement edge	The B3415 on the eastern boundary is the main road into Fowey and appears as a rural highway until you reach the south eastern corner of the land parcel where a new housing estate has been built on the other side of the road. There is also a Scheduled Monument within the road verge on the other side of the B3415	Residents and visitors to the town	Representative view of those driving down the B3415	The Scheduled Monument on the B3415 has a setting which needs to be considered	The B3415 is the main approach to the settlement and the perceived edge of the built form of Fowey starts on the south eastern edge of, not at the northern extent of the land parcel.
				High value	Low capacity
Visual appearance and scale of buildings, and or vegetation	There are no visually prominent buildings as they are all screened by the mature, visually prominent native trees in the southern boundary hedge.	The native trees on the settlement edge are visible both from the B3415 and the rural lane to the east of the land parcel by those in a car or walking. Views of these trees will be Residents and visitors to the town	Representative views from the B3415 and the lane	Trees of this scale which reflect the wider rural landscape character are of value	
				High value	Low capacity
Important views, sightlines and vistas	There are no wider views or vistas from or to the land parcel				High capacity
Visual merging of development	Development of this land parcel would not lead to the visual merging of Fowey with another settlement.				High capacity

Land Parcel 8 – Environmental Constraints (Maps)



**Land Parcel 8
Map 2 - Fowey designations**



Key

Area of LLCA Land Parcel: 5.4ha

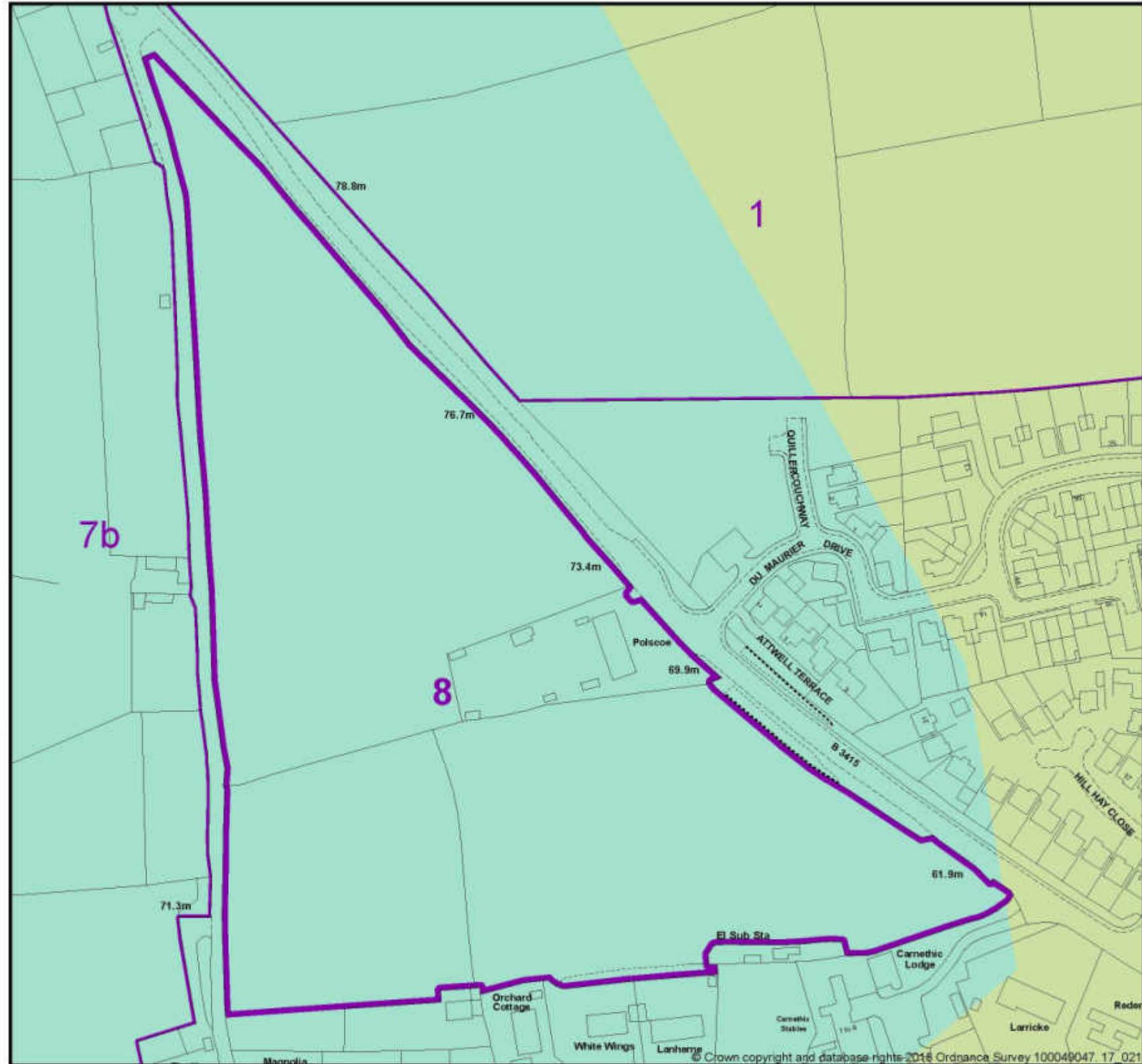
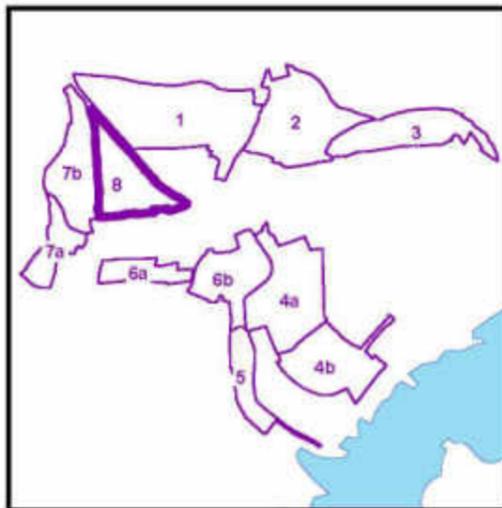
- LLCA Land Parcels Flood
- zone 2
- Flood zone 3b
- Flood zone 3a
- Fowey Parish Boundary

Public Rights of Way

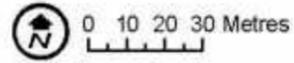
- Footpath
- Bridleway
- By-way

Agricultural Land

- Grade 2
- Grade 3
- Grade 4
- Urban



Land Parcel 8
Map 3 - Fowey designations



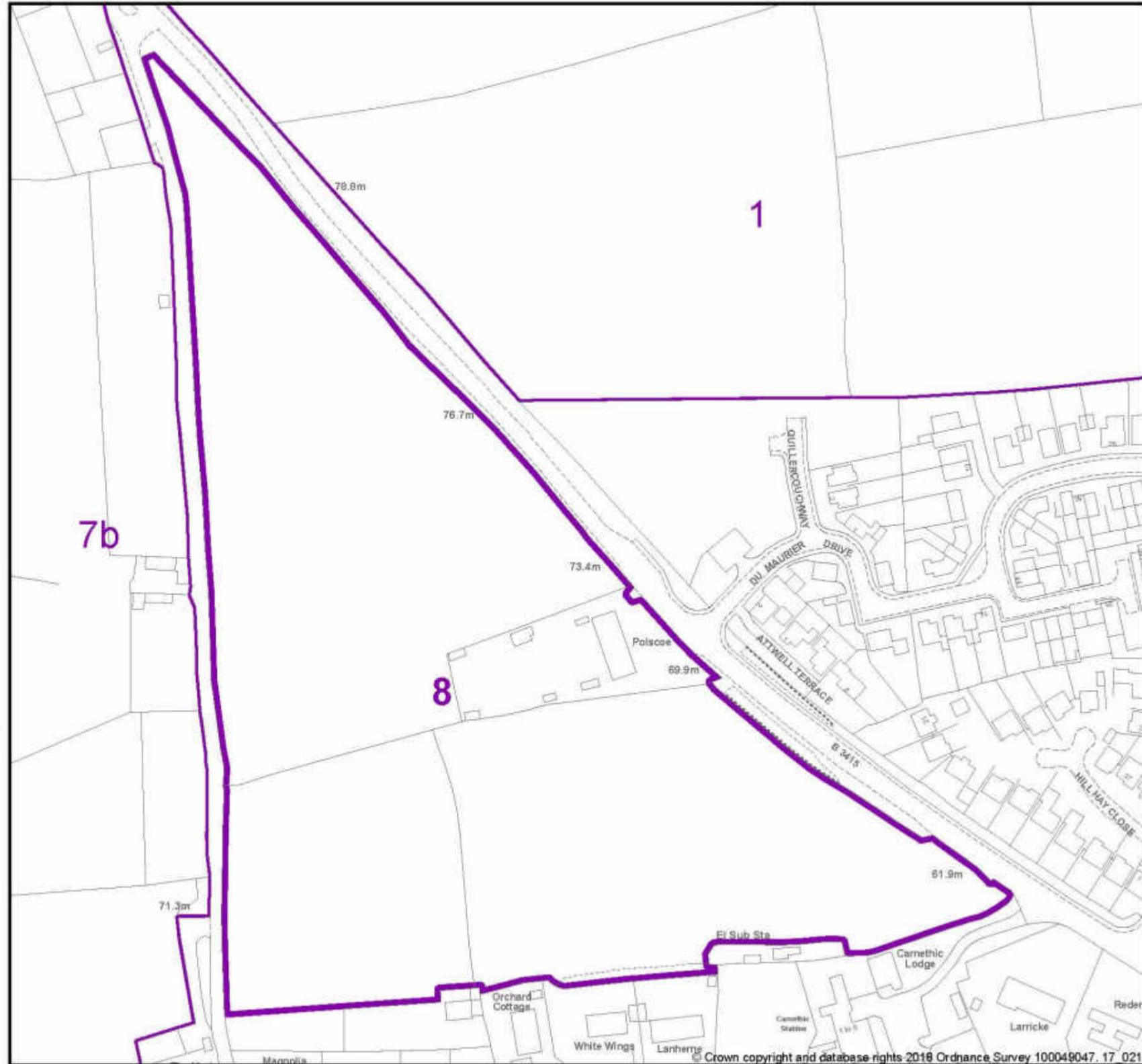
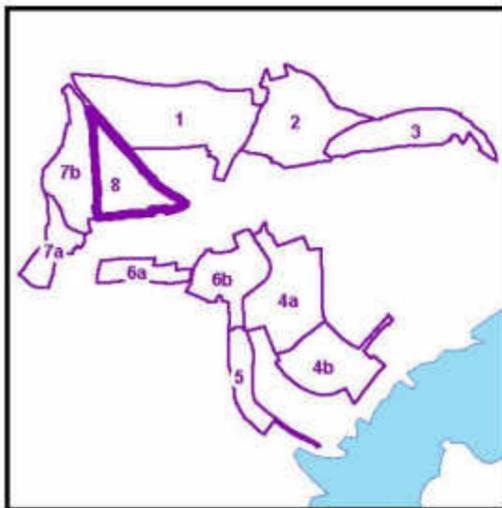
Key

Area of LLCA Land Parcel: 5.4ha

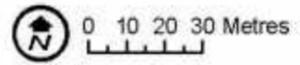
- LLCA Land Parcels
- Tree Preservation Orders - points
- Tree Preservation Orders - polygons
- Ancient Tree Inventory
- Ancient Woodlands
- Japanese Knotweed sites
- Japanese Knotweed buffered for planning

Fowey Open Space Assessment

- 1. Parks and gardens; Amenity green space; Civic spaces
- 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3. Outdoor sports facilities (active recreation) Full public access & Community Use
- 4. Provision for children
- 5. Provision for teenagers
- 6. Allotments, community gardens, and city (urban) farms
- 7. Cemeteries and churchyards
- 8. School grounds and other outdoor sports facilities (No or limited public access)

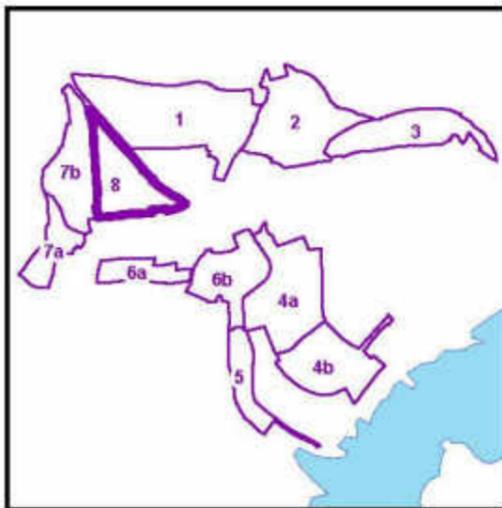


Land Parcel 8
Map 4 - Aerial photos - 2005



Key

10m buffer of LLCA Land Parcel



Land Parcel 8 – Photographic Record



View 1
Looking down Prickly Post Lane, a narrow rural lane bordered by Cornish hedges with mature trees



View 2
The land parcel viewed from the north showing mature trees in boundary hedges



View 3
Eastern boundary with Polvillion Road, showing rural character of highways



View 4
Prickly Post Lane, single mature trees within old Cornish hedge



View 5
Hedge within the land parcel contains some larger trees, fields are grazing for horses



View 6
Southern settlement boundary is screened by mature native trees, fields used to graze horses

Land Parcel 8
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

June 2017
Land Parcel 8
Sheet 1 of 2



View 7
The size and number of trees within the hedges of Prickly Post Lane increase as you move south



View 8
Looking along the southern settlement edge, shading mature trees



View 9
Southern section of Polvillion Road where trees are much larger. Street lights and pavements reduce the rural character



View 10
Polscoe, the dwelling within the land parcel, beyond the settlement edge



View 11
Native high hedges to Polvillion Road showing The Tristan Stone (Scheduled Monument) and its setting



View 12
The northern section of Polvillion Road where the hedge remains but trees are smaller. Showing rural character of Polvillion Road with no street lights or pavements

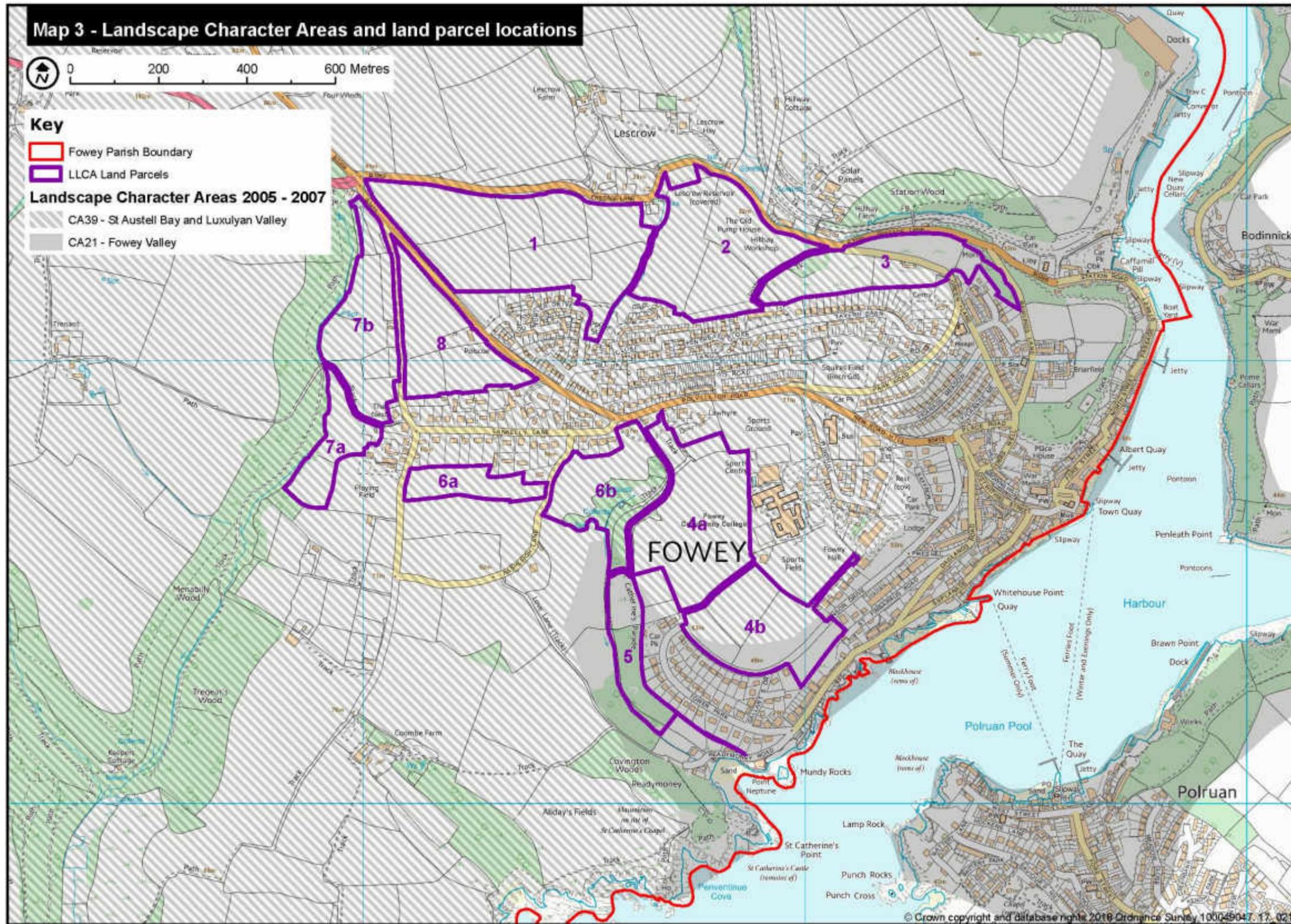
Land Parcel 8
Fowey Settlement Edge Assessment – Local Landscape Character Assessment Stage 2

June 2017
Land Parcel 8
Sheet 2 of 2

Appendices

Appendix 1 - Landscape Character Area Description

Fowey Map 3 – Landscape Character Areas and Land Parcel Locations



CA21 – Fowey Valley

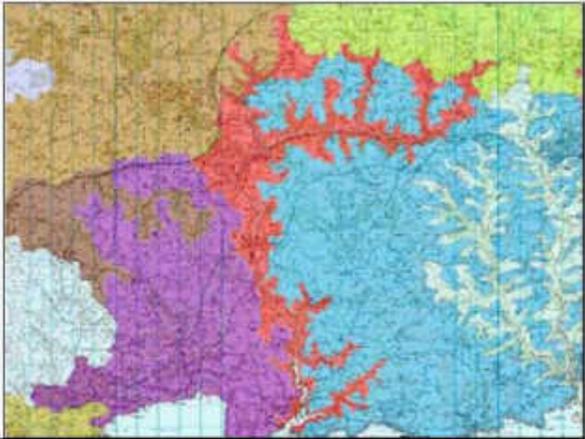
**CORNWALL AND ISLES OF SCILLY
LANDSCAPE CHARACTER STUDY**

Landscape Character Area Description

LCA - Fowey Valley LCA No CA21

JCA

Constituent LDUs
Total 11: 243, 252, 253, 254, 255, 377U, 378, 379, 382, 383, 386



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Cornwall County Council 100019590, 2008.

Location This area comprises the river system of the River Fowey and its tributaries from Bodmin Moor (LCA32) and the eastern plateau (LCA 22 South East Cornwall Plateau) and includes the estate parkland of Lanhydrock (National Trust).

Designations 5 LDUs are partly covered by the Cornwall AONB designation; 2 contain SSSIs; 2 are partly covered by the Gribbin Head to Polperro Heritage Coast designation. One LDU contains a SACs site and 1 an NNR; 7 contain SMs and 5 CGS.

Description

This Landscape Character Area is comprised of the River Fowey and its tributaries and the Fowey ria, the latter of which is navigable and the former non navigable. The upper tributaries of the River Fowey flow from Bodmin Moor through steep sided and heavily wooded stream valleys with a strong sense of enclosure. These tributaries flow into the main channel of the Fowey which winds east to west through the Glynn Valley. The valley widens out into the mature parkland ornamental landscape of Lanhydrock House with its woodland conifer plantations and more recent shelter belts. Past Lanhydrock, the River turns south towards Lostwithiel and flows through well wooded farmland, grading into the Fowey ria across a floodplain of wet woodland, wetland, saltmarsh and then intertidal mudflats. The ria tributaries flow from the plateau ground to the east and west with the main creeks of Penpol, Pont Pill and Lerryn, on the eastern side of the river, flowing from the South East Cornwall Plateau (LCA 22). The banks of the ria and creeks are very steep in places enclosed by large expanses of oak woodland, some of it ancient, fringing the river with some woodland being cleared for pasture fields on more gradual slopes. Settlement is focused on the ria and Estuary where Fowey and Polruan lie close to the mouth and Lostwithiel lies up river at what was the limit of navigation in the medieval period and an important crossing point. Elsewhere, picturesque hamlets sit at the heads of creeks and in intervals along the banks of the ria. Quays and jetties are a feature associated with the settlements of this character area, many of these are now redundant, left high and dry by the gradual siltation of the river and its creeks. Settlement here is mainly medieval in origin with creekside settlements such as Golant and St Winnow containing characteristic medieval churches. This is overlain in the larger settlements by a strong Victorian influence, such as at Fowey, where the stately Victorian terraces are arranged in rows up the valley side. The sheltered nature of the river valley gives rise to ornamental estate and garden planting of exotic plant species and palms.

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**CORNWALL AND ISLES OF SCILLY
LANDSCAPE CHARACTER STUDY**

Landscape Character Area Description

There is a strong inward focus on the river, largely centred around Fowey where river traffic is dominated by recreational boats with some commercial shipping (associated with the clay industry) and fishing. The river valley is an important transport route signified by the A38 which follows the river corridor along much of the northern part of this Landscape Character Area from the A30 east to Dobwalls, the main County rail line from Liskeard to St Austell and the freight rail line to Fowey docks, used to transport minerals from clay mining. Road, rail and river activity all combine to give this area a busy character, particularly in the summer months.

Key Landscape Characteristics

- Series of steep river valleys flowing south into the River Fowey, terminating at the Fowey deep water ria system.
- Tidal river and associated creeks and streams, small areas of intertidal Mudflats, Coastal Saltmarsh, neutral grassland and Wet Woodland on the upper reaches.
- Dominant oak woodland on steep slopes down to river's edge, interspersed with small pastoral fields on less steep slopes.
- Estate parkland and ornamental planting including Lanhydrock (NT) and Glynn with extensive woodland plantation and parkland trees.
- Strong influence of road and rail transportation along the river valley.
- Large sheltered active deep-water harbour with much water-based recreational activity and commercial shipping.
- Larger settlements expanded by their function as a port.
- Smaller nucleated hamlets along the banks of the river and at the heads of creeks, medieval in origin, some with medieval churches.
- Extensive conifer plantations at the upper end of valley.

Geology and soils
River valley cutting through Middle and Lower Devonian rock with folded bands of slates and siltstones. Soils are impoverished over sloping hard rock creating dry meadowland.

Topography and drainage
A major river valley system flowing westwards gathering a number of tributaries that flow southwards off Bodmin Moor (LCA32). Close to Lanhydrock the valley opens out and turns south to the coast developing into a major ria system. The valleys of both the main river and the tributaries are steep sided and well treed.

Biodiversity
This Landscape Character Area has significant areas of broadleaved woodland with Upland Oakwood, smaller areas of Upland Mixed Ashwoods and Lowland Mixed Deciduous, and large areas of conifer plantation, especially along the Glynn Valley, within semi-natural and replanted Ancient Woodland. The estate at Lanhydrock is an area of Lowland Wood-Pasture and Parkland. Along the stream valleys are narrow and linear areas of scrub and broadleaved woodland linking the main areas of woodland, in which are found small fragmented wetlands, with Fens and Wet Woodland, and on better-drained slopes, bracken and scrub and small fragments of Lowland Heathland. The upper Fowey valley is designated SSSI, and includes the Golitha Falls NNR. Most of the farmed land in the LCA is improved grassland with little arable,

Wednesday 11 June 2008 LCA No, CA21 Page 2 of 5

CORNWALL AND ISLES OF SCILLY LANDSCAPE CHARACTER STUDY



Landscape Character Area Description

with small fragments of neutral grassland. Linking the semi-natural habitats in the small sheltered valleys are a network of Cornish hedges, many having mature trees, creating linear woodlands between the fields. The estuarine part of the Fowey river south of Lostwithiel and at the head of side creeks have small areas of Coastal Saltmarsh with Fens, and the eastern strip of the LCA links to the Polruan -to Polperro SAC along the coastal strip in LCA 22 (South East Cornwall Plateau). The LCA is almost surrounded by the LCA 22 (South East Cornwall Plateau) and LCA 39 (St Austell Bay and Luxulyan Valley). This Landscape Character Area drains part of LCA 32 (Bodmin Moor), and adjoins LCA 33 (Camel and Allen Valleys) and its semi-natural habitats link to the ones in these other LCAs.

Land Cover

Most of the land cover is woodland, with broadleaved and mixed woodland, with significant areas of conifer plantation, much of it within replanted or semi-natural Ancient Woodland, and a small area of parkland around Lanhydrock. The farmed areas are mostly improved grassland and almost no arable land. The Fowey ria is tidal up to Lostwithiel where there is some Coastal Saltmarsh and wetland.

Land Use

Extensive interlocking mixed woodland covers much of the steep valley sides and interspersed with small pastoral fields in the valley bottom. There is extensive forestry planting in the Glynn Valley section of the Fowey and at Cardinham. There is parkland around Lanhydrock and facilities for recreation and tourism on the tidal waters of the river, the creeks through this area being well used for sailing. The mouth of the river is an important port for the export of china clay and there are relicts of quays all along the riverside.

Field and woodland pattern

The valleys are well wooded with oak woodland such as around Golitha Falls and woodland around water is the dominant characteristic of the lower section of this Character Area. The field pattern is predominantly a medieval landscape of Anciently Enclosed Land defined by Cornish hedges with hedgerows forming sinuous boundaries around small fields. There has been some limited 20th C change to larger scale fields in places. In the northern part of the LCA, south east of Bodmin, is an area of post-medieval enclosure of former rough ground. Here, fields are larger, generally rectilinear in plan with straight boundaries. Within the large estates there are extensive areas of parkland trees.

Settlement pattern

Most of the character area is a mix of small farms of early medieval origin, isolated dwellings and estate land. The two main settlements are Fowey and Lostwithiel which both have a medieval layout and strong character that in the case of Fowey is reinforced by a strong Victorian influence. The other settlements, apart from the medieval churchtowns of St Neot and Cardinham in the heart of the upper valleys, are on the river or creek side. St Winnow and Lanteglos are medieval churchtowns; Golant, Bodinnick and Polruan are riverside settlements which in the case of the latter two represent expansions of Fowey and a focus of settlement at ferry crossing points. Several of the riverside settlements expand up the steep valley sides and buildings appear to be stacked one house upon another up the steep slopes. Building is generally in the vernacular style and materials, including lime-washed stone.

Transport pattern

The A 38 runs the whole length of the upper part of the river (Glynn Valley) as does the main railway line that sweeps round to Lostwithiel. A mineral line runs down the west side of the ria between Lostwithiel and Fowey. Other roads tend to cross the valleys often at bridging points making the majority of the character area difficult to access except by small lanes plunging perpendicularly down the slopes.

Historic features

Cornwall's second known Roman military fort lies near Restormel Castle, overlooking the highest navigable

CORNWALL AND ISLES OF SCILLY LANDSCAPE CHARACTER STUDY



Landscape Character Area Description

point on the Fowey. Restormel Castle in its present form is probably an elaborate thirteenth century hunting lodge of the Dukes of Cornwall built within an extensive deer park. There are the remains of a motte and bailey castle at Old Cardinham and fine medieval churches at Cardinham, St Neot, St Winnow and St Sampson; important crosses survive at Cardinham and St Neot. St Winnow, Lanteglos and St Sampson (Golant) may well be early Christian settlements close to the river. There are medieval bridges at Treverbyn, Respryn and Lerryn. Fowey's deep water harbour has been used by merchant fleets sailing to the Mediterranean and Newfoundland and for piracy; in the twentieth century it has been notable as a port for shipping out china clay from the St Austell area. St Catherine's Castle in Fowey is an artillery fort dating from the mid 16th C, like Pendennis and St Mawes, but may also have been an Iron Age cliff castle, while the late medieval Fowey and Polruan blockhouses were also designed to defend the entrance to the estuary. Lostwithiel was an important port until the Fowey silted up due to tin streaming on Bodmin Moor and is a planned town with a grid pattern of streets and a fine medieval bridge. Much of the woodland in the steep-sided valleys preserves remains of its former industrial importance for charcoal making. A series of limekilns at Lostwithiel, Fowey, Lerryn and Pont Pill demonstrate the importance of navigation up the river and the transportation of lime for soil improvement. There are designed landscapes at Lanhydrock, Ethy and Glynn. Hall Walk at Bodinnick; Tivoli Gardens at Lerryn.

Condition

Intact and well managed, with intact continuous ecological corridors, except in floodplain, but with localised degradation of character due to loss of Cornish hedges with arable conversion, especially visible on slopes; National Trust estates are well managed and in very good condition. Many Ancient Woodland sites have been planted with conifers, maintaining continuous woodland but with 'ancient' sites fragmented and declining, diluting the local historic landscape pattern. Downland sites in north of area are scrubbing up with gorse and bracken. Impact of rural housing is high but localised, as is change from pasture to arable. Impact of road network is localised but high and traffic impact is a direct result of this LCA's popularity. Much 20th Century development on edge of settlements, with consequent visual intrusion as they expand out of the steep valleys.

Pressures

- Significant recreational pressure, which requires management of waterways.
- Further change from broadleaved woodland to conifer plantations.
- Housing demand.
- Tourism.

Aesthetic and sensory

Generally a tight, small-scale landscape where the sense of enclosure is heightened by the trees and woodland along the river and up the valley sides. The twisting creeks of the ria with the trees down to the water's edge appears both tranquil and mysterious in complete contrast to the busy harbour area at Fowey. An impressive but human-scale landscape with an extremely attractive sheltered haven.

Distinctive features

Restormel Castle; Golitha Falls; Cardinham Woods and Glynn Valley; wide stretch of open water with trees down to waters edge; prominent streams and wooded valleys; Clay wharves at Golant; busy harbour at Fowey; Polruan passenger ferry and Bodinnick vehicle ferry across mouth of river; Porphyry Hall; parkland around Lanhydrock (NT) and Glynn House.

Visions and objectives

An attractive, well treed valley landscape in the upper sections and a wide tidal ria in the lower. Away from the busy A38 and the port at Fowey the area maintains an air of tranquillity. The objective must be to maintain this tranquillity whilst accommodating the recreational potential of the water areas.

CORNWALL AND ISLES OF SCILLY LANDSCAPE CHARACTER STUDY



Landscape Character Area Description

Planning and Land Management Guidelines

- Encourage good management in parklands and support plans for restoration where appropriate.
- Conserve veteran trees within parkland.
- Encourage woodland regeneration both along the banks of the ria and in the inland valleys.
- Conserve existing areas of Ancient Woodland and encourage reversion of plantations to broadleaved woodland when felled.
- Produce design guidance to ensure that development is appropriate in scale, is well sited and fits in with the character of the area.
- Develop a management plan for the recreational use of the tidal waters.
- Enhance local landscape character by ensuring appropriate restoration of roadside areas following road improvements, preparing design guidance as required.

CA39 – St Austell Bay and Luxulyan Valley

**CORNWALL AND ISLES OF SCILLY
LANDSCAPE CHARACTER STUDY**



Landscape Character Area Description

LCA - St Austell Bay and Luxulyan Valley LCA No CA39

JCA

Constituent LDUs
Total 13: 1, 2, 45, 88, 196U, 197U, 201, 202U, 199U, 355, 376, 380, 414



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Location A triangular area on the south coast inland from St Austell Bay, extending north to Lanivet and north-eastwards parallel to the Fowey ria as far as Lostwithiel, wrapping around the eastern end of LCA 20 (Mid Cornwall Moors). Along the coast this Landscape Character Area extends from Duporth via Charlestown and St Austell and Par Sands to Gribbin Head and around to the edge of Fowey. Inland it includes the major settlement of St Austell, plus St Blazey and Tywardreath.

Designations 3 LDUs are partly covered by the AONB designation; 3 are covered by the Heritage Coast designation - Gribbin Head to Polperro; 2 contain SSSIs; 3 are within the WHS Luxulyan Valley and 1 within the Charlestown Leat WHS. 4 LDUs contain SMs and 4 contain CGS.

Description
Stretching out to sea out at the headland at Gribbin Head this is a wedge shaped section of high plateau land lying west of the Fowey Ria (LCA 21) and wrapping around the south of Hensbarrow Downs, (LCA17). In the north, fingers of high ground, notably Helman Tor stretch out onto the low lying ground of LCA 20 (Mid Cornwall Moors). The low rocky cliffs of the coastline forming the northern and eastern side of St Austell Bay are punctured by the wide alluvial estuary at Par Beach where extensive sands have built up in the mouth of the Par River. This river with its small tributaries winds inland in a flat wide bottomed valleys that have been settled and heavily industrialised or have developed wet woodlands. Another area of alluvial plain stretches inland at Par Moor running up behind the cliffs of Carlyon Bay. The higher ground in this area is heavily built up with the urban centre of St Austell and sprawling residential areas of Carlyon Bay, St Blazey and Par while the coastal zone with long sandy beaches at the base of the cliffs is much used for recreation. At Par the deep water channel created by the river has enabled a docks complex to be developed. On the eastern side leading to pressures of the bay there is no sand and the cliffs are higher and rocky with few sheltered coves, notably Polkerris. Inland a woodland and pastoral landscape dominates, changing to wetland between the settlements of Par and Tywardreath. One main feature is the well wooded Luxulyan Valley that has extensive relics of the mining industry.

Key Landscape Characteristics
Long well-used sandy beaches backed by vegetated dunes, cliffs and recreational infrastructure

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**CORNWALL AND ISLES OF SCILLY
LANDSCAPE CHARACTER STUDY**



Landscape Character Area Description

grading into scrub and wetlands.

Western end of coastal plain is highly developed with residential, commercial, light and heavy industry, recreation and amenity.

Strongly undulating pasture farming plateau inland with small fields with trees and small woods, and linear woodland along streams.

Urban and industrial development around St Blazey and Par.

Suburban belt on fringes of main urban area, with established country houses in mature tree grounds and scatter of residential development.

Wooded river valleys of Luxulyan and Prideaux, sparser on higher ground, associated with estates and country houses.

Luxulyan Valley mining district has high concentration of early 19th C industrial remains.

Geology and soils
Undulating hard rock of the Lower Devonian era that are mainly sandstones, siltstones and slates giving rise to shallow hard rock soils with raw sandy soils at the marine levels along the coast.

Topography and drainage
A rolling plateau heavily incised with small deep valleys acting as tributaries to the River Par in a wider central valley that drains southwards into St Austell Bay at Par. The valley bottom is heavily silted up from mining activity with the River Par having either been moved or canalised along its length leaving areas of poor drainage and marsh land. At the coast there is a large expanse of flat sandy beach which has also been added to by the mining activity in the hinterland. Apart from this area the coast is comprised of low rocky cliffs with beaches at Carlyon Bay and otherwise indented with small sandy coves. To the east of the area the high ground stretches southwards to terminate in the prominent landmark of Gribbin Head. Inland there are extensive views from the high land over the neighbouring Landscape Character Areas.

Biodiversity
The area is mostly improved grassland with some arable, with a network of Cornish hedges, mostly treeless in the open landscape. The valleys have areas of broadleaved woodland with some Upland Oakwood, and small areas of Upland Mixed Ashwoods and Lowland Mixed Deciduous, much within Ancient Woodland. Conifer plantations make up some of the woodland especially in the Luxulyan Valley and feature in areas of ornamental planting associated with estates towards the east of St Austell. There may be examples of veteran trees among the areas of Lowland Wood-Pasture and Parkland at Tregrehan and Menabilly. On the higher areas in the northern part of the LCA on the granite, are areas of rough ground with bracken, scrub and neutral grassland, and wetlands with Wet Woodland, Purple Moor Grass and Rush Pasture and Fens. The wetland west of Tywardreath is a silted-up former estuary, now a Local Nature Reserve, with a large area of Wet Woodland. A small area of Coastal Sand Dunes at Par Beach holds back a Saline Lagoon with Reedbeds (now a Local Nature Reserve) and links to Fens in the low-lying valley. This small but important area links to the semi-natural habitats along the narrow coastal strip of maritime cliff, neutral grassland, bracken and scrub.

Land Cover
This is an area of pastoral farmland with improved grassland and arable with trees together with extensive woodland in the larger valleys and small areas of rough ground in the valleys and in the northern part of

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CORNWALL AND ISLES OF SCILLY LANDSCAPE CHARACTER STUDY



Landscape Character Area Description

the LCA. The coastal area west of Par with its sandy beaches has largely been subsumed by extensive urban development and recreational/tourism uses.

Land Use

The area is Anciently Enclosed Land mainly being laid down as improved pasture with some rough grazing. There are extensive areas of broadleaved woodland especially in the valleys as at Luxulyan Valley with Wet Woodland along the streams in the shallower valleys. Along the coast in the western part of the coastal area, recreation, tourism, residential development, commercial and industrial uses make up the dominating feature with docks at Par and Charlestown. The land above the cliffs at Carlyon Bay is used for a golf course. Industry has also left its mark in the valleys especially the Luxulyan valley, and one of the old china clay pits has been transformed into the Eden Project. There are parklands at Menabilly and Tregrehan.

Field and woodland pattern

The Landscape Character Area comprises a medieval landscape of Anciently Enclosed Land almost throughout, with an irregular pattern of fields bounded with sinuous Cornish hedges with trees. The pattern has been altered in places by the removal of boundaries during the twentieth century. Around the Gribbin headland between Polkerris and the Fowey estuary the predominantly medieval field pattern runs right to the cliff edge but elsewhere along the coast the former agricultural landscape has been effaced by 20th C development. There is extensive woodland on the steep valley sides around Prideaux and Luxulyan Valley and Wet Woodland in the shallower valley north of Tywardreath.

Settlement pattern

Inland there are a few nucleated settlements, including medieval churchtowns at Lanlivery and Luxulyan, both of which have undergone some expansion in the twentieth century, and post-medieval roadside settlements at Lockengate on the A391 and Tywardreath Highway / Porcupine on the A390. Luxulyan's expansion incorporated the adjoining small nineteenth-century settlement of Bridges, focused on the railway station. Nearer the coast the settlements are larger. Tywardreath is the site of a medieval priory and parish church, but was already a substantial village by the late nineteenth century, well before its twentieth century expansion. St Blazey, another medieval parochial centre, was similarly a well developed industrial settlement well before 1900; St Blazey Gate represents post-medieval linear expansion along the main east-west route. Biscovey and Par, nearby, are small post-medieval industrial settlements on a medieval core, much expanded in the twentieth century. Charlestown was created from the late eighteenth century around a new harbour for china clay exports. The core of the urban area is St Austell, a medieval churchtown which developed as a post-medieval market centre to serve the developing nearby industrial area. It extended eastwards to link with a series of post-medieval industrial hamlets, including Mount Charles and Holmbush, and then expanded very substantially through the creation of new residential areas extending inland and to the coast. Rural settlement in the Landscape Character Area is based on dispersed farmsteads, many formerly medieval hamlets now represented by a single farm. Historic buildings are usually of vernacular design using stone, occasionally lime-washed, and slate roofs.

Transport pattern

The A 390 runs through urban area with the A 3082 as a link to Fowey. The main London to Penzance railway line also runs through the area with links into Par Docks and the branch line from Par to Newquay. The old line that ran between Par and Fowey has been turned into a private haul road for the china clay industry. Elsewhere in the more rural areas the roads are generally windy lanes. The Saints Way, a long distance footpath, passes through the area as well as part of the South Coast Footpath.

Historic features

Helman Tor is a Neolithic tor enclosure, occupied c 3500 BC. Castle Dore is a well-preserved Iron Age

CORNWALL AND ISLES OF SCILLY LANDSCAPE CHARACTER STUDY



Landscape Character Area Description

hillfort of two substantial ramparts and there is a further Iron Age enclosure at Prideaux. St Austell has one of the finest late medieval churches in Cornwall and there are further medieval churchtowns at Lanlivery, Luxulyan, St Blazey and Tywardreath, the latter also the site of a medieval priory. Charlestown was created as a port for the expanding china clay industry at the end of the 18th C, while the artificial harbour at Par, with a 1200 ft breakwater, overtook it for the export of tin, copper ore, stone and, later, china clay. It was also a major industrial focus, with a lead smelting works, brickworks, granite dressing yard and shipbuilding and repair. Par is still a working port but Charlestown is now preserved as an historic settlement and hosts a collection of period sailing vessels used for maritime films. At Gribbin Head there is a red and white striped daymark built by Trinity House in 1834 to guide shipping entering St Austell Bay and the Fowey Estuary. There are extensive remains of the mining industry, especially in the Luxulyan valley with tramways and extensive water engineering, including the Treffry viaduct which carried water in a leat as well as a tramway. The Par Canal linked the highly industrialised valley to the port. The Velvet Drive is a carriageway through the valley constructed for a local industrial family. There are several historic houses with designed landscapes, notably Menabilly [Grade II], Tregrehan [Grade II], and Prideaux [county importance]. Openworks on the high ground above Restormel Castle are the only remaining evidence of the largest iron mine in Cornwall.

Condition

The inherent landscape character has been significantly altered over time and its current condition is mixed with fragmented ecological corridors especially along the coast between St Austell and Par. This western area is highly developed with urban and suburban development, holiday facilities and recreational/amenity areas making a major impact as opposed to the eastern side of the bay where development has not been allowed to despoil the natural beauty. Inland there is a scattering of small-scale development around villages and from farm diversification, such as barn conversions. The impact of rural housing and utilities is localised but high. Inland some relocation and displacement of farm unit sizes with accompanying seasonal changes, large-scale hedge removal and arable conversion, as well as intensive management of hedges are eroding the landscape scale and pattern. Public access routes and the transport network have widespread impacts on tranquillity.

Pressures

- Increased demand for recreation and tourism infrastructure, especially at Carlyon Bay leading to pressures on natural habitats.
- Urban expansion along major routes.
- Changes in the industrial pattern.
- Expansion of rural villages.
- Changes in farming and farm diversification.

Aesthetic and sensory

This is an open landscape of medium scale with narrow hidden valleys. Much of the area can be regarded as non tranquil due to influence of major urban development and sprawl. Although on the coast the recreational/amenity areas are well managed they are out of keeping with the natural environment and this has made a significant impact on the area. Inland the farmed land is on the higher ground and offers a strong contrast to the deep valleys like Luxulyan with their steep wooded sides. From the higher ground there are views out over the sea.

Distinctive features

Helman Tor, a neolithic enclosure with logan stone and hut circles is a distinctive feature; St Austell Bay; sandy beaches, golf course and caravan site at Carlyon Bay and Par; Par Docks and the smoking chimneys of the clay dries; extensive wooded estate of Menabilly on eastern edge of area (associated with Daphne

CORNWALL AND ISLES OF SCILLY LANDSCAPE CHARACTER STUDY



Landscape Character Area Description

du Maurier), Luxulyan Valley and Treffry Viaduct; Daymark at Gribben Head; Eden Project; Gardens at Tregrehan and Pine Lodge; Charlestown.

Visions and objectives

A busy landscape especially on the coast and at the western end of the area where there is extensive development that is in strong contrast to the pastoral farmland of the inland eastern portion of the LCA. Although some of this part of the area has seen industrial activity in the past it is now more tranquil with the industrial remains contributing to the recreational enjoyment of the area. As there is likely to be expansion both in terms of residential and industrial development as well as the holiday industry the objective must be to promote and enhance the assets of the area in a manner that protects the areas natural beauty.

Planning and Land Management Guidelines

Develop strategy for expansion of residential and industrial development to protect important cultural and ecological sites.

Support the provision and implementation of design guides for building and recreation.

Support the restoration and management of ornamental and designed landscapes.

Support the management and enhancement of Luxulyan Valley for recreational use.

Support measures for the conservation and interpretation of archaeological sites especially industrial archaeology protecting the World Heritage Site and its setting.

Support the use of agri-environmental schemes.

Develop a strategy to encourage framework planting around villages and tourist attractions.

Appendix 2 - Local landscape Character Assessment

Landscape Descriptions

Landscape Type - Upland

This landscape type describes the upland which meets the rising coastal steep ground, and the coastal steep sided valleys and then extends inland to the north west.

The area is Anciently Enclosed Land mainly being laid down as improved pasture with some rough grazing with an irregular pattern of fields bounded with sinuous Cornish hedges treeless in the open landscape, with trees emerging as you move down towards the adjacent landscape type of 'Intermediate Rolling' land.

Development in this landscape type is of isolated farms, situated towards the lower edges of the landscape type where it meets the adjacent 'Intermediate Rolling' landscape type.

Two major routes the A3082 and the B3269 lie along this upland area connecting Fowey with A390.

Two Scheduled Monuments are present, The Tristan Stone on the A3082 on the approach to Fowey, and the hillfort of Castle Dore on the A3269.

Landscape Type - Intermediate Rolling Land

This landscape type connects the 'Upland' landscape type with the 'Steep Sided Valleys'. It is an undulating land form with an Anciently Enclosed field pattern mainly being laid down as improved pasture with some rough grazing small and medium field pattern with trees in the hedges, and small areas of woodland in sheltered parts. Development in this landscape type is isolated farms, located to benefit from the shelter afforded by the topography.

Limited highways are found here but Passage Lane the B3269, and Rashleigh Lane have a distinct rural highway character with Cornish hedges on the boundaries and tree tunnels created by the trees within the hedges.

The Saints Way (long distance footpath) also passes through this landscape type using both sections of public rights of way and minor highways. Other public rights of way connect the settlement edge of Fowey with the wider landscape.

The mature trees within the sheltered boundary hedges of this landscape type create distinctive feature in the landscape

Landscape Type – Steep Sided Valleys

These Steep Sided Valleys connect either directly to the Upland landscape type or flow from the undulating Intermediate Rolling Land, and many contain springs which feed down to the Fowey River.

The larger valleys are well wooded which is the dominant characteristic, with some containing 'ancient woodland' and trees covered by Tree Preservation Orders, also with some areas of pastoral farmland or improved grassland.

Extensive areas of the woodland are designated as BAP Habitats (a wide range of semi-natural habitat types that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan).

Few buildings are located on these steep valley sides. Some footpaths are located in these steep sided valleys including the historically important St Catherine's Parade built as a carriage drive in the 1800's and gifted to the people of Fowey.

Appendix 3 - Area of Outstanding Natural Beauty (ANOB)

- The Cornwall AONB covers nearly a third (986 sq km) of the most scenic and attractive areas of Cornwall. The designation is divided into 12 separate geographical areas and section 10 – South Coast Eastern, covers the Fowey River and Polperro Coast (4,600 ha, 29 sq km and just under 5% of Cornwall AONB). The primary purpose of the AONB designation is to conserve and enhance natural beauty. In pursuing the primary purpose, account should be taken of the needs of agriculture, forestry and other rural industries and of the economic and social need of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment.
- The AONB Management Plan 2016-2021 provides strategic policy guidance and development within the AONB. It also includes a 'Local Section' for the South Coast Eastern Area which provides detailed guidance on qualities and characteristics which make this section a whole recognisable through a 'Statement of Significance'. 'Local Policies' are also identified which are management objectives applicable in this area over the next five years.
 - For further detail refer the complete AONB Management Plan.

Appendix 4 - Glossary

AONB Area of Outstanding Beauty (includes Cornwall AONB; Tamar AONB and Isles of Scilly AONB) The designation gives a formal recognition to an area’s landscape importance with the purpose of conserving and enhancing the natural beauty of the area.

Ancient Woodland Land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna

Assessment Term to describe all the various ways of looking at, analysing, evaluating and describing the landscape

Biodiversity The variety of life including all the different habitats and species in the world. Biodiversity Action Plan (BAP)

Conservation The protection and careful management of natural and built resources and the environment

Conservation Area An area identified and designated as being of special architectural or historic interest, where the preservation and enhancement of its character and appearance is a priority. Within a Conservation Area the local authority has extra controls over demolition, minor developments and works to trees.

Capacity (landscape) The ability of a landscape to accommodate different amounts of change or development of the specific type

Character A distinct, recognisable and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse

Characteristics/elements Features and qualities which make a particular contribution to distinctive character

Characterisation The process of identifying areas of similar character, classifying and mapping them and describing their character

Condition The degree to which a landscape is soundly managed, is fit for purpose or achieves optimum biodiversity

Cornish Hedge Boundary in Cornwall. In the context of this study the term would normally relate to stone faced bank, with or without hedging plants on the top

CWS **County Wildlife Site** The most significant areas of semi-natural habitat in Cornwall outside statutory protected sites such as Sites of Special Scientific Interest and Special Areas of Conservation. There are currently 498 County

Wildlife Sites in Cornwall covering nearly 33,000 hectares. This is nearly 10% of the county’s land area and is under both public and private ownership.

Development The carrying out of building, engineering, mining or other operations in, on, over or under land, or making of any material change in the use of any buildings or other land (Town and Country Planning Act, 1990).

Element Individual component parts of the landscape such as field boundaries, woodlands, patches of similar vegetation, outbuildings, structures and rock outcrops

ELC **European Landscape Convention** Highlights the importance and need for public involvement in the development of landscapes. It encourages a joined up approach through policy and planning in all areas of land-use, development and management, including the recognition of landscape in law. The Convention promotes landscape protection, management and planning, and European co-operation on landscape issues.

Feature Prominent eye catching elements e.g. wooded hill top or chapel

Field Boundary The defined edge of a field whether fence, hedge, bank, ditch or wall

Field Size Within this document Large: 6 Hectares or more; Medium: approximately 3-5 Hectares; Small: less than 3 Hectares

Geology The study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state

Ground Type Expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use

Hedge A boundary of shrubs or low trees, living or dead, or of turf or stone. Those strictly a row of bushes forming a hedge, hedgerow has been taken to mean the same as a hedge

Hedge bank Earth bank or mound relating to a hedge

Heritage Coast A coastal designation without statutory weight designed to protect the landscape and provide for managed recreation

GI **Green Infrastructure** Strategic networks of accessible, multifunctional sites (including parks, woodland, informal open spaces, nature reserves and historic sites) as well as linkages (such as river corridors and floodplains, wildlife corridors and greenways). These contribute to peoples well-being, and together comprise a coherent managed resource responsive to evolving conditions.

HLC **Historic Landscape Characterisation** a mosaic of blocks of land which are assigned, using a number of systematic sources (mainly maps), to clearly distinguishable historic landscape character types

Land Cover Combinations of natural and man-made elements including vegetation that cover the land surface

Landscape The inherent character and the visual appearance of the land including its shape, form and colour derived from geology, landform, soils, ecology, archaeology, landscape history, land use, settlement character and pattern and cultural associations

LCA **Landscape Character Areas** Constructed by amalgamating Landscape Description Units with shared common perceptual and other characteristics, and represent the next scale down from the large JCAs

Landform Combinations of slope and elevation, the producer shape and form of the land

Landscape Character Landscape is about the relationship between people and the land, a combination of distinctive and valued natural and cultural elements, which extend to seascapes and the built environment

Landscape Character Assessment A tool for identifying the features that give a locality its 'sense of place' and pinpointing what makes it different from its neighbouring areas. In the context of the European Landscape Convention it is an essential tool for identifying and understanding what makes landscapes important

Public open space Space within or on the edge of a settlement accessible to the public such as parks, gardens, playing fields and play areas for the purposes of formal and informal recreation or general amenity.

SAC **Special Area of Conservation** Areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

Semi-natural vegetation Any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to areas which are reverting to nature due to lack of management

Sensitivity (of Landscape) The inherent sensitivity of the landscape itself, irrespective of the type of change that may occur. In this project, it is divided into cultural, ecological and visual sensitivity

Sense Of Place The unique experience that arises as a result of being in or walking through a particular locality, generally as a response to the specific characteristics and quality of the area.

Sensory That which is received through the senses ie sight, hearing, smell, touch

Settlement All dwellings/habitations, whether single or clustered in towns and villages

Settlement Pattern The predominant pattern of settlement in an area

SM **Scheduled Monument** nationally important sites and monuments given legal protection by being placed on a list, or 'schedule'. English Heritage takes the lead in identifying sites in England.

SSSI **Sites of Special Scientific Interest** the county's very best wildlife and geological sites, and include some of the most spectacular and beautiful habitats

SPA **Special Protection Area** classified sites strictly protected in accordance with Article 4 of the EC Birds Directive, for rare and vulnerable birds, and for regularly occurring migratory species.

Subjective Method of assessment in which personal views and reaction are used in the characterisation process

Topography Term used to describe the features of the Earth's surface

Vernacular Built in the local style, from local materials

WHS **World Heritage Site** Cornwall and West Devon Mining Landscape World Heritage Site covers select mining landscapes across Cornwall and west Devon inscribed by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) to identify, protect and conserve natural and cultural Sites deemed of Outstanding Universal Value

Wildland Land with little or no management for agriculture or for settlement, often remote.

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