

THE LANTEGLOS-BY-FOWEY PLAN OUR PARISH – OUR FUTURE

Local Landscape Character Assessment Lanteglos-by-Fowey

June 2019



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FOREWORD

Producing the Local Landscape Character Assessment (LLCA) for Lanteglos-by-Fowey has been a vital piece of work for our Neighbourhood Development Plan. Since work began on the plan in 2015 the term 'landscape' has been repeatedly mentioned and referenced in all our consultations: it has informed every area of comment, and influenced every aspect of policy development. The LLCA project has enabled our community, for the first time, to begin to pinpoint and describe just what it is that evokes such strong passions and feelings for where we work, live and play. I hope this work will lay the foundation for ensuring that future generations are able to enjoy this special and unique part of Cornwall as much as we do today. I would like to extend my thanks to Kath Statham and all of the volunteers for their hard work and commitment to the LLCA and the Lanteglos-by-Fowey Plan.

A handwritten signature in black ink that reads "P. A. Moore". The signature is written in a cursive style with a large initial 'P' and 'A'.

Dr Pat Moore, OBE

Chairman

Lanteglos-by-Fowey NDP Steering Group

ACKNOWLEDGMENTS

We are enormously grateful to our volunteer members of the Local Landscape Character Assessment Group who gave of their time to carry out the assessments and take the photographs. In particular we thank Liz Luck for her sterling efforts in pulling the individual assessments together and adding the evocative images that bring the whole of Chapter 2 to life, and to Sal Erskine who found the maps and cleverly put the different landscape areas onto Map 5. Without this we could not have carried out valid assessments. Helen Doe deserves special mention for pulling the individual volunteer settlement assessments together and adding the images that make up Chapter 4, reminding us of how and why these places have grown to look the way they do.

Helen Doe, John Pollard and Rachel Cassidy merit special thanks for the painstaking work they did on editing and proof-reading the whole document. Last, but not least we extend our thanks to Kath Statham, CMLI, Landscape Architect with the Environment Service at Cornwall Council, who led the workshops with our volunteers and set us off on the right paths. Thanks are due to Nick Cahill, IHBC, Historic Environment Strategy Officer, also of the Environment Service at Cornwall Council, who advised us on the Settlements Assessments.

For the magnificent aerial photographs, our profound thanks go to John Watts who took these specifically for us. On the ground, from the water and from the air Lanteglos-by-Fowey is a very special place. Other photographs, were taken by the LLCA team.

THE LLCA TEAM

Lesley Kay, Roger Talling, Edward Talling, Gillian Palmer, Helen Doe, Gavin Shakerley, Margaret Shakerley, John Pollard, Ginny Pollard, Rachel Cassidy, Angie Crown, Sal Erskine, Liz Luck, Toby Wakeham, Graham Brooks, Janet Downes, Tessa Skola, Andrew Simmons, Pat Moore.

INTRODUCTION

The LLCA is a central element contributing to Lanteglos-by-Fowey's Neighbourhood Plan. It has been prepared in response to the need for a robust evidence base to describe the character of our parish and so underpin the policies within our Plan. The content of this report provides a comprehensive assessment of the Lanteglos-by-Fowey landscape which has been researched, written and edited by local residents. It will help future decisions to be based upon a thorough understanding of the character of our landscape. Its coverage and functions are diverse in that it:

- Provides detailed descriptions of the elements and features which make up the unique landscape character of Lanteglos-by-Fowey
- Defines the locality pinpointing what creates the Lanteglos-by-Fowey sense of place
- Celebrates what is important to the local community and visitors
- Identifies development pressures
- Provides detailed environmental information relating to designated landscapes
- Informs decisions on the environmental implications of a development application
- Helps to set priorities for land management and siting of development, providing information for land management and development, objectively guiding the right development to the right place
- Ensures quality of design where local character and vernacular building styles are respected

Chapter 1 describes the concept of landscape and its application to Lanteglos-by-Fowey's LLCA. It includes organisation of the survey and the means by which the results of the survey were delivered and supplemented.

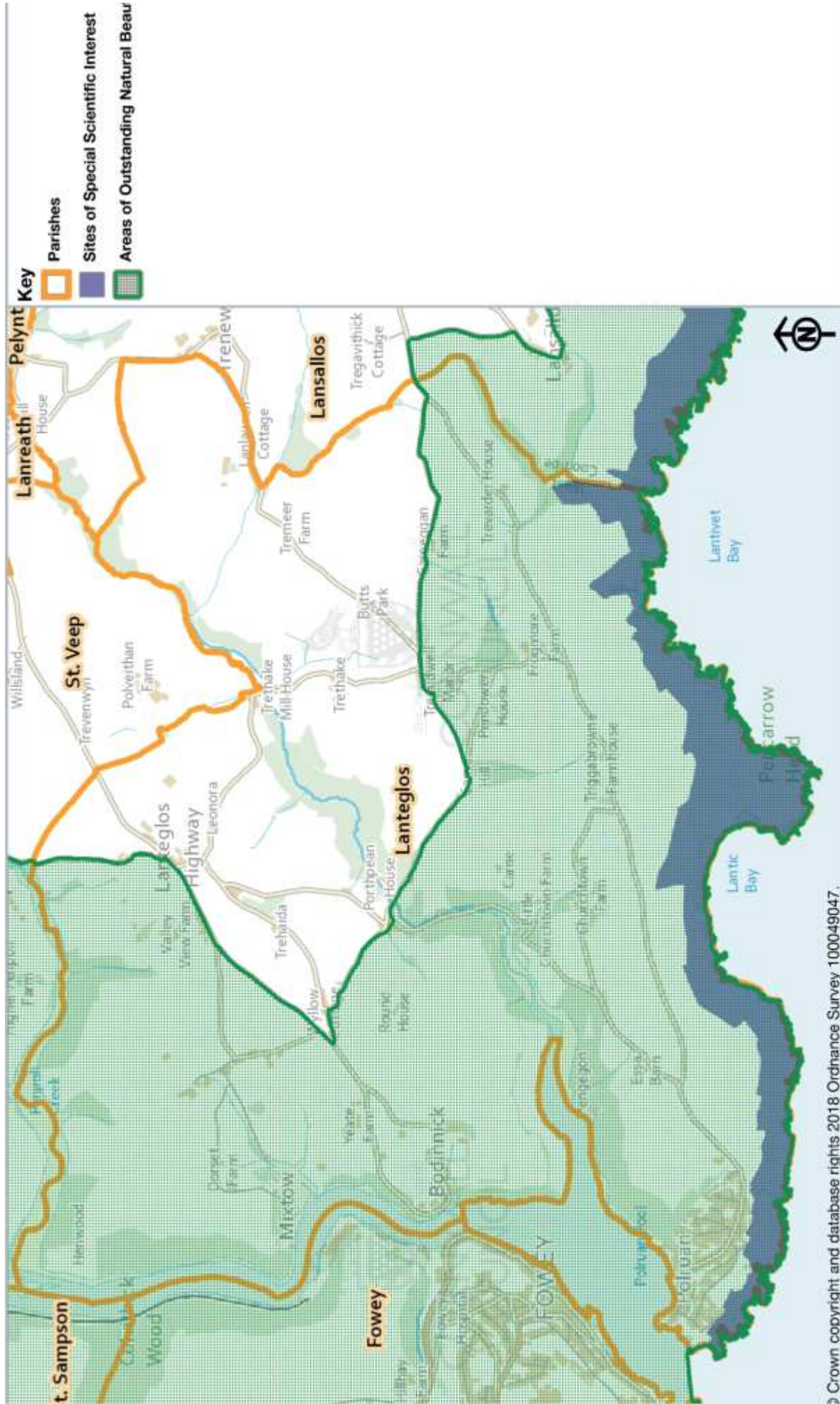
Chapter 2 is the core of the report. It provides detailed assessments based upon field survey for each of the different landscape, or topographical, subdivisions that constitute the parish.

Chapter 3 describes the public consultation process. It presents the results of the survey to the public and assesses their response both to it and to supplementary questions directed at determining people's views of their environment and their attitude towards it.

Chapter 4 provides a review from a planning perspective of settlements in the parish. Predominantly a rural parish, the population is concentrated in the principal village of Polruan, while the smaller village of Bodinnick and a number of hamlets in addition to isolated farmsteads and other single dwellings make up the remaining housing. Descriptions are concentrated on the villages and hamlets.

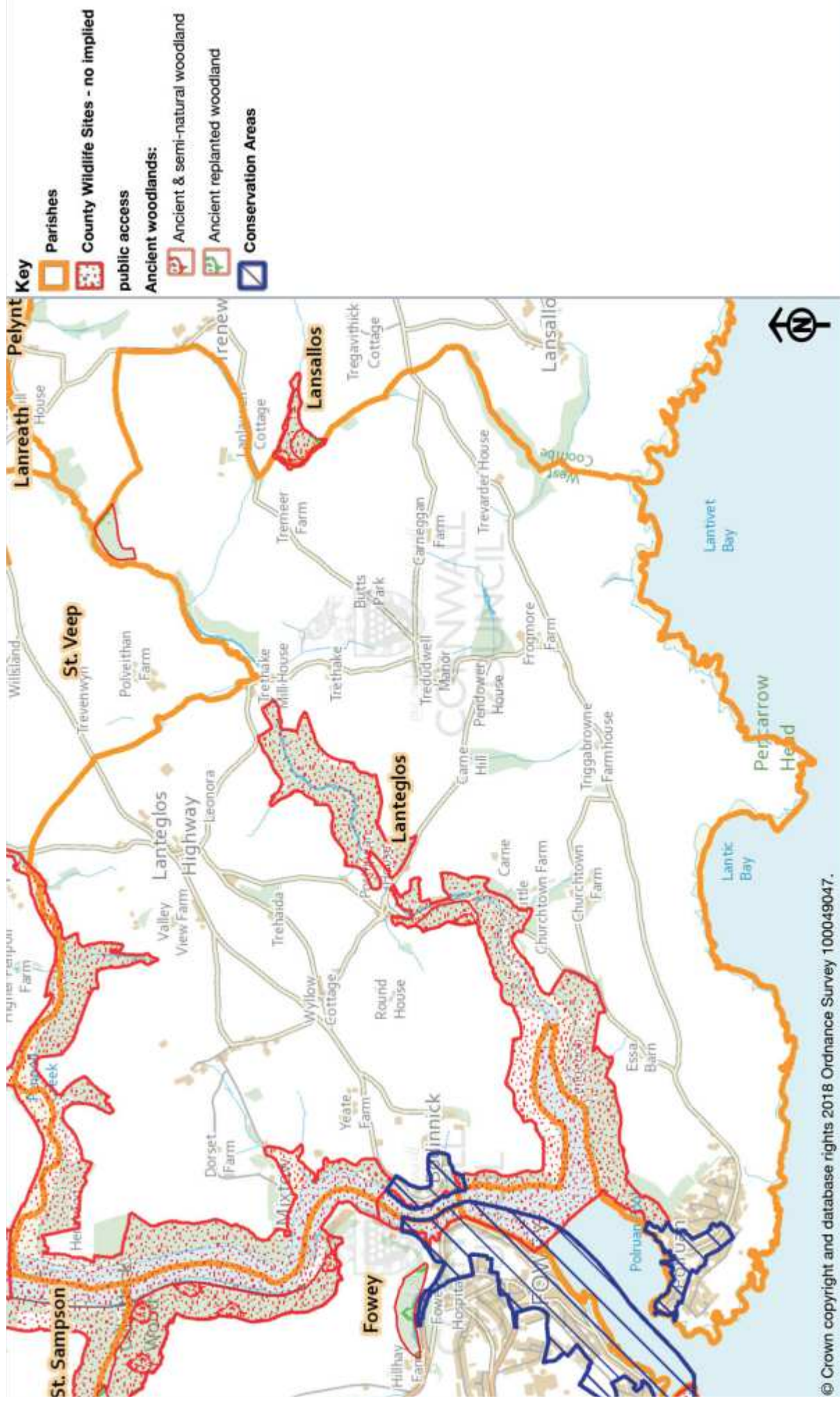
Finally, **Chapter 5** outlines the relationship between the Lanteglos-by-Fowey Local Landscape Character Assessment and the Lanteglos-by-Fowey Neighbourhood Plan.

Map 2: Areas of Outstanding Natural Beauty (AONBs) & Sites of Special Scientific Interest (SSSIs)



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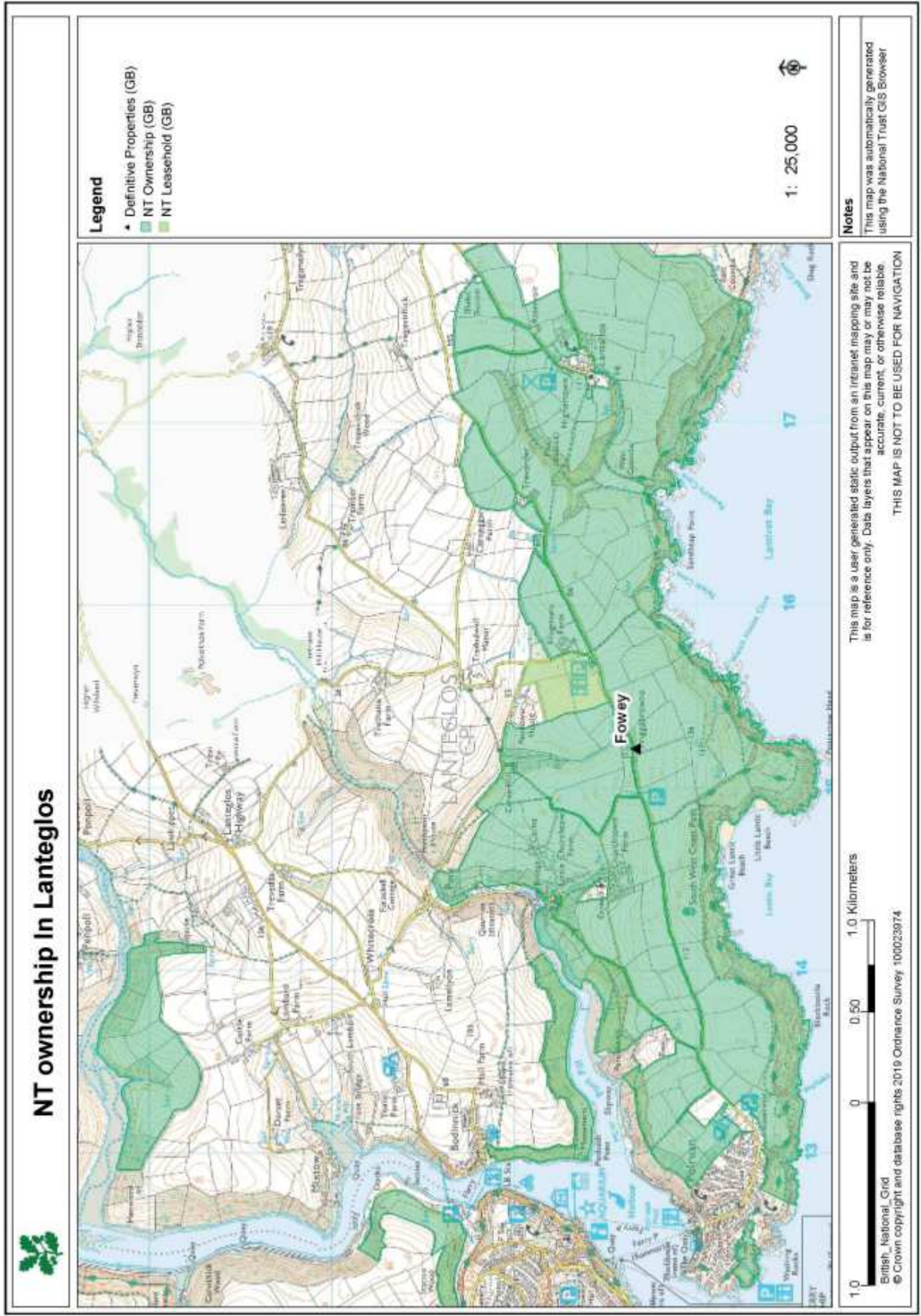
Map 3: County Wildlife Sites, Ancient Woodlands and Conservation Areas



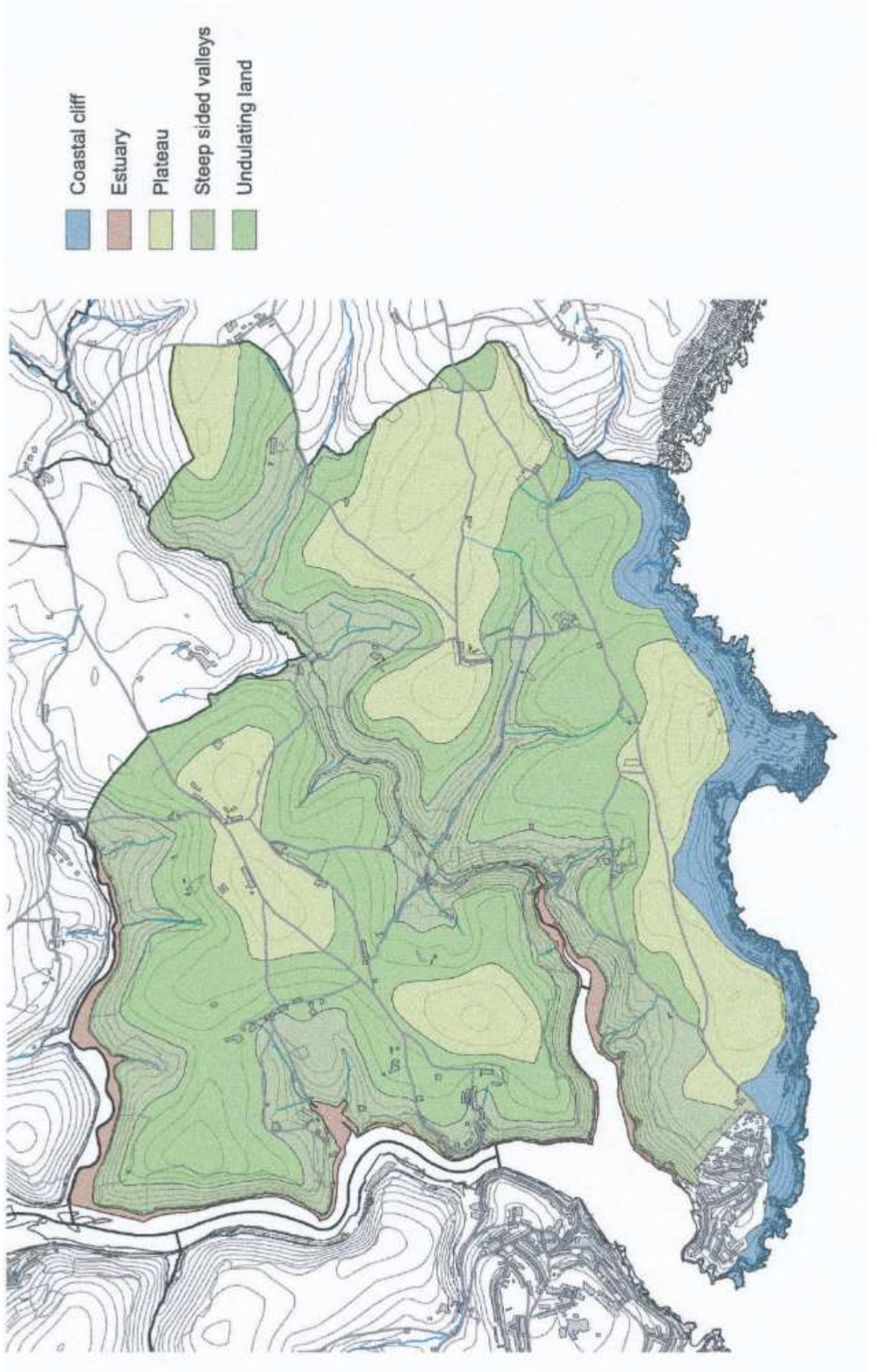
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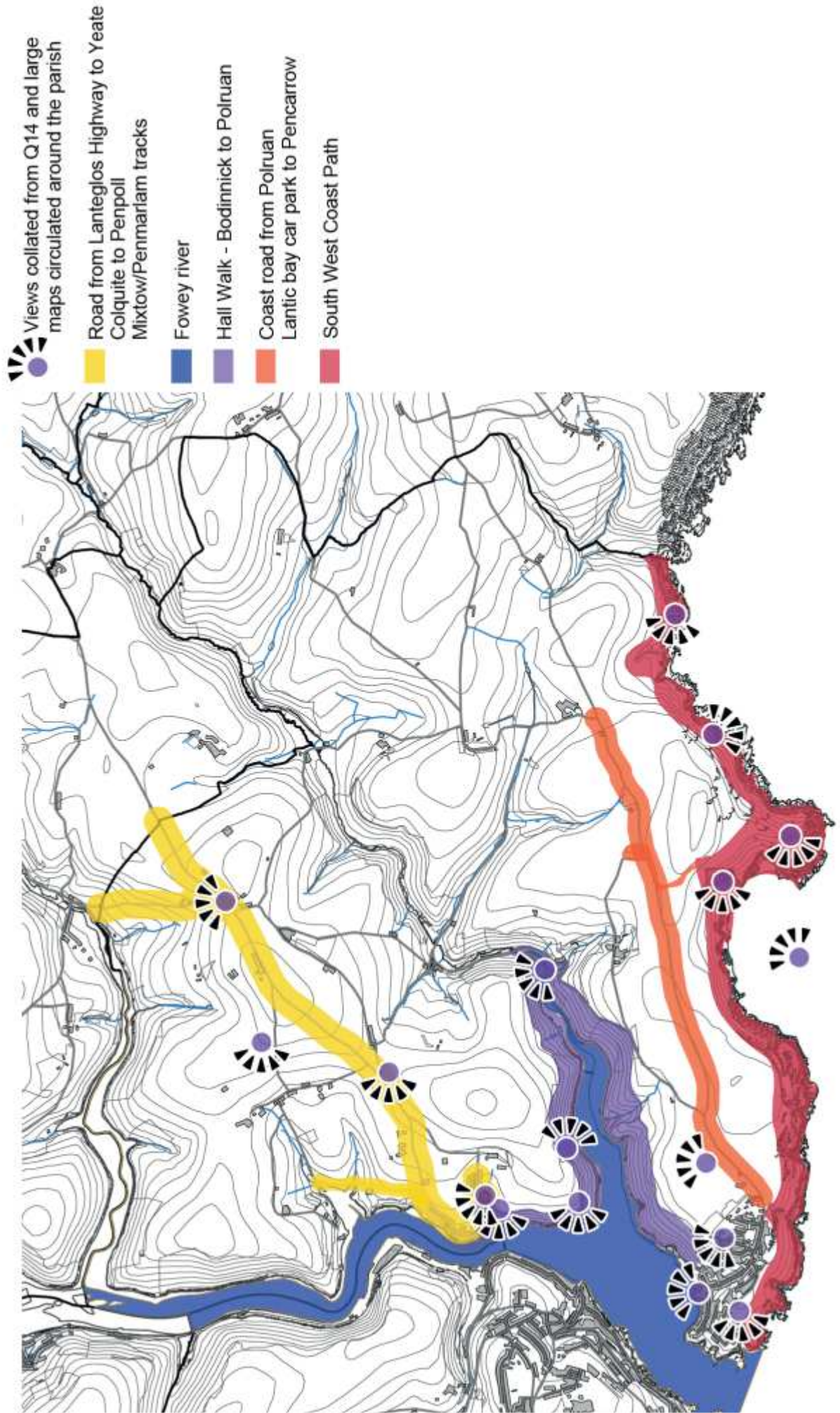
Map 4: National Trust Ownership



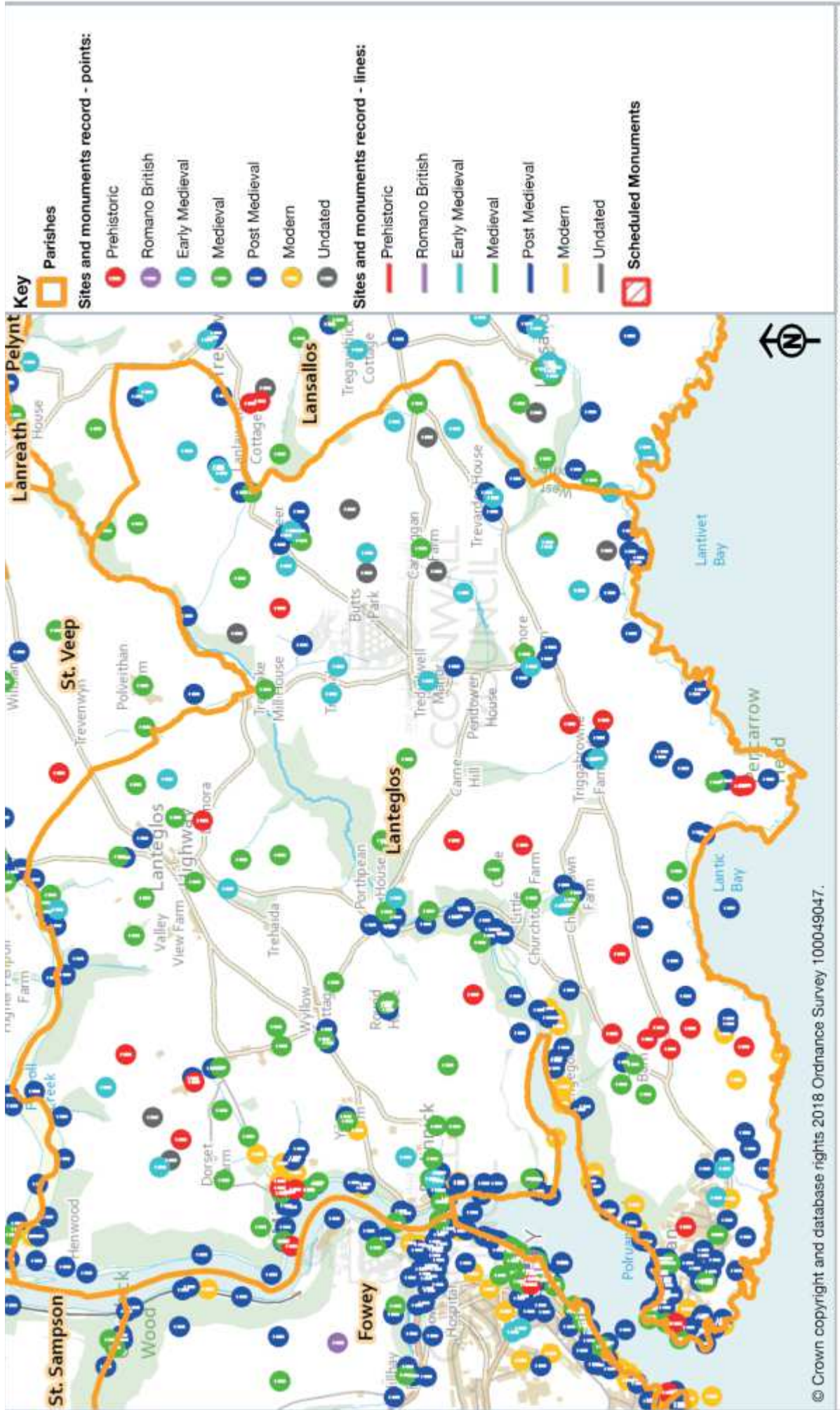
Map 5: Landscape Areas



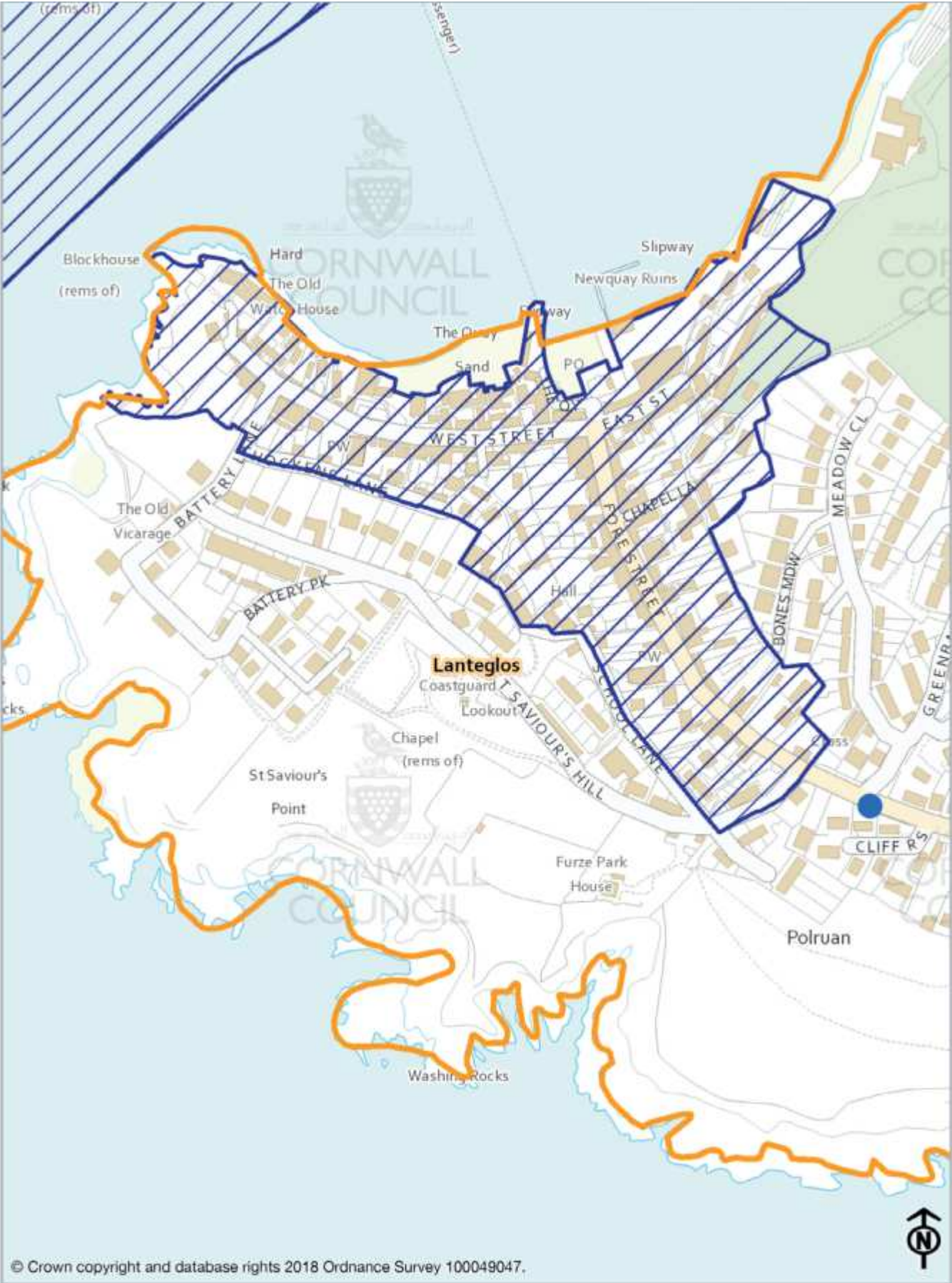
Map 6: Important and Special Views



Map 7: Historic Sites and Monuments

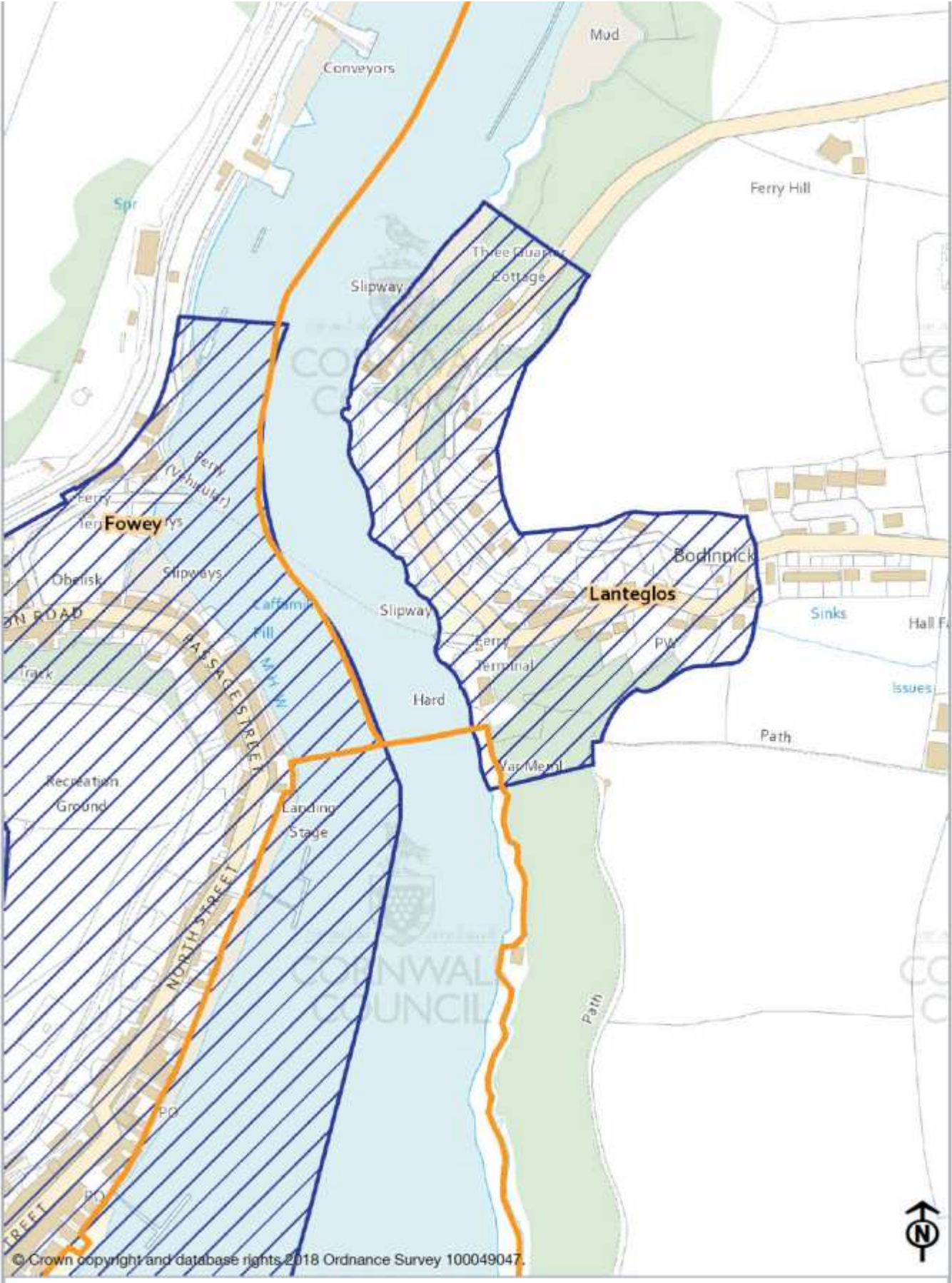


Map 8: Polruan Conservation Area



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Map 9: Bodinnick Conservation Area



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Chapter 1 – Local Landscape Character Assessment: Conceptualisation, Organisation and Delivery

Content

The LLCA provides a description of the physical and human landscape according to a set of categories that allow for a consistent approach across other local planning areas. At the same time the unique character of the parish can be determined which can be taken into account in decision-making in the planning process.

The importance of landscape hardly needs justification. It represents both our heritage and our key resource enjoyed by our resident population, utilized by our farmers, and attracting our visitors, two of the mainstays of our economy. Its centrality to life in the parish is recognised in surveys and public consultations. When local people were consulted in 2015/16 in an initial Residents' Survey, 98% of respondents considered that protection of the landscape was important to them and was 'vital to the continued well-being of the whole community'. It is widely recognised that the largely unspoilt surroundings in which we live are of high intrinsic worth both to residents and to visitors who contribute to the local economy. Again, the latest (2018) comprehensive Neighbourhood Plan Survey identified features that are valued for recreation, leisure and well-being, and should be protected both for present and future generations. (The specific responses to questions concerning the environment and landscape including particular views, vistas and vantage points that evoke strong emotions are detailed in Chapter 3.) Broadly, the river and its creeks, the rolling countryside, woodland and farmland, the coastal and inland paths, and the historic buildings and monuments combine to be summed up as expressed in one response as 'assets integral to the history of the area and to the beauty of the natural environment'.

Relationship to other studies

Lanteglos-by-Fowey's LCA can be tied in to the Cornwall and Isles of Scilly Landscape Character Study of 2007, LCA No 152, Fowey Valley, which in turn accords to the higher level National Joint Character Areas developed by the forebears of Natural England, i.e. the Countryside Agency and Natural England. Lanteglos-by-Fowey sits firmly within the broad character division of the Cornish Killas, a somewhat obscure term derived from historic mining parlance that referred to the rocks – predominantly slate, shale, mudstone and sandstone formations – that underlie most of the Cornish land surface beyond the county's central granitic outcrops.

The evolution of the landscape

All landscape reflects the outcome of evolutionary forces, both natural and human, acting over aeons of geological and climate history together with millennia of human activity. In our area the rocks of the 'killas' have been weathered by our cool temperate climate to produce the brown earths that support our predominantly pastoral agricultural land, woodlands and wildlife, while settlement reflects long-standing farming and maritime activity as well as more recent recreational and tourism elements of the economy.

Human response to landscape

It has been recognised that people view, value and enjoy landscape through a broad range of factors. For most people these include a combination of our perceptions of its scenic quality, historical legacy, nature interest, and recreation value. We respond to landscape not only by sight, but also through our senses of sound and smell, and through memory in respect of past associations with place. The sounds of birds, winds and waves may, for instance, characterise a Cornish coastal parish. In contrast, emotions stirred need not be altogether pleasant. Some urban-industrial landscapes for example might elicit negative reactions, perhaps in the context of extraneous noise or traffic fumes. It is in this broader concept of landscape that Lanteglos-by-Fowey possesses its relative advantage for the attraction of leisure visitors from the country's economic heartlands.

Parish boundaries and designated areas (Maps 1, 2, 3 & 4)

The parish's western boundary along the River Fowey, its southern boundary represented by the cliff line, and its northern boundary following Penpoll Creek ensure that water courses and the sea form integral and distinguishing components of the landscape and adjoining seascape. Otherwise, agricultural land (principally of Grades 2 and 3) dominates the landscape. Lanteglos' northern boundary is with St Veep, whereas its eastern boundary is with Lansallos.

Approximately two-thirds of the parish forms part of the South Coast Eastern section of the Cornwall Area of Outstanding Natural Beauty (AONB). Accordingly, its landscape is recognised to be of national importance with a duty to conserve and enhance its natural beauty. This landscape is given the highest level of protection, the same protection as awarded to our National Parks. Additionally, the coast has SSSI designation while, from Gribben Head to Polperro, it has Heritage Coast designation. Pont Pill is a designated Marine Conservation Zone as is Penpoll Creek. County Wildlife Sites and Ancient Woodlands are also to be found, principally along the eastern bank of the Fowey River, Penpoll Creek, Pont Pill and its extension along its feeder stream to Trethake. The National Trust is a major landholder in the parish, managing part of the southern shore of Penpoll, the eastern bank of the River Fowey south of Bodinnick continuing around Pont Pill, and a very extensive swathe of land from Polruan's eastern boundary up to and beyond into Lansallos parish.

Survey Organisation and Procedure

Lanteglos-by-Fowey Parish Council established a Development Plan Steering Group that contacted the Cornwall Area of Outstanding Natural Beauty Unit and Cornwall Council about creating a Local Landscape Character Assessment for the Plan. The preparation of the Local Landscape Character Assessment provided the Group the opportunity to engage with volunteers, and to look at our landscape in more detail in order to achieve a clear understanding of what characteristics make up the distinctive Lanteglos-by-Fowey landscape.

In June 2017 an initial meeting took place with the representatives of the Steering Group and Kath Statham, Landscape Architect, of Cornwall Council's Environment Service and Neighbourhoods Directorate. Work commenced immediately and it was agreed how the Lanteglos-by-Fowey landscape would be assessed. Kath Statham provided specialist local landscape advice and Pat Moore took on the role as co-ordinator of the volunteers. A training event for the volunteers took place at Whitecross Village Hall on 11th July 2017 outlining how features in the landscape, which created its character, could be recorded. 21 local people attended this workshop.

The complex of topography, water, fauna and flora and built features that comprise our landscape has been divided into five separate categories to provide some internal commonality for description. Topography is the key determinant of the recognition of the following headings: (a) Coastal cliffs; (b) Elevated Plateau; (c) Tidal Estuaries and Creeks; (d) Steep-sided Valleys; and (e) Undulating Intermediate Sloping Land. Inevitably some subjectivity is involved in distinguishing some categories from each other as the valleys merge imperceptibly into the intermediate slopes, and the latter into the most elevated parts of the plateau. That being accepted, the boundaries of each subdivision as recognised in the Landscape Assessment are shown on the accompanying Ordnance Survey map (Map 5).

Small groups were formed, each taking responsibility for the landscape category it would assess. Implementation of the survey was conducted by walking the parish and recording its landscape characteristics according to standardized headings established in the 2007 Cornwall LCA, viz. Topography & Drainage; Biodiversity; Land Cover & Land Use; Field & Woodland Pattern; Building Distribution; Transport Pattern; Historic Features; Condition; Aesthetic & Sensory; Distinctive Features; Views; Key Characteristics; and Relationship to Adjacent

Types. Descriptions were supported by photographic evidence. Results of the assessments for the 5 subdivisions were coordinated by Liz Luck and are set out in Chapter 2.

Finally, the public were encouraged to respond to the assessments through a series of consultations. Interactive presentations and further static exhibitions were held at various events and locations throughout the parish giving residents opportunities for comment. (See Chapter 3 for details.)

A Residents' Survey undertaken in June 2018 provided an additional insight into landscape issues by determining special views and vistas in the parish, and determining the importance of their protection. Responses to relevant questions have been added to this LLCA Report (See, again, Chapter 3).

It will be noted that the emphasis of the Landscape Assessment is on the rurality of the parish, inevitably so, given the nature of land use in Lanteglos-by-Fowey. Complementary balance is provided through detailed descriptions of the principal villages, Polruan and Bodinnick, and the hamlets of Lanteglos Highway, Whitecross, Mixtow and Lombard (Chapter 4).

Chapter 2 – Assessments of the Landscape Subdivisions

This chapter provides the illustrated assessments of the five types of landscape found in our parish, namely Coastal Cliffs, Elevated Plateau, Tidal Estuaries and Creeks, Steep-sided Valleys and Undulating Intermediate Sloping Land (Map 5). Each type is treated systematically by describing the elements that make up its character under the headings of **Topography and Drainage, Biodiversity, Land Cover and Land Use, Field and Woodland Pattern, Building Distribution, Transport Pattern, Historic Features, Condition, Aesthetic and Sensory Factors, Distinctive Features, Views, Key Characteristics**, and **Relation to Adjacent Landscape Character Type**. The **Key Characteristics** for all subdivisions are also summarized below. Finally, the dynamic nature of the landscape is assessed under the heading **Pressure and Forces for Change**, followed by details of the **Landscape Management and Development Considerations** which look at the sensitivity of the landscape to different types of development. These last assessments have been amalgamated and are found at the end of this chapter.

It should be noted that all these descriptions are supported by detailed mapping information on the Lanteglos-by-Fowey environmental designations and attributes (Maps 1-4) which are intended to be used in conjunction with the findings of the LLCA provided in this chapter.

Summary of Key Characteristics

As far as is possible the distinctive qualities of each landscape type are indicated below, although it must be appreciated that there is limited mutual exclusivity and thus much overlap of characteristics between categories in a parish that, overall, is renowned for its positive environmental attributes and the consequent recognition of a large proportion of its land as possessing AONB status and/or National Trust ownership, in addition to a number of specialist designations.

Coastal Cliffs:

- Uninterrupted, far-reaching views of English Channel and coast from Rame Head to The Lizard
- Undeveloped 'natural' feel of coastline and its permanency
- Imposing rock formations throughout plus singular geology of Lantic Bay
- Temporal changes of colours of sea, wildflowers and vegetation
- Sounds of the sea, winds and birdsong
- Tranquillity with human activity limited to walkers and leisure and fishing boat operations

Elevated Plateau:

- Far-reaching views of rolling countryside, the sea and coast
- Unspoiled farmed landscape with isolated farmsteads and occasional patches of woodland
- Irregular fields divided by Cornish hedges that provide vegetation diversity and wildlife havens
- No significant settlements apart from distinctive hamlets of Lanteglos Highway and Whitecross
- Narrow, winding, hedged lanes except for main Bodinnick road
- Isolated historic buildings, standing stones and road infrastructure
- Potentially exposed to the elements, but otherwise calm and peaceful

Tidal Estuaries and Creeks:

- Classic geomorphology of a ria and adjoining creeks
- Predominant unspoilt beauty of wooded slopes, water channels, wildlife and vegetation habitats
- Strictly confined maritime development at Polruan, Penmarlam (marina) and Pont (moorings)
- Historic maritime infrastructure
- Limited accessibility save by water
- Peaceful and relaxing with occasional intrusion from variety of river activity
- High level of protection for long stretches of landscape type

Steep-Sided Valleys:

- Picturesque slopes descending steeply, and often inaccessibly, to estuary, creeks and streams
- Very limited development with ideal wildlife opportunities in areas of extensive linear woodland (especially hardwood) interrupted occasionally by fields with Cornish hedge boundaries
- Quiet and undisturbed except where overlooking southern part of estuary
- Minimal building outside main settlements; mostly isolated, historic, small-scale and in-keeping
- Historic settlement of Bodinnick at ancient crossing point of Fowey River
- Ancient, narrow, high-hedged and treed lanes, plus paths including 16th century Hall Walk
- Undulating Intermediate Sloping Land:
- Hedged fields incorporating mature trees interspersed with woodland patches
- Well-managed, mixed farmland supporting a wide ecosystem
- Extensive views of rolling countryside changing with the seasons; with, on south and west margins, the sea, estuary and harbour activity
- Isolated farmsteads, barns and dwellings sitting snugly in harmony with landscape
- Deep lanes, high hedges and ancient paths
- Historic buildings including imposing parish church
- Ancient, narrow, high-hedged and treed lanes, plus paths including 16th century Hall Walk

Undulating Intermediate Sloping Land:

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- Deep lanes, high hedges and ancient paths
- Historic buildings including imposing parish church



The parish viewed from the northern boundary of Penpoll Creek

COASTAL CLIFFS

Assessed by Lesley Kay, with contributions by other volunteers

Topography and drainage

The underlying rock, silvery slates known as Cornish killas, results in an undulating coastline with some bare rock faces, steep slopes falling to low cliffs, rocky shores, rockpools and wave-cut platforms and some deep thickly vegetated clefts. The up-tilted formation of the killas can be seen in the cliffs and bare outcrops, and along the shore at low water.

Lantic Bay is particularly important geologically, designated a RIGS (Regionally Important Geological Site) for its raised beach, fault planes, folding and fossils.

There are several short coastal streams rising from springs on or just below the inland ridge, some ending in waterfalls onto the shore as in West Coombe, Lansallos, where the Reed Water stream forms the Lanteglos- Lansallos parish boundary.

There are a handful of beaches or coves pitting the coast. At some –like Lantivet – the depth and extent of sand varies depending on the action of storms. There is footpath access to Great Lantic Beach (and Little Lantic at low water), Lantivet Beach, Watch House Cove, Palace Cove and Lansallos Beach.

Biodiversity

All of the coast in the parish, except for Furze Park, is owned and protected by the National Trust, and the Trust and its tenants actively manage the cliff tops and slopes for the benefit of native wildlife. Extensive rough vegetation, with a wide variety of wildflowers and grasses, provides important habitats.

Traditional coastal grazing by Dexter cattle on Pencarrow Head has resulted in a mosaic of different habitats from scrub and thickets of blackthorn providing shelter for birds to close-cropped turf carpeted with flowers like primroses and bluebells and busy with butterflies in spring and summer. Grassland fields have been managed



Waterline at low tide showing rock layers



Palace Cove, showing rocky shore



Lantic Bay rock formations



Dexter cattle grazing Pencarrow Head



Natural rock gardens

by Trust tenants in a much less intensive way for the past 25 years, slowly restoring a much more diverse habitat.

The Coast Path and other footpaths, where they run through scrub or thickets, are cut wide to encourage wildflowers and insects and the creatures that feed on them. Old Cornish hedges support fungi, mosses and lichens, insects, slugs and snails.

Rocky cliffs are natural rock gardens draped in thrift, lichens, sea campion and rock samphire whilst rockpools teem with starfish, crabs, winkles and many varieties of anemone. Densely vegetated clefts and cliff faces are undisturbed worlds of their own harbouring many species of bird, animal and plant. The shingly sand of Great Lantic Beach supports some very rare protected plants above the tideline, such as Ray's knotgrass, sea spurge, sea sandwort and Babington's orache.

Birds to be seen along the coast include ravens, peregrine falcons, buzzards, kestrels, fulmars, many gulls, shags, oystercatchers and turnstones. Skylarks display their renowned vertical flight above Lantic Bay. Rabbits are plentiful and sometimes deer, foxes, stoats, lizards, slow-worms and adders may be seen.

There are some outcrops of buddleia, an invasive species escaped from gardens, growing on the cliffs near Polruan.



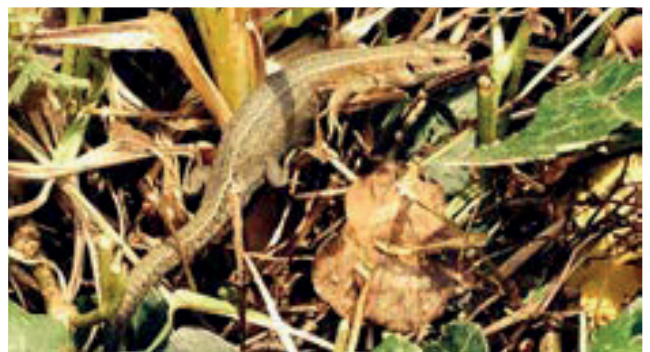
Primroses beside the wide-cut path to Lantic Beach



Bluebells on Pencarrow Head



Spotted wood butterfly



Lizard



Snail

Land cover and land use

Largely semi-natural vegetation with some grazed pastureland. Scrub and thickets - areas of gorse, blackthorn, bracken and bramble - are interspersed with areas that are mown and grazed by livestock, with short-cropped grass and wildflowers. A few rough pasture fields fall within this designated area, some of which are annually topped and some cropped for hay.

At The Peak in Polruan, three fields of grassland are used for informal recreation by locals and visitors, and by the primary school for outdoor studies. The grassed area around the NCI is used as an overflow car park at busy times.

The old Polruan rubbish dump at South Down, overlooking Lantic Bay, was bought, closed and camouflaged by the National Trust.

The South West Coast Path runs the entire length of the coast within the parish, with other footpaths linking it to the road, to car parks and to beaches.

Field and woodland pattern

No ancient woodland, but some small areas of shelter that have developed into coastal woodland eg in the short steep valley between Frogmore and Palace Cove. Several stunted wind-sculpted trees, commonly ash or sycamore, amongst the scrub and thickets between Polruan and Lantic Bay. Belts of oak, sycamore and sweet chestnut planted as shelter at the side of Snail Park. A few evergreens and conifers planted around Furze Park.

Field boundaries are mostly old Cornish hedges made from local stone (small former quarries are still visible along the cliffs), and well-vegetated so they appear as banks. Extra stock-proofing provided by post-and-wire and by electric fencing.



Lantic Bay and Pencarrow Head, showing mosaic of habitats and pasture fields



The three fields on The Peak used for recreation



Wind-sculpted tree by the coast path



Wooded cleft (in foreground) inland from Palace Cove

Building distribution

Very few buildings within this area. Because of this, those that do exist tend to stand out in the landscape. Of note are:

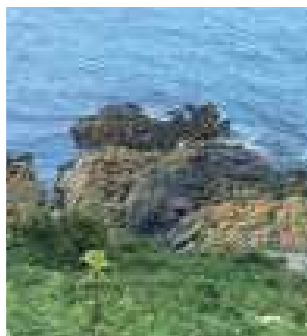
Old coastguard watch house on Lantivet Bay, built after the 'Lantic Hill Affair' of 1835

Various structures on The Peak (St Saviour's Point) – remains of St Saviour's Chapel, still used as a landmark by sailors and fishermen; former coastguard station and pilots' lookout, now NCI lookout, dating from 1860s; part of the Royal Naval Reserve's firing range wall (late 19th-century).

Small stone animal shelter in field next to coast path (just outside this zone).

Transport pattern

There are no roads. The South West Coast Path runs the length of this area, mostly maintained by the National Trust, with wayfinding signposts made from oak. Mostly gated, but two stone stiles. Several paths – some public rights of way, some National Trust permissive paths – link the coast path to the road, to car parks, and to beaches/coves – including long steep flights of steps down to Great Lantic Beach.



Above left: Lantivet Watch house



Above right: The Peak



Above left: Firing Range



Above right: Field Shelter



Above left: National Trust oak fingerpost above Lantic



Above right: Stone stile and bridge above Palace Cove



Coast path in Lantivet Bay



Long steps to Lantic

Historic features

The buildings described above.

Two Bronze Age barrows on spine of Pencarrow Head. Flight of steps cut by coastguards from Lantivet watch house down to the cove where their boat was kept (45° slope near foot of steps trimmed to accommodate the boat hauled clear of the sea).

The site of the Grenville family's (of Boconnoc) 1809 'pleasure house' on the western flank of Pencarrow Head is still visible, as are the clues to a 1920s/30s coastguard lookout near the end of the point, but nothing much remains of a much older 'watch tower' that stood on the high spinal ridge above.

At Sandingway, remains of an engineered donkey or packhorse track (for carrying sand and seaweed up to Frogmore Farm) leads down towards Lantivet Beach, with a spring diverted into a brick-built trough to water the animals.

At Palace Cove, the beam holes and platform of the old pilchard 'palace' are visible, as are cut steps and mooring rings in the rocks in the bay where boats were kept.

A water-powered corn mill once stood at the bottom of West Coombe, just above where the Reed Water tumbles onto Lansallos Beach. The almost intangible remains of the WWII radar station are located in the field north of Blackbottle.

Condition

Natural, relatively slow erosion of cliff face. Unrestored and overgrown condition of some old Cornish hedges supports wildlife.

National Trust land managed deliberately to encourage native wildlife

South West Coast Path and other paths maintained in good condition by the Trust. Litter can be a problem on paths and beaches, but is regularly cleared by Trust staff and volunteers, and by local individuals.



Lantivet Watch house, with steps down into cove



Rock-cut steps in Palace Cove



Grazed land at Pencarrow Head



Beach cleaning on Great Lantic Beach

Aesthetic and sensory

Spectacular coastal scenery and extensive views. The sensory experience is weather dependent: ranging from tranquil, with softly breaking waves and birdsong (particularly skylarks above Lantic Bay) to the bracing fury and noise of a storm. Predominantly SW winds, but with frequent easterlies. Northerly winds leave the coast warm, quiet and sheltered even in winter.

Minor light pollution from Fowey and beyond to the west. The coast path can be busy on fine weekends and holidays, as can the beaches and waters of Lantic Bay – with the noise intrusion that comes from visiting boats and occasional jet-skis.

The Peak is also busy and popular with visitors.

Distinctive features

Unspoilt nature of the cliffs. Views far to the west and east. The jewel in the crown that is Lantic Bay.

Key characteristics

Coastal Cliffs:

- Uninterrupted, far-reaching views of English Channel and coast from Rame Head to The Lizard
- Undeveloped 'natural' feel of coastline and its permanency
- Imposing rock formations throughout plus singular geology of Lantic Bay
- Temporal changes of colours of sea, wildflowers and vegetation
- Sounds of the sea, winds and birdsong
- Tranquillity with human activity limited to walkers and leisure and fishing boat operations



Lantic Bay in stormy weather



Busy coast path and Lantic Bay in summer



Lantic Bay



Pencarrow Head



Rainbow in Lantivet Bay

ELEVATED PLATEAU

Assessed by Roger Talling, Edward Talling and Gillian Palmer, with contributions by other volunteers.

Topography and drainage

Exposed high land slightly undulating with very few truly flat areas, leading into more undulating farmland (covered under the 'Undulating' zone). Soils are loam overlying shillet, so drainage is good. A few natural streams, springs and water sources.

Biodiversity

Cornish hedges have abundant vegetation including hazel, sycamore, honeysuckle, brome grasses, pink champions, herb robert, ferns, brambles, 'worts', foxgloves etc – all providing cover and food for birds, insects and small mammals such as rabbits, mice etc.

On the open plateaux there are skylarks and other ground-nesting birds. Owls in the trees along boundary hedges – including little owls seen at Tremeer and Frogmore.

Overwintering of stubble from spring-sown crops provides food for birds and insects in winter months, when snipe and woodcock take cover in rough grazed semi-wetland.

No invasive species except for ragwort, which is mostly controlled by landowners



Plateau land above Lantic Bay.



Herb Robert



Small Copper butterfly



Lichen above Lantic Bay



Skylark

Land cover and land use

Some pastureland, but most of the land in this zone is arable (both organically and conventionally farmed) with crops both winter- and spring-sown such as barley, wheat, oats, potatoes and temporary grass leas.

Small pockets of woodland and orchards, and Big Moor at Carneggan is an area of semi-wetland left for rough grazing, an ideal habitat for wading birds (see above).

Isolated farmsteads and dwellings are mostly surrounded by permanent pasture.

Polruan school playing field lies within this zone, as does the National Trust car park for Lantic Bay. Tredudwell Manor is used for weddings and events.

Inland from Pencarrow Head and overlooking Lantic Bay, the grazed pasture fields are frequented by walkers particularly in the summer months.

Lanteglos Highway is the main domestic settlement in this zone (see Building distribution).

Field and woodland pattern

Some small areas of woodland (copses) within the plateau areas – mostly of native trees, but with a few non-native species including various firs.

Field sizes from small (3 acres) to large (25 acres), with the average size being around 10-12 acres.

Field boundaries are mostly Cornish hedges made and repaired using local stone, and well-vegetated so they appear as banks. They are managed according to good agricultural practice and following various 'stewardship' scheme protocols, which may entail leaving 6-metre strips of unplanted headlands.

Some hedges were removed in the 1950s-60s, as recommended by Government, to encourage more efficient agriculture, but none removed since then.



View west from Carneggan



Field at Whitecross



Walkers above Lantic Bay



View towards Butts Park from near Tredudwell



View towards Lawhippet from Highway

Building distribution

Scattered clusters of farmhouses and farm buildings, plus occasional private or council domestic dwellings.

Some farmhouses date back to 16th century: Trevedda, with an E footprint and earlier parts of Tremeer and Carneggan.

Tredudwell Manor is a 17th/18th-century country house, with settlement recorded in 13th century

Most of these old houses are built with local stone, often quarried within the parish or recycled from older buildings being demolished. Most have gardens and once all farmsteads had an orchard, but these have mostly been grubbed out over the last 40 years or so. Gateposts are mainly modern tanalised wood, with some old granite gateposts, randomly located.

Whitecross Village Hall is within this zone – formerly the parish Board School, built 1896 with a walled enclosure and two stone buildings that were formerly the boys' and girls' toilets.

A disused phone box at Whitecross is now an information point in the care of the village hall committee. Close to the hall is the hamlet of Whitecross comprising 14 houses, mostly of 1950s social housing construction.

Lanteglos Highway is the main settlement in this plateau zone, comprising a row of mostly 19th-century traditional stone-built cottages, two former chapels converted to residences and one new detached house recently built as infill between two older houses. This high row commands spectacular views and is a distinctive feature in the landscape for many miles around. Further along the road to the SW is a row of detached mostly dormer bungalows built largely in the first half of the 20th century. Approx. 20% are currently second or holiday homes.



Tredudwell Manor with wedding venue



Lanteglos Highway – 19th century



Lanteglos Highway – 20th century



Whitecross – red phone box, housing and village hall



Old Board school at Whitecross now village hall

Transport pattern

Main road through Lanteglos Highway to Bodinnick car ferry, other minor roads and lanes. They are mostly winding and hedged, narrow with occasional passing places. The main road has some wide vegetated verges. The lanes are mainly in good condition, with some recently repaired and sprayed with tar and chippings.

There are very few public rights of way within plateau areas. Where they exist, they are trimmed by a contractor working for the parish council, and feature signposts and stiles

Historic features

Early 19th-century granite guidepost (listed grade II) and red phone box at Whitecross.

1896 Board School at Whitecross (now village hall).

Listed farmsteads and Tredudwell Manor.

Three Bronze Age standing stones and site of barrow along ridgeway between Polruan and Triggabrowne.



Main road towards Highway from the west (and old guidepost at Whitecross)



Lane towards Mixtow from Highway, footpath stile on right



Main road towards Highway from the east



Listed guidepost at Whitecross



Ridgeway between Polruan and Triggabrowne

Condition

Well-managed plateau areas according to good agricultural practice. Hedges occasionally trimmed according to various 'stewardship' protocols, and often repaired using stones collected from the fields to prevent damage to machinery.

The land is rotationally cropped to provide habitats for flora and fauna.

Aesthetic and sensory

Reasonably calm and undisturbed, apart from the main road. High ground has far-reaching views, and is exposed to wind and weather from all directions (predominant wind direction is south-westerly). Minor light pollution from Fowey and St Austell westwards.

Fields change throughout the seasons from planting to harvest and beyond.



Gateway at Whitecross



Roadside hedge near Highway



View north from Polruan road above Lantic



Coastal view of the plateau

Distinctive features

Whitecross red phone box.

Phone masts on Hall Farm land, camouflaged by trees.

Lanteglos Highway row of houses.

Views

Vantage points in this zone (with wide views over the parish and much further) include the top of Highway, Whitecross Green, Carneggan, Big Moor (Trevarder cross, looking west), footpath towards Pencarrow Head from Lantic car park.

Key characteristics

- Far-reaching views of rolling countryside, the sea and coast
- Unspoiled farmed landscape with isolated farmsteads and occasional patches of woodland
- Irregular fields divided by Cornish hedges that provide vegetation diversity and wildlife havens
- No significant settlements apart from distinctive hamlets of Lanteglos Highway and Whitecross
- Narrow, winding, hedged lanes except for main Bodinnick road
- Isolated historic buildings, standing stones and road infrastructure
- Potentially exposed to the elements, but otherwise calm and peaceful



Whitecross red phone box



Lanteglos Highway row of houses



View south from Whitecross



View north from Highway



View from northwest from Lanteglos Highway towards Golant

TIDAL ESTUARIES AND CREEKS

Assessed by Helen Doe, Gavin Shakerley and Margaret Shakerley, with contributions by other volunteers.

Topography and drainage

The Fowey Estuary is a classic example of a 'ria' – a coastal inlet formed by the partial submergence of an unglaciated river valley – a drowned river valley that remains open to the sea. The three creeks of the Fowey ria that are included in this landscape assessment are: Pont Pill, Mixtow Pill and Penpoll Creek. All three are tidal; all three have some areas of mudflat at low tide. Pont Pill is occasionally dredged at its western end, Mixtow Pill is regularly dredged to allow mooring of boats at Penmarlam Quay.

The bedrock is Lower Devonian.

From far inland, a dendritic (tree-like) network of tributary creeks feeds the main Fowey River, dissecting the land between high exposed rounded landforms. The steep enclosing slopes of the creeks descend in places from 120m above the river in gradients as much as 1:3. Due to the topography, drainage from the land is very good with small streams running into the larger watercourses.

Biodiversity

Pont Pill and Penpoll Creek are designated as part of a Marine Conservation Zone, to protect nationally important marine wildlife, habitats, geology and geomorphology. Polruan Pool has eel grass, a possible habitat for seahorses, and the river is a sea bass nursery.

The mudflats and sandbanks provide an important food and habitat resource for wading birds and wildfowl.

Communities of plants and animals have adapted to conditions of low wave energy, strong tides, freshwater inflows, and high amounts of suspended silt. The mud and sand habitats are perfect for bivalves and worms. The estuarine rocky areas provide alternative habitats for non-sediment species, contributing to the richness of life. Evident are nesting swans, kingfishers, herons, little egrets, cormorants, oystercatchers, tawny owls, ravens,



View towards Fowey with Pont Pill in right corner



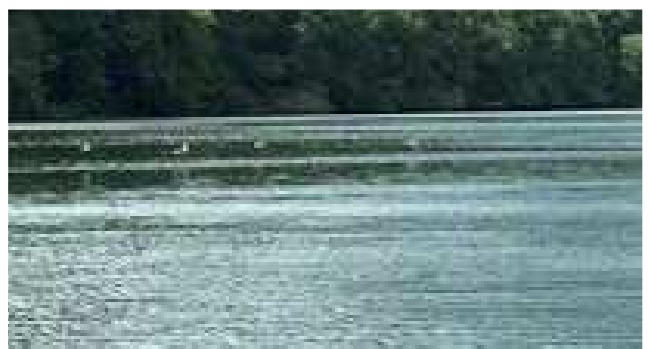
Peaceful Penpoll



Mudbanks at Mixtow



Heron on Pont Pill



Sandpipers

small native birds, otters and otter spraint, grey mullet, sea bass, gilt-head bream, crabs and European eels. Native wildflowers, including thrift, primroses, pink campions and bluebells, bloom just above the high water mark.

Land cover and land use

Brazen Island and Toms Shipyard on the waters' edge of Polruan have been boat building and repair sites since 19th century and both have been further developed. The frontage of Polruan is a busy site for mooring.

The foreshores of Pont Pill and Penpoll Creek, where tidal waters meet the land, are unspoilt with no footpaths or means of vehicular access. Trees grow down to the foreshore, except for where gentler slopes have been cleared for pasture on Penpoll Creek.

The north side of Mixtow Pill is largely developed to enable access to the water from houses and gardens above. Penmarlam Quay on the south side of the pill is used for boat storage, repair and launching. Its use by the Harbour Commission has increased, expanding into the pill. A gangway and pontoons stretch out into the pill, and there is an additional floating pontoon and mooring buoys.

Field and woodland pattern

None in this zone – see adjacent 'steep-sided valleys' zone.

Building distribution

Pont and Penpoll Creeks remain unspoilt, with very few buildings along the estuary banks. Nearer the high-water mark and first crossing point, buildings reflect the historic living and working life of the area. (See adjacent 'steep-sided valleys' zone for more info).



Little egrets



Above left: Sessile oak growing on the foreshore



Penmarlam



Pont Quay



Head of Penpoll Creek

Transport pattern

The River Fowey is a busy route with china clay shipping, two ferries and leisure craft. These waterways were the main arteries of transport in the days before the combustion engine. At Pont Quay, Mixtow Quay and the hard at Bramblecombe (Penpoll), sailing barges offloaded coal, wood, fertiliser, roadstone, building stone and limestone, and loaded farm produce and livestock.

There are no waterside footpaths, tracks or roads along the lengths of Pont Pill and Penpoll Creek, contributing to their undeveloped nature.

Historic features

- Bridge at Pont noted by William of Worcester in 1478 (this was the predecessor of the current road bridge by the sawmill, not the footbridge)
- Visible shipwrecks in all three creeks
- Mixtow quays date from 18th century, with medieval origins
- Old sanding ways (eg Sandy Quay, Pont)
- Old mooring rings at Pont Pill and Wiseman's
- Remains of fish store at Wiseman's

Mixtow Dock was used for seasoning timber for boatbuilding (as were parts of Pont Pill). Penmarlam was farmland until acquired by the Harbour Commission for boat storage. Brazen Island was a shipyard in 19th century then a sardine factory. In the 20th century it was acquired by the Harbour Commission and was used for boat repair in WW2 and then briefly a shipbuilding yard. Now it services the Harbour Commission boats. Toms Yard and other waterfront sites in Polruan were shipbuilding sites in 18/19 century and possibly date back into medieval period.



Limekiln on Bramblecombe Quay



Watty's Boathouse and Quays



Mixtow Quays



Wrecks and Hulks



Mixtow Dock

Condition

Polruan pool and all three estuaries are partially sheltered, depending on tide and wind direction, and so suffer minimal erosion. Pont Pill is prone to suffer a 2/4-year event when extreme high tides coincide with strong SW winds creating bores and readjustments to sandbanks and mudflats.

Aesthetic and sensory

Tranquil and unspoilt beauty – with no public access on foot or vehicle along the banks of Pont or Penpoll. At high tide, canoeists, fishermen and people in small river craft can enjoy the creeks, but they return to nature at low tide. The dawn chorus is particularly magical here in springtime.

Mixtow is livelier, with road access and pleasure craft and the contrasting industrial bustle and ship movements at the docks opposite.

Distinctive features

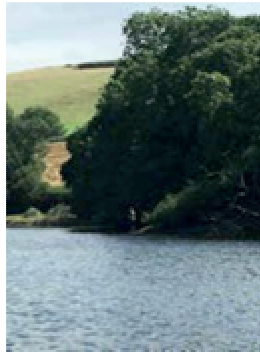
Unspoilt beauty of the creeks themselves contrasts with bustling harbour full of boats and occasional shipping movement.



Sheltered Penpoll Creek



Canoeing on Penpoll Creek



Fishing on Penpoll Creek



Penmarlam Boatyard on Mixtow Pill



Pont Pill

Views

In the upper reaches, views are restricted by topography – bringing nature closer to the observer. Pont Pill opens up to reveal stunning views of Fowey, contrasting with the unspoilt and quiet foreground of the pill.

Penpoll Creek's views are of the enfolding grazed fields, and across the river towards Golant.

The views of Fowey Docks from Mixtow are particularly striking, and enlivened by the occasional movements of large china clay ships to and from the jetties.

Key characteristics :

- Classic geomorphology of a ria and adjoining creeks
- Predominant unspoilt beauty of wooded slopes, water channels, wildlife and vegetation habitats
- Strictly confined maritime development at Polruan, Penmarlam (marina) and Pont (moorings)
- Historic maritime infrastructure
- Limited accessibility save by water
- Peaceful and relaxing with occasional intrusion from variety of river activity
- High level of protection for long stretches of landscape type

Relationship to adjacent landscape character type

The adjacent landscape zone for all three creeks is 'steep-sided valleys'.

Extra notes on protection

Pont Pill has a very high level of protection with the creek itself being part of the Marine Conservation Zone and much of the adjoining land in the ownership of the National Trust. There remain very few parts that could be eligible for consideration for development.

Mixtow Pill has a low level of protection. It is not part of a Marine Conservation Zone, and although part of the Area of Outstanding Natural Beauty, the northern bank is regularly redeveloped and infilled. The south bank is being further developed by the Fowey Harbour Commission.

Penpoll Creek has a medium level of protection – it is part of the Upper Fowey Marine Conservation



Head of Penpoll Creek



Fowey docks from Mixtow Pill



Pont Pill at High Tide



Penmarlam 2005



Penmarlam 2019

Zone, and the southern bank is partly owned by the National Trust and partly by local farmers. The Harbour Commission has noted its intention to further develop Brazen Island. Toms Yard has expanded and further developed its capacity.

STEEP-SIDED VALLEYS

Assessed by John Pollard, Angie Crown, Sal Erskine, Liz Luck and Toby Wakeham, with contributions from other volunteers

Topography and drainage

This zone includes the eastern slopes of the Fowey River estuary (ria), the tributary creeks of Pont Pill and Mixtow Pill, the southern flank of Penpoll Creek and the valley sides of the small feeder streams. The lower courses of steep-sided river valleys have been drowned by an ancient sea level rise, becoming arms of the sea, whilst the upper courses remain true river valleys. Slopes are steep, frequently lying in the range 20–30° in parts of Penpoll, Mixtow, and the main estuary channel between Henwood and the entrance of Pont. The maximum of c. 35° is reached below Hall Walk. The underlying geology of Devonian mudstones and siltstones, metamorphosed in the Variscan orogeny to slates and shales, is only exposed below the high tide mark.

From the high coastal ridge inland from the cliffs ('plateau' zone), a number of streams run N or NW to join the estuary in Pont Pill or the main stream of the parish – the Peakswater – which rises near Lanreath and flows to Pont Pill. These streams include one that rises below Churchtown Farm/St Wyllow Church and flows N down the steep-sided valley to Pont where it joins the estuary, and one from near Frogmore that joins the Peakswater near Porthpean House.

The main Peakswater from Pont up to Wren Wood is joined by several little brooks on either side, which help to drain the higher ground. The footpath from Porthpean House up to Coombeland / Trethake, alongside the river, can become heavy going in wet weather. Drainage at Watergate, Pont and Coombeland / Trethake Mill, where streams join the Peakswater, can become inundated during heavy rain.



The Fowey estuary, Polruan, Pont Pill and Bodinrick



Mixtow Pill



View SW from Wren Wood



Penpoll Creek

Biodiversity

Most of the steeper slopes are wooded (largely secondary, not ancient, woodland), predominantly hardwood species with oak and hazel dominant, but also including holly, beech, ash, willow and sycamore, with a dense undergrowth, and much dead, rotting wood, which supports healthy insect populations. Three mature elm trees located in the principal area of woodland south of Penpoll have escaped Dutch Elm Disease. Numerous Cornish hedges, some in current use and others degenerate, are mainly old-established and thus well-vegetated incorporating trees, bushes, and low-growing plants. The woodland floors and banks are carpeted with many types of ferns, especially hart's tongue ferns, mosses and lichens, and wild flowers in spring and summer including bluebells, ramsons, stitchwort, campion, primroses and herb robert. The range of wildlife supported is thus exceptionally wide from insects through amphibians and reptiles to birds and mammals. Dormice, badgers, kingfishers, egrets, buzzards, herons and owls are particularly noteworthy. Both Lombard Woods on Penpoll Creek and Pont Woods have dormice boxes/tubes for monitoring. Management by the National Trust of many of the steep valley sides in the parish (including much of Pont Pill) is directed at increasing and supporting native biodiversity.

The Pont / Peakswater valley from Porthpean House up to Wren Wood is managed for pheasant shooting. Large and open grassy glades are cut, and carpeted with wild flowers in season attracting a variety of butterflies and other insects. There are also large areas of brambles and ferns as well as marshland plants on the riverbanks.

There is an abundance of wildlife in this valley and the surrounding woods: deer, foxes, badgers, pheasants, tawny owls, kingfishers, woodpeckers, pigeons, ducks and herons can all be found here and there are also nesting buzzards and sparrowhawks. Within the river itself trout and minnows can be found.



Snowdrops in woods above Pont Quay



Lichens



Owl box in Penpoll Woods



Carpets of primroses opposite Porthpean House

Land cover and land use

Combination of grassland (mainly improved pasture, but some unimproved/rough grazing) and largely deciduous woodland, the latter providing almost continuous cover along the Fowey River and much of Pont Pill and Penpoll Creek. Much of the woodland is not ancient, as within living memory most of the creek/estuary valley sides were open pastureland/rough grazing/heath and bracken. There are still some open areas of scrub and gorse in patches, and some steep sides are still grazed (eg the fields near the head of Pont Pill, south side, grazed by ponies, and the valley running from Watergate towards Frogmore past Carne Hill – here you can see the distinctive corrugations caused by soil movement known as 'solifluction terracettes' – grazed by cattle).

It is this diverse nature of the land cover (rather than, say, the uniformly dense oak woodland on other parts of the Fowey ria and the Helford ria) that gives the steep valley sides in Lanteglos their particular character. An exception is Lamellyon Wood at Pont, which is named as ancient woodland. The woodland above Pont House, named The Grove, and Wren Wood at the NE edge of the parish are also shown and named on old maps. Elsewhere, apart from a few individual ancient trees, the woodland cover is mostly recent

The land is largely devoid of buildings apart from concentrations at Bodinnick, Mixtow, Penmarlam and hamlets at Pont Quay, Pont / Watergate, Trethake, plus isolated farms and buildings mostly old and associated with previous land use and employment.

There are various footpaths including the Hall Walk, which is a very popular walk with locals and visitors.

There are areas of non-native coniferous plantation in the valley from Porthpean House up to Wren Wood past Coombeland/Trethake. The whole of this valley is a working valley, where two privately owned shoots take place for the length of the shooting season from October to February.



Changes in land cover on Pont Pill / Hall Walk slopes between 1950s



Present day



Pont Pill



Penpoll Woods beneath Colquie



View towards coniferous plantation, left, old fields and native woods, right, in steep-sided valleys near Pont

There are old allotments and poultry raising enclosures on the steep slopes near Polruan

Field and woodland pattern

Fields are small to medium size largely bounded by Cornish hedges composed of both local shale/slate stone and earth and heavily vegetated. Where contained within woodland, hedges are often only just discernable having degenerated to low banks.

The woodland itself occupies most of the steepest land descending to the Fowey River and its creeks, as well as tributary streams. It is almost exclusively native woodland, and mostly secondary rather than ancient – see above, plus some non-native coniferous plantations in the valley above Porthpean House.



Poultry pens and allotments in woods near Polruan



Old hedges near Polruan and in Penpoll Woods



Fields at Carne Hill



Woods cloaking Pont Pill

Building distribution

Most buildings in this zone are concentrated in two locations: Bodinnick village, most of which climbs the hill inland rather than fronting the water, and Mixtow hamlet, which extends west and thence northwest from the head of Mixlow Pill towards Wiseman's Point. Some properties in both villages serve as second home/holiday accommodation.

Bodinnick dates back to the early Middle Ages, growing up around the important river crossing. At Mixtow, historic buildings include the waterside boathouses and two sets of farm buildings (Dorset Farm and Mixtow Farm), plus 18th-century Mixtow House and early 19th-century Kits House. Some cottages above the quay were demolished in the late 19th century and replaced by 'gentrified' houses, with another round of infilling and development in the 1960s and later. On the south bank, Fowey Harbour Commissioners are developing Penmarlam as a recreational boat launching and storage area.

At the head of Pont Pill, picturesque buildings cluster around what were important early quays – all are now either stabilised ruins (two sets of old limekilns), or protected warehouse/boathouse, or have been sympathetically converted to domestic holiday use. Previously, these buildings were a pub (Ship Inn), malthouse and storehouses associated with the quays, stables, cow houses and other farm buildings.

Penpoll also has the remains of a limekiln on its south bank, and two cottages (one recently demolished and rebuilt). Throughout this zone, there are other isolated farmsteads and traditional buildings, often associated with past functions and businesses (in what was previously a busy, self-sufficient rural parish). They are mostly small in scale and in keeping with the landscape, built in local vernacular style using local materials. (The few modern 2- storeyed houses in isolated positions sit less well in the landscape.) Old mills driven by the Peakswater and tributaries include the sawmill at Pont, Lombard Mill and Trethake Mill (corn mills) and Gragon Mill now Porthpean House (tucking mill and later papermill). The historic hamlet at Pont / Watergate includes a former smithy (listed), an old cottage



Waterside boathouses etc. at Mixtow



Left: head of Mixlow Pill. Right: houses at Mixtow



Mixtow and Penmarlam



Left: Bodinnick new Right: old



Buildings on south Pont Quay then (left) and now (right)



Left: Buildings on northern quay at Pont Right: Old sawmill

(listed) and a former pub at Ring 'O' Bells ('Bells' on old maps). On the main river, there is Prime Cellars (previously fish cellar and ale house, now holiday home). There are also clusters of buildings at Essa and Trethake (Domesday settlements), Pencalenick and Carne Hill, and at Churchtown Farm and St Wyllow Church (in 'Undulating' zone).

Many buildings are listed Grade II, including Trethake Mill and Trethake Millhouse.

Transport pattern

Much of this zone is inaccessible to the general public. Minor roads – single track with passing places – provide access to the heads of Penpoll, Mixtow and Pont Creeks, to Trethake and through Pont to Polruan via Essa. An ancient sunken lane extends from Lombard to the head of Mixtow Pill. The most significant modern route is the main road to the Bodinnick-Fowey car ferry which detours to the west to avoid the exceptionally steep main street of the old village (this was the original main road). No verges or pavements are provided.

Public rights of way are of variable quality and not always signposted. The best is the original Hall Walk from Bodinnick village to the Quiller Couch monument on Penleath Point, which is wide, of firm foundation, and frequently used throughout the year. This section is an early example of an ornamental promenade – dating from the 16th century (see later). The rest of the walk to Polruan is now known as Hall Walk too, and the route we know today was reopened in 1960 when the National Trust rebuilt the decayed footbridge across Pont Pill. Most of Hall Walk is now owned and looked after by the Trust. The path is cut wide to encourage wild flowers. Paths on Trust land have routed oak signposts.

The old church path (an ancient route) runs from Pont Quay up the valley to St Wyllow Church, crossing the road by Little Churchtown. Another old church path (green lane in parts) runs from Tredudwell to Carne Hill (bridleway) and then up the steep valley side to join the Carne farm track towards the church.



Hamlet at Pont (Watergate) and Ring 'O' Bells



Trethake Mill and Millhouse



Left: minor road into Trethake Valley

Right: minor road linking Whitecross Hill to Furzeball Hill



Differing styles of signposts at Pont (Watergate)



Left: original section of Hall Walk

Right: footpath from Penleath Point to Pont

Another **bridleway** runs from Tremeer Farm down to Trethake Mill – an old **mill road**.

A **footpath** (signposted to 'Lanteglos Highway') runs alongside the Peakswater through the pheasant wood from Pont / Porthpean House to Trethake / Coombeland. Other paths cross agricultural land such as from Lanteglos Highway to Colquite and the eastern end of Penpoll, and from the top of Ferry Hill to **Mixtow**. Some (eg near Colquite) pass through tree tunnels. There is no public access to the Mixtow to Henwood stretch of the Fowey River bank or around the southern entrance to Penpoll Creek. A permissive path does exist for part of the southern shore of Penpoll through National Trust land at Lombard Woods: it leaves the public footpath near Colquite.

The southern shore of Pont Pill has a network of several **pathways** off the main Hall Walk path, some dipping down to the shoreline. Closer to Polruan, the path 'North Down lane' leads through a tree tunnel to the **road**.



Junction on Hall Walk between Pont and Polruan



Church path emerges in churchyard



Old church path between Tredudwell and Carne Hill



Stile in tree tunnel at Colquite

Historic features

The original Hall Walk (i.e. just the section from Bodinnick to Penleath Point) is a rare 16th-century ornamental promenade. It was part of the terraced garden of the ancient house at Hall, then owned by the Mohun family, which zig-zagged down the steep hillside to the river. It is one of the few surviving garden features of this age to be found anywhere in Cornwall and is of great historic interest. It was famously and beautifully described by Richard Carew in his 'Survey of Cornwall', written in 1585 and published 1602, and the description still largely holds true today:

'It is cut into the side of a steep hill whose foot the salt water washeth, evenly levelled to serve for bowling, floored with sand for soaking up the rain, closed with two shorn hedges, and banked with sweet scenting flowers. It wideneth to a sufficient breadth for the march of five or six in front, and extendeth to not much less than half a London mile; neither doth it lead wearisomely forthright, but yieldeth varied and yet not over-busy turnings as the ground's opportunity affordeth...and is converted on the foreside into platforms for the planting of ordnance and the walkers' sitting, and on the back part into summer-houses for their more private retreat and recreation.'

- The open-fronted shelter behind Q memorial with unusual cantilevered roof of small slatey stones – possibly 16th-century survivor of one of the 'summer-houses' described by Carew.
- Plaque describing Hall Walk and the famous incident when Charles I was nearly shot here in 1644, written by Q's daughter Foy Quiller-Couch.
- Monuments and memorials: war memorial to the men of Fowey and Lanteglos who died in two world wars near start of Hall Walk; Q memorial to Sir Arthur Quiller-Couch on Penleath Point (1948).
- Listed 19th-century limekilns near Bramblecombe on south bank of Penpoll Creek.
- Two listed limekilns at Pont, the one on the south bank is early 19th-century, the north bank one is larger and later in age.



The original Hall Walk



Hall Walk plaque written by Foy Quiller-Couch



Left: war memorial on Hall Walk

Right: Q memorial on Penleath Point



Left: limekiln at Penpoll

Right: larger of Pont Quay's two limekilns (north bank)



Left: WW2 pillboxes in Polruan woods

Right: Bodinnick

- Listed warehouse and boathouse on north bank, plus Pont Quay also listed.
- WW2 pill box in woodland close to Polruan, and two in Bodinnick.
- Old noticeboard showing quay charges on the old Ship Inn (now National Trust holiday cottage) on Pont Quay (south bank).

Bodinnick has been the crossing point over the Fowey since at least the 14th century, carrying the main route west through Cornwall from the Cremyll ferry. The original passage house (inn serving a ferry crossing) was not the present Old Ferry Inn – which was a manor house – but the house now called Ferryside. Ferryside later became an important ship/boat-building yard and in the 20th century the holiday home of the du Maurier family and the place where Daphne du Maurier began her writing career (house recently listed Grade II for these two associations). Figurehead of Jane Slade mounted on Ferryside wall in the 1930s.

Mill wheels and mill leats still exist at Pont Sawmill, Lombard Mill, Trethake Mill. Some other historic remnants of industry remain.

Several old disused stone quarries throughout this zone e.g. in Lamellyon Wood.

Nothing remains of the port's 19th-century Isolation Hospital at Pencalenick, burnt down in the 1990s, except the slipway.

Condition

The steep hillsides are no longer as intensively managed as they once were, and this has led to a range of semi-natural or fairly wild environments that allow nature to flourish. The National Trust land is managed for wildlife and nature, as well as for public access.

From a negative perspective, the condition of rights of way is poor in places particularly in respect of signposting. Some stiles make access difficult. More positively, recently installed untreated oak routed signposts (right) on National Trust-managed footpaths work well in the landscape.



Old noticeboard on Pont Quay



Lombard Mill – with wheel and sluiceway



Peni Pill



Aesthetic and sensory

An area stimulating interest through the variety of its scenic attractions and ecology. Peaceful and relaxing throughout, the degree of tranquility contrasts between the extreme quietness and undisturbed nature of Pont and Penpoll creeks to the sounds of recreational and commercial activity in the main river channel and at Fowey Docks, and the busy boatyard noises drifting across the water from Fowey and Polruan, although none of the latter could be considered intrusive. Walkers are attracted throughout the year, although in much fewer numbers north of Mixtow/Lombard. Hall Walk can be very busy at holiday times.

The main roads Bodinnick to Lanteglos Highway, and Whitecross to Polruan are busy in summer with traffic noise, particularly when the ferry comes in. The deciduous trees provide seasonal contrast, but weather patterns remain consistent in terms of largely westerly influences, while night skies are influenced by weather more than light pollution.

Enclosures of trees shrouded in old man's beard, birdsong and clouds of butterflies.

Distinctive features

- Hall Walk
- Memorials
- St Wyllow Church tower
- Limekilns
- Pont Pill and quay buildings
- Fowey Estuary and its creeks
- Dense semi-natural woodland with varied wildlife environments
- Elm trees
- Range of stiles
- Tree tunnels
- Steep woodland



Boats at Pont Quay



Penpoll Creek



St Wyllow Church tower and Pont valley



The AONB area with Penmarlam in right hand corner

Views

- From Hall Walk over Fowey, the estuary and coast to the west (to the Dodman).
- Views of Fowey Harbour activity
- Views over Pont Pill
- Quiet inland views, secret valleys
- Picturesque Penpoll Creek from footpath

Big rolling rural views to north from slopes above Penpoll towards St Veep parish and Bodmin Moor. (two very large wind turbines now in this view)

Key characteristics

- Picturesque slopes descending steeply, and often inaccessibly, to estuary, creeks and streams
- Very limited development with ideal wildlife opportunities in areas of extensive linear woodland (especially hardwood) interrupted occasionally by fields with Cornish hedge boundaries
- Quiet and undisturbed except where overlooking southern part of estuary
- Minimal building outside main settlements; mostly isolated, historic, small-scale and in-keeping
- Historic settlement of Bodinnick at ancient crossing point of Fowey River
- Ancient, narrow, high-hedged and treed lanes, plus paths including 16th century Hall Walk
- Undulating Intermediate Sloping Land:
- Hedged fields incorporating mature trees interspersed with woodland patches
- Well-managed, mixed farmland supporting a wide ecosystem
- Extensive views of rolling countryside changing with the seasons; with, on south and west margins, the sea, estuary and harbour activity
- Isolated farmsteads, barns and dwellings sitting snugly in harmony with landscape
- Deep lanes, high hedges and ancient paths
- Historic buildings including imposing parish church
- Ancient, narrow, high-hedged and treed lanes, plus paths including 16th century Hall Walk

Relationship to adjacent landscape character type

Transitions above, as slopes decline, to 'undulating' zone. Fairly abrupt change at foot to 'tidal estuaries and creeks' zone.



Pont Quay and buildings



Estuary mouth from Hall Walk



View of Fowey from Hall Walk



Pont Pill at high tide

UNDULATING INTERMEDIATE SLOPING LAND

Assessed by Margaret Shakerley, Gavin Shakerley, Graham Brooks, Toby Wakeham, Janet Downes and Pat Moore, with contributions by other volunteers.

Topography and drainage

Away from the coast the landscape is inward-looking but dramatic, with rolling hills sloping towards the 'Steep-sided valleys' landscape zone fringing the creeks and estuary, and with gently rounded but exposed hills between the creeks.

The two main areas of the 'Undulating' landscape zone are in the north and west of the parish between Pont and Penpoll creeks (bordered by 'Steep-sided valleys' below and 'Plateau' above), and in the south and east of the parish from Churchtown via Trevarder to Trenewan (bordered by 'Steep-sided valleys' below, 'Plateau' above, and 'Coastal cliffs' to seaward of Frogmore and Trevarder).

Many springs (some seasonal) throughout the Undulating areas feed the main watercourses of the parish, as well as ponds and marshy areas, such as that near Vicarage Cross just north of Frogmore Farm. On Colquite land there is a spring that has never dried. In the Hall and Lamellyon area there is a spring line at around 75-90m level with constant flow to the south and east, and seasonally to the west.

The bedrock is lower Devonian. Soils are loam overlying shillet. Drainage good.

Biodiversity

Cornish hedges (exhibiting differing patterns of stone laying) throughout this landscape zone are abundantly vegetated - ash, hazel, oak, blackthorn, hawthorn, sycamore, spindle, elder, honeysuckle, pennywort, cow parsley, and masses of grasses, ferns, worts and wild flowers – all providing cover and food for birds, insects and small mammals such as rabbits, mice, voles, grey squirrels and rats. Bats have a summer roost. Foxes, muntjac and roe deer, stoats, slow worms and pine martens are also seen. Evidence of dormice (neatly holed and hollowed-out hazelnut husks).



Saffron Lane leading to Churchtown



Looking towards Iantivet House from near Tredudwell – typical undulating farmland



Typical vegetation on a Cornish hedge

On most of the field hedges, trees are allowed to grow to maturity, and become a natural part of the pattern of the landscape rather than dominating. Various habitats in arable fields encourage birds such as corvids, gulls, ducks, geese, herons, buzzards, pheasants and more rarely, partridge. Hall, Lamellyon and Churchtown farmland in this zone is organically farmed.

Invasive species include some ragwort on unworked land, plus garden escapees in hedges such as Spanish bluebells, crocosmia, fuchsia.

Land cover and land use

This zone is almost entirely mixed agricultural land – mostly arable with some pasture for sheep and cattle.

Churchtown, Hall and Lamellyon organic farmland is mostly grassland for sheep and cattle, rotated with cereal and fodder crops. Elsewhere, more of the land is arable and includes both winter and spring sown crops such as barley, wheat, oats, fodder crops and temporary leys. One pasture field has not been ploughed in more than 40 years.

Some vestigial remains of traditional orchards, with some replanting.

Farm buildings are generally low-key and not intrusive in the landscape.

Where there are domestic dwellings in the landscape, their gardens feature ornamental plantings of trees and shrubs.

A small proportion of this zone is given to tourism – including the caravan park at Penmarlam on former Yeate farmland, some holiday lets, and yurts at Tremeer. There’s a simple National Trust picnic site with a view of the harbour (no picnic benches or other infrastructure) set aside at the junction of the church road (Saffron Lane) with the Polruan-Pont road.



Left: Buzzard. Right: Slow worm



View S from Treduc'well towards Triggabrowne – typical undulating farmland



Frogmore arable field. Churchtown pasture.



Penmarlam caravan park

Field and woodland pattern

A few small patches of woodland in sheltered areas and hollows – no ancient woodland. More commonly, trees occur as occasional hedgerow specimens or as linear belts along hedgerows, extending up out of the woodland on the valley sides.

Throughout this zone there are fields that are small, medium and large, with evidence of some removal of hedges. The field pattern is largely influenced in character by medieval enclosures, in places altered in the 20th century to larger fields. However, whether recent or ancient, the fields can appear large-scale, their shape and size distorted by the convex landform, field hedges running over the rounded slopes and plunging into the valleys. Most, if not all, fields retain their historic names. Cornish hedges mostly of shillet with few big stones. Some hedges are cut annually as part of general farm practice; on organic land they are cut every five years or so. Some arable fields have 6m margins, and some have no buffer zones.



Hedgerow trees near Tremear



Lantivet



Fragmore field patterns



View S from Treduc'well towards Triggabrowne



Right: view N towards Carneggan from near Trevarder

Building distribution

Mainly scattered dwellings and isolated farms, built of rubble stone with slate roofs. Where there were many small farms in the past, there are now a few larger ones and the previous farmhouses, cottages and buildings have generally been converted into permanent residences or holiday lets.

These are often very early sites, recorded first in the 12th and 13th centuries, which have been continually settled since the early medieval period whatever the age of the buildings today.

Many of the farmhouses date back to the 17th century and earlier, with much adaptation over the centuries. Most built with stone quarried nearby or using stone from older demolished buildings.

Modern dwellings tend to be low, 1 or 2 stories, some using the local vernacular of slate roofs with red ridge tiles, colour wash, local stone.

Castle Farm is typical of working farmsteads in this zone with farmhouse, converted older barns and modern buildings for animals, fodder and machinery storage.

Henwood is unusual in this zone, being a single isolated house in a prominent position overlooking Golant, the Fowey River and Penpoll Creek and reached by a long lane from Castle. Frogmore Farm is a busy family-run tenanted farm owned by the National Trust, where old and new buildings sit well in the landscape. Nearby Lantivet House used to be known as Glebeland and was a single-storey building until the 1940s when the first floor was added.

Notable listed buildings and historic farmsteads include:

Lamellyon (early medieval origins, now residential – the farm operation, with modern sheds and barns, relocated to the edge of Bodinnick).

Hall, nestling in a hollow above Bodinnick, the site of an important manor since the 12th century, with remains of 14th-century chapel.



View up West Coombe to Trevarder



Trevarder Barr



View towards Lombard and Castle Farms from near Whitecross



Frogmore Farm



Lantivet House

Lanlawren, early 17th-century manor house (outbuildings are now a cluster of holiday lets); Carne with listed farmhouse.

Trevarder, early 18th-century with listed barn; Lawhippet, with listed ruinous horse engine house (similar, restored, at Triggabrowne).

Churchtown Farm, always an important farm in the parish, with large 18th/19th-century farmhouse and adjoining listed farm building.

The ancient tower of St Wyllow Church, the parish church of Lanteglos, beautifully situated in a hollow opposite Churchtown Farm, can be seen from many places all over the parish and beyond. See below for more.

Transport pattern

All roads and lanes are minor, narrow and winding, some with steep gradients, most settled deep between hedges with only occasional passing places. No verges or pavements. Where hedge trees have been left to grow tall, they form a tunnel.

The only 'main' road is the one that runs from Lanteglos Highway to Bodinnick Ferry.

Some of the lanes with heavier use have many potholes, including main road to Polruan near Frogmore, and the road towards Lerryn from Highway, near Lawhippet.

Public rights of way across fields, mostly well-used and well-signed. Some are old church paths, others link to the well-known Hall Walk. Some sections are steep and rocky, and others have been eroded by water. A distinctive stretch of path is the old packhorse track / tunnel path from near Frogmore down towards Lantivet Bay.



St Wyllow Church and Churchtown Farm



Typical single-track lanes between high hedges



Left: junction of Trevarder Lane with Polruan road.
Right: two church paths meet above Carne Hill.



Old track from Frogmore to Lantivet Bay

Historic features

The parish church of Lanteglos, dedicated to St Wyllow, is listed grade 1 and the most important historic feature in the parish. It is one of only 30 churches in Cornwall to feature in Simon Jenkins's book 'England's Thousand Best Churches' and he gives it 'two stars' for its setting, its 15th-century carved bench ends and its sensitive Victorian restoration by Sedding. The setting - high up above Pont Pill and visible from many parts of the parish yet sheltered just inland from the sea in a gentle dip of the hills - is that of a traditional and simple Cornish churchtown: just an old church and an old farm on a quiet dusty lane. The name Lanteglos means 'church in the valley' in Cornish. The church stands within a curvilinear earthwork enclosure, which is a probable early medieval 'lann' site. Much of the present church building is late 14th-century - an excellent example of early Perpendicular Gothic style, with original wagon roofs. There are fragments of earlier buildings including Norman stonework in the south doorway and the probably pre-Norman XP carved into the door jamb.

Outside is a beautifully preserved 14th-century lantern cross, two other medieval crosses, and a slate sundial made in Polperro.

From John Seymour's 'The Coast of Southwest England':

'Lanteglos has a church the interior of which is so movingly beautiful that anybody going anywhere near this part of Cornwall who does not go and see it is making a very bad mistake...Go and see it, and savour something of the clean simplicity of an uncorrupted faith.'

- Wheal Howell - also known as Wheal Providence
- Shafts and other remains of mine workings now hidden in trees beside 'church path' from Trevarder to Lansallos
- 'Kiss-me-arse steps' - stones in hedge at Trevarder end of church path



St Wyllow Church lower and 14th-century lantern cross



Churchyard - probable site of early medieval 'lann'



Sundial on church porch. 'Kiss-me-arse' steps

- Possible prehistoric enclosures (seen as cropmarks in aerial photos) in field south of Carne Farm, and a demolished Bronze Age cist in field to the north
- Bronze Age barrows on the ridge near Triggabrowne, no longer visible
- Remains of 14th-century chapel at Hall

Cropmarks on Dorset and Castle Farm land indicate possible prehistoric enclosures, field systems and barrows.

Condition

Mainly well-husbanded working farmland, or well-tended gardens attached to dwellings. Overgrown patches attract native wildlife. Hedges are trimmed according to various 'stewardship' protocols and following good agricultural practice.

Aesthetic and sensory

Reasonably calm and undisturbed, tranquil with birdsong, natural sounds of the countryside including some farm machinery and dockyard noise. Some traffic noise from the ferry road and the roads to Polruan (usually bursts of concentrated busyness from the traffic coming off the ferry).

High ground has far-reaching views, especially in winter, and is exposed to wind and weather from all directions (predominant wind direction is south-westerly). Minor light pollution from Fowey and St Austell westwards.

Fields change throughout the seasons from planting to harvest and beyond.



Preserved ruins of Hall chapel



Footpath on field edge at Carne



St Wyllow Church seen from Carne

Distinctive features

- Two mobile telephone masts on the hill above Bodinnick. Farmland criss-crossed with telephone and electricity poles and cables
- Views inland of large wind turbines in neighbouring parishes
- Lantivet Bay tree tunnel
- Local stone and wooden stiles, granite gateposts and troughs
- Local stone in buildings of all ages, particularly farm buildings
- Views of St Wyllow Church in the landscape

Views

Views to this landscape zone, and from it, are spectacular. These views are open, unspoilt and valuable.

Each field gate provides a new vista.

Particular vantage points mentioned include:

- From the footpath crossing Colquite, and from the road by Lawhippet, looking north to church towers of St Veep and Lanlivery, with Brown Willy in the distance, and north-east to Boconnoc obelisk and rolling woods and farmland
- From Lombard, views across to Clay Country and down towards Penmarlam and the Fowey River
- Panoramic views of harbour from high footpath over Hall farmland. View down the valley from Trevarder towards Lansallos Cove
- View of sea from end of tree tunnel at Lantivet.

Key characteristics

- Hedged fields incorporating mature trees interspersed with woodland patches
- Well-managed, mixed farmland supporting a wide ecosystem



Left: Old stone trough on Trevarder Lane.



Right: View towards wind turbine from near Tredudwell.



Lantivet tree tunnel



View towards Tredudwell from near Triggabrowne



View north from near Lawhippet



View SW from near Tredudwell towards Gribbin

- Extensive views of rolling countryside changing with the seasons; with, on south and west margins, the sea, estuary and harbour activity
- Isolated farmsteads, barns and dwellings sitting snugly in harmony with landscape
- Deep lanes, high hedges and ancient paths
- Historic buildings including imposing parish church

Relationship to adjacent landscape character type

Naturally merges (without visible boundary or appreciable change on the ground) with fields, lanes and hedges of the 'plateau' zone above, and the largely wooded 'steep-valley sides' below.



Views from the Lamellyon entrance

Pressures and Forces for Change and Landscape Management and Development Considerations

Coastal Cliffs

Pressure and Forces for Change

- Development which is out of scale and has dominance on the surrounding landscape, including in the bays for shellfish farming
- Wind turbines
- Tourism access and parking
- Further light pollution eroding the dark skies

Landscape Management and Development Considerations

- The open often high topography of the coast provides panoramic views of surrounding areas
- The undeveloped nature of the whole of the coastal cliff area should be protected and the importance of the landscape recognised. As the National Trust is the principal landholder their standards of stewardship are very high and further development is unlikely
- Avoid location of development on prominent skylines, particularly those with distinctive historic or cultural features
- Avoid significant impacts on key views from important viewpoints, popular tourist and scenic routes and settlements
- Avoid the creation of access tracks across coastal rough ground
- Avoid the siting of activities such as intensive shellfish and fish farming in the bays off the SSSI.

Elevated Plateau

Pressure and Forces for Change

- Trend to larger farm buildings although most are well screened
- Increased field sizes involved the removal of Cornish hedges. None have been removed in recent times
- Creeping accumulation of modern structures such as wind turbines and solar arrays, communication masts, overhead cables
- Suburbanisation of rural character by close cutting of roadside verges and the garden escapes of fuchsia, hydrangeas and crocosmia in rural settings
- Increasing light pollution
- Redevelopment of isolated buildings in a style and size which are of a different scale and mass to other buildings in the area

Landscape Management and Development Considerations

- The nature of the high open ground means that any development in this landscape will increase in prominence. Detailed consideration should be given to the siting and design of any such development
- The siting of any development on ridge or skylines should be avoided
- Vegetation will take longer to establish on high, exposed ground and to reach a screening height for new development
- Any development should not dominate or damage the setting of historic landmark features
- Consider how cumulative development, not necessarily of the same type, could have a negative impact

on the existing landscape and cause clutter.

- Ensure any new features match the local building vernacular using locally occurring materials and finishes
- Consider how light pollution can be minimised through sympathetic design in any new development

Tidal Estuaries and Creeks

Pressure and Forces for Change

- Increased water based leisure activities particularly at Penmarlam
- Redevelopment of prime waterfront sites
- Development of the foreshore which erodes peace and tranquillity
- Further silting of the creeks
- Mixtow Pill has a low level of protection and is not part of a Marine Conservation Zone, although it is in the AONB. The north bank is regularly redeveloped and infilled
- Further industrial development of the Harbour Commission sites at Penmarlam boatyard and marina, and Brazen Island, all of which are in the AONB.
- Further development of Toms yard

Landscape Management and Development Considerations

- All these areas have significant ecological value and any development will need to examine effects upon the ecology of the foreshore, particularly at Penmarlam, Brazen Island and Polruan Pool where eel grass grows.
- Pont Pill has a high level of protection and the creek itself is part of the Marine Conservation Area with much of the adjoining land in the ownership of the National Trust. There remains very little that could be considered as eligible for development
- Penpoll Creek has a medium level of protection and is part of the Upper Fowey Marine Conservation Area. The south bank is partly owned by the National Trust and local farmers
- Changes in farming practices will need to consider any associated effects which may create nutrient runoff, potentially detrimental to these habitats
- Support water-based development where it conserves and enhances the character of the landscape, and does not erode its tranquillity
- Avoid the removal of established woodland, a characteristic feature along the banks of all these tidal waterways
- Avoid development which would have an inverse impact on, or causes damage or destruction of the important wetland habitats
- Maintaining and enhancing landscape cover to screen light industrial buildings such as barns, caravan parks and boat parks.

Steep-Sided Valleys

Pressure and Forces for Change

- Water based leisure activities
- Tourism access and car parking
- Redevelopment/expansion of established tourism facilities
- Extension/alterations/redevelopment of existing dwellings
- Housing development which extends above the valleys to higher ground breaking the skyline

Landscape Management and Development Considerations

- Alterations and extensions to dwellings should have appropriate regard to the character of the existing dwelling, in particular to ensure that the scale and design respects the character of the original dwelling and its setting in the landscape
- Consider the direction of slope and nature of the setting; in this character type there is potential for substantial impact on land facing the development
- Avoid the removal of woodland which is a characteristic feature of these sheltered valleys
- Encourage the management and where appropriate the extension of broadleaf woodland
- Minimise the damage to Cornish hedges, trees, historic bridges and gateposts, and repair and replace any features which are lost including traditional wooden signposts
- Ensure new features match the local vernacular using locally occurring materials
- Reflect the landscape character and settlement pattern

Undulating Intermediate Sloping Land

Pressure and Forces for Change

- Increased field sizes involving the removal of Cornish hedges and widening of field gateways
- Changes in the traditional management of farmland
- Housing development which extends into the higher ground breaking the skyline
- Replacement dwellings, where existing detached properties are replaced with larger buildings which are of a different scale and mass to the character of the properties in the area
- Extension and expansion of leisure and tourism accommodation and facilities
- Accumulation of modern structures including wind turbines, overhead cables, telecommunications masts and solar arrays
- Suburbanisation of the rural character by close-cutting roadside verges and planting non-native species in a rural setting
- Light pollution eroding the dark skies

Landscape Management and Development Considerations

- Avoid development which does not follow the undulating character of the topography or is out of scale, or overwhelms the landscape pattern and character
- Reflect the field sizes retaining and enhancing the small and medium field patterns
- Alterations and extensions to dwellings should have appropriate regard to the character of the existing dwelling, in particular to ensure that the scale and design respects the character of the original dwelling and its setting in the landscape
- Consider how cumulative development (not necessarily of the same type) can have an increased impact on the characteristics of the landscape
- Retain the strong field pattern of Cornish hedges, reflecting the local character of bare stone faces or vegetated with native shrubs and trees
- Avoid development which breaks the skyline
- Ensure new features match the local vernacular using locally occurring materials
- Consider how light pollution can be minimised through appropriate design in any new development

Chapter 3 – Response to Lanteglos-by-Fowey’s Landscape: The Evidence from Public Consultation

This chapter presents the results of public consultation to ascertain the views of local people to understand what is important and what they value about their landscape.

Procedure

This was achieved initially through presentation of the LLCA, i.e. the results of the survey described in the previous chapter. The first public presentation was made at the Annual Parish Meeting in May 2018 and bound copies were made available. The next consultation event took place at the Whitecross Local Produce Market in June 2018 when a ‘street stall’ was set up and a display mounted of the illustrated LLCA. Bound copies of this were made available to members of the public who wished to take one, and oral and written responses (on ‘Post-it’ slips) received. A presentation was also made to Polruan Academy in July 2018, and copies left with them to be worked on as part of their ongoing work.

Further public consultation events were held at Whitecross Produce Market, Polruan Church Fete, Polruan Reading Room, St Wyllow Church, St Saviour’s Church (Polruan), St John’s Chapel at Ease (Bodinnick) and at the Russell Inn, Polruan. At each of these, bound copies of the full assessment were available and at the bigger venues a full display of all 29 panels was mounted. Supplementary material was obtained at these meetings through a questionnaire and postcard questions directed towards aspects of the Lanteglos landscape considered important to the respondent.



The display held at Whitecross





The display held in Polruan and at St Wyllow church

A Residents' Survey undertaken separately, but which forms a linked part of the process to draw up the Lanteglos-by-Fowey Neighbourhood Plan, was conducted in May 2018. This was a wide-ranging exercise encompassing many aspects of concern to the parish; but one theme related to environmental matters, and the responses to those questions are clearly of relevance to obtaining a more comprehensive understanding of the public's views of our landscape.

The results and the responses to these additional exercises are summarised below.

Questionnaire

The questions about the importance of the Lanteglos landscape were phrased as follows:

Thinking about a particular place or area in the parish:

- What gives this place or area its special quality?
- Can you describe any historical or cultural interests here?
- Can you describe any natural conservation interests here?
- Do you have any personal memories or associations with this place?
- Is there anywhere else in Lanteglos like this place or area?

Summary of responses:

- * Make it a planning condition that only local stone/slate be used
- * I wouldn't like to see development in the Hall Farm area
- * Ring 'O' Bells – 2 small houses available
- * Lovely place
- * Birds, butterflies, wild flowers, historic churches
- * Talks at Whitecross
- * Wild life including Silver Washed Fritillaries, Marsh Tits, Warblers, etc.
- * River Fowey campsite and shop!

- * Yes – I have 60 years' worth of personal memories and associations with this place
- * There is nowhere else like Lanteglos
- * A landing point/pontoon in Bodinnick would be useful as well as a permanent shop
- * Mark Pont Road as unsuitable for large vehicles. Satnav is sending visitors to Polruan by that route and many find it very difficult
- * The view from Henwood looking up Penpoll Creek to the East, North to Lanlivery and Helman, West to Golant and Hensbarrow Downs
- * Looking out to Watch House Cove from the Old Watch House
- * The view from the coast path looking down to Little Lantic
- * The view to the North from Lanteglos Highway of unspoilt pastoral landscape
- * Pencarrow Head and the Old Coast Guard Look out – fantastic unspoilt views
- * Wonderful to anchor in Lantic Bay and see the wonderful folded cliffs and views
- * Hall Walk and 'Q' Memorial. The War Memorial on Hall Walk. This whole place. Pont Pill – its peace and tranquillity
- * Thank you for the much needed drink and for a sight of this beautiful church (St Wyllow)
- * If houses were built can it be guaranteed they won't become second homes
- * There are already too many second homes
- * People asked what is happening at Lady Ram's House, the Peak, Brawn Point, Football Field next to Vevery
- * Traffic calming measures were proposed for the top of Polruan, maybe the installation of speed bumps
- * The possibility of relocating the Doctors' surgery at the top of the village was raised. This would be easier to access and easier to get to. It was pointed that the downside of this could be to reduce people going to the bottom of the village
- * Townsend Farm was mentioned several times with people suggesting that it could have several new uses

Postcard Question

Tell us what you would hate to lose from the Lanteglos Landscape

Summary of responses:

- * I thought the Character Assessment was very thorough. It brings into focus the fact that we really can't afford to lose anything from the Lanteglos Landscape
- * The traditional rugged and natural beauty of the area together with its ecological heritage. Without these Cornwall and Lanteglos will be subsumed into a jungle of the built environment
- * The rural nature and the peace
- * Unspoilt cliffs – brilliant habitat for wild life. Historic churches and chapels (inc. St John's & Mohun in Bodinnick)
- * Old Ferry Inn – vital for life of Bodinnick
- * Coastal path from Polruan to Polperro which is uninterrupted by views of development (housing, etc.)
- * The wonderful views out to sea as you drive along the coast road to Polruan

- * Anything
- * Foxes
- * Quiet places like here (Bodinnick). Peace and tranquillity away from the Madding Crowd
- * Everything – LOSE NOTHING
- * Natural beauty of undisturbed landscape with stable local community. Farming and holiday industry well integrated
- * The remoteness and peacefulness of Lantic Bay
- * The tranquil culture, peace and serenity. The lack of mind bending technology and crowds makes this place a piece of heaven on Earth
- * The boats in Toms' Yard being fixed
- * Would hate to lose the local character of the Parish
- * Any more countryside, views, woodlands.
- * Shame to cover the countryside with houses when lots in Polruan are 2nd homes

Responses to Postcard Question by pupils at Polruan Primary Academy

A presentation was made to all pupils in June 2018 as part of community consultation on the results of the LLCA. A copy of the illustrated assessment was left with them together with a map of the Parish. Pupils then worked on aspects of this during the rest of the term and into the Autumn. The question asked was: 'Tell us what you would hate to lose from the Lanteglos Landscape'.

- * I wouldn't like the beach to go because I wouldn't be able to go swimming. And the people from a different country could visit the beach
- * The wildlife. I love the wildlife and I would hate them to die because they are important
- * I would hate to lose the beach because of the falling rocks
- * I would hate to see Polruan School go because you would have to spend money to travel to another school. The effect it would have on the community would be no events and celebrations
- * I would hate to see the Blockhouse go as it is part of Polruan history. The loss of the Blockhouse would affect fishermen to navigate into the River Fowey
- * The Hall Walk between Polruan and Bodinnick. The tourists will be sad if they can't walk on the Hall Walk
- * I would hate to see the beaches go because lots of people go swimming in the summer. Also, if we didn't have any beaches, no-one would come to Polruan to swim
- * I would hate to see Lantic Bay go, because it is a great place to go. It will have an effect on tourists
- * I don't want the trees to go because they give us oxygen. Without trees we would not be here
- * I would hate to see the Blockhouse go because it's a piece of history. It has been there for hundreds of years. In addition, it would effect tourism because they might have come to see that particular derelict building
- * I would love to save the beach because everyone loves it there and people love swimming. So please help save the beach. This would affect everyone and people can't relax
- * I want to keep the Girls and Boys coves because it is fun and exciting and if it does it will affect the tourists
- * I would really like the wind-sculpted tree because when I was about five, me and my Dad would always love walking past there and I would want tourists to see it because it is a beautiful view

* I would hate to see the beaches go because lots of people go swimming in the summer. Also if we didn't have any beaches no-one would come to Polruan to swim

Map of Lanteglos-by-Fowey

People were also asked to put different coloured dots on a map of Lanteglos to indicate 'what makes the landscape of Lanteglos important'. The dot was put on the area/place that was considered to be special. Different colours were used to show why it was felt to be a special place. Some dots referred to places where development of affordable housing might take place.

The results did show a pattern, with the majority of special places being located on the coast, estuary and creeks of the Parish

Responses from the Residents' Survey

Two questions (Q. 13 and Q. 14) were particularly related to landscape issues.

Question 13 asked:

On a scale of 1 (low) – 5 (high), how important is it that the Neighbourhood Plan should seek to protect important public views and vistas by restricting development which may impact upon them?

80.95 % of the respondents rated this as High

Question 14 asked:

Where are these important/special views and vistas in the Parish which should be protected? Please indicate the vantage point accessible to the public, and the view/direction

A summary table of the results is presented below. Many views and vistas were identified by the 112 respondents, and responses have been grouped according to viewpoints in descending order of mentions. Unsurprisingly, coastal, sea and river views predominate, but many other aspects of the rural environment received positive responses. Where possible, view points and linear features (roads, paths, rivers) that provide vistas have been mapped (Map 6).

Main car park (including St Saviour's Point, Children's Play Area, NCI Lookout)	42
<i>'The main car park and adjoining grassed area - All directions'</i> <i>'Fields by coastguard lookout'</i> <i>'NCI Watch house - Out to sea'</i> <i>'By the children's play area - Harbour, open sea'</i> <i>'Furze Park – Sea'</i> <i>'Polruan St Saviours' Point - E - S – W'</i>	
Hall Walk (including Pont Pill)	36
<i>'Hall Walk - Pont Pill'</i> <i>'Hall Walk - Quiller memorial to Fowey'</i> <i>'The Hall Walk/Pont - Towards water/across water'</i> <i>'Hall Walk vista of Fowey - South west'</i> <i>'Hall Walk - Various views of the river & Fowey from Polruan to Bodinnick.'</i> <i>'Lanteglos Church, Hall Walk (north side) – SE'</i>	
Town Quay (including west and east of quayside, estuary)	23
<i>'The Quay, Polruan - Northerly along the River Fowey'</i> <i>'West Street Polruan - Across to Fowey'</i> <i>'East Street - over boatyard'</i> <i>'Old Reservoir, The Quay - Out to sea, Up river, though the Boatyard crane is now an eyesore'</i> <i>'Castle should not be dwarfed by surrounding development'</i>	
Fowey – views from Fowey towards Polruan	13
<i>'Historic water fronts'</i> <i>'Town Quay, Fowey - All of western edge of parish inc. Bodinnick, Pont and Polruan'</i> <i>'Skyline of Polruan when approaching from Fowey'</i> <i>'Hanson Drive, Fowey – Polruan'</i> <i>'Meadowbank - Across to St Saviour's Hill'</i> <i>'Readymoney Beach, Fowey - Across to St Saviour's Hill'</i> <i>'Meadowbank - across harbour to Battery Park'</i>	

Lanteglos Highway	11
<p><i>'Lanteglos Highway - To sea/to valleys (5 x parishes)'</i> <i>'The view from Lanteglos Highway - Looking NW over the valley at Penpoll, and St Veep Church beyond'</i> <i>'Whitecross/Lanteglos Highway - Views to SW of sea/harbour and Gribbin Daymark'</i></p>	
Fowey – views from Fowey towards Polruan	13
<p><i>'Towards St Veep and Lombard Farm. All directions'</i> <i>'from Triggabrowne - in all directions'</i> <i>'Looking north a long stretch of unbroken farming land, towards Bodmin Moor with Brown Willy. Also NW towards White Moor'</i> <i>'Polruan-Frogmore road from Essa E to Lantic car park - N over rural landscape'</i> <i>'Yeate Farm E to Highway - N over landscape from St Austell Moor to Bodmin Moor'</i></p>	
Block House	9
<p><i>'Block house and Coastal path'</i> <i>'Blockhouse and Quay, Polruan'</i> <i>'Blockhouse - Estuary and village'</i></p>	
Coast Path	8
<p><i>'All coastal paths in Polruan/Fowey/Golant/Pont/Lantic Bay - All directions'</i> <i>'Views of the coast from Polruan to Lansallos road - Entire stretch in every direction'</i> <i>'View to the Gribbin Daymark'</i> <i>'Coastal path - various views from Furze Park to Lantivet Reach'</i> <i>'Coast path - Lantic Bay and south/eastwards'</i> <i>'Blackbottle Rock - Coast and sea'</i></p>	
Lantic Bay	7
<p><i>'Footpath towards Lantic Bay from car park'</i> <i>'Road to Polruan - Lantic Bay/sea Lamellyon'</i> <i>'above Lantic Bay - all directions over the coast, the sea and north towards Lanteglos church'</i></p>	
Pencarrow Head	7
<p><i>'Pencarrow Head - to east, west and northward inland and south out to sea. The vistas in every direction are unspoilt and beautiful'</i> <i>'Polruan to Trevarder coast road - View of Pencarrow Head'</i></p>	
Quiller Memorial	6
<p><i>'Q Memorial, Hall Walk - Harbour The National Trust should keep trees and vegetation low to protect this wonderful view.'</i> <i>'War Memorial, Hall Walk - SW. A view of Fowey through a 'window' in the trees.'</i></p>	
St. Saviour's Hill	5
<p><i>'St. Saviour's - All directions'</i></p>	
Bodinnick	5
<p><i>'Bodinnick - Up and down the river'</i> <i>'Bodinnick village street - down to the harbour'</i></p>	

Greenbank	4
'Channel View Road and Greenbank - Out to sea and village, across to Fowey' 'Greenbank - Down into village and across to Fowey'	
Mixtow	4
'Mixtow Pill - Views of Mixtow Pill and countryside' 'path/road to Penmarlam quay - Mixtow valley'	
Furze Park	4
'Start of Cliff Path by Furze Park' 'Furze Park - Towards Gribben Head'	
School Playing Field	3
'Polruan Playing fields - To Harbour, to sea - 360 degrees'	
Polruan Village Hall	3
'Village Hall garden - estuary/village' 'Village Hall Balcony - Up river/down/across Polruan'	
Whitecross	2
'Whitecross village hall - Looking towards sea - view south'	
Polruan – other views	23
'The road to/from Polruan - 360' countryside and coast' 'Polruan Village (various) - Polruan Pool, Fowey Estuary, Readymoney Cove' 'Battery Park – Seawards' 'Park bench at village end of Vevery car park - From Ferris Way' 'Moss Terrace – Fowey' 'From the benches at the end of Channel View in Polruan - North and west over Polruan and the river' 'Land adjacent to Hoe Cottage' 'Seawards, over 'Peak', & To Gribbin Head' 'The Bound just past Channel View - Looking up the estuary'	

Other comments:

- 'There are no views/vantage points that are not important'
- 'All Areas of Outstanding Natural Beauty/Hall Farm'
- 'Existing homes should not have tall houses built in their views of sea and coast or country. Build low and dig in at base'
- 'Everything around the Fowey River on both sides. Don't touch any of it.'
- 'Stand on any elevated point and look around you. The views are everywhere. Please don't spoil this.'
- 'Anywhere visible from footpaths and public spaces upon which our tourist economy depends'
- 'Footpath across Colquite - looking north, north west and north east'

- 'permissive path from Colquite - Penpoll Creek'
- 'cliffs at Lantivet and Pencarrow - Unspoilt views to sea and other headlands and the rugged coast'
- 'Ash Dump - Coast and sea'
- 'Snail Park, Peak and area, Castle - Out to sea, and harbour'
- 'St Saviour's Rock - River views'
- 'Top of Whitly - Coast line, looking south. Rolling countryside looking north.'
- 'Lantivet Bay - all directions; coast, sea and towards Lansallos'

Overview

The comments from the public consultation exercises provide a significant part of what is valued in the Lanteglos Landscape. Comments made in the detailed Residents' survey in May reinforce and amplify what has been said by members of the community in their responses at the LLCA community events and show a similar pattern. Taken together it is clear that the majority of these special places to the local community are located on the coast, estuary and creeks of the Parish. We now, with their help, have a clear picture of what is of value in this landscape, what makes it special and what should be protected. This will provide evidence for the NDP itself.

CHAPTER 4: SETTLEMENT ASSESSMENTS

Introduction

The previous two chapters have paid little attention to settlement in Lanteglos-by-Fowey. However, all aspects of landscape will inform the Lanteglos Neighbourhood Plan, including the character of the villages and hamlets that are located within the parish. It is clearly important to understand the composition of its settlements, particularly in terms of their individuality and distinctiveness, and the relationship between those settlements and their wider landscape setting.

In this section, settlement assessments are made for the villages of Polruan and Bodinnick, the hamlets of Highway including Whitecross and Mixtow including Lombard. Broadly, the assessments consider the setting of the settlement within the surrounding landscape, the characteristics, size and scale of buildings, the important features of the settlement's character and pressures for change. In more detail the descriptions address:

- * The contribution the landscape setting makes to the village character, including the relationship between settlement and topography, and its dominance or subservience within the surrounding landscape
- * The nature of the boundary of the settlement within the broader landscape including views of the settlement when approaching from the wider landscape
- * The size of buildings, public buildings, house types, age of buildings, and construction materials, all of which contribute to settlement character and will be important influences upon future development
- * The relationship between older parts of the villages and hamlets to more recent development
- * The nature of infrastructure, particularly roads, paths, pavements, street lighting, and signage
- * The pressure and forces for change including both positive and negative impact of development on the landscape character which might in this area be particularly expected to emanate from tourism (e.g. holiday accommodation, barn conversions, caravan sites); farming (e.g. changes to practices, intensification, increasing field size); waterside development (e.g. commercial, housing, infrastructure); roads; and power generation

THE SETTLEMENTS

Polruan

Assessed by Helen Doe, John Pollard, Pat Moore and Tessa Skola

The village of Polruan is a coastal community and its shape has been defined by its relationship to the River Fowey and the coastline. It needs to be viewed not just from the land but also from the water. It sits on the steep eastern side of the Fowey River in a sheltered embayment near the mouth of the estuary. Development has spread from the waterfront to a small extent up river, but much more so up the hillside. Access by land is by a single road which runs along the coast above Lantic Bay. Rurality is preserved along that road until you start descending from the higher land into Polruan, crossing the boundary into the village as you do so.

Historical background

Polruan is first mentioned in the Domesday Book and was at the time a larger settlement than Fowey. Polruan is often, incorrectly, characterised as a fishing village. While there have been a small number of fishermen based in Polruan (just 4 are listed in 1851) and cellars to cure fish, its main role across the centuries has been as a shipbuilding, ship-owning and mariner community. It can also be argued that in this role, Polruan has a larger significance in a regional, even a national context. There were indeed times, from medieval to modern, when Polruan outperformed Fowey in shipbuilding and ship-owning. It is this continuity of role that makes Polruan distinct from the many other coastal communities in Cornwall. Regionally, other comparable shipbuilding and mariner communities are Salcombe and Appledore, but their medieval roots are limited.



Polruan from the air



Polruan



Toms Boat Yard. Shipbuilding has been here since medieval period. Moss Terrace behind



Left on the waterline. Brazen Island and Toms' Yard, Polruan's shipyards.

The shipbuilding, trading and mariner communities have defined the architecture of the village. The 19th century was a particularly prosperous time for those in the maritime industry. The population expanded and all this is reflected in the housing. The layout is characteristic of many Cornish waterside villages with the oldest buildings clustered around the quay, the edges of Polruan Pool, Fore Street, West and East Streets and the lower part of Fore Street. To protect its character, the parts of the village largely defined by the old streets were designated a Conservation Area in 1973. While there are some medieval remnants, notably the Blockhouse and the quay, much of the conservation area was developed in the late 18th and the 19th centuries. The waterfront was once a series of shipyards, three in total and there are traces of medieval stone quays to individual houses with water access.



West Street looking towards centre of Polruan



Old and new steps in Tinker's Hill



Fore Street looking uphill

Layout

Fore Street is the main entrance road which leads down to the quay. East Street and West Street lead off Fore Street towards its foot, as does Chapel Lane. West Street winds above the shoreline for almost 300m to the 14th century Blockhouse at Polruan's most western tip. Its traditional housing and spectacular vistas, especially the panoramic view from the Blockhouse across to Fowey, up river to Bodinnick, and out to sea has always offered prime residential building sites and an attraction to the tourist. Fore Street descends steeply down a central valley to the harbour with a mix of substantial Georgian, Victorian and Edwardian houses, notably Hormond House, Holly House and Sunray House as well as smaller and more traditional cottages, some united in short terraces. St Saviour's church, a prominent red brick and stone structure of Victorian age, stands on the southern side of Fore Street. Towards the foot of Fore Street is Sunray House, one of the oldest houses in Polruan: it is a substantial merchant's dwelling from 1715 and Grade II listed.

Development over the centuries began around the harbour and adjacent main streets gradually, until the post-War period, spreading east up the hillside. There has been a rapid acceleration of building particularly since the 1960s and early 1970s. Towards the top, or east, of the village are Ocean View, Channel View and Furze Park as well as the newer developments of Ferris Way and Kendall Park built for local need. There are also prominent developments of social housing at Greenbank. Altogether, these have given a more suburban character to the upper hillside sections of the village: this is particularly apparent when viewed from St Saviour's Hill and from across the harbour at Fowey.



Fore Street looking towards the harbour



Sunray House dated 1715



Channel View



Furze Park

Much of the surrounding land now limits further spread, both along the coastline to the south, and towards Pont Pill to the north, as it is owned by the National Trust; whereas to the east, the AONB impinges on the village's boundary. The coastline and cliff between St Saviour's Point and the Blockhouse do lie within the defined village limits, but further development on this hilltop and promontory would be outside the defined development boundary. This has not prevented redevelopment with some properties almost doubling square footage without enlarging their footprint: several substantial houses on Battery Lane growing from single storey dormer bungalows into substantial two storey houses are cases in point.

Elsewhere, there have been instances of several large houses being built on land previously granted planning permission, and which inevitably are second homes. Throughout Polruan, enlargement, infill and renovation has been the inevitable pattern of modern development in response to the land constraint.



Polruan from Fowey



The Coastguard watch house, now the Polruan lookout for National Coastwatch Institution, and the remains of St Saviour's chapel



Stone front and brick arches

Style

In the older parts of Polruan the most common house style is of roughly dressed stone fronts with rubble-stone side and rear walls and brick segmental arches to all openings. The stone is predominantly the local brown or grey slate or shale, commonly referred to as 'Cornish stone': in a few instances, a grey limestone substitute. Some façades have subsequently been plastered or painted. Many houses also display dormer constructions. Windows are traditionally wooden casements, but some have now been replaced with obvious plastic versions. Roofs are of natural slate and three houses are slate fronted. The many stone fronted houses give Polruan its distinctiveness despite the various later attempts of some owners to render the stone and add colour. What is noticeable is that most of these properties are on three storeys, the bottom being originally workshops/stores/coal stores. Stone steps lead to the front door on the 1st floor and a second floor above that. These are quite substantial properties with a minimum of two bedrooms. There are many terraced properties, two of which are in Fore Street and listed. One notable terrace in East Street has a very distinctive Victorian metal guttering with lion heads across all five properties.



Decorated Victorian guttering



One of the few slate fronted houses



Lower floor storage and access to 1st floor

What makes Polruan different from the traditional fishing village is the many larger detached properties built by master mariners in the nineteenth century. Many stand in their own plot surrounded by a garden and often with an imposing entrance/gatepost.

Moville House in Fore Street and Holly House are examples and the latter is listed. In West Street there is a very distinctive three-story house, No 36, with a plastered front and very decorative plastered quoins and other plaster decorations. Also in West Street is the substantial Grey House, now Waterfront Apartments and at the end of West Street stands September Cottage, which is a substantial detached house with a 'pilgrim shell' decoration over the door. Passages and steps to side entrances or back doors are common to West Street's houses as are patios and courtyards.

There are two distinct terraces, Walk Terrace (built slightly higher up the hill above West Street) and Carnall Terrace. In East Street stands Harbour View, another master mariner house. This is now divided into two properties, Harbour View and Penhaven. Other detached properties which were once master mariner houses have also been divided.



Moville House



Harbour View, now two houses



East Street, another large house, now two houses



Holly House

On the quay is Quayside House, now listed together with the Reading Room above, and the listed pub, The Luggier. The quay is early mediaeval in origin and is now owned by the Town Trust as is the coal wharf which is now the 'town square' for the village. The Trust is an organisation which holds property and land in trust for the inhabitants of Polruan. Its origins date back to at least 1686.

Other public buildings include the Victorian St Saviour's Church noted above and the Victorian village school 'Polruan Academy' situated at the top of St Saviour's Hill. (The original St Saviour's on the promontory is now a medieval ruin.) There are also former non-conformist chapels, but the Wesleyan and Methodist chapels have been converted to private residences. The 1880 Wesleyan chapel has a magnificent circular window and two narrow circular turrets.

It might be noted that there was at one time a long-standing site reservation for a new primary school on high ground a little distant from the village, and outside the village boundary. This has lapsed.



36 West Street



September Cottage



St Saviour's church



WI Hall

The roads are very narrow, one car width at best. West Street, for instance, is pinched to only 2.3m wide at each end, allowing only small vehicle access. Pavements are absent, but there are many pedestrian walkways and steps crisscrossing the village: notably Garret Steps leads down from West Street to the quay, and shows the granite worn by generations of boots. The steep narrow streets cause difficulties for traffic and parking which are particularly acute during the summer. This has to be accepted if the village is to retain its character and attraction. Whilst no solutions are apparent, Cornwall Council will support traffic management measures that are compatible with village character.

Once a village with many shops, including a bakery and two butchers, it now has one general store, a small shop on the quay which is also the post office and two cafes/bakery. The two old-established pubs – The Russell on the corner of Fore Street and East Street, and The Luggier on the quay – have survived the depopulation of permanent residents, supported by trade in the tourist season. Indeed, tourism has had the biggest single impact on the village from the twentieth century onwards. Many houses are holiday lets, and there is a caravan park site on the entrance road that marks the start of the village. Where once there were two shipbuilding yards along West Street, these are now holiday homes. Even so, one shipyard remains and has expanded, and is now a major employer in the village carrying on a shipbuilding tradition which has its roots in the medieval period.

Brazen Island is a large waterfront site to the east; once a shipbuilding yard, it now belongs to the Harbour Commission and is used for ship repair and maintenance.



Down to the Quay



The Luggier



West Street



Chapel Lane



Cottages with 1st floor access. West Street

Building Pressures

Piecemeal development and infilling has left a legacy of mismatched properties



Garrelí Steps



Upper Palruan



Bones Meadow



St Saviour's Tower

Bodinnick

Assessors: Margaret Shakerley, Gavin Shakerley and Helen Doe

The very existence of the settlement of Bodinnick is based on the river crossing. On Cornwall's south coast, the first bridge that enabled travellers to cross the river Fowey was 6 miles inland at Lostwithiel. Bodinnick, on the east bank of Fowey Harbour was identified as the first manageable point for a boat/ferry to carry travellers across the river to Caffa Mill and to the town of Fowey. Located at the bottom of Old Road, Bodinnick, this crossing provided an essential link in the Great Western Post Road and was a key feature of the South Cornwall road link from Plymouth to Truro, Falmouth and West Cornwall. The ferry was first mentioned as early as 1344. In reality it was probably in operation providing a service before that date.

Bodinnick, meaning 'fortified dwelling', probably refers to an ancient iron age community, which existed in the immediate area above Hall. Certainly the village itself was mentioned as early as 1302. Bodinnick was inextricably bound up with Hall Manor. The house had its own chapel, built under the instructions of the son of the first De Mohan in 1372. The chapel is now listed as an ancient monument and is monitored by English Heritage. During the early Elizabethan era, Hall was a significant 3 storey manor house with 30 rooms. The County Records Office holds the original inventory (1608) of Dowager Lady Ann Mohan who lived at Hall. The inventory lists the contents of all the rooms. The Mohan family moved to Boconnoc in the 1580's. The Elizabethan manor house was largely destroyed by a Parliamentary raiding party in 1644. The existing farmhouse was built from the ruins in the early 1700's and further improved in early Victorian times. The older farm barns were constructed around 1856.



Bodinnick from Fowey



Blue cottage and The Old Ferry Inn



The old School



Traditional cottages in old road

Bodinnick was a hidden village, nestled down in the valley and not easily visible from the river or countryside. It is essentially a linear village stretching inland from the river for approximately 500 metres and has always been constrained by the restrictive valley sides.

The style, size and material construction of the early family homes were dictated by employment and the cost of such constructions. Employment was as fishermen and boatbuilders and throughout our maritime history, men from Bodinnick served alongside Fowey and Polruan men. Hall Farm employed many villagers at the top of the village and the Old Post Road and the ferry brought focus towards the bottom and the riverside. The old village was filled with modest cottages. Listed 3 and 4 Old Road are in the middle of a line of terraced cottages on the north side of the road and they exemplify the 18th Century style - small, 2 storey dwellings with local, colour washed, rubble stone walls, slate roofs, gabled ends, where appropriate, brick stack chimneys and small casement or sash windows with small panes. Also listed is Blue Cottage at the top of the terrace line. This is a slightly larger dwelling with 3 storeys. Some cottages have small valley side gardens to the rear.

Other significant buildings in the older part of the village include Ferryside, which has a prominent position on the waterside of the village and is an example of an effective 1926 conversion of working boathouses into an attractive residential property; The Old School House built in 1873 and schooling 18 pupils, is in a commanding position on the side of the road and is constructed with local stone and a slate roof; The Old Ferry Inn, a curious mix of very old and 19th and 20th century construction, is surprisingly not listed. Its frontage onto Old Road is substantial and it was known as the Great House in 1771.



Prime Cellars, no road access, once a fish cellar, now a private house



Ferryside



St John's Chapel



Hall Farm and Bodinnick

Bodinnick remained constrained by its landscape and low socio economic opportunities for centuries. The ferry provides vehicular access from the west and there is a single link road to the ferry and village from the east. In the 20th century, Bodinnick, like most other settlements on the south coast of Cornwall, has had to respond to tourism and the demand for holiday accommodation and holiday homes.

Within the last seventy years sequential bands of different development have taken place, with change of use, modernisation and infill being evident in the old part of the village and extensions of new development uphill on both sides of Old Road and with groups of houses breaking out of the valley, taking up elevated positions with commanding views. These larger and often detached houses have been built or have attracted retirement and investment families and there is a high degree of second home ownership.

The post war demand for social housing saw the construction of 12 semi-detached and terraced houses. Many local families chose to move into them from the close quarters of their cottages in the old part of the village. These classic local council design buildings, in groups of 4 terraced 2 storey houses plus 2 semi detached bungalows, are mostly rendered or pebble dashed breeze block structures with slate or tile roofing.

The 1960's saw a further development of 9 detached and semi-detached 2 storey houses within an estate layout with open plan front gardens and individual back gardens. They are principally of brick and rendered construction with tile roofing.

Bodinnick and its immediate rural area is in the South Coast Eastern Area of Outstanding Natural Beauty. The extended village settlement boundary continues to abut farmland.

In and around the village the latest band of 20th Century developments have been high expenditure/ architect driven one offs, satisfying the whims of their clients, but with no relevance to other buildings in Lanteglos-by-Fowey.



View from Hall Walk



Newquay Cellars, once fish cellars now a boat building yard



Hall Terrace



Bodinnick Heights



Rear view of Hall Terrace with Bodinnick Heights beyond

Lanteglos Highway

Assessor: Pat Moore

The older part of the hamlet of Highway stands on a high point on the southern side of the old highway to the Bodinnick Ferry and further on into Cornwall. The approach from the east is up an incline and there is no indication that there is habitation except for a single road sign. The older houses here are mostly terraced and include Edwardian, Victorian, Georgian and earlier. Most open directly onto the road and look north towards St Veep. There are two former chapels here, both of which have been converted to residential use, and one of which is an imposing Victorian building. Behind this row and along the lanes leading to Trevedda and Trevecca are larger detached bungalows of mid-20th century construction. There is one infill cottage constructed in the last two years, to a traditional design of pitched roof, three windows on first floor and two windows and central door on the ground floor.

Many of the older houses have kept their original window styles, both sash and casement. The older houses are built of random rubble, mostly now cement and colour washed with slate pitched roofs, some with clay ridge tiles. Doorsteps are mainly slate. These are small houses, some extended. Church View is larger than the others and stands alone. The newer houses are mostly single story, with some dormer windows, standing in their own gardens with space for cars and garaging. There are modern moderately sized farm buildings attached to one of these.



Views towards Highway



Ancient road sign



Modern multiple signs

Trevedda is the old Elizabethan E shaped farmhouse with traditional outbuildings, dating from the 17th century although one of the barns has been converted into a substantial dwelling. A footpath leads from here down to Pont. This part of the hamlet is not in the AONB.

A footpath runs from the hedge opposite these houses, down to Lawhippet Farm on the road down to Penpoll. This is a traditionally built stone house still with its farmstead buildings, in need of some repair.

Further west along the northern side of the road there is mid to late 20th century development, one two storey refurbished house, the others bungalows, some with dormers and Velux type windows, several much extended. All stand in their own plots of land, have Cornish hedges and cut grassed verges, and face the road, with views out across farmland to the sea. Views from the back of the row are to the north towards St Veep. There is one bungalow of a more modern design. They all have large windows, pitched roofs, and are rendered with colour wash. Entering the hamlet from the west there is no indication of habitation as the road rises up to an abrupt entrance to the hamlet. This part of the hamlet is in the AONB.

Because of its position on high ground, the hamlet of Highway is a landmark for miles around. It can be seen from all surrounding parishes.

Throughout the road is straight although there is a bend at the western end. There are no yellow lines or street lights and little signage. Between the two parts of the hamlet there are roads leading off to north and south, with modern metal signage. There are no pavements and the road is two lanes wide with few road markings, a reminder that it was widened in preparation for the D-Day landings. Traffic along the main road is perceived to have increased in recent years as has the number of cars owned by residents. Very few of the properties are second or holiday homes.



Mistow Pill looking up to Lanteglos Highway



18th/19th century Lanteglos Highway



20th century houses at Lanteglos Highway



Former Methodist Chapel

Any development here will have an impact upon the landscape, particularly on that part in the AONB, and on other parishes. A recently erected large two storey barn on land north of the bungalows at Highway in the AONB has had a serious impact and can be seen from across the Penpoll Valley and dominates the footpath running across Colquite. Another house is to be built as rounding-off at the eastern end of the bungalows and in the older part permission has been granted to convert an old piggery. Permission has also been granted for additional accommodation to be built alongside an existing dwelling.



Highway towards Boconnoc



Looking north from Highway

Whitecross

Assessed by Pat Moore and Margaret Shakerley

Further west along the main road there is a road leading to Polruan. This is Whitecross and the most significant building is the former Board School, now Whitecross Village Hall. It is a single storey building set in its own walled enclosure with a village green attached to it. On the opposite side of the road is a red telephone box. Further along is the former garage, then village shop, now converted into residential use. A lane off the road leads to the row of mostly social housing known as Whitecross, consisting of two terraces of rendered houses built in the 40's with very long gardens to the south. There is a larger modern private house built at the eastern end of the row. These are on lower ground than Highway as the land slopes down towards Pont and Bodinnick, but still visible from many parts of the parish.



Whitecross hamlet



Telephone box and Whitecross Village Hall

Mixtow

Assessor: John Pollard

A waterside hamlet of approximately 16 primarily detached houses and bungalows the majority of which are distributed linearly along the north side of Mixtow Pill, although the settlement also extends along the east side of the Fowey River in the direction of Wiseman's Point. All dwellings lie on the lower slopes of the valley enclosing Mixtow Pill/Fowey River valley and, as such, are set low in the landscape limiting visibility of the housing to Penmarlam (on the southern side of the Pill) and the river. Conversely, the houses enjoy superb views over the water, with a variety of vistas over a steeply incised and wooded pastoral landscape towards the eastern end of Mixtow Pill, and Penmarlam Marina with Fowey/Polruan from the more westerly parts of the settlement.

Road access is limited to two single track winding lanes, the principal one a cul-de-sac leading from Lombard to Mixtow Quay, built in WW2, and the second a deeply cut Cornish lane which forms another cul-de-sac from Lombard to the head of Mixtow Pill. A public footpath allows passage from the latter along the northern shoreline of the Pill to Mixtow Quay. No public access extends north from Mixtow Quay towards Wiseman's Point. Development is strictly contained to the south of the Mixtow Quay road, the head of the Pill, and that extension towards Wiseman's. Any further development would be highly constrained by problems of access and lack of undeveloped land within the present built-up area.



The ancient carriage way/ right of way which was the only access until WW2



Early 19th century Kits House on left and Penmarlam marina



18th century Mixtow House and quay

The foundation of Mixtow lacks an integrating economic rationale in the sense of an agricultural, fishing or industrial basis. Two farm buildings are sited at the extremities of the hamlet, but nearly all housing is purely residential including second homes and holiday lettings. The absence of an historic core function has led to an eclectic mix of houses designed, built, renovated and converted over two centuries or more.

The earliest buildings still extant are the Georgian style villa of Mixtow House, Mixtow Farmhouse, and the imposing early 19th century façade of Kitts House. The Victorian era is also marked by Rosebank Cottage (overlooking the creek) and Watty's Boathouse (towards Wiseman's) while Dorset Farm (at the north-eastern extremity of the settlement) is also of considerable age although little of the early buildings still stand. Otherwise, 20th-century and largely post-war houses have infilled waterfront sites and available land adjoining the Mixtow Quay road. Some of this development represents conversion from existing structures such as boathouses or storage buildings, while much house extension activity has taken place adding to the variation in scale (from single storey to three stories) and architectural aspect of the dwellings.

The variation in age and ad hoc nature of development is also reflected in the variety of building materials. Whereas Cornish stone (grey or brown slates/shales) are common in housing and walling, much is covered by paint or render. Concrete, reformite (an artificial stone derived from granitic minerals), and wood materials have also been used although, again, much has been overpainted. Grey roofing slates or cement tiles provide one of the few unifying factors. Terraces, balconies and large windows are recent additions to gain maximum advantage of the maritime and countryside aspect.



Watty's boathouse with holiday properties to the right



The view across to Dorset Farm



Road to Mixtow



Ruins of old stone building at Dorset Farm

Lombard

Assessor: John Pollard

Lombard is a group of 11 largely detached houses and bungalows secluded in the hillside between Highway and Mixtow. It is accessed by two deep and narrow lanes, one from Highway and the other from Whitecross. Most of the dwellings are distributed in a linear fashion along the road from Whitecross including its extension towards Henwood.

Lombard's origins lie in the distant past as an agricultural settlement centred on Lombard Farm, most of whose former farm buildings have been converted for residential use. The settlement retains an agricultural function through two working farms combining farm houses and associated agricultural buildings – Castle (at the northern edge) and Polrose (towards the southern end). The population is largely permanent with a small additional holiday element associated with Lombard Farm and its camping opportunities.

Substantial 20th century redevelopment through renovation and extension work has obscured the origin of some former farm labourers' cottages, although that derivation is clear in a number of barn conversions which retain external Cornish stone walling. Elsewhere original building materials, including cob, are largely hidden by render and paintwork.



Castle Farm



Lombard Farm

Chapter 5: The Relationship between the Lanteglos-by-Fowey Local Landscape Character Assessment (LLCA) and Lanteglos-by-Fowey Neighbourhood Development Plan (NDP)

The policies set down in the Lanteglos Neighbourhood Plan will place a strong emphasis on the need to protect the landscape; this is embedded in the Vision, Objectives and policies as set out below. The Vision for the Future of Lanteglos-by-Fowey states that *'Lanteglos-by-Fowey is a parish of exceptional landscape quality which we wish to maintain as a place where people want to live, work and visit.'* It is also explicit in the Environment & Heritage objective viz. *'to sustain the high quality of our natural and man-made environment, and to ensure its accessibility for the enjoyment of all'*; and implicit in the Economy & Employment objective *'to support job creation through encouragement of appropriate development. The Housing objective aims; 'To promote provision of housing suited to the needs of our community'*.

The importance the community places on the landscape is very clear in the results of the public consultation exercises described in Chapter 3. However, there has, until the production of this LLCA, been a lack of consolidated published evidence concerning the landscape and environmental matters. The LLCA now provides the resource to help the community take the purposes of the plan forward as it:

- Provides environment information as an evidence base for the plan
- Celebrates what is important about the Lanteglos landscape
- Identifies features and issues of critical importance to local people
- Helps set priorities for the future management of land and development

As such, the Lanteglos-by-Fowey Landscape Character Assessment supports the Lanteglos Neighbourhood Development Plan Policies in that it will enable:

- Landscape character to be taken fully into account when assessing development proposals in the South Coast Eastern Section of the Cornwall AONB, and its setting
- Appropriate weight to be attached to the conservation and enhancement of the unique heritage and natural environment of Lanteglos
- These valued landscapes to be protected from development that would neither maintain nor enhance their special qualities

Using the Lanteglos LLCA to inform planning decisions:

NDP Policy 1: Design and Character of Lanteglos-by-Fowey Parish states that:

1. All proposals for new development must be sited and designed so as to recognise, support and enhance the distinctive character of the Parish, particularly within the AONB and the Polruan and Bodinnick Conservation Areas
2. Applicants should provide evidence of the assessment and a clear understanding of the local landscape, built and natural environments and wildlife habitats in order to demonstrate that the proposed development:
 - Will not detract from the significance and character
 - Will be visually well-integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes and colour, siting, landscaping and characteristic patterns of settlements, reflecting the Cornwall Design Guide
 - Has been carried out with full consultation with relevant parties
 - Will limit its impact on the environment
 - Does not contribute to light pollution of the night sky

As part of the evidence of compliance with this policy, planning applications should include a clear visual representation of the final form of the proposed buildings in the context of their immediate neighbourhood. Accordingly, in the future proposed development in Lanteglos should be assessed against Policy 1. The Lanteglos Local Landscape Character Assessment provides a description of the landscape for the whole parish. Chapter 2 provides a list of key characteristics and a detailed description of their landscape features and attributes. In addition details are provided of 'Pressures and Forces for Change' and an assessment has been made of 'Land Management and Development Considerations'. The Local Landscape Character Assessment, and in particular, the Land Management and Development Considerations should be used when proposals come forward for development in Lanteglos-by-Fowey.

The Cornwall Landscape Character Assessment - 2007 provides County wide landscape assessment for the whole of Cornwall and this will be used, as will the evidence base, to inform this process. The preparation of the Lanteglos Local Landscape Character Assessment enables a local resource, based on involvement of the local community as volunteers and specialists, to be used in the Lanteglos Plan area. In future when proposals come forward for development in Lanteglos, the sensitivity of the landscape and its capacity to accommodate development can be assessed using this community based local assessment of the landscape.



A resident robin in the churchyard at St Wyllow, now a wild flower and wildlife haven



At the heart of the parish, St Wyllow, the parish church, and Churchtown Farm with Pont in the valley below