

ST MAWGAN IN PYDAR NDP EVIDENCE BASE

Natural Environment and Landscape

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Planning Policy Background

National Policy and Legislation

- 1.1 **The Natural Environment and Rural Communities (NERC) Act (2006)** Sections 40 and 41 places a duty upon a Local Planning Authority (LPA) to identify, conserve ‘and enhance’ biodiversity within their Plan area.
- 1.2 **The Environment Act 2021** in Part 6 Paragraph 101 provides for a 10% minimum Biodiversity Net Gain as a mandatory condition of planning permission. Biodiversity Net Gain [BNG] is a new approach to development which builds upon the NERC Act and aims to leave the natural environment in a measurably better state than before it was involved in development.
- 1.3 **‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’** aims to ‘halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people’.
- 1.4 **Nature Positive 2030**, endorsed by the Govt., sets out the priority actions and achievable steps for becoming “Nature Positive” – reversing biodiversity decline – by 2030. It includes:
 - *Ensuring wildlife thrives within protected areas on land and at sea.*
 - *Better conserve wildlife habitats outside protected areas, in particular those areas identified as parts of nature networks or as important blue/green infrastructure.*
 - *Investing in habitat restoration and creation to strengthen nature networks that deliver for biodiversity and climate change.*
 - *Ensuring outcomes for nature are integrated in development plans on land and at sea.*
- 1.5 **The 25 Year Environment Plan [25YEP]** published in 2018 sets out the Government’s environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to ‘tackle the growing problems of waste and soil degradation...improve social justice by tackling the pollution suffered by those living in less favourable areas.... and by opening up the mental and physical health benefits of the natural world to people from the widest possible range of ages and backgrounds’. It also sets out how the Government will address the effects of climate change – ‘still perhaps the most serious long-term risk to the environment given higher land and sea temperatures, rising sea levels, extreme weather

patterns and ocean acidification, which harms marine species.’ It sets 10 Goals to achieve these outcomes:

Goal 1: Thriving plants and wildlife

Goal 2: Clean air

Goal 3: Clean and plentiful water

Goal 4: Managing exposure to chemicals and pesticides

Goal 5: Maximise our resources, minimise our waste

Goal 6: Using resources from nature sustainably

Goal 7: Mitigating and adapting to climate change

Goal 8: Reduced risk of harm from environmental hazards

Goal 9: Enhancing biosecurity

Goal 10: Enhanced beauty, heritage, and engagement with the natural environment

1.6 The **Environmental Improvement Plan (EIP) 2023 for England** is the first revision of the 25YEP. Regarding land-use planning it recognises that there are a significant number of demands on land, from development, energy, food production, nature, climate and beyond. Strategic planning can help deliver environmental improvements by protecting natural capital whilst contributing to its enhancement. It commits to publishing a Land Use Framework in 2023 to set out the Govts., approach to making the most out of land and to ensure all its objectives for agriculture, the environment and net zero are met. Environmental improvement are fully reflected in the review of the National Planning Policy Framework in 2023.

1.7 The **Plan for Water: our integrated plan for delivering clean and plentiful water**, sets out Government plans to ‘deliver clean and plentiful water – a healthy water environment, and a sustainable supply of water for people, and businesses, and nature’. It sets out several priorities that land use planning can contribute to:

- *Reducing pollution from wastewater, urban areas and transport.*
- *Reducing storm overflow discharges*
- *Designing towns and cities for water sustainability*
- *Encourage and incentivise best farming practices and Reduce pollution from farms*
- *Improving regulation of private sewage discharges*
- *Restoring protected nature sites*
- *Addressing legacy land contamination*
- *Improving water efficiency through sustainable drainage systems and ‘water positive’ or ‘net zero water’ development.*

National Planning Policy Framework 2023.

1.8 Key messages from the NPPF are that Planning policies should aim to:

- Achieve healthy, inclusive and safe places (para 96) and should contribute to and enhance the natural and local environment (Para 180). They should:
 - Protect and enhance valued landscapes, biodiversity, geological or soils;
 - Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services (i.e. green infrastructure)

- Minimise impacts on and provide ‘measurable’ net gains for biodiversity, and establish coherent ecological networks
- Avoid unacceptable levels of soil, air, water or noise pollution or land instability, and
- Encourage remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land (Para 180).
- Designate green areas of particular importance to local communities to rule out new development other than in very special circumstances (Para 105).
- Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure [Para 181];
- Allocate only land with the least environmental or amenity value [Para 181].
- Not permit major developments in AONBs, where great weight should be given to conserving landscape and scenic beauty, ensure that development conserves and enhances the landscape character and scenic beauty of the AONB (Para 182).
- Not permit development where it is likely to have an adverse effect on a Site of Special Scientific Interest or result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland unless very exceptional circumstances apply (Para 186),
- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them [Para 185a].
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity [Para 185b].
- Ensure that, if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused [Para 186a];
- Ensure that development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted unless the benefits of the development clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest [Para 186b];
- Refuse development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists [Para 186c]; and
- Support development whose primary objective is to conserve or enhance biodiversity, and integrate improvements to biodiversity as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate [Para 186d] .
- Protect Special Protection Areas and Special Areas of Conservation and ‘Ramsar’ sites from harm (Para 187)

- Take into account ground conditions and land instability, including from natural hazards or former activities such as mining, and contamination (Para 189).
- Take into account the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution (Para 191).
- Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason (Para 191b).
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (Para 191c).
- Sustain and contribute towards compliance with objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas, identifying how to improve air quality or mitigate impacts, such as through traffic and travel management, and green infrastructure provision and enhancement (Para 192).

NPPF 2023 defines Green infrastructure as ‘A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity’.

Cornwall Local Plan.

1.9 Key messages from the Cornwall Local Plan include:

- The CLP (Policy 16) aims to improve the health and wellbeing of Cornwall’s communities, residents, workers and visitors, by:
 - requiring that development should protect, and alleviate risk to people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks;
 - not causing increased risk to human health from air pollution or exceeding EU standards;
 - maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling;
 - encouraging provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and
 - providing flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.
- The CLP also reflects the NPPF requirements that the needs of the local community are met, including through affordable housing provision.
- Good quality well planned and appropriately located green infrastructure is critical to Cornwall’s future. Not only does it help us to live more healthily, sustainably and self-sufficiently, it helps to increase resilience and adaptation to climate change and supports ecosystems services providing for food production, flood control and wildlife and their component parts: water, soil, nutrients and organisms (Para 2.190).

- Open space and Green Infrastructure can play an important role in improving health and wellbeing by providing accessible space for recreation (Para 2.192);
- New developments should use the environmental features of sites as the foundation of their design.... The impact of new development on green infrastructure assets will be assessed as part of determining planning applications (Para 2.194).
- Existing green infrastructure ... which is important to recreation, leisure, community use, townscape and landscape quality and visual amenity will be protected and enhanced. New development should retain and enhance the most important assets...take in to account and show how GI assets have positively contributed to place making and influenced the proposal....provide buffers to natural spaces with GI significance...restore or enhance the connections of nature and people through physical integration and links with GI assets...provide accessible and quality open space...include arrangements for maintenance of GI assets...mitigate any losses by provision elsewhere (Policy 25).
- Residential development is expected to contribute to appropriate management, mitigation and monitoring measures to mitigate their recreational impacts on European Protected Sites (Policy 22).

1.10 Objective 10(a) within key theme number 4 states to *'respect the distinctive character of Cornwall's diverse landscapes'*.

1.11 Policy 2 – Spatial Strategy states that new development should 'maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important'... by identifying 'the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets'

1.12 Policy 23 – Natural Environment – states that development proposals should sustain local distinctiveness and character and protect and enhance Cornwall's natural environment where development should be of

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

Cornwall Climate Emergency Development Plan Document

1.13 This is an extension to the Local Plan has been prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate crisis. The CEDPD was adopted in February 2023. Its proposed policies include additional strong measures that will help the local community to tackle the causes and effects of the climate. Policy G2P requires that proposals for major development should demonstrate, through use of a Biodiversity Net Gain Plan [BNGP], based on an assessment of the site before and after development, how the impact on biodiversity will be minimised and at least a net gain in biodiversity achieved in line with national policy, and that minor development (as defined in secondary legislation) shall demonstrate biodiversity net gains in accordance with a Cornwall Council approved Small Site Biodiversity Metric.

1.14 Each BNGP should use appropriate methods drawn from the guidance in the Cornwall Planning for Biodiversity Guide and the **British Standard for Biodiversity [BS8683]** and explain how a Mitigation

Hierarchy has been followed and how the proposal will integrate into any wider green infrastructure networks.

1.15 Net Biodiversity Gain [NBG] follows the principle of the ‘mitigation hierarchy’ which seeks to:

- Enhance habitat.
- Avoid habitat loss.
- Minimise habitat loss.
- Restore habitat loss.
- Compensate for habitat loss.
- Offset Habitat loss.

1.16 DEFRA have published a ‘Biodiversity Metric’ to provide a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change. Examples of appropriate methods to address NBG might include:

- Purpose designed boxes and bricks for bats, birds (including owls in remoter areas),
- Bees and other invertebrates, within the structure of the building, or within the site
- Boundaries on non-built features if this is not possible;
- Hedgehog access points in fences,
- Planting new native trees and hedges and flower-rich habitats
- The intentional use of SUDS, and drainage ponding, as habitat,
- ‘re-wilding’ of areas to support drainage and create habitat
- Measures to protect the integrity of any affected wildlife corridors, mitigate any
- Harmful impact, and incorporate linkages to provide new connections between corridors
- Contributions to a ‘green reserve’ nearby.

1.17 Policy G3 and the use of the canopy calculator quantifies the requirements of NPPF Paragraph 131 into a reasonable and achievable level of tree provision. This will increase certainty in the planning process.

Other plans and studies

1.18 **Natural England - Green Infrastructure Guidance** defines green infrastructure as:

- *‘...a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types. Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland. Consequently, it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.’*

1.19 **The Cornwall Biodiversity Action Plan** is presented in 4 volumes:

- Cornwall’s Biodiversity Volume 1: Audits and Priorities
- Cornwall’s Biodiversity Volume 2: Action Plan
- Cornwall’s Biodiversity Volume 3: Action Plans 2004
- Cornwall’s Biodiversity Volume 4: Priority Projects 2010-2015

1.20 **‘Cornwall’s Biodiversity Volume 1: Audits and Priorities** set recommendations for Action Plans, which were produced for the Cornish priority habitats and species and published in ‘Cornwall’s

Biodiversity Volume 2: Action Plans'. A further volume, 'Cornwall's Biodiversity Volume 3: Action Plans 2004' was produced in line with the UK Biodiversity Action Plan (UK BAP) process, highlighting the 25 UK BAP priority habitats and 127 BAP priority species occurring in Cornwall. In light of a progress review, Cornwall's BAP was reviewed and updated, taking into consideration the new UK list of priority habitats and species, and the England Biodiversity Strategy (EBS) delivery framework. This document is 'Volume 4: Priority Habitats' 2010 identifies priority project areas.

- 1.21 **Cornwall's Environmental Growth Strategy** provides a long-term framework that aims to not just conserve, but also to grow nature by ensuring that there is more of it, and that it is bigger, better, more diverse and more joined up.
- 1.22 It is produced by the Cornwall Local Nature Partnership, and guided by the principle that human social, economic and environmental conditions are interconnected with nature. It contains 10 pillars as the natural foundations for a green recovery. They provide steps towards the target that by 30% of land and seas are well managed for nature by 2030. It also elaborates on how a cleaner, greener Cornwall with more space for nature will be delivered.
- 1.23 The '**Cornwall landscape character best practice guide**' says that for 'smaller-scale development particularly in rural areas:
- consider how new development can foster the existing rural character.
 - ensure residential entrances and approaches avoid over-engineered solutions, favouring designs which follow the site topography.
 - retain trees and Cornish hedges, ditches and walls, especially where these form backdrops, soften roof lines, and produce screening. Replace features which have to be removed to fit in with the existing landscape pattern.
 - reflect vernacular and local rural detailing at gates, entranceways and boundary treatments.
 - retain grass verges and avoid upstanding kerbs and highway bollards, avoiding the extension of garden features such as close-mown lawns, flowerbeds and ornamental shrubs beyond the garden boundary, as these have the effect of suburbanisation of rural lanes.
 - site garages and other utility features such as rubbish bins and fuel storage away from property frontages in screened areas.
 - locate parking and turning spaces at the sides and rear of buildings, or within courtyards, reducing their visibility from the highway.
 - provide new native structure planting of Cornish hedges, copses, shelterbelts, (where appropriate) to help integrate new buildings into the landscape. Carefully consider the use of exotic species, especially evergreens such as cypresses.
- 1.24 **The Cornwall Planning for Biodiversity and Net Gain Supplementary Planning Document** was adopted on the 16th October 2018 by Cornwall Council and is a material consideration in planning decisions. It is supplementary to policies of the Cornwall Local Plan: Strategic Policies (2016). It gives requirements and guidance for the achievement of a minimum 10% NBG. See: <https://www.cornwall.gov.uk/media/v1roqk0x/planning-for-biodiversity-and-net-gain-spd-v11.pdf>
- 1.25 [Biodiversity Net Gain Technical Guidance for Developers and Planners](#), in-depth guidance including Biodiversity Offsetting is also available.
- 1.26 The **Cornwall Draft Local Nature Recovery Strategy** is a blueprint for a Cornwall Nature Recovery Network (NRN) drafted under the terms of the Environment Act 2021, which identifies how it can be protected, enhanced, created and restored. This will lay out the steps to reach the goal that 30% of Cornwall's land and seas are well-managed for nature by 2030. includes a map of the most valuable

areas for wildlife presently [Zone 1], opportunities to improve nature in the future [Zone 2], and short-term priorities. The aim is to use the high-quality existing habitats as core wildlife hubs and connect them together through the restoration and creation of strategically placed opportunity habitats, thereby creating one larger network.

- 1.27 Policy G4 of the Climate emergency DPD requires that where applications are sited within or adjacent to an adopted Local Nature Recovery Network they should demonstrate how they will maintain and enhance the integrity and connectivity of the network and support the principles of the Local Nature Recovery Strategy.
- 1.28 The **Cornwall Nationally Protected Landscape Management Plan 2022 – 2027** is a shared strategy for those who live, work and visit the Cornwall Area of Outstanding Natural Beauty (AONB). It provides guidance to help Government, statutory organisations and any public body to ensure they are fulfilling their Section 85 duty to ‘have regard to the purpose of conserving and enhancing the natural beauty’ of the AONB.
- 1.29 The current plan was adopted by Cornwall Council in May 2022 and will run until 2027. It operates from a strategic to local level. It is structured to be able to inform and guide organisations and individuals whose work and actions impact on the AONB. In particular those who have a statutory duty to ensure that their decisions and actions contribute positively to the primary purpose of AONB: to conserve and enhance landscape and natural scenic beauty and be applied to the designated AONB sections and its setting.
- 1.30 Its primary purpose is to conserve and enhance Natural Beauty, with the intention to inspire all who live, work and visit to be connected with the landscape that is inclusive and appreciated by everyone.
- 1.31 The relevant section of the AONB for this Neighbourhood Development Plan is the Carnewas to Stepper Point¹.
- 1.32 The ‘**Ancient woodland, ancient trees and veteran trees: advice for making planning decisions**’ or ‘Standing Advice’ says that planning permission should be refused if development will result in the loss or deterioration of ancient woodland, ancient trees and veteran trees unless there are wholly exceptional reasons *and* there’s a suitable compensation strategy in place².

Baseline

Rural Designation

- 2.1 The entire parish is designated as a rural area under the Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (England) Order 1981.

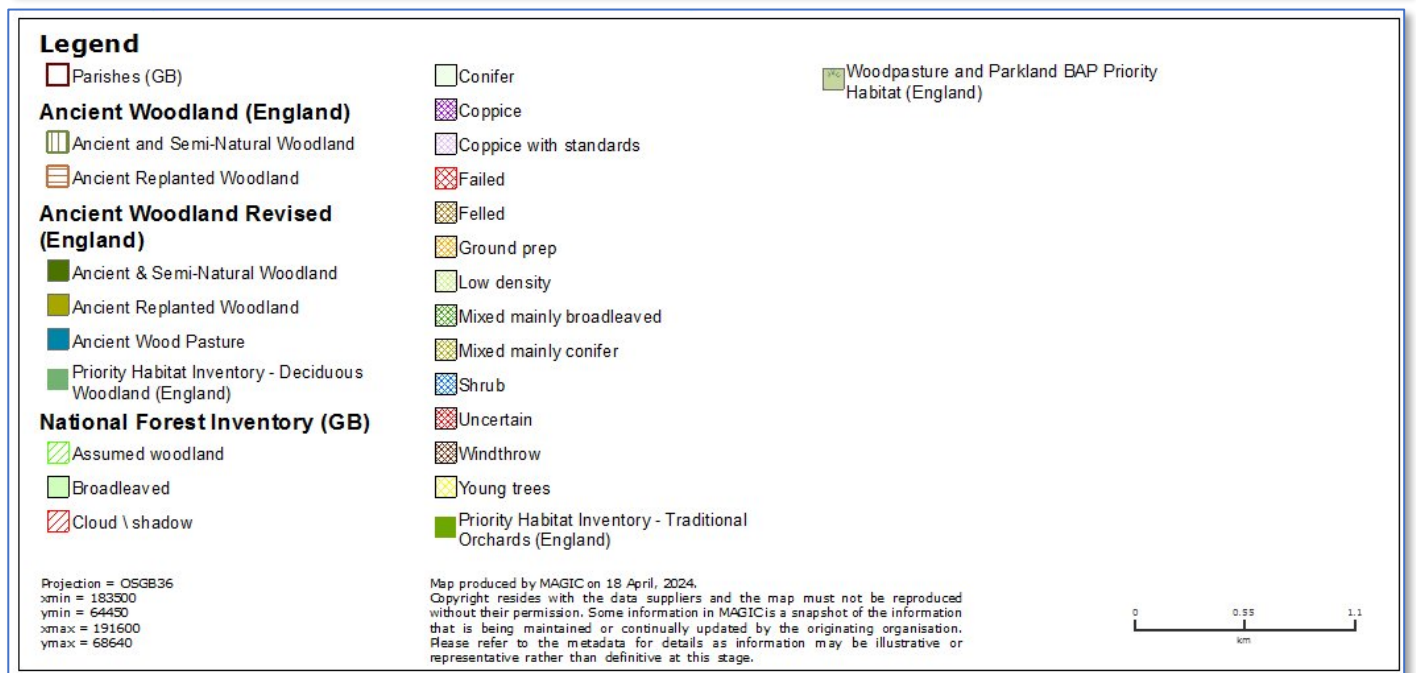
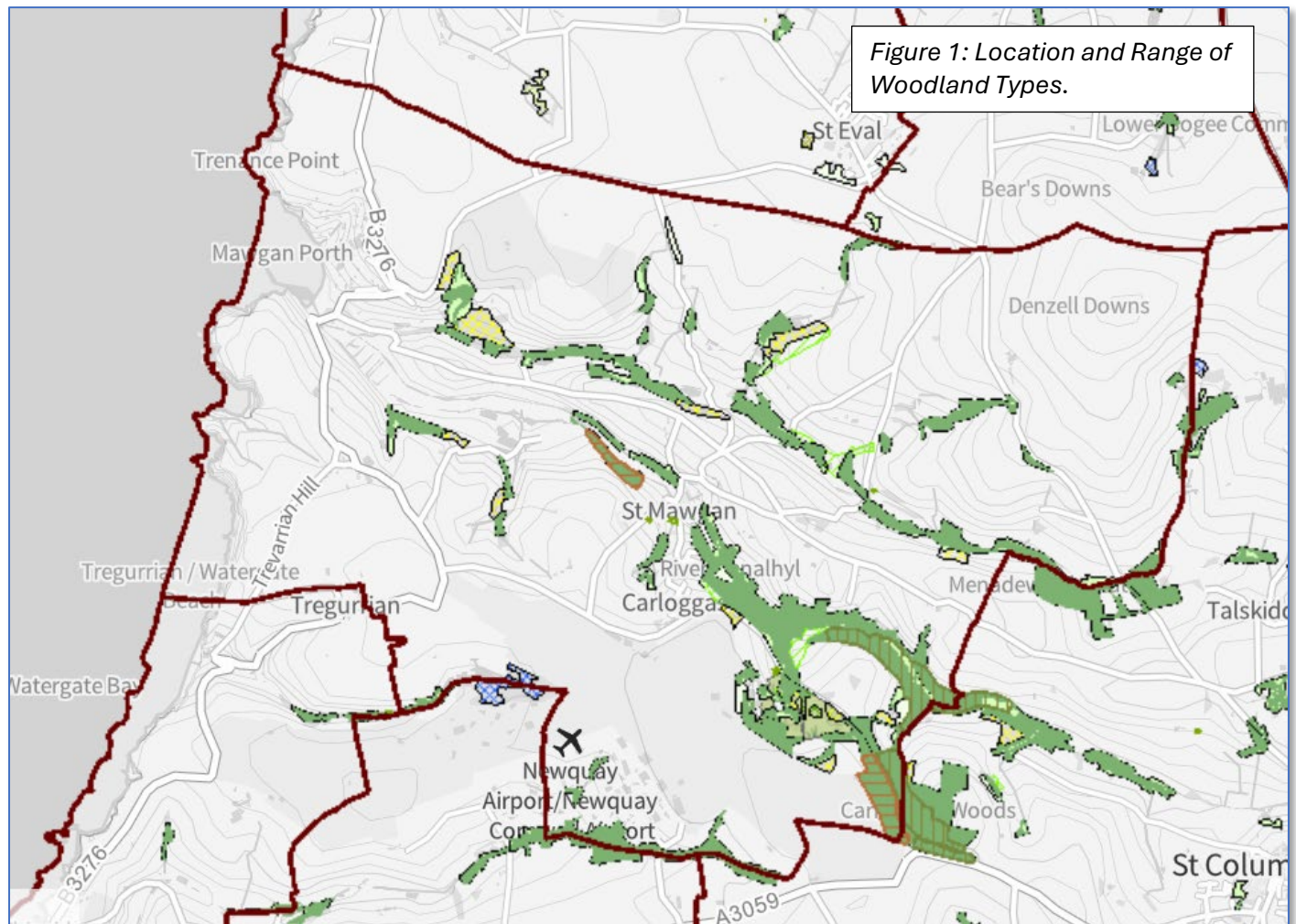
Trees and Woodlands

- 2.2 St Mawgan in Pydar is, for a coastal Parish, relatively quite ‘well-treed’, with sections of woodland running inland from Tolcarne Merock, through Polgreen, with The Grove on the southern side of the river Menalhyl and woodland along the north side towards Winsor lane. St Mawgan itself has mature trees in private gardens, around the playing field, church and convent, many of which are protected by TPOs. The parish also has woodland which forms part of the Carnanton estate and runs from St Mawgan inland to St Columb.

¹ <https://cornwall-landscape.org/wp-content/uploads/2023/11/Section-04-Carnewas-to-Stepper-Point.pdf>

² <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

2.3 Figure 1 below is an extract from the DEFRA MAGIC map showing the location and range of woodland types in the Parish.



2.4 The Ancient Tree Inventory run by the Woodland Trust shows no Veteran, Ancient or Notable Trees in the Parish. However, this does not mean that no trees in the Parish fall into these categories, but simply that none have yet been identified. The Inventory is largely based on reports made by concerned or

enthusiastic volunteers and is not officially maintained by any government agency. Recent academic assessment suggests that most such trees in the landscape are currently unrecorded.

2.5 However there are a number of protected trees in St Mawgan village comprising individual trees, groups of trees, wider areas of trees, and woodlands which make a crucial to the peaceful village character of the settlement, all covered by Tree Preservation Order C2/25 made in 1977. There is also a group TPO on land east of The Hideaway, Trenance, and a woodland TPO at Carloggas. [See Figures 2 and 3 below].

Figure 2: Tree Preservation Orders

Type	Location and Description	Species
TPO C2/25		
Individual	T1 Southern corner of Garden House land on Winsor Lane	Cupressus macrocarpa
Individual	T2 South western edge of St Anthony's, bordering Ox Lane	Pinus radiata
Individual	T3 South western edge of St Anthony's, bordering Ox Lane	Pinus radiata
Individual	T4 Southern corner of Tywarbryn/Bosorna on Winsor Lane	Elm
Individual	T5 Southern edge of Bosorna on Winsor Lane	Elm
Individual	T6 Southern border of Lanvean Cottage – New Rectory	Elm
Individual	T7 On lane near St Joseph's Hall	Lime
Individual	T8 Beside St Joseph's Hall	Lime
Individual	T9 by substation on road towards Carloggas	Oak
Individual	T10 In Ball woods	Oak
Individual	T11 Corner of road into Pen y Morfa	Pinus radiata
Group	G1 - Western edge of Garden House, bordering fields, listed as three pines	Pines
Group	G2 - Beside St Joseph's Hall and convent burial ground	Three yew
Area	A1 - South western edge of St Anthony's, bordering Ox Lane, covering several trees	Cupressus macrocarpa
Area	A2 - Southern side of Winsor Lane from Ox Lane through to stile, including bottom corner of St Anthony's, field border, along field edge above Hylton to Lobb's Cottage, including Trevean.	Several elm oak ash sycamore
Area	A3 - Behind Beswetherick Cottages and Penons Cottage	Horse chestnut, cupressus macrocarpa and elm
Area	A4 -Along the river adjoining the Grove and running up to the farm buildings	Ash, elm, sycamore, cypress and pine
Area	A5 - Alongside the lane from Lanherne Barton towards the Grove	Several elm
Area	A6 - Along side cemetery hill	Elm, ash, oak, sycamore and lime
Area	A7 - Area from the convent down to the road	Lime and elm
Area	A8 - South western border of Langweath House, down Rectory Lane, incorporating Moorland House, The Old Rectory, along the back of the primary school to Carnanton Woods	Several hardwoods and conifers of whatever species
Area	A9 - Along Maladyke	Several elm
Area	A10 - Alongside St Joseph's Hall	Several elm and sycamore
	A11 – Alongside Trevento	Several elms

Area	A12 - several hardwoods of whatever species within the area A12 running from Orchard House down Ball Lane	Several hardwoods
Area	A13 - Bordering the road at Carloggas towards the bus shelter	Several elm
Area	A14 - Trees bordering the road from Carloggas into Little Carloggas	Several elm
Woodland	W1 - Wooded area at Little Carloggas beside lane leading to Wellington House, Lanherne View and The Firs.	Ash, beech, sycamore, monterey pine
Woodland	W2 – 16 Alongside the lane running from St Mawgan to Polgreen - within the woodland marked W2 – The Grove	Mixed hardwoods of whatever species
TPO22/00032		
Group	G1 - Land East Of The Hideaway Trenance	7 Monterey pine, 3 Sitka spruce, 1 monterey cypress
TPO C2/133		
Woodland	W1 - Land at Little Carloggas and Monterey	Ash, Beech, Sycamore, Monterey Pine

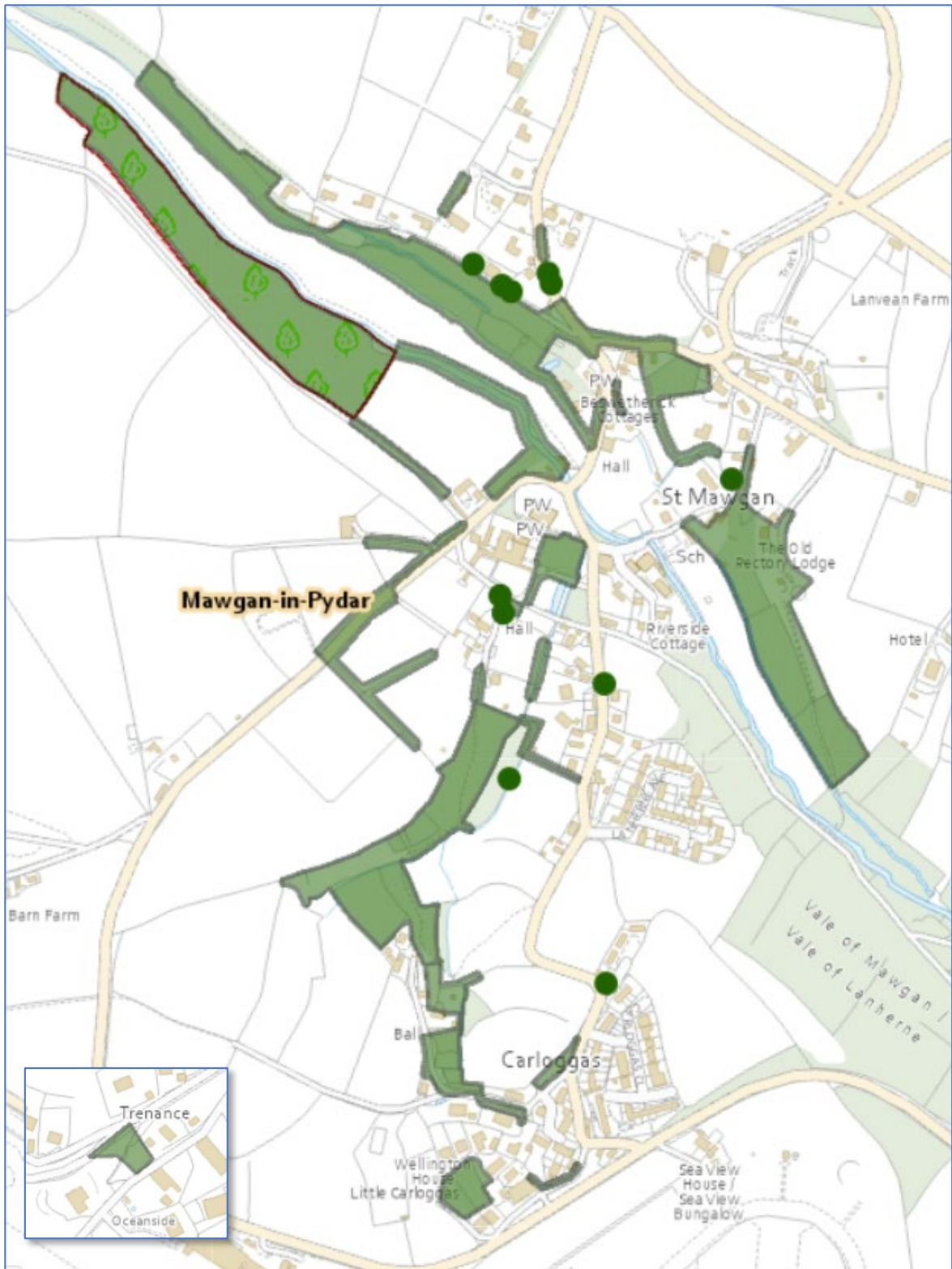


Figure 3: Tree Preservation Order Map

- 2.6 There are also Ancient Woodlands located along the Menalhyl River and the Gluvian Stream. In addition Forest for Cornwall have identified the ribbon of Willow along the river running through the bottom of Gluvian and adjacent to the CWS as ancient woodland, although it is not recorded on the Cornwall Council interactive map nor on MAGIC [See Figures 4 and 5].

Figure 4: Ancient Woodland

Location	Description
Listed as POLGREEN WOOD, known locally as The Grove [also is TPO c/25 W2]	Ancient Replanted Woodland
Carnanton Woods, alongside the river, from Lawrey’s Mill past Nanskeval Cottage to the border with St Columb Parish	Ancient & Semi-Natural Woodland
Carnanton Woods around Carnanton House and alongside the C0180 road.	Ancient & Semi-Natural Woodland
Carnanton Woods between the C0180 road and Newquay Airport	Ancient Replanted Woodland

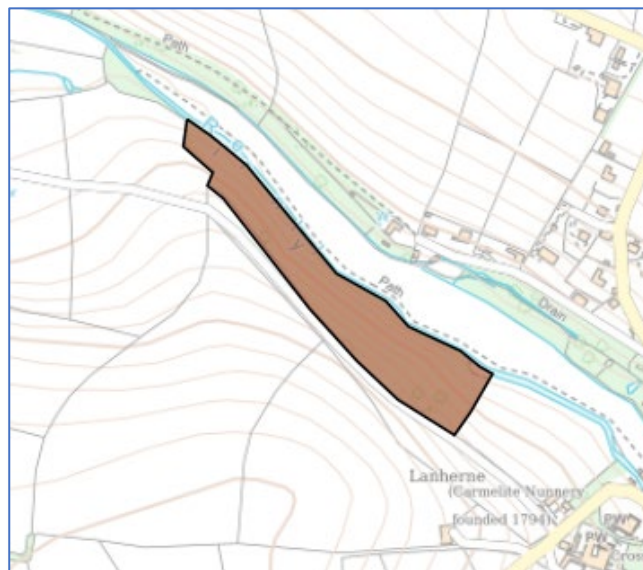
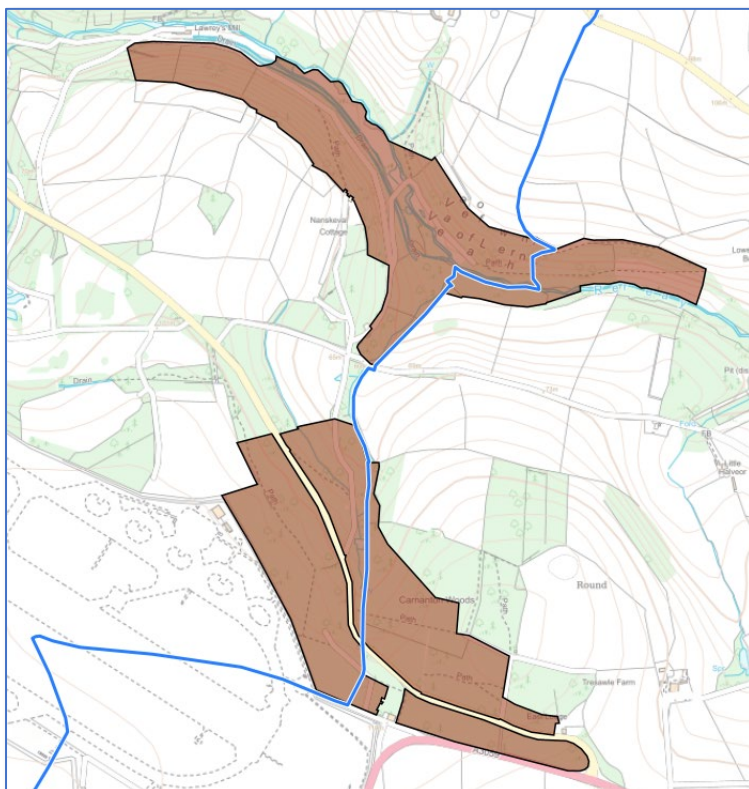


Figure 5: Ancient Woodland.

Local Landscape Character Assessment

Introduction

Why is Landscape Important?

Landscape is more than just ‘the view’. The relationship between people, place and nature is the ever changing backdrop to our daily lives. What turns land into landscape is our perception of a place, combining how we appreciate its aesthetic qualities – its patterns, colours, smells, textures and sounds – and the associations we attach to them, such as memories, feelings of familiarity or a sense of awe. Landscape is everywhere; from mountains, uplands, moors and the seascapes of our stunning coastline, to rolling countryside and traditional green parks in urban and rural areas, each with their own distinctive character and sense of place. All landscapes matter - wherever they are and whatever their condition. A commonly used definition of ‘landscape’ is: “an area, as perceived by people, whose character is the result of the action and interaction of natural and or human factors”.³ Our landscapes vary because of their underlying

³ <https://www.landscapeinstitute.org/policy/13732-2/>
 St Mawgan in Pydar NDP Evidence Report – Natural Environment and Landscape

geology, soils, topography, land cover, hydrology, historic and cultural development, and climatic considerations. These physical and socio-economic influences combine to make one landscape different from another.

Including landscape in Neighbourhood Plans provides an opportunity to identify what makes the place where you live unique, and to ensure that its special qualities and distinctive characteristics are protected, and enhanced, through the Neighbourhood Planning process.

- 2.7 Landscape character assessment is the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive.

Statement of Local Character

- 2.8 St Mawgan in Pydar Parish has a distinct combination of a spectacular coastline backed by the picturesque Lanherne Valley formed by River Menanhyl, resulting in a strong sense of place with the sight, smell and sound of the sea prevalent. It is which is highly valued for recreation, with numerous public rights of way (including parts of the South West Coast Path National Trail), camp sites, holiday parks and various tourist attractions. It lies mainly on the exposed northwest facing coastline lined with intertidal sand and beaches along the seafront, to the extreme west. Behind this are rocky cliffs, which at Griffins Point include Liveloe, a later prehistoric cliff castle. Beyond the cliffs is an extensive plateau area of undulating medieval and post-medieval farmland. Typically, it is characterised by a pattern of fields enclosed by low irregular Cornish hedges with hedgerows with sparse tree cover around farms and small hamlets. Further inland there has been alteration to boundaries often due to non-traditional land uses such as the development of golf courses. To the south of the Parish the plateau is dominated by Newquay Airport, its runway lying transversely NE-SE, outside of which is a scatter of small farmsteads.
- 2.9 Centrally the plateau is bisected by the valley system formed by the river Menalhyl and Gluvian Stream, which split close to Mawgan Porth to form two distinct valleys. In the lower part of the valley around the river, there are extensive open marshy areas in the lower part of the valley. As the valleys narrow, they become steep and are lined by woodlands, some Ancient, and others with tall, over-mature pines and beech trees creating a strong sense of enclosure that imparts an intimate and very tranquil quality to the landscape. This is the heart of the Vale of Lanherne. Above the Gluvian Stream to the east and northwards from farms at Higher Lanvean and Higher Whitewater is Denzell and Bears Downs, a small portion of the more extensive downland running across to St Breock. Most of the higher rolling land is agricultural grade 3, with Grade 4 in the valleys and downland. The mix of coastal, woodland and wetland habitats is of value, and they have importance in providing connectivity with the adjacent SAC-designated coastal habitats.

2.10 The topographical map of St Mawgan in Pydar Parish [Figure 3] shows the cliffs and coastline, with the valley system running inland from Mawgan Porth leading into Downs northwards from farms at Higher Lanvean and Higher Whitewater, into Denzell and Bears Downs [See Figure 6].

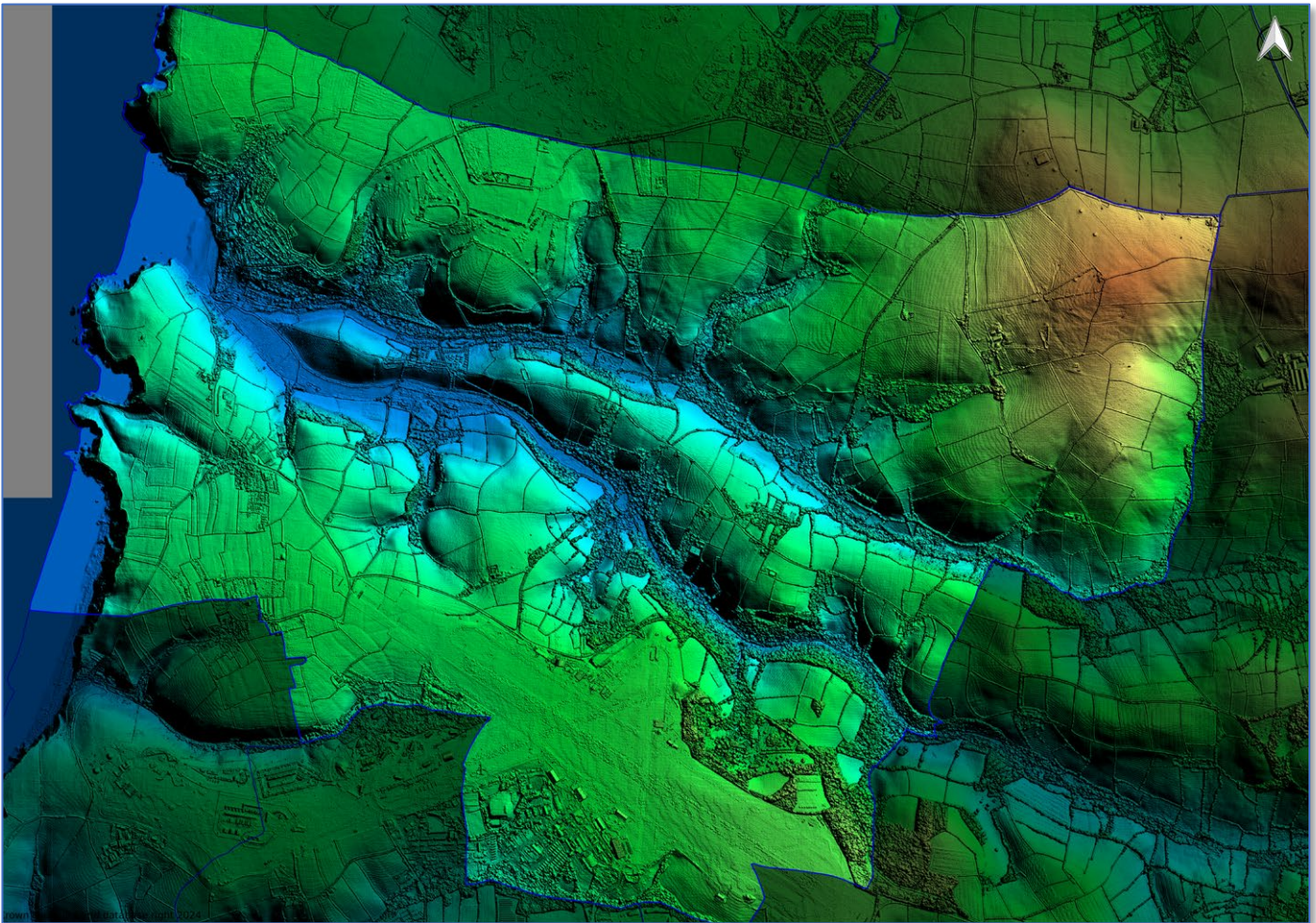
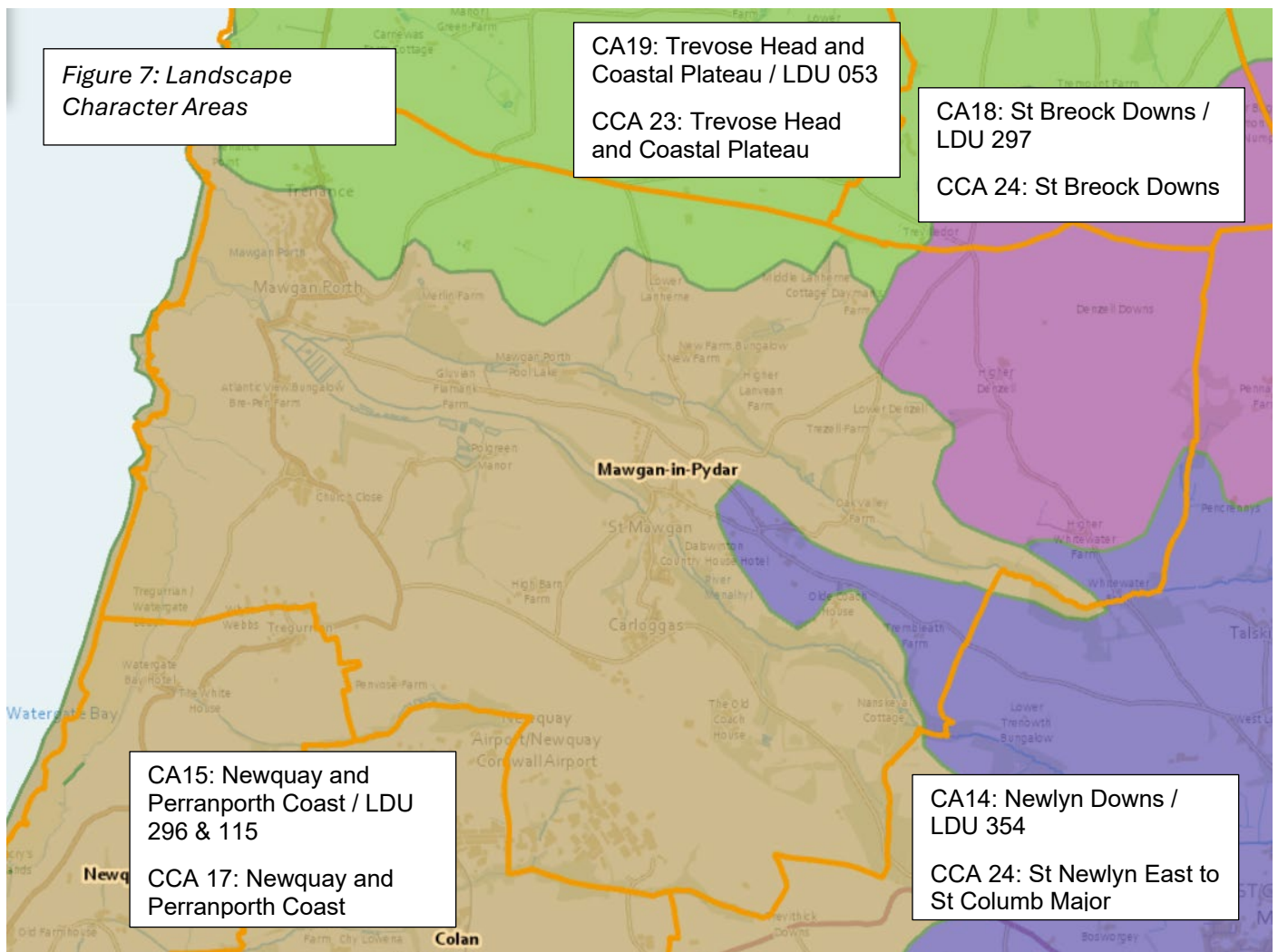


Figure 6: Topography

National Character Area

- 2.11 Nationally there are 159 Character Areas, each of which is distinctive with a unique 'sense of place'. These broad divisions of landscape form the basic units of cohesive countryside character, on which strategies for both ecological and landscape issues can be based. The Character Area framework is used to describe and shape objectives for the countryside, its planning and management.
- 2.12 St Mawgan in Pydar lies within the Cornish Killas Character Area, details of which can be found here: <https://publications.naturalengland.org.uk/file/6125360068427776>
- 2.13 The Cornish Killas National Character Area (NCA) forms the main body of the Cornish landmass around the granite outcrops of Bodmin Moor, Hensbarrow, Carnmenellis, West Penwith and The Lizard NCAs. The northern half of the NCA, with its open character and general lack of tree cover, affords long views across Cornwall to neighbouring NCAs and out to sea over the exposed high cliffs and rocky coastline, characterised by coves and headlands and possessing an impressive number of important geological exposures.

2.14 The Cornish landscape character information created by Cornwall Council builds more detailed information onto the National Character Areas created by Natural England [Figure 7].



2007 Landscape Character Assessment

2.15 The 2007 Landscape Character Assessment divided Cornwall into 40 Character Areas (CA). Each of these had its own distinct sense of place and localised pattern of landscape features specific to that area of Cornwall. These CAs were created by amalgamating the more detailed layer of landscape character mapping created by the Landscape Description Units.

2.16 Landscape Description Units (LDU) were the building blocks of the 2007 Landscape Character Study, and formed the base unit for the construction of the Landscape Character Areas. These LDUs were mapped using nationally available information on physiographic, ground type, land cover and cultural pattern. The LDUs were the smallest character units in the study however their size varied depending on the uniformity of the landscape in a given place [See Figure 8].

CA14: Newlyn Downs

- Open, gently undulating plateau with shallow valleys, incised with minor river valleys. In the north, these reach the coast.
- Medium to large scale broadly rectilinear fields of pasture or arable.
- Low Cornish hedges and hedgerows.

CA15: Newquay and Perranporth Coast

- Gently undulating northwest facing coastal shelf dissected by small streams with narrow valleys to the sea.
- Open and exposed landscape with little tree cover.
- High slate cliffs form a dramatic and varied coastline with long sandy west facing surf beaches.
- Extensive areas of rough ground, scrub, and sand dune systems.
- Small to medium scale field pattern.
- Large settlements based on tourism and other clustered settlements with small or estate farms.
- Caravan and campsites scattered across the coast and hinterland.
- Tourist signage and other features on roads.

CA18: St Breock Downs

- Rounded and undulating hard rock ridge.
- Open landscape, previously much rough ground and heath, with mix of medium and large field sizes, enclosed by Cornish hedges, stone walls and wire fences.
- Patches of semi-natural vegetation and two large areas of heath.
- Wide views over surrounding lower land including Camel estuary and south to coast.
- Windfarm and mast development are prominent features.
- Coniferous plantations to the east and limited, small broadleaved copses elsewhere.
- Numerous prehistoric monuments

CA19: Trevoze Head and Coastal Plateau

- Gently rolling, low lying, exposed coastal plateau.
- Coastline of cliffs with heads and some stacks, including Bedruthan Steps and Trevoze Head.
- Strong medieval field pattern of medium sized fields with Cornish hedges, slate walls and hedgerows with few trees except in valleys.
- Coastal Sand Dunes at Constantine Bay.
- Limited riparian woodland cover in valley bottoms.
- Rural settlement pattern of small farms and farm hamlets with a number of twentieth-century nucleated settlements focused on tourism.

Figure 8: Landscape Descriptor Units in St Mawgan in Pydar.

LDU number : 296 Physiographic : Hard rock slopes and ridges Ground type : Shallow brown soils on hard rock Cultural pattern : Clustered with small farms Landcover : Secondary wooded pasture LCA number : CA15	LDU number : 115 Physiographic : Hard rock cliffs Ground type : Shallow brown soils on hard rock Cultural pattern : Clustered with small farms Landcover : Open pastures LCA number : CA15
LDU number : 053 Physiographic : Hard rock plateau Ground type : Impoverished brown soil on hard rock Cultural pattern : Clustered with small farms Landcover : Settled pastures LCA number : CA19	LDU number : 354 Physiographic : Hard rock uplands Ground type : Shallow brown soils on hard rock Cultural pattern : Clustered with small farms Landcover : Settled pastures LCA number : CA14
LDU number : 297 Physiographic : Hard rock slopes and ridges Ground type : Impoverished soils on igneous rocks	LDU number : 006 Physiographic : Marine levels Ground type : Intertidal sands

Cultural pattern : Settled common Landcover : Settled pastures LCA number : CA18	Cultural pattern : Unsettled wildland Landcover : Open wildland LCA number : CA15
LDU number : 008 Physiographic : Marine levels Ground type : Intertidal sands Cultural pattern : Unsettled wildland Landcover : Open wildland LCA number : CA15	

Cornwall Character Areas (CCA) 2022

- 2.17 Cornwall Character Areas (CCA) replace the 40 Landscape Character Areas in the 2007 assessment. There are 44 CCAs which are geographically discrete areas with their own 'sense of place' and a distinct localised pattern of elements in the landscape that are unique to a specific area of Cornwall. These areas equate closely to the 2007 – 2022 Landscape Character Areas, but with a revised character description using the following headings:
- Location
 - Changes to CCA boundaries from the 2007 Landscape Character Assessment
 - Summary of landscape character
 - Summary of key designations found in the Cornwall Character Area
 - Key characteristics
 - Valued landscape attributes and key sensitivities
 - Pressures and forces for change
 - Landscape guidance.
- 2.18 Within each CCA there are a number of strategic Landscape Character Types, which may be repeated across Cornwall.
- 2.19 St Mawgan in Pydar Parish is mainly in CCA 17: Newquay and Perranporth Coast, CCA 23: Trevoze Head and Coastal Plateau, CCA 24: St Breock Downs, and CCA 25: St Newlyn East to St Columb Major. For the purposes of this NDP, the valued landscape attributes and key sensitivities for these are most important, and can be summarised as follows:
- Gently undulating north-west facing coastal plateau incised by short coastal catchment valleys that become well wooded away from the coast.
 - Small rivers and streams flow to the sea over sandy beaches.
 - High cliffs form a dramatic, varied coastline with long, sandy, north-west-facing surf beaches.
 - Small to medium-scale field patterns and largely intact medieval field pattern of medium-sized fields with Cornish hedges, slate walls and hedgerows with few trees except in valleys.
 - Open and exposed landscape with tree cover confined to sheltered valleys.
 - Extensive areas of maritime cliff and slope, rough grassland and dune systems, many of which are nationally designated for their biodiversity value.
 - Large settlements based on tourism and other clustered villages and hamlets of medieval origin with small or estate farms dispersed across the landscape.
 - Nationally designated Prehistoric monuments, such as Iron Age cliff castles, Promontory forts and Bronze Age funerary monuments, of national importance.
 - Recreation opportunities include large areas of open access land, surfing beaches and the South West Coast Path.

- Dramatic and scenic open coastal landscape with far-reaching views along Cornwall's north coast.
- High levels of tranquillity and opportunity to experience dark night skies.
- In the Downs area , an open landscape, previously rough ground and heath, with a mix of medium and large field sizes, enclosed by Cornish hedges, stone walls and wire fences.

2.20 **These are the key characteristics that the NDP should seek to protect.**

Landscape Character Type 2022

2.21 Landscape Character Types (LCT) are generic landscapes repeated across Cornwall which are relatively homogenous, having a common pattern of characteristics, sharing similar geology, topography, hydrology, land cover, historic land use and settlement pattern. LCTs combine to create the locally distinct Cornwall Character Areas. Each of the 18 LCTs is supported by a character description which provide typology specific advice. They thus provide additional detail that should be reflected in planning decisions. Among the Component Landscape Character Types present in St Mawgan in Pydar Parish are Cliffs and unenclosed cliff tops (including headlands), Intertidal sand/beaches, Undulating historic farmland and Valley system. The undulating historic farmland LCT dominates [See Figures 9 and 10]

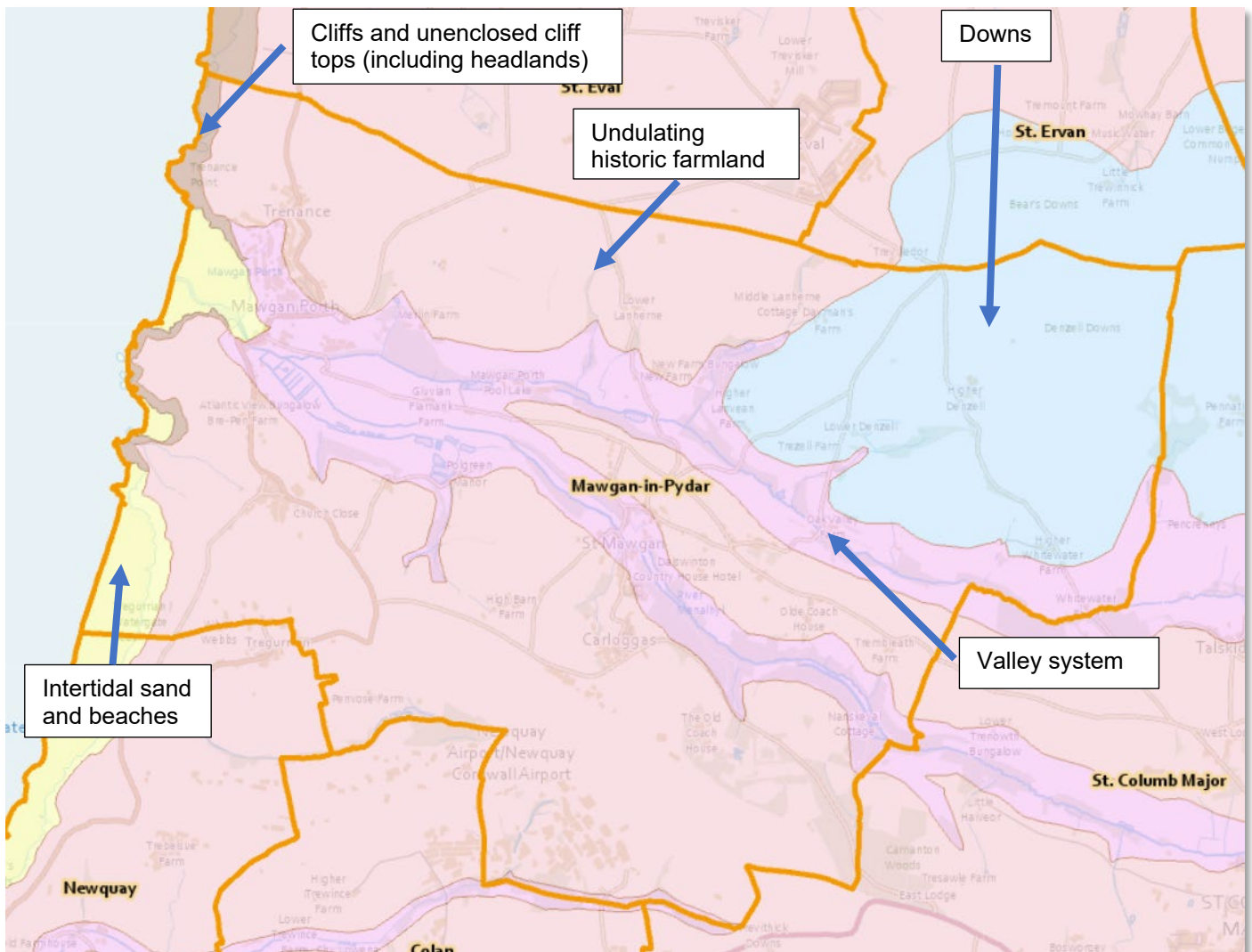


Figure 9: Character Area, Landscape Character Areas 2022

FIGURE 10: CHARACTER AREA, LANDSCAPE DESCRIPTOR UNIT AND LANDSCAPE CHARACTER TYPE LOOK UP TABLE

CHARACTER AREA	LDU	LCT
CA14: Newlyn Downs	LDU number : 354	
CA15: Newquay and Perranporth Coast	LDU number : 296 LDU number : 115 LDU number : 006 LDU number : 008	
CA18: St Breock Downs	LDU number : 297	
CA19: Trevoze Head and Coastal Plateau	LDU number : 053	
CCA 17: Newquay and Perranporth Coast		LCT K LCT B LCT D LCT P LCT R
CCA 23: Trevoze Head and Coastal Plateau		LCT B LCT P
CCA 24: St Breock Downs		LCT D
CCA 25: St Newlyn East to St Columb Major		LCT P LCT R

Watergate and Lanherne Area of Great Landscape Value

- 2.22 Areas of Great Landscape Value (AGLV) were first defined in the original Cornwall County Development Plan of 1952, redefined in 1976, and again in the Cornwall Countryside Local Plan adopted in 1985. A further reassessment under 'Technical Paper No7' was carried out in 1995 as part of the Cornwall Structure Plan review. In 2022, the AGLV designations adopted in 1995 were then reassessed in the light of the 2022 introduction of Cornwall Character Areas.
- 2.23 The 2022 character review examined the 1995 AGLVs, amended a number of boundaries and created 4 new areas to ensure the current AGLVs now reflect valued landscapes across Cornwall. Each of these 'candidate' AGLVs is of high landscape value and scenic beauty within Cornwall, with its own local distinctiveness and sense of place.
- 2.24 The Candidate AGLV (cAGLV) area descriptions can be used to provide additional detail regarding the character and appearance of the landscapes they cover in line with Policy 23 of the CLP. They may be given weight in decision making:
- a. as an indicator of enhanced character importance
 - b. as guidance on the landscape's sensitivity and capacity
 - c. in assessing whether any proposal would result in harm to the identified key landscape characteristics.

2.25 Most of the Parish is covered by the Watergate & Lanherne cAGLV, with a small extension of the original AGLV. The cAGLV extensions will not become formal AGLV designations until the Local Plan is formally revised under the new planmaking system. However, in the interim this NDP can identify the extended area as an area of local landscape importance [Figure 11].

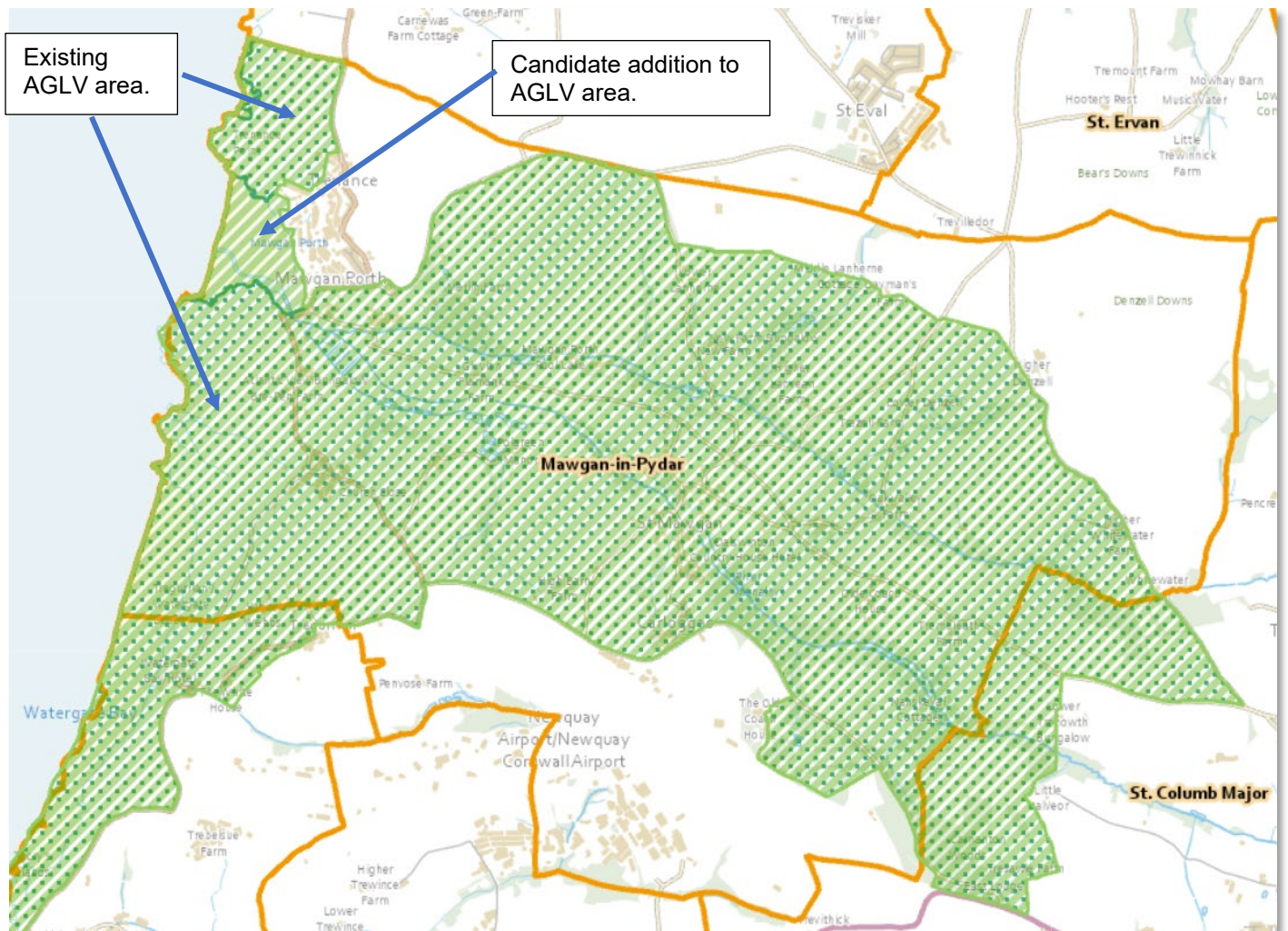


Figure 11: Watergate and Lanherne Area of Great Landscape Value

2.26 **The cAGLV statement provides the following landscape guidelines that should also be reflected in the NDP.**

Guidance to protect/conservate current landscape character

1. Restrict alterations to or encroachment on distinctive medieval field patterns. Provide guidance for change of use emphasising the need to retain traditional field boundaries including styles and materials.
2. Conserve areas of semi-natural habitat that are in good condition and seek to expand and link them.
3. Support measures for the conservation and interpretation of archaeological sites (including features along the coastline which may be at greater risk from coastal erosion).
4. Develop a design guide to enhance caravan and holiday parks and reduce their visual intrusion in the landscape. Limit tourist-related signage, and guard against signage proliferation.
5. Maintain the sense of tranquillity and dark night skies that are experienced across the landscape, particularly in the Lanherne Valley, ensuring that disturbance from surrounding settlements is limited as much as possible.

Guidance to manage landscape character

6. Create a coastal management plan to conserve the undeveloped coast, manage areas subject to wear and tear and accommodate the requirements of the tourism industry.
7. Manage the semi-natural woodlands, and encourage planting to link fragmented sites.
8. Support appropriate management and restoration of parkland through (for example) the planting of a new generation of specimen trees and extensive grassland management.
9. Manage development (including tourism infrastructure) to conserve important semi-natural habitat areas and buffer sites of ecological importance, including the maritime cliff and slope habitats along the coast, and the wet grasslands and woodland within the Lanherne Valley.
10. Manage recreational use of the coast to ensure a sustainable balance between recreation and conservation interests, ensuring damage to wildlife habitats is reduced whilst maintaining important and highly valued recreational assets, including the open access areas, South West Coast Path and beaches.

Guidance to plan (enhance, restore, create) landscape character

11. Enhance biodiversity and landscape resilience by extending and linking woodland, wetland and grassland habitats and creating ecological corridors between the farmed land, river valley and the coast, to provide better connectivity between habitats.
12. Use planning guidelines to encourage the use of sustainable designs and local materials in new developments.
13. Plan for the managed realignment of dunes, beaches, estuaries, rivers and streams, allowing sufficient space for them to realign.
14. Plan for the rollback of the South West Coast Path and other routes inland, as cliffs erode.

National Landscape [former AONB]

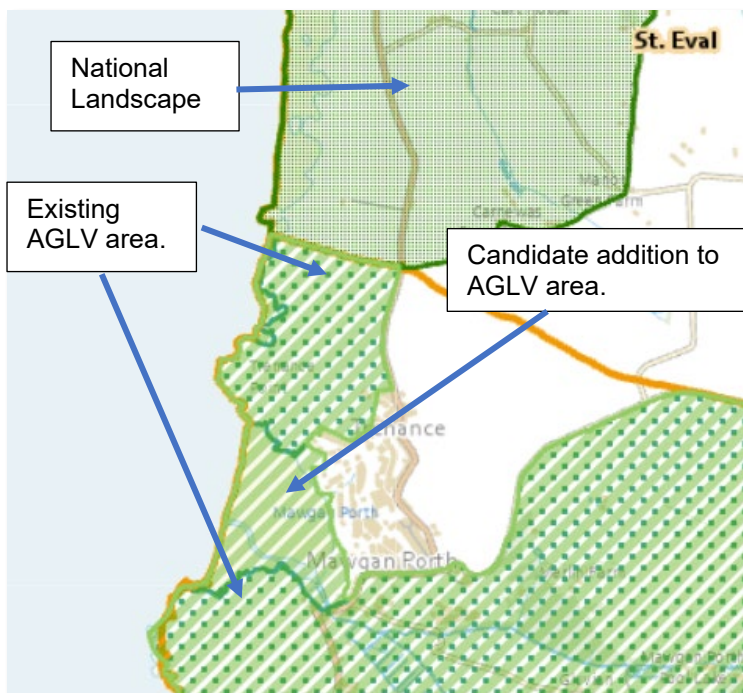


Figure 12: National Landscape - Cornwall Area [former Area of Outstanding Natural Beauty]

2.27 The 'Carnewas to Stepper Point' section of the National Landscape [former Cornwall AONB] is located just to the north of the Parish. Cornwall Local Plan Policy 23 says that Great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB.

2.28 National Planning Policy Guidance says that 'Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential

impacts into account'. [NPPG Paragraph: 042 Reference ID: 8-042-20190721]

2.29 Section 85 of the CROW Act places a statutory duty on all relevant authorities requiring them to have regard to the purpose of AONBs when coming to decisions or carrying out their activities relating to, or

affecting land within these areas. This is known as the ‘duty of regard’. Parish Councils are identified as being one of the relevant authorities.

2.30 The NPPG also refers to guidance produced by both Defra and Natural England on the ‘Duty of Regard’. Defra’s guidance confirms that this can be relevant outside of the AONB boundary. *‘Additionally, it may sometimes be the case that the activities of certain authorities operating outside the boundaries of these areas may have an impact within them. In such cases, relevant authorities will also be expected to have regard to the purposes of these areas’. Natural England ‘...interprets the protection and enhancement of all sites, habitats and landscapes widely. This includes safeguarding their character, qualities and features, including where appropriate, their settings...’*

2.31 Scale, height, siting, use, materials and design are factors that will determine whether a development affects the natural beauty and special qualities of the AONB. Incompatibility with surroundings, movement, reflectivity and colour are also likely to affect impact. In most cases, the further away a development is from the AONB boundary, the more the impact is likely to be reduced, however a very large or high development may have an impact even if some considerable distance from the AONB boundary. A development may avoid direct physical effects, but introduce other impacts, such as a greater level of traffic, noise and the characteristics of built development or be located outside of the AONB but increase development pressures on land in the AONB, potentially affecting land management and the Public Right of Way network. Cumulative impacts can also arise from multiple developments within the setting of the AONB. Each development may not be harmful in isolation, but taken in conjunction with others proposed, they may result in significant harm. Cumulative impact can occur as a result of increased traffic, noise, vibration, lighting as well as landscape and visual impacts.

2.32 In St Mawgan in Pydar Parish these concerns are clearly a consideration for tourism development particularly at Mawgan Porth

Cultural Associations

2.33 The landscape includes medieval features that have cultural associations with the important Cornish family of Arundell, who occupied Lanherne House in St Mawgan during the 16th Century. As a run-down property it was later given to Theresian nuns who had migrated from Antwerp, in consequence of the invasion of the French, and is now the Carmelite Convent. Such was its beauty in the early 19th Century that the

THE VALE OF LANHERNE

*‘Lovely Lanherne ! from this embower’d height
Far downward to the spangled blue profound,
The landscape undulates with living light ;
And through the glen, with an exultant sound,
Like one from rocky fastness just unbound,
Leaps wildly on the foam-wreath’d Mellynheyl ;
Away-away, in many a sportive round,
Dances and sings the pilgrim of the vale,
Along the blue-bell’d glade, and cottage-sprinkled dale.*

*Far east brown Denzell’s lofty range extends,
Dotted with mottled herd and fleecy flock,
Till with the sky the purple background blends ;
To west, Carloggas shows, ‘mid wood and rock,
Its upland meads, high grange, and garner’d stock ;
And to the sea green hills on either side,
Like inland coasts that fear no tempest-shock,
Ascend, expand, converge, again divide,
Till with a large embrace they meet the waters wide.*

*Nanskeval echoes with the woodman’s stroke,
While near, upon a lofty bough, a thrush
Seems fondly pleading for its favourite oak ;
Loud as life’s din remote the mill-wheels rush,
And with the haste of youth the waters gush.
Between high banks of gorse we wind along,
Where frequently the sweet wild roses blush,
Like virgins mingling in some dazzling throng,
Crowding, ‘twould seem, to hear that one delicious song.’*

The Vale of Lanherne, Henry Sewell Stokes 1853, Verses 44, 45,49

Cornish poet Henry Sewell Stokes wrote a 257 verse poem describing a journey to the Vale of Lanherne in 1836 [see box and figs 13 to 15].



Figure 13: St. Mawgan Church, & Lanhern Nunnery, Thomas Allom - Engraved by: W. LePetit c.1834



Figure 14: Illustration to *The Vale of Lanherne*, James George Philp 1853.



Figure 15: Carnanton Drive, ca. 1890.

2.34 Carnanton, a Georgian house [Grade II listed] retains some of its formal garden and park, albeit much affected by the construction of Newquay airfield. It was identified under Policies 29 and 30 of Part 1 in the Restormel Local Plan as an Historic Park and Garden of Local Importance.

Restormel Areas of Special Character

2.35 The Restormel Borough Local Plan to 2011 identified two areas of properties ‘with largish grounds where the resultant open space and garden landscaping make a significant contribution to the character of the area. In St Mawgan village the area identified has considerable tree cover which would be lost if significant infill were to take place. With the Mawgan Porth example the designation is intended to help retain the open character of the Coastal Zone. Due to the relatively recent growth of Mawgan Porth and consequent predominantly post war housing designs combined with undeveloped landscaping, the general appearance of the settlement is of one that lacks the character associated with traditional Cornish villages and the visual impact is hard and unsympathetic to its rural nature’.

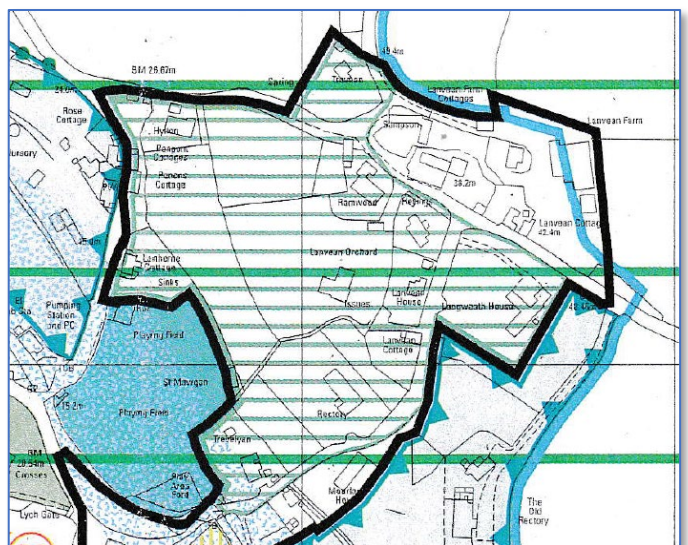


Figure 16: Area of Special Character, St Mawgan village.

2.36 In its Policy R32 the Plan proposed ‘land to the north-east of the playing field’ at St Mawgan and ‘land at Trenance, to the east of the coast’ [See Figs 16 and 17] as areas of Special Character subject to Restormel Local Plan Policy 35, which stated that: ‘*In certain areas (identified on the Proposals Map and in the Town and Parish chapters) proposals which involve an increase in density of development or other changes detrimental to the character and/or appearance of these particular areas will not be permitted.*’

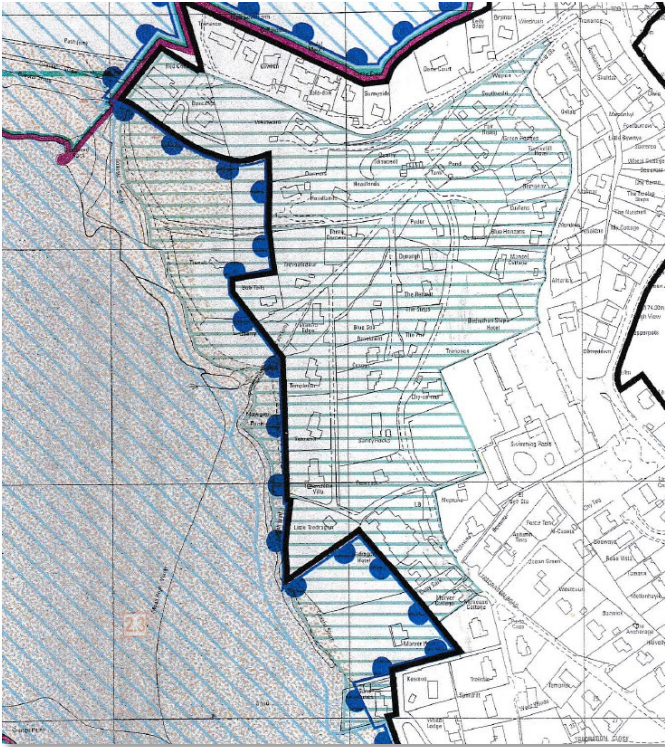


Figure 17: Area of Special Character, Mawgan Porth

2.37 The importance of these were areas recognised by appeals inspectors to preserve the area’s ‘untamed natural character’ eg Ref PA16/00907 20 September 2016. [Appeal Ref: APP/D0840/W/16/3164059 Land at Trenance, Access to Trenance Estate, Trenance TR8 4DD]. Here the Inspector said ‘Even if the designation of the land as an Area of Special Character has not been carried through to the current development plan and the site falls outside of the designated Heritage Coast, this does not diminish the area’s intrinsic qualities or reduce the harm I have found to a site which forms an important component of the overall rugged and dramatic setting of this coastal settlement.’

Cornish Hedges and Hedgerows

2.38 Cornish hedges are culturally and environmentally important to Cornwall and as such need protection and management to thrive. Typically, they are earth banks faced with stones – with larger ‘grounder’ boulders at the bottom, layers of stones that decrease in size as the hedge heightens and often topped with trees, shrubs and other plants. In effect they function as vertical flower meadows and can often have a field margin, ditch, stream or pool at the hedge base that creates another habitat opportunity. They form Cornwall’s largest semi-natural habitat suitable for a wide variety of flora and fauna on a variety of scales. Not only do they act as habitats, but also as wildlife corridors to allow species like adders, harvest mice and bats to move safely from one habitat to another.

2.39 Cornish hedges remain functional parts of the Cornish landscape today – hedges with trees can reduce wind speed by up to 20% and can provide shelter leeward of between 8-12 x the height of the hedge. They can also prevent soil erosion, reduce flash flooding and improve water quality.

2.40 Cornish Hedges provide part of the distinct local identity to Cornwall’s landscape and some date back as far as the Bronze age, whilst others are distinctive reminders of medieval farming. They may involve stone patterns of particularly local character and often have unusual and historic stiles built in to their fabric. Detailed information about the history, value and character of Cornish hedges can be found [here](#).

2.41 As noted above, St Mawgan in Pydar Parish’s open, medium to large scale gently rolling landscape features many low irregular Cornish hedges with hedgerows [see Figure 18]. Unfortunately, the area is not immune to loss through farming practice, road improvements, development and general decline. Cornish hedges constantly need repairs to their structure and it is best to repair them as soon as a weakness or gap appears to prevent large-scale, slow and more expensive repairs later on; these

repairs need traditional craftsmanship [which fortunately keeps the activity alive today]. Cornish hedges are not classed as hedgerows and are therefore not offered protection under the Hedgerow Regulations 1997.

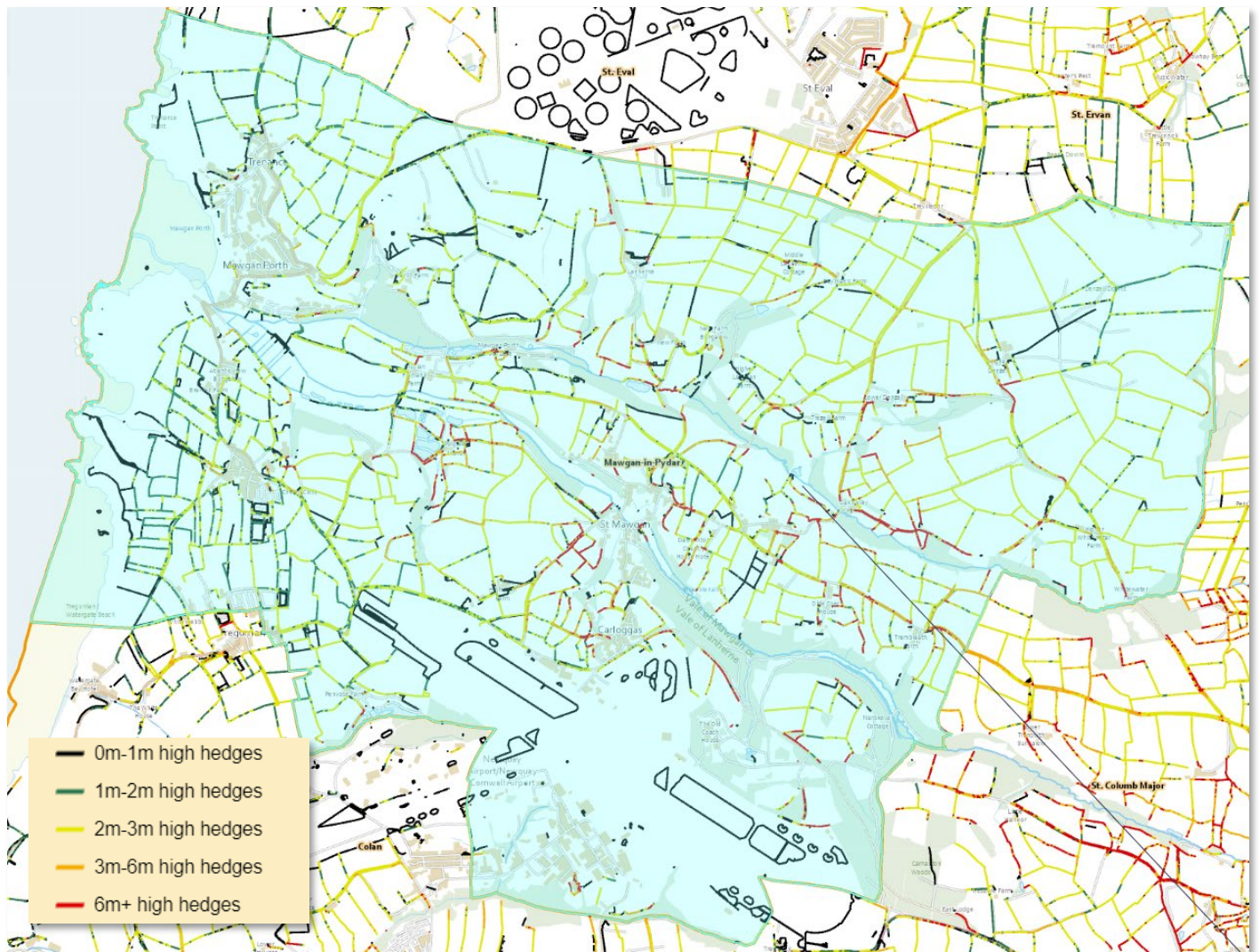


Figure 18: Hedge and Field Boundary Heights [cws/ercsis].

Water Quality, Water Resources and Sewage

2.42 The Parish is within the Lands End to Trevoze Head Coastal Operational Catchment and the Gannel Porth and Menalhyl Operational Catchment. Water bodies Menflowing through the NDP Designated Area are the Menalhyl and the Lands End to Trevoze Head Water Body [coastal waters].

2.43 The Menalhyl has a catchment of 44.126 km², [Figure 19] arising from the downland to the east, passing through St

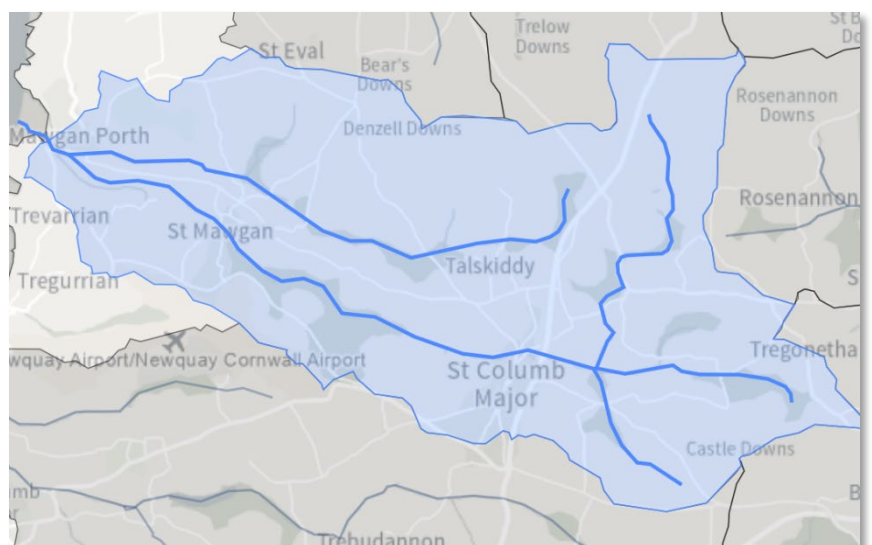


Figure 19: River Menalhyl Catchment.

St Columb Major, before forming the Lanherne Valley. Also, within the catchment is the Gluvian Stream.

The water body is rated as having a ‘moderate ecological status’, the reasons being given in the Environment Agencies Catchment Data Explorer being mainly to be sewage discharges from both private and SWW sources.

- 2.44 Most of the NDP Designated Area is within the Bathing Water Catchment Zones of Influence for Mawgan Porth beach which is a Designated Bathing Water ie., popular sites for swimming, paddling, and other water-based activities. Between 2015 and 2023 the Bathing Water has held a 3-star excellent rating.
- 2.45 However, these are areas where if heavy rainfall occurs it may lead to surface water runoff and sewage treatment overflow causing a reduction in water quality at the designated bathing water.
- 2.46 In 2023 the Safer Seas and Rivers Service reported that Mawgan Porth had 44 sewage pollution alerts, raising from 28 in 2022 and 22 in 2021. In 2024 up to mid-April there had been 24 alerts.
- 2.47 As local water quality and the status of the bathing waters are linked to the reputation of the area for tourism, which is a major contributor to the economy of North Cornwall Cornwall and St Mawgan in Pydar, the increasing rate of incidents is an issue of great significance in the NDP area. It is essential to ensure that infrastructure for drainage, surface water disposal, and sewage is fully in place and capable of supporting new development.
- 2.48 Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. Within the Neighbourhood Plan area, there are no designated SPZs.

Mineral Resources

- 2.49 There are no mineral resources (natural concentrations of minerals or, in the case of aggregates, bodies of rock that are, or may become, of potential economic interest due to their inherent properties) notified as existing within the NDP Designated Area.

Geodiversity

- 2.50 Geologically the Parish is fairly uniform, lying mostly in the ‘Looe Basin’ bedrock formation with mudstone, slate, siltstone and sandstone formed in the Devonian period ranging in age from 419.2 and 358.9 million years ago. These older, stronger rocks form the underpinning foundation of the landscape.

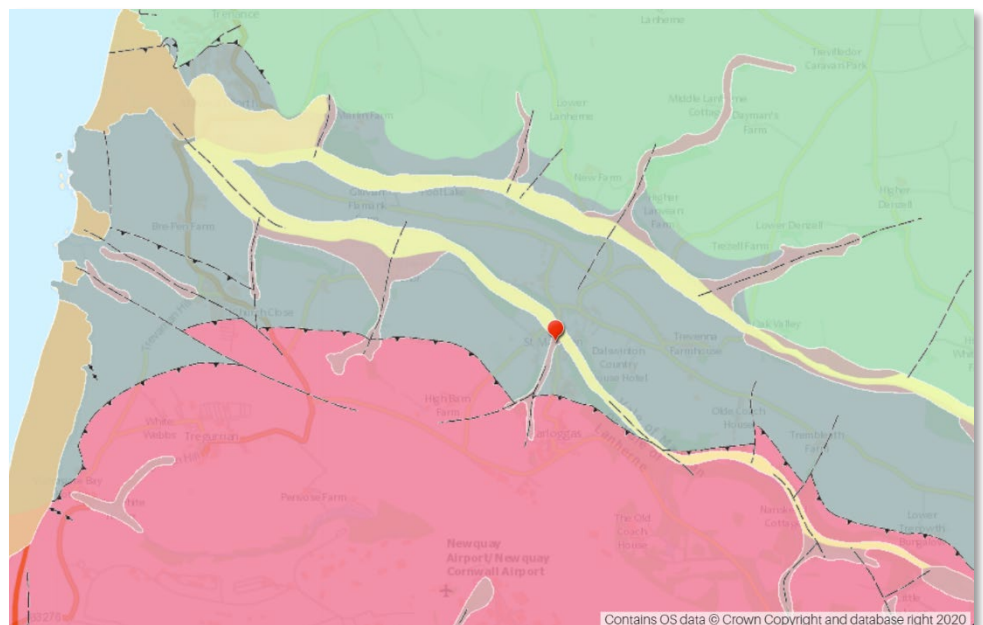


Figure 19: Local Geology.

- 2.51 The much younger, weaker superficial deposits sporadically cover and obscure the bedrock and comprise alluvium - clay, silt, sand and gravel deposits formed between 11.8 thousand years ago and the present, along with head - clay, silt, sand and gravel formed between 2.588 million years ago and the present.

2.52 Figure 19 above shows the bedrock geology and superficial deposits locally [Source: BGS GeoIndex]

Soil Resources

2.53 Most of the higher rolling land is agricultural grade 3, with Grade 4 in the valleys and downland [See Figure 20].

2.54 Soils across the majority of the Parish are mainly in the Soil Associations mostly in ‘Soilscape 13’ that is freely draining acid loamy soils over rock which is mostly steeply sloping and with restricted mechanised access suited to grassland with potential for year-round grazing. Some fringe ‘Soilscape 6’ also exists, that is freely draining slightly acid loamy soils suitable for range of spring and autumn sown crops; under grass the soils have a long grazing season. Free drainage reduces the risk of soil damage from grazing animals or farm machinery. Shortage of soil moisture most likely limiting factor on yields, particularly where stony or shallow. [Source: <https://www.landis.org.uk/soilscapes/>].

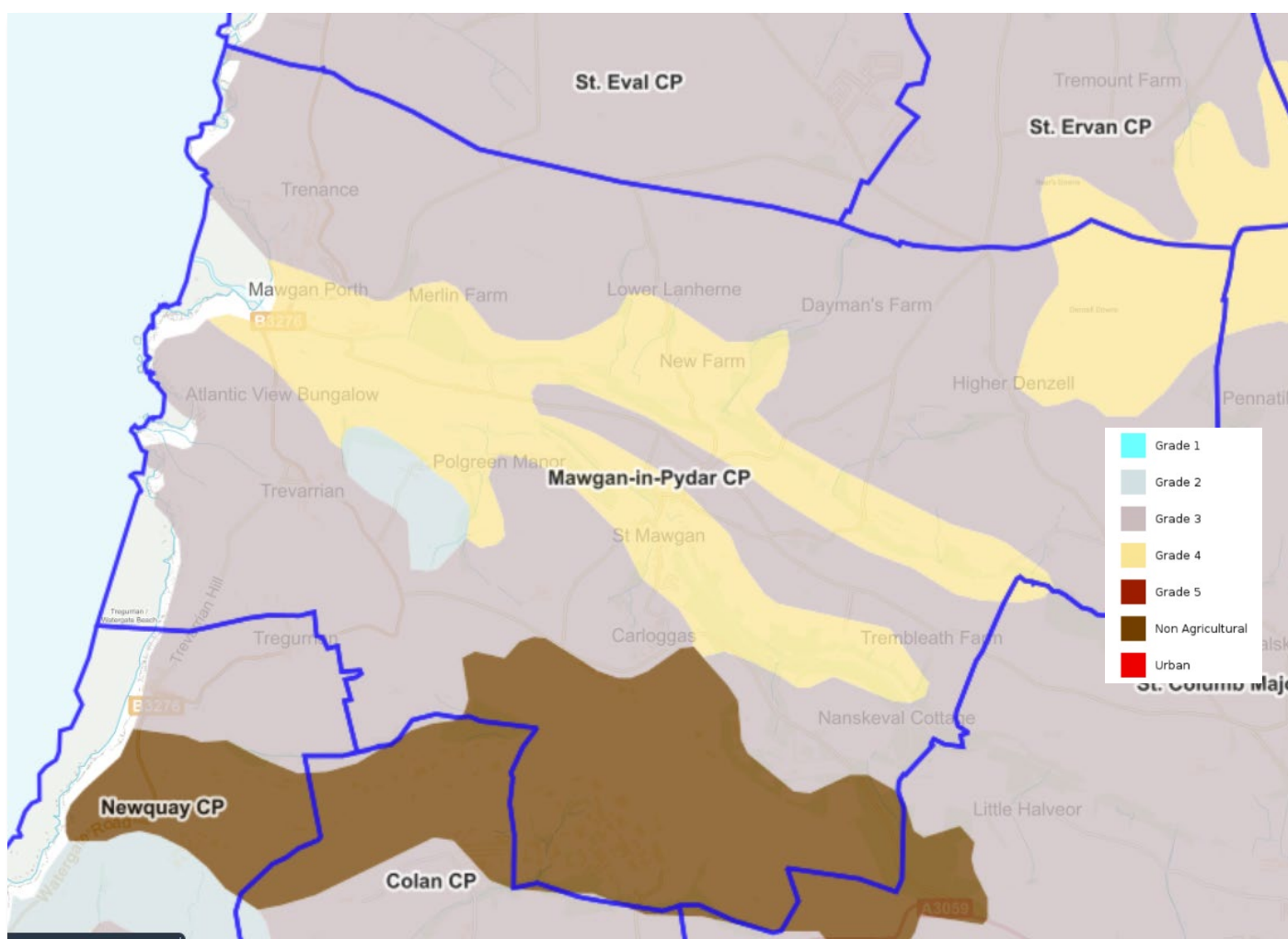


Figure 20: Agricultural Land

Sites of Special Scientific Interest (SSSI)

2.55 There are no SSSIs in the Parish, although immediately to the north is the Bedruthan Steps and Park Head SSSI, scheduled both for its biological and geological interest. The Parish falls into the impact risk zones for this SSSI and also for several more distant SSSI also cover the Parish. This means that Natural England must be consulted when larger scale planning applications are considered.

Special Areas of Conservation [SAC] and Special Protection Areas [SPA]

2.56 Although there are no SAC or SPA in the Parish part does about the Bristol Channel Approaches / Dynesfeydd Mor Hafren SAC. It also falls into the Penhale Sands SAC Natura 2000 Zone of Influence. Natura 2000 is a network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right. It stretches across all 28 EU countries, both on land and at sea. The aim of the network is to ensure the long-term survival of Europe's most valuable and threatened species and habitats, listed under both the Birds Directive and the Habitats Directive. The impact of this is that any significant new development for residential purposes would be required to make a contribution towards the mitigation of any impacts that new residents might have through increased recreational pressures on the SAC. This means that Cornwall Local Plan Policy 22 applies and should be reflected in the NDP [See Figure 21].

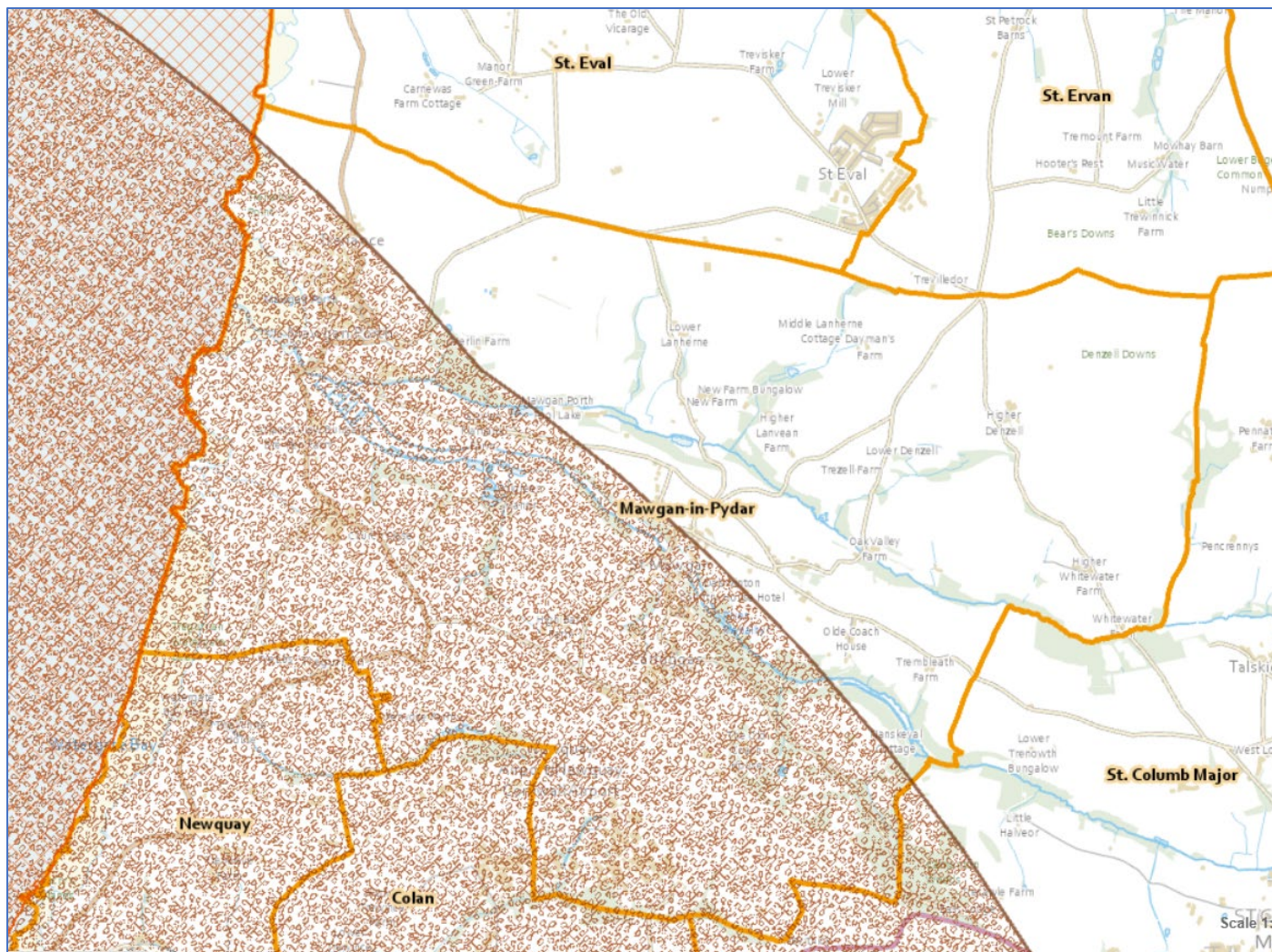
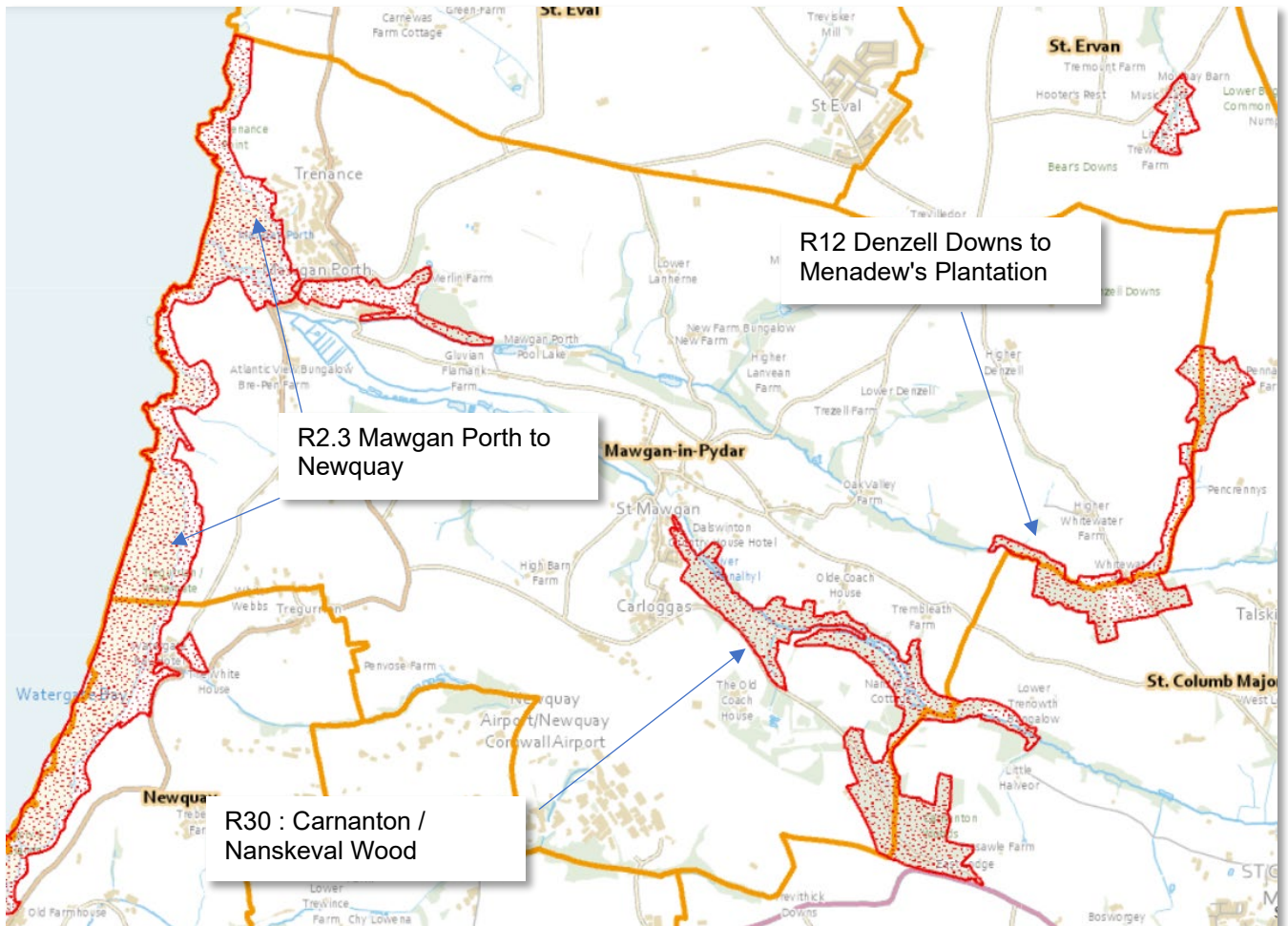


Figure 21: Special Areas of Conservation [SAC] and Special Protection Areas [SPA]

County Wildlife Sites

2.57 County Wildlife Sites (CWS) are the most significant areas of semi-natural habitat in Cornwall outside of statutory protected sites such as SACs and SSSIs. Typically, CWS range from small copses and linear features like river valleys, to ancient woodlands, and wetlands. Those in St Mawgan in Pydar Parish are

shown in Figure 22. Most are Biodiversity Action Plan (BAP) ‘Habitat Action Plan Woodland’ habitats which are considered of local or national conservation significance.



- 2.58 These sites cover the beach and the coastline above Coastguard’s cottages and along the coastline past Trenance Point to Trerathick Cove and Trerathick Point; up through the valley bordering the B3276 Coast Road to Porth Farm Cottages, then along the hillside to above Bracken Cleft and along the valley through the bottom of Gluvian to edge of the road into Retorrick Mill; from St Mawgan through the Vale of Lanherne and Carnanton woods beyond Nanskivel Cottage and to the bottom of Trembleath. A further section runs beyond Bolingey to Whitewater Farm. There are areas of woodland, including ancient woodland, with aged trees.
- 2.59 These local CWS sites form ‘stepping stones’ in the countywide biodiversity network of wildlife corridors so play a key part in helping to deliver the Biodiversity Action Plan. Unfortunately, in the Mawgan Porth area some development has already taken place within the County Wildlife site. It is vitally important for Mawgan in Pydar that the County Wildlife sites throughout the parish are protected and that the areas, such as the Menalhyl valley, which link them and form part of the biodiversity network, are given protection. The suggestion that the NDP could include a Green Infrastructure Network made in paragraphs 2.66 to 2.72 may help with this.

Local Nature Reserves

- 2.60 Cornwall Wildlife Trust was gifted Lanvean Bottoms nature reserve in 1999. The original nature reserve was 12 acres of wild habitat consisting of wet heath and woodland in the valley of a small stream. Heath is an internationally rare habitat, and the surrounding bluebell wood is a haven for wildlife. In 2019, the Trust acquired 30 acres adjacent to the nature reserve to extend and buffer the original land and its rare habitats. It is a ‘Habitat Bank’ that provides BNG units for local developers who are looking to minimize

their environmental impact. These units are also available for corporate organisations looking to mitigate their impacts on nature.

Coastal Erosion and Flooding

- 2.61 Mawgan Porth beach has been affected by coastal change over the long term, the 'Dark Age' settlement nearby being abandoned and preserved by engulfing sand from the 11th Century. The lowest land has up to the middle part of the 20th century been floodplain, marsh and dunes. Subsequent development (including impermeable surfaces in neighbouring floodplain developments) and historic landfill has now led to an increase in flooding throughout the valley from the catchment area right down to the beach and river mouth.
- 2.62 The area is being particularly impacted by the consequences of climate change and significant coastal erosion is forecast. The Cornwall Shoreline Management Plan says that significant erosion and flooding risk on the road frontage section of the beach mean that maintaining the current position is unfeasible and dictates that a 'Managed Retreat' approach is required involving roadway realignment. Without this there is a risk that Mawgan Porth and Trenance might be cut off from the south, which is a critical to access supermarkets and healthcare. The Parish Council are exploring the possibility of renting some land in the flood plain in Mawgan Porth, underwater most of the year, with the view of turning it into a nature area with a footpath/boardwalk, bird hides, benches etc.
- 2.63 Other measures are in hand, for example at Gluvian Farm where the Forest for Cornwall Trees and Woodland fund is supporting a 2 year project. So far this has planted over 1100 trees in 0.5ha of land to create new woodland on a field slope above the Gluvian stream, which is a tributary into the Menhyall River, 0.5 miles from the beach at Mawgan Porth, to slow surface runoff into the valley and increase the uptake of water from the land. In 2025 some 375m of new hedgerows, 0.2 ha of field corners, 0.8 ha of wet woodland/small plantations and 0.12 ha of improved hedgerows will be provided.
- 2.64 Part of the initiatives to tackle coastal erosion is a project called 'Making Space for Sand'. The natural coastal defensive capacity of the dunes will, in the future, play an important function in protecting the community behind it. A Beach Dune Management Plan will result for the Mawgan Porth area.
- 2.65 Fuller details of these issues are given in the Climate Change Report of the NDP evidence base.

Green Infrastructure Network

- 2.66 As noted above, the NPPF 2023 defines Green infrastructure as network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- 2.67 In St Mawgan in Pydar Parish the green infrastructure is notable and contains a variety of biodiversity assets, several of which are of regional/international importance. These include:
- Priority Habitat Inventory Deciduous Woodland
 - Ancient Woodland
 - Priority Species
 - National Forestry Inventory Woodland
 - The Menahyl and Gluvian Valleys
 - Cornwall Wildlife Sites
- 2.68 Recent building developments and land clearance in Trenance, in particular, has impacted on habitat loss. An ecological survey on a half-acre of land near the coast in Mawgan Porth over three days in 2021 found 21 wildflower species including vulnerable species, 9 butterfly and moth species including the endangered Wall Brown butterfly, multiple birds and mammals. Adders (protected under section 9 of

the Wildlife and Countryside Act 1981) were also known to be on the site. Today the land has been razed with no visible wildlife present.

2.69 The LAGAS site includes various maps including Figure 23 below, which shows the existing nature network with proposed corridors that will contribute to nature recovery.

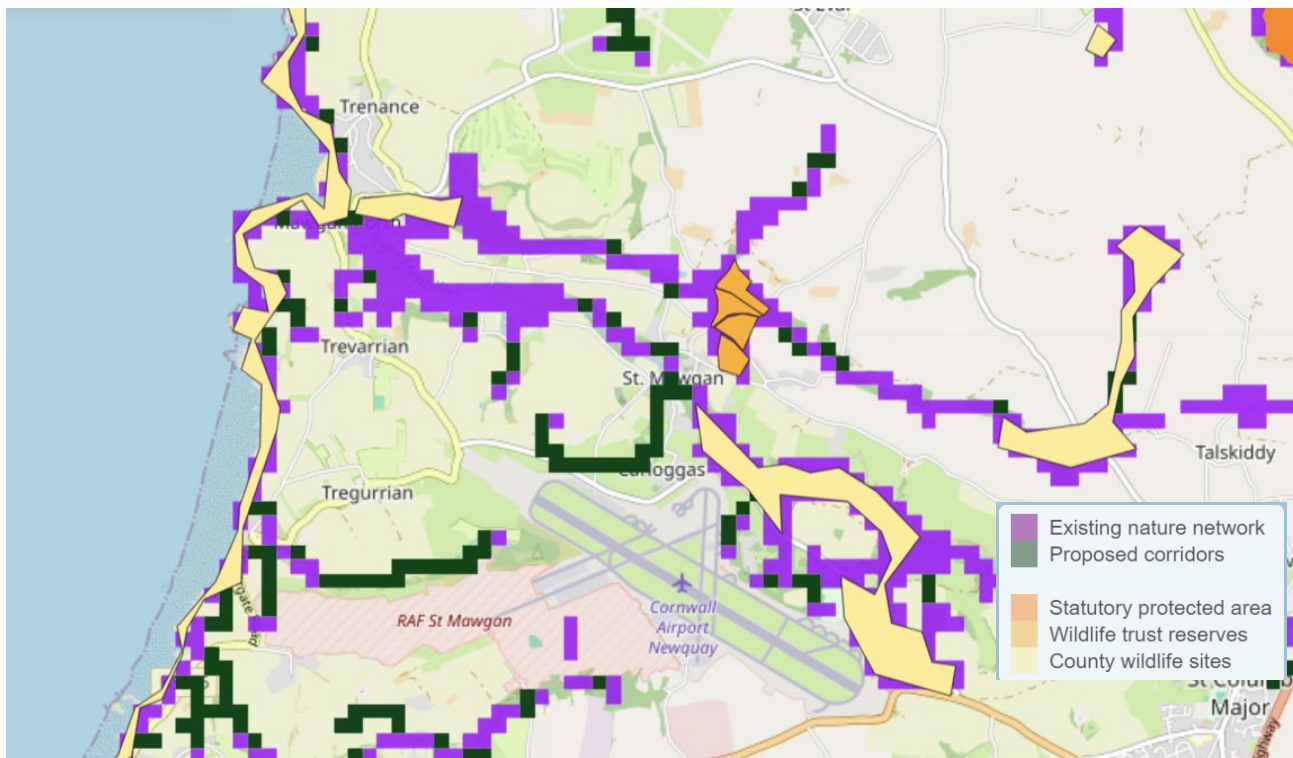


Figure 23: LAGAS and Green Infrastructure Network

2.70 The map shows the existing nature network areas along the coastline and each side of the valley from Mawgan Porth inland to St Mawgan. It also shows areas of woodland through the parish, with woodland and wetland opportunity areas, county wildlife sites and wildlife trust reserves.

2.71 Biodiversity Net Gain requirements that are not able to be met on site may be directed to support nature recovery in key areas.

2.72 If considered appropriate, based on this and the preceding information it is possible to designate a Green Infrastructure Network in the NDP to ensure that these features are recognised in planning processes so that developments help build the biodiversity network as appropriate and should not adversely impact on local sites [See Figure 24].

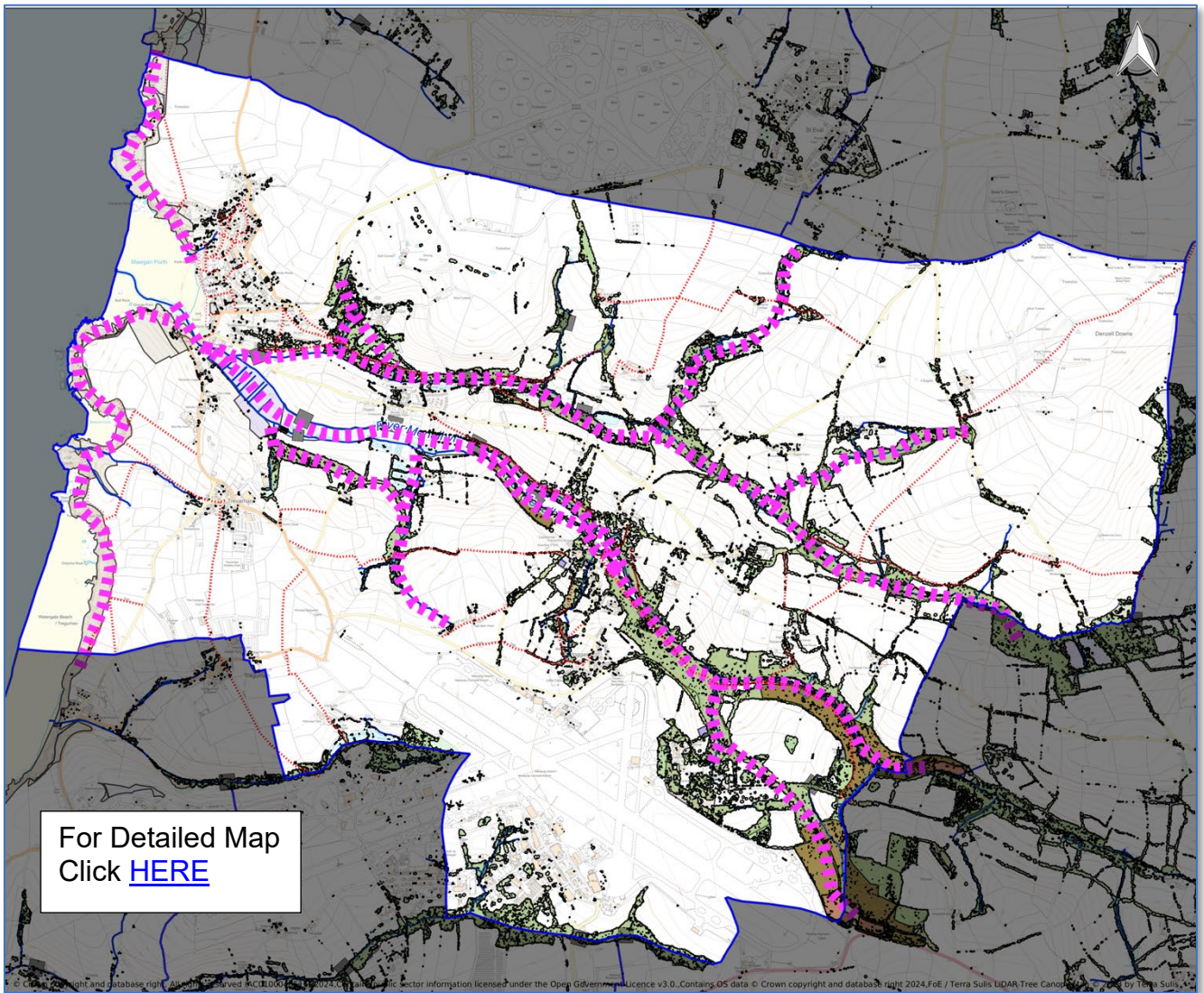


Figure 24: Possible Green Infrastructure Network

Dark Skies

- 2.73 The dark night time sky is a natural asset which is enjoyed and appreciated by the community of the Parish and visitors such as tourists, as part of the experience of living in the area and its quality of life. It can also bring several other benefits such as enhanced conditions for astronomy, acting as an educational resource, providing creative inspiration etc. In St Mawgan in Pydar parish the rural parts have a particularly dark sky and just to the north of the parish boundary is the Bedruthan Steps/Carnewas Dark Sky Discovery Site (Milky Way class) [see figure 25].
- 2.74 However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky. In St Mawgan in Pydar Parish some lighting in Mawgan Port and Trenance, and main tourist parks stands out.
- 2.75 Light pollution is a generic term referring to artificial light which shines where it is neither wanted nor needed. In broad terms, there are three types of light pollution:
- SKYGLOW – the pink or orange glow we see for miles around built up areas, spreading deep into the countryside, caused by a scattering of up-shining artificial light by airborne dust and water droplets. It can be particularly obvious on misty nights.
 - GLARE – the uncomfortable brightness of a light source either close by or far away.

- LIGHT INTRUSION – light spilling beyond the boundary of the property on which a light is located, sometimes shining through windows and curtains or from over-lit buildings.

2.76 As well as the aesthetic impacts, light pollution can cause health problems for people. A survey by CPRE found that light pollution can cause a great deal of distress to humans, including disrupted sleep, and in some cases has driven people to move house to get away from light pollution. Recent studies suggest that exposure to light at night can disrupt the body's production of melatonin, a brain hormone best known for its daily role in resetting the body's biological clock. This is because it disrupts the natural cyclical transition from sunlight to starlight that we and other organisms have evolved alongside.

2.77 There is increasing awareness of the impact that light pollution can have on wildlife, by interrupting natural rhythms including migration, reproduction and feeding patterns. Man-made light is known to cause confusion to migrating birds, often with fatal outcomes, and to their natural rhythms, as shown by the sound of birds singing late into the night in trees lit by a streetlight.



Figure 25: CPRE Dark Skies Map Each pixel shows the level of radiance (night lights) shining up into the night sky. These have been categorised into colour bands to distinguish between different light levels.

2.78 Taking steps to encourage development to protect the night sky can preserve the benefits of dark skies and add to them, including energy saving by avoiding unnecessary or excessive lighting, promoting improved sleep patterns and reducing stress and providing a more natural environment for both nocturnal and diurnal animals. More information on tackling light pollution can be found at <https://www.cpre.org.uk/what-we-care-about/nature-and-landscapes/dark-skies/>

Air Quality

2.79 There are no air quality management zones in the Parish.

Noise

2.80 Environmental noise is a subject of growing public concern. In St Mawgan in Pydar Parish, noise sources are related to:

- Agricultural process noise including machinery, combine harvesters which can be working early in the morning and late at night under floodlights when it is hay-making or harvest time, and tractors ploughing or muck-spreading.
- Animal noises
- Bird scarers which attempt to disperse birds that eat seeds and crops
- Clay pigeon and rough shooting
- Traffic noise in the vicinity of tourism accommodation and activity sites
- Loud music and other noises associated with entertainment at caravan, mobile home and holiday lodge sites, e.g. Boardmasters Festival can be heard throughout the parish.
- Farm diversification activity including music at wedding receptions, food processing etc.
- Aircraft noise from Newquay [St Mawgan] Airport, helicopter noise in particular.

2.81 Because of the generally very quiet background noise in the countryside, noise from these sources can be perceived to be quite loud in terms of their relative impact but are rarely significant enough to constitute a nuisance. Where planning permission is required for an activity or use, noise will be a factor to be considered amongst other matters.

Other comments

2.82 Planning applications frequently refer to a net biodiversity gain, but they overlook the immediate impact of development, with the removal of trees, hedgerows, green spaces. The mitigation offered is likely to take years or decades to have an effect, particularly in coastal locations.

2.83 Moreover, as replacement houses are frequently much larger than the original often covering all or most of the plot, biodiversity is greatly diminished particularly impacting many rare coastal flora and fauna. The concreting over green spaces has an additional impact on surface water flooding as water is not absorbed and flows downhill. As noted in the Climate Change Report, much of the parish is vulnerable to surface water flooding, therefore it is desirable to use permeable surfaces for driveways and car parking.

2.84 In view of the flood and sewage overflow risks, we would like to see the prevention of any reduction in permeable surface areas for residential developments on existing residential sites, and the use of grass/sedum roof areas being positively taken into account in determining net biodiversity gain.

2.85 This is crucial for Mawgan in Pydar, particularly in Trenance and Mawgan Porth, where development is disrupting ecosystems resulting in biodiversity loss.

Related Community Engagement Feedback

2.86 Key points here for our parish involve protecting valued landscapes within the AGLV and beyond, recognizing and protecting the intrinsic character and beauty of the countryside – see Figure 8.2 below. 95% of our questionnaire respondents were concerned about housing development in the parish, with damage to rural and coastal areas being their greatest concern. Aspects of the environment were highly valued by the respondents - see Figure 26.

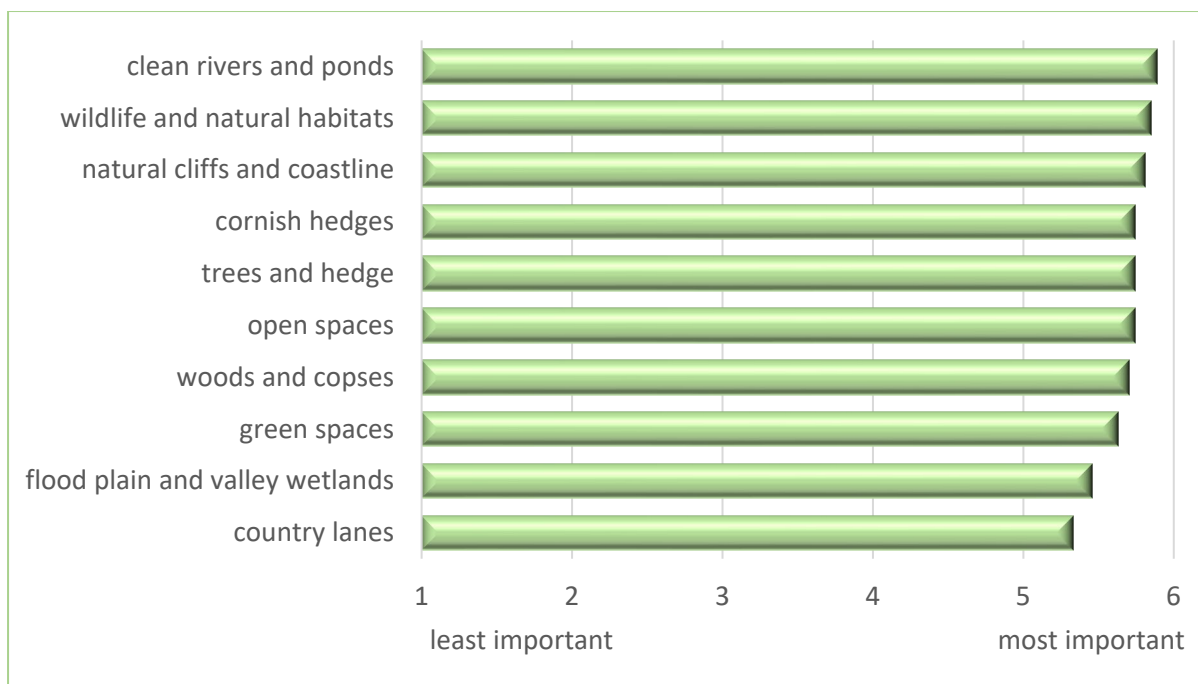


Figure 26: Value placed on aspects of the environment.

Key issues and implications for the NDP

2.87 Figure 27 summarises the key issues that have arisen in this analysis and the implications of them before recommending key objectives for the NDP and policy intentions that should support them.

Figure 27: Key Issues arising from the evidence base and implications for the NDP, with recommendations for policy areas and objectives.

Key Issues

- Any high-quality biodiversity and geodiversity in the Parish is protected by international, national and county level policies.
- National and local policy is that Planning should:
 - Protect and enhance valued landscapes
 - Recognise the intrinsic character and beauty of the countryside
 - Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason
 - Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation
 - be grounded in an understanding and evaluation of each area's defining characteristics, identifying the special qualities of each area and explaining how this should be reflected in development
 - aim to achieve healthy, inclusive and safe places and should contribute to and enhance the natural and local environment
 - Designate green areas of particular importance to local communities to rule out new development other than in very special circumstances
 - allow only the most exceptional developments to be permitted in, and that the highest levels of protection should apply, to SSSI, SPA and SAC.
 - Protect locally designated sites, unless the need and benefits of the development clearly outweigh the loss
 - Protect and where possible improve biodiversity

- Avoid unacceptable levels of soil, air, water or noise pollution or land instability, and encourage remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land
- The environment Act 2020 requires up to 10% ‘net biodiversity gain’ from new development.
- The Parish is well-wooded in its lower areas, with some extensive valley bottom woodlands.
- Internationally, nationally and locally designated nature conservation sites are present in the Parish, or nearby, and a number of areas of Cornwall BAP Priority Habitat. Protected species are also likely to be present at many locations in the parish.
- The Parish has a good quality green infrastructure network, with plenty of footpaths and lanes linking green areas to local open space and leisure facilities, but this can be adversely affected by development.
- Cornwall Local Plan Policy 22 applies across the area, which should be reflected in the NDP.
- The local community consider the importance of areas previously characterised as “Areas of Special Character” under the former Restormel Local Plan is sufficient to justify their inclusion in the NDP.
- The loss of permeable surface areas in residential extension and other developments on existing residential sites, and the use of grass/sedum roof areas should be taken into account in determining net biodiversity gain.

Key Objectives for the Neighbourhood Development Plan

- **Support Sustainable Development:** Prioritise environmentally sustainable practices and biodiversity conservation in all planning and development decisions.
- **Protect Natural Areas:** Ensure that all development conserves the natural environment and avoids encroachment on floodplains, coastal areas, and cliffs.
- **Ensure Adequate Infrastructure:** Require that infrastructure for drainage, surface water disposal, and sewage is fully in place and capable of supporting new development before it is approved, to safeguard the local environment.

Recommended Neighbourhood Development Plan Policy

- National and local planning policies are sufficient to protect the AGLV and no local policy is needed in the NDP. However, the candidate AGLV extension area should be included in the NDP pending its adoption in the emerging Cornwall Local Plan 2030 to 2050.
- The high-quality biodiversity and geodiversity sites in the Parish are protected by international, national and county level policies so NDP policies are not necessary.
- There are locally distinctive aspects of the landscape within and outside these areas and an NDP policy could be considered to ensure that new proposals - whether they be for repair, extension or new development - draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form of the landscape.
- A policy defining the local green infrastructure network [based on the Nature Recovery Network] for protection and as a focus for BNG offsetting.
- Although the NDP does not need to repeat the policies of the Climate Emergency DPD, consideration should be given to a planning policy to support Biodiversity Net Gain, requiring the submission of a Biodiversity Metric Gain Plan with planning applications and directing any off-setting BNG to the local green infrastructure network.
- A policy restricting loss of permeable surface areas in residential extension and other developments on existing residential sites, and the use of grass/sedum roof areas being taken into account in determining net biodiversity gain should be considered.
- Consideration should also be given to including a policy which seeks to protect existing trees and supports the approach set out in the Cornwall Design Guide.
- Planning policies should seek to ensure that:

- Where sites contain patches of semi-natural habitat they are retained and ideally linked together as part of the intended end land-use.
- The potential to retain, restore and re-create habitat linkages such as Cornish hedges is considered in new development.
- New developments should consider enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site.
- To protect the distinctive character of the landscape of the parish the creation of new habitats should always respect the existing character as established by Historic Landscape Characterisation.
- The Policy R32 “Areas of Special Character” under the former Restormel Local Plan should be re-examined and if justified included in the NDP.
- A policy encouraging design that will help to preserve the quality of the ‘dark sky’ above the Parish and secure the tranquillity and dark skies quality of the landscape for current and future generations should be considered.
- Cornwall Local Plan Policy 22 applies across the area, so any significant new development for residential purposes will be required to make a contribution towards the mitigation of any impacts that new residents might have through increased recreational pressures on the nearby SAC.