

I. Background to the assessment

I.1. Creating the Cubert Local Landscape Character Assessment

I.1.1. The Cubert Neighbourhood Development Plan Steering Group was formed in November 2018, realising the importance of retaining and enhancing landscape character to protect the local distinctiveness of the area. The location of Cubert parish on the north Cornish coast, with easy access to beautiful beaches makes it a desirable place to live. By noting the characteristics and features of the present landscape, the group aimed to create a reliable description of the area, to be used as a reference both to protect the local character and natural beauty of the parish, as well as to assess how any new development proposals could affect the local landscape and environment.

I.1.2. The Steering Group contacted Kath Statham, Landscape Architect from Cornwall Council's Public Open Space Team with a view to undertaking a Local Landscape Character Assessment. Kath met virtually with the group of volunteers on 8th July 2020 to explain how a local landscape character assessment could provide the evidence to underpin the policies within their Neighbourhood Development Plan (NDP).

I.1.3. The purpose of this Local Landscape Character Assessment (LLCA) is to provide a robust evidence base describing the character of the landscape in the Cubert parish, which can also be of use in:

- defining the characteristics which give Cubert its sense of place and local distinctiveness
- informing decisions regarding the environmental suitability of new development in the parish
- celebrating what is important about the local landscape
- identifying future development pressures
- enabling positive planning, objectively guiding the right development in the right place
- providing evidence to support policy within the Neighbourhood Development Plan
- helping to set priorities for future land management
- identifying features and issues of key importance to local people

I.1.4. A Neighbourhood Development Plan is prepared by the local community, and for this reason a subgroup of the Cubert NDP steering group, together with parish volunteers, undertook the fieldwork surveys which were used to produce a draft report for the Landscape Architect to review.

I.1.5. The local landscape was divided into 7 types, detailed in the map below and described in section 2. Supporting mapping is included in Appendix 1 and photographs in Appendix 2.

1.1.6. The Landscape Types



Undulating landscape type



Coastal hinterland landscape type



Headland landscape type



Beach landscape type



Valley landscape type



Low lying land landscape type



Dunes landscape type

DRAFT

2. Local Landscape Character Assessment

2.1. What is landscape character assessment?

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

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

Through landscape character assessment we can gain an understanding of what elements of the character are important and have value, to help in the decision-making process.

2.1.1. The European Landscape Convention¹ defines landscape as “...an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors” and is clear that all landscapes matter, not just those covered by designation.

2.1.2. The landscape of Cornwall is very important to residents and visitors alike. For many years books have been written and paintings created centering on this wonderful landscape of scenic beauty, cultural heritage and high ecological value.

2.1.3. Landscape character assessment is a tool to help understand what the landscape is like today, how it has come to be like that, and how it may change in the future. Its role is to help ensure that change and development does not undermine whatever is characteristic or valued about any particular landscape.

2.1.4. There are many elements which come together to give us the landscape we see and appreciate, illustrated by the Landscape Wheel² overleaf. The landscape's physical geology and hydrology affect the soils, which are also influenced by climate, land cover and flora and fauna. The landscape is not static. Our human influence over time through land use, enclosure, cultivation and development make distinct patterns which vary across Cornwall. As well as the physical elements, how we perceive the landscape is an important element of character. Our memories, senses and associations are all personal to use and allow us to perceive the landscape individually, so the landscape is far more than just what we see.

2.1.5. Landscape character assessment allows us to identify and describe variation in the character of the landscape, to explain unique combinations of elements and features which come together to create Cubert Parish's local distinctiveness and a sense of place.

2.1.6. Landscape Character Assessment takes common headings such as topography, land cover, field pattern, historic features and describes the character of the area under these common headings.

2.1.7. The Cornwall Landscape Character Assessment 2007 provides detail of landscape character through 40 landscape Character Areas (LCA). Each of these 40 LCAs is a geographically discrete area which has a 'sense of place' and a distinct pattern of elements that makes one landscape different from another, each is accompanied by a detailed description of the character of the landscape.

2.1.8. The Parish of Cubert is covered by two landscape Character Areas CA14 – Newlyn Downs, and CA15 – Newquay and Perranporth Coast. However, the detailed description of the landscape character within these LCAs covers a larger area than the Parish of Cubert and does not provide a sufficient level of detail to underpin policies relating to landscape character in a Neighbourhood Development Plan (NDP). For this reason, the Cubert NDP Steering Group wished to undertake a Local Landscape Character Assessment.

2.1.9. The Parish falls within a Site of Special Scientific Interest Impact Risk Zone, a zone of influence natura. Further detail can be found in map 2, Appendix 1.

2.2. The Cubert Local Landscape Character Assessment

2.2.1. This Local Landscape Character Assessment (LLCA) describes in detail the special qualities of the landscape which are important to conserve and enhance to retain the unique locally distinct sense of place.

2.2.2. The National Planning Policy Framework (NPPF) includes policies that require consideration of the character and special qualities of the area when making planning decisions. It promotes use of landscape character assessments and expects local plans to build on a strong environmental evidence base. Landscape is a strategic planning issue on which there is a duty for local planning authorities to co-operate. Neighbourhood Plans provide an ideal opportunity to identify, conserve and enhance landscape elements that contribute to local distinctiveness and sense of place. A Neighbourhood Plan should contain clear and logical connections between landscape evidence and related policies.

2.2.3. This LLCA is an evidence base for community led planning. It provides a factual description of the landscape character of the parish (outside the settlements) explaining the unique combinations of elements and features which come together to create a sense of place and local distinctiveness.

2.2.4. The assessment divides the Cubert NDP area into 7 separate 'landscape types' each with its own distinct character. The boundaries of each of these landscape types has been determined by looking at changes in topography, rather than land use and land cover.

The 7 landscape types are as follows. (Map 1 Appendix 1)

- Undulating Land (shaded pale green)
- Coastal Hinterland (shaded pink)
- Headland (shaded purple)
- Beach (shaded yellow)
- Valley (shaded blue)
- Low lying land (shaded dark green)
- Dunes (shaded orange)

2.2.5. The landscape character of each of these 7 landscape types was gathered using a field assessment record. Once the draft was compiled the NDP Strategic Group reviewed the document and added further local detail.

2.2.6. The field assessment record uses the same headings found in the supporting descriptions for the 40 LCAs in the 2007 Landscape Character Assessment. This way there is a clear and robust link between the Cornwall-wide assessment and this more detailed local assessment.

2.2.7. The landscape type descriptions record the local landscape character and also incorporate details relating to landscape, historic, and natural designations. The mapping to support these descriptions can be found on maps 1-9 in Appendix 1.

2.2.8. A visual assessment of the character has also been carried out and photographs are provided through the assessment and also within Appendix 2.

2.2.9. Section 5 looks at how the settlements in the parish fit within the wider rural landscape and how the current pattern of housing development and land use influence the area's overall landscape character.

2.2.10. The landscape type descriptions record factual detail only, not whether features and elements of the character are good or bad, appropriate or badly designed. This way the LLCA is an objective factual document. The detail of the more subjective aspects of the assessment, looking at what and where the local community value and feel is important in the Parish, comes through public consultation. Details of this can be found in section 5.

DRAFT

3. The Local Landscape Character Assessment of Cubert Parish

3.1. Introduction

3.1.1. Section 1 and 2 of this assessment describe how this Local Landscape Character Assessment can create an evidence base which will contribute to development of policies within the Cubert NDP. This section provides the detail of the landscape character of each of the 5 landscape types.

3.1.2. These 'landscape types' are distinctly different areas of land, each having the same characteristics which may occur in different areas of the Parish. By using changes in the local topography, the following 7 landscape types have been identified, and Map I Appendix 1 shows their boundaries. As they are directly linked, valleys and low-lying land landscape types have been described under one heading.

- Undulating land (shaded pale green)
- Coastal hinterland (shaded pink)
- Headland (shaded purple)
- Beach (shaded yellow)
- Valley (shaded blue)
- Low lying land (shaded dark green)
- Dunes (shaded orange)

3.1.3. The field assessment sheets recorded details of character against headings which are replicated from the broader Cornwall Landscape character Assessment 2007. These headings are:

- **Key characteristics** – what are the key elements and features of the landscape character type that make it different from other areas.
- **Topography and drainage** – what is the overall shape of the land and a description of any water present.
- **Biodiversity** – Elements of the landscape which could support protected species, their location and how they link together.
- **Land cover and land use** – What types of vegetation are found across the landscape type and what is the land used for.
- **Field and woodland pattern** – The location of trees and woodland, and whether they are designated. The scale of the field pattern, and type of field boundary
- **Building distribution** – beyond the settlements, where are buildings located, and how do they relate to the landscape.
- **Public access: roads and public rights of way** – the character of the road network, and public rights of way, footpaths, bridleways and byways.
- **Historic features** – designated and non-designated features of historic importance in the Parish
- **Distinctive features** – elements and features both man-made and natural which are distinctive.
- **Aesthetic and sensory** – the human experience of being within the landscape type, sight, sound, smell, seasonal change.
- **Condition** – the state and appearance of characteristics of the landscape, as well as an overall assessment.
- **Relationship to the adjacent land parcel** – how each landscape type relates to the next landscape type, whether there is a distinct change or more of a transition from one to the next.
- **Views** – key vantage points where the public's attention is focused in one direction, important vistas, and important visual links between landscape features, such as church spires, burial mounds.

- **Development pressure affecting landscape character** – what future development could potentially have an adverse impact on the character of the landscape.
- **Landscape management and development considerations** – are there beneficial land management practices which need to be continued, or practices which could be altered to preserve or enhance the local landscape character. Consideration also with regard to positive planning for new development.

DRAFT

3.2 Landscape Type: Undulating Land

3.2.1 Key Characteristics

- Undulating land makes up most of the parish
- Predominantly arable and pastoral use
- Fields surrounded by traditional Cornish hedges, often topped with trees and thorns
- Extensive views towards Newquay and the north coast, St Austell and the clay hills, Newlyn Downs and the windfarm, and St Agnes beacon to the south
- Location of the main settlements
-

3.2.2 Topography and Drainage

The highest land in the parish is in this landscape type, reaching a maximum height of 88m Above Ordnance Datum (AOD) in the east at the Cubert crossroads. The land slopes gently towards the Gannel river - the boundary between the parishes of Cubert and Newquay to the north, and the smaller river in the south that flows into the sea at Holywell. Fishing lakes are located at Gwinear farm. This area lies within the CA16 Newlyn Downs Landscape Character Area, comprising Lower Devonian Sandstones. For landscape characteristics associated with this geology see 'The Geology of Cubert' in Appendix 3.

3.2.3 Biodiversity

This is mainly cultivated land where the Cornish hedges and field margins provide a rich and diverse habitat. To the south of the parish, regenerative farming practices including the use of overwinter cover crops provides a consistent food supply for birds and invertebrates in the fields themselves. Wildlife noted here include deer, foxes, badgers, toads, slow worms; more recently, during the winter months small flocks of Linnets and Field Fares have taken advantage of the increased food supplies.

3.2.4 Land Cover and Land Use

Most of the land here is agricultural Grade 3 and is used for arable or pastoral farming; some Grade 2 areas are located immediately surrounding Cubert, and to the east of Holywell.

Other land use includes camping and caravan sites –Rosecliston, Crantock Plains, Gwinear (also a fishing lake), Cottage Farm, and Trevornick which is also home to a golf course.

A small industrial park, used by local businesses, is located at Trenissick, and Trenissick Farm offers event space for hire. Nearby there are riding stables and indoor riding school. There are solar panels on land on the eastern border of Wesley Road opposite the cemetery, to the south of high lanes at Ellenglaze, and on the northernmost parish boundary at Trevemper.



3.2.5 Field and Woodland Pattern

Field sizes in this landscape type vary considerably, ranging from 0.4 Ha to 16 Ha. In the east of the parish and on the northern slope heading towards Crantock, some hedges have been removed to accommodate larger agricultural machinery. Most field hedges here are of stone and earth construction; the hedge boundaries contain few trees and are mainly 2-3m in height through farm management and exposure to the coastal conditions. Much of the southern area is classed as Medieval farmland in the Historic Landscape Characterisation, with some areas of 20th century farmland.

The Romano-British round located on Trelaske and Windsor farms is dissected by High Lanes - the primary road into Cubert. This protected monument is topped with oak trees and its position on the ridgeline makes it clearly visible from neighbouring parishes. More detailed information can be found in Appendix 3.

Woodland in this landscape type is mostly found in lower lying sheltered areas. Habitat action plan woodland is present along the eastern parish boundary at Trerew, and at Colgrese and Carines.

3.2.6 Building distribution

The main settlements in the parish are found in this landscape type. Cubert has expanded around the 13th century church; Tresean and Trevail have changed little since they appear on the 1840 tithe map; the settlement at Holywell has grown since the 1930s; Lewannick was the site of significant ribbon development in the 1960s. The edges of these settlements are described in Section 4 - Edge of Settlement Assessment. Isolated farmsteads in the surrounding area are all recorded on the 1906 map, and some of the buildings are listed – see Appendix 3.

3.2.7 Public Access: Roads and Public Rights of Way

The A3075 runs along the eastern margin of the parish, connecting Newquay to Perranporth and beyond. Traffic flow along this single carriageway road is fairly heavy at peak commuting times, and notably so during the busy holiday season. In some areas, particularly at road junctions, there are wide grass verges; 2-3m vegetated hedges line the remainder of the road.

The four-way junction where High Lanes joins the A3075 is locally known as Cubert Crossroads.



High Lanes extends from Cubert Crossroads, bisecting both Cubert and Holywell. Between the crossroads and Cubert village, the road passes through farmland with high well-vegetated hedges.

There are no streetlights either side of the settlements, and the pavement leading in to Cubert commences opposite the village hall. Recent traffic calming measures - a road narrowing and speed bumps - have been installed just to the east of the village hall, and a speed display panel is used alternatively by Cubert and Holywell. Between the two settlements the side of the road is edged by a pavement and modest verge.

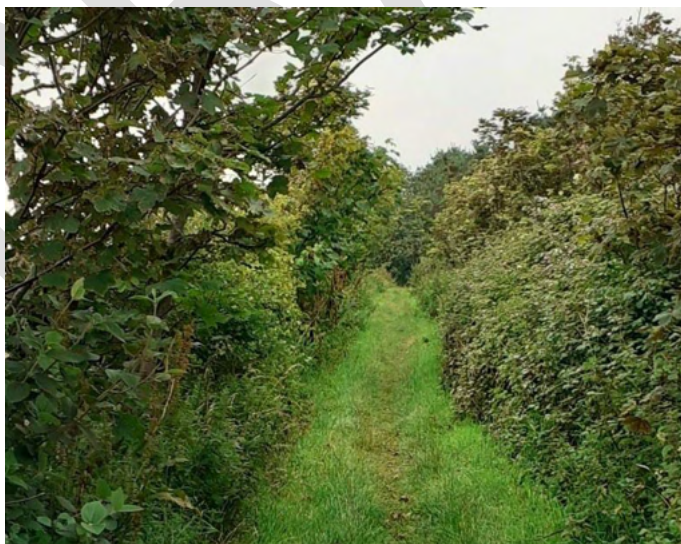


Outside of the main settlements there is a network of minor historic lanes, distinctly rural in character. The majority are bordered by high hedges, and tree tunnels can be found in more sheltered areas.

Leaving High Lanes and heading towards Perranzabuloe parish the highway character is distinctly different. Much of the highway is narrow, bounded on either side by Cornish hedge boundaries up to 3m in height. Here the hedge boundaries meet the highway, with no verges, road markings or streetlights. The same is true of the narrow lanes leading to the neighbouring hamlets of Trevail and Tresean, and towards Lewannick and Treworgans where the vegetation on hedgerows reduces with proximity to harsher and more exposed coastal conditions.



A network of footpaths crosses this landscape type connecting with rights of way leading to the coast to the west and inland to the east. The character of these rights of way varies as some are enclosed by native hedges with glimpsed views of the wider landscape, and others cross open fields. Most are well maintained, but the footpath crossing Tresean Common (302/10/3) becomes waterlogged and virtually impassable during the winter.



3.2.8 Historic Features

The Iron Age round is a Scheduled Monument and thought to date from the megalithic period. The round is a circle of oak trees measuring 70m across and most of the associated earthworks remain intact – these include a 6m wide perimeter bank made from earth and stone, an external ditch 4-7m wide in some places, and a level interior area. Although this feature is dissected by a modern road, it remains an important source of information about farming and social structure during this historical period.

The round appears on the 1690s Lanhydrock Atlas as ‘The Playings’ – suggesting it was used as a plain-an-gwary (playing place).



Source: Lanhydrock Atlas

Listed buildings in this landscape type include: Carevick farmhouse, Trerew farmhouse and barns, Chynoweth farmhouse, a number of cottages at Trevail, Trevornick farmhouse, Trewolla house. A King George post box is located at the junction of Chynowen lane and Tresean.



3.2.9 Distinctive features

- Open rolling farmland
- Traditional Cornish hedges. Historically, Cornish hedges have been constructed from either moor stone (granites), mine spoil, or slate and shale. These features were of great importance to the landscape and were typically built from locally quarried or surface stones. Ref: Cornish Hedges Library - Geology and Hedges in Cornwall. In Cubert, two Elven (Felsite) dikes - the first running from east of Ellenglaze to the junction between High Lanes and Wesley Road, the second from Trebellan to St Newlyn East provide the majority of stone used for hedging and building after the 18th century. Prior to this, the main building stone would have been Meadfoot Beds slate - softer in texture and easier to quarry.



Traditional Cornish hedge

- Overhead power cables on telegraph poles
- Mobile phone mast at Windsor Farm
- Oak tree round crossing High Lanes

3.2.10 Condition

This is a well-managed agricultural landscape. Some areas of Japanese Knotweed have been recorded along Trenissick Lane and the road to Lewannick.

3.2.11 Aesthetic and Sensory

Even within the hamlets themselves this is a quiet rural area. During the summer months High Lanes is busy with holiday traffic, and the congestion at Cubert Crossroads, but away from this road the area is peaceful and pastoral. The elevated position, farming practices and the influence of the coastal climate creates an open and exposed experience in some areas, while the early hamlets of Trevail and Tresean are built into the landscape with narrow lanes and shelter from woodland. The lack of street lighting and development makes this a dark landscape at night.

3.2.12 Views

There are many extensive views in this landscape type - often seen from rural highways and public rights of way. The elevated position provides views to Newquay and the north coast to the northwest, St Austell and the Clay hills to the east, Carland wind farm to the southeast, St Agnes beacon and Penhale dunes to the south, and along the coast to the southwest.

3.2.13 Relationship to adjacent landscape character types

The adjacent landscape types are the -coastal hinterland to the west, and valleys and low-lying land to the north and south. The change in topography and biodiversity between these is gradual, the main factor influencing change is the exposure to coastal conditions. Because of the topography, the transition between these landscape types is gradual.

The new development on the western edge of the Cubert settlement has introduced imposing new houses to the skyline. These are not only visible on the ridge of the hill from the south side of the village, but also obstruct the view of the church spire when entering Cubert from the west and block the expensive coastal vista from the previous settlement edge.

3.2.14 Development pressure affecting landscape character

- Changes in agricultural policy and the traditional management of farmland
- Increasing field sizes involving the removal of Cornish hedges
- Loss of interconnecting green corridors and semi natural habitat
- Development on the outskirts of Cubert adding built form to an exposed ridge, in a prominent position
- Inappropriate character of new hedge constructions
- Accumulation of modern structures including overhead cables
- Light pollution eroding the dark skies

3.2.15 Landscape management and development consideration

- The southern area of this landscape type lies within a SSSI reflecting the national importance of preserving and protecting the area. The primary purpose of SSSI designation is to conserve important natural ecosystems, so any proposed change of land use or development in the area must abide by relevant SSSI policies and must not negatively affect landscape character or biodiversity.
- Locating further development on prominent ridge or skylines should be avoided.
- The undulating landscape surrounding all settlement areas within the parish is of considerable value for its picturesque vistas and as a wildlife corridor; any proposed development should not detract from the beauty of the area.

- Alterations and extensions to dwellings should have appropriate regard to the character of the landscape, to ensure that the scale and design does not dominate or impose on the landscape, and respects the character of the setting.
- Ensure any new features match the local vernacular using locally occurring materials.
- Retain the strong field pattern of Cornish hedges and the native vegetation they support.
- Consider the importance of trees to landscape character, their significance in combatting climate change and the ecosystem services they provide. Retain trees as a priority and where appropriate look to increase woodland areas.
- Consider the cumulative impact of development – where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Total development can be greater than the sum of its parts.
- Consider how light and sound pollution can be minimised, through appropriate design, in new development.
- Control the spread or introduction of invasive species.
- Any new development should have reasonable sustainable transport options.

3.3 Landscape Type: Coastal Hinterland

3.3.1 Key characteristics

- Undulating topography which directly presents and slopes towards the coastal valley to the north
- Striking exposed upland rough ground
- Bordered by historic stone hedges
- Wide expansive views, particularly from the areas of high ground on the northern parish boundary
- Peaceful and quiet away from the settlements
- Designated SSSI

For detail of designated land, land cover, Cornish hedges and historical and ecological information refer to Maps 1-9 in Appendix 1.

3.3.2 Topography and drainage

This area covers 130 acres and runs from southwest to north east, sloping steeply away to the river at the northern parish boundary. At its highest point, the area is 59m above sea level, 10-15m at its lowest. A freshwater spring surfaces at the edge of the fields below Trenwith, and the small stream flows north through a shallow gully, across the entrance to the National Trust car park before joining the river that runs from the east, through the valley towards the sea at Polly Joke beach.

3.3.3 Biodiversity

This landscape type is a designated SSSI. It is of high biodiversity value due to the unspoilt dune systems nearby and provides a habitat for several rare species of both flora and fauna.

Plant species found in the area include plantain, campion, trefoil, ragwort, meadowsweet, scabious and whitebeam. There are areas of scrub containing brambles, black thorn and hawthorn in the lower lying sites, mostly on the north facing slopes; yellow flag iris, rushes and marsh grasses are found along the riverbanks.

This is a renowned nesting site for skylarks and other ground-nesting birds. Colonies of goldfinches and hedge sparrows are regularly seen here, as are kestrels, sparrowhawks as well as an abundance of butterfly species. The ragwort is host to the cinnabar moth. Stoats, foxes and badgers are often found here. Lizards and slow worms are present in the hedges.

3.3.4 Land cover and land use

This is a pasture common, listed as Grade 5 agricultural land and managed with cattle grazing during the winter months.

3.3.5 Field and woodland pattern

This is open common land is one of the few enclosed commons in England. As is typical for common areas, fences are sited on the adjacent land, but historic stone hedges divide the common and the neighbouring Kelseys. The building style of these hedges varies and includes some Jack & Jill sections.



3.3.6 Building distribution

This landscape type contains no buildings but is bordered by scattered isolated dwellings and holiday lets, a small campsite on the northern side, and a golf course to the southeast.

3.3.7 Public access: roads and public rights of way

This is common land, and as such is constantly used by walkers, dogs, horse riders and cyclists. There is a track for access to the adjoining Kelsey Headland, and kissing gates for access to footpaths. There are public roads across Cubert Common, but the area between Commons gate and the bowl barrow is used as car parking for dog walkers. The track running adjacent to the golf course is used by emergency services vehicles and to access the Kelsey for checking of livestock.

3.3.8 Historic features

There is a bowl barrow (funerary monument) close to commons gate – this is one of several tumuli in the area and is thought to date from between 2000 – 1000 BC. The barrow is a rounded structure, 2.9m high and mostly well preserved.



A disused stone quarry is located south of the northern boundary, close to the National Trust car park; another disused pit is found in the Ruzza valley.

3.3.9 Distinctive features

- Lack of development outside the settlements in the rural farmland
- Extensive unspoilt open views along the valley to the sea at Polly Joke
- Free of artificial light
-

3.3.10 Condition

The area is unspoilt, and the Cornish hedges are well maintained by the National Trust and commoners. Concerns have been raised recently about the increased use of motorbikes and four-wheel drive vehicles damaging the tracks and grassland, and dog fouling is a problem.

3.3.11 Aesthetic and sensory

There is a feeling of freedom in this area of the parish – partly due to the absence of vehicles, but also because of the simultaneous immersion in nature and exposure to the elements. There is very little traffic noise; depending on the time of year local sounds vary between birdsong and insect hum, surf in the distance, wind, dogs. During the hotter summer months this sandy area dries out and the colours become muted; in winter and wetter periods vegetation is lush. There is very limited light pollution.



3.3.12 Views

From the highest vantage point on the common there are sweeping views north towards West Pentire headland and the sea at Polly Joke. To the southwest the dune system at Holywell is visible, as well as the iconic Gull Rocks at Holywell Bay; the nearby settlement at Holywell to the southwest can also be seen.

Changes to holiday trends have resulted in replacement of temporary summer holiday tent accommodation by permanent chalet structures – looking southeast from Cubert Common, these are very visible.

3.3.13 Relationship to adjacent landscape character types

The adjacent landscape types are valleys and low-lying land to the north, undulating land to the east and south, Dunes to the south and headland to the west.

There is no distinct change in topography between coastal hinterland and headland. The change in character is more pronounced between coastal hinterland and undulating land where field boundaries are visible and paved roads and dwellings appear; further inland away from harsh coastal winds, vegetation changes are also noticeable. There is also variation in species between the

common and the wooded valley to the north; here the shelter of the narrow valley allows deciduous trees to establish.

3.3.14 Development pressure affecting landscape character

This area is protected by its SSSI designation, but there is fierce demand for holiday accommodation and dwellings with coastal access within Cubert parish. Any local development will have a huge impact on the quality of this area as it is such a popular recreational site.

Increased footfall and use of the common for leisure activities presents a threat to the local species and is damaging footpaths and habitats. Recent increases in dog ownership have presented issues with fouling and livestock worrying.

Development which is out of scale and is dominant in the surrounding landscape, where new larger dwellings replace smaller properties adding mass to their character.

Tourism access and car parking.

Light pollution eroding the dark skies.

3.3.15 Landscape management and development considerations

All landscape management must consider the importance of the scenic quality of the area demonstrated by the SSSI designation. Any development adjacent to this coastal hinterland will be visually prominent and must not impact on views, biodiversity or valued landscape character

Ensure all management and development of land bordering this area supports SSSI policies to prevent any development that is out of character or scale and negatively affects the SSSI.

Avoid development where it is perceived as a prominent element on the skyline.

All changes to land use, landscape management and development should avoid impact on adjacent areas of SSSI habitats and Areas of Great Landscape Value. Consideration needs to be given to suitable buffers to these important areas.

Ensure the use of local materials and vernacular design in any development.

Protect access to and views from all footpaths and public rights of way.

3.4. Landscape type: headland

3.4.1. Key characteristics

- Stunning panoramic views of the north Cornish coast from St Ives to Trevoise Head
- Designated SSSI and Area of Great Landscape Value
- Upland grass
- Schedule monument
- Unspoilt, carefully managed headland

(For detail of designated land, land cover, Cornish hedges and historical and ecological information, refer to maps 1-9 in Appendix 1)



3.4.2. Topography and drainage

This is a promontory which extends approximately 1 km from the rest of the coast and is approximately 300m at its narrowest point. There are springs rising at two points; one flows northeast joining the small stream just inland of Polly Joke beach, the other joins a spring from the neighbouring Cubert Common and both flow northeast down a small valley towards the National Trust car park. The height of the area ranges from 48-62m AOD, the cliffs slope steeply into the sea which surrounds the headland.

3.4.3. Biodiversity

The sea is the defining influence in this landscape type. Much of the headland and the neighbouring dune system and common are part of a designated SSSI; the whole area is listed as an Area of Great Landscape Value.

The grassland areas have remained intact since 1991 when they were last ploughed. The current biodiversity has established through careful protection and management, and as well as common species such as marram grass, is now rich with rare plant life – weasel snout, bugloss, shepherd's needle and small flowered catchfly. In the most exposed north easterly sites, there are large areas of sea pink and squill which are spectacular in the spring.

Reed beds are found in the sheltered gully where a spring rises and feeds into a small river joining Polly Joke beach. Yellow Iris, Agrimony, St John's wort, marsh Valerian, brambles and hawkweed also

grow in this spot.

The area is a haven for wild birds – skylarks, linnet, corn bunting, wheatear, yellow hammer, and the rare Cornish chough. Mammals including rabbits, badgers, foxes, stoats have also been recorded.



Choughs and Oystercatchers

3.4.4. Land cover and land use



The area, categorised as coastal rough ground and grassland with an agricultural grading of 4, is carefully managed and grazed by sheep and cattle. This type of management has shown great efficacy in providing food sources and habitats for many species – the best example being the recent reappearance of the Cornish chough. The Southwest Coast Path runs around the perimeter of the headland.

3.4.5. Field and woodland pattern

The headland is divided by ancient hedges into three named areas – rushy, middle and outer Kelsey. The hedges separating Cubert Common and the rushy Kelsey, and the rushy and middle Kelseys are traditional stone-faced earth banks, both topped with post and wire stock-proof fencing. Between the middle and outer Kelseys is the remains of an ancient field boundary – now mostly a low (1m) earth bank, but stone facing survives in some areas.



L to r: hedge separating Cubert Common and rushy Kelsey; low hedge and kissing gate between middle and outer Kelseys

There is a small narrow stretch of woodland found in the sheltered section of the north facing valley at the edge of the rushy Kelsey.

3.4.6. Building distribution

There are remains of a single stone dwelling, thought to be a warrener's cottage, along the hedge line between the rushy and outer Kelseys.



3.4.7. Public access: roads and public rights of way

There are no roads in this landscape type. The Southwest Coast Path follows the cliff line.



Southwest coast path towards Holywell

3.4.8. Historic features

This area is rich in history, archaeological studies suggest there has been human activity here for the past 8,000-10,000 years. It has been said that 'nowhere in the Kelsey area can a spade be put down, but it exposes archaeological remains of one kind or another'. A range of pottery and other artefacts have been recovered from middens, early maps and present remains show medieval walls, and a watercolour impression of the area shown in the Lanhydrock Atlas dating from 1690 shows a network of five smaller fields with names such as 'Beef Close'. The area is mentioned by Tonkin & Hals in their Parochial History of Cornwall (1836) – 'One part of the parish is drowned in the sands, and that promontory of land is called Kelsey, famous for feeding the sweetest mutton (though but small) in England'.

There are two schedule monuments found here; the first comprises two cliff castles and two round barrows dating from the later prehistoric era; the second is made up of two prehistoric round barrows and the medieval Holy Well at the northeast end of Holywell beach.

Cliff castles are coastal equivalents of hill forts, typically constructed during the iron age and thought to have been used as defensive enclosures; those on the Kelsey head are located on the northern side of the headland. The round barrows found on the southern side of the headland are thought to be associated with other coastal barrows in the area, forming part of a coastal funeral system.

3.4.9. Distinctive features

- Beautiful extensive views
- Wild and exposed
- Natural vegetation on wide expansive area
- High steep cliffs meeting the sea



3.4.10. Condition

This is a natural landscape, owned by the National Trust and carefully managed with input from Natural England. It is a very important area for wildlife and is a designated SSSI – farming practices are restricted to reflect this. Coastal erosion along footpaths and in gateways is an issue in this area due to increased footfall.

3.4.11. Aesthetic and sensory

This headland is exposed and wild with sweeping coastal views. The height of the headland relative to the surrounding area gives a sense of being immersed in wilderness, the sound predominately from birdsong and the sea. Changes in weather will dramatically affect the experience on this headland being so exposed. There are no artificial lights within this landscape character type.



L to r: 'A Cornish Panorama' Post Card. View of Kelsey headland from West Pentire. There is no date but the straw bales present indicate that this was taken before 1991 when the headland was more intensively farmed; Chick rock – northwest of Kelsey headland – sea pinks and squill.

3.4.12. Views

- Open and extensive views out to sea and along the coast to St Ives and Trevoise.

3.4.13. Relationship to the adjacent landscape character types

There is a clear distinction between the Headland promontory and the beach to the southeast and the dunes to the south.

The transition between the coastal hinterland (Cubert common) and the headland is more gradual although it is clearly demarcated by a hedge.

3.4.14. Development pressure affecting landscape character

- Coastal erosion
- Removal of vegetation along footpaths which stabilises the cliffs
- Impact of increased human use of coastal area, including litter, pollution and erosion
- Introduction of invasive species
-

3.4.15. Landscape management and development considerations

- Prevent any activity that may increase erosion risk
- It would not be appropriate for modern development to occur on this headland
- Avoid removal of vegetation which is integral to the stability of the slopes and cliff edge.
- Prevent any activity that may pose a risk to biodiversity or protected species
- Avoid the creation of access tracks across coastal rough ground.
- Prevent /manage the introduction of invasive species
- Closely manage and control litter and pollution

3.5. Landscape Type: Beach

3.5.1. Key characteristics

- 2 stunning unspoilt beaches. Holywell is a wide sandy bay, backed by an extensive dune system and bordered to the north and south by rocky headlands. Porth Joke (Polly Joke) is a small, sheltered cove, accessible only by footpaths and also protected by headlands.
- Vertical unstable cliffs – lower Devonian grits and slates.
- Scenery changes with ebbing and flowing tide and prevailing weather
- Heavily used for recreation along the Southwest Coast Path.
- Holywell is a popular surfing beach and has an active surf lifesaving club
- Daily and seasonal drama of the interaction of the land and the sea



3.5.2. Topography and drainage

Holywell beach is characterised by a gently sloping backshore which borders the dune system behind, to the east. Only during exceptional spring tides is the entire beach covered by water at high tide. The north end of the beach is sheltered by Kelsey headland, in some areas the cliffs here are unstable and rockfalls are not uncommon. This section of the beach typically receives larger surf, as the south end is protected by the large Carter's rocks lying 600m offshore from the low water mark. A small river which flows along the southern boundary of the parish enters the sea here. The boundary between the beach and neighbouring dune system shifts as the sand is blown by storms and the dunes become eroded.

Porth Joke, locally known as Polly Joke, is a narrow north-northeast facing sandy inlet, with several smaller coves attached which are exposed at low tide. The small stream forming part of the northern parish boundary joins the sea here.

3.5.3. Biodiversity

The sea is the defining influence in this landscape type. The whole area is a SSSI. Few plant species grow in the harsh sandy environment, but a range of seaweed species thrive here – bladderwrack

being the most common. There are a number of rockpools at the north end of Holywell beach, exposed and visible between mid and low tide – these contain a range of species; sea anemones, limpets, mussels, cockles, gobies, crabs and other small fish. Seabirds sighted in the area include gulls, fulmars, ravens, peregrine falcons, choughs, guillemots and sandpipers. A small cove to the southwest of Porth Joke, inaccessible by foot is a popular breeding site for seals.

3.5.4. Land cover and land use

Both Holywell and Porth Joke beaches are accessible only on foot but there are National Trust car parks nearby, and public toilets in Holywell. Surf hire and refreshment vans can be found on Holywell beach during the peak tourist season.

3.5.5. Field and woodland pattern

No field patterns or trees are present in this landscape type.

3.5.6. Building distribution

The only building on Holywell beach is the surf lifesaving club hut - situated on a raised area above the high tide mark. This is a small, wood clad single storey building, used by the RNLI lifeguards during the summer, and by club members throughout the year.

3.5.7. Public access: roads and public rights of way

There are no roads in this landscape type and public footpaths lie on the boundary of the area with the adjacent landscape type. There is limited vehicular access for emergency services.

3.5.8. Historic features

At low tide, the skeleton of the SS Francia – an Argentinian coal steamer beached during a storm in April 1912 is visible.

3.5.9. Distinctive features

The iconic view of Carter's rocks gives a focal point to the extensive sea view from Holywell beach. Porth Joke is characterised by beautiful unspoilt headlands, and the wild poppies growing on Pentire headland to the north can be seen during the spring.



3.5.10. Condition

This is a stunning natural landscape, largely unmanaged and constantly changing. Coastal erosion is a factor here – parts of the manmade board walk footpaths have become impassable due to heavy footfall. Large visitor numbers and the dog friendly status of Holywell beach mean that at times dog fouling is an issue, and the facilities for disposing of dog waste are inadequate. Footpaths are clearly signposted and accessible.

3.5.11. Aesthetic and sensory

Experience of these beaches varies depending on the time of year. On sunny days during the summer season they are busy tourist sites, and the surf lifesaving club on Holywell beach has a large active membership, contributing to the vibrant energetic atmosphere. This is also a popular stretch of the South West Coast Path.



3.5.12. Views

The views from Holywell beach are along the sand to the dramatic cliffs to the north and south, and the dunes to the east. Polly Joke has a similar seaward outlook; to the east the beach narrows and is encompassed on both sides by a steep valley, with a small footbridge spanning the stream. There are no artificial lights within this landscape character type.

3.5.13. Relationship to adjacent landscape character type

The shape and boundary of the dune landscape type at the eastern edge of Holywell Beach is constantly changing with winter storms and strong winds, creating a gradual and shifting junction with the beach. In contrast, the steep rocky cliffs at either end of the beach represent a clear demarcation of the adjoining headland. The same is true of Polly Joke beach, though the sheltered nature of the eastern edge of the cove provides a habitat for a wider range of vegetation.

3.5.14. Development pressure affecting landscape character

- Coastal erosion
- Removal of vegetation in dunes leading to destabilisation
- Impact of increased human use of coastal area, including litter, pollution and erosion
- Introduction of invasive species.

3.5.15. Landscape management and development considerations

- Prevent any activity that may increase erosion risk.
- Development should not be permitted on any natural coastal habitat or within areas likely to experience coastal erosion in the next 100 years.
- Avoid removal of vegetation which is integral to the stability of the dune ecosystem.
- Prevent any activity that may pose a risk to biodiversity or protected species.
- Avoid the creation of access tracks across coastal rough ground.
- Prevent /manage the introduction of invasive species.
- Closely manage and control litter and pollution

3.6. Landscape Type: Valley and low-lying land

3.6.1. Key characteristics

- Steep incised topography in the context of the parish
- Great biodiversity value and designated as SSSI and Area of Great Landscape Value
- Shelter within the valleys supports larger and more varied vegetation.
-

3.6.2. Topography and drainage

Cubert Parish contains 3 valleys and their associated areas of low-lying land.

The largest valley extends the length of the southern parish boundary and runs 4km with a small river at its base in a north-westerly direction towards the sea at Holywell. This is joined by a small tributary rising from a spring on Trelaske farm and flowing in a south westerly direction.

Further northwest along the valley there are spring-fed fishing lakes and wet low-lying areas. Several springs rise on the north slope of the valley, and there is a millpond in the grounds of Ellenglaze Manor.

At its furthest inland point, the northern slope of this valley falls away gently from a height of 70m AOD to 20m AOD at its base on the valley floor. The gradient of the valley increases downstream, and the valley floor widens as the river reaches the settlement at Holywell.

The second valley, located on the northeast side of the Holywell settlement measures 1 km in length and runs northwest from Trevornick to the base of the dunes at Holywell; the head of the valley slopes from 70m AOD to 15m AOD. A spring rises at the historic Holy Well – housed in a small building - next to a low-lying pond on Trevornick campsite; this flows into a small stream which follows the valley floor towards the adjacent dune system.

The third valley, which forms part of the northern parish boundary, commences 400m east of Trevowah road and extends northwest to Polly Joke beach. At the eastern end of the valley, the height of the slope ranges from 40m AOD to 25m AOD; the valley floor widens across Cubert Common, before the gradient of the land increases again forming a steep tree-lined gully.

The source of the river in this valley is found at Gwinear farm; the stream flows along the floor of the valley and is joined by a number of small springs and a pond at the base of Treago Farm, on the boundary with Crantock parish, before discharging into the sea at Polly Joke.

The streams located in the northern and southern valleys are similar in character – lined with vegetation on both banks and with stony river banks that become more sandy towards the coast. In the central valley, the stream flowing from Trevornick pond passes along the sandy floor of the dune ecosystem.

3.6.3. Biodiversity

At the eastern parish boundary, the southern valley runs through farmland – mostly grass cover with some arable. Species found on the hedgerows here include ivy, nettle, bluebell, thistle, alexander, ladies bed straw, violet, campion, blackthorn, hawthorn, dog rose, cow parsley, vetch, yarrow and bugloss. The riverbanks are rich in vegetation - meadowsweet, fern, rushes, valerian, hogweed, toadflax, birds foot trefoil, nettle, and the semi-natural marshy areas support reeds and wild grasses. Trees found in sheltered areas include ash, willow, hazel, holly, sycamore and hawthorn; at points along the valley these form tree tunnels.

The sides of the central valley are very steep and covered in brambles and hawthorn; the valley floor is populated by gorse, brambles, willow and ivy.

The northernmost valley is listed as an area of great landscape value and also a SSSI. The valley crosses the rough grassland of Cubert Common where species such as plantain, birds foot trefoil,

cowslips, orchids, ragwort, meadowsweet, and scabious can be found here. Flag iris, valerian, meadowsweet, and thistle are found along the riverbanks, and trees growing in the sheltered areas protected from the elements by the steep valley sides include Ash, Willow, Whitebeam, and Sycamore, as well as lower-growing hawthorn and blackthorn. Japanese Knotweed has been recorded here.

The southernmost valley enters an area of SSSI designation at a low-lying site locally known as Duck's Nest; the central and northern valleys also progress into the same SSSI area at Cubert Common.

These valleys provide a habitat for a range of butterfly species, birds including woodpeckers, buzzards, jays, teal, kingfishers, chaffinches, bullfinches, goldfinches, herons, and sedge warblers, and mammals – badgers, foxes rabbits and otters. Newts, brown trout, dragonflies, and a range of butterflies (painted lady, peacock, fritillary, meadow brown, common blue) are often seen in the rivers.

3.6.4. Land cover and land use

At the eastern margin of the southernmost valley the land is agricultural grade 3 – mostly grassland with some arable crops, with some associated isolated farm buildings. There are two campsites present – one sited on the land previously linked to the 16th century thatched pub which is nestled in the valley, and another on flatter land close to Holywell beach.

The central valley has a golf course and camp site at its head and runs down through the dunes, eventually meeting the small stream that flows into the sea at Holywell.

Land in the northernmost valley is used for arable farming recorded as agricultural grade 4, before crossing the low lying reaches of Cubert common, meeting a steep wooded area before widening out to a section of marram grass and scrub nearer the sea at Polly Joke.

3.6.5. Field and woodland pattern

Along the southernmost valley, field sizes have increased in some areas where hedges have historically been removed, but many field hedges remain and for the most part they are earth banks with stone facing, topped with vegetation.

Field sizes range from 34 ac (13.6 Ha) to 1.5 ac (0.6 Ha).





Hedges in this valley are well managed and range in height from 1-2m to 6m+ in sheltered areas where trees have established. Further west, exposure to strong coastal winds towards sculpts the lower growing thorn bushes that top the hedges here.





Windswept trees in southernmost valley

In the central valley a few small fields remain, but the area is largely open as it is used as a golf course. A small number of willow and hawthorn trees are found here in the sheltered gully; a few large established pine trees are located on the eastern slope of the valley on the outskirts of Holywell settlement.

The northernmost valley extends through small fields in the east, the open expanse of Cubert common and the Kelsey headland. Woodland comprising thorn, ash and alder is found in the sheltered lower reaches which slope towards the river – this stretch is classified as semi-natural habitat.

3.6.6. Building distribution

Isolated settlements – some still used for agriculture - found scattered along the southernmost valley are largely built from local stone and traditional materials, and the majority are south facing. Newer buildings serve the campsites at Trebellan and further down the valley at Park Dean and The Meadow in Holywell.

The only building found in the central valley is a carefully maintained Grade 2 listed stone construction housing the Holy Well.

No buildings are found in the northern valley.

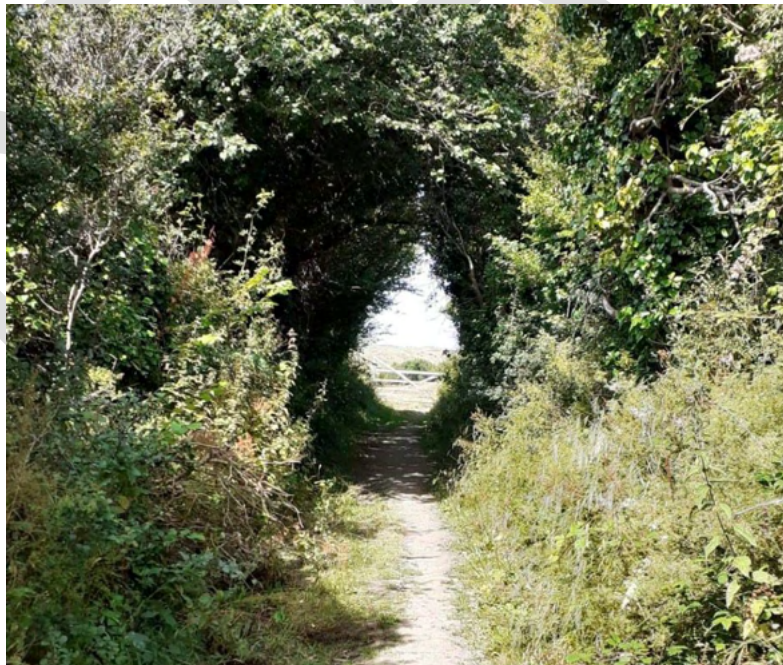
Parts of both the Holywell and Cubert settlements are found within this landscape type. A detailed description of these is found in section 4 – edge of settlement assessment.

3.6.7. Public access: roads and public rights of way

High Lanes – the C-road joining the settlements of Cubert and Holywell enters this landscape type in the southernmost valley at Holywell. This road has one verge; signage streetlights and road markings are present from the entrance to Holywell. All other roads in this valley are rural lanes, some with occasional passing places. They have no lighting, no verges and very little signage; many are enclosed by tree tunnels in sheltered areas.



A well-used and maintained public footpath runs along the length of this valley, crossing a number of historic stiles.





No roads are present in the central valley, a narrow track is used as a footpath and a flight of concrete steps joins the footpath to the golf course on the northern slope. The area is well maintained.

The northern valley is crossed by one minor C-road which links Cubert with the neighbouring village of Crantock. Access to the remainder of the valley is by foot only, except for a track used to access Polly Joke campsite and the National Trust car park. This part of the parish is heavily used, tracks and paths show loss of vegetation and signs of erosion.

3.6.8. Historic features

Five listed properties are located in farmsteads along the southern valley. The Smuggler's Den Inn, once Trebellan farmhouse, is an impressive stone, cob and thatch construction. Trebisen House and Little Trebisen to the northwest form a small hamlet. Ellenglaze Manor, nestled in the valley just south west of Holywell, is a beautifully restored 18th century estate. Few historic buildings exist in Holywell; Treguth farmhouse, now the Treguth Inn – and its accompanying barn, are also listed. Details can be found in Appendix 3.

A Queen Victoria post box can be found in the hedge opposite Ellenglaze Manor.



3.6.9. Distinctive features

Southern valley

- Tree tunnels
- Trees on the western perimeter of jubilee close are protected under Tree Preservation Orders
- Historic styles of local stone and slate construction
- Stunning extensive pastoral views
- Well maintained rural farmland in a patchwork of fields
- Traditional Cornish hedges
- Tree-lined footpath

Central valley

- Historic Holy Well
- Striking view of Carter's Rocks between dune peaks
- Mature pine trees

Northern valley

- Beautiful unspoilt views of the headland and north Cornish coast

3.6.10. Condition

In the southern valley, the farmland is in good heart and managed with a rotation of crops with some historic pasture. Hedges and fences are well maintained – some are clearly show on the 1840 tithe map. While the southern valley is not a designated SSI it borders that which encompasses the central and northern valleys.

The central valley is heavily used; paths here are eroded and littering and dog fouling is common.

The northern valley is a similarly popular area – in places the footpath has become so worn that livestock fences have become ineffective and need to be replaced. Large numbers of dog walkers and campsite users here contribute to littering.

3.6.11. Aesthetic and sensory

Along the southern and northern valleys there is little evidence of modern life, creating a peaceful undisturbed atmosphere with very limited light pollution. The topography also creates shelter and a feeling of intimacy – in these protected areas more broadleaf woodland can be found. The colours, sounds and scents change with the seasons, offering the experience of being immersed in nature. The farm buildings present are integrated into this topography, and nestle into the rising contours, working with the landscape pattern rather than against it as is the case with many modern developments.

3.6.12. Views

Views from the southern valley are uninterrupted and rural - the church spire is visible from just inside the eastern boundary.



From the central valley, the northern margins of the Holywell settlement and the dunes with Gul rock behind can be seen. Travelling through the northern valley – part of which lies within an Area of Great Landscape Value - views range from arable and pastoral fields looking towards the Crantock settlement, the open expanse of Cubert common and the Kelseys, the bustling campsites at Treago and Higher Moor, and eventually to the sheltered bay at Polly Joke.



3.6.13. Relationship to adjacent landscape character types

Due to the agricultural land use in the southern valley there is little to differentiate between adjacent character types. The main changes seen are due to increased wind exposure.

In all three valleys the most notable transition between the landscape types is visible at the western reaches where the dunes, beaches and headland present a stark contrast.

3.6.14. Development pressure affecting landscape character

- Removal of trees
- Housing development which extends beyond the current settlement boundary
- Extensions and alterations to existing dwellings
- Increased demand for tourism and camping/caravan sites

3.6.15. Landscape management and development considerations

The valleys in this parish lie either within or directly adjacent to a designated SSSI. All landscape management must consider the importance of the scenic quality and scientific importance of the area demonstrated by the SSSI designation. Any development within the valleys must not impact on biodiversity, valued landscape character or views.

Ensure all management and development supports SSSI policies to prevent any development that is out of character or scale and negatively affects the SSSI.

Consider the direction of the slope and nature of the setting. 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.

Avoid further loss of vernacular agricultural outbuildings and barns.

Consider the importance of trees to landscape character and the significant benefit they provide in combating climate change and providing ecosystem services.

Encourage the management and where appropriate the extension of broadleaf woodlands

Avoid the widening and or straightening of characteristic narrow winding lanes, minimise damage to Cornish hedges, trees, historic bridges, stiles and gateposts and repair and replace any features which are lost.

Ensure new features integrate with the local vernacular using locally occurring materials.

Reflect the landscape character and settlement pattern.

3.7. Landscape Type: Dunes

3.7.1. Key Characteristics

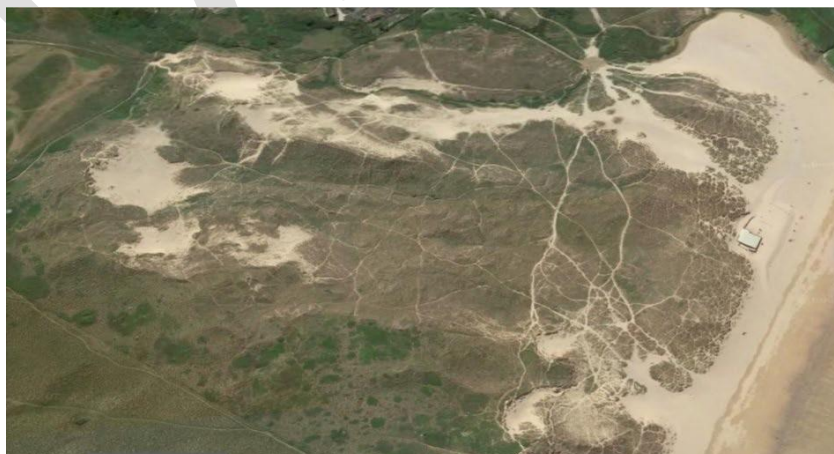
Chaotic range of sand hills situated behind the high tide mark



3.7.2. Topography and drainage

Source: Google Earth

Holywell dunes are an extensive range of sandy hills, topped with marram grass, covering an area of 16 Ha. This important ecosystem is thought to have originated around 5000 years ago, and like many dune systems in the county where sand hills collect above the high-water mark, are known as 'bay dunes'. The dunes range in height up to 40m.



A small stream which arises from a spring at Trevornick flows along the valley at the base of the most easterly dunes and joins the river at Treguth Common.

3.7.3. Biodiversity

This large dune system provides a complex range of habitats for flora and fauna. Few species are hardy enough to colonise the harsh and inhospitable foredunes – except for a few pioneer marram grass plants and sea holly. The mobile dunes behind are always moving and changing shape according to the weather, but the deep roots of the marram provide enough stability in the semi-fixed dunes to allow more species such as convolvulus and sea rocket to establish, resulting in a greener habitat. At the easterly margin of the dunes where they join the headland landscape, scrubland species such as bramble, hawthorn, ivy, elder, blackthorn and gorse are present. To the rear of the dune system, calcareous grassland makes up the remainder of this landscape type. Creatures here include a wide range of insects, invertebrates, mammals, and reptiles; solitary bees, foxes, rabbits, badgers, voles and mice, as well as a host of birds that feed on the insect life including white throats, stone chats, skylarks, buzzards, kestrels, and butterfly species including common blue and meadow brown.

3.7.4. Land cover and land use

This is National Trust land, part of the SSSI designation that also covers the neighbouring headland and valley. During the 1970s and 80s when human pressures caused dune erosion, protection measures involving fencing and planting of marram grass were implemented. There is also military debris present in the dunes – remnants of the barbed wire and other protection measures installed during WWII.

The area is heavily used by walkers for access to the beach and the south west coast path, and increasingly for dune boarding. The land is unsuitable for agriculture and as such has an agricultural grading of 5.

There are no fields present, though the area was once considered part of the Kelsey headland.

3.7.5. Field and woodland pattern

3.7.6.

No field patterns or trees are present in this landscape type.

3.7.7. Building distribution

No buildings are found here.

3.7.8. Public access: roads and public rights of way



There are no roads in this landscape type, but a network of sandy paths is found throughout the dunes. Remains of a boardwalk constructed to limit the detrimental effects of human trampling can be seen in some areas. There is limited vehicular access for emergency services.



3.7.9. Historic features

Recent winter storms unearthed a rock at the base of the dunes on the seaward side, locally known as the dressing rock. Historic photos and local accounts suggest that this was used to change for swimming.



3.7.10. Distinctive features

- Strikingly beautiful landscape
- Extensive network of small tracks
- Spectacular 360 degree views

3.7.11. Condition

Despite the SSSI designation, human activity and huge footfall in this area results in erosion, dog fouling, littering, and campfires.

This landscape type is at the mercy of harsh Atlantic winter storms. In recent years these have become more frequent and powerful, and the shape of the vulnerable sea-facing dunes changes regularly throughout the year.



3.7.12. Aesthetic and sensory

This is a magical landscape, quite unlike anything around it. In winter it can feel remote and windswept, while in the busy summer months the chatter of beach activity can be heard. The height of the dunes shelters the beach from light pollution from Holywell settlement to the rear.

3.7.13. Views

Atop the highest dune there are spectacular views both of the north Cornish coast, and inland.

3.7.14. Relationship to the adjacent landscape character types

The dune system is distinctive and while it merges gradually with Holywell beach to the west, there is a marked contrast between the well-manicured golf greens to the northeast, and the maritime grasses in the dune system.

3.7.15. Development pressure affecting landscape character

- Housing development which extends beyond the current settlement boundary
- Extensions and alterations to existing dwellings
- Increased demand for tourism and camping/caravan sites

3.7.16. Landscape management and development considerations

- This dune system is a designated SSSI, but is not yet part of the Dynamic Dunes programme. Joining this scheme would help to preserve the area and its wildlife. All landscape management must consider the importance of the scenic quality and scientific importance of the area demonstrated by the SSSI designation.
- Any development within the neighbouring areas must not impact on biodiversity, valued landscape character or views.
- Ensure all management and development supports SSSI policies to prevent any development that is out of character or scale and negatively affects the SSSI.
- Consider the direction of the slope and nature of the setting. 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.
- Avoid the widening of tracks or addition of permanent walkways to minimise damage.

- Ensure new features integrate with the local vernacular using locally occurring materials.
- Reflect the landscape character and settlement pattern.
- Consider the importance of trees to landscape character and the significant benefit they provide in combating climate change and providing ecosystem services.

DRAFT

- 4.1.1 The rural landscape which surrounds villages and hamlets makes a significant contribution to their character and distinctiveness. It is important to understand the contribution the landscape setting makes to the settlement's character in order that this can be valued and sustained in the future. This importantly includes the edge of the settlement, as the boundary zone with the landscape outside the settlement.
- 4.1.2 The Cornwall Local Plan makes clear the need for future development to conserve and enhance the character of Cornwall. This evidence base records the detail of the present edge of the settlements within the parish which can inform future development decisions.

Policy 2 – Spatial Strategy

Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:

- a.** *Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;*
- b.** *Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;*
- c.** *Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;*
- d.** *Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.*

Policy 12 – Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

- 1.** *As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:*
 - a.** *character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. St Austell Bay Local Landscape Character Assessment 57 Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and*
 - b.** *layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space; and*
 - c.** *movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections;*

Policy 23 – Natural Environment

- 1.** *Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.*

2. *Cornish Landscapes Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquility in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value. In areas of undeveloped coast, outside main settlements, only development requiring a coastal location and that cannot be achieved elsewhere, will be acceptable.*

4.1.3 This assessment looks at the local landscape character and views out from, and back to the current built edge of the five settlements within the Parish of Cubert, to record how these settlements fit within the wider open countryside. Cornwall Local Plan states that: 'Open countryside is defined as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape). The Plan seeks to ensure that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development'. para 2.33

4.1.4 This assessment looks at the present built edge of the 5 settlements, and this boundary may not mirror the proposed settlement edge within the Neighbourhood Development Plan.

4.1.5 The current edges of the following five settlements have been assessed:

- Cubert
- Holywell
- Trevail
- Tresean
- Treworgans

4.2. Cubert

Taking its name from Welsh missionary St Cuthbert, Cubert is a nuclear settlement, located on an area of high ground along the ridge of a hill and surrounded by undulating farmland. In 1880, Cubert was a tiny hamlet, comprising the church – built during the 13th century and occupying the highest point at approximately 85 AOD – and a few cottages, the oldest of these include Barnwell, Churchtown and Lanlovie. Most of the expansion of the village has taken place in stages since WWII. There is no consistent character or building style, and homes are a mixture of single and double storey buildings, but the majority have at least one garden and many have gardens to the front and rear.

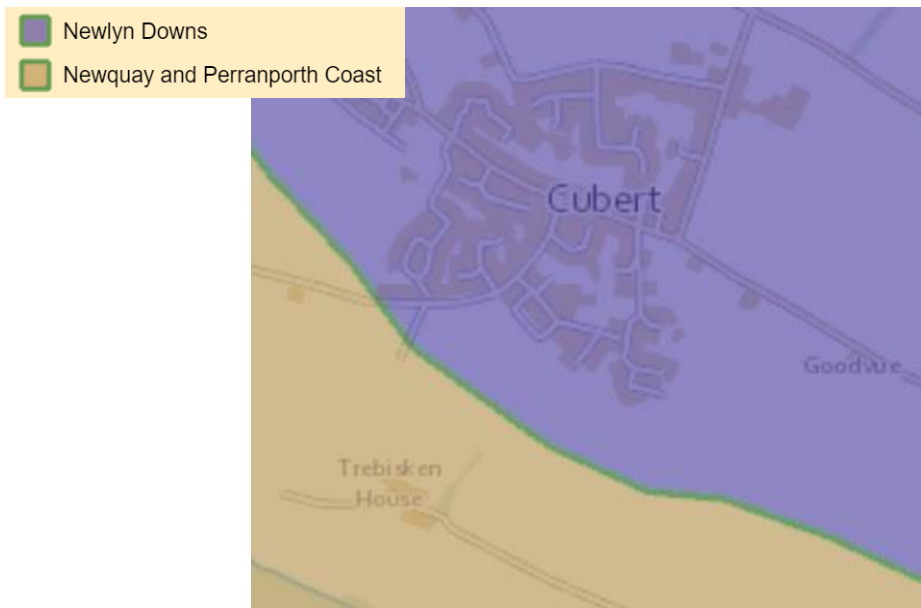
The village is dissected west to east by the road leading to Holywell, and to the east, the settlement is neatly contained within the surrounding small lanes – the present boundary is the road leading to Crantock. To the south and west, the edge of the settlement is clearly defined where it borders grade 3 farmland; to the north, except for the school building, the boundary is the small road leading to Trevail.



4.2.1. Topography and drainage

Cubert is situated on the ridge of a hill, with sloping valleys either side facing to the north and south. The village is surrounded by undulating land, height above sea level ranging from 85 to 30 AOD. Cubert lies within the CA16 Newlyn Downs Landscape Character Area, comprising Lower Devonian Sandstones. For landscape characteristics associated with this geology see Appendix 3 = 'The Geology of Cubert'.

There are no streams within the settlement, but a well 72ft deep which along with its accompanying pump was donated to the village in 1898 by Sarah Amelia Hosken. The well-known Hosken farming family lived at Ellenglaze for several generations and are commemorated in the church (credit: Joan Finnemore). The structure is now a wishing well repurposed to commemorate the Queen's silver jubilee.



Cornwall Council Map: Landscape character areas.

4.2.2. Biodiversity

Most fields are edged by traditional hedges predominantly 2-3m in height, covered by mature vegetation and rich biodiversity, and these form a close boundary to the village. Hedges found on the western side of the village are typically lower and more sparsely vegetated, due to the exposed location and strong coastal winds.

Along the northern edge of the village, the small unclassified lane leading to Trevail passes through a deciduous tree tunnel.

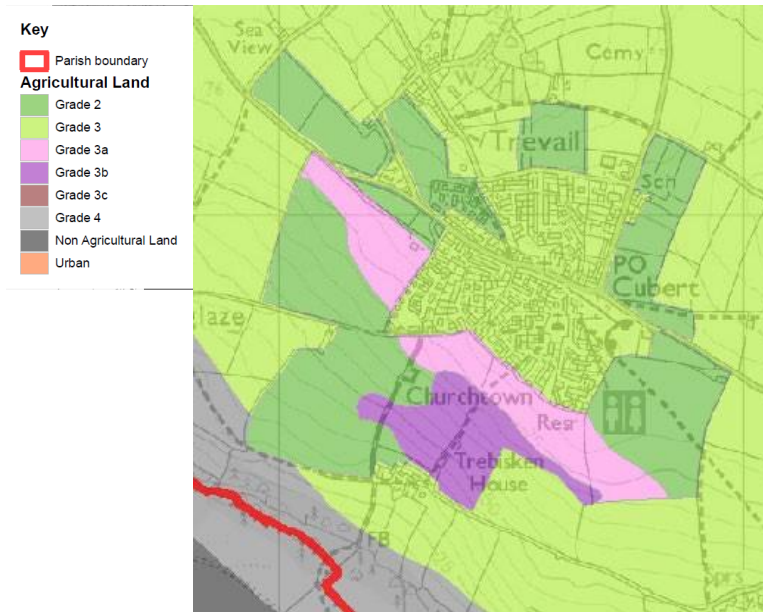


Cornwall Council Map: Cubert Parish – Cornish Hedges. Full scale map can be found in Appendix I

4.2.3. Land use and land cover

The settlement edge is bounded on all sides of the village by agricultural fields – most of the land here is agricultural grade 2. Wesley Road forms the eastern boundary; to the south and west the

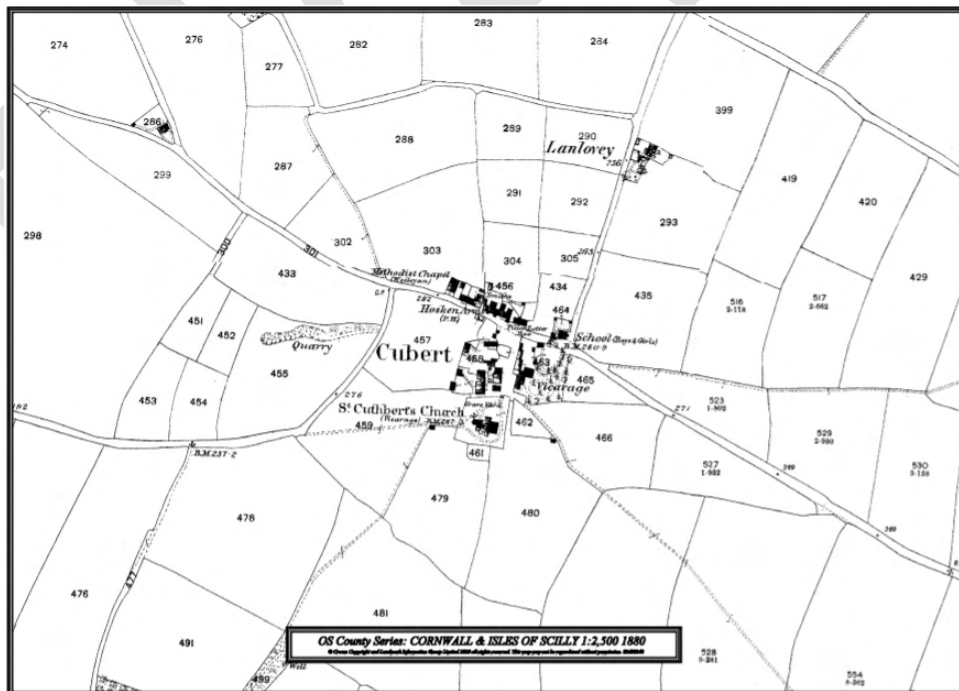
fields directly border the settlement; with the exception of the school, Chynowen lane forms the northern boundary.



Cornwall Council Map: Cubert Parish – Agricultural Land. Full scale map can be found in Appendix X

4.2.4. Field and woodland pattern

The pattern of fields surrounding the village remains broadly similar to that shown on the 1880 map, though some hedge boundaries have been removed over time and following agricultural policy guidelines to enlarge the fields. The fields to the south of the village are generally larger in size than those to the east north and west.



Cornwall & Isles of Scilly 1880 OS map

4.2.5. Public Access: Roads and Public Rights of Way

The settlement is dissected by High Lanes – the C-road running from Cubert crossroads towards Holywell, with pavements on either side. It is bordered on the north east side by Wesley Road, which looks out onto open farmland, and Chynowen Lane encloses the north side of the village. Ellenglaze lane branches off High Lanes and runs south towards the small hamlet at Ellenglaze – this narrow single track road is unspoilt and rural in character. From the centre of the village, footpaths lead out in four directions, allowing access to the surrounding countryside.



Above: eastern approach to Cubert from High Lanes; Below: view of Churchfields estate from top of Ellenglaze lane

4.2.6. Historic features

The Grade I listed church, dating from the 13th century, was predated by a Norman structure, which was in turn founded the site of pre-conquest timber building. Restored by architect G. E Street between 1846-1849, the spire has a distinctive shape more commonly seen in areas of Sussex and France. A full list of scheduled and listed buildings can be found in Appendix 3.

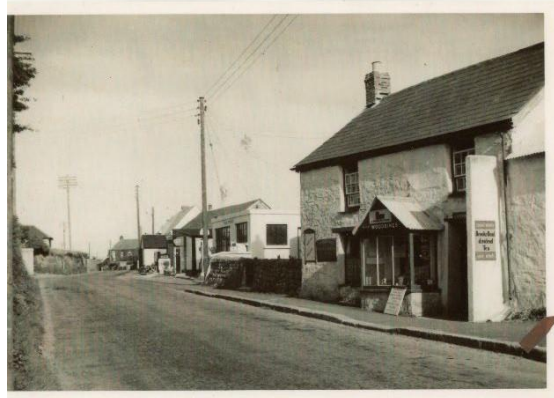


There are a few other listed buildings in the village –the nearby vicarage and small cottage, and the Methodist chapel which has now been converted into residential flats.

Visible on the 1880 map, the cluster of small dwellings sited near to the church and village square comprise the old centre of the village.



A number of archaeological finds were discovered in the field to the east of Wesley Road - including a roundhouse and associated enclosure.



This stretch of street once contained one of the two village shops, the garage, the undertaker's workshop and the butcher. Now all is residential apart from a seasonal fish-and-chip shop.



4.2.7. Distinctive features

The feature of most note in the village is the church spire which is visible from neighbouring parishes. There is a traditional red telephone box (now home to a community defibrillator) in the village square, which is bordered on the eastern side by a high stone wall, the boundary of the vicarage garden.



4.2.8. Views

Due to its high vantage point Cubert enjoys stunning 360-degree views of the surrounding countryside.

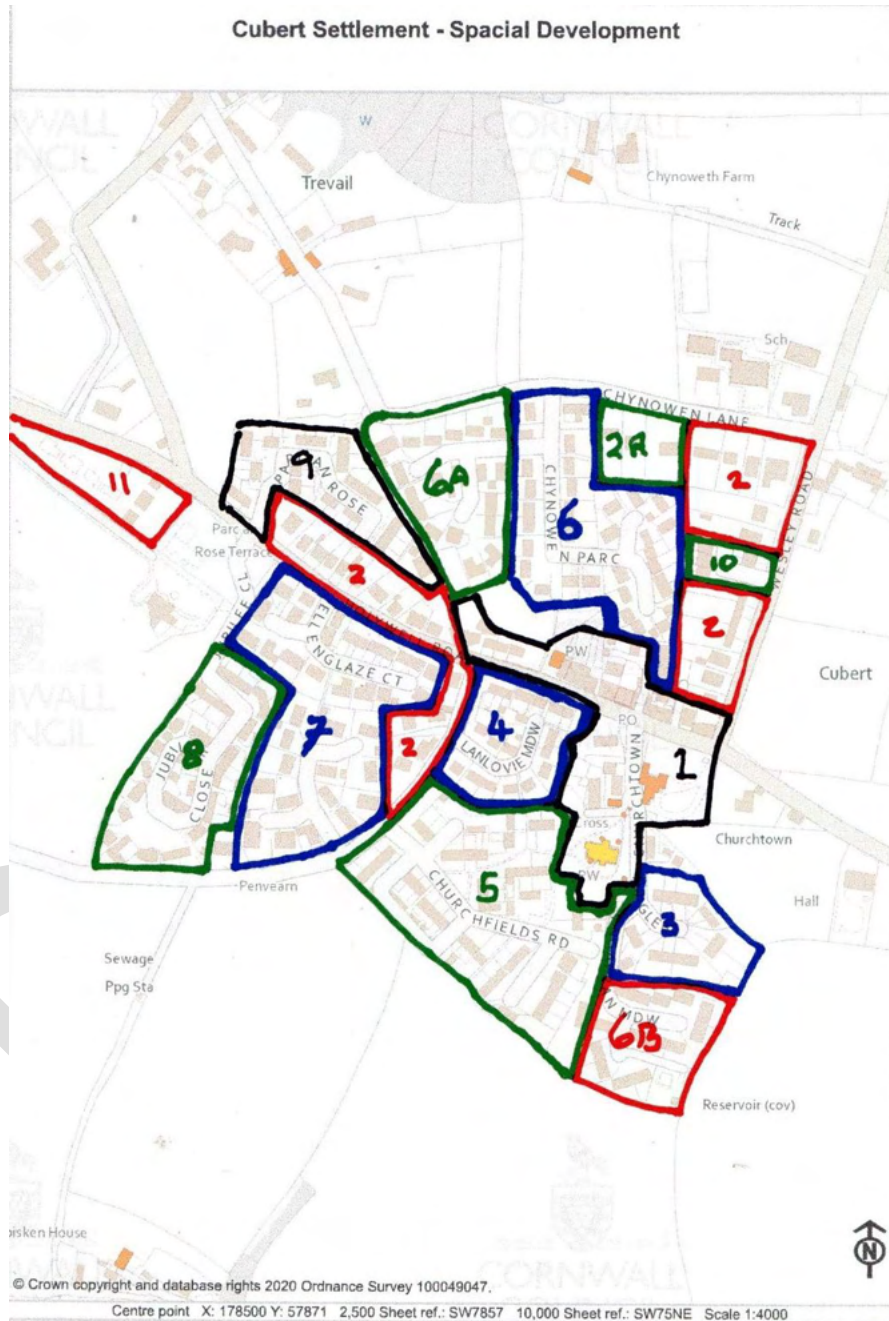
Dwellings along the western and northern sides of the village have views extending towards and along the coast. Properties to the east look out onto the expansive neighbouring farmland and towards the clay hills. To the south there are panoramic views across the valley towards Perran Sands, and down the coast – St Ives is visible on a clear day.

4.2.9. Aesthetic and sensory

The surrounding rural landscape rises to meet the settlement boundary on all sides. To the south of the village the well-maintained countryside and traditional rural lane gives the settlement a feeling of involvement with the landscape. The northern reaches of the village are more sheltered from the harsh coastal winds, which creates a more tranquil atmosphere. The western boundary of the village faces the sea, and the bracing south westerly winds make this part of the village feel fresher and more exposed. Due to its outlook onto undulating farmland, sheltered from the prevailing south westerly winds, the easternmost extent of the village enjoys the full impact of the morning sun, and sheltered shade in the evenings.

Approaching the village from the east, the first building visible is the former Wesleyan chapel – a vernacular structure with a pleasing rounded corner which creates a welcoming atmosphere and clearly marks the entrance to the village.

4.2.10. Development of the settlement



Area 1: The original settlement as it was up to Edwardian times. The oldest of these buildings is the church, followed by some of the cottages. The vicarage was built in the early 19th century, followed by the chapel in the 1840's which replaced the 17th century building at High lanes/Wesley Road corner. A few other buildings in the area date from this time – Penvearn House and the School included.

Areas 2: Miscellaneous development from the interwar period onwards of single plots save for the former Local Authority terrace on Wesley Road. Area 2A dates from the 1960s and 1970s.

Area 3: The Glebe estate was officially opened in 1956.

Area 4: Lanlovie Meadow 1970s.

Area 5: Churchfields 1970s.

Area 6: Chynowen Parc Phase 1, part built by the mid 1970's. Area 6A Phase 2 – completed in the 1980's.

Area 6B: An Gevran Meadow – 1990s.

Area 7: Ellenglaze Court and Ellenglaze Meadow – late 1980s.

Area 8: Jubilee Close – 2000s.

Area 9: Parc an Rose - 2010s.

Area 10: Chynowen View - 2010s

Area 11: Penhale View - 2020.

4.2.11. Character of the present edge of the settlement

The Present edge of the Cubert settlement is clearly defined, with an unbroken boundary.

To the south of the village, the Churchfields estate borders directly onto pastoral farmland. These properties are of 1970s construction - small brown brick terraces with front and rear gardens. The rear gardens of these properties are met directly by the boundary hedge of the settlement -this is a traditional earth and stone bank that divides the built area and the neighbouring agricultural land.

Ellenglaze lane – a small narrow rural lane bounded by high hedges of 3m, leads from Cubert to the small hamlet of Ellenglaze. It is unspoilt and retains a distinctly rural character, with views across sloping farmland to Perran Sands. The pavements, signage and street markings on this road cease at the settlement edge.

The Churchfields estate lies to the east of this lane, to the west is Ellenglaze Court (1980s) and Jubilee Close (2000s). Properties here are large, detached, and have front and rear gardens. Many homes on the southern side of the village enjoy spectacular coastal and pastoral views. The sloping gardens of Ellenglaze Court are separated from the lane by stone walls or fences. The hedge separating Jubilee Close from the adjacent farmland is visible on the 1880 map.

The 2020 Penhale View development is the easternmost point of the Cubert settlement. It lies within a small strip of land, visible on the 1880 map, and is bordered by a traditional hedge to the south, and a newly built stone wall to the north. A new pavement to serve the development extends to the western edge of the site. These new dwellings are predominantly large two storey detached homes with front and rear gardens; there is also a small row of semi-detached affordable homes constructed in the same style with slate roofs. Built on the ridge line, this new development is in a very prominent position and highly visible from the west and south. This obscures the view of the church spire that was previously visible from the western approach to the village.

The Parc-an-Rose estate makes up the north-west edge of the settlement, and is bordered by pasture land, separated by a traditional Cornish hedge. These are 2-storey buildings – the terrace

bordering the road is slate roofed, and the detached and semi-detached houses behind are tiled. The development is separated from neighbouring Chynowen Park by a footpath.

Chynowen lane, less than 4m wide, forms the northern settlement boundary, with the exception of the primary school. Here the front gardens of the large, detached properties slope to meet the pavement; most are enclosed by low stone walls. Built on a slope, the tallest of these buildings are clearly visible from the north and east of the village. During school drop-off times, this lane is a busy thoroughfare, and the sound of children playing during the day creates a pleasant and cheerful atmosphere. This road has streetlights, a pavement along the southern edge, and road markings that cease before the road joins the neighbouring hamlet of Trevail.

Chynowen Park, a development of single storey bungalows built in two parts during the 1970s and 1980s, is situated on the land between the main road through the village, and Chynowen Lane. These properties all have front and rear gardens and are separated from the road by pavement. Recent refurbishment to properties along Chynowen Lane have increased their visual prominence from the north and west.

To the east, the settlement edge is formed by the 30 homes of the newly constructed Highfields development. Along Wesley Road - a minor road leading from the small roundabout at the junction with High Lanes, towards Crantock, road markings and a pavement on the western side extend to the school boundary. The former local association terraced houses on this road are set back from the road and separated from the pavement by their large front gardens, but built on an elevated level they are visible both from the eastern approach to the village, and from the surrounding land to the east.



Wesley Road

The Glebe, opened in 1956, is the most south-eastern development in the settlement. Some of these houses back onto the church field, and the remainder are separated from the neighbouring agricultural land by a traditional hedge.



Aerial view of Cubert from west

Pavement within the settlement extends along the north side of high lanes from level with the village hall at the eastern edge, and along both sides of the road from the village square to the entrance to Lantallick.

From the High Lanes/Wesley Road junction there is pavement extending the full length of Wesley Road on the western side; eastern side is partially paved. There are no streetlights beyond the settlement edge.

Some stretches of traditionally constructed hedge remain - due to poor management of stone sources, removal of surface stones and burying or removal of dilapidated stone structures, it is now common practice to build or repair hedges and stone walling using materials sourced from outside of the local area (Cornish Hedges Library). This can be seen in some areas of Cubert, most recently surrounding the Penhale View development where the enclosing hedge is constructed from an orange-toned shale which does not match the local slate and elven.





4.2.12. Relationship of the settlement to other development in the area

Cubert in its rural setting is separated from the neighbouring hamlets of Tresean and Trevail by farmland, and from Holywell by a golf course and arable fields to the west.

Further sprawl would not be possible without expanding the village boundary into unspoilt greenfield areas, and would inevitably detract from the nuclear village identity. In particular, the western reach of Chynowen Lane which becomes a single track as it leads to Trevail is of value for its charming appearance, enclosed by a tree tunnel.

4.2.13. Visual prominence of the present edge of the settlement

At 82m AOD Cubert's position on the ridge of a hill makes it visually prominent from all directions. This is particularly noticeable from the south where the surrounding agricultural land slopes steeply to the Ellenglaze valley. To the north of the village the undulating character of the surrounding land allows the settlement to appear less dominant the landscape.

The spire of Cubert church is an important historical landmark, but increasing development on the outskirts of the village has reduced its visibility.

4.2.14. Important views

From any point along the edge of the Cubert settlement the views are exceptional. From the west, the outlook is towards the cliffs and headland; the southern edge has a panoramic rural view across

Perran sands and towards St Agnes Beacon; northerly dwellings look out towards Crantock, and some glimpse the sea at Porth Joke; the eastern edge of the village benefits from views of open countryside, with the china clay hills in the distance on a clear day.

Approaching the village from the east, the surrounding landscape is typical of that described by the CA16 Landscape Character Area – see Appendix 3 - 'open and exposed gently undulating plateau landscape extending east to west with extensive views out to sea from the higher ground'. Travelling towards the village from the east along High lanes which is bordered by traditional Cornish hedges, the first building visible is Lantern Cottage, a distinctive 18th century Wesleyan chapel, with the Grade 2 listed Vicarage opposite.

From the northern approach to the village, the charming 19th century stone-built school forms the edge of the built environment.

Viewed from the outside, Cubert gives the impression of a compact settlement with an unbroken edge sitting neatly within its present boundary. The church spire with its unusual drop-shoulder construction is visible from neighbouring parishes. Recent additions to the development in the parish have diminished the perceived scale of this important historical landmark.



4.2.15. Key characteristics

- Nuclear settlement
- Original hedge boundaries largely intact
- Rural setting
- Distinct from neighbouring hamlets
- Stunning coastal and pastoral views
- Distinctive church spire
- Historical buildings of note around village square



4.2.16. Opportunities and future development considerations

- Ensure any future developments are sensitive to and in keeping with the character of the existing settlement. Any development should include sufficient scope for biodiversity.
- Retain rural feel of the village.
- Avoid development sprawl.
- Avoid addition of streetlights to reduce light pollution.
- Avoid development along ridgeline and in exposed areas.
- Retain traditional Cornish hedge boundaries.



Cubert circa 1980, viewed from the east. Holywell is just visible in the top left, Trevail and Tresean to the top right.

4.3. Holywell

Holywell is a small nuclear settlement which has developed from its origins at Treguth Farm – visible on the 1840 tithe map, and St Piran’s Inn – built as a hotel in the 1930s. The village now spans the brow of the hill and extends to the valley floor adjoining Trevornick golf course.

The settlement is contained within farmland and the SSSI dune and headland ecosystems, and ranges between heights of 56 AOD at the easternmost edge 14 AOD in the valley.



Aerial view of Holywell. Source: Google Earth

4.3.1. Topography and drainage

Most of the settlement is situated on the northeast facing slope of the valley and is bounded on the north side by the small stream from Trevornick campsite, and the Ellenglaze river to the south. Holywell sits within the Newquay and Perranporth coast landscape character area – for detailed information on this see Appendix 3.



Source: Cornwall Council Mapping

4.3.2. Biodiversity

The northern extent of the settlement is bounded by the dune ecosystem and Trevornick golf course. The dunes support a diverse range of species, both flora and fauna, such as adders, rare moths and butterflies, marram grass and sea holly.

To the east of the settlement the grade 2 and 3 agricultural land is mostly pastoral and arable; hedges here are typically low sandy banks of 1-2m in height, with some stone facing and are rich with blackthorn, hawthorn and bramble, as well as ragwort, mullein and gorse (see map 6 Appendix 1).

Development on the southern slope extends to the boundary with Park Dean holiday park, sheltered by a row of large well established pine trees. Much of the steeply sloping bank here is covered by scrub.

Small trout and minnows can be found in the Ellenglaze river, clearly visible against the sandy riverbed. Dragonflies and damselflies are also present here in the warmer months.

4.3.3. Land use and land cover

The northern and eastern edges of the village are bounded by Trevornick golf course and pastoral land. To the south, the settlement boundary runs between Meadow holiday park and Treguth Close; the southeast edge of the settlement is bordered by small fields. To the west, houses extend almost to the foot of the dunes at Treguth common, bordering Pennasville holiday apartments.

4.3.4. Field and woodland pattern

The 1908 map below shows Treguth Farm as a network of small fields bordering a marshy area to the north where ponds have since been created. These hedges have been removed to make way for the expansion of the settlement.

Neighbouring Trevornick Farm was converted into a golf course and camp site during the 1960s. Prior to this, maps show a similar collection of small fields with hedges providing protection from south westerly winds.

The ancient dune ecosystem separating the village from the beach, and the nearby Kelsey headland remain largely unchanged save for the removal of a few medieval hedges.



Source: National Library of Scotland

4.3.5. Public access: roads and public rights of way

The village is dissected by the High Lanes which extends to the National Trust car park and the boundary with MOD territory.

Following the development of Penhale army camp in the 1930s, the narrow road between Cubert and Holywell was widened by the MOD, and a pavement was introduced on the northern side.

A tarmac track leads off this road and on to the beach, used by pedestrians, emergency and RNLI vehicles.



Public footpaths from Ellenglaze enter Holywell through Park Dean and Meadow holiday parks. From the north, a narrow sandy footpath leads from the Kelsey headland to the beach, following the boundary with Trevornick golf course.



4.3.6. Historic features

No mention of the Trevornick Well is found on the 1878 Ordnance Survey, but it is recorded in 1914 as being in a state of ruin. Restored by Steve Chynoweth et al in 1936 and dedicated by the bishop of Truro in 1937, today the well remains housed by a small traditional stone building with a more recent granite cross located on the front arch, and its waters were renowned for curing eye complaints. A Cornish language inscription can be seen in the curve of the roof.



4.3.7. Distinctive features

The Treguth Inn is still one of the most notable buildings in Holywell, together with the converted barn opposite – renamed ‘Curlews’.

Many of the 1930s dwellings are now being regenerated and extended to create spacious modern homes, often featuring expansive windows.



4.3.8. Views

Most of the north-facing dwellings enjoy views of Trevornick golf course and the dune system, while those to the south look towards Penhale headland and SSSI area. The most westerly homes command views of the sunsets over the dunes.

The tempting glimpse of the sea and camel rock framed by Penhale headland and the dunes visible from the approach to the settlement is as evocative today as it was in 1930 when this picture was taken.

By contrast, with the increasing number of large modern homes, the view from the dunes back towards the village would be unrecognisable to a 1930s visitor.



4.3.9. Aesthetic and sensory

The extensive dune ecosystem affords the settlement some protection from the Atlantic winds, though the area feels exposed during stormy months. In the summer, the effect of the dunes is more cocooning – buffering the village from the noise of beachgoers and lifeguards.

There is no natural collecting point for the residents of Holywell. Although a beautiful place to live, the village can feel like a thoroughfare for the beach with heavy traffic and queuing for the beach carpark disrupting normal traffic flow during summer months.

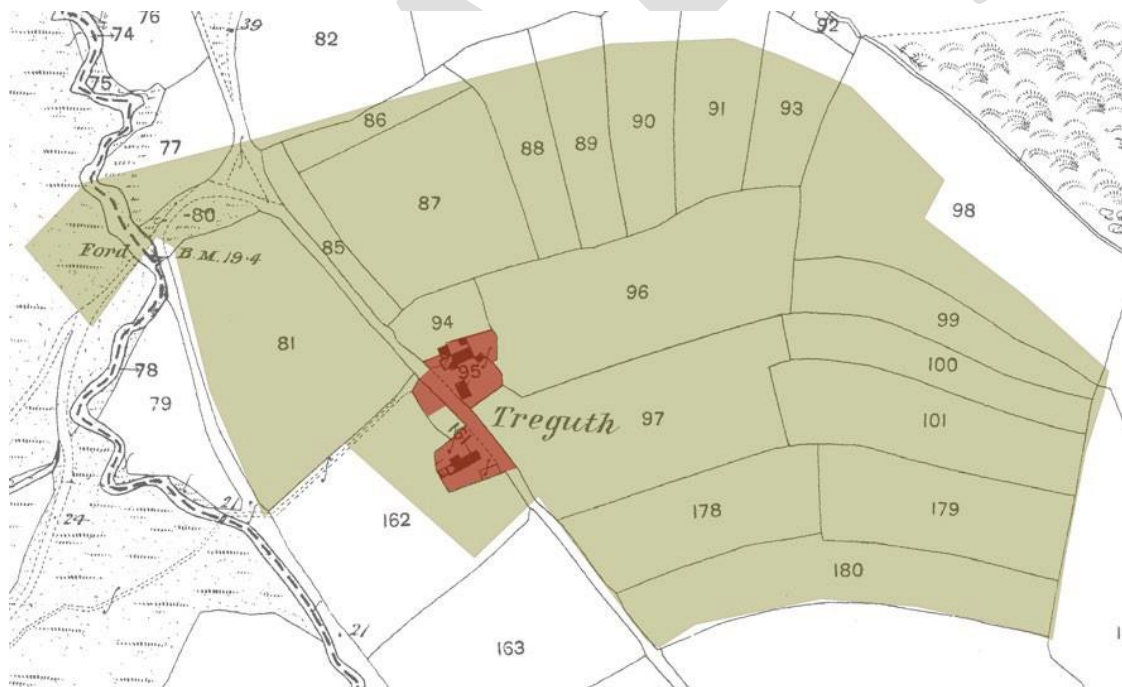
An increasing number of properties in Holywell are holiday lets and second homes – because of this and the proximity to Pennasville, Park Dean and Meadow holiday parks, the summer population swells dramatically, whilst in the winter the village can feel isolated and lacking an active community.

Bright lights from the RAF station on Penhale headland cause significant light pollution during unsociable hours.

4.3.10. Development of the settlement



Treguth 1840. Source: Cornwall Council Tithe Mapping



Treguth 1901. Source: Cornwall Council



Treguth 1901 (shaded red), Holywell 1994 (shaded green), Holywell present day (remainder). Source: Cornwall Council

DRAFT

4.3.11. Character of the present edge of the settlement

The settlement edge of Holywell is clearly defined and contained within its natural setting – the



beach and dunes to the north and west, Ellenglaze river to the south, and arable land and Trevornick golf course to the east.

Wheal Golden Drive to the north east is predominantly made up of single storey detached homes with tile roofs and front and rear gardens, typical of the 1970s with extensive pedestrian pavement throughout. A few larger two storey villa-type dwellings are sited closest to the road, separated from the pavement by a high stone wall. The elevated position of the buildings here affords them views of Penhale headland opposite – the site of the disused mine that gives its name to estate. The most easterly houses on the estate are bordered by arable land, separated by a traditional earth and stone hedge; those to the north border a narrow plantation of trees at the edge of the golf course.





Just outside the northeast boundary of Wheal Golden Drive is a converted 1930s beach hut – the Limit - now repurposed as a holiday let.



Treguth Close situated south of the Holywell road, is mainly single storey tile roofed dwellings with off road parking, front and rear gardens.

To the north of Wheal Golden Drive at the furthest reach of Rhubarb Hill are a number of larger dwellings – many of which are holiday lets or second homes - occupying individual plots. On the site of the former nursing home which was originally built as a hotel, there are now 6 detached two storey holiday homes. Beyond this, large two or three storey detached homes overlook the golf course and sand dunes – many of these are built in a modern style with large windows and wood cladding.

To the west, a small development of mostly two storey detached houses extends to the dune margin. Many of these are gradually being repurposed and extended.

The development at holiday villas at Pennasville forms the southwestern settlement edge. 3 detached properties and 3 rows of stepped terraced apartments overlook Treguth common and Penhale headland beyond.

Many of the roofs in the settlement support solar panels. Streetlighting begins at the entrance to Park Dean holiday park. On the north side of the Holywell road, the pavement extends from the bus shelter outside the Treguth Inn to Cubert; on the south side of the road it runs from Curlews to the small bridge across the Ellenglaze river.

4.3.12. Relationship of the settlement to other development in the area

Aside from a few isolated farmsteads, and Trevornick campsite, the closest settlement to Holywell is Trevail – 1.2 miles to the east. There is a clear distinction between Holywell and Cubert – the two are separated by arable and pastoral farmland.

4.3.13. Visual prominence of the present edge of the settlement

Nestled in a low-lying area, Holywell is not visible from Cubert, but the northernmost reaches of the settlement can be seen from Cubert Common and the neighbouring headlands.

4.3.14. Important views

- Penhale and Kelsey headlands
- Trevornick golf course
- Holywell dunes and glimpses of the sea

4.3.15. Key characteristics

- Nuclear settlement
- Rural setting within close proximity to SSSI areas
- Distinct from neighbouring hamlets
- Stunning coastal and rural views
- Historical thatched pub
- Prone to heavy traffic and queuing for beach carpark extends well into the settlement during the summer months

4.3.16. Opportunities and future development considerations

- Retain rural feel of the village
- Avoid development sprawl – additional development would detract from the neatly contained settlement edge
- Avoid addition of streetlights to reduce light pollution
- Retain traditional Cornish hedge boundaries
- Consider restricting second home ownership in the village to encourage a more sustainable community
- Make provision for secure bicycle locking to reduce traffic
- Is there potential for local holiday parks to provide shuttle services to local beaches to reduce traffic flow?

4.4. Trevail

Trevail – traditionally spelt Treveal - is a linear hamlet comprising around 20 houses, lying northwest of Cubert at approximately 75 AOD.

Early maps of this area show this collection of dwellings as one of a loosely connected group of hamlets associated with nearby Cubert church. At the time, Trevail and Cubert were of a similar size.

The charming entrance to Trevail along Chynowen lane through the tree tunnel sets the tone for this picturesque settlement.



4.4.1. Topography and drainage

Nestled as it is below the more prominent development of Cubert, Trevail slopes gradually away in a North westerly direction.

It is enclosed by farmland to the southwest, and to the southeast by an area of wet scrubland. Some properties here have extensive gardens to the rear with paddocks housing sheep and poultry, and many border woodland.

A small stream runs alongside Trevail common. The site of an old well and pond are both now inaccessible because of overgrowth of willows and scrub but remembered affectionately by older residents as a much-loved site for picnicking and observing nature.



Trevail pond circa 1940. Photograph: Joan Finnemore

4.4.2. Biodiversity

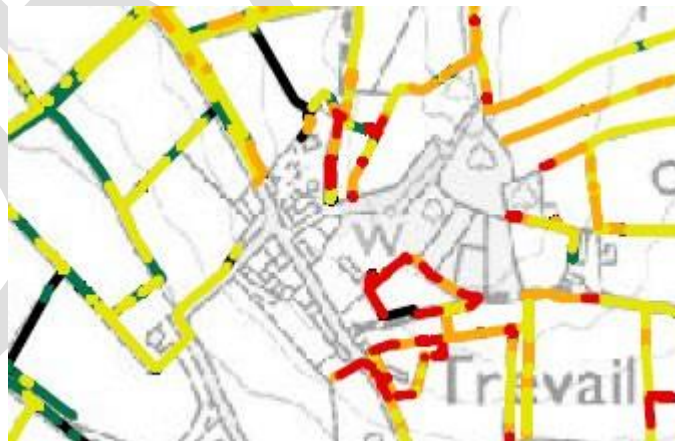
The hedgerows here provide most of the diversity of habitat for wildlife. Rabbits share the grazing with horses, and the wooded area to the northeast provides a home for birds and animals – many of the hedgerows and the woods here are classified as semi-natural habitat. The site of the old pond is currently wet and marshy and overgrown with scrub and brambles.

4.4.3. Land use and land cover

The settlement here is surrounded by grade 3 agricultural land – much of this is pastoral. Fields are small – approximately 0.8Ha/ 2Ac on average – and many are used as horse paddocks with stables. A small area of common land 0.2Ha/0.5Ac can be found to the northeast of the dwellings.

Cornish Hedges

- 0m-1m high hedges
- 1m-2m high hedges
- 2m-3m high hedges
- 3m-6m high hedges
- 6m+ high hedges



4.4.4. Field and woodland pattern

The field pattern to the southwest of the hamlet remains almost identical to that seen in 1901. The tiny fields shown on the 1901 map to the northeast have since become woodland.

4.4.5. Public access: roads and public rights of way

Trevail is accessed from Cubert along Chynowen Lane - a narrow road with no road markings or pavements - which meets Trevail hill at the western edge of the settlement. There are no streetlights or road markings here making this a dark area at night.



There are 2 public footpaths, one leading from Trevail to Chynowen Farm to the east, and the other which heads in a northerly direction and emerges on the road that leads towards neighbouring Tresean.



4.4.6. Historic features

Both Haven cottage and Wychwood cottage have grade II listings, along with Chynoweth farmhouse – built circa 1700 with later additions (see Appendix 3 for further detail). An open well on Trevail common – not easily accessible due to excessive overgrowth

4.4.7. Distinctive features

Entering Trevail from the east through the tree tunnel is almost like stepping back in time – the building style and atmosphere are a contrast to the modern development in Cubert.



4.4.8. Views



The sheltered location and surrounding woodland limit outward views from the hamlet.

4.4.9. Aesthetic and sensory

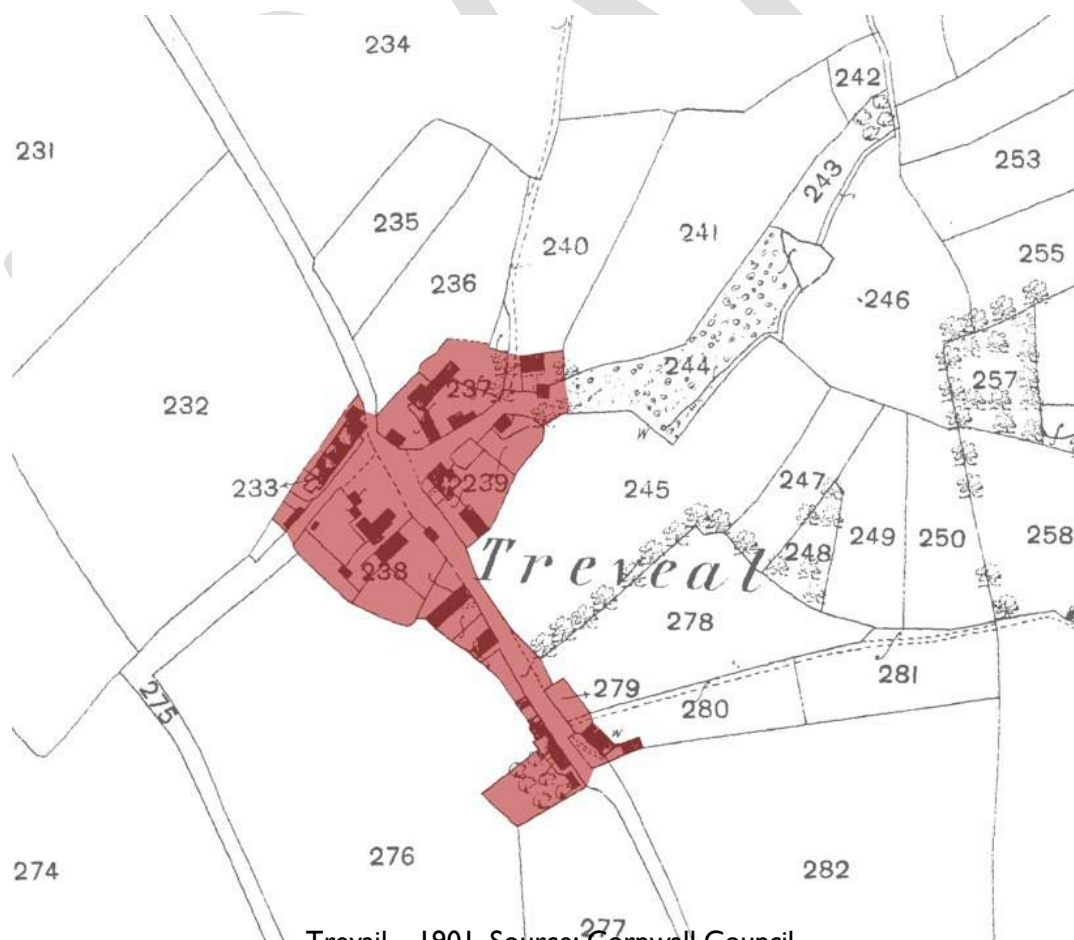
- Tranquil almost secluded atmosphere

- Sheltered and enclosed gardens
- Very peaceful

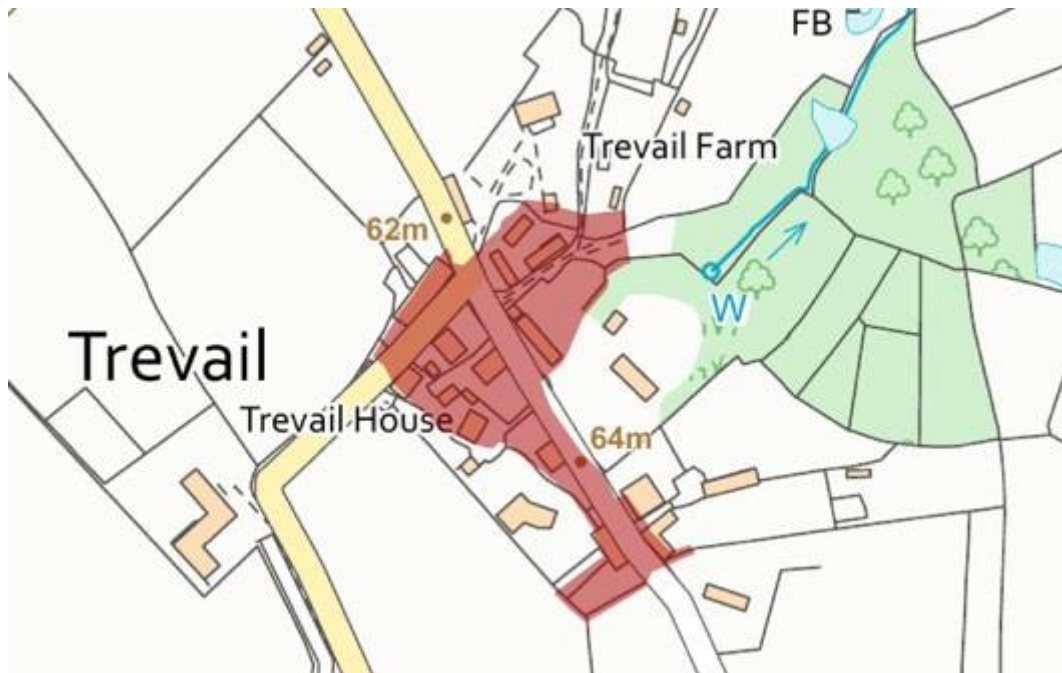
4.4.10. Development of the settlement



Treveil 1840. Source: Cornwall Council Tithe Mapping



Treveil – 1901. Source: Cornwall Council



Trevail 1994 – the 1901 settlement is shaded in red. Source: Cornwall Council

As is visible from the maps above, Trevail has remained largely unchanged since 1840, save for the addition of a few houses. Today, most of these are still standing, some with additions, and the wooded area to the northeast has become more established since the early 20th century.

4.4.11. Character of the present edge of the settlement

The present settlement edge is continuous and clearly defined. To the south, a Cornish hedge of stone and earth separates the rear gardens of the dwellings here from the agricultural field which slopes upwards to the south, to the Parc-an-Rose development. The wooded area defines the northern boundary.

Dwellings here are mostly 2-storey buildings within their own spacious surrounds, set back from the lane behind low Cornish hedges.

Two Grade II listed detached thatched cottages can be found on either side of the road at the entrance to the hamlet from the east. These are of vernacular cob construction, covered by whitewash - one sits back behind a low hedge of stone and earth, the other with direct road frontage, and together they give an indication of the style of the settlement.

Myrtle Cottage, a larger dwelling further to the west was once the village poorhouse.

The row of low-roofed stone cottages forming the western edge of the settlement were at one time condemned but saved and renovated- these back onto agricultural land.

Beyond the settlement edge of Trevail, past the turning to nearby hamlet Tresean, a ribbon development extends along the lane towards Snaily Cottage and Lewannick farm from which the area takes its name. These dwellings, in close proximity to the SSSI at Cubert Common, are detached with front and rear gardens and many are used as holiday lets.

4.4.12. Relationship of the settlement to other development in the area

Despite its proximity to Cubert, Trevail has its own very distinct identity.

The agricultural field along the northeast boundary is key to maintaining the unique character of the hamlet.

The contrast between the modern developments at the northern edge of Cubert and the old traditional rural houses at the entrance to Trevail is very noticeable - the tree tunnel acts as a transition between the two.

4.4.13. Visual prominence of the present edge of the settlement

Tucked under the northern boundary of Cubert, Trevail is a not visibly prominent but the rooflines of some of the larger houses are visible from the east along Trenissick Lane and to the North along Trevowah road.

4.4.14. Important views

The tree tunnel entrance to Trevail from Chynowen Lane is one of the notable inward-looking views of the settlement.

4.4.15. Key characteristics

- Historic thatched cottages
- Tree tunnel entrance
- Peaceful atmosphere
- Limited nighttime light pollution

4.4.16. Opportunities and future development considerations

- It is important to retain the character of the settlement with its enclosed unbroken edge and narrow quiet lanes.
- Consider clearing and reinstating Trevail pond as a site for nature.
- Proximity to the SSSI at common, and the Area of Great Landscape Value at the boundary with Treworgans should restrict development in the area.

4.5. Tresean

Tresean is a small settlement of roughly 30 dwellings 0.7 miles northwest of Cubert, at 47-50 OD.

The hamlet lies to the northeast of Commons Road and slopes gently in a northerly direction to Tresean Common.

4.5.1. Topography and drainage

Low-lying Tresean Common - bisected by the minor road leading to Treworgans – becomes waterlogged in the winter owing to two springs and a small stream located on the north side of the road which flows towards Cubert Common. The historic well, locally known as Stony Well and giving its name to some of the homes in Tresean, is still visible from the road and enclosed in its own building which is now surrounded by trees and scrub. To the southeast of the road, the small stream and overgrown pond – now clogged with silt – were historically used as watering places for cattle.

4.5.2. Biodiversity

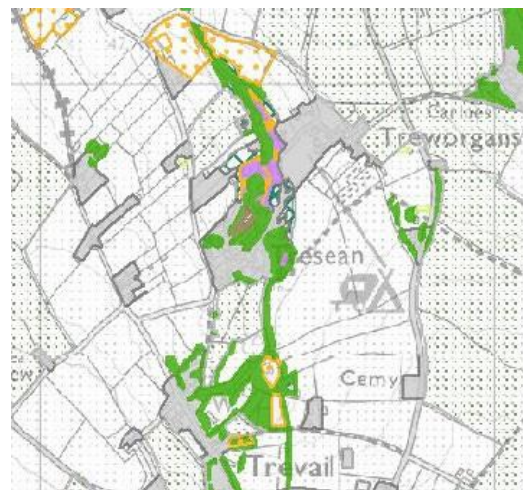
This area is classified as semi-natural habitat but there is little species diversity – willow, blackthorn and some sycamore. Yellow iris and reeds can be seen around the former pond but the overgrowth is very dense so little light can penetrate. The following species can be found on the common: yellow iris, tussock sedge, hemlock, alexander, ivy, willow, elder. There are two confirmed sites containing Japanese Knotweed, and several more to be surveyed.

4.5.3. Land use and land cover

Tresean is surrounded on 3 sides by grade 3 agricultural land. Fields here are small – typically 1-2 Ac/0.4-0.8Ha– and mainly pastoral, used by smallholders and for stabling. Crossroads Campsite and Caravan Park is located at the junction of Chynowen Lane and Sea View Lane. To the north and east, the settlement is bounded by Tresean Common (Tresean Moor). Lack of maintenance has allowed willows to encroach on the previously open area - until quite recently it was accessible and used by locals for recreation and picnics.

4.5.4. Field and woodland pattern

The field pattern has changed little since 1840, most of the hedgerows are 2-3m in height (see map 6 Appendix I). The encroaching willow and scrub forms a woodland either side of the road to Tresean. A corridor of designated broadleaf woodland, bracken and scrub runs from Trevail to Tresean and continues towards Cubert Common.



4.5.5. Public access: roads and public rights of way

TreSean is located at the fork of Chynowen lane and a small unnamed narrow lane. Footpaths enter from nearby hamlets Trevail and Treworgans. The path from Trevail is well maintained and well used; that from Treworgans crosses a marshy area which is almost impassable during wet months and hazardous due to tree roots and low hanging branches. This footpath passes the site of a former pond – neglect has left the surrounding area increasingly waterlogged.

4.5.6. Historic features

- Stony Well - set within a small stone building, visible from the road.
- There is a small George VI post box located on Chynowen lane opposite the turning to TreSean, set back into the hedge and enclosed by a neat stone wall.

4.5.7. Distinctive features

- Peaceful and unspoilt
- Many small old cottages
- Tucked away from the prevailing south westerly winds

4.5.8. Views

TreSean is a compact settlement, built in the lee of the north facing slope, with many of the dwellings facing toward each other across narrow lanes. This provides a physically close-knit community, without far reaching views.

4.5.9. Aesthetic and sensory

- Sheltered
- Surrounded by deciduous trees

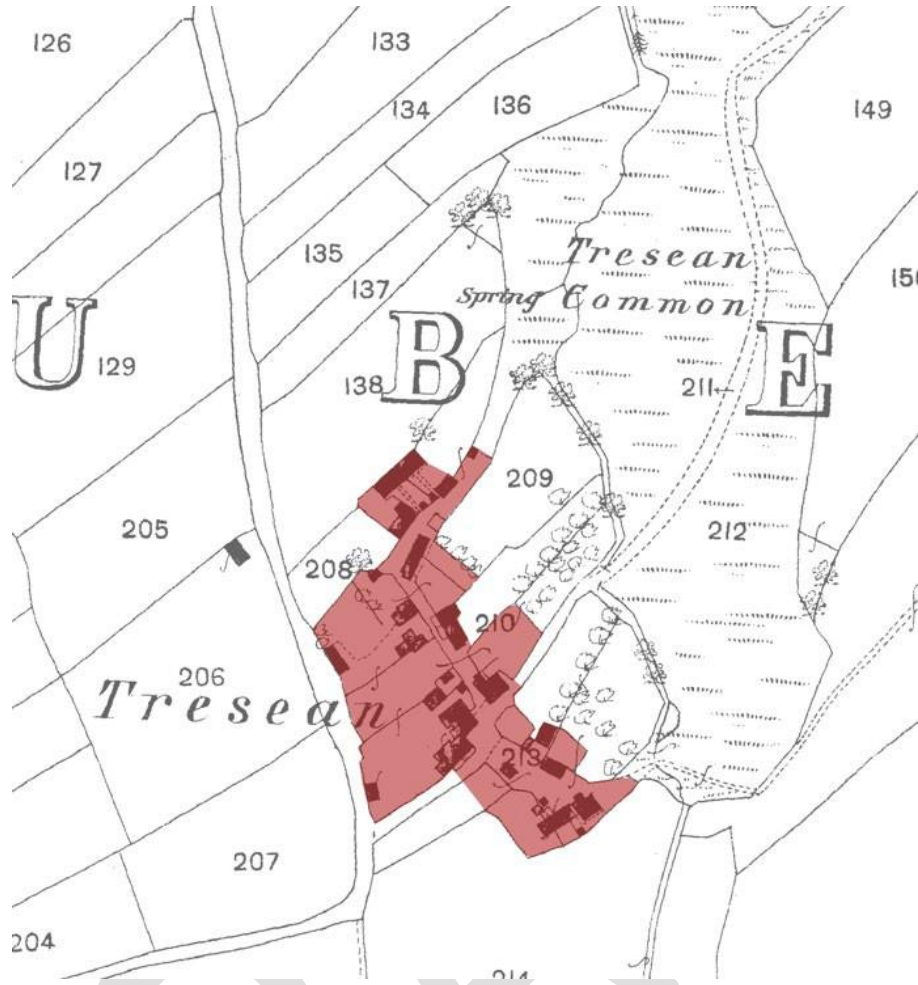
4.5.10. Development of the settlement

Many of the buildings present today are visible on the 1840 map and there has been limited development since, though many of the dwellings are now used as holiday lets or second homes. As shown on the 1840 tithe map, TreSean was historically a larger settlement than Cubert – many of the small hamlets surrounding the church were linear, built along tracks.



TreSean 1840. Source: Cornwall Council

x



Tresean 1901. Source: Cornwall Council



Tresean 1994 – the 1901 settlement is shaded in red. Source: Cornwall Council

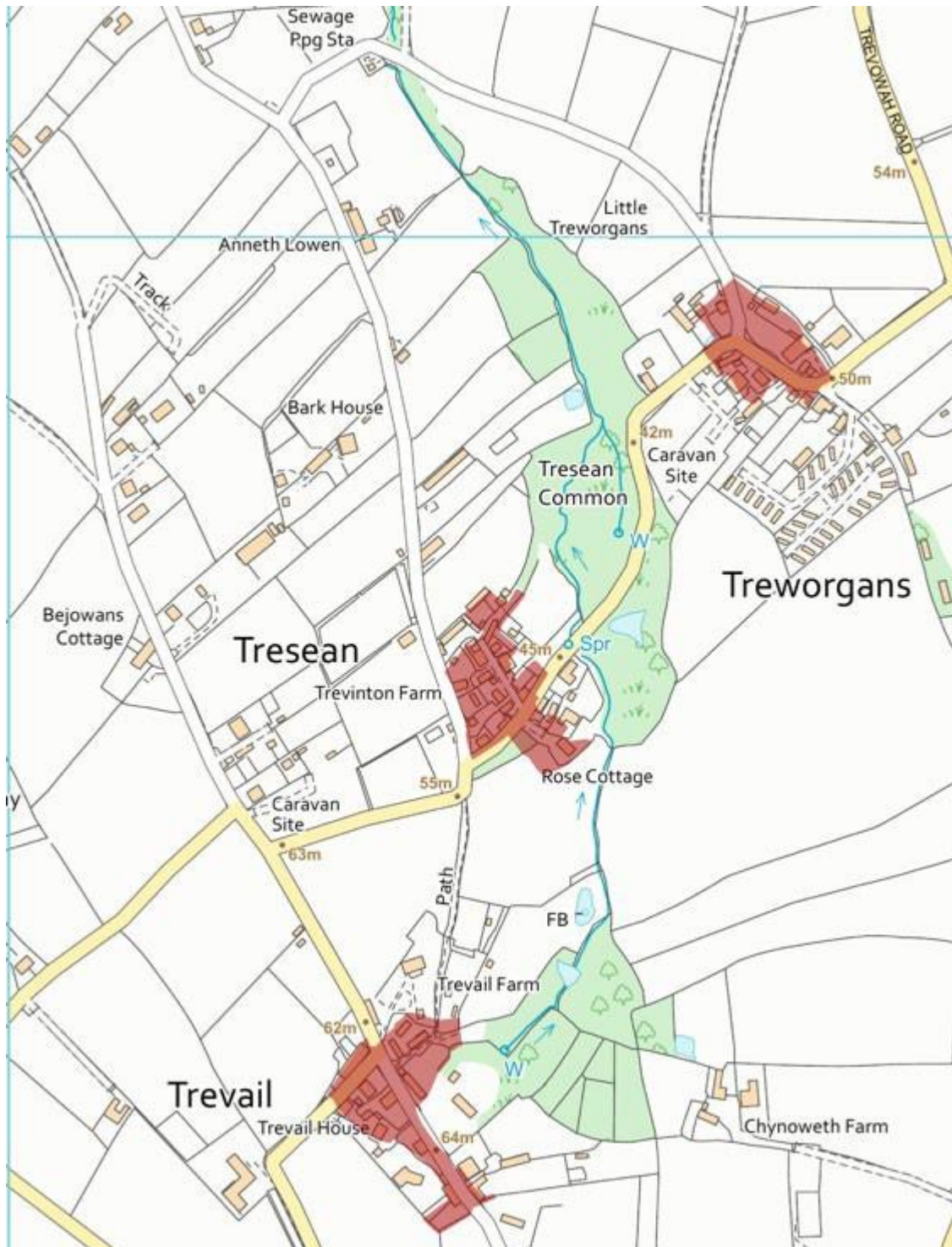
4.5.11. Character of the present edge of the settlement

This small rural settlement is neatly contained within the fork of Commons Road and the small lane leading to nearby Treworgans. Dwellings to the southeast of the Treworgans lane are enclosed by Tresean Common and neighbouring farmland. The settlement edge is unbroken, and the hamlet is compact.

Most buildings here are small detached two-storey cottages set within their own grounds.

4.5.12. Relationship of the settlement to other development in the area

Tresean is a distinct settlement, separated from Trevail by open countryside, and from Treworgans and Lewannick by Tresean Common and agricultural land. The hamlet is charming because of its secluded sheltered position, traditional buildings, and narrow lanes.



4.5.13. Visual prominence of the present edge of the settlement
Due to its low-lying position, Tresean is not visually prominent.

4.5.14. Important views

The topography of the area limits views from the hamlet.

4.5.15. Key characteristics

- Sheltered, secluded location
- Surrounded by agricultural and common land
- Charming traditional buildings
- Quiet narrow lanes



4.5.16. Opportunities and future development considerations

Consider removing overgrown trees and scrub on Tresean common and reinstating pond to provide a wildlife habitat, and possible recreational and educational resources.

Important to retain distinct defined settlement boundary and Cornish hedges
Prevent sprawl.

4.6. Treworgans

Treworgans has developed around farmsteads to become a small nuclear hamlet. Occupation of this settlement increases greatly during the summer months - several homes are used as holiday accommodation, and there are two campsites present.

4.6.1. Topography and drainage

Treworgans is situated in flat, low-lying land – between 40 and 60 AOD.

4.6.2. Biodiversity

Surrounded by agricultural land with traditional hedges, most of the biodiversity here is found in the hedgerows. In areas where regenerative farming is being practiced, cover crops provide a habitat for a more diverse range of species.

4.6.3. Land use and land cover

Grade 3 agricultural land

Campsites

Pony paddocks

Treworgans is bounded by Tresean Common, land leading to Cubert Common, and the area of great landscape value towards Crantock.

4.6.4. Field and woodland pattern

The field pattern in this area has changed very little since 1840, save for the addition of some campsites in the smaller south westerly fields, and removal of some orchards and wooded areas to make way for housing plots.

4.6.5. Public access: roads and public rights of way

Approaching Treworgans from Cubert, the hamlet can be accessed by a single lane road – Letterbox Hill – which winds through the settlement to meet Wesley Road to the north. A narrow track to the west leads towards Ruzza and Commons Road. A footpath from Wesley Road borders Treworgans campsite and leads to Tresean Common. In the winter, this path is boggy and barely passable across Tresean Common.

4.6.6. Historic features

Duck pond, once a mill pond at Little Treworgans Farm.

4.6.7. Distinctive features

Quiet area, busy with campers and holiday makers in the summer months

4.6.8. Views

From the high ground around the edges of the hamlet, there are views of Cubert Common, Tresean Moor, arable fields towards Chynoweth Farm, and the north side of Cubert.

There are limited views from within the settlement owing to the topography and inward-facing aspect of the houses.



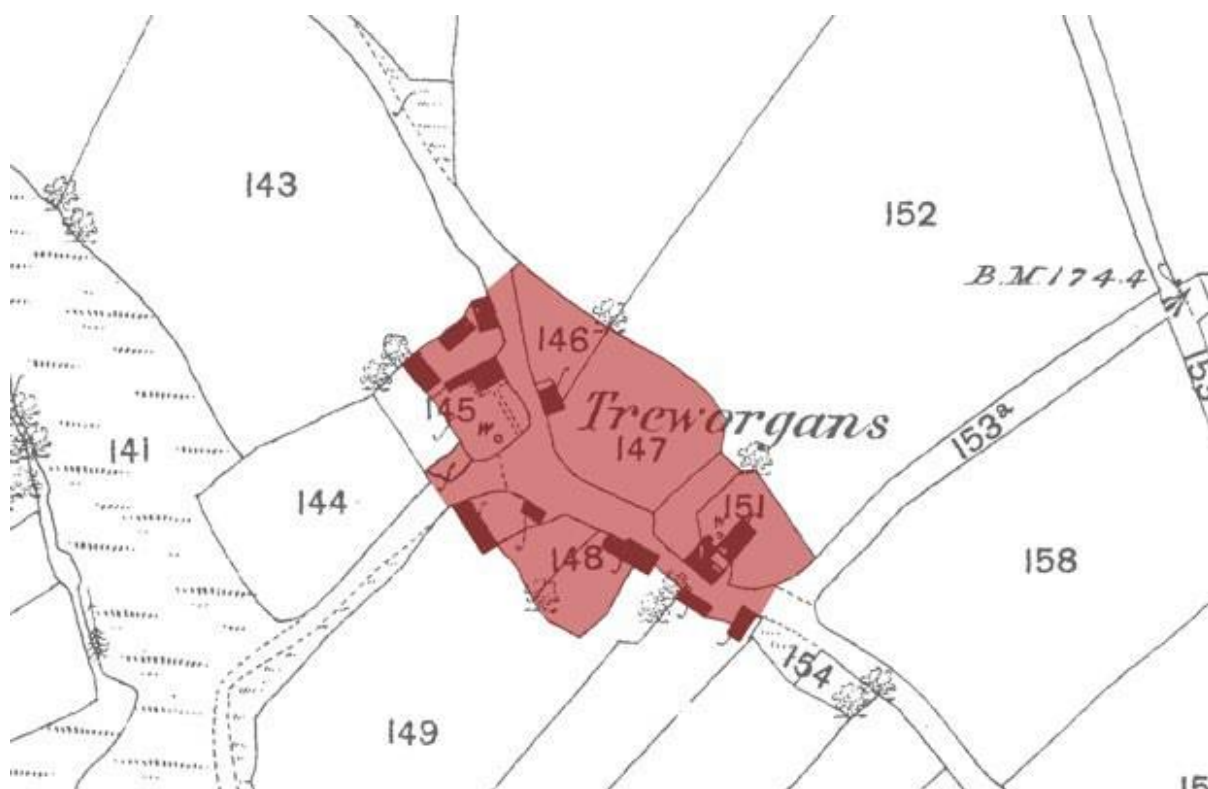
4.6.9. Aesthetic and sensory

Peaceful for 9 months of the year.
Busy holiday area in the summer months.

4.6.10. Development of the settlement



Treworgans 1840. Source: Cornwall Council Tithe Mapping



Treworgans 1901. Source: Cornwall Council



Treworgans 1994 – the 1901 settlement is shaded in red. Source: Cornwall Council

4.6.11. Character of the present edge of the settlement

Treworgans is a small closely bound settlement lying near Letterbox Hill. Most homes here are detached, two storey, well-spaced and with their own front and rear gardens. Cottage farm and Treworgans campsites lie to the east of the settlement.

4.6.12. Relationship of the settlement to other development in the area

Treworgans is separated from the neighbouring hamlet of Tresean by a low-lying densely wooded area. It retains a distinct identity, originally one of several small farmsteads and associated buildings in the parish which were affiliated with Cubert church.

4.6.13. Visual prominence of the present edge of the settlement

Treworgans is nestled into the surrounding landscape – barely visible from outside.

4.6.14. Important views

From the western edge of the settlement, looking south, the views across arable fields provide glimpses of the northernmost houses of Cubert village with the church spire rising behind. Looking west, Treworgans enjoys extensive views towards Lewannick and Cubert Common.

4.6.15. Key characteristics

Quiet hamlet, mainly used as a holiday area.

Surrounded by agricultural land.

Accessed by charming traditional narrow lane, in-keeping with the feel of the area.

Traditional farm buildings remain but are now mostly residential.

4.6.16. Opportunities and future development considerations

Important to retain status as an individual settlement, distinct from Tresean and Cubert
Proximity to SSSI at Cubert Common and AGLV.

DRAFT

5. Importance of the landscape of the parish

5.1.

The Cubert NDP steering group recognised the need to consult parish residents to identify the topics they felt were most important to include in the neighbourhood development plan. In July 2020 an initial questionnaire was sent to parishioners – this was printed in the parish newsletter and available to complete online via the Cubert NDP website and Facebook page (Appendix 2, Survey 1). This survey included questions about the following areas: education and business, environment, housing and development, transport and traffic, leisure and safety, heritage and green spaces. Responses to this survey showed that heritage and green spaces and the environment were very highly valued, and there was positive support for their preservation.

5.2.

A subsequent survey inviting parishioners to comment in greater detail about landscape, environment and heritage was circulated in April 2021 (Appendix 2, Survey 2). Responses to those questions showed a very high percentage of parishioners value these three aspects very highly and wish to preserve and conserve them.

5.3.

A Local Landscape Character Assessment was created between July 2020 and November 2021, and together with the data from the two public surveys, was used to inform and create draft policies which the parish were consulted on in September 2023.

The Public Consultation Events

5.4.

Due to the restrictions of the Covid-19 pandemic, the first opportunity for public consultation was November 2021. Parish residents were invited to review and discuss the Local Landscape Character Assessment work carried out by the sub-group and volunteers (see Appendix 2 – Community Landscape Value and Consultation). The Strategic Group displayed all the Local Landscape Character Assessment work carried out to date, showing maps, photographs and printed descriptions of 3 of the Landscape Types so local people could then add their local knowledge to the assessment. This was a useful exercise as people took the opportunity to read and comment on the Landscape Type descriptions and several comments were received. The draft was also available to email to residents who requested it.

5.5.

To further identify specific areas valued by the local community, and recognising that people like to respond in different ways at a consultation event, the subgroup provided several options for people to record their views and opinions.

5.6.

Landscape value map – Ordnance Survey maps of the Parish displaying designated areas (listed buildings, scheduled monuments, SSSIs, AGLV, common land & village greens, tree preservation orders) and public rights of way were displayed and parishioners were invited to mark their own individual maps with a coloured spot to represent each of the categories below and provide a spatial appreciation of what and where is considered important. Space was also provided to write an explanation of why these areas were of particular significance or value (see Appendix 2).

Each coloured spot indicated a location valued by the community for different reasons:

Red – a place where they liked to go for recreation.

Green – a natural place they valued, or a particular natural feature (eg. woodland or coastal path)

Blue - a historic place they valued, or a particular historic feature (eg. a listed building or World War 2 relic).

Yellow – a position with a good view.

At the end of the consultation a spatial understanding of what the community value was apparent.

Local importance for nature and wildlife (green spots) areas which are not designated but highly valued by local people. Most responses mentioned the footpath system and areas bordering woodland.

Important views (yellow spots) were particularly focused on the SW coastal path and the nearby SSSI, where from many vantage points there are wide open views over the sea and into the various coves and beaches. A second concentration was found inland around the edge of both Cubert and Holywell settlements where expansive views can be enjoyed in all directions.

Recreational value (red spots) - many people use the landscape of the parish for recreation, especially the coastal path, public rights of way and minor roads. Excluding designated areas, the most popular sites were the play area at Chapel green, the skate park, golf course and fishing lakes.

Local historic importance (blue spots) - most respondents felt that the church and the holy well (both listed buildings) were the most important sites, along with Ellenglaze manor, Trelaske/Windsor round (scheduled monument), the settlement of Trevail and the wreck of the SS Francia on Holywell beach.

5.6.1. Value questionnaire – parish residents were invited to provide an explanation as to why the sites they had marked with a coloured dot were important to them – this provided additional spatial detail.

A brief summary of the responses is shown below (the full set of responses is included within Appendix 2).

Local importance for nature and wildlife (green dot):

'Open fields and hedgerows are extremely important to preserve habitat for birds , hedgehogs etc.'

'The footpath network is very good for watching nature'

'Love to watch the curlews in the fields beside the village hall'

Important views (yellow dot)

'Breathtaking views across the fields towards Ellenglaze'

'Views from the rear of the church across to Penhale dunes'

'The views from the village are stunning and must be protected'

'Views of the church spire when coming home reduces-the stress of the day'

Recreational value (red dot)

'Play park and QE2 - much needed space to exercise the children'

'The whole area is perfect for walking or running and important to keep it special for everyone'

'Footpaths and beach. Traffic free and unspoiled'

Historical interest (blue dot)

'Very important to protect and preserve the heart of the village'

'Monuments on Cubert common need to be protected from Vehicles, motorbikes and walkers that drive and walk over the ancient tumulus'.

'The church gives the village character, and the older buildings frame the village centre'.

- 5.6.2. Green spaces questionnaire. The LLCA identified green areas within the Cubert settlement and the community was invited to fill in a short questionnaire to gauge the level of support for designating these as green spaces. Responses to these questions were overwhelmingly positive – a full breakdown of the results can be seen in Appendix 2.

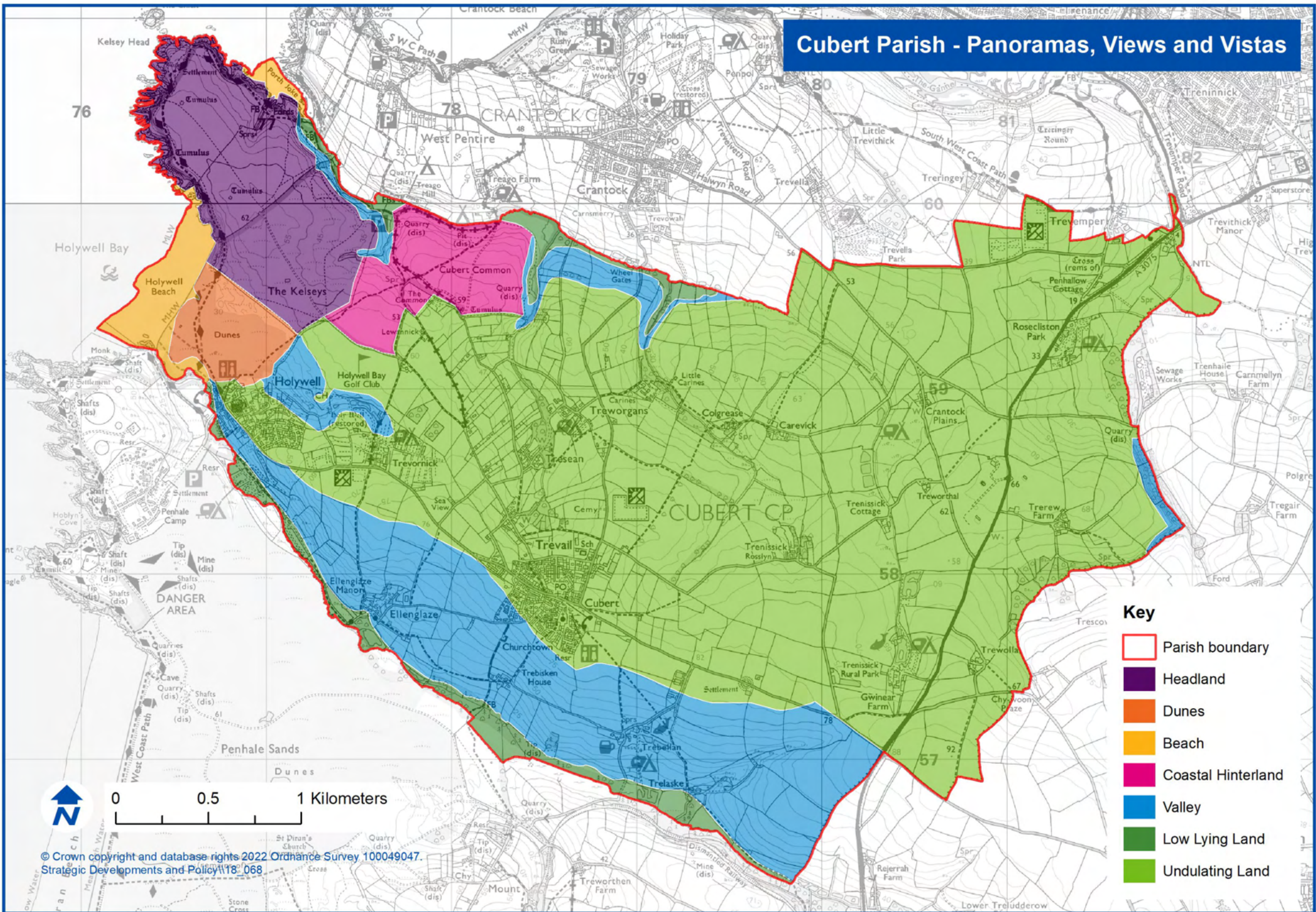
DRAFT

Appendix I – Mapping

1. Landscape types
2. Designations
3. Agricultural land
4. Land cover
5. Rivers
6. Cornish hedges
7. Wildlife
8. Public rights of way
9. Designations and public rights of way
10. Cubert 1st Edition Ordnance Survey 1875 – 1901
11. Cubert 20th Century Settlement
12. Holywell 1st Edition Ordnance Survey 1875 – 1901
13. Holywell 20th Century Settlement
14. Hamlets 1st Edition Ordnance Survey 1875-1901
15. Hamlets 20th century settlement

DRAFT

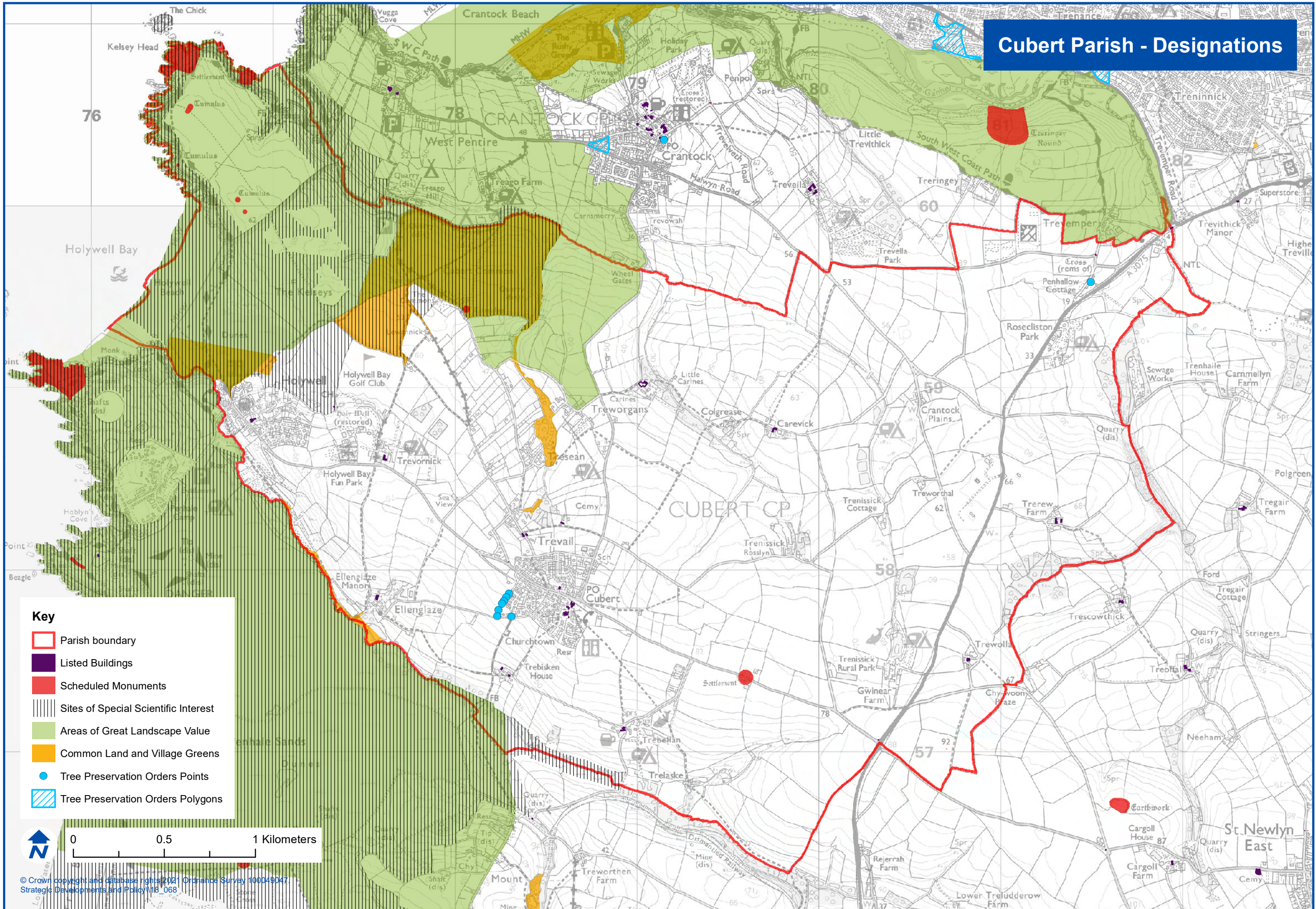
Cubert Parish - Panoramas, Views and Vistas



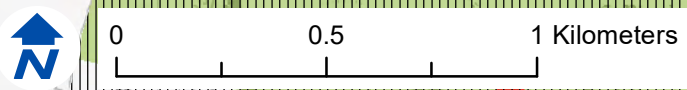
- Key**
- Parish boundary
 - Headland
 - Dunes
 - Beach
 - Coastal Hinterland
 - Valley
 - Low Lying Land
 - Undulating Land

0 0.5 1 Kilometers

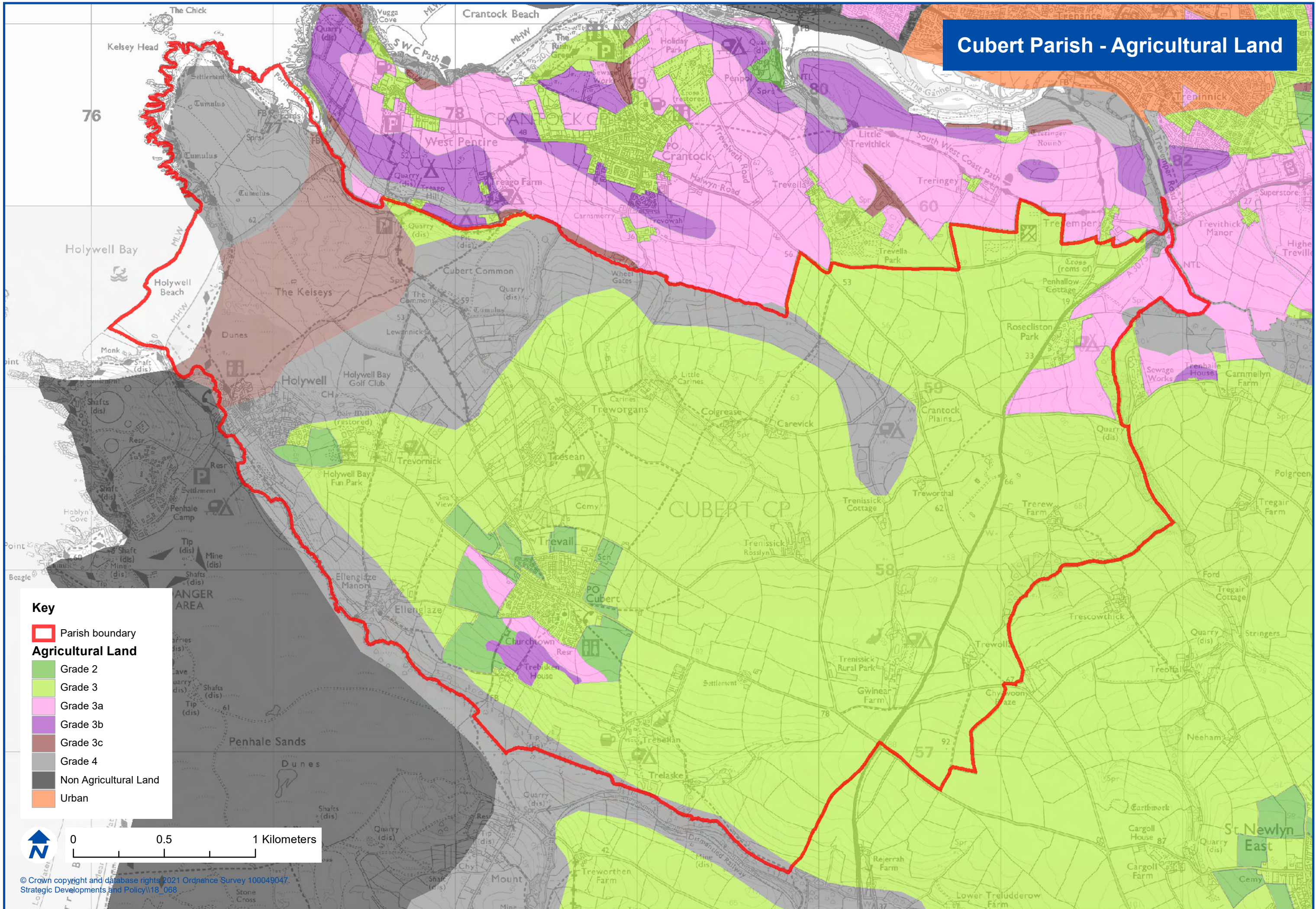
Cubert Parish - Designations



- Key**
- Parish boundary
 - Listed Buildings
 - Scheduled Monuments
 - Sites of Special Scientific Interest
 - Areas of Great Landscape Value
 - Common Land and Village Greens
 - Tree Preservation Orders Points
 - Tree Preservation Orders Polygons

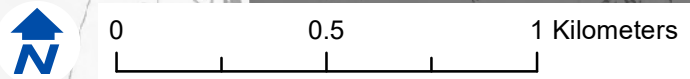


Cubert Parish - Agricultural Land



Key

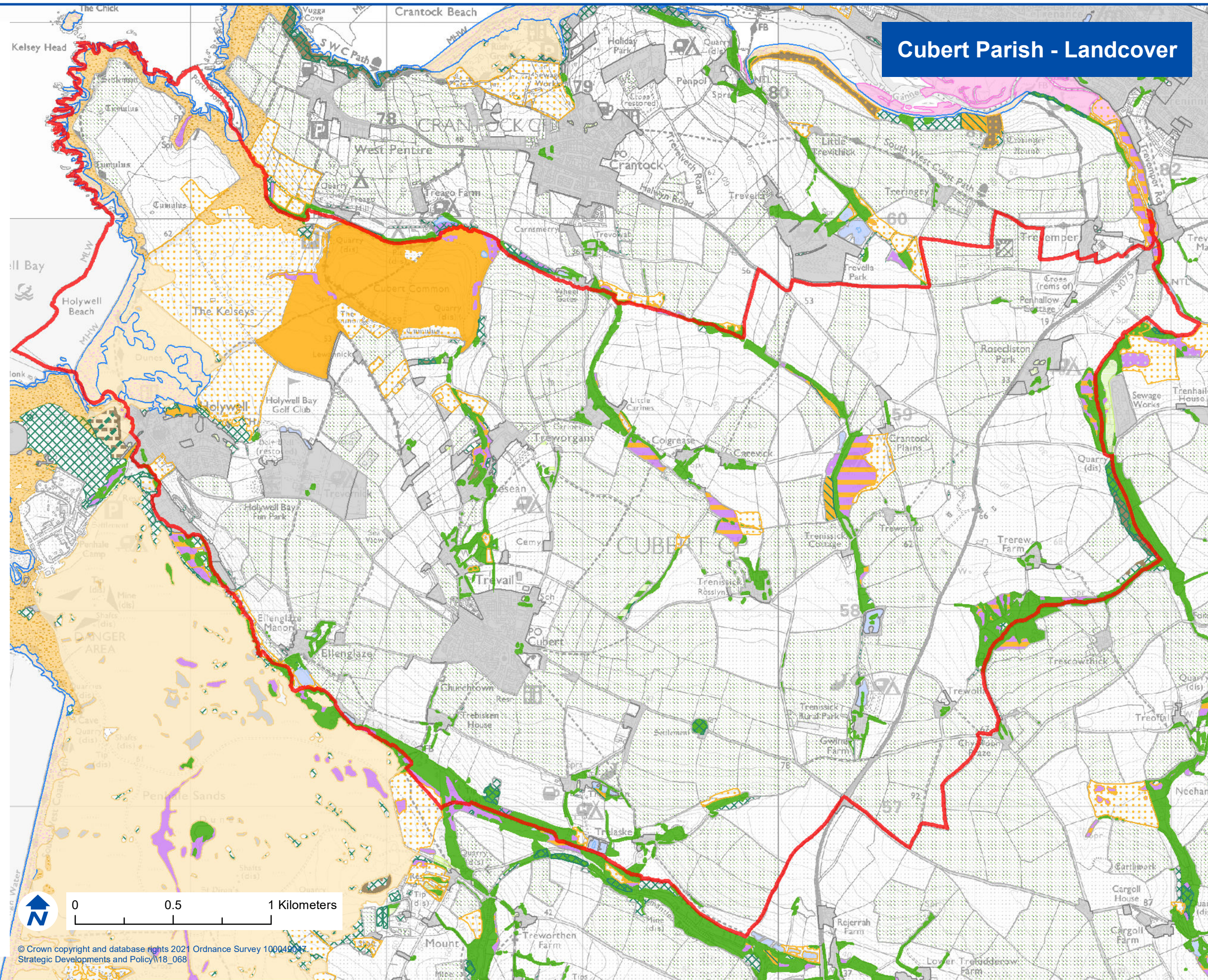
- Parish boundary
- Agricultural Land**
- Grade 2
- Grade 3
- Grade 3a
- Grade 3b
- Grade 3c
- Grade 4
- Non Agricultural Land
- Urban



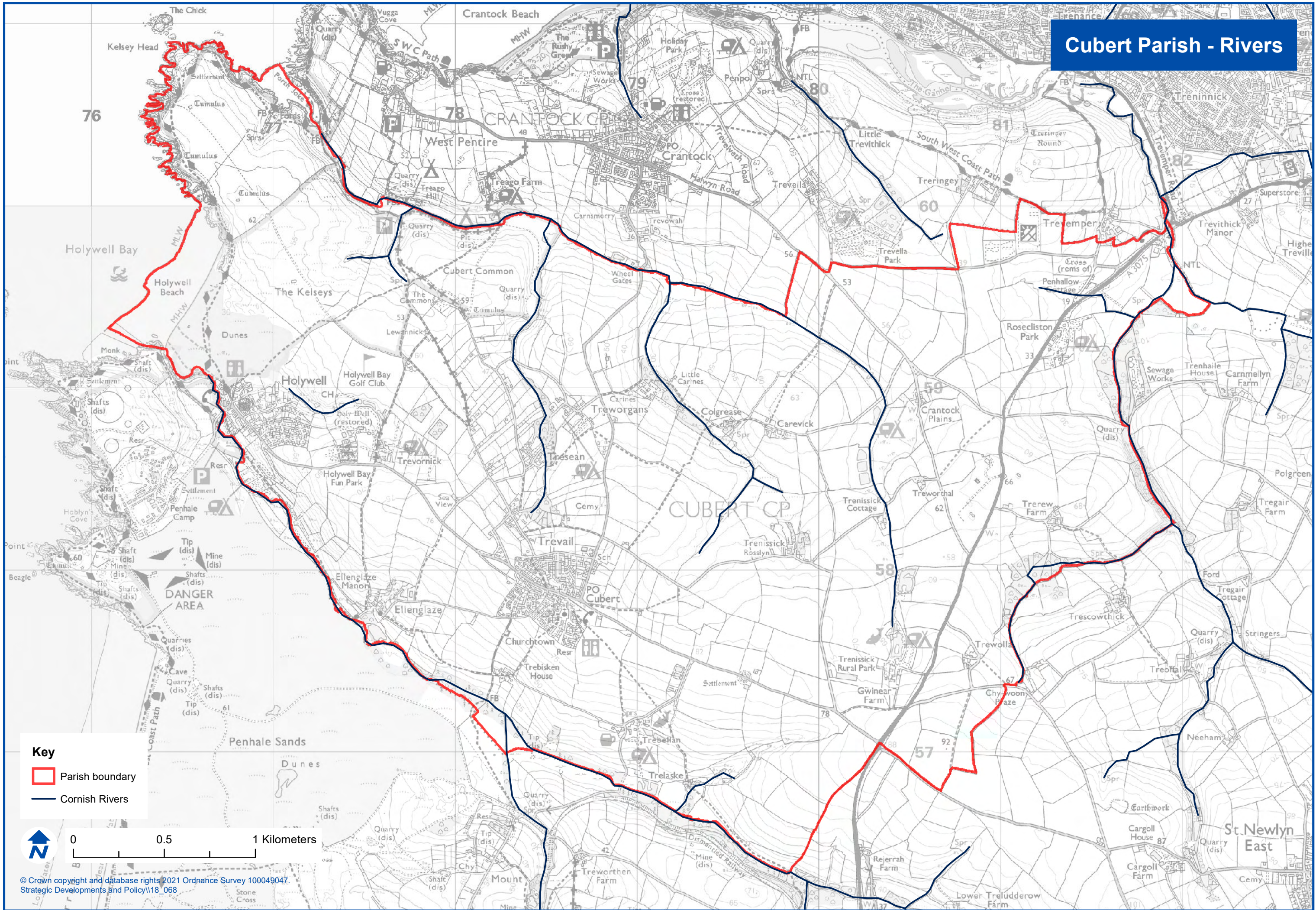
Cubert Parish - Landcover

Key

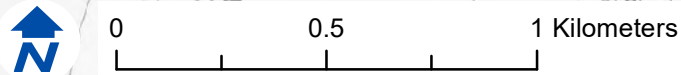
- Parish boundary
- Landcover 2005**
- Arable
- Bracken
- Bracken - Scrub mosaic
- Broad-leaved Woodland
- Broad-leaved Woodland on possibly Unimproved Grassland
- Broad-leaved Woodland - Scrub mosaic
- Broad-leaved Woodland within Wetland
- Built Environment
- Coastal Grassland
- Coastal Intertidal
- Coniferous Woodland
- Disturbed Ground
- Dune Grassland
- Dune Grassland - Built Environment mosaic
- Improved Grassland
- Marshy possibly Unimproved Grassland
- Marshy Unimproved Grassland
- Mixed Woodland
- Open Water
- possibly Unimproved Grassland
- possibly Unimproved Grassland - Saltmarsh mosaic
- Saltmarsh
- scattered Bracken on possibly Unimproved Grassland
- scattered Bracken/Scrub on Dune Grassland
- scattered Coastal Grassland on Coastland above high water mark
- scattered Scrub on Coastal Grassland
- scattered Scrub on Improved Grassland
- scattered Scrub on possibly Unimproved Grassland
- scattered Scrub within Wetland
- Scrub
- Unimproved Grassland
- Wet Improved Grassland
- Wetland



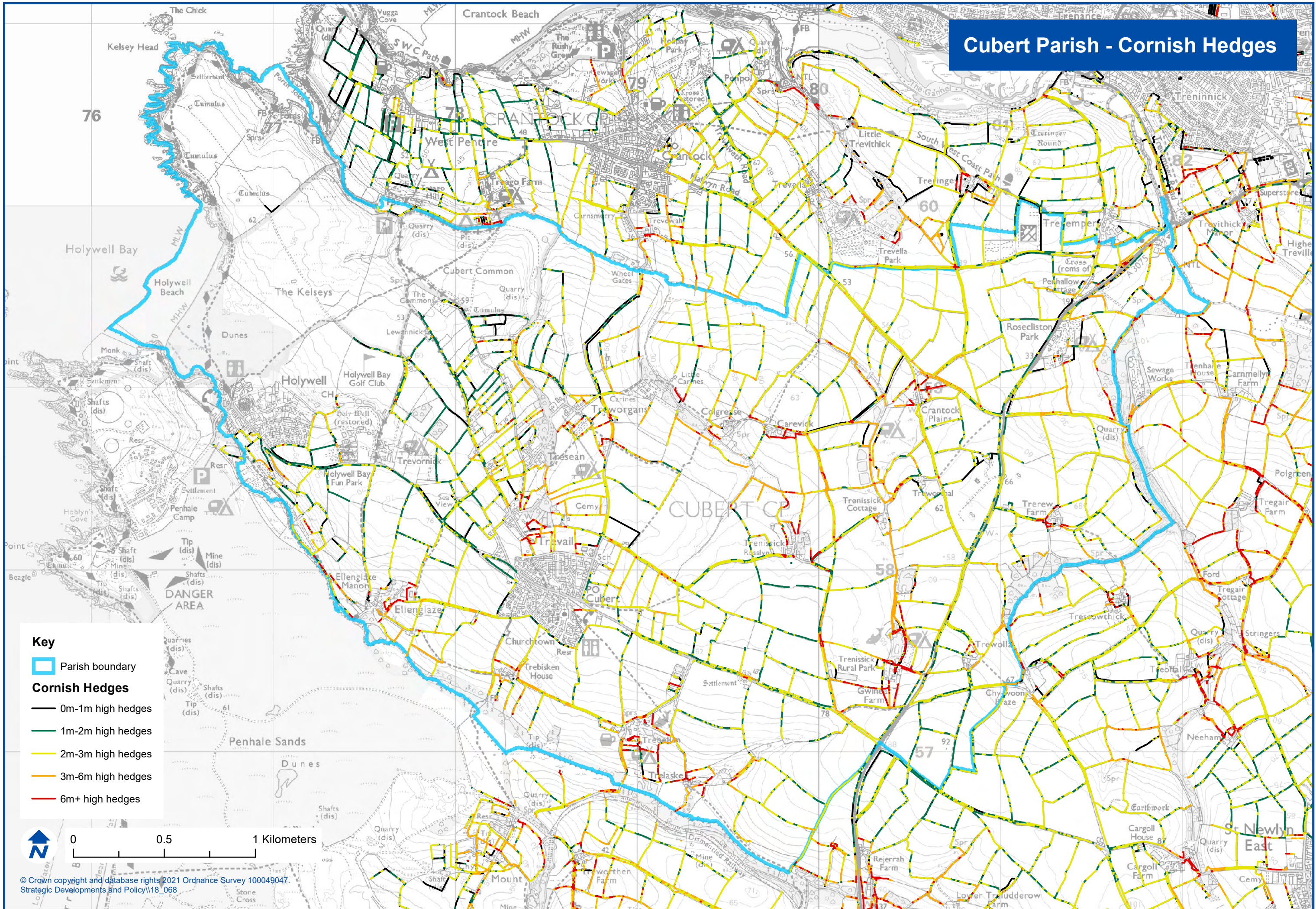
Cubert Parish - Rivers



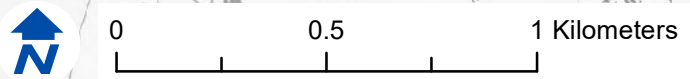
Key
▭ Parish boundary
— Cornish Rivers



Cubert Parish - Cornish Hedges



- Key**
- Parish boundary
 - Cornish Hedges**
 - 0m-1m high hedges
 - 1m-2m high hedges
 - 2m-3m high hedges
 - 3m-6m high hedges
 - 6m+ high hedges



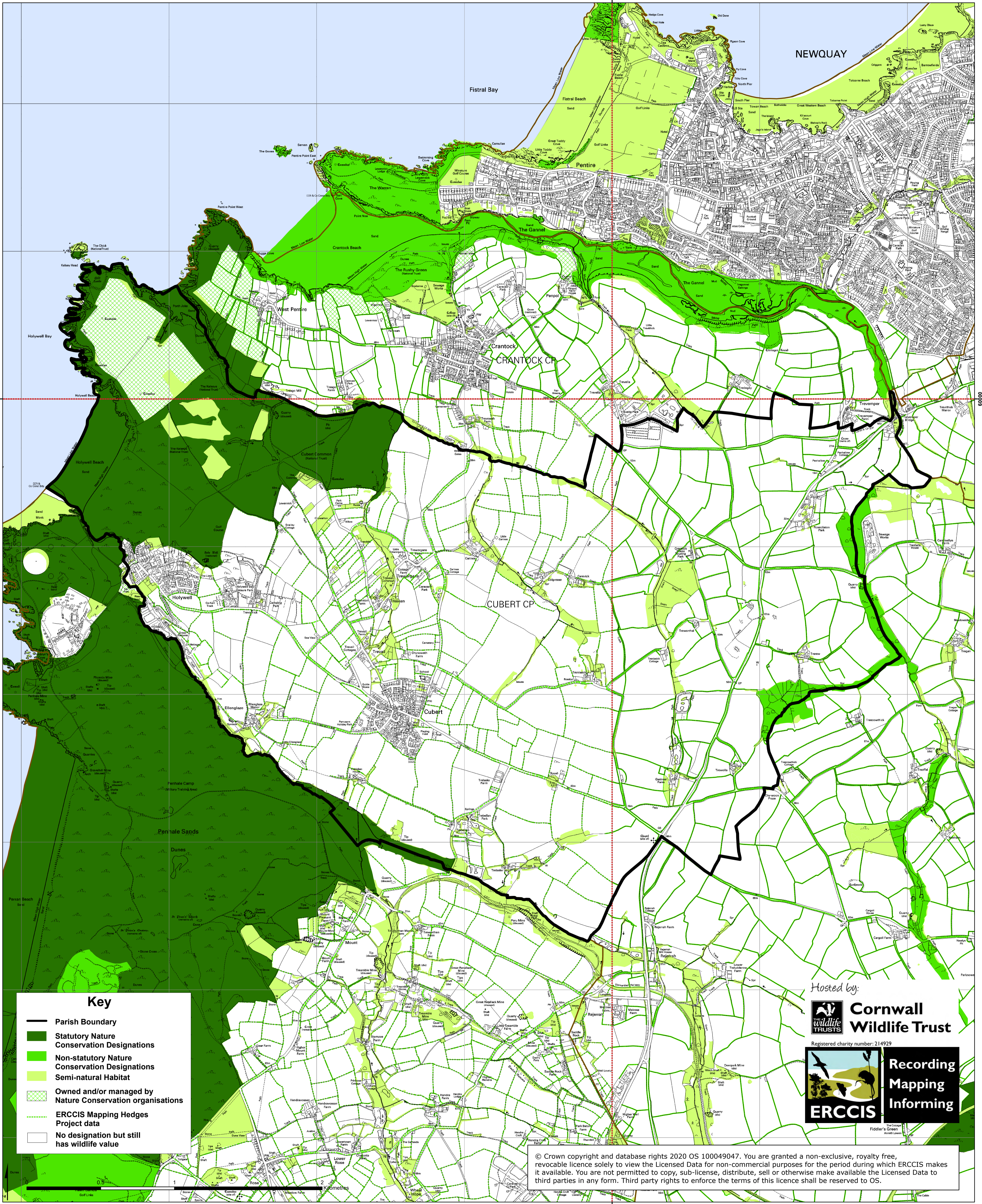


Wildlife Resource Map for Neighbourhood Planning Cubert County Parish

Please view this map in conjunction with the guidance notes provided



The Environmental Records Centre for Cornwall and the Isles of Scilly



Key

- Parish Boundary
- Statutory Nature Conservation Designations
- Non-statutory Nature Conservation Designations
- Semi-natural Habitat
- Owned and/or managed by Nature Conservation organisations
- ERCCIS Mapping Hedges Project data
- No designation but still has wildlife value

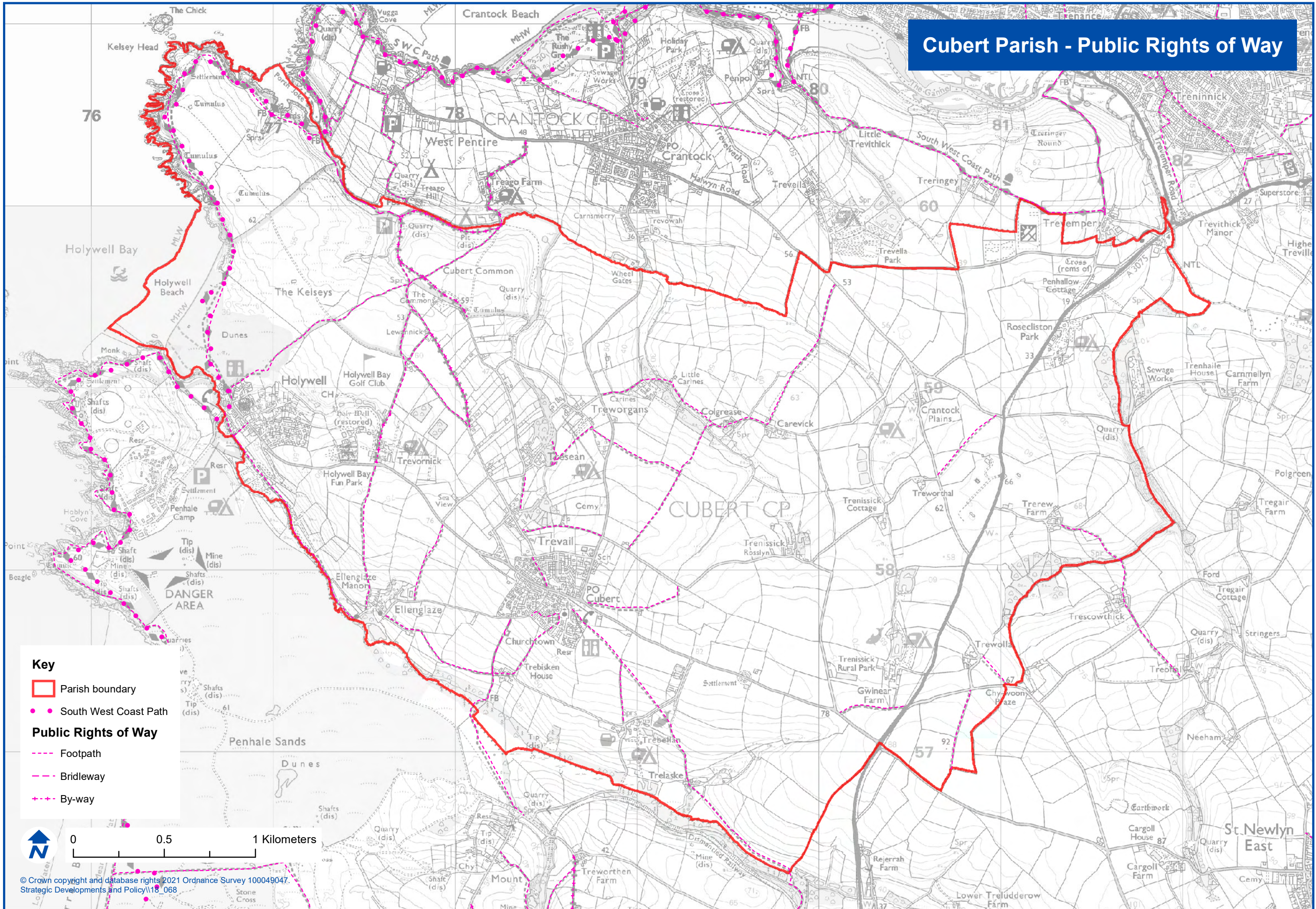
Hosted by:

Cornwall Wildlife Trust
Registered charity number: 214929

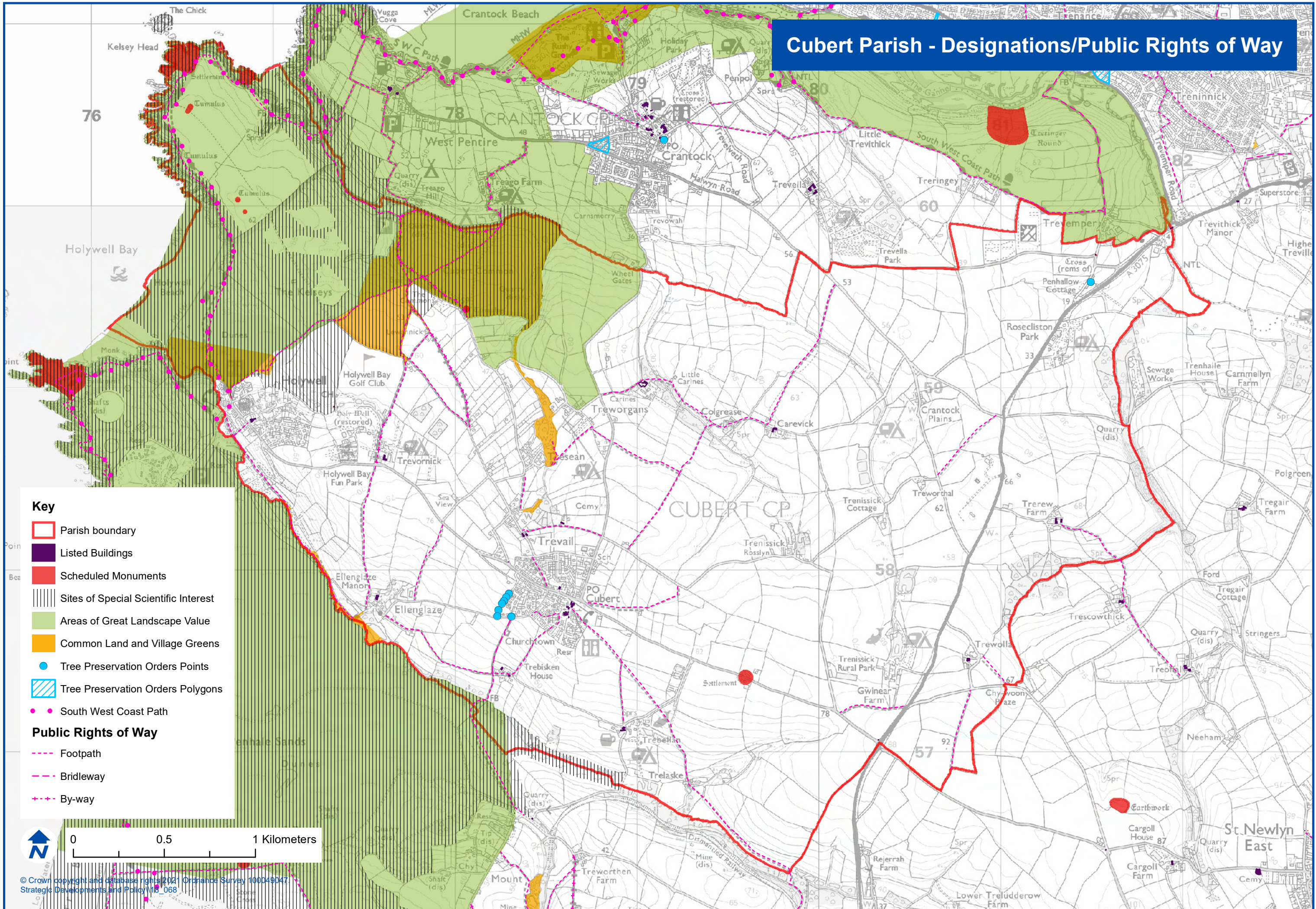
Recording Mapping Informing

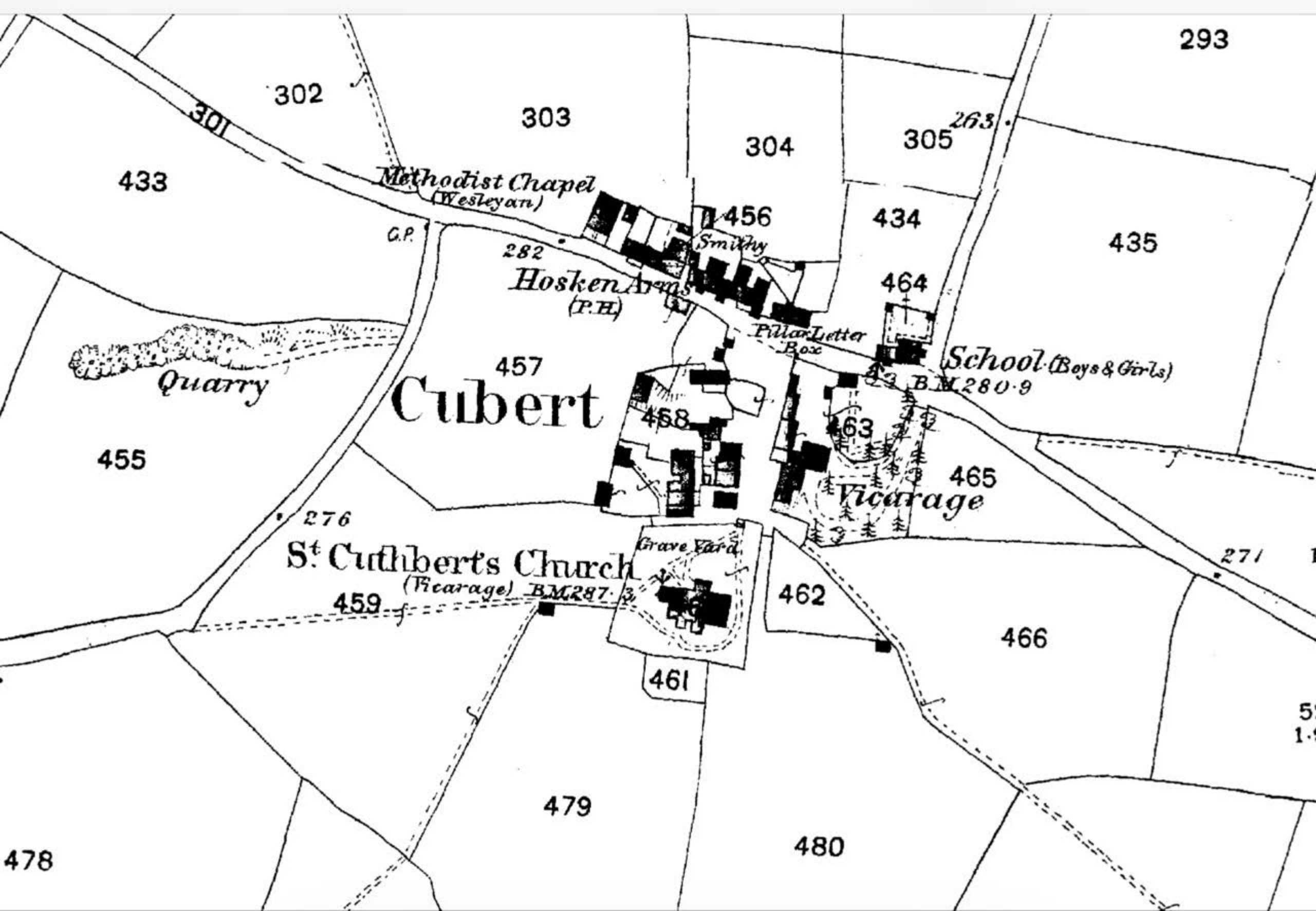
© Crown copyright and database rights 2020 OS 100049047. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which ERCCIS makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

Cubert Parish - Public Rights of Way



Cubert Parish - Designations/Public Rights of Way





293

302

303

304

305

263

433

Methodist Chapel
(Wesleyan)

456

434

435

G.P.

282

Smithy

Hosken Arms
(P.H.)

464

Quarry

Pillar Letter
Box

School (Boys & Girls)

457

Cubert

63

B.M. 280.9

455

458

465

Vicarage

276

St. Cuthbert's Church

Grave Yard

459

(Vicarage) B.M. 287.3

462

271

466

461



479

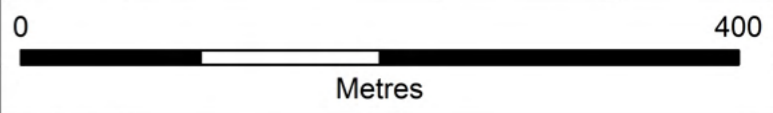
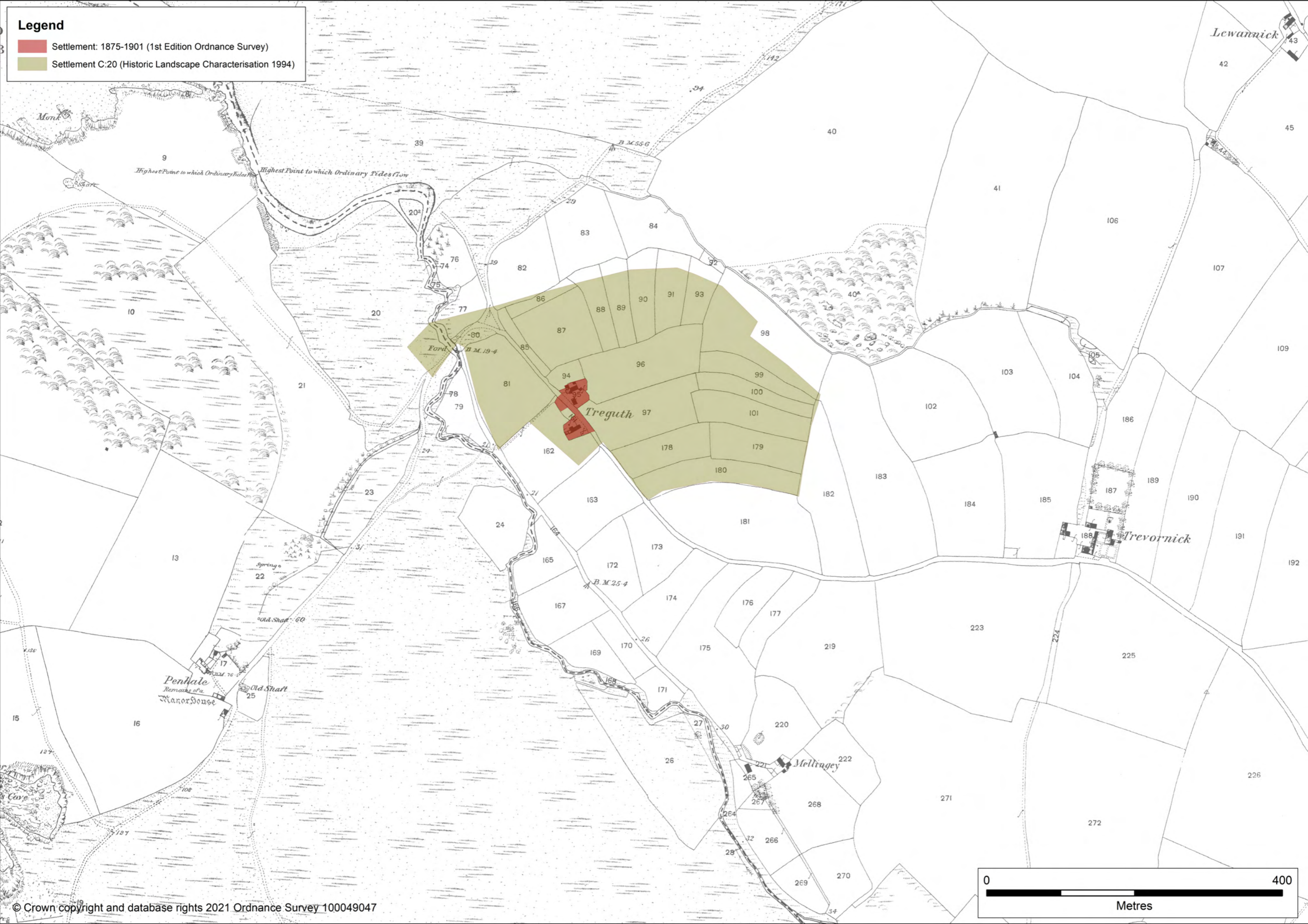
480

478

5
1.

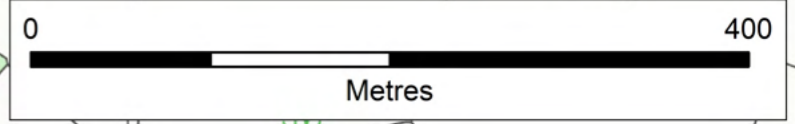
Legend

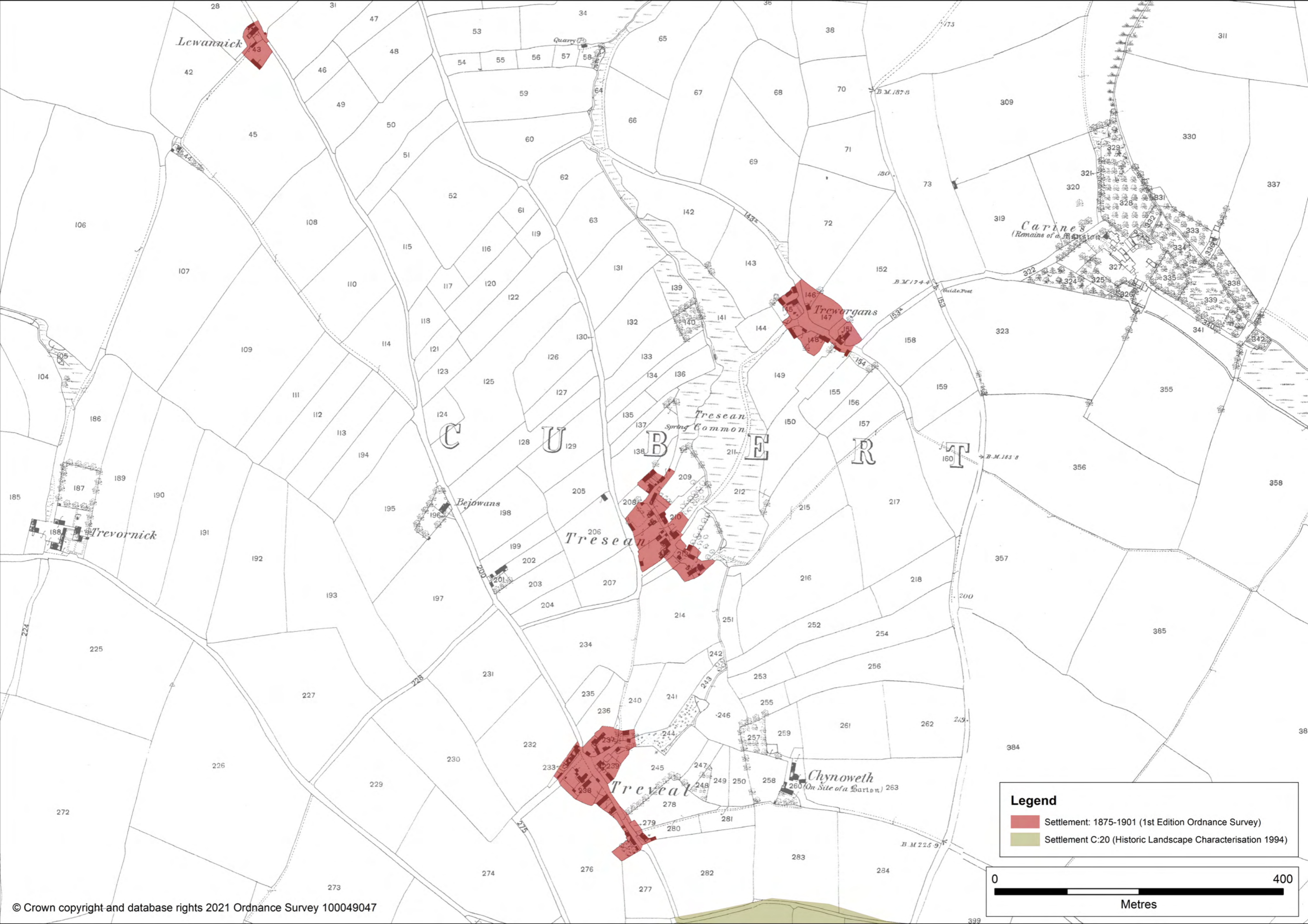
-  Settlement: 1875-1901 (1st Edition Ordnance Survey)
-  Settlement C:20 (Historic Landscape Characterisation 1994)



Legend

- Settlement: 1875-1901 (1st Edition Ordnance Survey)
- Settlement C:20 (Historic Landscape Characterisation 1994)





Lewannick

Quarry

Carines
(Remains of a Barton)

Treworgans

Tresean
Spring Common

Bejowans

Tresean

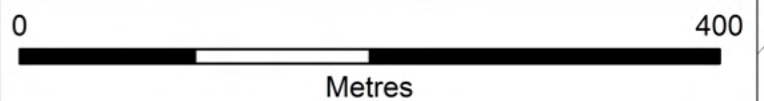
Treveal

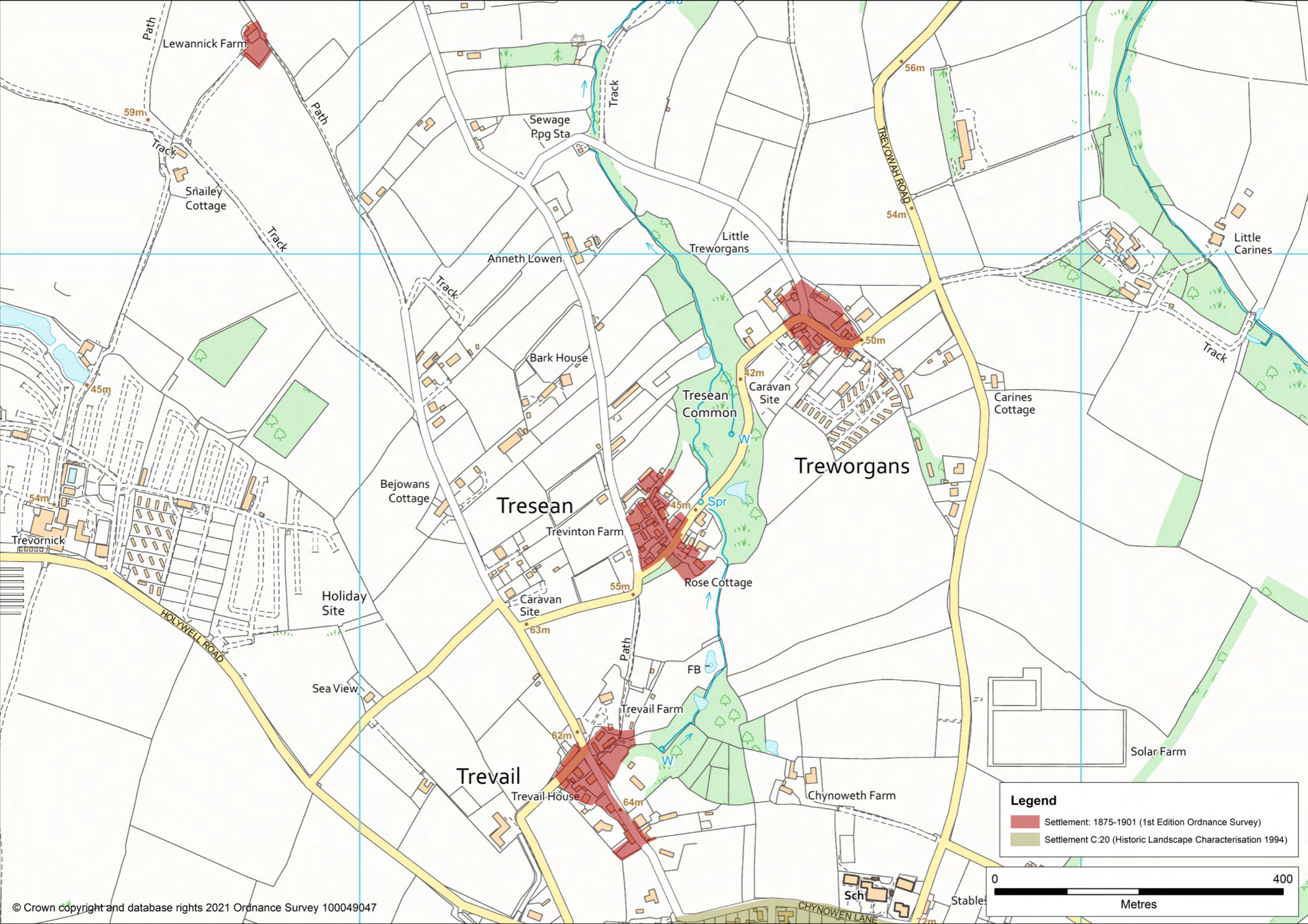
Chynoweth
(On Site of a Barton)

C U B E R T

Legend

- Settlement: 1875-1901 (1st Edition Ordnance Survey)
- Settlement C:20 (Historic Landscape Characterisation 1994)





Legend

- Settlement: 1875-1901 (1st Edition Ordnance Survey)
- Settlement C:20 (Historic Landscape Characterisation 1994)

0 400
Metres

Appendix 2 – Community value and consultation

1. Protecting our heritage and green spaces questionnaire and results.
2. What makes the landscape of Cubert parish special - questionnaire and results.
3. Map showing most valued views in the parish.

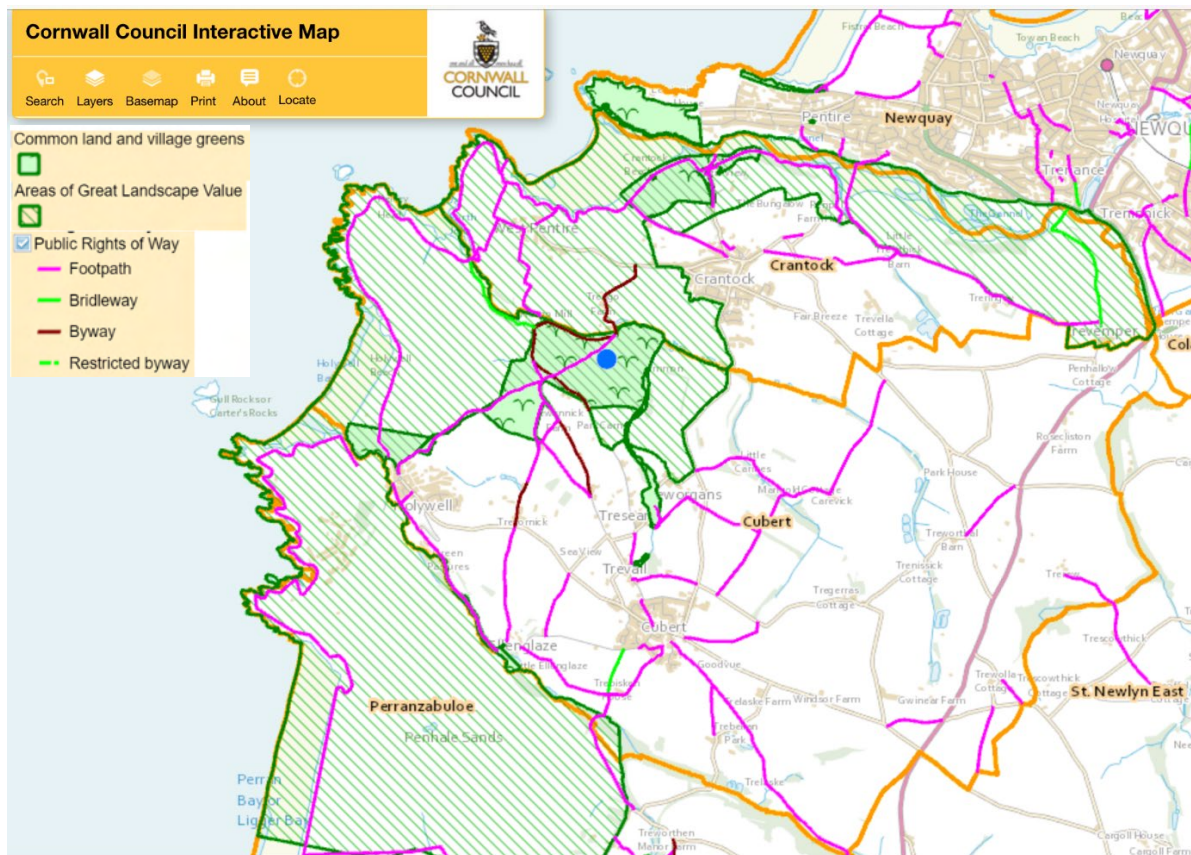
DRAFT

Protecting our heritage and green spaces questionnaire

The results from the environment section of the initial Cubert Neighbourhood Development Plan questionnaire suggested that your highest priorities were: protection of green spaces and rural landscape, protection of hedges and hedgerows, and planting of more trees, together with preserving Holywell and Polly Joke beaches, the setting of Cubert church, and the public footpath network.

The purpose of this questionnaire is to establish how you think we can best protect and enhance the green spaces and heritage assets in our parish. Spending time in green, peaceful areas, reconnecting with nature is widely acknowledged to have considerable health benefits. Knowledge of and access to historical heritage is important for creating a sense of place and belonging within a community.

To help us create a plan for the next 10 years, we would like to gather some more information about how you think we could best achieve these goals. The data we collect will be stored securely, and solely used to aid the creation of policies to include in the Cubert Neighbourhood Plan.



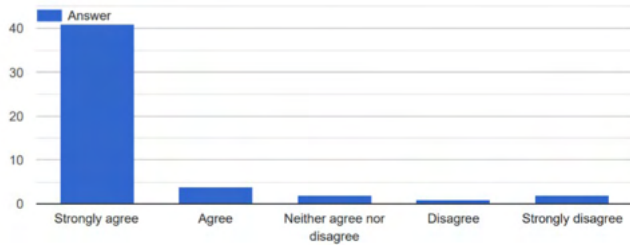
Source:

<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=4&xcoord=176998&ycoord=58659&wsName=ccmap&layerName=Public%20Rights%20of%20Way:Common%20land%20and%20village%20greens:Areas%20of%20Great%20Landscape%20Value>

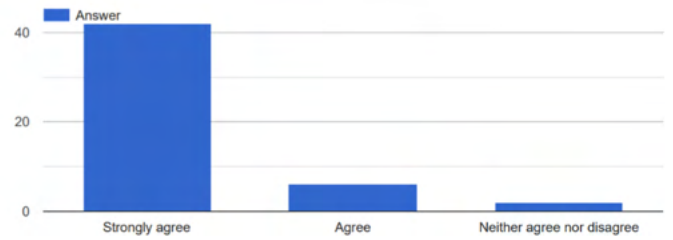
For each statement below please tick the box that most reflects how you feel. 50 responses

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Green spaces within and around the parish must be identified, protected and enhanced for the use of wildlife and the community					
Existing Cornish hedges should be conserved to maintain historic field patterns, important wildlife habitats and green corridors					
Settlement boundaries should be defined to provide buffer zones for wildlife and to retain the distinct identities of the separate hamlets within the parish.					
Cubert parish would benefit from the creation of areas of indigenous woodland.					
The church and historical buildings should continue to be protected and preserved to retain the character of the area.					
More areas of land should be given over to wildlife (rewilding, extensifying agriculture)					
Habitats and wildlife areas need to be bigger, better and more joined up to be effective at tackling the wildlife crisis					
The level of development, commercial activity, tourism & provision of local facilities should be controlled to protect existing green space and the rural landscape					

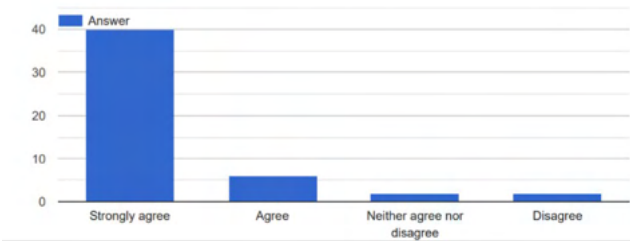
Green spaces within and around the parish must be identified, protected and enhanced for the use of wildlife and the community



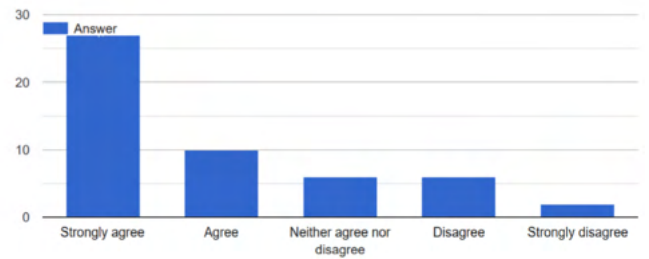
Existing Cornish hedges should be conserved to maintain historic field patterns, important wildlife habitats and green corridors



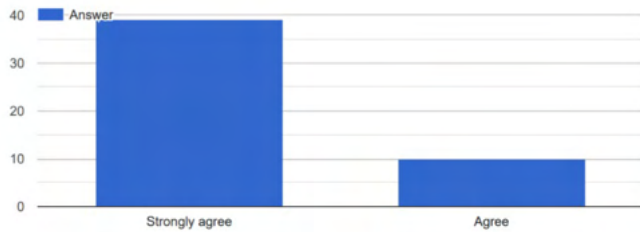
Settlement boundaries should be defined to provide buffer zones for wildlife and to retain the distinct identities of the separate hamlets within the parish.



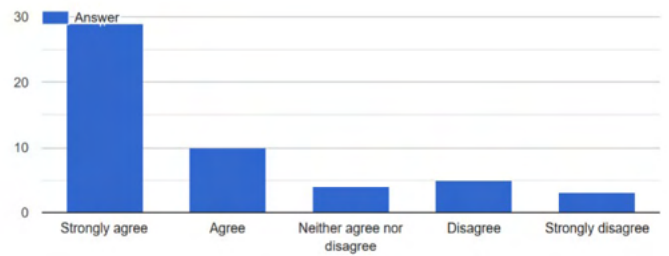
Cubert Parish would benefit from the creation of areas of indigenous woodland



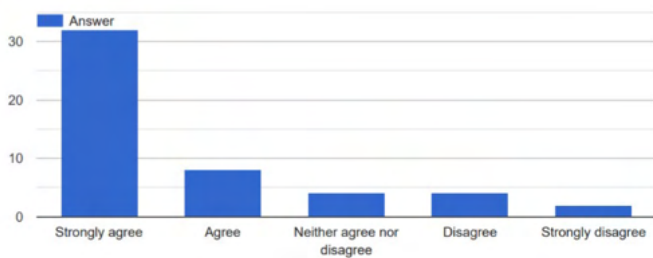
The Church and historical buildings should continue to be protected and preserved to retain the character of the area.



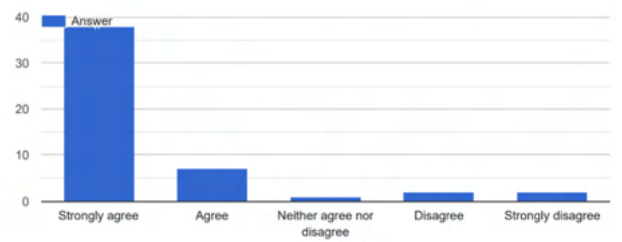
More areas of land should be given over to wildlife (rewilding, extensifying agriculture)

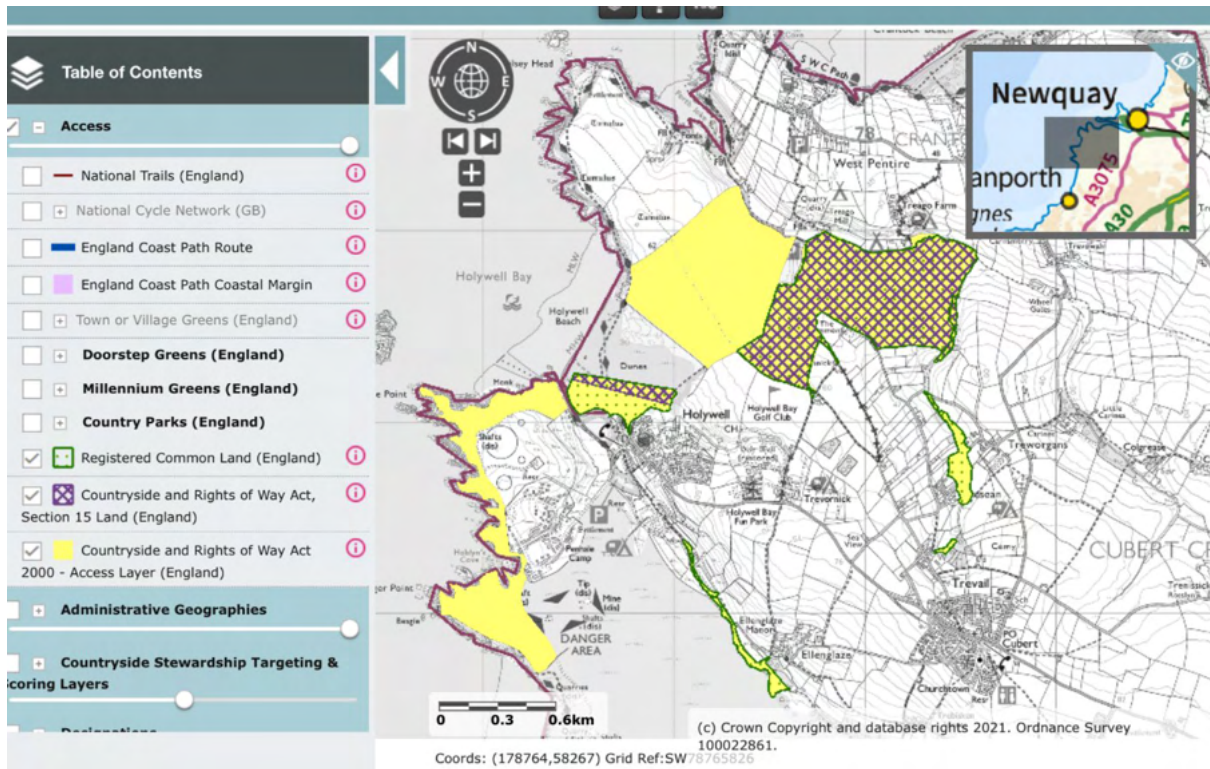


Habitats and wildlife areas need to be bigger, better and more joined up to be effective at tackling the wildlife crisis



The level of development, commercial activity, tourism & provision of local facilities should be controlled to protect existing green space and the rural landscape

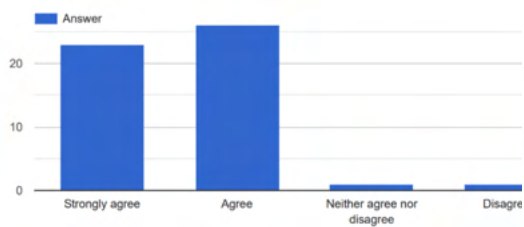




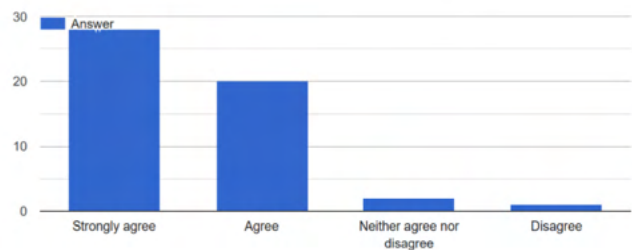
Source: <https://magic.defra.gov.uk/magicmap.aspx>

	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
Cubert has a good network of footpaths, and byways making it easy to access open countryside and green spaces					
Cubert has areas of Open Access (right to roam) land and Common land making it easy to access open countryside and green spaces					

Cubert has a good network of footpaths, and byways making it easy to access open countryside and green spaces



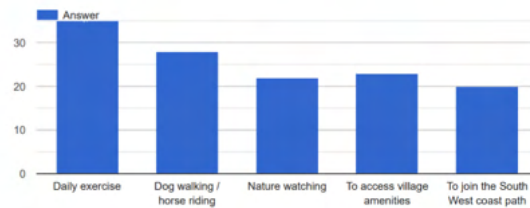
Cubert has areas of Open Access (right to roam) land and Common land making it easy to access open countryside and green spaces



Tick any boxes that apply to you

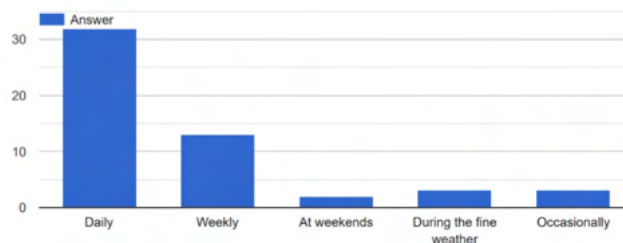
	Daily exercise	Dog walking /horse riding	Nature watching	To access village amenities	To join the South West coast path
Please let us know how you use the local footpath and access land network					

Please let us know how you use the local footpath and access land network (tick all that apply)



	Daily	Weekly	At weekends	During fine weather	Occasionally
How frequently do you use the footpaths/access land in the parish?					

How frequently do you use the footpaths / access land in the parish?



With increased use these footpaths are subject to higher levels of littering and dog waste. Can you suggest ways in which we could retain the unspoilt character of these routes? 45 responses

More bins more signs people need to start reporting the continuous dog mess children need to be educated if allowed to walk a dog

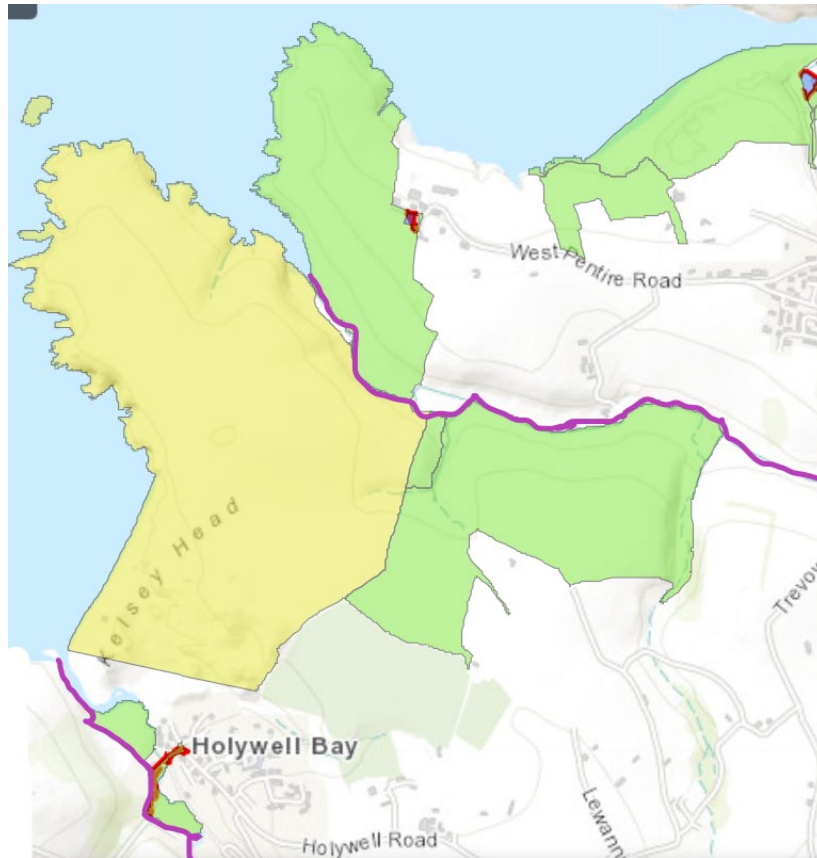
Due to the use of volunteers, which is well meaning but inefficient, some of the paths have overgrown and at least one is no longer useable, I would suggest returning maintenance to county or engage a contractor.

More Dog Poo Bins

Organised litter picks

More Wardens and bigger fines for offenders.

Limit any new holiday developments and rentals as the area is saturated, increase dog bins for dog waste.



Source: <https://www.nationaltrust.org.uk/features/follow-the-history-of-our-places-with-land-map>

The yellow and green areas on this map show the parts of Cubert parish that are owned and managed by the National Trust. The purple lines mark the parish boundaries.

Holywell sand dunes, Cubert Common and the Kelseys are internationally important natural environments, home to a variety of rare species and widely valued for their unspoilt beauty. Without careful management there is a danger that these areas will become seriously eroded, losing their species diversity and charm.

To protect and preserve these areas for future generations we need to understand patterns of visitor use. The questions below will provide us with vital information, helping to ensure that management plans can be put in place to preserve these valuable environments.

	Daily	Weekly	Monthly	Occasionally
I use Cubert Common and the Kelseys for recreation				
I use the beach and sand dunes for recreation				
I drive to the Common/Kelseys for dog walking				
I ride my bike on the Common/Kelseys				
I ride my horse on the Common				
I use the footpath network to access the Common and South West Coast Path				

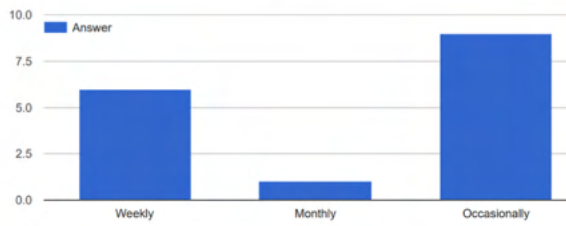
I use Cubert Common and the Kelseys for recreation



I use the beach and sand dunes for recreation



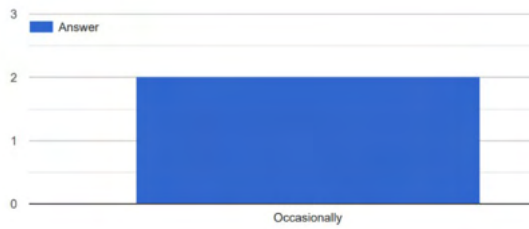
I drive to the Common / Kelseys for dog walking



I ride my bike on the Common / Kelseys



I ride my horse on the Common



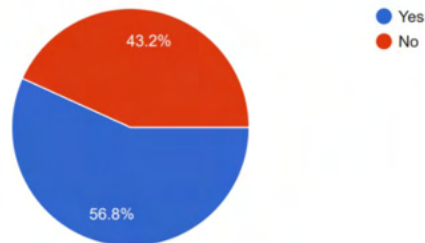
I use the footpath network to access the Common and South West Coast Path



Would you be interested in becoming involved in local voluntary conservation work, community groups or work parties to help develop and protect the local environment? (yes/no)

Would you be interested in becoming involved in local voluntary conservation work, community groups or work parties to help develop and protect the local environment?

37 responses



Please use this space for any additional thoughts or comments. 26 responses

A cycle path to the beach would be a safe option for many especially families to access Holywell Bay and reduce the traffic and parking issues also a safe cycling track for children to learn to ride their bikes at the skate park

I would say Yes to the above ,but I'm becoming to old to be of much use

Silly idea banning push bikes from the Common.

We are in danger of losing our community cohesion due to lack of properties for residents and masses of rental properties for holiday makers and campsites . Littering is a massive problem on the lanes and beaches during the season best efforts of litter pickers and dog poo bags are an ever increasing problem. Perhaps some areas should be dog free zones to decrease this issue?

A bin for dog waste would be particularly useful at Seven Bridges and along the River walk which ends at the Holywell caravan park/ beach road.

Your thoughts and feelings about the future of the parish

How do you feel that the church, surrounding graveyard and war memorial could best retain its status as the main focal point of the village? 34 responses

More community activities aimed at families children and young people to give them more opportunity to be involved in the community

It is good as is

Keeping the area clean and tidy

Left alone

Enhanced greenery. Improved parking away from the church area.

Don't know but it is important!

Do away with parking in the village square. . Prevent further building in the immediate vicinity





try to appeal to the younger generation of the village, make it not only a place of worship but a fun event venue.

What future changes do you envisage would have the greatest negative effect on the landscape?

What makes the landscape of Cubert parish special?

Tell us what you love about Cubert parish!

Please use the stickers to mark on the map the places near to your home that you value for:

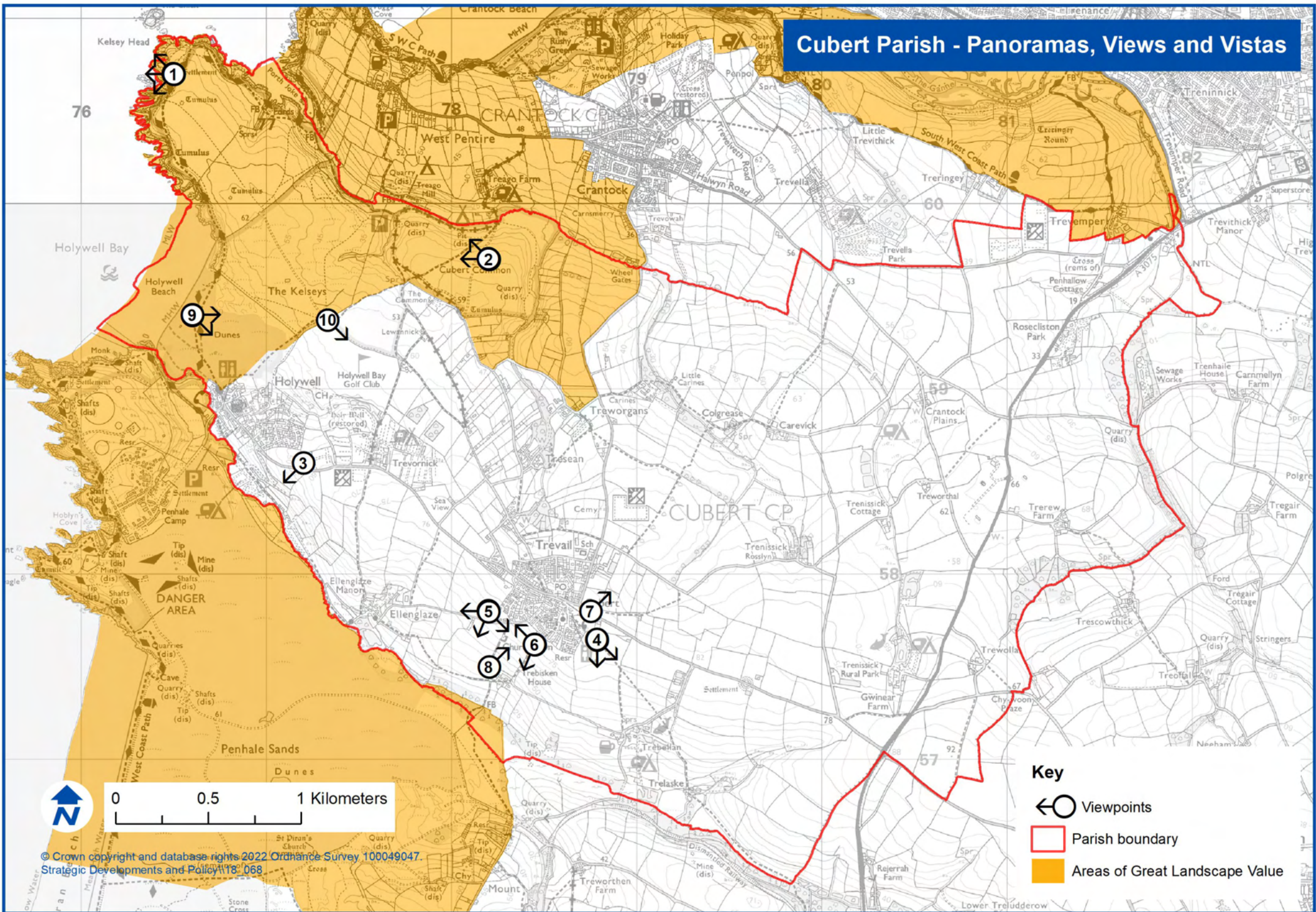
	Nature and wildlife
	Views
	Recreation
	Historical interest

We'd love to hear your thoughts about why these places are special to you. Please use the space on the back of the map to tell us more.

Let us know if you would support protection of the areas listed below

Area	Responses		Responses	
	Yes	%	No	%
Allotments	34	97%	1	3%
Chapel Green	34	97%	1	3%
Skate Park	31	86%	4	14%
Cemetery	35	100%	0	0%

Cubert Parish - Panoramas, Views and Vistas



- Key**
- Viewpoints
 - Parish boundary
 - Areas of Great Landscape Value

Appendix 3 – Additional Evidence

1. The geology of Cubert.
2. Schedule of listed buildings.
3. Typical stone wall.
4. Landscape character areas.

DRAFT

THE GEOLOGY OF CUBERT

A Sketch of 400 Million Years of Geological History

Geological time is vast; the earliest known exposed rocks appear to have an age in the region of four thousand million years! The geology of Cubert Parish however starts much later and is basically contained within a period known as the Upper Palaeozoic (from the Greek "old" and "life") which is divided into three geological periods: Devonian 420 to 363 million years ago, Carboniferous 363 to 290 million years ago and Permian 290 to 245 million years ago. Events after that have left no trace here due to the tens of millions of years of erosion that have occurred since the end of the Permian. However the land surface, sea cliffs excluded, is clothed with material deposited within the most recent period of geological history, the Quaternary which is almost yesterday compared to the age of the Palaeozoic.

The primary, country or bedrock of the Parish was deposited during the early to middle part of the Devonian, probably no earlier than 405 nor later than 385 million years ago. At that time the section of the earth's crust that underlies our part of Cornwall was situated south of the equator. This was a medium to deep marine environment producing a muddy to silty floor which went on to produce the dark "killas" stone that we find today. Formerly named Meadfoot Beds (after Meadfoot Beach, Torquay where similar rocks were first described) those underlying Cubert have recently been re-classified as the Trendrean Mudstone Formation after the type locality just north of Trendrean Farm, St Newlyn East.

Subsequent surface erosion has removed all trace of any younger sedimentary rocks that may have been deposited here but other events from the Mid/Late Devonian, Carboniferous and Permian have had a significant effect on local geology. These events are the Variscan Orogeny, emplacement of the Cornish Granites and other igneous rocks and mineralisation.

An Orogeny is the process of mountain formation by the folding and deformation of the earth's crust. The Variscan (named after the Varisci, a Germanic tribe occupying part of what is now Saxony around 2 millennia ago) Orogeny affected Cornwall over an extended period in excess of 100 million years, from the latter part of the Devonian well into the Permian.

During the Carboniferous Cornwall remained submerged and sedimentation continued building up a considerable depth of new rock. Today most of this has disappeared due to erosion, one needs to go to north Cornwall or east of Bodmin Moor to find Carboniferous bedrocks. The Trendrean Mudstones found themselves subject to considerable pressure from the overlying rocks and at an elevated temperature; examination of the mineral content of these rocks suggests a temperature in the region of 300° to 350°C. This combination of pressure and temperature converted the Mudstone to a Slate and the stresses imposed by the Variscan Orogeny served to bend and fold the rock giving the structure we see today exposed on the cliffs of Holywell Bay. These are not the Slates that are found at, for example Delabole and used extensively for roofing as, because of their folded nature, they do not naturally cleave into flat sheets.

The next major event for us is the emplacement of the Granites, an event spanning around 30 million years from the late Carboniferous to the early Permian. On land granites can be traced from Lands End to Dartmoor and below the surface merge to form a massive structure known as the Cornubian Batholith. This is of real importance to most of Cornwall as we know it. Although we may think of granite as a heavy rock it actually has a slightly lower density than the "country rock" that overlies or surrounds it. As a result the batholith

buoys up the land surface which would otherwise be below sea level, certainly for the western half of the County, Cubert probably included.

Whilst no granite is exposed in Cubert, the nearest outcrops being at Cligga Head just to the south of Perranporth and further down the coast St Agnes Beacon, other igneous rocks are present. As the lower density of the molten granite encourages it to slowly rise through the heavier crust it seeks out any line of weakness such as joints or faults where magma can be injected. This gives rise to Dykes and Sills, being sheet like structures of igneous rock which either are more to the vertical (Dykes) or to the horizontal (Sills). These structures are relatively narrow and so can cool rapidly resulting in a finer grained rock, particularly at the margins with the country rock, than the courser crystallised granites we are more familiar with. Two types occur in Cubert. The first is a lamprophyre, an unusual rock that appears to be formed just before or at the beginning of the intrusion of granites. There is a fine example of a tilted dyke exposed in the cliffs on the northern side of Holywell Beach between the high tide line and the Holy Well. Their composition makes them susceptible to weathering and here the rotting of the rock has resulted in a cleft being formed running into the surface of the Kelseys at the top of the cliff. A more refractory rock is a honey coloured "elvan" that was formed at the end of the period of the granite emplacement. Of similar chemical composition to certain granites it is more fine grained. A number of these elvan dykes cross the Parish trending almost due east to west and have been quarried to provide building stone, the original Cubert School building being a good example.

Though Cornwall is world renowned for its metalliferous mining there was only scant such activity within the Parish. Mineral veins are often associated with the formation of the granites and generally moving away from the granite changes the vein material from tin and copper towards lead, zinc and silver. An oddity here is the Great Perran Iron Lode but as this is situated in Perranzabuloe is outside our scope. Lead and silver have been mined in the Parish at Ellenglaze, Trebellan/Trebisken and Trerew but only in small amounts. Much larger quantities of lead and silver were obtained from the mines on and just inland from Penhale and Ligger Points.

Towards the end of the Permian the land mass that now forms Cornwall sat above sea level and may have remained so for 100 million years, submerging again during the Upper Cretaceous (100 million to 65 million years ago) before resurfacing. During those exposed periods weathering and erosion removed the surface down to the Devonian rocks that lie exposed today removing all trace of 350 million years of geological history.



The final chapter is written in the immediate past and involves the surface as presented today. This is the mobile covering to the bedrock, the soil, alluvium and clays, the mobile dunes and beach sand that overlay most of the solid geology of the Parish.

This photograph, the lower part of a late 18thC barn at Ellenglaze, encapsulates this history from the grey Trendrean Mudstone deposited during the Devonian and much altered by the tectonic events of the Carboniferous, interlaid by the builder with the honey coloured Elvan of the Permian and capped by Cob produced on site by mixing mainly straw with local Clay which would be deposited in the last few thousand years in the valley bottoms and low lying areas in post-glacial conditions.

CUBERT (CIVIL) PARISH

SCHEDULE OF LISTED BUILDINGS

Building	Reference (all prefixed with DCO)	Brief Comments
----------	---	----------------

Grade I

Church of St Cubert	4230	Parish Church C13 origin, tower with broached stone spire,
---------------------	------	--

Grade II*

Carines Farmhouse & Garden Wall	42 23		Early C17 with later additions, connected with visits to Cubert by John Wesley
---------------------------------	----------	--	--

Grade II

Carevick Farmhouse	5623	C.mid-late C17, extended early/mid C19, part thatched.
Chynoweth Farmhouse	4224	Farmhouse c. 1700 with later additions
Cubert (former) Methodist Chapel	5592	Built 1848, now converted to residential use.
Cubert (former) Vicarage	4232	C18 origin enlarged c.1800 stable/coach house added in later C19.
Cubert War Memorial	17043	
Church Room, Churchtown	5519	Probably C18 with alterations of C19 and C20
Trevornick Farmhouse	5590	Early-mid C19 farmhouse with later alterations.
Ellenglaze Manor	4225	Probably early-mid C17 core rebuilt and extended c.1800 with c.1820 addition, further altered C21
Smuggler Den Inn	4228	Farmhouse, converted to Inn mid C20, early C17 with additions mid/late C17 and late C20

Trebisken Farmhouse	5588	Early/mid C19 with later alterations (aka Little Trebisken)
Trebisken House	5589	Probably c.1700 with outshut mid C18 and C20 alterations.
Treguth Inn	4233	Farmhouse now Inn, early C17 with addition mid/late C17, C19 and C20 alterations and additions, thatched.
Trerew Farmhouse (Newlyn East)	4372	Early/mid C19 with later additions
Trerew Barns (Newlyn East)	4229	Early/mid C19 with later alterations and additions.
Treveal Haven Cottage	4234	House, one of a pair, late C17 with C20 alterations, thatched.
Treveal Thatched Cottage	5517	Paired with Haven Cottage, thatched.
Treveal Wychwood Cottage	4404	House, formerly a pair, early C18 with substantial C21 addition, thatched.
Trevornick Farmhouse	5590	Early-mid C19 farmhouse with later alterations.
Trewolla House (Newlyn East)	4372	Farmhouse, now house, early/mid C19 with later C19 and C20 alterations.

Churchyard (Grade II)

Gateway, Coffin Rest and Lamp Post	5523	
Cross against west wall of north transept	4231	Pre-Conquest, granite, rough wheelhead with 4 outer and 1 central indentation (not scheduled as an Ancient Monument.
Three monuments north of chancel	5522	Chest tombs, C18 and C19, one legible for Thomas Hoblyn 1827.
Five Lawer family monuments south of south aisle	4391	Chest tombs early/mid C19. William 1805, Simon 1809, Simon 1814, Edward 1837 and William c.1850.
Four Christian and Andrew family monuments	5591	3 chest tombs and an obelisk. Tombs to John (1818) and Jane Christian (1839) and John Andrew (1831).

Typical Local Rubble Stone Cottage Wall Construction

Cottage at Ellenglaze, Cubert

External Wall in process of Re-pointing

Felsite or Elvan.

Light coloured fine grained igneous rock



Country Rock.

Grey lower Devonian calcareous slate



There has been a building on this site since at least the late 17th century. It was extensively rebuilt circa 1800. The lower sections of the walls are mainly Country Rock and sat straight on the ground with no foundations other than rammed sub-soil (left).

Felsite or Elvan:- Elvan is the “Cornish” name for Felsites. These rocks are similar in composition to some granites but fine grained. Good as building stone they are found locally in two dikes¹, one can be traced from just east of Ellenglaze running east through the Village to the junction of Wesley Road and High Lanes. The Elvan stone shown above no doubt came from workings of this dike as there were several quarries on this line; in the fields to the east of the lower part of Ellenglaze Lane and up to the top end of what is now Ellenglaze Meadow. It was from this latter quarry that provided the stone for the original Cubert School. The second starts at Trebellan and again heads east passing just south of Cubert Cross on to St Newlyn East village.

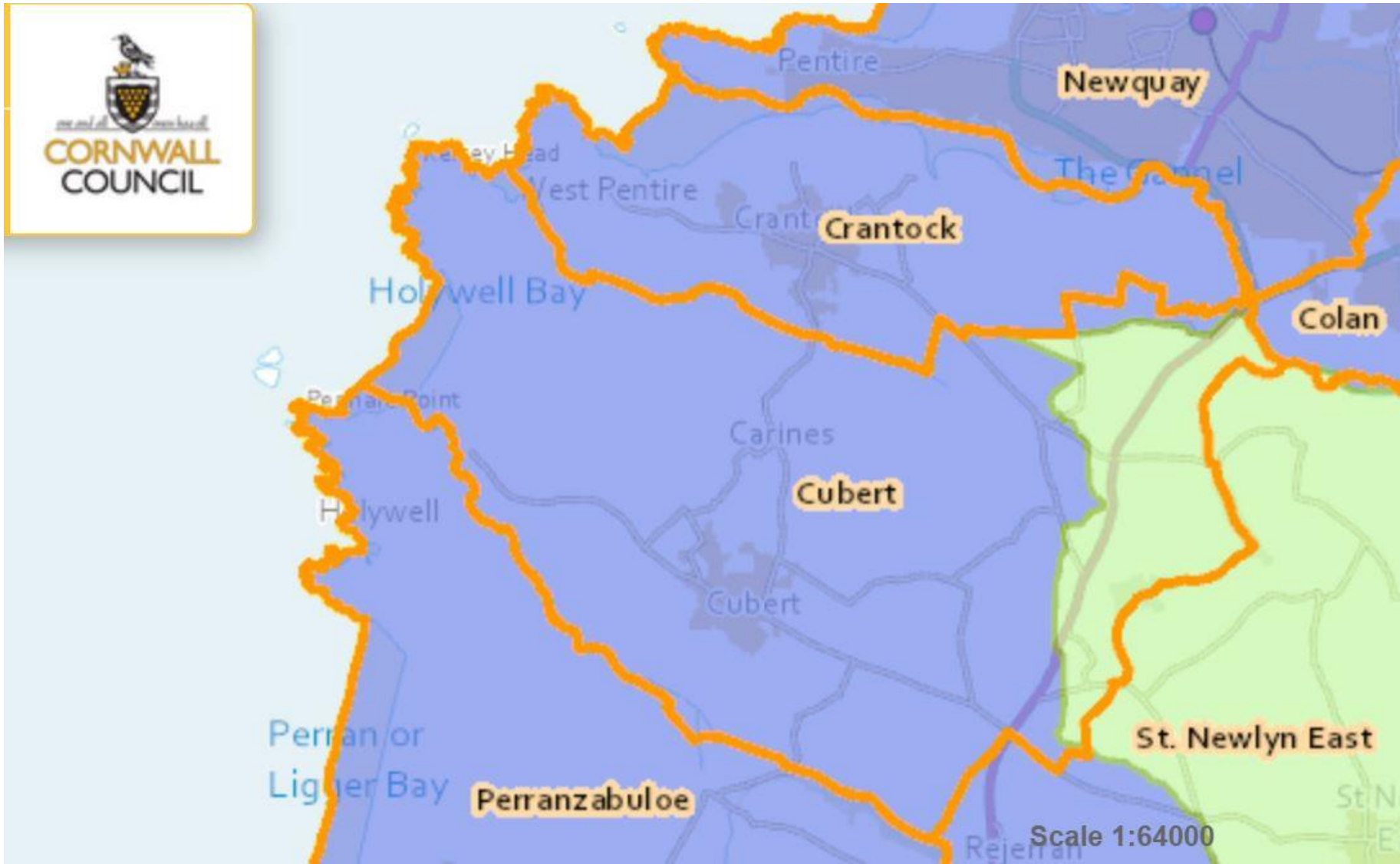
Country Rock:- Basically the layer of rock one comes to when digging through the overlying soil etc. For the Parish of Cubert this comprises a grey slate known as the Meadfoot² Beds. These were deposited during the lower Devonian period around 400 million years ago.

Foundation Detail (above); County Rock lying on compacted sub-soil.

The Elvan would not have been quarried until probably towards the end of the 18th century and the older buildings do not incorporate it save where there may have been used in later repairs. The Meadfoot Bed rocks are easier to quarry being softer and, because they are slates, having a laminated texture. The stone is also found as loose blocks in the sub-soil and so a sizable quantity would have just been picked up for hedging and building work.

¹ (geology) A vertical or near perpendicular relatively narrow seam of igneous rock piercing the surrounding Country Rock.

² This rock type first described from the cliffs of Meadfoot Beach, Torquay.



-  Newquay and Perranporth Coast
-  St Newlyn East to St Columb Major

Acknowledgements

Contributors to this document:

John Brinkhoff
Patricia Coad
Lowenna Coad
Rhys Ellis-Davies
Joan Finnemore
Liz Hawken
Teresa Herman
Liam Mannall
Debbie Murray
Ian Murray
Jane Rowe
Jenny Rowe
Bryony Rowe
Kath Statham
Lloyd Spencer