Luxulyan Neighbourhood Development Plan
Landscape Character Assessment

August 2018
Part A  Introduction
1. How the document is organised
2. The commission and its aims
3. Luxulyan Parish
4. Planning context

Part B  Assessment
5. Introduction
6. The scope of the assessment and how it is organised
7. Existing and previous assessments
8. Assessment

Part C  Conclusions and Guidance

Part D  Appendix
1. Appendices 1,2,3,4
2. Photographs
Foreword

This document was commissioned by Luxulyan Neighbourhood Plan Steering Group on 16th August 2018 to support the Luxulyan Neighbourhood Development Plan (LNDP).

1. How the document is organised

1.1 This document is organised into four parts:

Part A  Introduction

The purpose of this part of the document is to explain:

• who commissioned the document, why and the aims
• a brief description of the area
• the planning context for the assessment

Part B  Assessment

This is the main part of the document. Its purpose is to identify and analyse the character of the neighbourhood plan area and the character of Luxulyan in particular.

Part C  Conclusions and guidance

The purpose of this part of the document is to identify broad principles which would assist in managing development changes in an appropriate way within the neighbourhood plan area.

Part D  Appendix

This part contains maps, photographs and other supporting information.
Part A  Introduction

2. The commission and its aims

2.1 This document was commissioned by LNDP Steering Group with the purpose of identifying the character of the Luxulyan area in support of the LNDP.

2.2 The three core aims of the document are:

• To identify and explain the character of the area

• To provide a framework of guidance notes to help manage development in ways that are appropriate to the area

• To respond to the concerns raised in the LNDP questionnaire regarding the impact of future growth

3. Luxulyan Parish

3.1 The plan area is the same as the Parish of Luxulyan. The Parish is located in mid Cornwall between the towns of St Austell and Lostwithiel, highlighted in green in Fig 1.

Fig 1

3.2 It is a rural area with one main village Luxulyan, and a number of small hamlets: Bridges, Atwell, Cross, Bodiggo, Lockengate, Rosemelling and Treskilling.

3.3 The Parish is just over 8 kilometres long from its most northerly point to its most southerly point and approximately 4 kilometres from its most westerly point to its most easterly point. It has an area of approximately 32 sq. kilometres.
3.4 The area contains many small rural lanes and footpaths as well as a small part of the main Cornwall A.30 trunk road which runs east west through the most northern part of the Parish.

3.5 It is predominantly a gently undulating agricultural landscape of fields at approximately 120 -170 metres AOD and scattered woodland. The land rises to the north to Trescoll (at approximately 167 AOD) and falls slightly to the south – forming the northern part of the River Par catchment and the Luxulyan Valley.

3.6 The village of Luxulyan (at a slightly elevated position of between 100 and 120 metres AOD) has a church, a primary school, a local shop and post office, village hall and a pub. It includes an historic core as well as areas of development from different periods.

3.7 There are 56 listed buildings and 7 scheduled ancient monuments within the Parish, see Appendix 1. The landscape of much of the Parish is described in the 2007 Landscape Character Assessment by Cornwall Council, as rolling low hills with small to medium scale field pattern, with sinuous boundaries [classified as anciently enclosed], closely linked to the settlement pattern of dispersed farming hamlets. In some places this field pattern has been altered to create larger fields. These open fields are balanced by the frequency of trees and small woods, often occurring as dense mixed woodland on the sides of incised valleys.

3.8 Luxulyan is a rural parish, with the traditional Cornish settlement pattern of a ‘Churchtown’ (village) and dispersed hamlets and farms. It is clearly the wish of local people, according to the LNDP questionnaire responses, for the rural character to be protected by the planning system.

3.9 The settlement pattern, including the village, hamlets and farmsteads, buildings, field hedges, and the network of narrow roads, derives from the medieval period when the economy was based heavily on farming and tin streaming. The Industrial Revolution brought changes, largely as a result of industries such as quarrying, and the transport infrastructure developed by Treffry in the Luxulyan Valley. This period saw the emergence of new settlements, such as Bridges and Lockengate, and the late enclosure of land in the north of the Parish. Tin streaming continued but deeper mining was not of great importance within the Parish. Although on the periphery of the china clay industry, it did have some impact on the Parish, with some clay extraction, as well as the construction of clay dries. In the late 19th and 20th Centuries granite quarrying became a significant industry and one quarry survived until the late 20th century. A rare, pink-tinged granite called Luxullianite (also Luxulyanite, Luxulianite) takes its name from the Parish.

3.10 In Luxulyan, slate-roofed granite cottages for working people, chapels, pubs, a tramway, and then the railway, appeared, adding another layer to the medieval settlement pattern but the basic rural character remained. Since the late 20th century, five housing developments have appeared in the village and at Bridges. These have not followed any consistent design and do not conform to the styles or materials used in the past. These developments have had an impact on the village character, and its infrastructure, although it retains its rural feel. Nor has this feeling of peacefulness been adversely affected by the role of the village as a hub for people visiting the shop and post office, or attending the school, church, memorial institute or village hall. The peaceful setting and character of the village was commented on very favourably by respondents to the questionnaire, and there
is a concern that further, large developments might jeopardise the character of the village. Additionally, the mature trees in the former vicarage, and the churchyard, contribute significantly to the feeling of tranquillity in the village centre. Even though Luxulyan and Bridges have been joined by modern development, they are surrounded by farmland and remain separate from nearby hamlets, such as Rosemelling and Treskingling. This is clearly a situation that residents wish to protect.

3.11 Similar vernacular architecture to that in the Luxulyan is evident in the outlying hamlets. As is the case in the main village, modern domestic architecture in the hamlets does not generally conform to the traditional style of granite walls and slate roofs but development has been small-scale, so the basic character has survived. It is clear from the questionnaire responses that there is a strong wish for the boundaries of these hamlets to be respected in future planning.

3.12 In addition to Luxulyan and the hamlets, two other settlement types deserve mention: there are two residential park home sites, at Atwell and Croft Farm; and there are various Traveller sites, some of which, for example in the Gillies and Conce area, date back to the early twentieth century and probably earlier.

3.13 Modern industry is mainly small scale, although the exceptions are the meat-processing plant at Ebeneezer, the concrete works and scrapyard at Carne Cross, and two large solar farms. Smaller workshop-based enterprises have developed near the railway station and at Penince. Farming remains the most important activity in terms of land usage.

4. Planning context

4.1 The assessment has been undertaken within the context of current planning policy. For the purposes of this assessment this is:

- National Planning Policy Framework (NPPF)
- Cornwall Local Plan (CLP)
- Luxulyan Neighbourhood Development Plan (LNDP)

4.2 The National Planning Policy Framework (NPPF)

4.3 The NPPF Section 12 contains the following key paragraphs relating to design and local character:

"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special"
qualities of each area and explaining how this should be reflected in development.

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.4 The NPPF also includes several paragraphs in Sections 15 and 16 relating to conserving and enhancing the natural and historic environment. Specifically, relating to the protection of heritage assets (including the setting of those assets). Paragraph 189 states the following:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

4.5 Cornwall Local Plan

Cornwall Local Plan makes clear the need to understand, respect and conserve the landscape of Cornwall:

Policy 2 – Spatial Strategy states that new development should:

‘maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important’... by identifying ‘the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;’
**Policy 12 – Design**

*Development must ensure ‘Cornwall’s enduring distinctiveness and maintain and enhance its distinctive natural and historic character’*

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

**Policy 23 – Natural Environment** – states that development proposals:-

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

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

2(b) ‘Development within the Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such areas’

### 4.6 Luxulyan Neighbourhood Development Plan

The LNDP contains the following key aims and objectives relating to local character:

“In 2030 Luxulyan Parish will be a vibrant rural community with housing and employment opportunities that are sympathetically sited within the Parish, respecting its heritage, built and natural environments, all producing a balanced economic and social community.”

### 4.7

The LNDP seeks to protect and enhance the landscape and important areas of local green space and encourage their appreciation by local people and visitors.

### 4.8

The areas and features that the LNDP seeks to afford protection are those that have been recognised by the community as being special. These areas include those with a statutory designation in recognition of their international importance, i.e. The World Heritage Site of Luxulyan Valley but also include those that do not have a statutory designation but have been recognised by Cornwall Council as being of local importance and given a local designation in the 2007 Landscape Character Assessment, as either County Wildlife Sites and as part of an Area of Great Landscape Value, see Appendix 2.

### 4.9

The LNDP also seeks to retain the much-loved local scenery in keeping with the responses to the questionnaire to preserve the tranquillity, dark skies, Cornish hedges, quality of the landscape, unique granite boulders, village amenities, farming landscape, field patterns, trees & woodlands, stream, ridges & skylines, and historic features.
4.10 The area determined to be the most important to the landscape and historic setting of Luxulyan and Bridges, by the responses to the LNDP questionnaire and from this landscape character assessment, is identified in the LNDP and is subject to Policy LLNE1.

4.11 Summary

4.12 The paragraphs, aims, objectives and policies contained in the NPPF, CLP and LNDP recognise the importance of local character in providing an area with local distinctiveness and sense of place, as well as the requirement to protect and enhance that local distinctiveness.

4.13 They not only support the value of understanding local character but also how an assessment can help inform and guide how local character can be maintained and enhanced.

Part B Assessment

5. Introduction

5.1 This assessment has been informed by the principles set out in ‘An Approach to Landscape Character Assessment’, Natural England October 2014, and by the 5 key principles set out in that document:

- Landscape is everywhere and all landscape and seascape has character;
- Landscape occurs at all scales and the process of Landscape Character Assessment (LCA) can be undertaken at any scale;
- The process of LCA should involve an understanding of how the landscape is perceived and experienced by people;
- An LCA can provide a landscape evidence base to inform a range of decisions and applications;
- An LCA can provide an integrating spatial framework, a multitude of variables come together to give us our distinctive landscapes.

5.2 For the purposes of this assessment and to be in accordance with best practice guidance, the term ‘landscape’ is defined as:

_The term landscape applies equally to natural, rural, urban and peri-urban areas. It concerns landscapes that might be considered outstanding as well as every day or degraded landscapes._

5.3 The relationship of Landscape and Visual Impact Assessments to this assessment

5.4 Landscape and Visual Impact Assessments are the most commonly used method of evaluating the impact of a development proposal. They adhere to the ‘Guidelines for
Landscape and Visual Impact Assessment’ (GLVIA) 3rd Edition (Landscape Institute and Institute for Environmental Management and Assessment, 2013). This character assessment of Luxulyan Parish provides assistance for those carrying out Landscape and Visual Impact Assessments (LVIA) for development proposals, and can provide a useful tool for Luxulyan Parish Council and Cornwall Council to use when assessing planning applications.

5.5 For the purpose of analysis the assessment identifies separate features which contribute and create the local character of Luxulyan Parish, however the critical and overriding principles involved in the assessment are:

• character is the product of all of the features. In effect the overall composition and the totality of all of the features

• character is the product of the combination of and the relationship between features, in particular the relationship between buildings, structures and the external context.

6. **The scope of the assessment and how it is organised**

6.1 The assessment area is the LNDP area (also the area of Luxulyan Parish) with particular emphasis on the main settlements of Luxulyan and Bridges.

6.2 Character is the product of many interrelated factors including the physical appearance, man-made and natural features, local heritage (social as well as physical) and the activities and uses that take place in the area.

6.3 This assessment is concerned with the physical features and attributes of the area.

6.4 The assessment is organised into two types:

• A desk top analysis of the Cornwall Council 2007 Landscape Character Assessment.

• A field study assessment of the Luxulyan and Bridges and the surrounding areas.

7. **Existing and previous character assessments**

7.1 The LNDP area is included in the Cornwall Council 2007 Landscape Character Assessment which can be found in its entirety at - https://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/landscape-character-study-2005-2007/

7.2 Within the Cornwall Landscape Character Assessment the Parish is covered by two Character Areas, CA20 – Mid Cornwall Moors and CA39 – St Austell Bay and Luxulyan Valley. Further information about each Character Area can be found at:

http://map.cornwall.gov.uk/reports_landscape_chr/areaCA20.pdf

and,

http://map.cornwall.gov.uk/reports_landscape_chr/areaCA39.pdf
7.3 The older parts of Luxulyan churchtown and Bridges have also been examined in detail in the 2004 Cornwall Industrial Settlements Initiative, Luxulyan (Hensbarrow Area) by Bridget Gillard, Historic Environment Service and The Cahill Partnership - http://map.cornwall.gov.uk/reports_event_record/2004/2004R090.pdf

Other designations include Cornwall Council’s designation as an Area of Great Landscape Value.

8. Assessment

8.1 This part of the LCA is a field assessment of the plan area.

8.2 As has been previously explained in Section 5, character is the combined product of physical, social and cultural factors including the history of an area. The scope of this assessment is to identify and analyse the physical characteristics of the area which help create the character of Luxulyan Parish and its main settlement of Luxulyan in particular.

8.3 The assessment has examined individual features as well as the combined effects of those features.

8.4 The assessment has examined the following issues:

- Landscape Character
- Character types
- Street character
- Views and approaches

8.5 Landscape Character

8.6 The wider, overall landscape character of the LNDP area is described and explained in the assessment undertaken by Cornwall Council, (see Section 7). According to the Cornwall Council assessment two Landscape Character Areas exist in the LNDP area; the summaries for these areas, CA20 – Mid Cornwall Moors and CA39 - St Austell Bay and Luxulyan Valley are provided at Appendix 3.

8.7 To the north-west there is a significant component of the CA20 Mid-Cornwall Moors. This is primarily wetland in the valley-bottom. There are extensive views from the approach road to the village to the north-west over this zone. The heavily wooded valley-bottom fringed by farmland forms the foreground, beyond which are the historic and still separate settlements of Treskilling and Bodiggo; and the clay-district provides a backdrop and in the far distance it is possible to glimpse St Breock Downs. This view, north-west from the southern approaches to the village, demonstrates not only the character of Luxulyan as a small village set in a rural hinterland but also its detachment from the more heavily industrialised heartland of the China Clay area.

8.8 The summary description of CA20 Mid-Cornwall Moors is:

This area is an open plateau which comprises the remnants of the poorly drained wildland/moorland of Goss Moor at its heart and Red Moor and Breney Common to the east. These combine with areas of rough grazing with pastoral farmland on
the surrounding slopes. The associated wetland and heathland flora and fauna found within this area is important locally and nationally. There are extensive views to higher land around and south to the china clay area (Landscape Character Area 17 St Austell or Hensbarrow china clay area) The higher ground encircling the Moors to the east of the Landscape Character Area forms part of Landscape Character Area 39 (St Austell Bay and Luxulyan Valley). Tree cover is sparse on the higher ground but the sheltered slopes and lower land are well wooded. Much of the area has a scatter of industrial and residential development and infrastructure.

The key landscape characteristics are:

- High ground in a series of interlinked 'soft' ridges with outcrops of bare granite and tors.
- Pastoral land use on rising ground, with large expanses of open low-lying wetland with wet woodland and rough grazing.
- Exposed upland feel, with few hedgerow trees.
- Wooded around upper river valleys, with much wet woodland.
- Lightly settled with isolated farms, but with major transport routes. Strong visual influence of adjoining china clay area.

8.9 The dominant LCA in the LNDP area is CA 39 St Austell Bay and Luxulyan Valley. The summary description includes this:

Inland a woodland and pastoral landscape dominates, changing to wetland between the settlements of Par and Tywardreath. One main feature is the well wooded Luxulyan Valley that has extensive relics of the mining industry.

Key landscape characteristics relevant to the southern belt include:

- Strongly undulating pasture farming plateau inland with small fields with trees and small woods, and linear woodland along streams.
- Wooded river valleys of Luxulyan and Prideaux, sparser on higher ground, associated with estates and country houses.
- Luxulyan Valley mining district has high concentration of early 19th C industrial remains.

8.10 The overwhelming perception of the southern belt and indeed most of the land around Luxulyan village is that of a farming district. There are views of the wooded approaches to Luxulyan Valley to the east, with the high land in Lanlivery Parish to the north-east. Many of the fields retain the naturally-formed granite boulders that were mentioned by respondents in the survey that preceded and underpins the draft neighbourhood Development Plan. To the north it is possible to see Helman Tor.
8.11 **The setting for Luxulyan and Bridges**

8.12 The broad distinctions of the landscape which provides the immediate setting for Luxulyan and Bridges is shown below in Fig 2.

Fig 2

8.13 The setting for Luxulyan and Bridges can be divided into three different areas:

- **Zone 1 (Pink)** - The Southern Approach and Luxulyan/Par River Valley
- **Zone 2 (Orange)** - The Ridgeway and Bokiddick Stream Catchment
- **Zone 3 (Blue)** - Luxulyan Churchtown and Bridges

8.14 **Zone 1: The Southern Approach and Luxulyan/Par River Valley**

This area is mostly rural but also includes the hamlets of Rosemelling, Cross and Bodiggo. It is included in CA39, St Austell Bay and Luxulyan Valley (as is most of the Parish); and CA20, Mid-Cornwall Moors. It features strongly in residents’ experience because the views towards Luxulyan village and church maintain the perception of a small historic settlement set in a rural context. The view northward along the river valley is overwhelmingly rural, with the edge of the Hensbarrow massif and Helman Tor visible from the top of the hill south of Bridges. It incorporates flood zones and includes the main road approach to the village. To the east it abuts the Luxulyan Valley and Charlestown leat as part of the World Heritage Site area.

8.15 **Zone 2: The Ridgeway and Bokiddick Stream Catchment**

This area is bounded by the ridgeway road running north-west from the village. There are extensive views towards Helman Tor and the former Cairns Quarry over the valleys of streams running south from the Tredinnick and Bodinnick areas. Apart from the double-solar farm at Trenowth and Tredinnick, it is mainly rural, with some rough ground. Both Zones 1 and 2 include the granite boulders mentioned by so many respondents to the survey.
8.16 Zone 3: Luxulyan Churchtown and Bridges

The older urban core comprises the churchtown (medieval) and Bridges (post-medieval). The character of this area is important to local residents. The 2004 Industrial Settlements initiative report provides a very detailed assessment of the area’s historical assets, http://map.cornwall.gov.uk/reports_event_record/2004/2004R090.pdf

8.17 Character types

8.18 For the purpose of this assessment, the settlement character of the settlement of Luxulyan and Bridges have been organised into the three main subdivisions.

8.19 Each area has been assessed according to the following criteria:-

- Development age
- Density
- Variety
- Green infrastructure
- Distinctiveness
- Layout
- Style

8.20 The purpose of the names given below to each type is to help distinguish each and are only intended to give an indication of the character of the areas. The assessment has identified 3 types of character area, see Fig 3.

Fig 3

- Historic village (Green)
- Rural village (Blue)
- Residential village (Pink)
8.21 The criteria are more fully developed as:-

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Measurement</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development age</td>
<td>Period</td>
<td>Although areas often contain buildings of different periods, this is a description of the age(s) which have greatest impact upon the character.</td>
</tr>
<tr>
<td>Density</td>
<td>High, medium or low</td>
<td>Density is concerned with the number and relationship of buildings in an area i.e. the number of houses in a hectare. It is a relative term.</td>
</tr>
<tr>
<td>Variety</td>
<td>High, medium or low</td>
<td>The degree to which buildings, features and boundaries create a varied and interesting composition</td>
</tr>
<tr>
<td>Green Infrastructure</td>
<td>High, medium or low</td>
<td>The extent to which vegetation and open space are integrated with the development and are part of the character of the area</td>
</tr>
<tr>
<td>Distinctiveness</td>
<td>High, medium or low</td>
<td>The degree to which buildings, features and boundaries create a distinctive experience – with particular reference to local distinctiveness</td>
</tr>
<tr>
<td>Layout</td>
<td>Formal, regular or informal</td>
<td>Arrangement of buildings, curtilages, boundaries and highways</td>
</tr>
<tr>
<td>Style</td>
<td>Character type</td>
<td>Terms used to convey the overall character of the place</td>
</tr>
</tbody>
</table>

8.22 The following tables provides a broad assessment of each zone.

<table>
<thead>
<tr>
<th>Character type : Historic village - Green Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development age</td>
</tr>
<tr>
<td>Density</td>
</tr>
<tr>
<td>Variety</td>
</tr>
<tr>
<td>Green Infrastructure</td>
</tr>
<tr>
<td>Distinctiveness</td>
</tr>
<tr>
<td>Layout</td>
</tr>
<tr>
<td>Style</td>
</tr>
<tr>
<td>Character type : Rural village - Blue Zone</td>
</tr>
<tr>
<td>-------------------------------------------</td>
</tr>
<tr>
<td>Development age</td>
</tr>
<tr>
<td>Density</td>
</tr>
<tr>
<td>Variety</td>
</tr>
<tr>
<td>Green Infrastructure</td>
</tr>
<tr>
<td>Distinctiveness</td>
</tr>
<tr>
<td>Layout</td>
</tr>
<tr>
<td>Style</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Character type : Residential village – Pink Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development age</td>
</tr>
<tr>
<td>Density</td>
</tr>
<tr>
<td>Variety</td>
</tr>
<tr>
<td>Green Infrastructure</td>
</tr>
<tr>
<td>Distinctiveness</td>
</tr>
<tr>
<td>Layout</td>
</tr>
<tr>
<td>Style</td>
</tr>
</tbody>
</table>

8.23 Street character

8.24 Unsurprisingly there are at least 3 different street types within the village. Each type has been assessed according to the following criteria:

- Architecture
- Green infrastructure
- Enclosure
- Public Realm
- Variety
- Distinctiveness
- Style
<table>
<thead>
<tr>
<th>Criteria</th>
<th>Measurement description</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architecture</td>
<td>Age</td>
<td>Although many streets contain a variety of buildings from different periods, this is a description of the principal age.</td>
</tr>
<tr>
<td>Green infrastructure</td>
<td>High, medium or low</td>
<td>An assessment of the contribution and integration of vegetation and open space</td>
</tr>
<tr>
<td>Enclosure</td>
<td>High, medium or low</td>
<td>The degree to which buildings and boundaries create a sense of enclosure</td>
</tr>
<tr>
<td>Public Realm</td>
<td>Rural, village or urban</td>
<td>The number and type of street features which affect the use, look and feel of the street</td>
</tr>
<tr>
<td>Variety</td>
<td>High, medium or low</td>
<td>The degree to which buildings, features and boundaries create a varied and interesting composition</td>
</tr>
<tr>
<td>Distinctiveness</td>
<td>High, medium or low</td>
<td>The degree to which buildings, features and boundaries create a distinctive experience</td>
</tr>
<tr>
<td>Style</td>
<td>Suburban, urban village, village, cottage, rural vernacular or polite</td>
<td>Terms used to convey the overall character of the place.</td>
</tr>
</tbody>
</table>

8.25 Views and approaches

8.26 The quality of an area is strongly influenced by views and by the way in which a place is approached and entered, in short, how a place is visually experienced and the quality of how, where and when a person arrives in a place.

8.27 Luxulyan can be approached from the north west, south, east and west (Fig 3):

- From the north west: Views across a ridge landscape (photographs 11,12,17,18,20,21,22,23 & 24)
- From the south: Views across the Par River valley (photographs 1,2,3,4,6,7 & 8)
- From the east: Views from elevated land (photograph 5,29,30,31,32 & 33)
- From the west: Views across gently undulating landscape (photograph 9,10,13,14,15 & 16)

8.28 The photographs in Appendix 4 identify the number and variety of different views within and very close to the settlement of Luxulyan, buildings which stand out as landmarks and an indication of the quality and type of approach and entry to Luxulyan from the surrounding countryside.

8.29 Luxulyan is distinguished from the surrounding open countryside by levels of enclosure created by a combination of buildings, boundary walls and vegetation (especially hedges and trees) which is particularly distinct in the historic cores. It is this enclosure (the tunnelling effect of streets) which helps to focus the view upon particular buildings and
trees. This effect is further complimented by a small number of open spaces which both draw the eye, provide foreground setting and help enliven and bring variety to the spatial quality.

8.30 There are four different ‘front door’ vehicle entry/arrival points (ref. Fig 3)

- Entry/arrival from the north west along the unnamed road from Cross
- Entry/arrival from the east along unnamed road from Gatty’s Bridge
- Entry/arrival from the west along unnamed road from Treskilling
- Entry/arrival from the south along unnamed ‘B’ road from Rosemelling

8.31 The approach and entry/arrival to Luxulyan from the south is particularly attractive, composed of a series of distinctive viewpoints (photographs 3, 4, 6, 7, 8 & 9). The combination of highway alignment and buildings (shown in photograph 7, 19, 26 & 31) form the beginning of a strong contrast between open countryside and the modern residential estate development and the spatially enclosed quality of the historic core of Luxulyan producing a very distinct ‘gateway’.

8.32 In addition to main (vehicle) entry/arrival points there are a number of smaller ‘back door’ locations as well many separate locations where pedestrian routes enter the settlement (Fig 4). These ‘secondary’ routes are equally important (and for pedestrians – more important) in contributing to the experience and character of Luxulyan.

Fig 4
- Footpath
- Bridleway
- Byway
- Restricted byway
8.33 The rights of way shown in Fig 4 are, with two exceptions in the village, rural paths. These afford good views of the countryside and contribute to the perception of being in a village set in a rural context. The rights of way are:

a. Bridleway 408/11/1, 2 and 3 between Windwhistle and Treskilling
b. Footpath 408/12/1, 2 from Croft and leading past Tregarrick Farm
c. Footpath 408/16/1 and 408/17/1 is the Saints’ Way approaching the village from the south
d. Footpath 408/14/1 between St Cyriac and the railway station
e. Footpath 408/15/1, 2 runs from Bridges Hill to the village and is the most heavily-used of all, including by children and parents going to and from Luxulyan School. The views to the south are of the settlement edge with the countryside beyond.

Part C: Conclusions and Guidance

9.1 The purpose of Section 8 was to identify and understand the character of the local area and Luxulyan by undertaking an assessment of previous and existing character assessments and by undertaking a field assessment of the physical character of the local area.

9.2 The purpose of this section is to distil key issues from Section 8 and establish a set of guiding principles which will help respect and enhance local character and safeguard the area from inappropriate development.

9.3 This guidance is primarily concerned with Luxulyan, its relationship with the surrounding landscape and the character and composition of the settlement itself.

9.4 Vision

9.5 The guidance contained in this section is predicated on how the community views the future of the area and how new development and change is managed to achieve that vision. This assessment has been produced to support the LNDP and therefore its aim is the primary directing vision for this guidance:

To shape the future of Luxulyan, whilst maintaining its rural character and identity, to improve the quality of life for residents and to create a safe, welcoming, neighbourly place.

9.6 Notwithstanding the primacy of the LNDP with regard to the purpose of this assessment, other aspirations and visions of key stakeholders also contribute to shaping the area.
Overall themes contained in the visions affecting the LNDP are the pursuit of a high quality environment and the importance of protecting and enhancing local distinctiveness.

Whilst the following guidance has been organised into a series of subjects, as previously explained, character is the product of the combination and the relationship of features and each guidance note cannot be seen or applied in isolation but are part of a suite of linked and combined measures.

**Guidance**

As change and new development issues are primarily related to the settlement of Luxulyan and Bridges the following guidance should be applied;
<table>
<thead>
<tr>
<th>Subject</th>
<th>Feature</th>
<th>Quality</th>
<th>Guidance note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural landscape</td>
<td>Varied landscape types and views</td>
<td>• Open views towards Luxulyan from level landscapes from the south</td>
<td>• avoid skylines and prominent spurs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Views towards Luxulyan from the elevated landscape from the north</td>
<td>• avoid exposed open slopes</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Views to Luxulyan from the Luxulyan valley</td>
<td>• be in harmony with the landscape when considered from all views</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The elevated position of Luxulyan</td>
<td>• work with the site and make maximum use of existing trees, hedges and landscape features</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Separate distinct settlements within the landscape</td>
<td>• help maintain local distinction by maintaining clear separation from nearby development: Luxulyan, Bridges, Rosemelling or Cross.</td>
</tr>
<tr>
<td>Morphology (the overall form and grain of the settlement)</td>
<td>The overall spatial (buildings, roads and spaces) layout and development pattern of the settlement</td>
<td>• The overall linear form of the settlement.</td>
<td>• Respect the overall linear nature of the settlements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The erosion of village character by existing suburban layouts</td>
<td>• Respect the nature and pattern of development in the settlements</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Protect features and the openness which contribute to the character of the settlement and especially those buildings and settings which have been identified in this assessment and/or are Listed or recorded as being of Local Interest.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Resist the location of development in open spaces between settlements which help create the rural character and setting of those settlements</td>
</tr>
<tr>
<td>Style, architecture, Buildings, curtilage and boundaries</td>
<td>The varied types of existing development within the settlements</td>
<td>• The erosion of village character by suburban development types</td>
<td>• Respect the existing character of the street (including scale and form), the relationship of buildings to the street and the surrounding landscape</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The variety of different areas of the settlement and the importance and impact of the combined quality of buildings, curtilage and boundaries</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Highly distinctive historic core</td>
<td></td>
</tr>
</tbody>
</table>
9.11 The assessment concludes that areas to the south of Luxulyan village and railway line, bordered by the Par or Luxulyan river to the east, north of Croft Farm chalet park, and east of Treskilling, may be defined as the most important areas to the landscape character and historic setting of Luxulyan and Bridges. Although the survey of parish residents that underpinning LNDP showed a very strong commitment to the rural nature of the Parish as a whole, there are particularly strong local concerns about actual and potential development pressures in this area to the south of the village.

9.12 The existing settlements within this open scenery are very small, comprising: a large farm complex at Tregarrick Farm, and the discrete historic hamlets of Rosemelling (first documentary evidence dates from 1296) towards the southeast of the belt, and Treskilling (first documentary evidence dates from 1180) on the western edge. Apart from the water treatment works and the small farm and cluster of cottages at Penrose and Windwhistle, the area comprises farmland, copses and wetland. Luxulyan village is set within a rural context and this open area forms the southern approach. All the approach roads to the village provide the experience of reaching a settlement set in an entirely rural hinterland, but from the south this is most apparent seeing the village set on the rising ground to the north. For residents of Luxulyan, Bridges, Rosemelling and Treskilling, this is an important buffer between these settlements. Development, therefore, would remove or compromise this buffer and the setting of the various settlements. In turn, this would work against the wishes of residents to maintain the rural character of the Parish and to keep the various settlements separate. The LNDP therefore proposes this area be a Separation Zone, see the yellow highlighted area in Fig 5.
9.13 Within this separation zone the LNDP will require policy LLNE1: Local Landscape Character to be applied to all development proposals. This will require:

Planning applications should be accompanied by an appropriate statement and/or assessment (perhaps supplemented with diagrams) setting out how proposals are of an appropriate scale, density, character and appearance that reflects and enhances the village and Parish of Luxulyan.

No development will be supported in the area highlighted in yellow ............
Part D  Appendices and Photographs

Appendix 1 - Listed Buildings, Scheduled Monuments and World Heritage Site

Prehistoric
Romano British
Early Medieval
Medieval
Post Medieval
Modern
Undated

Listed buildings
- I
- II
- II*

World Heritage Site Area
Appendix 2 County Wildlife Sites and Area of Great Landscape Value

The blue areas are SSSIs; the red areas are County Wildlife sites; and the green shows Areas of Great Landscape Value.
### Appendix 3 – Landscape Character Areas

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

### LDUs Summary

<table>
<thead>
<tr>
<th>LDU No.</th>
<th>Character Area</th>
<th>Code</th>
<th>Notes</th>
</tr>
</thead>
</table>
| 049     | N. Against Sea and Looe Valley | Looe Valley | Landscape Character Areas
| 087     | Mad Crevalle | Mad Crevalle | Landscape Character Areas

### Landscape Character Areas

- **Natural Water**:
  - Streams
  - Lakes
- **Rough Ground**:
  - Open moorland
  - Peatland
- **Recreation**:
  - Coastal footpaths
  - Pathways
- **Maritime Fabrics**:
  - Coastal paths
  - Seafront
- **Upland Areas**:
  - Upland meadows
  - Upland heathlands
- **Other Settlement Core Areas**:
  - Settlements

### Maps

- **LDU 049**
- **LDU 087**

### Landscape Character Areas

- **Character Areas**:
  - Natural Water
  - Rough Ground
  - Recreation
  - Maritime Fabrics
  - Upland Areas
  - Other Settlement Core Areas

- **LDUs**:
  - 049 N. Against Sea and Looe Valley
  - 087 Mad Crevalle

### Notes

- These areas are included as part of these landscape character areas. (Source: Cornwall Council)
Appendix 4 Photographs

Picture 1: The southern approach to Rosemelling.

Picture 2: There is a clear gap between Rosemelling and the outskirts of Luxulyan.
Picture 3: The view from Rosemelling looking across the fields to Luxulyan.

Picture 4: Looking north-east Rosemelling over the woodland that connects with Luxulyan Valley.
Picture 5: The view from Rosemelling looking north-east. The Treffry tramway, an important feature of the World Heritage Site is in the valley bottom. The landscape of fields containing granite boulders is a characteristic of the Parish.

Picture 6: The southern approach to the village is set in farmland. The settlement edge is clear.
Picture 7: Rosevale Gardens is visible on the left, with the church tower visible beyond.

Picture 8: The approach to Bridges is along a narrow C road with very limited capacity.
Picture 9: This field is immediately to the south-west of Bridges. The estate of St Cyriac can be seen top left.

Picture 10: Looking west from the southern approach to Bridges. The predominant landscape character is that of farmland. The main china-clay area of Hensbarrow is visible in the distance.
Picture 11: Looking north-west from the southern entrance to the village over the fields identified in the direction of Bodiggo.

Picture 12: This close-up view looking north-west (cf Picture 11) from the southern entrance to the village is typical of the rural views that define the character of the Parish.
Picture 13: There is a clear settlement edge. This is taken from the road to Treskilling looking south-east towards Bridges.

Picture 14: This shows the village edge as approached on the C road from Treskilling along Bridges Moor.
Picture 15: A view taken from a point north-east of Treskilling looking southeast. From the top-right and moving to the left can be seen: part of Rosevale gardens; houses forming the village edge on the hill leading into Bridges; the housing estates of St Julitta and St Sulien; Railway Terrace; Beswetherick Fields; and St Cyriac. Although the village contains components of various periods, it is tightly contained, with a clear settlement edge and very little sprawl. The belt of woodland is along the flood plain of the river.

Picture 16: Taken from a point near the former council houses at Treskilling looking east. This view, so typical of the southern area, is predominantly rural.
Picture 17: Looking south-west towards The King’s Arms which is on the fringe of the settlement.

Picture 18: Views of the rural southern belt can be afforded from St Cyriac, Beswetherick Fields and Footpath 408/12. Tregarrick Farm is visible beyond the fields.
Picture 19: Also visible from Footpath 408/12 are views of the fields separating the village from Rosemelling. The boundary edge of the village is formed by the houses in Rosevale Gardens.

Picture 20: The rural southern belt is visible from far afield, as this view taken near Challow shows. Bridges and Rosevale Gardens are visible on the left, with Tregarrick Farm beyond.
Picture 21: A view taken from between Bodiggo and Cross looking south-east towards the southern area. The loss of the fields to the south of the Par River would transform a rural view into a suburban one.

Picture 22: Although Footpath 15 (from Bridges Hill to the village) is an urban path, there are rural views towards the south, as is shown here at the start of the path on Bridges Hill. This is the most heavily-used of all the parish paths and the rural views contribute to the experience and perception of walkers.
Residents of St Julitta have rural views towards the southern belt, in this case looking south towards the hamlet of Rosemelling.

Residents of St Julitta have rural views towards the south, in this case looking southwest towards Scredda sand burrow and Caerloggas Downs.
Picture 25: The view from the alleyway leading from Footpath 408/15 to the small housing estate of St Sulien enhances residents’ perceptions of living in a village that is surrounded by countryside.

Picture 26: This view from St Sulien is looking south across the fields towards Rosemelling.
Picture 27: The view looking south-west from St Sulien towards Treskilling and beyond that to the clay district.

Picture 28: Taken from the junction between Footpath 408/15 and St Sulien. The school grounds are on the other side of the fence. Users of the path and those attending the school experience the location as rural as a result of the undeveloped countryside to the south.
Picture 29: The view from the Saints’ Way near the bridge over the railway. Rosemelling is among the trees on the top left and Rosevale Gardens is on the right.

Picture 30: This was taken from the same place as Picture 29 but gives a better view of Rosemelling. The countryside between Rosemelling in the village provides a clear buffer zone which could be seriously compromised by inappropriate development.
Picture 31: The view from the Saints’ Way towards the settlement edge formed by Rosevale Gardens. In the belt of woodland in the valley bottom are the remains of Treffry’s tramway opened in 1842 and which is designated as part of the Luxulyan Valley World Heritage Site.

![Image 1](image1.jpg)

Picture 32: A view of the village from the Saints’ Way from the stile east of Tregonning Farm. The scene is predominantly agricultural.

![Image 2](image2.jpg)
Picture 33: A view of Rosemelling from the Saints’ Way. This is a scene that typified the southern area (and much of the Parish): largely farmland, with discrete hamlets and a peaceful character.