

HAYLE
HERITAGE AND CHARACTER ASSESSMENT
MAY 2016



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Project Role	Name	Position	Actions Summary	Date
Researcher	Emma van der Velde	Graduate Landscape Architect	Draft	11.05.16
Project Manager / Technical Specialist	Jon Rooney	Associate Director, AECOM	Detailed comments on draft	12.05.16
Qualifying Body	John Bennett	Chairman, Hayle Steering Group	Comments on draft report	23.05.16
Technical Specialist	Jon Rooney	Associate Director, AECOM	Finalise report	24.05.16
Director/QA	Jon Rooney	Associate Director, AECOM	Review final	25.05.16
Project Coordination	Fifion Batcup	Project Co-ordinator	Issue final report	25.05.16

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Introduction

This report presents a summary of the history and character of Hayle in the St Ives Bay estuary in West Cornwall and makes recommendations for managing future change. It has been prepared by consultants at AECOM on behalf of Locality, with the Hayle Neighbourhood Plan Steering Group and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as “..... an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors.” This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the “Approach to Landscape Character Assessment” (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England, previously English Heritage has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).



Penpol Terrace



Hayle Community Centre

Public consultation

Members of the local steering group were invited to share their knowledge and experience of the history and character of the area. A meeting took place on Wednesday 6 April 2016 at the Hayle Community Centre where the Neighbourhood Plan Steering Group consulted with AECOM to both discuss and refine the draft landscape character areas.

A number of key considerations emerged from the consultation which has informed the preparation of the study. These are summarised below:

- Attractive place to live, work and visit;
- Strong historical and cultural associations, recognised in its designation as a World Heritage Site;
- A wide variety of buildings, places and spaces which should be celebrated;
- Complex townscape heavily influenced by the industrial revolution particularly within the two town centres of Copperhouse and Foundry, the Harbour, Angarrack and Phillack;
- The influence of the Hayle Estuary, which is fed by three converging rivers;
- Relevance of transport in historical development;
- Strong active frontage on primary routes through the town;
- Generally good pedestrian access through highly valued public spaces;
- A number of key views within the town that contribute to an understanding of its character which should be protected;
- Opportunities and threats of continuing change through development.

CONTEXT



Location

The town of Hayle is located on the north coast of Cornwall. It is 10km west of Camborne, 12km east of Penzance and 30km south west of Truro. The parish of Hayle is an area of approximately 1,293ha and according to the 2011 census the population is approximately 8939, which equates to a population density of about 6.9 people per hectare.

The natural landscape surrounding Hayle is diverse with features including sand dunes, 5km of sandy beaches, rivers and estuary, mudflats, a bay and low lying moor. The value of this diversity is reflected by international, statutory and local designations designed to protect and manage this landscape. Similarly within the town there are a variety of land uses and activities including fishing and associated infrastructure, tourism and recreation and agriculture all of which contribute to making Hayle a popular tourist destination.

Hayle is valued for its industrial heritage and the Port of Hayle within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) covers most of the town's central urban area, particularly the two town centres, Copperhouse and Foundry. The town was a significant port for the export of copper ores and foundry work to serve the mining industries. The decline of these industries has left significant opportunities for development and ongoing waterfront development aims to enhance the local economy.

Hayle benefits from good local rail, road and harbour connections. The A30, Cornwall's main trunk road, connects to Hayle to the east at Loggans Moor and west at St Erth. The A30 by passes the centre of the town to the south through open countryside. The B3301 is the main route through the town linking the areas of Copperhouse and Foundry. At peak times and particularly in the summer months congestion can be an issue into and through the area. The town lies on the mainline railway between London Paddington (4hrs 45mins approx.) and Penzance (12mins) with the station located in the centre of the town close to the Harbour and Foundry. There is another railway station to the west at St Erth.



Figure 1: Location and context plan

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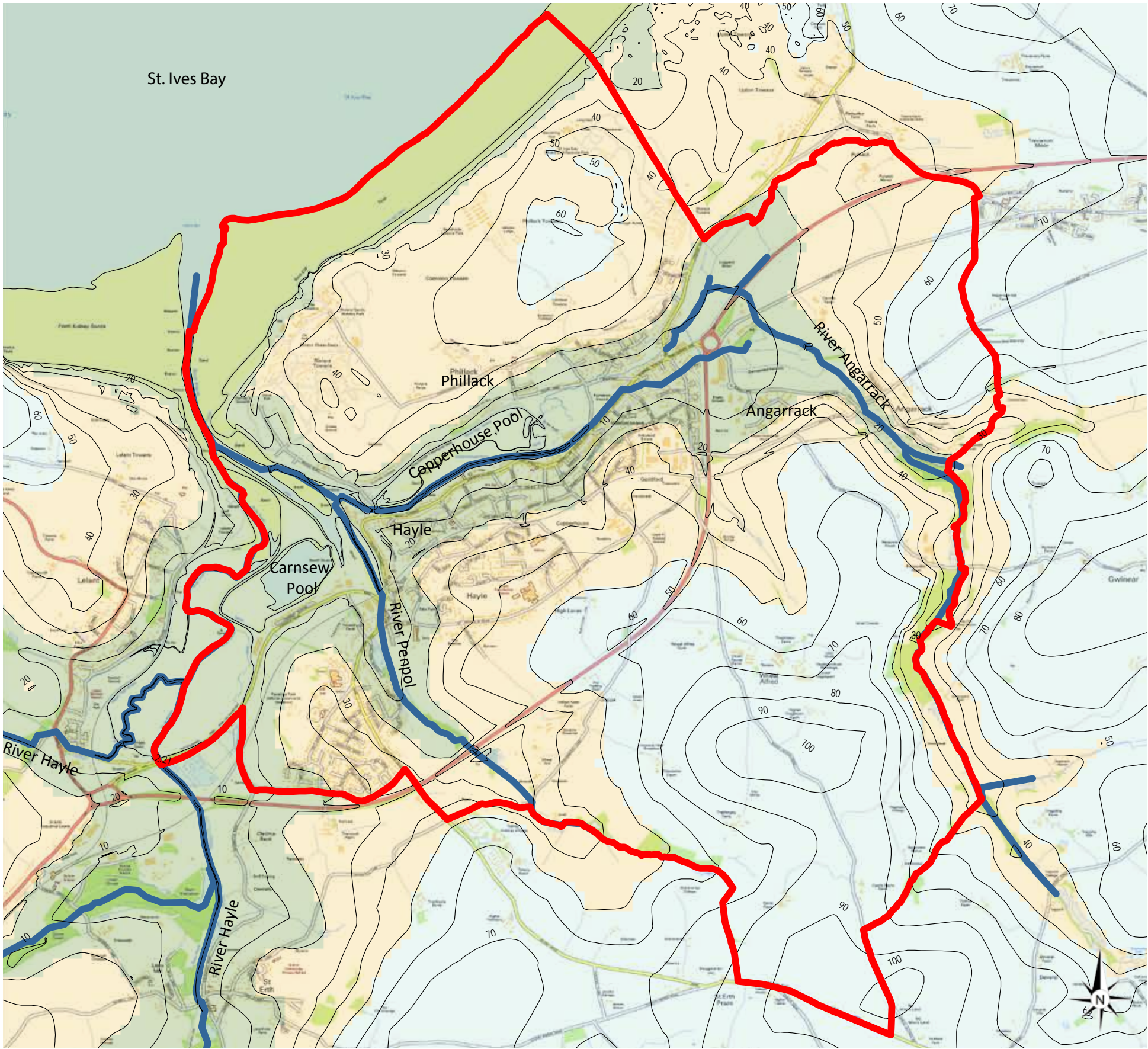


Figure 2: Topography plan

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Geology and Soils

The underlying bedrock of the area has a strong influence on its topography. The Porthtowan Formation - Mudstone and Sandstone bedrock, covers the large Towans sand dunes area and land located next to the Estuary. These rocks were formed in deep seas from infrequent slurries of shallow water sediments which were then redeposited as graded beds; superficial deposits of Blown Sand formed up to 3 million years ago coincide with the Towans area. The predominant bedrock underlying the rest of the area is the Mylor Slate Formation - Slate and Siltstone, sedimentary bedrock, which formed approximately 359 to 385 million years ago in the Devonian Period. (BGS, 2016)

The UK Soil Observatory, Soils for England and Wales map indicates that the soils in the area largely coincide with the underlying geology. Soils along the sand dunes are classified as free draining, lime rich, sand dune soils. There is no information for the urban area adjacent to the river estuary but the areas to the east and south are identified as freely draining, slightly acidic loamy soils draining to rivers and groundwater and further south the soils are still free draining slightly acidic but are also base rich. There is an area of loamy soils with naturally high groundwater in the south of the area. (UK Soil Observatory, 2016).

The Hayle Estuary is situated at a point where the Rivers Hayle, Penpol and Angarrack join and enter the sea. The shallow, broad estuary narrows considerably as it approaches the sea where it cuts through the Towans. The estuary extends to various pools beyond the harbour that comprise mudflats and saltmarshes. These sheltered locations, protected from the elements of the sea are what make the harbour successful. The action of the River Hayle, the various other small rivers and the movement of water through the Estuary on the soft underlying bedrock of the area has had a strong influence on its topography, as shown on Figure 2.

Topography and Hydrology

The land rises away from the Hayle Estuary, which is at sea level. Within the sand dunes to the north the highest point is 72m Above Ordnance Datum (AOD). There are high points of approximately 100m AOD in the south east at Wheal Alfred and 30m AOD at Trelissack Road within the west of the area. In places, particularly close to the town centre, steep gradients are noticeable along the streets which lead away from the river and sluice pools where buildings step up the hillside. The routes of the River Penpol and River Angarrack are visible where the topography decreases in valleys towards the linear path of the waterbodies and densely vegetated space divides the urban development.

Contours (10m)	< 20
Watercourse	20 -50
	>50

Planning Policy Context

National Planning Policy

National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise “the desirability of new development making a positive contribution to local character and distinctiveness” and should seek “opportunities to draw on the contribution made by the historic environment to the character of a place”.

Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that ‘development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development’ and that the ‘successful integration of new development with their surrounding context is an important design objective.’

Local Planning Policy

In Cornwall the main policy document is the emerging Cornwall Local Plan, which aims to control and influence the use of land in the public interest by identifying areas where development can and cannot take place. Until a Local Plan for Cornwall is prepared, planning policy in use at 31 March 2009 will continue to have some weight. For Hayle this is the Penwith District Local Plan adopted in February 2004. The Cornwall Plan will set out a Strategic Policies Document that will establish the context for future growth and development within Cornwall and will set the framework for all subsequent development plan documents in the Local Plan.

Penwith District Local Plan (February 2004)

Saved policies from the Penwith Local Plan which are relevant to heritage and character are discussed below:

Coast and Countryside

The policies in this section establish that the quality and character of Penwith’s coast and countryside represents an invaluable but finite resource. A complex inter-relationship of factors has shaped the features and characteristics of the rural environment. This section of the plan recognises the extremely valuable

landscape character of the district in terms of ‘the physical, geological, ecological and archaeological features, tempered by human activity, which interact to create today’s landscape.

There are a number of policies which are of relevance to this assessment including:

Policy CC-1: Development will not be permitted where it would significantly harm the landscape character, amenity nature conservation, archaeological, historic or geological values of the coast and countryside of Penwith.

Policy CC-2: Proposals which maintain, enhance and facilitate the enjoyment and understanding of landscape character, amenity, nature conservation, archaeological, historic and geological values in the countryside will be permitted.

Policy CC- 5: Development will not be permitted where it would cause significant harm to the character and amenity of the Areas of Great Landscape Value.

Policy CC- 7: Proposals for development which would significantly harm the nature conservation value or geological interest of a Site of Special Scientific Interest (SSSI) will not be permitted.

Policy CC- 14: Proposals for development which would have a significant adverse effect on the shoreline or adjacent coastal waters in terms of its landscape character, amenity, nature conservation, archaeological, historic and geological values will not be permitted

Policy CC- 16: Proposals for development within the Areas of Great Historic Value and those affecting archaeological remains of county importance will not be permitted where it would harm:- (i) the historic character of the landscape or (ii) the value, character or setting of the remains

Town and Villages

This section of the plan recognises the diverse and complex roles of the towns and villages within the district. The policies and proposals in this section include ‘protecting historic values, the special character of the District and the character and appearance of the built environment’

The Built Environment (setting and character)

With regards to development proposed schemes should aim to successfully integrate into the overall structure of the settlement and not sit alien to its surroundings.

Policy GD -1 ‘Development should be integrated with its surroundings in terms of scale, siting and design and be in keeping with the character of the district.’

Policy TV -2 ‘Proposals for development which result in the loss of, or have an adverse affect on, the local environmental value of the following open areas will not be permitted:

- Land to the north of Carnsew Pool, Hayle
- West of the viaduct, Hayle
- Ellis Park, Hayle
- Millpond - Barview Lane, Hayle
- Trevassack, Hayle
- West of Phillack
- Phillack - Lethlean Lane
- West of Angarrack’

Policy TV-5 ‘Tree planting schemes, and the replacement of dead, dying and diseased trees in or on the edge of towns and villages will be supported using native species, where appropriate.

The Historic Environment

The significance of heritage within the district’s built environment, including individual buildings and townscapes of historic and architectural importance, is recognised here. It contains a number of policies which are relevant to this character assessment including:

Policy TV-7: Within conservation areas the development, redevelopment or alteration of shops or other commercial premises will be required to respect the character and appearance of the building and its surroundings.

Town Centre Uses

Proposals for change of use or redevelopment within town centres is dealt with in *Policy TV -19*, which permit proposals that provide for retail, offices and other non-retail town centre ‘provided that they would be compatible with surrounding uses and have no adverse effect on the amenity of the area.’

- Hayle Town Centre and Harbour

The Local Plan also contains policies which are specific to Hayle. *Policy TV-D* relates to the redevelopment opportunities at the South Quay/Foundry, North Quay and East Quay including requirements for development such as ‘scale and design that respects the maritime environment and heritage of these prominent locations in the harbour’ and ‘retain existing buildings and traditional features which contribute to the character of the area’. Further policies relate to proposals at the Foundry (*Policy TV-E*) and restrictions to development on The Towans (*Policy TV-26*).

Recreation

Policy R-1 reflects the objectives of the plan in helping to meet the recreational and sporting needs of the districts residents and visitors. The provision of new or improved recreational and sports facilities will be permitted in or on the edge of villages with to the appropriate scale of the proven requirement and must be ‘in keeping with the character and amenity of its surroundings’.

Development will not be permitted on existing sites of formal or informal recreation unless enhanced facilities are provided (*Policy R-3*). Small scale, informal recreation (Green Infrastructure) within the countryside is encouraged

(Policy R-6) on the condition that new proposals integrate with existing infrastructure such as public rights of way or public transport network and there is no adverse effect on character and existing land use.

Hayle Town Framework (2012)

Sitting underneath the Cornwall Local Plan are area-based policies for the larger settlements, reflecting the specific character and needs of each place. These are referred to as Town Frameworks and for Hayle this information was derived from the Hayle Town Framework 2012.

The Hayle Town Framework represents the collection and analysis of a significant amount of information and provides a robust basis on which to consider the most appropriate options for development in and around Hayle. It will form a key part of the evidence behind the consideration of development options and sites in Hayle through the emerging Local Plan and site allocations DPD process.

Cornwall and West Devon Mining Landscape World Heritage Site, Management Plan 2013-2018

Both UNESCO and the UK Government require World Heritage Sites to produce and periodically update a Management Plan, to identify the Site's principal management needs and strategies to address them. The purpose of this Management Plan is to:

- explain the reasons for designation;
- describe the extent of the Site and its key landscape features;
- define how it is protected; and
- outline the key management issues, and resulting policies and strategic actions for meeting the obligations of the World Heritage Convention

This document was used to inform the section of this assessment on managing change and forces of change within the World Heritage Site in the area.

Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document (Draft)

The Supplementary Planning Document (SPD), currently in draft, sets out how the planning system will seek to fulfil the responsibilities and opportunities that come with the World Heritage Site status. It defines what makes the World Heritage Site important, why it must be protected and how the planning system can help to do this.

Hayle Historical Assessment, Cornwall (2000)

An historical assessment was carried out in order to inform proposals for the regeneration of Hayle. This document contains useful information of cultural, natural and built heritage which has informed the heritage sections of this report.



Road bridge development, North Quay

Cultural associations

Hayle is situated at the point where the Hayle River, the Penpol Creek and the Angarrack River join and enter the sea. The name 'Hayle' itself derived from the Cornish *hey* meaning estuary.

The centuries old legend of the 'Bucket of Blood' is a haunting tale known to many locals. Now the name of a thriving traditional pub in Phillack, several people have said to have seen ghostly figures wandering in at night or have heard creaking floorboards. Along with the characteristic hanging pub sign, these rumours help keep the legend alive.

Directly north of The Towans stands the impressive Godrevy Lighthouse, thought to have inspired Virginia Woolf's novel 'To the Lighthouse'. Wandering The Towans during a gale, it is said by folklore that the turrets of Theodoric's castle can be seen. Once King of Cornwall, he had a notorious and ruthless reputation.

The area is renowned for producing the largest steam engines in the world, with a bitter rivalry between two iron foundries: Copperhouse and Harvey's. Richard Trevithick and Arthur Woolf were the two influential engineers responsible for transforming Hayle into one of the most important towns of the industrial revolution.

Celebrating its 30th birthday in 2016, the Angarrack Annual Christmas Lights have won the 'Pirate FM Best Village Award' several times, with more illuminations added each year.

Overlooking Hayle harbour and estuary, Paradise Park is a zoo with over 650 animals and is home to the 'World Parrot Trust', an international charity dedicated to the conservation and future welfare of the species.

Hayle is known for high quality footpaths and trails to the surrounding countryside. Boasting the largest running club in the county, the 250 'Hayle Runners' make use of these paths and have been awarded the Club Mark status by Sport England for their commitment to encouraging young people into sport.



Hayle Beach and Godrevy Lighthouse



The Gwithian to Mexico Towans SSSI

Landscape designations

A number of statutory and non-statutory landscape designations cover parts of the area and have been reviewed to determine the levels of protection currently given to the landscape within the study area. The major designations are discussed below.

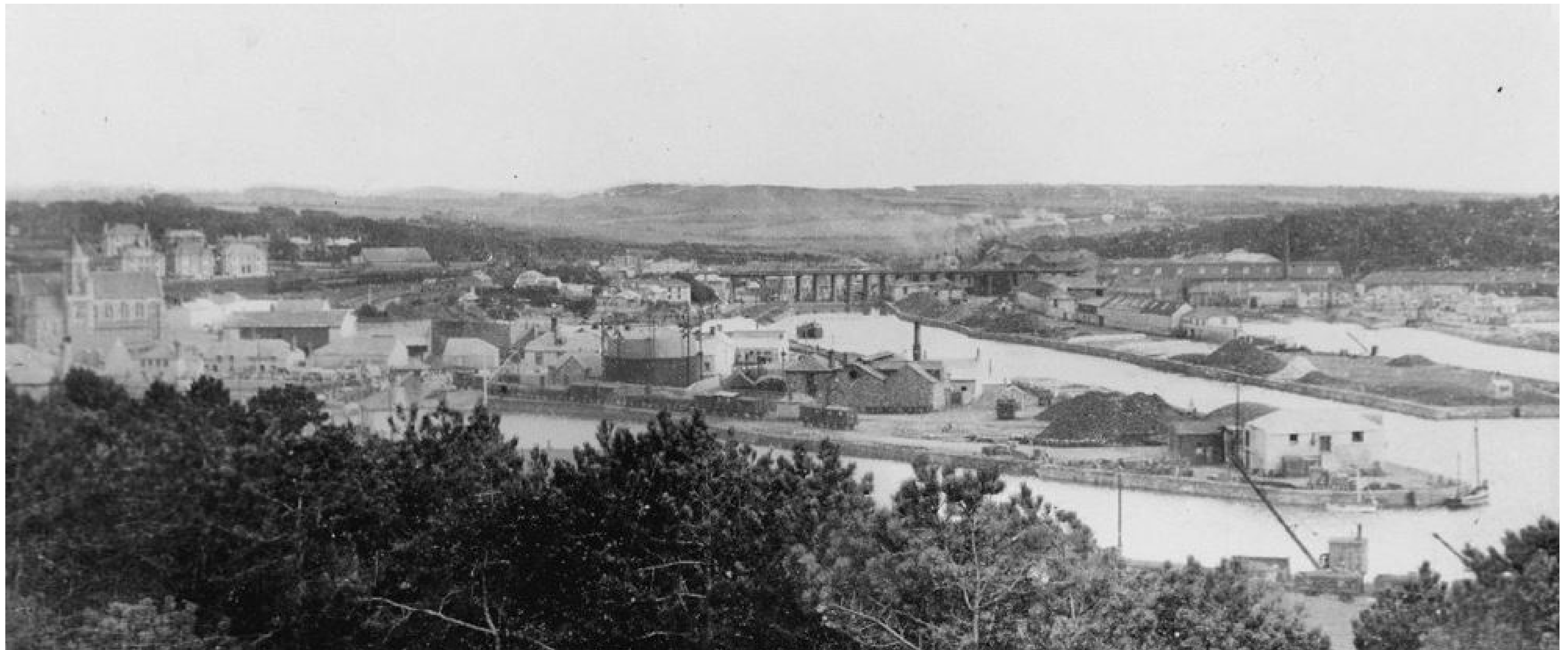
Hayle falls within Cornwall and West Devon Mining Landscape WHS, which was granted in 2006. This designation, recognises the international importance of the mining culture of the area and the impact that the transfer of that culture had on the development of the modern, global, mining economy, and through it the world we live in today.

There are also a number of Sites of Special Scientific Interest (SSSI) within the area. The Hayle Estuary and Carrack Gladden SSSI covers an extensive area of intertidal mudflats, a small area of salt-marsh and reed-beds, a central triangular spit extending into the main estuary and tidal reservoirs with intertidal mudflats.

The Gwithian to Mexico Towans SSSI constitutes the second largest dune system in Cornwall, stretching for approximately 5km. The complex and extensive sand dune system supports a rich and diverse flora.

HISTORICAL DEVELOPMENT





Hayle Harbour

Historical Development

For a comprehensive overview of the historic and physical development of Hayle please refer to the 2001 Hayle Historic Assessment Report, written by Nick Cahill in collaboration with the Cornwall Archaeological Unit.

Domesday evidence from 1086 describes the area now known as Hayle as occupied by Conarditon, or Conerton, a name which still exists today in the nearby village of Connor Downs. The settlement was first recorded as early as 1130, named Egloshayle, meaning church (eglos) by the estuary (Cahill 2001, 21). This land was under the rule of Brictric, a Saxon nobleman, and was subsequently passed to the Arundel family in the thirteenth century. During the 16th century, the burgeoning tin industry in the area resulted in large amounts of waste sand and silts clogging up the estuary, resulting in the development of a new port at the estuary mouth at St. Ives.

Hayle's proximity to the mines and location on the north coast made it the ideal port to service the mining industry, resulting in the early industrial development of the parish in the 18th and well into the 19th century. Hayle was one of the first areas in Cornwall to exploit its mines, beginning primarily with copper in the 1750s. Twin enterprises were to forge this industrial transformation. A modest copper-smelting works was established in 1756, the Cornish Copper Company (CCCo), at the eastern reach of the river at lower Ventonleague (the opposite bank to Phillack Church). It grew into a thriving business which was to give this area the name of "Copperhouse", whilst a foundry business established by John Harvey in 1779 at the opposite end of the estuary gave the name of "Foundry" to that area (Thomas 2008, 5). As result, the early growth of Hayle developed around these industrial sites.

The CCCo became the largest copper smelting business in Cornwall and Foundry became internationally known for its pumping engines, which by 1850 were pumping 75% of London's water supply. However, the competition between these rival companies played an integral role in the development of Hayle. The two became locked in a bitter and drawn out dispute over rights to the waterfront at Carnsew and Penpol, which affected the development of the harbour and quays in a way which is still evident today. It contributed to the distinctive, and different, identities of Copperhouse and Foundry (Cahill, 25). One interesting way this rivalry affected the physical nature of the town is evident in the various granite stones to be found around the town - some incorporated in the old clapper bridge across Lethlean Lane for example - bearing the initials "H" or "CCC", not as the casual observer might suppose, representing "Hayle" and "Cornwall County Council", but staking out the boundaries of the two rivals' properties (Thomas, 4).

Nonetheless, the success of the mining and milling industry during the first half of the 19th century brought great prosperity to Hayle. The infrastructure of Hayle improved dramatically from 1825 when, by Act of Parliament, enablement was obtained to construct a bridge and causeway across the sands at the western end of the estuary, continuing the road through to The Royal Standard Inn at the end of Penpol Terrace (Thomas, 10). By 1833 Hayle had earned the Status of Town and by an act of parliament received a railway in 1834

However, by the late 19th century, along with the rest of the country, industry began to decline. By 1860 the Copperhouse struggled to receive orders and eventually closed in 1869. While both companies diversified into shipbuilding in the mid-19th century Harvey's was the only one to escape the recession. As a result, Harvey's eventually bought the Copperhouse works at a very low price in 1876 and either scrapped or removed the majority of the machinery. Their shipbuilding yard was expanded in 1888; however the last ship was built in 1893, effectively ending large scale heavy engineering in Hayle.

Hayle continued to be an industrial centre well into the 20th century, with steady growth around the historic core, evident from the OS map of 1908. New industries arrived in Hayle in the early 20th century, such as the National Explosives works on Hayle Towans (1888 - 1919), which employed 700 people by 1906 and over 1,500 during the First World War, becoming the largest single employer Hayle has ever had (Cahill, 26). In the 1920s holidaymakers began setting up tents and mobile homes at Hayle Towans. By the early 1930s pre-fabricated holiday homes were built on the Towans overlooking St. Ives Bay.

Hayle was also very important during World War Two for a variety of reasons including harbour facilities and ship building, engineering works producing guns and other war materials, and that the Hayle Power Station was the only one in Cornwall. However, by the 1960s industry declined steeply and this continued into the 1970s. Some industries such as Hayle's local importance as a fishing port remains. The tradition of holiday homes continued in to the late 20th century as the prefabricated homes of the 1930s were upgraded and modernised. This tradition created the opportunity for several holiday parks along the coast which are still in operation today. The early 21st century has seen Hayle's rich history of mining and industry recognized by the granting of World Heritage Status in 2006, followed by the announcement of a £30m redevelopment of the South Quay area.



Foundry Square



Copperhouse Square

CHARACTER ASSESSMENT



Existing Character Assessment

National

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA), 152: Cornish Killas as defined by Natural England (Natural England, 2014). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- *A coastline of rugged, sheer cliffs, sandy beaches with rolling surf and dramatic sand dune systems to the north.*
- *Numerous fishing villages and small ports, many now developed into bustling summer tourist destinations, with small coves, quays and fish cellars slipways predominating.*
- *An undulating shillet (shale) plateau, with open vistas and a characteristic network of stone faces earthen banks (Cornish hedgebanks), many enclosing fields in use since medieval times.*
- *Renewable energy structures, such as wind and solar farms, which are a recent addition to the landscape.*
- *Broadleaved woodland valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau and lead to the south coast.*
- *Important industrial archaeological sites, including hard rock mining with its distinctive engine houses and quarrying sites, some of which form part of the Cornwall and West Devon Mining Landscape WHS.*
- *A dispersed settlement pattern of hamlets, farmsteads, historic mining villages, often formed of simple, austere buildings, with nonconformist chapels and wayside crosses, and located where steeply incised valleys meet the coast.*

The profile for NCA 152 includes the following Statements of Environmental Opportunity, which are relevant to the section of this assessment on managing change:

- *Protect the pattern of field enclosure and the species rich hedgebanks which form as rural mixed farmland of considerable historic importance, with nationally and internationally important habitats, notably lowland heath, unimproved grassland, western oak woodland and coastal fringes (dunes, cliffs, estuaries).*
- *Conserve, enhance and manage semi-natural habitats and associated species including estuaries, maritime cliff and slope, lowland heath, coastal sand dunes, coastal flood plain grazing marsh, intertidal mudflats, saline lagoons and coastal salt marsh, providing a valuable habitat for wildlife and*

a ‘soft’, natural sea defences, allowing natural processes to take place, and maintaining a dynamic coastal landscape.

- *Manage access, tourism and associated infrastructure in a positive way to soften impacts and disperse pressures effectively.*
- *Manage the restoration of hedgebanks and estate landscapes to reinforce the structure and historic pattern of enclosure.*
- *Plan for the ‘restoration’ of former minerals sites and quarrying activity to maximise their potential for people, interpreting and researching geodiversity and biodiversity, while retaining and reinforcing their cultural heritage and value.*
- *Plan for the ongoing access to and space for recreation activities both along the coast and the secluded, enclosed river valleys.*
- *Plan for the sustainable continuation of the culture of using the natural resources in the landscape that have shaped and continue to shape it.*

Regional

The Cornwall and Isles of Scilly Landscape Study, which was carried out between 2005 and 2007 identified 40 Landscape Character Areas within Cornwall based on their component Landscape Descriptions Units. Descriptions about each Landscape Character Area (LCA) bring together information about the natural, historic and visual environment as well as giving advice about planning and land management guidelines. Hayle falls into two of these landscape character areas as described below:

Mounts Bay East:

- *Hayle and Helston spread out from their traditional cores over the surrounding valley sides.*
- *The evidence of former mining activity throughout much of the northern and western portion of the LCA, with mine remains, mining settlements and miner’s smallholdings.*

Pressures:

- *Recreation on coast path and river valleys.*
- *Rural housing, utilities and related structures.*
- *Development that changes settlement pattern.*
- *Changes in agricultural land management, with consequent loss of field boundaries.*
- *Change from farmland to amenity.*

- *Inappropriate management of hedges.*

St Ives Bay:

- *The tidal estuary, once dredged as part of the access to Hayle harbour, provides a semi-natural core to the area and a setting to Lelant, a historic settlement with wooded surrounds.*
- *Development on the outskirts of Hayle forms a ribbon development and there is an appearance of development pressure.*
- *The patchy development of the area forms a contrast to the simplicity of the bay itself.*
- *Wide curving bay with long sandy beaches.*
- *Wide alluvial estuary at Hayle with intertidal mudflats, saline lagoons, coastal saltmarsh and Reed beds.*
- *Extensive coastal sand dunes rising to 72m AOD.*
- *Caravan and chalet development on dunes.*

Pressures:

- *Tourism development in the dunes.*
- *Suburban development.*
- *Need to regenerate post- industrial dereliction in Hayle docks.*
- *Intensive farming including horticulture to the west.*
- *High visitor numbers especially in summer.*

Character Area Profiles

The results of the desk study and fieldwork have been analysed and eight distinct LCAs have been identified, as shown in Figure 3. These areas have been informed by the following:

- Historical development - including street pattern, land use, conservation areas and heritage assets;
- Movement - including physical boundaries such as railway lines, roads, rivers and gateways, nodes (intersection of urban activity) and linkages;
- Urban structure and built development - including density and building height, enclosure, architectural style and detailing;
- Land use and levels of activity;
- Green space and public realm - including those with planning policy and statutory protection, and how this relates to buildings and spaces; and
- Views and their contribution to an understanding of character, including the identification of landmarks.

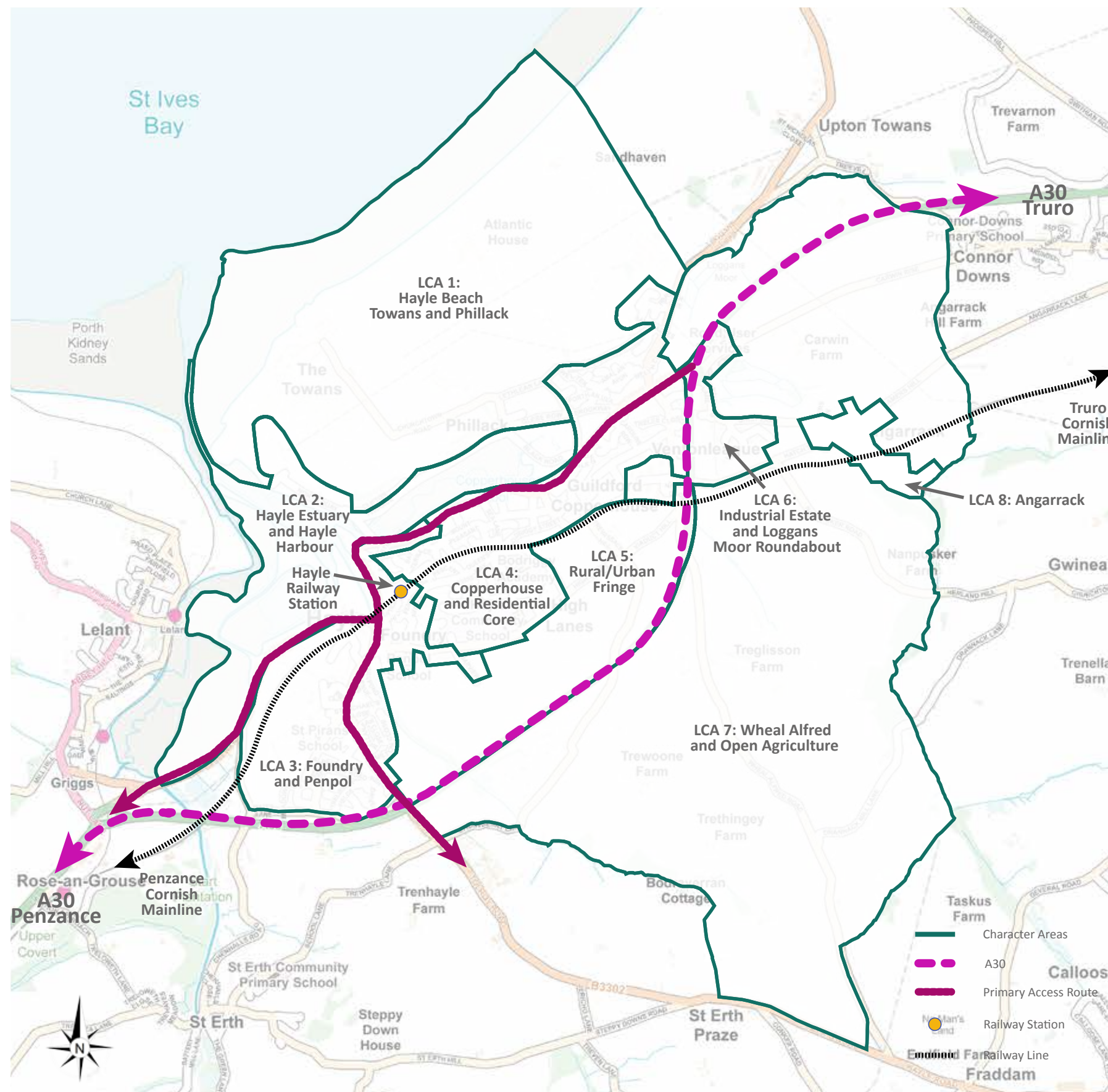


Figure 3: Landscape Character Areas Locations Plan

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LCA 01: Hayle Beach, Towans and Phillack

This character area is focused around the medieval church town of Phillack, the neighbouring Towans and the open expanse of sandy beach on the northern boundary. The historic village is set slightly back from the waterfront on higher ground. The majority of the land has an open character; either beach, agriculture or sand dunes. Much of the 20th century development in this area is comprised of holiday parks overlooking the sea.

Key Characteristics

- Extensive area of sand dunes forming a prominent feature within the local landscape.
- An exposed, dynamic dune system which supports a rich and diverse flora.
- Land use within this area is a mixture of recreation, tourism, conservation, agriculture and residential.
- Phillack is a small historic village which extends along the southern boundary of the area containing the ‘Bucket of Blood’ Public House and the Phillack Parish Church of St Felicitas and St Piala.
- Towan from Cornish Tewyn meaning “sand dune” is found in many place names in Cornwall. The Towans refers to the 5 km stretch of coastal dunes which extends north-east from the estuary of the River Hayle.
- The large, open, sandy Hayle Beach sits in between the Towans sand dunes and the Atlantic Ocean. This wide expanse of beach continues the wild character found on the sand dunes .
- The outdoor opportunities presented by The Hayle beach, the South West Coast Path and the area’s wild character, make it a significant tourist destination.

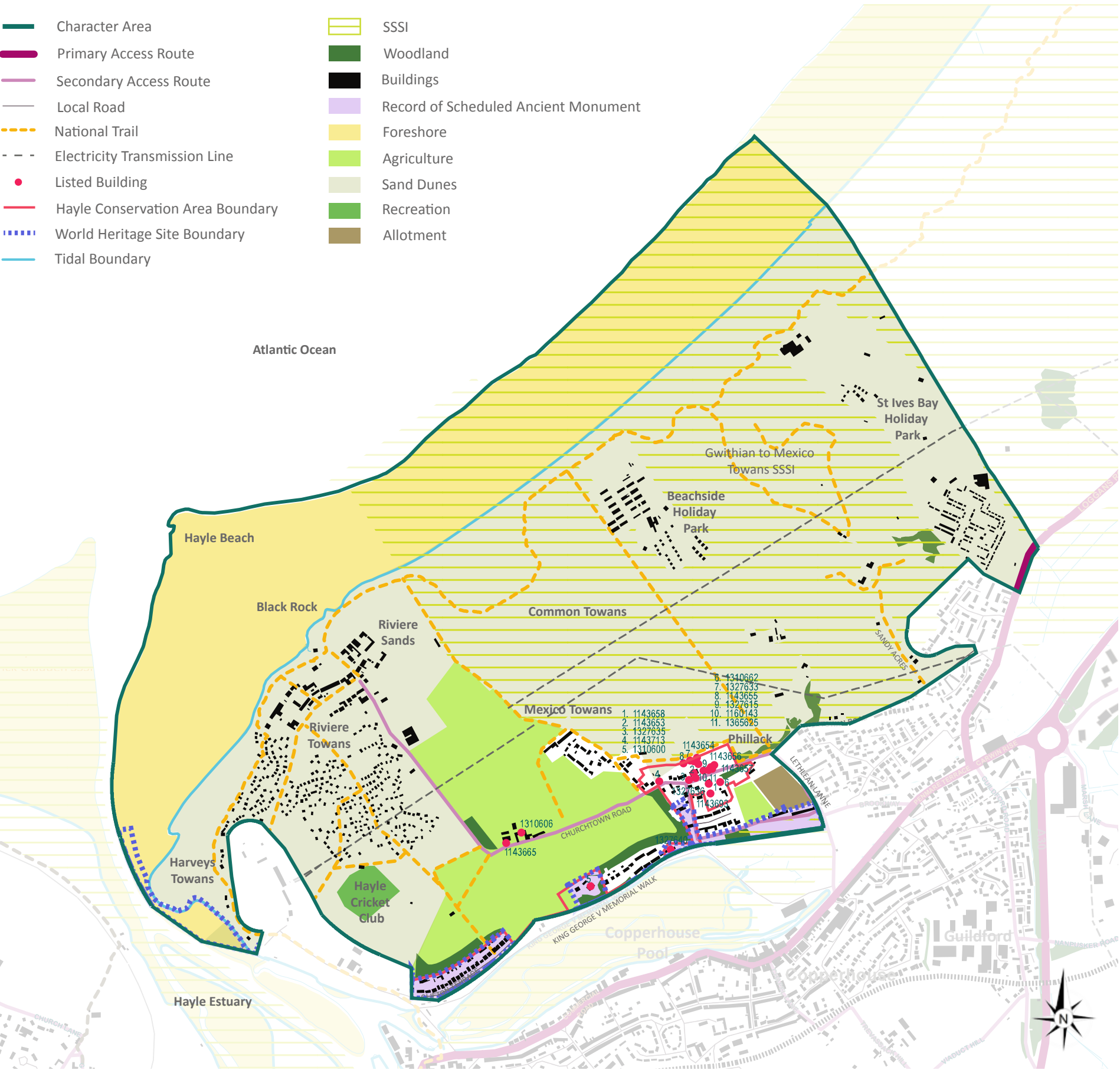


Figure 4: LCA 1: Hayle Beach, Towans and Phillack

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Topography and Hydrology

The area is surrounded by water on three sides; north towards the St Ives Bay and the Atlantic Ocean, south adjacent to Copperhouse Pool and west adjacent to the Hayle estuary. The Towans starts at the River Hayle estuary and loops round to Black Cliff and the long stretch of beach northwards. The north-west facing dunes rise to a maximum height of 60m AOD. This exposed, dynamic dune system is subject to the full force of Atlantic gales, resulting in several large blow-outs along the coast. The dunes in the south are progressively replaced northwards by rock cliffs, caves, stacks and arches which are overlain by sand and dunes. To the south of the area at Phillack the land descends towards sea level at Copperhouse Pool.



The Towans sand dunes rising above Hayle beach

Land use and land cover

Land use within this area is a mixture of recreation, tourism and conservation, agriculture and residential. The northern boundary is delineated by the sandy Hayle Beach that stretches for 3km north east from the Hayle Estuary out of the parish boundary to Gwithian Towans. The beach is used for a variety of recreational activities including designated areas along the beach for surfing, kitesurfing and blo-karting. The Hayle canoe club offers canoe and sea kayak lessons and other activities include horseback riding and snorkelling. There are a number of small cafés located next to the beach at Riviere Towans.

Lying behind the beach are the Towans, an extensive area of sand dunes stretching from Hayle to Godrevy which is the second largest dune system in Cornwall. The area east of the Riviere Towans is protected as a SSSI with various gaps where holiday parks are located. Marram grass holds together the seaward sides of dune complexes while more mixed plant communities have developed on sheltered lees and dune-pastures on lower dune-slopes. Within

some dunes are ruined mines and other now abandoned industrial complexes, the most dramatic and extensive being the explosive works at Upton Towans. A number of tourist holiday parks of various sizes are dispersed throughout the Towans. To the south west the Hayle Cricket Ground sits behind the Riviere Towans Chalet Camp. The Towans are popular for walkers using the South West Coast Path and bird watchers. Dartmoor Ponies graze on the Towans to help reduce the amount of scrub vegetation, which is threatening to engulf the areas of diverse flower-rich grassland.

There is a number of small nucleated settlements in various locations within the area. Phillack is a small historic village which extends along the southern boundary containing the 'Bucket of Blood' Public House and the Phillack Parish Church of St Felicitas and St Piala. There are a number of houses and holiday homes at Riviere Towans including a convenience store and a small terraced residential development at Mexico Lane. An area of agricultural farmland sits between the Riviere Towans and Copperhouse Pool including the partially derelict Riviere Farm settlement off Churchtown Road. There is a large allotment adjacent to Lethlean Lane with the provision for 40 allotments.

Movement and connectivity

The primary vehicle route is Lethlean Lane which runs from the north east of Copperhouse Pool towards Phillack where it becomes Churchtown Road. This road runs through the centre of Phillack and veers north towards Riviere Towans after the Riviere Farm settlement. There are a number of local lanes, farm tracks and private drives belonging to the holiday parks that extend off this lane into the Towans area. The residential properties in Phillack form a network of narrow streets that only allow on street parking in designated places so permeability is manageable. Access to various small developments such as the terraces on Mexico Lane is via private roads or drives so access is restricted. This is similar to many of the holiday parks across the Towans that display 'private access only' signage.

There is public vehicle access through the Towans in the north of the area via Sandy Acres; this is a poorly maintained, unsurfaced track so access is limited. The South West Coast Path National Trail runs parallel to the northern perimeter of the Towans and works its way through Harvey's Towans into the Hayle Estuary towards Foundry. There are a number of public rights of way bisecting the western side of the Towans at both Mexico Towans and Common Towans. Public access to the north east of the Towans from Hayle is limited. There are no cycle routes within this area. The beach is about 1.2 km from the centre of Hayle at Penpol Terrace and is accessed via steps and sloping paths.

Settlement and Enclosure

The 3km Hayle beach is characterized by wide stretches of exposed sandy beaches, big skies stretching north east into the horizon and a back drop of rock cliffs and sand dunes that provide shelter from coastal winds. St Ives Bay is used as a destination for Kite Surfers; their colourful display provides movement and visual interest. A number of residential properties and infrastructure elements of the public realm, such as the children's playground at 'The Bluff Inn', have

used natural materials such as timber that blends with the local environs.

Areas within the Towans outside of the caravan and holiday parks have a wild and dynamic character. Trees within the dunes are sparse and this openness across the landscape adds to the wild character. Due to the undulating landscape of the sand dunes many small settlements, developments and access roads within the various Towans are well contained. The holiday parks located within the area range in size and scale, the majority includes various forms of static



Rigid, linear development, Riviere Sands Holiday Park



Organic layout, coastal Character, Riviere Towans Chalet Camp

HAYLE HERITAGE AND CHARACTER ASSESSMENT

caravans or chalets laid out in an organised and rigid pattern, they often include a large reception building and recreational facilities. The Riviere Towans Chalet Camp comprises of a number of small chalets and bungalows that are dispersed across well maintained and undulating lawns that mirror the rolling topography of the sand dunes. The access roads are narrow and predominantly asphalt. The chalets vary in size and built form, with a number clad in weatherboard that reflect their coastal character, and others resembling small residential bungalows rendered in various finishes. Due to the open character of the surrounding landscape, the extent, colour and detailing of built development and the high levels of activity, these holiday parks are prominent.

Nucleated Residential buildings in the area are found within the Towans. There are a number of large properties on Riviere Towans that vary in size and character, the majority are two storey and detached with gaps between buildings and large gardens facing north towards St Ives Bay. There is a mixed quality in the design of these properties and a lack of consistency to their style and character. There also are number of residential developments within the Towans that include terraced residential properties built in the 'Hayle style' of scoria walls and finished with rough render of various colours. They can be found at Mexico Towans and the Barberton Cottages at Lethlean Towans. These settlements are accessed via narrow, tightly enclosed private lanes that meander through the sand dunes.

Phillack is a small, historical settlement on the hillside in the south of the area overlooking Copperhouse. The setting of Phillack is provided by arable landscape to the west. These open fields surrounded by Cornish hedge banks are relatively flat north of Churchtown Road, this provides a contrast to the undulating topography of the sand dunes. To the south of Churchtown Road the landscape slopes down towards Copperhouse Pool. Phillack has the highest density of mature trees within the area and provide an enclosed leafy character

to the centre of the settlement. The hamlet has limited active frontage and is dominated by the Phillack Parish Church of St Felicitas and St Piala. This building has a distinctive granite and ashlar tower, slate roof with granite gable ends. The 18th century (or older) Bucket of Blood public house with painted rubble walls, slate roof and sash windows is located on Churchtown Road in the centre of the settlement and The Vicarage a large, 19th century listed property, with stuccoed walls, slate roof and sash windows is located opposite the Parish Church on Lethlean Lane. The large graveyard wall and vestry adjacent to Lethlean Lane are built of dark scoria blocks. Phillack has remained distinct from the industrial sprawl of Copperhouse; the only encroachment is to the south of Lethlean Lane; there are a number of heritage residential houses and an estate of 20th century infill development. Riviere Farm, at the western corner of Churchtown Road, is a partially derelict farm building made of dark scoria blocks that have not been rendered.

Heritage Assets

The Phillack Conservation Area borders the north-eastern edge of the Hayle Conservation Area and includes the Church of St. Phillack (St Felicitas) (NHLE 1160143) and surrounding Vicarage and Vestry. The vicarage and vestry, along with the houses of the surrounding village, constitute the setting of the church. These houses vary in style and design dating from the 18th century to the present day.

The Church of St. Phillack is a grade II* listed building which still includes a medieval tower, circa 15th century, however was largely rebuilt circa 1856-57. The medieval tower is constructed in granite ashlar, while the church features slate roofs with granite coped gable ends and an octagonal stone chimney over

the south gable of the vestry. The plan of the church was most likely cruciform, extended in the 15 century, and altered once again when it was rebuilt in the 19th century. The exterior features a virtually complete 15th century west tower with set-back corner buttresses to the lower stages and strings dividing the stages including a tall plinth. The interior of the church also features medieval details such as 15th century carved fragments in the porch.

Surrounding the church are six grade II listed tombs as well as two scheduled ancient monuments, a wayside cross-head and churchyard cross. Approximately 35m to the east of the church is the grade II listed Old Vestry (NHLE 1365625), a two storey structure built in the early 19th century with coursed copper slag block walls, granite lintels over the openings and half-hipped concrete tile roof. In front of the Old Vestry is a scheduled ancient monument, an early Christian memorial stone and wayside cross, and behind are three more grade II listed tombs. The Vicarage (NHLE 1143658), to the south of the church, was constructed in the mid-19th century on a T-shaped plan with Stuccoed walls and a hipped grouted slate roof. Another building of note within the conservation area is the Bucket of Blood Public House, possibly constructed in the 18th century.

Remnants of the mining heritage are evident to the south west, where farm buildings from the mid-19th century associated with Riviere Farmhouse (NHLE 1310606) still stand. The farm buildings, including stables, cart-shed, shippons, engine house and granaries and fodder stores in the lofts, were originally built to accommodate the pack-mules and horses of the Cornish Copper Company, one of the most successful mining companies in Hayle.



Terrace of properties, Mexico Lane



The Bucket of Blood Public House, Phillack



Scoria wall, Phillack

Views

Open views across this area are common with wide, panoramas across the undulating landscape of the sand dunes. However, the openness also means that modern structures, such as pylons, are prominent on the skyline. There are extensive views across St Ives Bay from the edge of the Towans and Hayle beach. The most accessible of these views are from the beach and the Sandy Acres car park that span from Godrevy Lighthouse west across the bay to St Ives. There are also key views from the western boundary of the Towans towards the Hayle Estuary and Foundry. Views from public vantage points are available at Hayle Cricket Club and at Harvey's Towans.



Pylons dominate the skyline, Towans sand dunes

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the coastal location; features such as the sand dunes and sandy beach and comprise the following:

- The aesthetic and ecological value of the Towans, the second largest area of sand dunes in Cornwall;
- 3km of sandy beach extending from the Hayle Estuary north to Gwithian;
- South West Coast Public National Trail, which runs adjacent to the Towans and the beach;
- Strong visual links with Hayle Harbour and the estuary;

- The settlement of Phillack is isolated as a small historic hamlet;
- Community and recreation facilities, such as allotments, playgrounds and watersports;
- A number residential properties and elements of the public realm, such as the children's playground at 'The Bluff Inn', have used natural materials such as timber that blends with the local environs.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the loss of the wilderness on the sand dunes, access to the beach and quality of public realm:

- In general the holiday parks within the Towans sand dunes do not reflect the landscape character of their surroundings. Their rigid form and pattern contrast the gentle undulation and dynamic character of the dunes; similarly the design and materials of the buildings do not demonstrate a relationship with the coastal character of the area;
- Access to the beach from the Towans is limited in places due to steps, balustrades and steep pathways, which are susceptible to damage in this exposed location. There is a disabled friendly ramp at the Bluff Inn;
- Pylons and electricity power lines that run across the area reduce the sense of wilderness within the sand dunes and are prominent on the skyline in views locally;
- There is a large amount of negative signage within the area, restricting access or on street parking and this reduces the quality of the area;
- Vehicle access along tracks within the Towans is poor and some of these routes are unsurfaced and damaged with potholes;
- Large areas of car parking, such as at the Riviere Towans, The Bluff Inn car park and those within the holiday parks result in large expanses of hard surfacing that conflict with the topography of the dunes;
- Legibility of the area could be improved, there is a lack of interpretation panels with maps and signage showing the public how to access the various locations within the area.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to encroachment of urban expansion from Hayle, expansion of holiday parks and an increase of recreational activity within the area.

- The open agricultural land which provides the setting of Phillack and prevents the coalescence of residential infill from Hayle;
- Areas within the Towans that are not designated SSSI are sensitive to the expansion of the existing holiday parks;
- The tranquillity of the Towans is sensitive to increases in traffic, leading to congestion on local roads and car parks;

Character Management Principles

In order to address the issues highlighted above, managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- The pattern and design of any new development within the Towans should respond to the organic form and open aspect of the sand dunes and use natural and local materials;
- Development within the Towans settlements should reflect the scale, density and roof line of adjacent buildings and demonstrate a strong relationship with the coast;
- A common palate of materials, street furniture and signage should be further developed to enhance the quality and legibility of the public realm. Some groups have developed neighbourhood design guidance or design codes which set out standards expected from new development;
- Future development within the Hayle Conservation Area should demonstrate an understanding of the history and complement the existing materials, architectural detailing and roof lines;
- New development within the historic settlement of Phillack should reflect the scale and design of existing development within the village including; height of rooflines, local materials, detailing such as quoins, rough render and muted tones.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through CIL or s106 contributions or delivered by volunteers, for example:

- Opportunities to improve way finding should be considered, including interpretation boards providing information about the landscape and heritage within the area;
- Pedestrian and disabled access to the beach could be improved by repairing storm damaged infrastructure and providing wheelchair safe access routes;
- The landscape of the Towans, including the area within the SSSIs, should be sustained through planned, active management;

LCA 02: Hayle Estuary and Hayle Harbour

The Hayle Estuary and Harbour Area is located on the estuary of the River Hayle and includes Carnsew Pool, the three arms of Copperhouse Pool and the areas immediately surrounding them.

Key Characteristics

- A broad, shallow river estuary where three rivers join and enter the sea. The estuary extends to various pools beyond the Hayle Harbour that comprise mudflats and saltmarshes.
- The extensive waterfront provides a physical link between the different areas of the town.
- Historic harbour quays, canals, sluice pools and other maritime infrastructure, which survive largely intact, provide a unique industrial maritime character.
- Recreational activity including fishing, water sports, swimming pool, cycling and walking.
- Undergoing large scale restoration and regeneration including new architectural buildings comprising a large retail complex and the ‘Wave Hub’ Marine Renewable Energy Business Park.

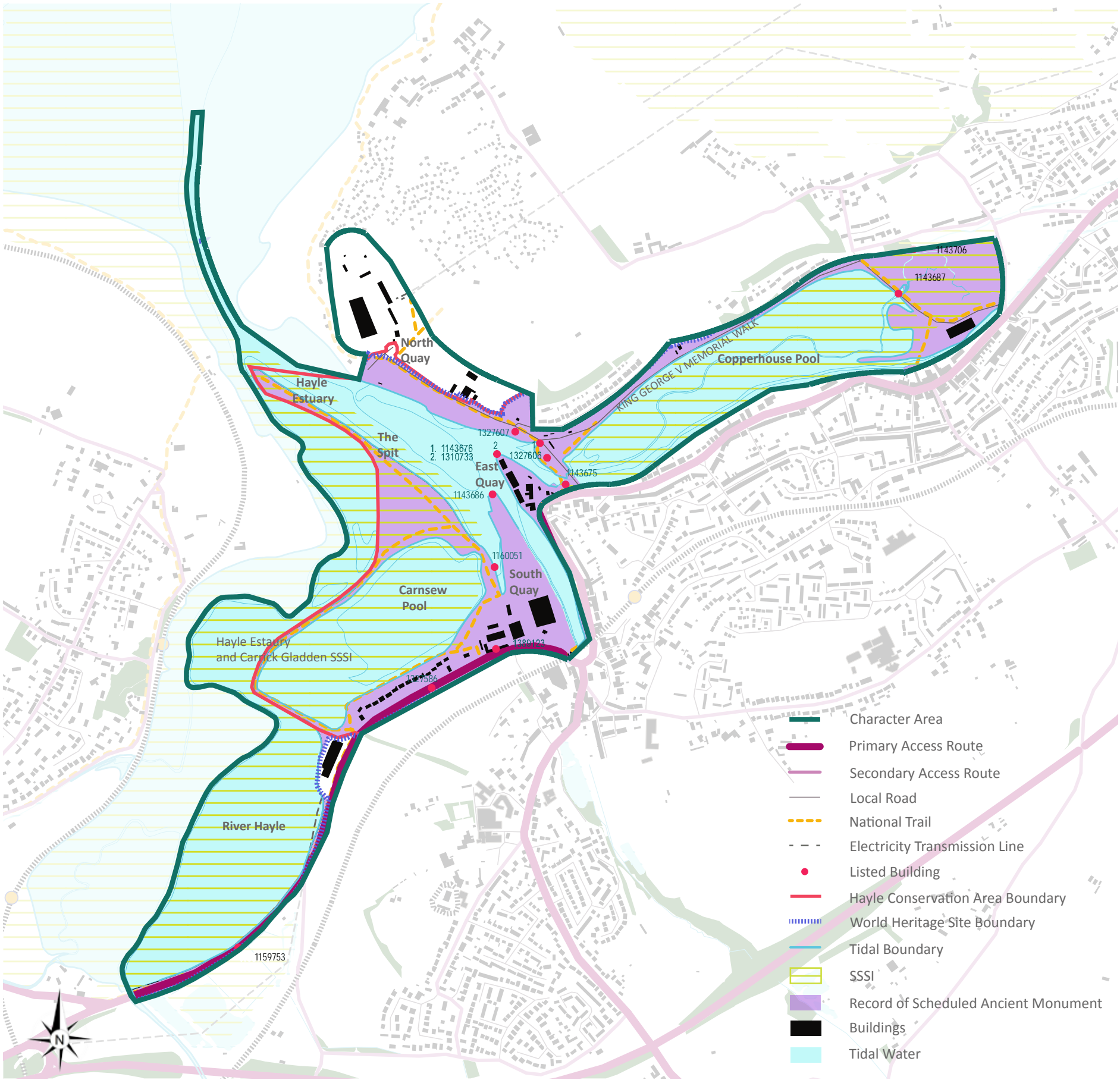


Figure 5: LCA 2: Hayle Estuary and Hayle Harbour

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Topography and hydrology

The Hayle Estuary is situated at a point where the Rivers Hayle, Penpol and Angarrack join and flow seawards over a sand bar into the bay. The shallow, broad estuary narrows considerably as it approaches the sea where it cuts through the sand dunes known as the Towans. The land either side of the estuary is raised; to the east on Riviere Towans there is a high point is 48 AOD and west 35 AOD at Lelant Towans. This elevated landscape provides shelter to the inner harbour.



Hayle Estuary

Copperhouse Pool in the east and Carnsew Pool in the south west are engineered tidal pools that control the silting within the estuary by sluicing it out on the tide. Carnsew Pool is a bunded tidal reservoir with intertidal mudflats grading into deeper, open water which is retained at low tide. Copperhouse Pool, is a shallow tidal reservoir with intertidal mudflats. The Estuary and tidal pools support a number of habitats and species of local and national importance and much of the estuary is designated as a Site of Scientific Interest (SSSI), a significant area was bought by the RSPB and is now an important bird reserve. The Copperhouse Canal runs along the southern side of Copperhouse Pool.

Land use and land cover

Land use is mostly a mixture of recreation, commercial fishing, conservation and commerce. Recreational activities such as water sports and fishing are focused around the estuary. There are numerous leisure moorings laid along Penpol Terrace securing vessels by means of a post on the foreshore and a sunken block in the mud. All other moorings are against the harbour walls. A number of commercial vessels are moored mainly on East and North Quays. There is a cluster of industrial buildings and businesses located on East Quay including a bakery. Retail and commercial uses including the 'Asda' shopping complex and

'Wave Hub' Marine Renewables Business Park on South Quay and North Quay respectively.

The King George V Memorial walk borders the north of Copperhouse Pool and includes a narrow vehicle road, formal pedestrian walkway, landscaped gardens and a number of residential properties. The Hayle open air swimming pool is located on North Quay where the King George V memorial walk terminates. The main residential land use within the area is located on Carnsew Meadow; a small twentieth century cul de sac overlooking Carnsew Pool.



Moorings against Harbour walls on East Quay

Movement and connectivity

Overall the harbour area is relatively permeable for both vehicles and pedestrians and access is available to most core areas. The B3301 is the primary route through Hayle and runs adjacent to the southern boundary of the area and is the main link to the Harbour. The North Quay is accessed via a new road bridge from Hayle Terrace, which also provides access to the Wave Hub offices and various locations on the Towans via a number of narrow tracks. There is also access to the King George V Memorial Walk and to residential properties on Clifton Terrace. Within the recent Asda retail development on South Quay there are new roads, car parking and pedestrian routes.

Approaching Hayle from the west on the B3301 'The Causeway' built over the River Hayle and the railway line run parallel as they enter Hayle across the low lying agricultural landscape. There is good pedestrian access to the foreshore including a bridge onto a central triangular spit extending into the main estuary, this connects with the Carnsew Pool Walkway that sits on the bund of the tidal reservoir. Various public rights of way including the South West Coast Path National Trail run from the Towans through the harbour towards the west of

the area.

In the east of the area, The Black Road Causeway built across the east of Copperhouse Pool connects with the King George V Memorial Walk and provides strong pedestrian access to the perimeter of Copperhouse Pool although access is more limited on the southern boundary adjacent to the Copperhouse Canal.

The Engine House Trail part of the Cornish Way cycle network runs through the area; along King George V Memorial Walk, across the bridge from North Quay to East Quay, along Penpol Terrace and adjacent to Carnsew Pool out of the Parish. The route switches from on and off road.



South Quay, Public realm

Settlement and Enclosure

This area is a mixture of modern architecture and heritage maritime buildings. The built form is dominated by large scale development and development plots. Similar in scale often 2-3 storeys but there is variety in their shape and form including pitched roofs and flat angular roof lines. The large buildings are surrounded by open space. The openness of the harbour is out of character with the tight urban grain of other areas within the townscape. The bulk of this area has been landscaped and prepared for future development including upgrades to roads, pedestrian and cycling routes, most notably a new contemporary landmark road bridge between the East and North Quay. Significant development has already taken place including: the Asda retail complex and associated car parking on South Quay alongside a group of commercial buildings; the 'Wave Hub' Marine Renewable Business Park on North Quay and the Cooperative supermarket on the eastern side of Copperhouse Pool.

The quays that form the majority of the Harbour and which have undergone recent restoration strongly influence the structure and character of this area and the town as a whole. The large scale of their built form characterise much of the wharf area. Granite is used both in their construction and in recent

regeneration. The distinctive scallop plan of the quay walls together with an extensive series of bollards, steps and spillways make the quays distinctive and prominent in the townscape. The distinctive scoria and slag is well used as a building material throughout the town and has been used to build up the land within the harbour area. Modern development, including recent infrastructure and the restoration of historic properties has been sensitive to the unique qualities of the area. Large scale development, such as the Asda shopping centre on South Quay, has combined contemporary architecture with local materials to unify the built form. For example, dark water struck brick replicating sections of the adjacent railway viaduct and brass cladding draw subtle references to locally employed materials and the history of the site. The Marine Renewables Business Park, which is tucked into a pocket of land adjacent to the Towans on the North Quay, is another example of contemporary architecture that has used local materials such as timber cladding, steel and local stone to enhance the maritime and industrial character of the harbour. Although not complete, the public realm regeneration both on North and South Quays including street furniture, and materials is of high quality and the design successfully references the maritime character of the setting. In contrast there are a number of derelict commercial properties within East Quay and west of South Quay.

The linear cul de sac development of 20th century Residential properties at Carnsew Meadow overlooks Carnsew Pool. The development is a standard design and finished in pebbledash render. Large front gardens facing the street and the use of Cornish stone walls within the landscaping increases the quality of the area and demonstrates local distinctiveness. The King George V memorial walk, along the northern boundary of Copperhouse Pool, is a linear park that offers a mixture of open promenade with extensive waterside views and more intimate woodland and planted areas enclosed by a steep scoria retaining wall. In the west of the area at Carnsew Pool and the River Hayle the landscape becomes more tranquil as it merges with the neighbouring rural landscape. The area is protected as a nature reserve and has limited development and activity.



Asda South Quay, (Cornwall Council)

Heritage assets

The area’s built heritage assets are centred on Carnsew Road, North Quay and King George V Memorial Walk. The area is contained within the Hayle Conservation Area and the Cornwall and West Devon Mining Landscape WHS. The area’s earliest built heritage assets date to the Iron Age. The small, late prehistoric multivallate hillfort to the south of the area is scheduled (NHLE 1006720) and associated with a 19th century memorial arch (NHLE 1143691) and a 6th century gravestone, the Cunaide Memorial (NHLE 1160123) which is the earliest Christian memorial in Cornwall. The majority of the built heritage assets in the area however date to the 18th and 19th centuries and represent Hayle’s time as an industrial town and port. Riviere House (NHLE 1310600) above the King George V Memorial Walk was built in 1791 for John Edwards, the manager of The Cornish Copper Company. In contrast, Riviere Cottage (NHLE 1327640) nearby was built the year before as the local Poor House. The topography of the character area was such that solutions had to be sought to allow access to and across it by road and rail. The Black Road causeway (NHLE 1020400) was built across Copperhouse Creek in the early 19th century and the railway bridge (NHLE 1007304) was built over the creek to carry the Hayle Railway in 1837. The Custom House (NHLE 1327606) for bonded merchandise and the former Harvey’s timber store and drying shed (NHLE 1389123) were both built in the mid-19th century.

The remains of Hayle’s quays reflect the complexity of the arrangements between Harvey and Company and the Cornish Copper Company. They comprise: Carnsew Quay 1740 (Harvey’s, NHLE 1160051); Merchant Curnow’s Quay (18th century, NHLE 1310721); Copperhouse Dock, c. 1796 (CCC, NHLE 1327613); South Quay c. 1819 (Harvey’s, NHLE 1143686) and East Quay, early 19th century (CCC, NHLE 1310733).



King George V Memorial Walk

Views

There are wide expansive views across the estuary as it opens out towards the sea from the harbour accessed from many pedestrian routes on the quayside. There are also more framed views across the various tidal pools and inlets. Key views into the harbour within Hayle are from the Towans particularly the areas close to Hayle Cricket Club and Clifton Terrace. There are views from residential properties including Hayle Terrace and Parc-an Dix Lane. Panoramic views of the estuary from rural landscape found within the Parish; there are key views of the World Heritage Site and estuary are from arable land to the south east adjacent to Barview Lane. There are also panoramic views across the River Hayle from Griggs Hill in the east and Meadows Close to the south. The high frequency of these views enhances the extensive and open character of this landscape.

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the open, wild character of the river estuary, maritime infrastructure, modern architecture and views:

- Historic harbour quays, canals, sluice pools and other maritime infrastructure which survive largely intact provide a unique industrial maritime character;
- A variety of opportunities for recreational activity including fishing, water sports, swimming, cycling and walking;



Residential development, Carnsew Meadow

- Modern architecture, which has been designed to reflect the industrial heritage of the area;
- The extensive waterfront provides a physical link between different areas of Hayle and opportunities for views across the harbour and estuary;
- Landscaping within new development is of high quality and demonstrates an understanding of the history of the area through the use of local materials and vernacular architectural detailing;
- Linear public green space of King George V Memorial Walk provides mature trees, ornamental planting, seating and views across Copperhouse Pool.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the urban regeneration and views etc:

- Restricted access to vacant plots awaiting future development creates dead areas across the South and North Quay;
- Various sections of the Copperhouse Canal in the east appear to be poorly maintained including preservation of walls, overgrown vegetation and litter, which reduces the quality of the area;
- Public access to the Copperhouse Canal is limited adjacent to the Cooperative Supermarket;



'Wave Hub' Marine Renewable Business Park, North Quay

- Derelict commercial buildings on East Quay and South Quay adjacent to Jewsons reduce the quality of the area;
- Pedestrian routes lack legibility and maintenance and information about the World Heritage Site.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to encroachment of urban expansion from Hayle, expansion of retail facilities and increase of recreational activity within the estuary.

- Hayle Harbour is currently under regeneration and is sensitive to change.

Character Management Principles

In order to address the issues highlighted above, managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- The pattern and design of any new development within the Quays should reflect the industrial character of the area including commercial scale buildings similar to the new development at the Marine Renewables Business Park and Asda. This should include materials such as brick, timber, metals, granite and stone. Some groups have developed neighbourhood design guidance or design codes which set out standards expected from new development;



Views from the east across Copperhouse Pool

- Development should, wherever possible, provide a mix of uses including industry, commerce and tourism in order to maintain and enhance the vibrant character;
- Future development within the Hayle Conservation Area should demonstrate an understanding of the history and maritime quality of the area. It should respect the scale, building plots, height and roof line and complement existing materials and architectural detailing;
- New development should maintain and enhance access to the harbour and should retain open views across the harbour and estuary from key vantage points;
- The landscape of the Harbour, including the area within the SSSIs and WHS, should be sustained through planned, active management.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through CIL or s106 contributions or delivered by volunteers, for example:

- A 'shared space' should be created along King George V Memorial Walk to give priority to pedestrians through the careful use of materials, markings or colouring of the surface;



Derelict industrial buildings East Quay

LCA 03: Foundry and Penpol

Key Characteristics

- There is strong active front on Penpol Terrace including shops, restaurants, cafe, museums and car parking facilities
- The area is surrounded by open water including the tidal Copperhouse Pool, Carnsew Pool and Penpol Creek.
- The area is a diverse mixture of land uses including residential, nature conservation, retail, recreation, community and agriculture.
- The historic Hayle railway viaduct is a prominent feature within Foundry, the trains running above the busy Foundry Square roundabout provides movement and a link to the industrial past.
- The large houses on Hayle Terrace are terrace houses typical of the ‘Hayle Style’ with roughcast render, quoins, door surrounds and front gardens that look out over the estuary

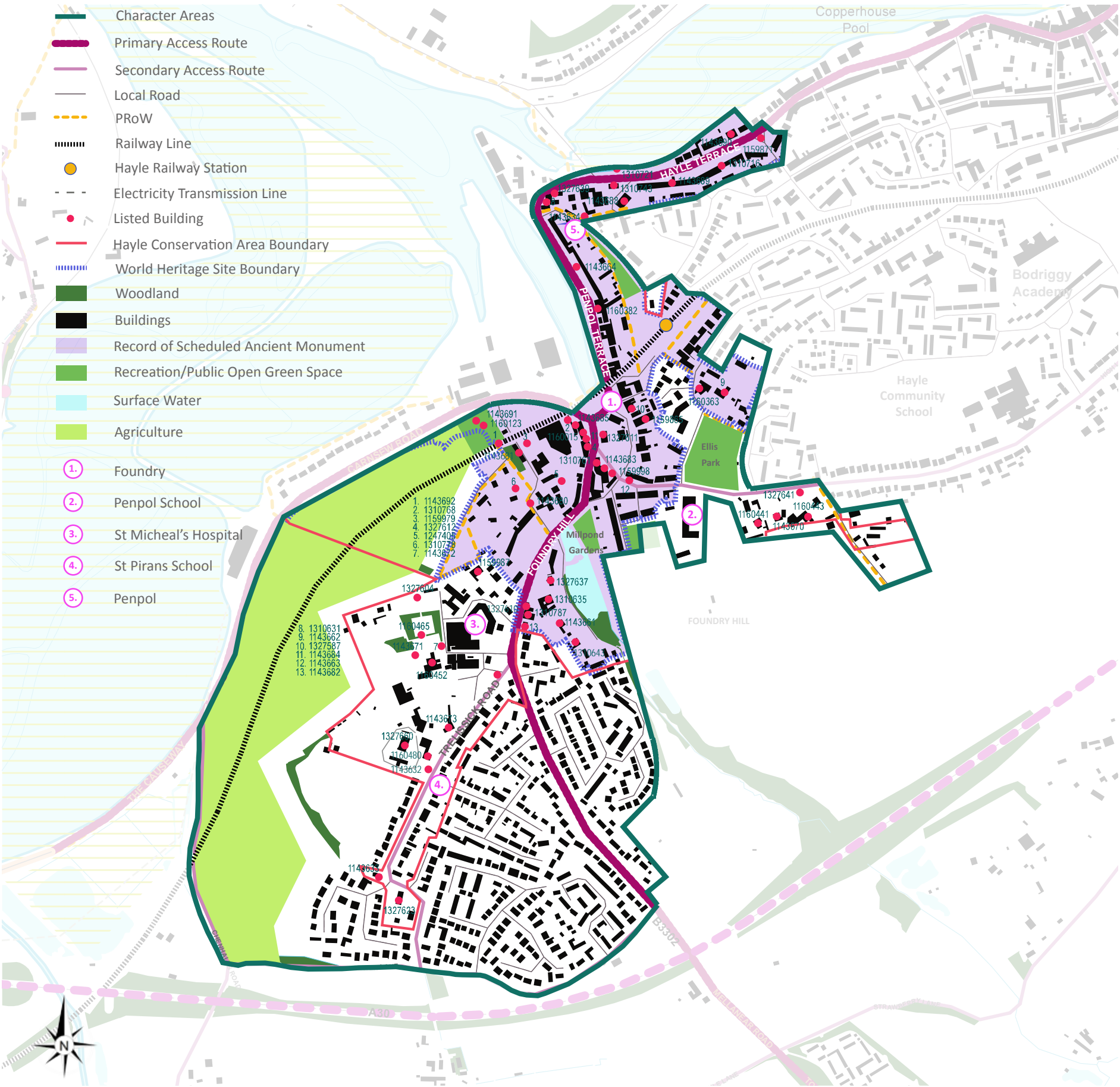


Figure 6: LCA 3: Foundry and Penpol

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Topography and hydrology

The topography within Foundry is strongly influenced by the surrounding water bodies of Copperhouse Pool, Carnsew Pool and the River Penpol. The movement of water within the Penpol River has created a valley within the area from north to south. Steep gradients are noticeable along the streets which lead away from the river where buildings climb up the hillside both east and west. The land is at sea level at Copperhouse Pool adjacent to Penpol Terrace. The highest points within the area are 35m AOD in the south at Water Lane and 45m AOD in the east at Barview Lane. The River Penpol runs through the area from south to north.

Land use and land cover

Although predominantly residential the area contains a variety of other land uses. There is a mix of retail and residential uses including shops, restaurants, cafés, a museums and car parking facilities extending from Foundry Square along Penpol Terrace and Chapel Terrace. The Penpol area to the east of Penpol Terrace and Chapel Terrace includes Hayle railway station and car parking, a mixed density of residential properties and St Elwyn Parish Church. Above Penpol Terrace there is a band of public green space along a disused railway and further open green space at Ellis Park. South of St Georges Road is Penpol Primary School, Hayle Tennis club and houses.

There is a mix of office facilities, restaurants, museums, industrial buildings, houses and a small nightclub in-between Foundry Square and Foundry Lane. North of the railway line between Carnsew Road and Foundry Lane there is an area of disused brownfield land. The area to the west of Foundry Hill includes a mixture of land uses including recreational, residential and community uses such as St Michael's Hospital and St Piran's Independent School and Paradise Park Wildlife Sanctuary. There is agricultural land to the west either side of the railway line from St Erth to Foundry.



Terrace properties, Trelissack Road

The majority of the land within the southern section of this area is residential. The Millpond Public Garden (Scheduled Ancient Monument) includes formal gardens, children's play area and amphitheatre leading to the woodland setting of a derelict rope works.

Movement and connectivity

The B3301 is the primary route through Hayle and runs adjacent to the northern boundary of the area. There is a busy roundabout in the centre of Foundry where this route connects with the B3302 to the A30. Much of the 19th century street pattern remains within the northern section of the area and as a consequence the streets and pavements are generally narrow. The pavements of some streets in the town centre have been widened in places to accommodate on-street parking including Foundry Square and Penpol Terrace. On street parking is also common on Chapel Terrace and Penpol Road. The roads and footpaths within the south are wider and the streets often end in cul de sacs. As a consequence, the permeability and legibility of the area for vehicles can be complicated.

Access for pedestrians is generally good although can be disjointed. There is a series of passageways and designated public rights of way through areas of high density residential development, especially routes leading from the railway station. There are also a number of public rights of way leading into the open countryside to the south. The footpath along the estuary side of Penpol Terrace terminates halfway and, as a result, pedestrians must either cross to the other side of the road or walk along the verge which has created desire lines through the grass. The Engine House Trail part of the Cornish Way cycle network runs across the northern section of the area on the B3301 road; along Penpol Terrace and the Foundry Square roundabout and exits towards Carnsew Pool. There are no other designated cycle routes within the area. The road networks and footpaths within the south are wider and the streets often end in cul de sacs.



Amphitheatre, Millpond Public Garden

Settlement and Enclosure

The settlement pattern within Foundry has been influenced by the topography of the land and the surrounding waterbodies. Foundry and Penpol are two of the older parts of Hayle and the grain of development within the northern section of the area is generally fine. High density residential buildings east of Penpol Terrace occupy long, narrow plots. Buildings are generally two storeys and aligned to the back of the pavement and this, together with the close distance between frontages, creates a sense of enclosure. Penpol Terrace in contrast opens out to face the Hayle Estuary. Various styles of architecture are represented along the streets and slight variations in detailing and building height create visual interest and rhythm. The large houses on Hayle Terrace are typical of the 'Hayle Style', which includes roughcast render, quoins, door surrounds and other details. These houses also have front gardens that look out over the estuary. There is strong active frontage extending from Foundry Square along Penpol Terrace and Chapel Terrace as a result of the concentration of independent shops, restaurants, cafés and museums and car parking facilities. Some buildings along Penpol Terrace have decorative shop fronts and, although they do not always reflect the historic character, they add variety to the streetscape.

The Hayle railway viaduct is a prominent feature within the northern boundary of Foundry and the trains running above the busy Foundry Square roundabout provide movement and an industrial setting to the urban environment. The viaduct acts as a barrier between Foundry and the harbour, providing inwardness and enclosure. The buildings in the central area of the Foundry are generally large in scale and have been sensitively restored and modernised. Foundry House, for example, is a three storey listed building with a strong active frontage to the street. The building has been built with brick and stone facade and semi-circular, wooden window panes which provide a sense of individuality.



Foundry House
The post office delivery centre in the centre of Foundry Square is a modern

post war building and the concrete façade, large building footprint and square form is in contrast to other buildings within this location. The buildings and public realm within Foundry Square have recently been renovated by using the blue colour reflective of the town logo to paint window frames, attractive ornamental lampposts, a new bus shelter, litter bins and parish notice boards. Cornish granite has been used to pave widened pavements and improve pedestrian access.

To the west of Foundry Square there are a number of buildings in various phases of restoration that form the Harvey's Foundry Complex. New buildings within this area, such as the Dowren House office complex, have used local materials such as timber, stone, glass and metal windows to retain the industrial character. A number of buildings within the complex remain derelict. There is a 21st century residential development within this area that has been built to the same scale and character of the buildings adjacent to Foundry Square including three stories, pitched roofs and a combination of brick and render. The use of large granite blocks within the landscaping provides a reference to the local context. There is a large 'Bookers' commercial building that is enclosed within the centre of this area that is metal clad with a shallow pitched roof and few windows.

Extending from the Foundry complex, the urban grain becomes coarser and more open. The properties are larger in size both in built form and surrounding private gardens. Larger heritage properties and villas are located along Mill Pond Avenue and to the east the 'Beeches' above Penpol School. The historical residential core merges with modern 20th century suburban development to the south. The majority of this suburban area is low density with larger detached houses, such as along Meadowside Close, where private driveways are more common.

There is a large amount of publicly accessible green space, mature trees and vegetation within the area which contribute to a leafy character. Key areas for public open space are: the Plantation to the north east of the site adjacent to Harvey Foundry which provides views across the estuary; Millpond Gardens within the centre of the area that merges with the Penpol River and woodland corridor; Ellis Park which includes a large area of mature trees and recreation ground to the east of Penpol Avenue.

Heritage assets

The majority of this character area is heavily influenced by the development of Harvey's major manufacturing centre which began in the early 19th century around Foundry Square. Most of the character area thus falls within the Hayle Conservation Area. Outside of the conservation area, to the south, is predominately 20th century residential development. The scale of the northeast portion is primarily two to three stories in height and features a variety of styles. The area also includes an early example of workers housing, mid-19th century, in plain style with course rubble and hipped roofs along 1-10 Penpol Road.

Penpol Terrace consists largely of 19th century terraced cottages with large front gardens. Some gardens have had shops built at the front, two of which, the Carnsew Gallery (NHLE 1143664) and Biggleston (NHLE 1160382) date to the 19th century and are listed largely for their historical interest as examples of the first shop to be built in the town after Harvey and Co's monopoly on retailing was broken. Hayle Terrace, dominated by the late 19th century gothic Church of St Elwyn (NHLE 1143688) shares the pattern of 19th century terraced cottages with large front gardens on its south side but with a mixture of styles on its north side including new detached houses, late 19th century semis, inter war semis and the late 19th century Passmore Edwards Institute (NHLE 1143690).

The commercial centre of Hayle is centred on Foundry Square to the west of the character area. The assets are representative of a town that became prosperous in the 18th century and include Lloyd's Bank, mid-late-19th century (NHLE 1327611); the Freemasons' Hall (the original White Hart, early 19th century, NHLE 1143683) and the current White Hart, c. 1838 (NHLE 1310761). These are complimented by a number of properties formerly used as offices by prominent Hayle companies including the former offices and remains of the foundry of Harvey and Company (NHLE 1143685).

To the immediate south of Foundry Square are the remains of Harvey's Foundry. The physical growth of this area was largely controlled by the Harvey Family, as employees bought goods at the Harvey shops and emporiums, demonstrating their control over the market. As a result, the area around Foundry Square developed slowly and was more like a village in size as the buildings were part of the corporate public face of Harvey's (Cahill 55).

Many of the foundry buildings, including the grade II foundry itself, were constructed in grouted rubble. There are also the scheduled remains (NHLE 1402648) of a group of industrial structures associated with Harvey's Foundry. Remains include late 18th and 19th century hammer and grist mills and rope works with their associated water management system.

Along Millpond Avenue are several grade II listed workers cottages: The Glade (NHLE 1310635), Ladbroke House (NHLE 1143661), and Lane End (NHLE 1310643), which are stuccoed villas built for senior officers and members of the extended family. This highlights one of the strongest physical features within Hayle, the large number of homes built for the leaders and extended family of both the CCC and Harvey's. Further along Foundry Hill is St. Michaels Hospital behind which the Registered Park and Garden of the Downes (NHLE 1001305), complete with five grade II* listed structures including the 19th century Roman Catholic Convent, The Downes (NHLE 1160452). Further evidence of large homes built by Harvey's includes the Glanmor house (NHLE 1327660) along Trelissick Road. The grade II listed building was built circa 1882 for Harvey's transport manager. Designed in the classical style, the building features stuccoed walls with hipped slate roofs and a central valley.



The Bird in Hand, Public House



Penpol House

Views

There are views within this area from locations on higher ground out towards the surrounding landscape and internal views within the WHS. Residential properties on Meadowside Close have panoramic views across the River Hayle towards Lelant. There are also views across the estuary from the public space at the Plantation and the public footpath adjacent to Penpol Terrace. Intimate, internal views are framed by historical features such as the Rope Mill within Millpond Gardens, the Hayle viaduct within Foundry Square and properties within the Harvey Foundry. These are important to the character of this area.

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the rich maritime history of the area, the architectural style of buildings and physical connections to the open countryside.

- Historical centre of the town including a high number of successfully restored listed buildings.
- Landmark features including the Hayle Railway Viaduct, St Elwyn's Church and Millpond Gardens which provide historical references.
- Mixed use regeneration of the Harvey's Foundry including sensitive contemporary architecture provides diversity to the town centre.
- High provision of publicly accessible green space, mature trees and vegetation, which contributes to a leafy character.
- A clear distinction between the developed urban edge and surrounding open countryside in the south defined by the River Penpol.
- Blue painted street furniture including street lamps, bus stop and notice boards etc are locally distinctive and help unify the townscape.
- Shops on Penpol Terrace are independent and therefore locally distinctive and provide strong active frontage to the street.
- Community facilities including St Elwyn's Church, St Michael's Hospital and Hayle Railway Station

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the legibility of the area, the erosion of the historic character through modern development within the area.

- Pedestrian routes lack legibility and information about the World Heritage Site;
- Existing interpretation boards are out dated;
- Garish, poor quality signage, advertisements and shop fronts, particularly around core heritage areas including Foundry Square and the Hayle Railway Viaduct, weaken the quality of the area;
- Heavy traffic and on street parking within the town centre weakens the quality of the area;
- The tarmac surface of the car park in the centre of the Foundry Square hardens the urban grain;
- A lack of clearly defined and good quality pedestrian routes has resulted in desire lines across the grass adjacent to the promenade area next to Penpol Terrace;
- Infill development and urban expansion has begun to weaken the tight, historical and leafy character of the area;
- The scale of infill development is larger in places than existing buildings and infrastructure.



Penpol Terrace

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate predominantly to green space within the area, vehicles pressure and the retention of local retail stores:

- Public green space within residential estates is a valuable local resource;
- Street trees contribute to the individual character of each street and the gradual loss of these trees erodes the quality of the area;
- Private front gardens, which create a soft and attractive edge to residential streets;
- The River Penpol and associated woodland corridor is a significant natural feature within the area;
- Green spaces such as Ellis Park, Paradise Park Zoo, Millpond Gardens and the Plantation;
- Small blocks and belts of woodland divide the adjacent housing estates and provide a clear boundary to development;
- The majority of shops within the area are independent local business which increases variety and local distinctiveness.



Blue Street Furniture

Character Management Principles

In order to address the issues highlighted above, managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- Development within the area should, wherever possible, provide a mix of uses including community an retail in order to maintain the vibrant town centre character. Unit sizes in future development should be restricted so that stores lend themselves to more local development;
- Future development within the Hayle Conservation Area should retain and enhance original shop fronts. Designs should demonstrate an understanding of the history and complement the existing materials, architectural detailing and roof lines;
- Public green space within the residential estates should be protected and enhanced;
- Infill development should reflect the scale, density and roof line of adjacent buildings and in streets where front gardens are common, proposals which retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the street are more likely to be acceptable than proposals to introduce substantial areas of paving for parking;
- The materials proposed for any new development should be responsive to the vernacular style and materials of the area. Some groups have developed neighbourhood design guidance or design codes which set out standards expected from new development;
- A common palette of materials, street furniture and signage should be further developed to enhance the quality and legibility of the public realm. Some groups have developed neighbourhood design guidance or design codes which set out standards expected from new development;

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through CIL or s106 contributions or delivered by volunteers, for example:

- A designated and continuous footpath should be created along the promenade at Penpol Terrace to reduce damage to the grass and provide access for all;
- The area surrounding the War memorial at the junction of Church Hill and Hayle Terrace should be enhanced through to reinforce this key node between the two centres of Copperhouse and Foundry/Penpol.



Heritage Terrace Properties



War memorial, Chapel Hill



3 Storey Development, Foundry Hill



20th Century Development, Meadowside Close

LCA 04: Copperhouse and Residential Core

Key Characteristics

- In places, particularly south of Commercial Road, steep gradients are noticeable along the streets which lead away from Copperhouse Pool, where buildings step up the hillside.
- This area is predominantly residential with retail but is interspersed with other complimentary land uses.
- The main retail core of this area is concentrated along the B3301 named both Fore Street and Commercial Road in various sections.
- There are bridges at Trevassack Hill and Humphry Davy Lane that provide permeability for people traveling underneath the railway viaduct.
- The area has a good provision of open space but limited high quality public realm.
- High density 20th century infill development is widespread throughout the area.
- The Cornish Railway Line bisects the area from east to west.

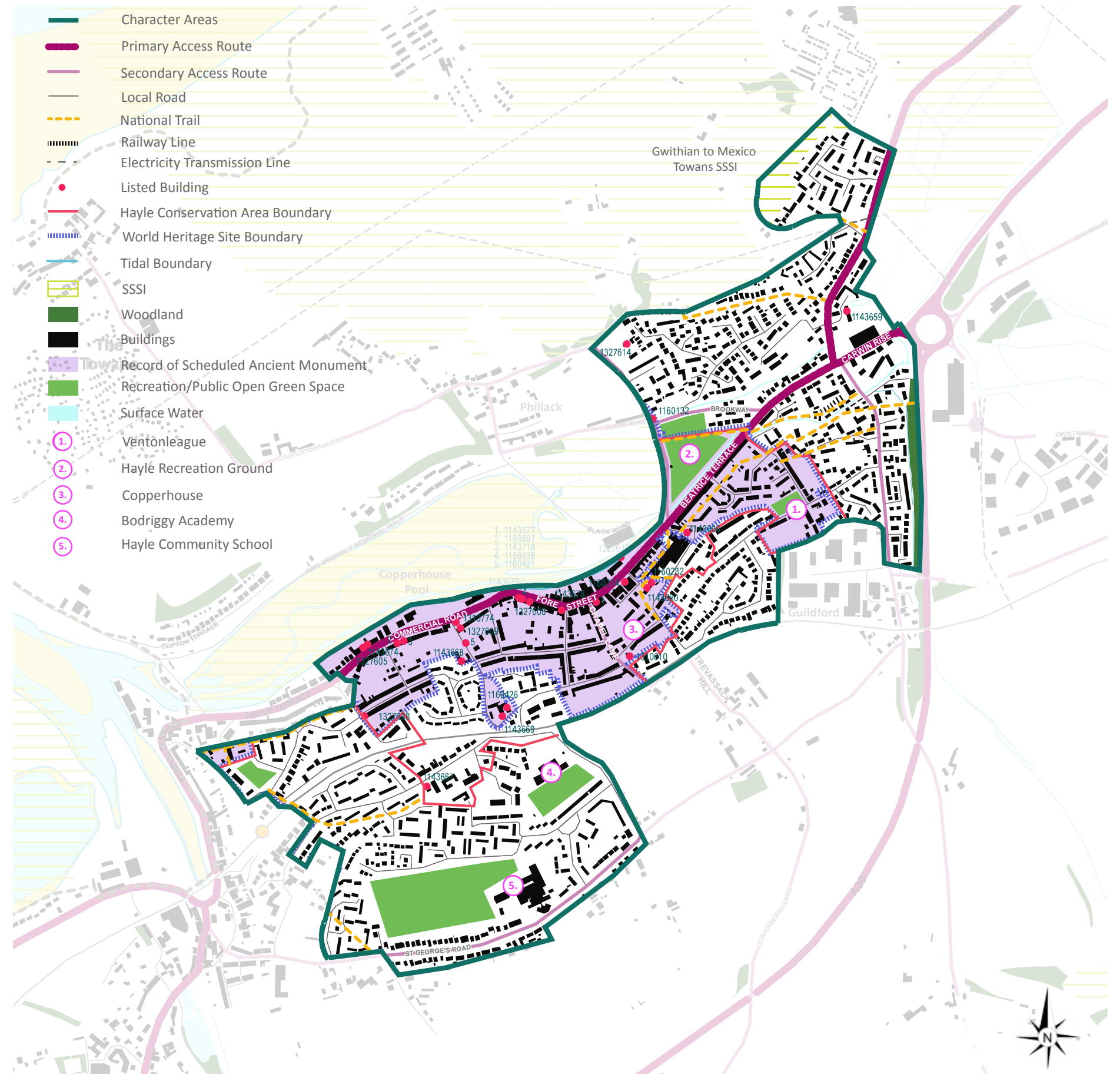


Figure 7: LCA 4: Copperhouse and Residential Core

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Topography and hydrology

The topography within the area is strongly influenced by the movement of water from the River Angarrack into the Copperhouse Pool and Hayle estuary. In places, particularly south of Commercial Road, steep gradients are noticeable along the streets which lead away from the river and Copperhouse Pool where buildings step up the hillside. The River Angarrack bisects the area in the north east as it runs from Copperhouse Pool and Copperhouse Canal east towards Angarrack. The highest point within the area is 45m AOD at the Hayle Community School whilst the lowest points within the estuary are at sea level.

Land use and land cover

This area is predominantly residential with retail but other complimentary land uses are interspersed throughout. Hayle Community School is located in the south of the area, which includes open sports fields, and is enclosed by residential properties and estates. Also on the southern side of the railway Bodriggy Academy, which is also surrounded by houses and a new residential development is under construction on adjacent land to the east. Within this area there are many community facilities distributed amongst the residential estates. This includes Hayle Town Youth Centre, Hayle Community Centre and Bodriggy Health Centre south of the railway. Hayle Library and Hayle Emergency Services Community Station are located on Commercial Road adjacent to Copperhouse Pool. There is a community recreation ground and playground adjacent to Lethlean Lane on the eastern fringe of Copperhouse Pool.

The main retail core of this area is concentrated within in a linear development along the B3301 named both Fore Street and Commercial Road in various sections. There is also a collection of small retail outlets including restaurants, independent shops and services such as the Copperhouse Post Office.

The Lidl supermarket is the largest retail outlet, located in the east of the area off Carwin Rise. Other other small convenience stores are dispersed throughout the residential areas including the Loggans Food Store on Loggans Way to the north.

Movement and connectivity

The B3301 is the primary route through Hayle. Within this area the road runs from Loggans Hill in the north towards Copperhouse where it runs parallel with Copperhouse Pool towards the Foundry and Hayle Estuary. This is a busy road with on-street parking and two lane traffic. South of the B3301 there is a complicated network of narrow, historic streets dominated by roadside parking. There are a number of modern infill housing developments that are often on cul-de-sacs or circular road networks which also limit the permeability of the area. Although the street layouts are wider on the modern developments there are still large amounts of on-street parking. The modern housing estates in the north of the character area at Amal-An-Avon and Loggans Way have wider street layouts and less on street parking.

The Cornish railway line runs along the southern boundary before bisecting the area at Humphry Davy Lane. There are underpasses at Trevassack Hill and Humphry Davy Lane that provide permeability for vehicles traveling underneath the railway.

There are a large number of Public Rights of Way through the residential areas that provide strong permeability within the area. The Engine House Trail, part of the Cornish Way cycle network, runs through the area; from the east of Copperhouse Pool adjacent to the Copperhouse Canal, south toward Ventonleague and east exiting the area at Hatch's Hill across the A30. There are no other cycle routes within the area.

Settlement and Enclosure

Loggans Mill is one of the largest industrial buildings that survive within the town; this derelict granite building forms a landmark to the eastern entrance to the town. The urban fabric of Copperhouse is densely developed and the residential areas to the south of Commercial Road are characterised by terraces of industrial housing. Most of the terraces are tightly packed at high densities. The majority have very little or no front garden but generally long back gardens, some of which have been paved for parking. The architecture of properties varies from cottages finished in simple render or exposed rubble stone and scoria and the larger houses with extra attention to detailing including door surrounds and quoins, for example.

Copperhouse remains the retail centre in Hayle with a sequence of 19th century shop fronts which form an important element of its character. The core retail and community zone is formed as a linear development either side of Commercial Road (B3301). The southern side of Commercial Road is predominantly small



Public Footpath

terraced properties with shop fronts on the ground floor, providing a strong active frontage, and residential flats above. The northern side of Commercial Road is more open with the sweeping expanse of Copperhouse Pool behind. There is a mixture of community and retail buildings of varied architecture style and quality. The larger buildings, such as Hayle Library are, generally 2-3 stories in height and have car parking and surrounding green space.

Outside of the historic core, 20th century infill development is widespread and emphasizes the compact urban fabric. Many of the modern estates are more open, suburban developments, often on cul de sacs, the buildings have larger footprints and private gardens. The buildings within these developments are often a standard design and finished in plain or pebbledash render.

Overall the area has a high number of important designated recreation and open spaces and limited high quality public realm. The largest area of recreation space is the grounds of Hayle Community School which includes sports pitches, multi-use courts and open parkland. Although public access is limited the open space creates gaps within high density areas and defines the edges of the neighbouring housing estates. The Lethlean Lane recreation ground to the east of Copperhouse Pool is a community facility that provides formal and informal recreation including sports pitches, skate park and a playground area that is currently under construction. This park is triangular in shape and tree lined on two sides providing attractive perimeter footpaths. There is an attractive area of open space including a playground and sports pitch adjacent to Loggans Way and Sandy Acres to the north of the area.

There is limited public access to Copperhouse Pool apart from an area of public realm where Fore Street and Commercial Road converge. Within this area there are benches, ornamental planters, balustrades, ornamental street lighting and a widening of the footpath where there are views over Copperhouse Pool. Distinctive blue paintwork on the street furniture (used throughout the town)



Terraced housing, Mount Pleasant

and planters made from steel labelled ‘Hayle’ and ‘Copperhouse’ provide reference to the local industrial context.

There are a number of smaller open green spaces distributed within the residential developments that create breaks in the otherwise dense urban development. These spaces are predominantly turfed with minimal or no planting and limited facilities such as playground equipment. Public realm within the residential areas is generally limited to pavements, which are generally surfaced with asphalt.

Heritage assets

A large portion of the area is contained within the Hayle Conservation Area. On Commercial Road the buildings feature 19th century terraces until the road becomes Fore Street where there are some 18th century buildings such as the Copperhouse Inn (NHLE 1143677), the Copperhouse Gift Shop (NHLE 1327608), 7 Market Square (NHLE 1143660) and 9 and 10 Market Square (NHLE 1160282), remnants of the early growth of Copperhouse.

As in area 2, there is evidence of the town’s industrial past in the surviving built heritage, No. 2 Pond Walk (NHLE 1143666) built c. 1775 as the office for the Copperhouse Foundry of The Cornish Copper Company.

The grid of streets between Commercial Street and Fore Street and the railway line are characterised by 19th century terraces, those around St John’s Street tending to be small with no front gardens, those in Mount Pleasant small with small front gardens and those in Bodriggy Street larger still (many double fronted) with larger front and back gardens. Nos. 2 and 4 Mount Pleasant are listed (NHLE 1327638). The grandest house in Hayle stands at the west end of Bodriggy Street. Bodriggy House was largely rebuilt in c. 1718 with a handsome granite ashlar frontage. The house was at one time the home of John ‘Merchant’ Curnow.

The growth of Hayle in the 20th century characterises the northeast of this area. This area features a great deal of 20th century residential development. The area also includes very good examples of interwar and post-war housing, particularly along Hollows Terrace. Ventonleague and Glebe Row features the use of moulded scoria blocks for building, which while not unique to Hayle, is such a local feature, that it occurs with regularity throughout the character areas (Cahill, 61). Also along Glebe Row is the non-designated asset of Riverside Cottage, a two storey cottage, rendered with a hipped roof, replacement windows, and constructed in the late 19th century.

Remains of Hayle’s industrial past are evident within this character area as well. This is evident along Loggans Lane where Loggan’s Mill (NHLE 1136770), built in the early 19th century with extensions in 1852 and 1884, is located. The mill is constructed in granite rubble with granite dressings to the older parts, and rock faced granite to the later 19th century addition. The disused corn mill building is one of the most important industrial buildings outside of the historic town centre, and is s a major monument in Hayle, dominating the eastern approach to the town (Cahill, 61).



Public realm, Fore Street



Fore Street

Views

Due to the sloping topography of the area the rows of terraces on higher ground have views facing towards Phillack, The Towans and the open countryside beyond the estuary. At the crossing of Caroline Row and Ventonleague Row there are views east towards open countryside and north downhill towards Phillack and the Towans which provides a rural setting to views of the Town. The public realm on Commercial Road provides a vantage point across Copperhouse Pool and draws the waterfront setting into the retail core.

Public views of the canal are accessible adjacent to the recreation ground where the canal is exposed next to the footpath, in contrast the area adjacent to the Co-operative supermarket is hidden with high walls and overgrown shrubs.

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the character of the townscape, the linear active frontage within the town centre and physical connections to the Hayle Estuary at Copperhouse Pool.

- An industrial character adjacent to the canal, including a number of historic properties.
- Retention of original shop fronts and architectural detailing in older buildings along the main streets.
- There is a strong active frontage along Commercial Road with a good mix of local independent shops, community facilities and restaurants;
- The linear town centre sits adjacent to the Copperhouse Pool part of the Hayle Estuary.
- Terraced houses on higher ground have views towards Phillack, The Towans and the open countryside beyond the estuary.
- The tree-lined Lethlean Lane recreation ground provides public green space including sports pitches, a skate park and a high quality playground area that is currently under construction.
- There are a large number of Public Rights of Way through the residential areas that provide strong permeability within the area.
- The area has a high number of community facilities including Hayle Town Youth Centre, Hayle Community Centre, Bodriggy Health Centre, Hayle Library and Hayle Emergency Services Community Station.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the legibility of the area, the strength of the historic character and new development within the area.

- Limited public access to Copperhouse Pool and Copperhouse Canal;
- Street trees have been removed in some places;
- Removal of front gardens and vegetation to create driveways for off- street parking;
- In many places pavements have been poorly repaired, which reduces the quality and continuity of the streetscape;
- The scale of infill development is in places larger than the context, which reduces the intimacy of the area;
- Poor repair and use of materials in the surfacing of pavements and walls;
- High levels of traffic and on street parking further deter access and create barriers for pedestrians and cyclists;
- Areas of public realm are surfaced in tarmac which creates a municipal feel to the area, which is out of context with the historic seaside location;
- Infill development within the Hayle Conservation Area that uses modern materials and lacks an attention to vernacular architectural detailing;
- Public Rights of Way through residential estates are often narrow and enclosed and surfaces and vegetation are poorly maintained in places which reduces legibility and limits safety and access;

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate predominantly to green space within the area and the retention of local shops.

- The active frontage and variety of independent shops is locally distinctive and susceptible to change due to pressure from larger chains entering the town.
- High quality public green space within the dense residential estates;
- Street trees contribute to the individual character of each street and the gradual loss of these trees could erode the quality of the area;
- Private front gardens, which create an attractive edge to the streets;

- Small blocks and belts of woodland which divide the adjacent housing estates and provide a clear boundary to development.

Character Management Principles

In order to address the issues highlighted above, managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- Where the B3301 main road bisects the community and retail core at Fore Street and Market Square future development should consider how to enhance the public realm for pedestrians to create a destination for the community and visitors.
- Future development within the Hayle Conservation Area should retain and enhance original shop fronts . Designs should demonstrate an understanding of the history and complement the existing materials, architectural detailing and building and roof lines.
- Areas of green space should be designed and managed to provide attractive and functional areas for residents and visitors. This may include play equipment, seating, lighting and sculptures. The landscape should be designed to complement the existing materials and include areas of attractive ornamental planting with species selected which are characteristic of the coastal location.
- Proposals which retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the street are more likely to be acceptable than proposals to introduce substantial areas of paving for parking.
- A common palette of materials, street furniture and signage should be further developed to enhance the quality and legibility of the public realm.
- A strategy for street tree management and replanting should be developed to increase the age structure of tree stock and range of species to ensure continuous contribution of tree cover to streets, increased diversity and resilience to environmental change.
- This area could accommodate further community facilities to reinforce this area as the community core.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through CIL or s106 contributions or delivered by volunteers, for example:

- Public access to Copperhouse Pool and Copperhouse Canal could be enhanced to mirror the King George V Memorial Walk, providing a designated circular route around Copperhouse Pool in-front of existing properties and linking the town centre and suburbs.

- Public Rights of Way and other pedestrian routes through the area should be maintained to provide safe, legible and attractive environments for pedestrians and cyclists.
- Future redevelopment at Loggans Mill should retain and enhance the industrial character and setting of this landmark building within the surrounding landscape. Designs should demonstrate an understanding of the history of the building and complement the existing materials and architectural detailing.



Hayle Emergency Services Community Station



20th Century residential development, Queen's Way

LCA 05: Rural/Urban Fringe and A30

Key Characteristics

- Undulating agricultural landscape sandwiched between the urban edge of Hayle and the A30 by-pass.
- Key views of the World heritage Site and Hayle estuary from within the agricultural landscape.
- Includes a mixture of residential and community facilities including the Hayle Football Ground.
- Network of Public Rights of Way connecting Hayle to the surrounding rural countryside.
- Small hamlet of Trevassack has maintained its rural setting.
- The eastern part of this area has been allocated for urban expansion.

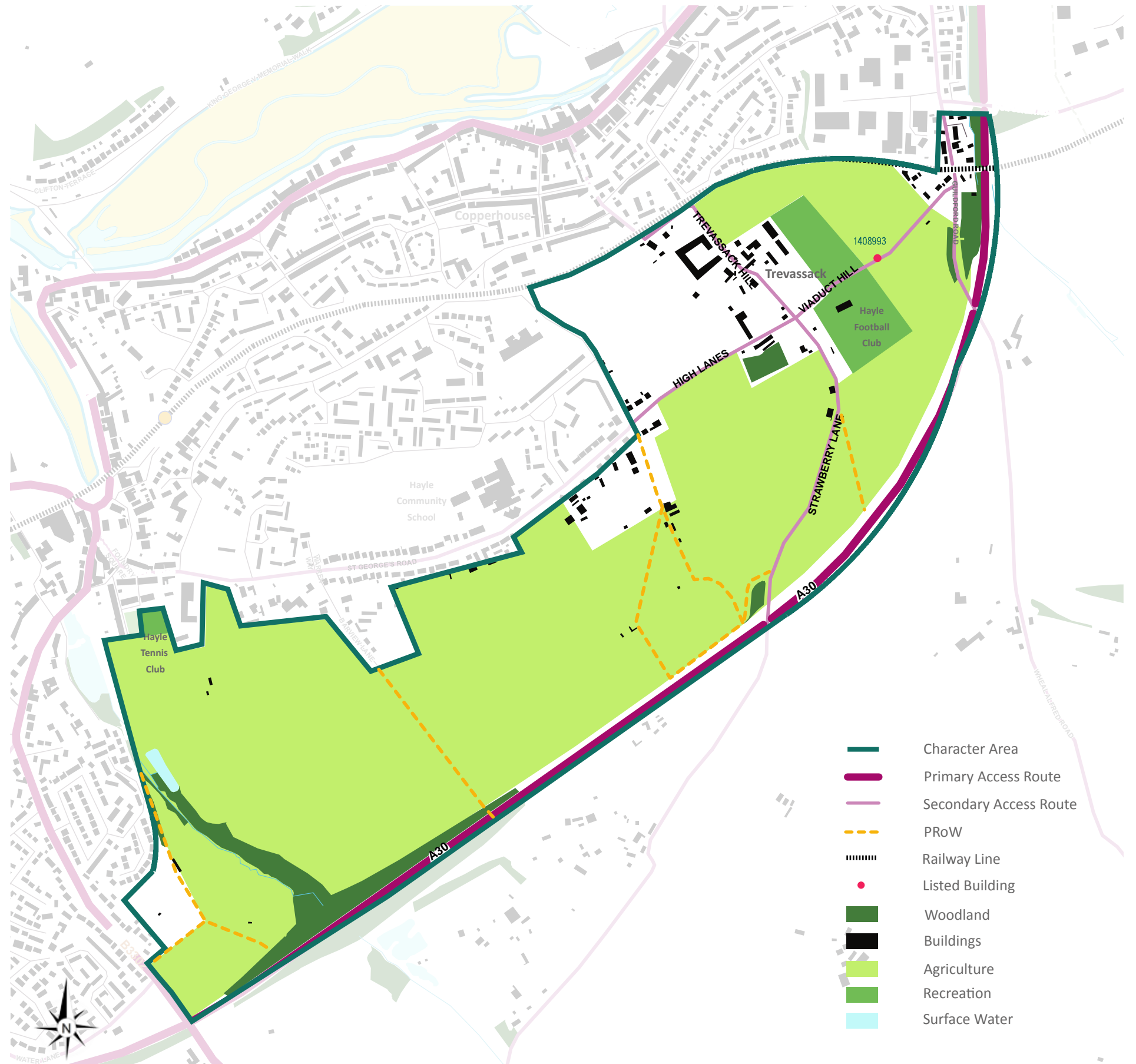


Figure 8: LCA 5: Rural/Urban Fringe

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Topography and hydrology

The landform within this area is undulating. The highest point is found in the south where agricultural land meets the A30 which lies at approximately 60m AOD. The lowest point is located along the valley of the River Penpol in the west at approximately 10m AOD and is bounded by mature vegetation. The land also descends north towards the estuary. In the north east land adjacent to the railway lies at approximately 25m AOD.

Land use and land cover

This area is predominantly agricultural with the addition of community, recreation, residential and horticultural uses. The majority of land between the A30 and the urban core of Hayle is a patchwork of agricultural fields of various sizes bounded by Cornish hedges. There is a section of riparian woodland within the west of the area that runs along the course of the River Penpol. There are a number of small rural settlements distributed throughout the area which include both commercial buildings and residential farmhouses.

Development is most common towards the eastern side of the area. There is a linear development of both 20th century and new build properties alongside Burnthouse Lane and at the crossroads of High Lanes and Humphry Davy Lane. The land to the east of Humphry Davy lane is currently under construction for residential development. The largest built up area is at Trevassack where there is a derelict nursery, Hayle Football Club including clubhouse and sports pitches and a cluster of residential properties within the hamlet.

At Guildford Road there is a nucleus of properties either side and underneath the railway viaduct.



Open, arable landscape

Movement and connectivity

Due to the extensive agricultural fields, permeability through the area is limited. The A30 delineates the southern boundary, although there is no access onto this route within the area. There are a number of small lanes and farm tracks that provide access north to south that cross the A30 via bridges or underpasses. The primary route runs from the east at Viaduct Hill, becomes High Lanes in the centre and St Georges Road as it runs downhill west into Foundry. On street parking on this road is common and as a result it becomes a single lane in places. There are a number of routes that run downhill under the railway towards Copperhouse. Trevassack Hill is a narrow road that runs through the centre of Trevassack, where there is a high amount of on street parking and therefore access is tight in places. Farm tracks designated as Public Rights of Way cross the agricultural landscape and continue downhill towards Hayle. There is pedestrian footpath alongside the River Penpol. There are no cycle routes within this area.

Settlement and Enclosure

The agricultural fields within the area vary in size and orientation, although the majority are bounded by Cornish hedges most, of which are well managed. As a consequence of the elevated topography and open landscape, there is a sense of remoteness.

There are various properties dispersed within the agricultural landscape and on small lanes extending from St George Road that vary in architectural style and quality. The 20th century buildings are larger in scale and rendered in various materials and colours. There has been an attempt within the landscaping of numerous properties to restore old stone walls and features of the agricultural landscape.



High Lanes

The Hayle football club is a 20th century building with pebbledash render, quoins and tiled roof. The planting and public realm outside the building is in relatively poor condition and the carpark is uneven and unsurfaced. The timber fencing and hut bounding the western sports pitch reflect the rural location of the site. To the south of Trevassack there is a disused derelict nursery.

Trevassack has a relatively tight urban grain compared to the openness of the surrounding area and has maintained its character as an isolated rural hamlet. Within the centre there are a number of period properties that are built from either local stone, the ‘Hayle style’ distinctive rough rendered scoria and 20th century properties including terraces and larger detached houses. Most notably Trevassack Manor, which dates back to the 17th and 18th century has been sensitively restored with white render, pastel green features and distinctive Cornish granite gateposts. There is a new build development at the lower end of Trevassack Hill towards Copperhouse. The small scale of this development, enclosed street layout and use of Cornish stone walls on the boundary reflect the rural character of Trevassack. The land to the west of Trevassack is currently under construction for residential development.

Towards the east of the area underneath the stone railway viaduct there are a number of high and medium density properties. The terraced period properties are linear and abut the roadside. The twentieth century properties built below the viaduct are rendered in pebbledash, have tiled roofs and small private gardens with either timber fencing or pebbledash walls.



Residential development, Trevassack



Trevassack Manor

Heritage assets

The rural/urban fringe is an area of agricultural land to the south of the town. It is bordered to the north by St George's Road, High Lanes and the railway line; to the east and south by the A30; and to the west by Millpond Avenue. The area is characterised by agricultural land with only one designated built heritage asset, the milestone located on Viaduct Hill.

Views

The topography allows for long, expansive views across the surrounding rural countryside orientated from the east to the south west. Panoramic views of the Hayle Estuary and World Heritage Site are available from higher ground within the arable landscape towards the west of the area. Urban areas such as Copperhouse and Copperhouse Pool are visible in locations along Viaduct Hill.



View of World Heritage Site and Hayle Estuary

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the urban agricultural landscape and the open character of the landscape:

- The openness within this area is a contrast to other parts of the town and allows for long distance views across the surrounding countryside and the World heritage Site and Hayle estuary;
- Trevassack is a discrete rural Hamlet with a mixture of historic and 20th century properties;
- A network of designated public rights of way run along field boundaries.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the quality of the landscape and permeability of the area:

- Access for cycling through the area is limited;
- There are a number of derelict farm buildings dispersed across the area and derelict greenhouses within a disused plant nursery.



Derelict nursery, Trevassack

- The public realm close to residential settlements is neglected in places including condition of stone walls, vegetation and road surfaces, which reduces the quality of the area;
- The landscape surrounding Hayle Football Club is in poor condition including the surfacing of the carpark, which is uneven and unsurfaced and naturally regenerated vegetation has begun to encroach.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the open, agricultural landscape which provides the setting to Hayle:

- The pitches of Hayle Football Club are particularly sensitive to change;
- Belts of woodland on the boundaries help to contain the adjacent housing estates and the perception of noise from the A30 and the Railway Line;
- The River Penpol and riparian woodland corridor in the east of the area;
- Cornish hedgebanks that provide field boundaries and distinctive local character.

Character Management Principles

In order to address the issues highlighted above, managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness such as. The following principles should be considered when defining policies with respect to heritage and character:

- Development should protect and enhance existing blocks and belts of woodland and incorporate new planting of locally native species to further enhance the quality of the area;
- Future development in the south of the area should provide a clear transition between town and countryside and incorporate new green spaces and wherever possible, integrate existing vegetation;
- Proposals which retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the street are more likely to be acceptable than proposals to introduce substantial areas of paving for parking;
- Key views of the World Heritage Site from the arable landscape in the west of the area should be protected and sustained;
- Public Rights of Way within the areas should be protected and enhanced to improve legibility and access for cyclists into the open countryside

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through CIL or s106 contributions or delivered by volunteers, for example:

- The natural character of the River Penpol and woodland corridor should be protected and enhanced through active management;
- The hamlet character of Trevassack should be protected and enhanced through improvements to public realm and re-routing vehicles that connect with Hayle north of the railway line;
- Opportunities to increase and improve connections between the southern side of Hayle across the Railway into Copperhouse and the town to the north should be explored to relieve pressure on the existing roads and lanes being used as a cut through.



River Penpol



Hayle Football Club



Public Right of Way



Construction Site, Humphry Davy Lane

LCA 06: Industrial Estate and Loggans Moor Roundabout

Key Characteristics

- A mixture of land uses including commercial, retail, leisure and recreation.
- Generally good pedestrian access via designated footpaths, crossings and access routes through the industrial estate including wide pavements.
- Vehicles can easily access the area via the A30 Loggans roundabout.
- Buildings are typically large scale, occupying large footprints and are generally equivalent to 2-4 storeys in height.
- The River Angarrack runs through the site from Angarrack towards Copperhouse Pool at a confluence with the surrounding agricultural landscape.



Figure 9: LCA 6: Industrial Estate and Loggans Moor Roundabout

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Topography and hydrology

The area sits within a bowl of low lying land surrounded by areas of higher ground. The Loggans Moor roundabout on the A30 and the West Cornwall Retail Park sit at approximately 4m AOD, which is the lowest point in the area. The land rises up south of the Marsh Lane Industrial Estate and gradually increases to approximately 40m AOD at Hatch's Hill. The Guildford Road Industrial Estate is also located on a hillside that rises west to approximately 30m AOD. The River Angarrack runs through the area from Angarrack towards the Copperhouse Pool.

Land Use and Land Cover

This area is characterised by commercial, retail, leisure and recreation uses, although these are not generally mixed. The West Cornwall Shopping Park, two large industrial and trading estates comprising Marsh Lane Industrial Estate lie to the south east and Guildford Road Industrial Estate to the west of the A30 accessed via Guildford Road. There is a small group of chain hotels including a Premier Inn, restaurants and a service station at the southern end of Carwin Rise. All of the individual estates have large areas of tarmac car park.

Hayle Rugby Football Club occupies an extensive site adjacent to the A30 and is screened by a dense row of trees and high fencing. The strip of steep land located between Marsh Lane Industrial Estate and Hatch's Hill is agricultural pasture for grazing horses.

Movement and connectivity

Marsh Lane is the primary route that runs through the area and is accessed from the A30 roundabout to the north of the area which forms a central junction. The Marsh Lane Industrial Estate, the West Cornwall Shopping Centre and the Hayle Rugby Football Club are accessed from Marsh Lane, a wide road with no on street parking until it becomes Grist Lane (narrow road) towards Angarrack. There is a high level of on street parking within the network of roads within the estate. In the north Carwin Rise is accessed from the A30 roundabout and runs north east towards the village of Connor Downs. The hotel and restaurant complex are located on the lower section of this road.

The Guildford Road Industrial Estate is located on the western side of the A30 and is accessed via Guildford Road. This is a narrow residential road with high levels of on street parking and therefore access is constrained in places. Pedestrian access both to and within the area is relatively good. There are a number of pedestrian crossings and access routes through the industrial estate and wide pavements. There is also a footbridge over the A30 which connects the area to Hayle.



View over Industrial Area from Hatch's Hill

Settlement and Enclosure

This area sits on the urban edge of Hayle with the largest part separated from the main town east of the A30 trunk road within a rural setting surrounded by open countryside. The sparse street pattern defines large blocks which are bounded by Cornish stone walls and ornamental planting, which provides reference to the local context. Buildings are typically large scale, occupying large footprints and are generally equivalent to 2-4 storeys in height. The majority of buildings on the Marsh Lane Industrial Estate are metal clad with flat or shallow pitched roofs and few windows and there are a number of contemporary office blocks. Car parks and extensive areas of hard-standing are common, particularly internally to blocks. Prominent signage and advertising hoardings, coloured architectural trim and window and door details create variety and differentiate between different businesses and uses. The retail park buildings are the largest in scale and most prominent within the landscape setting. This retail complex including coffee shop has the highest level of activity within the area as users come specifically to shop and go.

The buildings within the same complex as the Premier Inn have been designed with consideration to their rural setting with the timber cladding, pitched roofs and Cornish stone walls reflective of the style of agricultural buildings in the area. The Guildford Road Industrial Estate, located to the west of the A30, is surrounded by residential properties. The estate is lined with dense vegetation and mature trees both on the boundaries and within internal blocks and is therefore highly enclosed. Buildings are typically large scale, occupying large footprints, generally equivalent to 2-4 storeys in height. The buildings within the estate are generally metal clad with flat or shallow pitched roofs and few windows.

There is no formal public green space within the area, and private green space is also very limited. Ornamental tree and shrub planting is common both within and on the edge of the industrial estates and along designated footpaths and pavements that provide attractive access routes through the area. The River Angarrack is aligned to the north east boundary of the area creating a distinct edge between the developed areas and the adjacent rural landscape.

Heritage assets

This character area features a great deal of 20th century development, as well as serving as the entrance to the town at this end. The roundabout on the A30 features large scale developments of goods and services for the town at large, offering access to the historic centre. The south-eastern area is characterized by industrial warehouses and vehicle dealerships, while the south-western area is characterised by industrial activity as well. There is only one designated heritage asset in this area, the milestone located on Carwin Rise.

Views

The rural setting of the industrial estates on the edge of Hayle allows views towards the surrounding countryside. Key views from this area are east towards Loggans Moor and open countryside and north west towards residential properties on Loggans Way and the Towans sand dunes. Due to the sloping topography of the land behind the Marsh Lane Industrial Estate there are views from Hatch's Hill that provide a vantage point over the industrial area with views of Hayle and the Towans behind. Views within the area are enclosed by the large commercial buildings particularly the West Cornwall Retail Park which is predominant within the landscape.



Office blocks, Hayle Industrial Estate

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the permeability of the landscape:

- Landscape detailing such as Cornish stone walls and timber demonstrate consideration for the rural location of the area;
- There is good access and legibility for pedestrians;
- Dense, mature vegetation divides and conceals the Guildford Road Industrial Estate effectively enclosing the area;
- Modern commercial buildings at Hayle Industrial Estate and adjacent to the Premier Inn demonstrate consideration for the rural location including scale, mass and materials.



Guildford Road Industrial Estate

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the location of the area within a rural environment:

- Future encroachment of the industrial estate into the surrounding agricultural landscape and towards Angarrack;
- The extensive West Cornwall Retail Park is out of scale with surrounding development and does not reflect the mass, architectural detailing and materials of existing buildings;
- The key nodal point and northern gateway to Hayle formed by the Loggans Moor Roundabout is poorly defined and vegetation on the roundabout is dense and blocks views into the town;
- There is no pedestrian access or safe points to cross at Carwin Rise across Loggans Moor Roundabout. Pedestrians have to walk through the West Cornwall Retail estate and over the footbridge onto Marsh Lane, which is poorly defined.



Ornamental planting, Cornish stone wall

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the agricultural landscape on the boundaries of the area: adjacent to the site:

- The River Angarrack on the northern boundary is particularly sensitive to change due to its open character;
- The paddocks between the Hayle Industrial Estate and Hatch’s Hill create a valuable green wedge which prevents these developments from coalescing;
- The area of dense woodland in between the Carwin Rise and the A30 also creates an important green wedge.



Ornamental planting, Cornish stone wall

Character Management Principles

In order to address the issues highlighted above, managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- Future development should provide a clear transition between town and countryside and incorporate new green spaces and wherever possible, integrate existing vegetation.
- The scale of new buildings should be minimised and should be no taller than the commercial buildings within The Hayle Industrial Estate. The footprints of new development should also be minimised to allow gaps and vegetation to reduce the impact of large structures on the wider landscape.
- A strategy to improve signage which is appropriate to the wider context within the industrial estates should be considered. Some groups have developed neighbourhood design guidance or design codes which set out standards expected from new development;
- Development should protect and enhance existing blocks and belts of woodland and land adjacent to the River Angarrack and incorporate new planting which is characteristic of the area to further improve the quality of the area.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through CIL or s106 contributions or delivered by volunteers, for example:

- Routes across the area for pedestrians and cyclists should be improved to further enhance permeability and legibility.
- Public realm improvements should be made to Loggans Moor Roundabout to enhance its function as a gateway to the town including signage, planting or public art, for example.
- Pedestrian and cyclist access improvements at Carwin Rise to cross Loggans Moor Roundabout should be explored to improve permeability and legibility of the area. This could be via underpass on the A30 north of the roundabout to replace the existing footbridge.

LCA 07: Wheal Alfred and Open Agriculture

Key Characteristics

- A patchwork of large open arable fields divided by Cornish hedgebanks
- Loggans Moor SSSI and Wheal Alfred SSSI.
- There are tourism and leisure enterprises located within the area including Hayle Golf Range, residential fishing facilities and a Holiday Park.
- There is renewable energy land use within the area including a large solar farm and single wind turbines.
- Wheal Alfred is the largest settlement in the area and is also a rural business hub.

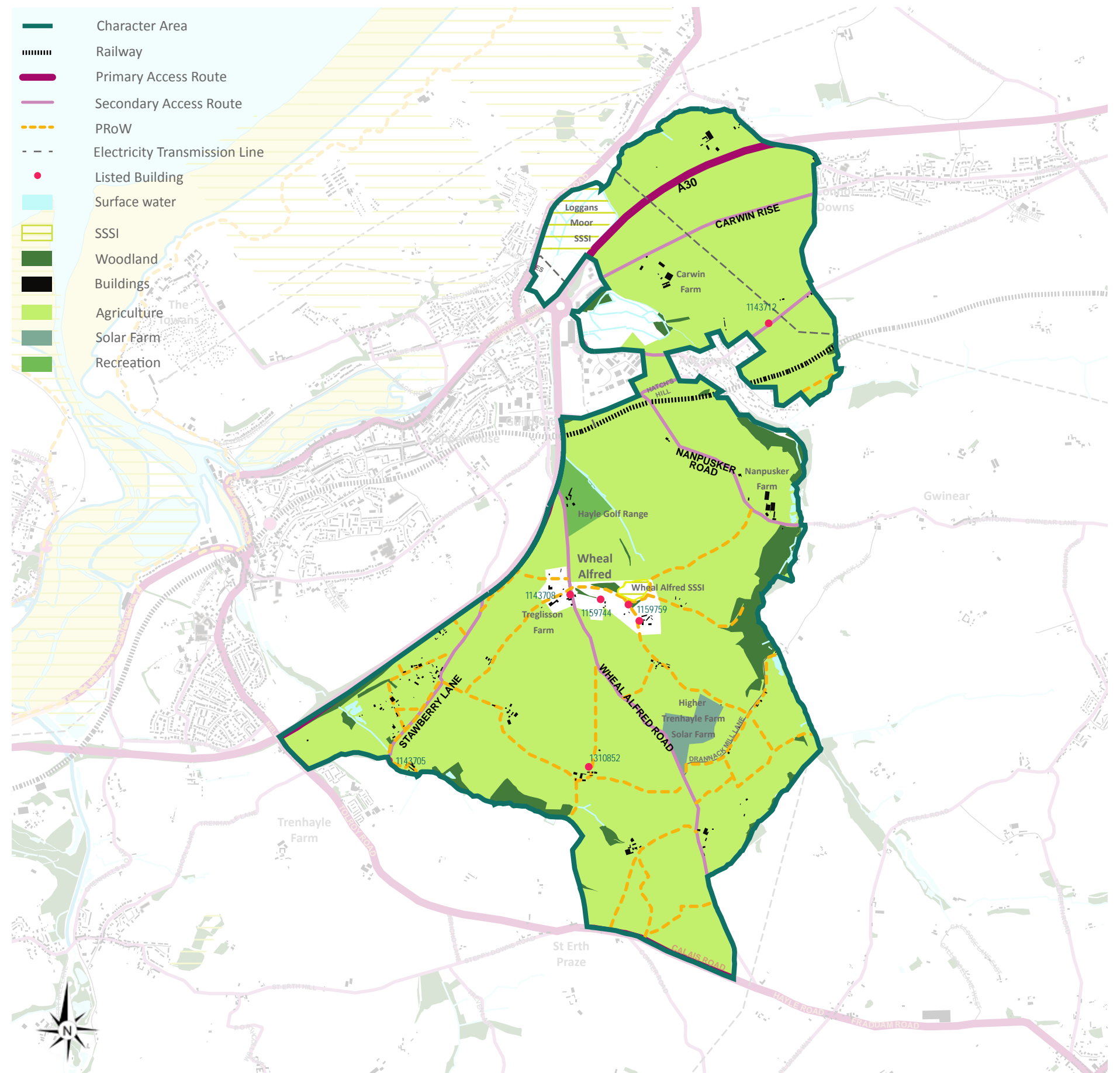


Figure 10: LCA 7: Wheal Alfred and Open Agriculture

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Topography and hydrology

The landform within this area is undulating. The highest point is found within the centre of the area at the peak of Wheal Alfred Road, which lies at approximately 100m AOD. The lowest points are located within the river valleys. The River Penpol meets the A30 in the south west at approximately 20m AOD and the River Angarrack marshland in the north east lies at approximately 10m AOD. The riparian areas are bounded by mature vegetation.

Land use and land cover

This area is a patchwork of large open arable fields divided by Cornish hedge banks and a complimentary mix of further land uses dispersed throughout the landscape.

Loggans Moors SSSI lies in the north and is an area of species rich meadow and marshland which follows a shallow tributary valley of the River Angarrack. The site exhibits both calcareous and marshy grassland together with tall herb, standing water and running water habitats. The Wheal Alfred SSSI is a former lead ore mine dump. The dump covers a considerable area, but this very large dump north of Lower Treglissan has yielded most of the important mineral specimens.

There are number of small, rural uses distributed throughout the area that include farms, plant nurseries, farm shops and greenhouses. Wheal Alfred is a small hamlet located within the centre of the area and comprises a variety of land uses including houses, metal recycling centre, kennels, a large plant nursery, tourism facilities including camping and residential holiday lets and a courtyard of converted farm buildings used as rural workshops.

Renewable energy is also common with a solar farm located at Trenhayle farm, located off Wheal Alfred Road, and single wind turbines at various locations for example land north of Steamers Hill adjacent to Angarrack. There are two reservoirs located within the area, one in the south off Strawberry Lane and the other on high ground south of Wheal Alfred. There are tourism and leisure enterprises located within the area such as the Hayle Golf Range and fishing lakes. The Cornish Mainline Railway runs across the site from east to west adjacent to Nanpusker Road enclosed by a large embankment.

Movement and connectivity

Movement through the area is via a number of rural lanes lined with Cornish hedge banks. Carwin Rise, Nanpusker Road and Wheal Alfred Road are all well maintained, wide roads. Strawberry Lane, leads towards the south west of the area is unmanaged in places including rough surfaces, narrow passageways and overgrown hedges. Access is restricted following heavy rain when the road runs through the Penpol River. Both Strawberry Lane and Wheal Alfred Road cross the A30 over road bridges.

There is a network of public rights of way through the area that connect Hayle to the east and the surrounding open countryside. There is limited access from the land surrounding Angarrack towards Hayle via public footpaths. The Engine House Trail part of the Cornish Way cycle network runs through the area; from Hatch’s Hill and continues on Nanpusker Road, this section of the trial is on-road. There are no other cycle routes within the area.

Settlement and Enclosure

Field boundaries within the rolling open agricultural landscape are enclosed by Cornish hedgebanks. There is a mix of traditional rural farm buildings, often built from the distinctive scoria blocks and 20th century residential and industrial buildings. Individual signage and advertisements to private properties and local businesses provide variation and a sense of place. Towards the south west the land and local lanes extend off Strawberry Lane, enclosed by overgrown hedges in places. There are also a number derelict farm buildings and greenhouses in the area.

Terraced houses at the centre of the hamlet of Wheal Alfred are built with the distinctive scoria and rough render and provide traditional village character, although active frontage is limited. The businesses and enterprises that extend from the main road are divided from the road by dense vegetation. The restored settlement at Treglissan Farm provides a complimentary mix of attractive landscaped campsite, stone farmhouse accommodation and rural stone workshops all set within mature trees and well-maintained grounds.

Mature trees are dispersed and often isolated within the agricultural landscape. Larger groups of trees are adjacent to settlements provide screening. Both the eastern and southern boundaries are dominated by wooded riparian landscapes.



Open arable landscape



Cornish Mainline Railway



Historical properties, Wheal Alfred

Heritage assets

This character area focuses on the agricultural land to the south and east of the historic town centre of Hayle. While much of the land is still open there are a number of designated farm buildings which have roots to the 18th and 19th century. Most notably, a group of four grade II listed farms off of Wheal Alfred Road are located within an area that was mined for copper in the 18th century. As a result, much like the rest of Hayle, this character area has been influenced by industry as well. The farmhouses in this area are characterized by two storey structures constructed in painted rubble with slate roofs.

Views

Due to the open nature of the area there are many long ranging views that extend outwards to the surrounding rural landscape. There are views of the River Hayle Estuary and the Towans from Wheal Alfred Road on the approach to the town from higher ground. The elevated topography of the area to the north at Loggans Moor and Carwin Rise results in views orientated towards the Hayle and the Towans.

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the rural, agricultural landscape and the open character of the countryside.

- This area forms the setting of Hayle and prevents the coalescence of Hayle and other rural settlements including Connor Downs, Angarrack and St Erth Praze. Key views of the Hayle estuary from within the agricultural landscape;
- Wheal Alfred is a discrete rural settlement with residential properties built in a simple vernacular style including scoria blocks and rough render;
- The openness of the higher ground is in contrast to urban character of the town and allows long distance views across the surrounding countryside, Hayle Town and Hayle estuary;
- A network of designated public rights of way crosses the area;
- Areas of enclosed, lower lying land have a tranquil, remote and rural character;
- Roads and lanes lined with distinctive Cornish hedge banks;
- Roads and lanes connect to Hayle via road bridges which provide strong permeability.



Views of the Hayle estuary across open agriculture

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the quality of the landscape within the area:

- Strawberry Lane including Cornish hedgebanks, vegetation and road surfaces is in a poor state of repair in places and this reduces the quality of the area;
- Signage and advertisements for local businesses, particularly close to settlements such as Wheal Alfred, are incongruous to the rural setting and reduce the quality of the area;
- There are a number of derelict farm buildings dispersed across the area and derelict greenhouses within a disused plant nursery;
- Fly tipping is a problem in various locations and reduces the quality of the area;
- Lanes within rural settlements such as Wheal Alfred are unsurfaced which limits access.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to encroachment of urban expansion from Hayle and change of use within the agricultural landscape:

- In general the open character and structure of the agricultural landscape within this area is sensitive to urban expansion and development pressure from Hayle and rural settlements;
- Belts of woodland on the northern boundaries help to reduce the perception of noise from the A30
- The belt of woodland north of Wheal Alfred encloses the settlement and reduces the impact of agricultural buildings on views in the surrounding landscape;
- Land in the north east of the area is particularly sensitive to change including the Loggans Moor SSSI, land between the industrial area and Angarrack and the River Angarrack. This is due to urban expansion of Hayle and the industrial estates.

Character Management Principles

In order to address the issues highlighted above, managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness such as. The following principles should be considered when defining policies with respect to heritage and character:

- Development should protect and enhance existing blocks and belts of woodland and incorporate new planting to further enhance the quality and biodiversity of the area.
- Future development in the north of the area should provide a clear distinction between town and countryside and incorporate new green spaces and wherever possible, integrate existing vegetation.
- Proposals which retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the street are more likely to be acceptable than proposals to introduce substantial areas of paving for parking.
- Public Rights of Way within the area should be protected and enhanced to improve legibility and access for cyclists within the open countryside.
- A common palette of materials and signage should be further developed to enhance the quality of the area and improve legibility.
- Future renewable energy developments should be located away from the edges of existing settlements and their scale should be minimised to reduce impact on the rural character of the area. Existing vegetation should be retained and enhanced through additional planting, which is in character with the surrounding landscape.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through CIL or s106 contributions or delivered by volunteers, for example:

- The natural character of the Rivers Angarrack and Penpol should be protected and enhanced through active management;
- The rural settlement character of Wheal Alfred should be maintained and enhanced through improvements to public realm and buildings should demonstrate an understanding of the history and complement the existing materials, architectural detailing and roof lines.
- Opportunities to increase and improve connections for pedestrian and cyclists between Angarrack and Hayle should be explored to limit conflicts with vehicles on the narrow country lanes.



Strawberry Lane



Rural workshops, Wheal Alfred

LCA 08: Angarrack

Key Characteristics

- Formerly a centre of the mining and quarrying industry dating back to the sixteenth century.
- Small rural village situated in a steep, narrow valley located underneath the imposing Angarrack Railway Viaduct.
- Public buildings limited to a Methodist church, community centre and public house.
- Settlement has evolved as a linear development along the lower lying valley bottom.
- Mix of housing, with modern infill development amongst historic properties dating back to the sixteenth century.
- The River Angarrack, which meanders through the centre of the village, is tightly enclosed in places by development or vegetation and is crossed by a number of private and public bridges.
- Views of Hayle town centre and the Towans from properties on Carwinard Close.
- Vehicle access into the village is limited to narrow country lanes that converge in the centre.



Figure 11: LCA 8: Angarrack

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Topography and hydrology

Angarrack is a small village situated in a steep, narrow valley located underneath the imposing Angarrack railway viaduct. The shallow, narrow River Angarrack flows steadily through the valley before joining the Hayle River at Loggans by means of a specially constructed culvert, designed to prevent the valley from flooding. The area slopes upward to the east from approximately 15m AOD in the valley floor to approximately 50m AOD towards Nanpusker Road and approximately 70m AOD west into the rural landscape. The topography of the steep valley has strongly influenced the linear pattern of development in Angarrack.

Land use and land cover

Land use is primarily residential with a few public buildings including a Methodist Church with community centre and The Angarrack Inn Public House distributed through the area. There are a large number of mature trees and hedgerows and the larger properties have tree-lined driveways and extensive private gardens which contain the River Angarrack and are open to the road at Riverside. The setting of the village is predominately arable agricultural.

The river is relatively hidden in other areas and cannot be accessed. Where the river flows underneath Steamers Hill the bridge is damaged and of simple architectural detail. In places woodland and other vegetation next to the river is overgrown.



River Angarrack

Movement and connectivity

Connectivity is limited. Three narrow, rural lanes lead into Angarrack and converge in the centre of the village. Grist Lane runs parallel to the valley floor and is the main route into the village from the Hayle Industrial Estate and the A30 Roundabout towards Hayle. This route is narrow (single lane) in places and does not have a footpath. Hatch's Hill exits the village west on a steep incline towards the surrounding countryside and provides a secondary access point into Hayle via a bridge over the A30. Steamers Hill also exits the village on a steep incline east towards surrounding countryside and the village of Connor Downs.

Although there is no specific footpath, Riverside is a quiet no-through road and therefore naturally becomes a shared space between pedestrians and vehicles. Public footpaths through the village connect to this road across small bridges. There is no evidence of public access to the river in this area.

Public footpaths lead north to Connor Downs and South East to Gwinear. These footpaths terminate in the centre of the village and do not continue towards Hayle. There are no dedicated cycle lanes within Angarrack.

Settlement and Enclosure

The majority of buildings within the village are houses.. The buildings at the centre of the village where the main roads converge are predominantly nineteenth and pre nineteenth century including a number of small rows of terraced housing built with the traditional scoria copper smelt blocks and rough render that are reflective of the industrial heritage of Hayle. There is evidence of modernisation and additions to original buildings, such as the Granite building at Hillside Court and The Orchard House at Riverside.



Residential Development, Vellan Parc Avenue

Overall the modernisation of traditional buildings within Angarrack have been sensitive to the historic character of the area. The front gardens of many smaller properties have been replaced with driveways which hardens the edge of the streets.

The Angarrack Inn is at the centre of the village and includes a large walled carpark and small garden area with benches next to the River Angarrack. The adjacent properties within this area are of a 'villa' style quality and have retained original architectural features such as quoins and details on window surrounds. As the village has expanded there have been a number small scale infill developments ranging from one to approximately 20 houses. A development of bungalows built on a previous orchard at Riverside has a very strong local character with materials such as granite, stone and timber used consistently throughout. The River Angarrack runs through the gardens of many of these properties which provide a strong continuity and rhythm to the urban grain. Other modern developments in the Riverside area are a mixture of detached and semi-detached properties. Although they do not have the same attention to architectural detailing, the scale, proportion and landscaping of the developments is generally in-keeping with the surrounding traditional properties.

In the north of the village Carwinard Close is a development that has a distinctly different character to other developments in the village. The properties are low density, either one or two storey with relatively large footprints and gardens. The road is wide and straight and the location on higher ground out of the valley provides an open aspect with views towards Hayle and of the Towans sand dunes. Some of the properties here have been modified with white rendered walls, reclaimed timber and glass balustrades to maximise views towards the sea.

Larger properties with extensive private gardens are found on the edge of the village, especially in the south, these comprise private manor houses or converted farm buildings with long, sometimes tree lined drives and ornamental gardens with mature trees.

On Grist Lane opposite the entrance to Hillside Court there is an area of public green space. Within this area are features reflective of a traditional rural village including a memorial bench, traditional red post box and red telephone box and granite and stone walls. Opposite, there are community notice boards and an old water pump. There is a group of impressive, although informal, granite tin moulds in this area.

Although Angarrack sits within a rural location surrounded by open farmland formal green space within the area is limited to the area opposite Hillside Court and the gardens of the Angarrack Inn.

Heritage Assets

The area is T-shaped, Hatch's Hill and Steamer's Hill forming the cross bar of the T and the northern boundary and the other main streets through the village, Riverside and Back Lane forming the south-west and north-east boundaries. The railway viaduct spans the valley towards the south of the village and dominates views from the north and south. The other designated heritage assets are concentrated in the village's centre and date from the early to mid-19th century. They include Millbrook House ; the Angarrack Inn and 15 Steamers Hill approximately 8 metres to the north of the Inn.

Views

The steep valley location provides a very private landscape with limited views out to the surrounding countryside. Within the village views from properties on higher ground looking down onto the lower village and underneath the Viaduct are important, including views downhill towards Riverside from Back Lane. There are also views towards Hayle and the Towans in the north of the village at Carwinard Close. Despite the sloping ground within the area, there are no public vantage points which provide views across the village.

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the location of the village in a steep valley, the rich historical context of the Cornish mining village and the strong landscape features such as the River Angarrack flowing through the centre of the village:

- Landscape setting of the village within a steep river valley underneath a substantial stone railway viaduct;
- Vantage points across the village where there are framed views through the arches of the Angarrack Railway Viaduct;
- Narrow streets, historical properties and features within the village core such as the granite tin moulds provide strong industrial heritage and a traditional village character;
- The River Angarrack meanders through the centre of the village;
- Cornish hedges and walls;
- New developments and the restoration of existing historic building have been sensitive to the scale of development within the village;

Issues to be addressed

- There is limited coordination of landscape features (including hard-surfacing, planting and street furniture) in areas adjacent to the River Angarrack, underneath the Angarrack Railway Viaduct and in the village centre;
- Poor maintenance and repair of roads and walls within the village;
- Limited designated routes for pedestrians and cyclists between Angarrack and Hayle;
- Lack of public open space, including facilities for children to play, and ornamental planting within the village centre;
- Lack of public access to the Angarrack River;
- Infill development on small plots within the village has reduced the size of private gardens;
- Indivisibility within new development on the edge of Hayle reduces the sense of separation between the settlements;



Views of viaduct, Back Lane



Public realm, Grist Lane



Concrete infill, Grist Lane

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to modern additions to historic buildings, infill development within the central core of the village and urban expansion of the village into the rural countryside:

- The mature garden setting of properties within the village is sensitive to change from extensions or infill development
- The openness and tranquillity of agricultural land and paddocks on the edge of the village could be threatened by urban expansion and is sensitive to change;
- Small blocks and belts of woodland divide the adjacent housing estates and provide a clear boundary to development.

Character Management Principles

In order to address the issues highlighted above, managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to the industrial village character. The following principles should be considered when defining policies with respect to heritage and character:

- The scale and design of new buildings should reflect the character of existing development within the village including; building line, height of rooflines, local materials, detailing such as quoins, mouldings and trims around doors and windows, rough render, and muted tones.
- Mature trees, woodland and hedgerow, which divide the area and enclose development should be reinforced and enhanced through additional planting.
- Future development should incorporate facilities for wheelie bins off the street.
- Future development should include public green space which includes ornamental planting and designated play areas for children.
- Proposals which retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the street are more likely to be acceptable than proposals to introduce substantial areas of paving for parking.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through CIL or s106 contributions or delivered by volunteers, for example:

- Improvements should be made to key areas of public realm including safe areas for pedestrians, information about historic features and properties, seating areas and designated viewpoints points within the village.
- Designated routes across the area for pedestrians and cyclists should be improved to enhance permeability and legibility.
- Woodland adjacent to River Angarrack should be managed to improve views and possibly provide public access.



Public Right of Way



Angarrack Methodist Church and Community Centre



Residential Development, Carwin Lane

MANAGING CHANGE



Managing Change

The value of the townscape of Hayle and its landscape and coastal setting is recognised through many designations, including forming part of the Cornwall and West Devon Mining Landscape WHS and SSSIs. This makes it an attractive place to live, work and visit and like many other similar communities, this brings pressure for new development which could potentially risk its value and sensitive characteristics. However, landscapes, townscapes and seascapes are the result of the interaction of natural and human factors and they continue to evolve. Managing this balance through planning policy is therefore very important.

In addition to the direct changes set out within the individual character areas described above a range of indirect pressures may result in a change in character over time. Climate change is likely to result in more extreme weather patterns including more frequent floods or drought. The coastal position of Hayle means that it is also exposed to the sea and may be affected by rises in sea levels over time. The species of plants currently within the study area may not be able to tolerate such extremes and over time may be lost and replaced. Furthermore, over recent years a number of new plant pests and diseases have established in the UK which have the potential to wipe out certain species. Technological innovation is also likely to continue at a rapid pace. Innovation in personal transport in response to higher energy prices, for example, may change the way that roads are used or vehicles are stored.

In order to address the issues highlighted above, managing change in this area should therefore focus on sustaining the heritage of the area whilst accommodating development which reinforces or enhances the quality and setting of the buildings and streets. This will be achieved through planning policies which require new development to have regard to the heritage and sensitive characteristics of the area and improvements to the public realm. Further consideration has also been given to how the evidence and management principles set above could be used to inform the development of policies in the Hayle neighbourhood plan for specific issues, as set out below.



Asda, South Quay

Policy TV2 areas

Saved policy TV2 of the Penwith Local Plan (2004) relates to the protection of environmental value of specified open areas. These areas are shown on the Proposals Map, which accompanies the Local Plan, and the policy reads “proposals for development which would result in the loss of, or have an adverse effect on, the local environmental value of the following open areas will not be permitted”. Those areas in the Local Plan which are relevant to the study area are:

- Land to the north of Carnsew Pool, Hayle
- West of the viaduct, Hayle
- Ellis Park, Hayle
- Millpond - Barview Lane, Hayle
- Trevassack, Hayle
- West of Phillack
- Phillack - Lethlean Lane
- West of Angarrack

The character assessment has identified that the open countryside which provides the setting of Hayle and prevents its coalescence with surrounding settlements is sensitive to change and a key characteristic of the area. There is a case therefore to be made for inclusion of a policy in the Neighbourhood Plan which supports Local Plan policy TV2, based on the evidence in this character assessment. Further work is likely to be required to assess the sensitivity and capacity of the landscape in these areas to accommodate different types of development.



Arable Land, Phillack

The Towans

The character assessment describes how natural and human factors have combined to create the distinctive Towans, which is a transitional landscape between the urban areas of Phillack and Hayle and the coast and sea. Existing development in this area relates primarily to holiday parks, which were laid out in the latter half of the 20th century. As described above, this development has not always been sensitive to the natural characteristics of the area, including the rolling and dynamic sand dunes, the indigenous vegetation and the remoteness, exposure and wildness of the area. The value of parts of the area for nature conservation is recognised in its designation as a SSSI. However, its important landscape and amenity value should also be recognised. Future development within the Towans should seek, as far as possible, to restore these characteristics, whilst supporting the vibrant tourist economy of the area. The points below provide a starting point to inform future policies:

- The layout of temporary and permanent buildings should be organic and should work with the natural topography.
- The materials used should be durable to withstand the high degree of exposure and finished in muted tones.
- Scale should be minimised to lessen the impact on views from Phillack and Hayle towards the coast.
- Car parks should be located as close to the main roads, such as Churchtown Road, as possible, to reduce the impact on views along the coast.
- Planting schemes should avoid the introduction of garden species which are not native to the area and should as far as possible use



Grass Seeding, Riviere Towans

plants grown from seed collected from similar natural dune systems in the area, preferably within the Towans.

- The planting of trees should be avoided to protect the open character of the area.
- Turfing and grass seeding should also be avoided with natural colonisation by indigenous grass species encouraged and managed instead.

Setting of the WHS

As explained above, the Port of Hayle forms part of the Cornish Mining WHS and covers part of the study area which includes the town centre and harbour. The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018. Section 5.2.4 of this document considers the “Protection of the Setting”. The following were identified as the primary potential risks to the setting and Outstanding Universal Value of the WHS:

- Wind turbines
- Industrial estates/business parks
- New trunk roads
- Substantial housing developments

The WHS management plan concludes that taking a case by case approach to development proposals is the only strategy guaranteed to minimise risk to the setting - visual, spatial or historical - of the WHS. Whilst this Heritage and Character Assessment does not specifically deal with the setting of the WHS, it does provide evidence to support such an assessment, particularly with regard the layout, scale, architectural treatment and materials of new development or wider regeneration.



Sluice Gates, Carnsew Pool

Next Steps

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Hayle Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the Cornwall Local Plan.

The Neighbourhood Plan should provide policies which give further protection to the sensitive characteristics identified above. Further work is required to understand the contribution of individual buildings to the conservation areas and their possible extension to include other areas of Hayle.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change include:

- Detailed mapping and interpretation of green infrastructure, including the estuary and coastline, to identify deficiencies and opportunities to further enhance the character and appearance of the area; and
- Design codes which specify the types, form and appearance of development in the area.



Amphi theatre, Millpond Public Gardens

REFERENCES AND GLOSSARY OF TERMS



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Glossary of Terms

Building line

The line formed by the frontages of buildings along a street.

Built form

Buildings and structures.

Edge

The boundary between two areas, these can be natural topographical features or man-made features.

Enclosure

The use of buildings and structures to create a sense of defined space.

Gateway

The design of a building, site or landscape to symbolise an entrance or arrival to a specific location.

Historic Environment Record

A record held by the local authority of known archaeological sites, historic buildings, and designed landscapes.

Land Cover

The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

Land Use

What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landscape

An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Landscape Character

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

Landscape Character Areas (LCAs)

Landscape character areas are unique areas which are the discrete geographical areas of a particular landscape type.

Landscape Types

Distinct landscape types that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Listed Building

A listed building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are three categories of listed buildings in the United Kingdom:

- Grade I buildings, which are of exceptional interest and make up 2.5% of all listed buildings in the United Kingdom.
- Grade II* buildings, which are particularly important buildings of more than special interest and make up 5.5% of all listed buildings in the United Kingdom.
- Grade II buildings, which are of special interest and make up 92% of all listed buildings in the United Kingdom.

National Character Area (NCA)

A National Character Area is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. There are 159 NCAs and they follow natural, rather than administrative, boundaries.

Rural

Relating to, or characteristic of the countryside rather than the town.

Setting

The context or environment in which something sits.

Tranquillity

A state of calm and quietude associated with a peace, considered to be a significant asset of landscape.

Tree Preservation Order (TPO)

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodland in the interests of amenity.

Vernacular

The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Views

Views that can be seen from an observation point to an object (s) particularly a landscape or building.

APPENDIX A: SCHEDULE OF HERITAGE ASSESTS



LISTED BUILDINGS

ID	LIST ENTRY	GRADE	GRADE	EASTING	NORTHING	CHARACTER AREA
1310600	Riviere House	II	156239.945	38097.64484	27/06/1984	1
1327640	Riviere Cottage	II	156469.29	38202.58884	14/01/1988	1
1143665	Farm Building At Approximately 75 Metres West of Riviere Farmhouse	II	155997.417	38220.97484	14/01/1988	1
1310606	Farm Buildings Immediately West of Riviere Farmhouse	II	156041.076	38250.97484	14/01/1988	1
1327636	Terrace Walls at Approximately 10 Metres From The Vicarage	II	156582.47	38363.13884	14/01/1988	1
1143658	The Vicarage	II	156578	38391.36084	14/01/1988	1
1310662	Gate Piers and Flanking Walls at Approximately 30 Metres and 130 Metres East of The Vicarage	II	156611	38396.00084	14/01/1988	1
1143713	The Bucket of Blood	II	156436.14	38397.88584	14/01/1988	1
1327635	Lych Gate, Churchyard Walls, Gate-Piers and Gate On South Side of Church of St Phillack	II	156521.827	38401.66584	14/01/1988	1
1143693	Cross at Approximately 4 Metres South West of Tower	II	156540.488	38407.83084	14/01/1988	1
1160143	Church of St Phillack (St Felicitas)	II*	156535	38421.36084	14/01/1988	1
1327615	Pascoe Tomb at Approximately 20 Metres East of south Aisle of Church of St Phillack	II	156563.0139	38428.38265	14/01/1988	1
1365625	The Old Vestry at Approximately 35 Metres East Of Church of St Phillack	II	156578.366	38430.76484	14/01/1988	1
1143656	Rogers Tomb at Approximately 51 Metres East of Church of St Phillack	II	156588	38433.36084	14/01/1988	1
1327634	Carne Tomb and One Other Chest Tomb at Approximately 30 Metres North Of Church of St Phillack	II	156584	38438.36084	14/01/1988	1
1143657	Millet Tomb at Approximately 51 Metres East of Church of St Phillack	II	156594	38444.36084	14/01/1988	1
1143694	Chawner Tomb at Approximately 10 Metres North East of Church of St Phillack	II	156548.4727	38447.42335	14/01/1988	1
1143655	King, Huthance and One Other Chest Tomb at Approximately 30 Metres North of Church of St Phillack	II	156506	38449.36084	14/01/1988	1
1143653	Le Sage and Thomas Tombs at Approximately 15 Metres North of East End of Church of St Phillack	II	156535	38455.36084	14/01/1988	1
1327633	Brazilly Tombs at Approximately 30 Metres North of Church of St Phillack	II	156524	38457.36084	14/01/1988	1
1143654	Polglaze Tomb at Approximately 30 Metres North of East of Church of St Phillack	II	156544.4492	38465.17205	14/01/1988	1
1159753	Hayle Causeway	II	154973	36450.36084	14/01/1988	2
1327586	Milestone at Sw504371	II	155468.04	37114.25984	14/01/1988	2
1389123	Former Harveys Timber Store and Drying Shed (Jewsons Builders Merchants)	II	155633.045	37213.48047	20/11/2000	2
1160051	Carnsew Quay	II	155628.8	37422.77084	14/01/1988	2
1143686	South Quay, Including South East Side of Carnsew Dock	II	155623.793	37609.08584	14/01/1988	2
1143675	The Swing Bridge Including Adjoining Walls and Engine House	II	155811.235	37634.66584	14/01/1988	2
1327606	Custom House	II	155763.485	37702.71597	02/06/1986	2
1310733	East Quay	II	155635.6	37711.96084	14/01/1988	2
1143676	Bridge at Approximately 50 Metres North West of The Custom House	II	155745.297	37739.88684	14/01/1988	2
1327607	Building at Approximately 100 Metres North West of The Custom House	II	155682	37769.36084	14/01/1988	2
1143687	Black Bridge	II	156663.126	38123.07184	14/01/1988	2
1143706	Railway Bridge At Sw566382	II	156701.131	38235.79084	14/01/1988	2
1327623	Meadowside House	II	155498.798	36296.00084	14/01/1988	3
1143633	Meadowside Cottage	II	155462.538	36338.28084	14/01/1988	3
1143632	Gate-Piers, Walls and Railings At Approximately 60 Metres South East Of Glanmor House	II	155552.98	36535.22084	14/01/1988	3
1160480	Roddfield House	II	155551.609	36559.51384	14/01/1988	3
1327660	Glanmor House	II*	155510	36579.36084	14/01/1988	3
1143673	The Bird In Hand	II	155590.185	36611.54284	14/01/1988	3
1143672	Summerhouse at Approximately 20 Metres North East of The Downs	II*	155577	36760.36084	14/01/1988	3
1310787	7, Foundry Hill	II	155735.538	36817.66884	14/01/1988	3
1327610	Former Foundry School	II	155731.961	36833.28384	14/01/1988	3

LISTED BUILDINGS

ID	LIST ENTRY	GRADE	GRADE	EASTING	NORTHING	CHARACTER AREA
1310635	The Glade	II	155772.525	36845.93484	02/07/1974	3
1327604	Summerhouse at Approximately 120 Metres North of The Downs	II*	155533	36849.36084	14/01/1988	3
1327637	7,8 and 9, Mill Pond Avenue	II	155776.616	36880.89884	14/01/1988	3
1159987	Charlotte House	II	155643.327	36896.84984	14/01/1988	3
1160441	Netherliegh	II	156155.397	36985.22384	14/01/1988	3
1160443	The Beeches	II	156247.254	36996.62684	14/01/1988	3
1143670	Trepnol	II	156189.915	36997.27084	14/01/1988	3
1143680	Triumphal Arch	II	155739.409	37021.75184	29/04/1983	3
1327641	Gate-Piers, Gates and Flanking Walls at Approximately 60 Metres North of The Beeches	II	156232.687	37041.16884	14/01/1988	3
1310778	Walls and Foundary Remains at Sw557370	II	155712.575	37048.48184	14/01/1988	3
1247405	Building At Harveys Foundry at Sw 5578 3706	II	155796.871	37062.43284	09/02/1996	3
1143663	Milestone of Sw559370 In Garden Wall of No.3	II	155920.27	37063.59084	14/01/1988	3
1159998	7, Foundry Square	II	155889	37076.36084	14/01/1988	3
1143683	Freemasons' Hall	II	155875.135	37085.39984	14/01/1988	3
1310761	The White Hart Hotel	II*	155860.731	37095.66984	14/01/1988	3
1143681	Former Foundry at Sw557370	II	155718.895	37113.79584	14/01/1988	3
1327612	Premises Occupied by Homestead and Cornish Linen Service	II	155844.308	37124.87984	14/01/1988	3
1143692	Railway Bridge at Sw556371	II	155681.656	37130.80184	14/01/1988	3
1159979	Former Pattern Shop at Sw557371	II	155733.218	37130.91184	14/01/1988	3
1143684	Premises Occupied by R.M. Munday	II	155841.462	37138.97684	14/01/1988	3
1327611	Lloyds Bank	II	155872.288	37147.14984	14/01/1988	3
1160015	Barclays Bank	II	155836.193	37150.91884	14/01/1988	3
1160123	The Cunaide Memorial	II	155654.277	37163.43084	14/01/1988	3
1143685	Former Offices and Remains of Foundry of Harvey and Company	II*	155821.894	37164.11484	29/04/1983	3
1143691	Memorial Arch	II	155640.652	37172.53184	14/01/1988	3
1310768	Premises Occupied by Whites	II	155808.115	37173.26484	29/04/1983	3
1159865	Pratt'S Hayle Market	II	155950	37175.36084	14/01/1988	3
1327587	No 8,Including Front Garden Walls and Gate Piers	II	155925	37194.36084	14/01/1988	3
1143662	Penpol House Including Garden Walls and Gate Piers and Gates To South West and Those To North	II	156094.713	37223.87684	14/01/1988	3
1160363	Penmeneth House Including Front Garden Walls and Gateway	II	156048.676	37231.51984	14/01/1988	3
1160382	Biggleston	II	155862.783	37377.33384	14/01/1988	3
1143664	Carnsew Gallery	II	155824	37453.36084	14/01/1988	3
1143634	Bridge Over Railway Line and Safety Ramp	II	155838.64	37545.55384	14/01/1988	3
1310631	The Royal Standard Inn, 61, Including No. 62 and Adjoining Boundary Stone	II	155769	37571.36084	14/01/1988	3
1143688	Church of St Elwyn	II*	155911	37573.36084	14/01/1988	3
1327639	Bridge House	II	155783.76	37587.91684	14/01/1988	3
1310743	The Church Hall	II	155892	37602.36084	14/01/1988	3
1143689	Nos 34 and 36 Including Garden Wall in Front Of No 34	II	155998.489	37606.50084	14/01/1988	3
1310721	Merchant Curnow'S Quay	II	155897.807	37632.50284	14/01/1988	3
1310716	Eastleigh, Including Front Garden and Opeway Walls	II	156089	37638.36084	14/01/1988	3
1159871	The War Memorial	II	156161.119	37688.35184	14/01/1988	3
1143690	The Passmore Edwards Institute	II	156106.323	37695.92084	14/01/1988	3

LISTED BUILDINGS

ID	LIST ENTRY	GRADE	GRADE	EASTING	NORTHING	CHARACTER AREA
1143667	Bodriggy Villa Including Front Garden Walls and Gate Piers	II	156373	37452.36084	14/01/1988	4
1143669	Ansley Villa	II	156550	37616.36084	14/01/1988	4
1327638	Nos 2 and 4 Including Front Garden Walls and Gate Piers	II	156227.622	37616.45584	14/01/1988	4
1160426	Bodriggy House (No.21) Sea Lane and No.42 Bodriggy Street, Including Front Garden Walls	II*	156560.211	37636.08984	14/01/1988	4
1143668	The Hayle Brewery	II	156454	37745.36084	14/01/1988	4
1310610	Wesley House Including Front Garden Walls, Gate Piers and Gate	II	156848	37756.36084	14/01/1988	4
1327605	Nos 25, 27 and 29 and Wall at The Front	II	156223.219	37776.87184	14/01/1988	4
1143674	31 and 33, Commercial Road	II	156234.277	37784.24184	14/01/1988	4
1159887	44 and 46, Commercial Road	II	156304.131	37786.56284	14/01/1988	4
1160421	Former Hayle Brewery Office	II	156464.432	37787.36684	14/01/1988	4
1143714	50, Commercial Road	II	156319	37792.36084	14/01/1988	4
1327609	The Cornish Arms	II	156452	37822.36084	14/01/1988	4
1310774	Milestone at Sw564378	II	156440.691	37836.46784	14/01/1988	4
1143678	The Cornubia Tavern	II	156688.38	37863.59584	14/11/1988	4
1143677	The Copperhouse Inn	II	156769.472	37883.18284	14/01/1988	4
1327608	The Copperhouse Gift Shop	II	156613.642	37883.83684	21/07/1978	4
1159938	61 and 63, Fore Street	II	156597	37890.36084	14/01/1988	4
1143679	65 and 67, Fore Street	II	156588	37893.36084	14/01/1988	4
1143660	Market Place	II	156888.539	37916.17984	14/01/1988	4
1160282	Market Place	II	156899.159	37928.51784	14/01/1988	4
1160274	1, Market Square	II	156836.365	37930.43784	14/01/1988	4
1327613	Copperhouse Dock	II	156827.834	37988.18384	14/01/1988	4
1143666	J and F Pool Ltd	II	156982.619	38046.05784	14/01/1988	4
1160132	Bridge and Boundary Stone at Sw5687 3830	II	156902.378	38311.85384	14/01/1988	4
1327614	Sandhill Cottage	II	156841	38487.36084	14/01/1988	4
1143659	Loggan'S Mill	II	157356.687	38564.15184	14/01/1988	4
1408993	Milestone At Sw 57339 37649	II	157340	37650	13/04/2012	5
1159756	Milestone at Sw577386	II	157749.435	38655.35084	14/01/1988	6
1310852	Trethingey Farmhouse, Front Garden Walls, Gate Piers and Gate	II	157706	36037.36084	14/01/1988	7
1143705	Footbridge At Sw 566361	II	156629.458	36070.74784	14/01/1988	7
1159759	Treglistian Farmhouse	II	157980	36824.36084	14/01/1988	7
1143707	Gate Piers and Stile at Approximately 100 Metres North North West of Treglistian Farmhouse	II	157920.0326	36911.05355	14/01/1988	7
1159744	Count House Farmhouse	II	157771.3898	36940.1109	14/01/1988	7
1143708	Wheal Alfred Farmhouse	II	157606.6771	36964.61345	14/01/1988	7
1143712	Milestone at Sw587384	II	158677.068	38428.68284	14/01/1988	7
1143709	The Viaduct at Sw58353801	II	158468.342	38075.23184	14/01/1988	8
1159814	Bridge of Mellanvrane	II	158344	38199.36084	09/03/1977	8
1143711	Millbrook House Including Front Garden Area Walls and Gate-Piers	II	158324	38204.36084	14/01/1988	8
1159790	The Angarrack Inn	II	158394	38212.36084	14/01/1988	8
1143710	House at Approximately 8 Metres North of The Angarrack Inn, Including Front Garden Walls Gate	II	158384	38227.36084	14/01/1988	8

NON-DESIGNATED HERITAGE ASSETS

ID	NAME	EASTING	NORTHING	CHARACTER AREA
1000105	Cornwall and West Devon	155611.2574	37419.49484	1
1000105	Cornwall and West Devon	155611.2574	37419.49484	2
1000105	Cornwall and West Devon	155611.2574	37419.49484	3
1000105	Cornwall and West Devon	155611.2574	37419.49484	4
1000105	Cornwall and West Devon	155611.2574	37419.49484	5

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