

LOCAL LANDSCAPE CHARACTER ASSESSMENT – NEIGHBOURHOOD PLANNING

CHARACTER TYPE : Rolling land PARISH: Carn Brea		DATE OF ASSESSMENT: 14/09/2020 ASSESSORS : Warwick Addison Peter Lee Helen Parsons
Character Attribute	Landscape reference guide	Your landscape description <i>Record your descriptive information for each heading</i>
Topography and drainage	What is the shape of the land? - flat, shallow, steep, uniform, undulating, upland, ridge, plateau Is there any water present? - estuary, river, fast flowing stream, babbling brook, spring, reservoir, pond, marsh	Rolling, undulating land west of Tolskithy valley, from Cremling Well to Beacon View Park. There is no apparent water present in this area today. There was a pool at Stamps lane in the 19th century. See “Historic Features” below.
Biodiversity	What elements of the character could support protected species (guidance from Cornwall Wildlife Trust CWT) Are there any hedges, what are they made of and do they support vegetation, if so describe the type of vegetation? Are there any wet areas? Are there any features which could support protected species? Are there any invasive species? (refer to supporting notes) Does the area contain areas of 'semi natural habitat? (land which is not highly modified – guidance from Cornwall Wildlife Trust)	The whole area is edged and criss-crossed with countless mature and well established cornish hedges, supporting butterflies, birds, bees and all manner of wildlife and vegetation. see photographs 3, 4 and 5 below. The hedges and local stacks in the area support bats and many other species. Japanese knotweed present and not managed along a footpath in West Tolgus. GR167843:042781, and prevalent in Stamps Lane GR168046:042038. see photograph 2 In recent weeks (25/02/2021) a family of deer has been observed in the West Tolgus area, consisting of a buck, a doe and two smaller deer assumed to be offspring. Also observed in the area recently were herons. Some semi-natural habitat along the eastern edge of the area, an area of undisturbed woodland trees and foliage.
Land cover and Land Use	What is the vegetation cover? Woodland, scrub, heather, dunes, mudflats, grassland, moorland, farmland crops What is the land used for ? Arable, pasture, industry, isolated farm buildings, isolated residential properties, playing field, golf course, sports pitch, caravan park, camp site etc	Medium to small sized fields* make up the majority of the area, some wild and some cultivated. *Small=Up to 3 acres, Medium=3 to 6 acres, Large=Above 6 acres. see: Supporting Documents/ Appendices of Maps/ 7a, 7b & 7c. Edged by woodland with many mature trees. see photographs 3, 4 and 5 Most of the area is still made up of fields of grade 3 agricultural land, and is very rural in character. see: Supporting Documents/ Appendices of Maps/ 4. Agricultural land classification. New, small, developments appearing in some fields. Small clusters of existing residential properties. In West Tolgus there is Lamborne Yard , which originally contained a vehicle dismantler. This has been reduced in size and now replaced by self-storage units. GR167674:042706. The yard also contains small businesses who manufacture various products. see photographs 6 and 7

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Field and woodland pattern	<p>Where is the woodland located? In sheltered areas, in hollows, open landscape, lower lying land, overlying an undulating landscape. Are the trees native?</p> <p>Is there ancient woodland? (existed continuously since 1600 or before)</p> <p>What size are the fields - Small, medium, large, have hedges been removed and field sizes increased?</p> <p>What are the hedges made of? - Cornish hedge (stone) what is the stone type? Hedgerow (no stone, all vegetation). Are they heavily managed or overgrown.</p> <p>What is the character of the hedge? - Sculpted by exposure, possibly no trees, or are there mature or larger trees</p> <p>Is there a buffer of vegetation to either side of the hedge, if so what type? Is the hedge fenced?</p>	<p>Woodland is mostly concentrated on the eastern edge of this area, on the western extreme of Tolskithy valley. The trees are native to the area.</p> <p>No ancient woodland is present.</p> <p>Hedges are in their original positions with no apparent increases in sizes of fields, they remain medium to small in size.</p> <p>Hedges are traditional cornish (stone), mainly granite. Very mature and full of plant life, not managed apart from the occasional cut-back.</p> <p>Most hedges have, typically, many trees growing in them. Some very mature. Not sculpted by exposure.</p> <p>see photographs 3, 4 and 5</p> <p>No buffers were seen.</p>
Building distribution (this looks at buildings within the character type, not the settlements themselves. The actual settlements are described in their own assessment sheet)	<p>How are the buildings distributed? Intermittent clusters, scattered, isolated</p> <p>Age and type of buildings and their relationship with the landscape are they Individual farm houses / buildings, clustered farm buildings, holiday accommodation, rural dwellings Have buildings been added, and is it possible to estimate when?</p> <p>What are the distinctive elements of the buildings? Construction stone, building style, window proportions, gate posts, front /rear gardens, nature of property boundaries</p>	<p>Buildings are mostly located on the west side of this area in a linear conurbation, with other developments at Beacon View Park and West Tolgus.</p> <p>The vast majority are old buildings in the Cornish granite style. New developments have been added at different times over many years, but the area still maintains its distinctly rural character.</p> <p>Older buildings are of granite construction with small windows and doors. A prominent feature in Broad Lane is the Grapevine community church, formerly the Primitive Methodist Chapel. On this site the first chapel was built in 1859 at a cost of £58 13s and 4 ½ p. The current chapel's memorial stones were laid in May 1887, the chapel finally opened in November of the same year. Enlargements took place in 1891. One of the more notable persons laying the memorial stones was Richard Tangye, a British manufacturer of engines and other heavy equipment. He was born in Broad Lane in November 1833 and a plaque commemorating this is at the junction with Spar lane. see photographs 8, 9, 10 and 11</p> <p>The Kingdom Hall of Jehovah's Witnesses was recently constructed in West Tolgus GR167962:042624. Modern developments are mainly of concrete block with larger windows. The very latest buildings are timber frame built, as was the trend in 2020.</p> <p>Many buildings, even new builds, have cornish hedges as boundaries, especially to the rear.</p> <p>see photograph 12</p>

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Transport pattern :- highways and public rights of way (PROW)	What is the character of the roads? What is the road's class, A, B or minor? Are they straight, winding; do they have steep gradients? Are there extensive verges, pavements, characteristic tree tunnels? Describe the public rights of way - in good condition, well managed, overgrown, regularly used, eroded, waterlogged. Are there old/modern stiles and signage, and what is the character and condition of these	Minor roads and tracks across the whole area, mainly straight or slightly winding. Traffic calming measures in place on Broad lane and Merritt's hill. Very few pavements or verges within this area. An exception being West Tolgus, where the single-track Tolgus Lane has a pavement on one side for part of it's length. see photographs 19 and 20 Fine examples of tree tunnels present at West Tolgus. see photographs 13 and 14 Public footpaths are hidden and hard to spot, signage in need of maintenance, stiles and gates are of modern, wooden construction. All in need of maintenance. see photographs 21 and 22
Historic Features	Are there designated and none designated features in the landscape? monuments, burial sites, churches etc. Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.	Group of 3 chimney stacks ("3 stacks") at West Wheal Tolgus, listed building. GR 168031:042549 These can be seen from all angles and dominate the skyline, grouped within a radius of 20 metres. One of the chimneys is that of the pumping engine of Wheal Raven. see photograph 1 West Tolgus was a notable mining area. Wheal Raven produced over 700 tons of copper ore in the 1760's. In 1844 the mine was renamed West Tolgus and Treloweth and subsequently just West Tolgus. By 1862 mining had reached a depth of 312 feet. It ceased operations in February 1884 when it became not economically viable. The chimney at Stamps Lane is what remains of a stack, an engine house, a tin stream works and stamps - including a pool or pond, which were in use until 1878. GR168040:042063. see photograph 15
Condition	In what state/appearance are the characteristics of the area? Have areas /features become degraded Are there areas where improvements could be made to enhance the character of the area? How is the area managed? The management of the land will directly influence the value of the available habitat for wildlife.	The area is, currently, mainly unmanaged and unspoiled. Only the public footpaths need some maintenance.

Aesthetic and sensory	<p>Describe the level of tranquillity, calm and undisturbed, consider bird song, level of artificial noise,</p> <p>How is the landscape experienced? exposed, intimate, noisy (if so what is the source what direction?) remote, rugged, windswept, sheltered, enclosed, uncluttered, sculptural</p> <p>How will the experience of the area change through the seasons?</p> <p>What is the predominant wind direction?</p> <p>What is the level of light pollution at night?</p>	<p>Largely calm and rural area with birdsong ever-present. The A30 dual carriageway runs east to west roughly through the centre of the area, road noise variable according to wind direction (and time of day). Apart from the above, the area has a quiet, rural, feel. The Cornish hedges and their trees and overgrowth offer protection and shelter from the elements, giving an overriding sense of calm. Relatively unchanged through the seasons, apart from flora and fauna. see photographs 3, 4, 5 and 23</p> <p>Wind direction is predominantly from the south west.</p> <p>Very low-level light pollution, mainly restricted to Broad Lane.</p>
Character Attribute	Landscape reference guide	<p>Your landscape description</p> <p><i>Record your descriptive information for each heading</i></p>
Distinctive features	<p>Features which are not designated but are locally important, could include, tree tunnels, distinctive tree(s) on a skyline, wind turbines, power lines, telecommunication masts, the local stone for construction, building types styles, stiles on footpaths, gate posts</p> <p>Features will have their own setting (the space around it to allow you to appreciate the feature) record an idea of the scale of the setting which would be important to retain.</p>	<p>There are fine examples of tree tunnels in Lower West Tolgus. see photographs 13 and 14</p> <p>Wild meadows in abundance, supporting an array of wildlife.</p> <p>4-cable power lines on pylons run across the area approximately east to west at Lower West Tolgus. see photograph 24</p>
Views	<p>Are there any important vantage points?</p> <p>Describe the nature of the vantage point, cliff path, hilltop, and what makes the view important</p>	<p>The “3 stacks” GR 168031:042549 offer a wonderful panoramic view of the area, including Tolskithy valley. A magnificent view south can be experienced from Grenifer Road GR167736:042307.</p> <p>See photographs 16 and 17</p>
Key characteristics	<p>What features stand out from completing the assessment sheet</p> <p>Create a set of bullet points to highlight what makes this character type distinctive, what are it’s key characteristics</p>	<p>*Unspoilt, the area is mainly made up of fields and hedgerows.</p> <p>*Tranquil, there is a tangible feeling of calm within the area.</p> <p>*Huge variety of trees and fauna throughout the area.</p> <p>*A haven for wildlife, the multitude of hedgerows provide habitat for a huge variety.</p> <p>*Grade 3 agricultural land in this area is the best in the parish.</p> <p>*Tree tunnels in West Tolgus, unique to the area.</p>
Photographs	<p>Take representative photos of</p> <ul style="list-style-type: none"> the overall character of this landscape type specific characteristics features of the landscape type notable views and vistas. <p>Mark the photo location on a plan and which way you were looking when you took the photograph.</p> <p>Make a note of what element of character is the photograph illustrating.</p>	<p>Photographs have been taken and are included below.</p>

Relationship to the adjacent landscape character type(s)	There is likely to be an area of transition between this landscape character type and the adjacent one. Character can not be tied to a line on a map. Make note here of how the landscape changes between this character type and the adjacent, and any important relationships / links.#	To the east, a thin line of woodland and scrub separates the area from the steep-sided (Tolskithy) valley. To the west, Broad Lane has become a boundary of linear housing developments, creating a transition to the adjacent character type. see photograph 18
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Pressures/ forces for change and land management

Character type	Pressures for change	Land management and development considerations
Rolling Land	<div>1. Housing developments throughout the area.</div> <div>2. Replacement dwellings - where existing properties are replaced with larger buildings which are of a different scale and mass to the original.</div> <div>3. Inappropriate infilling.</div> <div>4. Destruction of Cornish hedges.</div> <div>5. Increased field sizes involving the removal of Cornish hedges.</div> <div>6. Changes in the traditional management of farmland.</div> <div>7. Holiday accommodation, campsites and caravan parks.</div> <div>8. Development which erodes the peace and tranquillity of this landscape.</div> <div>9. Accumulation of modern structures including wind turbines, overhead cables, telecommunications masts and solar arrays.</div>	<div>1. Avoid development which does not follow the rolling character of the topography, or is out of scale, or overwhelms the landscape pattern and character.</div> <div>2. Ensure new features and developments match the local vernacular, and use locally occurring materials.</div> <div>3. Most development in the area is of a linear or ribbon type, other types of development should be avoided to maintain the field and hedgerow pattern.</div> <div>4. Reflect the field sizes retaining and enhancing the small and medium field pattern.</div> <div>5. Alterations and extensions to dwellings should have appropriate regard to the character of the existing dwelling, in particular to ensure that the scale and design respects the character of the original dwelling and its setting in the landscape.</div> <div>6. Consider how, cumulatively, development (not necessarily of the same type) can have an increased impact on the characteristics of the landscape.</div> <div>7. Retain the strong field pattern of Cornish hedges, reflecting the local character of bare stone faces or vegetated with native shrubs and trees.</div> <div>8. Reflect the landscape character and settlement pattern, without increasing the prominence of new development in this character type.</div>

1. Three chimney stacks (three stacks) at West Tolgus



2. Japanese knotweed at Stamps Lane



3. Fields and hedgerows in West Tolgus



4. Fields and hedgerows in West Tolgus



5. Fields north of Stamps Lane



6. Storage containers, Lamborne Yard



7. Businesses in Lamborne Yard



8. Grapevine Community Church



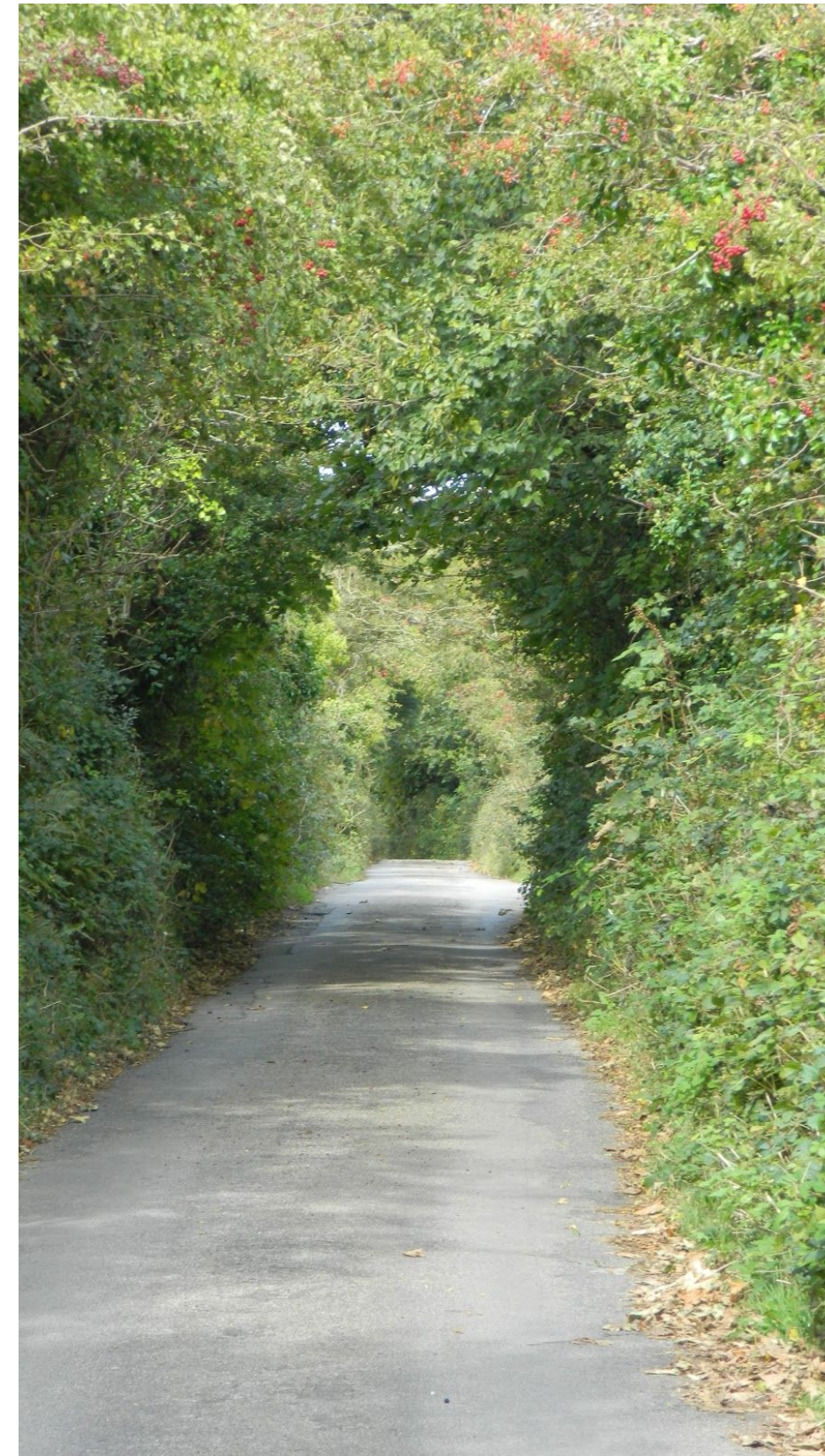
9, 10 and 11. Stone laid by R. Tangye and commemorative plaques



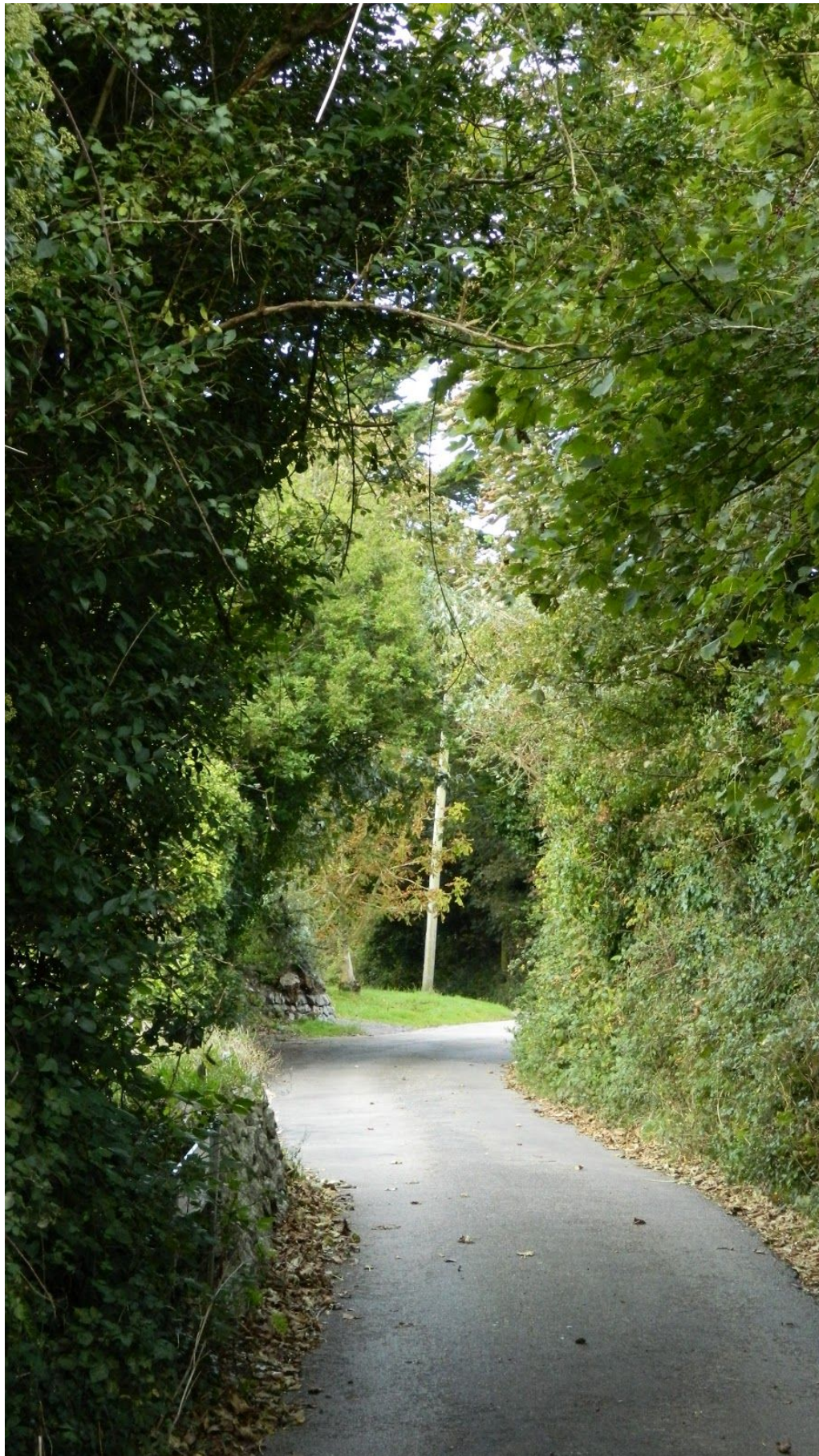
12. New development at Wet Tolgus incl. newly built Cornish hedge.



13. Tree tunnel, West Tolgus



14. Tree tunnel, West Tolgus



15. Chimney stack at Stamps Lane.



16. Looking south from “3 stacks”



17. Looking south from Grenifer road



18. Looking east from Stamps Lane, showing linear development along Broad Lane.



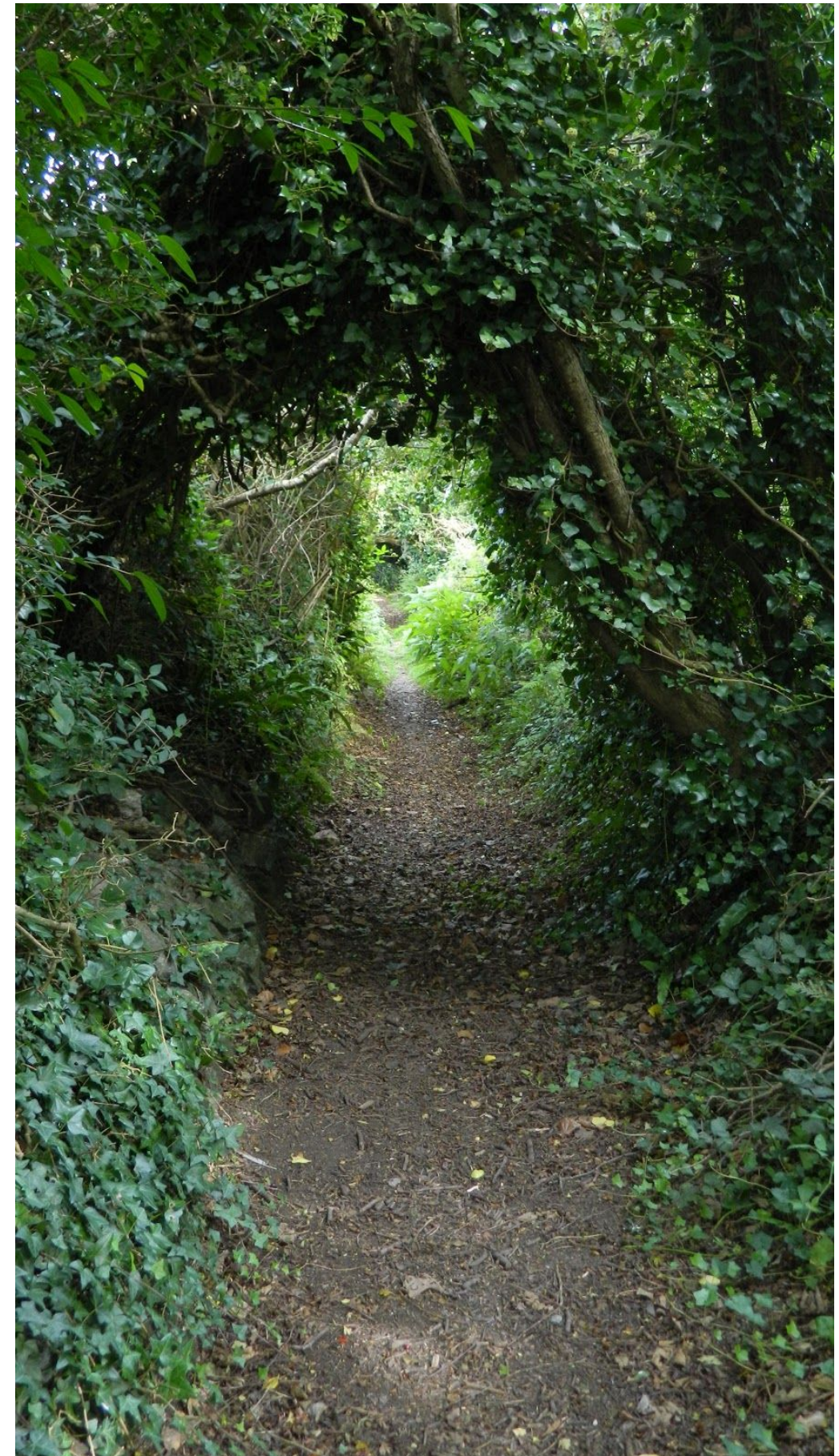
19. Tolgus Lane, single track road with dropped pavement on one side only.



20. Tolgus Lane, single track road with dropped pavement on one side only. Well established Cornish hedges on south side.



21 and 22. Footpath from Merritts Hill to West Tolgus



23. Flora in West Tolgus



24. Pylons and power cables crossing the area

