

# Carlyon Neighbourhood Development Plan

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## LOCAL LANDSCAPE CHARACTER ASSESSEMENT

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September 2019

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This document was commissioned by the Carlyon Neighbourhood Planning Steering Group and was written by:

Kath Statham CMLI  
Landscape Architect  
Environment Service - Cornwall Council  
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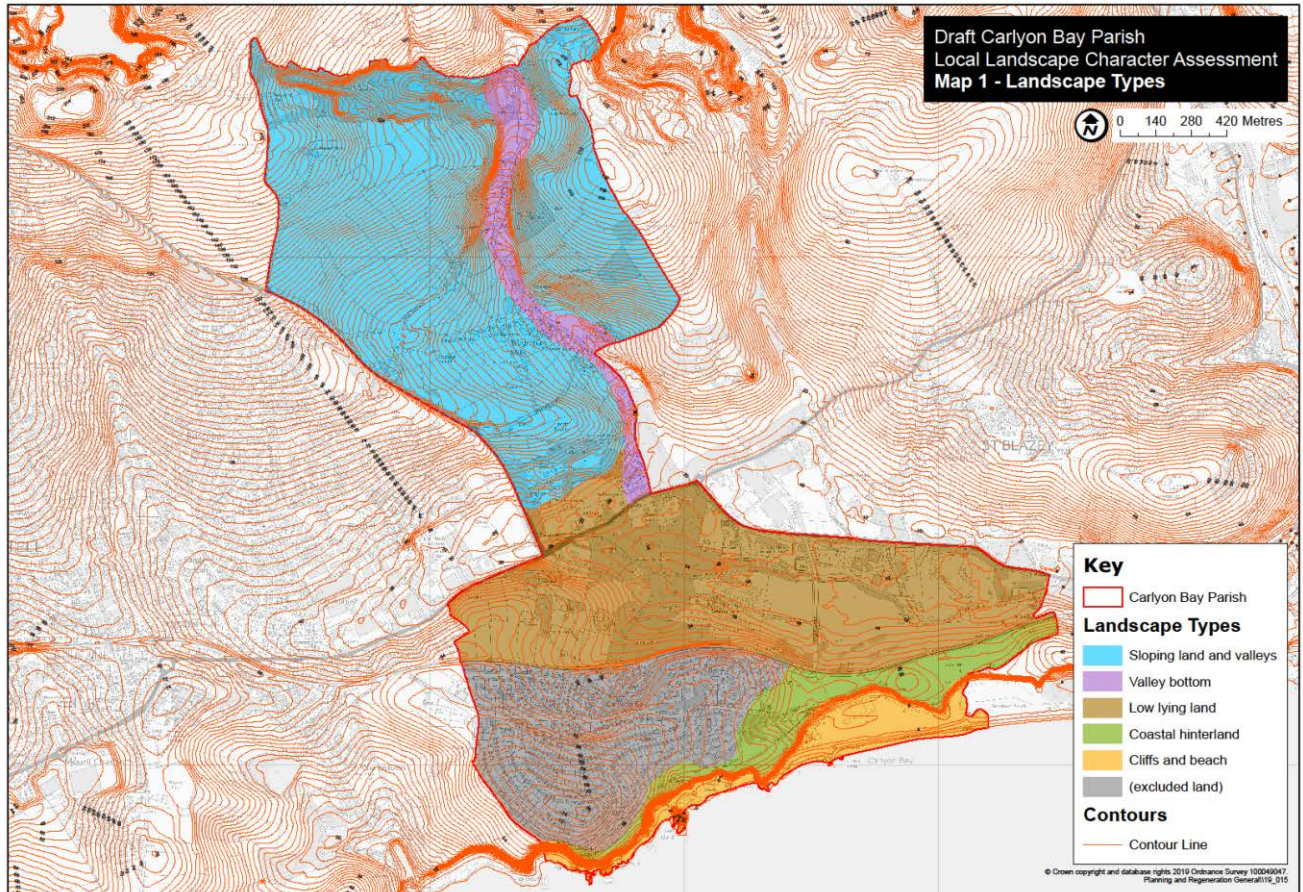
**Appendix 2 – Additional photographs by landscape type and settlement.**

## Section 1 – Background to the assessment

### 1.1 Creating the Carlyon Local Landscape Character Assessment

- 1.1.1 Carlyon Parish Council realise the importance of retaining and enhancing landscape character to protect the local distinctiveness of the area. In drafting the Carlyon Neighbourhood Development Plan, the Steering Group were aware of the increasing pressure for new development and the difficulties of siting development in the most appropriate locations. It was realised that to be able to retain the distinctive local character whilst allowing development, it would be vital to record the elements and features which come together to create the present landscape character of the Parish of Carlyon, and unique sense of place. Once this detail had been gathered it would then be possible to assess how new development proposals could positively or negatively affect the local landscape.
- 1.1.2 The Steering Group contacted Kath Statham, Landscape Architect from Cornwall Council's Public Open Space Team with a view to undertaking a Local Landscape Character Assessment. Kath met with a representative of the Steering Group in November 2018 to explain how a local landscape character assessment could provide the evidence to underpin the policies within their Neighbourhood Development Plan (NDP).
- 1.1.3 The purpose of a Local Landscape Character Assessment (LLCA) is to provide a robust evidence base describing the character of the landscape in the Carlyon Parish. This assessment can also be of use in
- defining the elements of character which give Carlyon its sense of place and local distinctiveness
  - informing decisions regarding the environmental suitability of new development in the Parish
  - celebrating what is important about the local landscape
  - identifying future development pressures
  - enable positive planning, objectively guiding the right development in the right place
  - contribute to the evidence base to support policy within the Neighbourhood Development Plan
  - help to set priorities for future land management
  - identify features and issues of key importance to local people
- 1.1.4 A Neighbourhood Development Plan is prepared by the local community, and for this reason it was important to involve members of the Carlyon Parish in the preparation of the Local Landscape Character Assessment. The Steering Group reviewed and added local detail to the draft document.

- 1.1.5 The LLCA divides the Parish into 4 Landscape Types as shown in the overview map below (a larger version can be found in Appendix 1).  
In Section 3 the detail of the elements and features which come together to make up the distinctive character of each landscape type are recorded, with supporting mapping included in Appendix , and photographs in Appendix 2.



### 1.1.6 The Landscape Types



'Sloping land and valleys' landscape character type



'Valley bottom' landscape character type



'Low lying land' landscape character type



'Coastal hinterland' landscape character type



Cliffs and beach' landscape character type

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## Section 2 – Local Landscape Character Assessment

### 2.1 What is landscape character assessment?

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

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

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

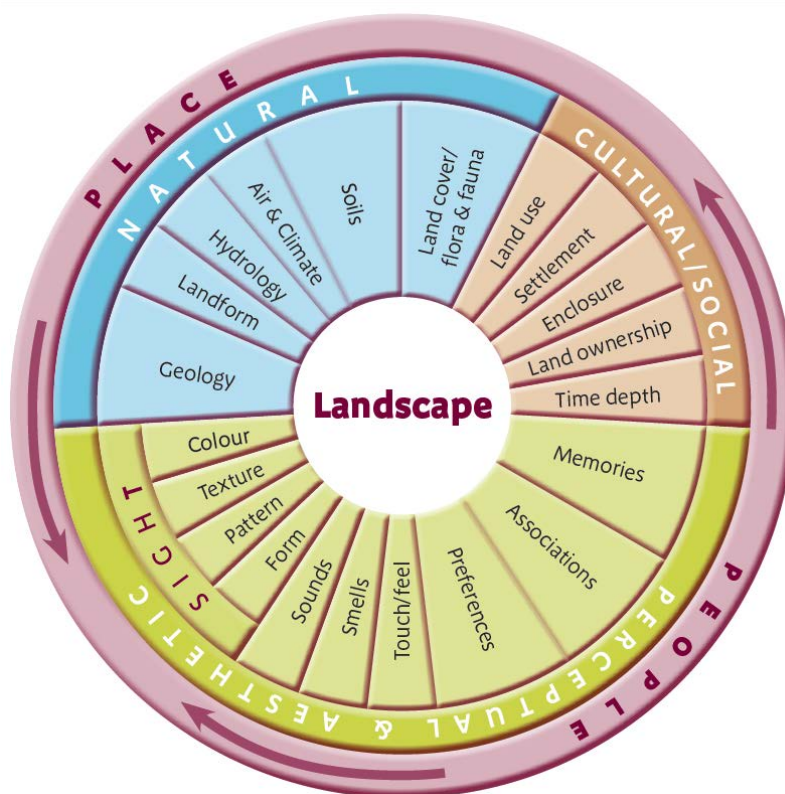
- 2.1.1 The European Landscape Convention<sup>1</sup> defines landscape as  
*".....an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors"*  
and is clear that all landscapes matter, not just those covered by designation.
- 2.1.2 The landscape of Cornwall is very important to residents and visitors alike. For many years books have been written and paintings created centring on this wonderful landscape of scenic beauty, cultural heritage and high ecological value.
- 2.1.3 Landscape character assessment is a tool to help understand what the landscape is like today, how it has come to be like that, and how it may change in the future. Its role is to help ensure that change and development does not undermine whatever is characteristic or valued about any particular landscape.
- 2.1.4 There are many elements which come together to give us the landscape we see and appreciate, illustrated by the Landscape Wheel<sup>2</sup> overleaf. The landscape's physical geology and hydrology affect the soils, which are also influenced by climate, land cover and flora and fauna. The landscape is not static. Our human influence over time through land use, enclosure, cultivation and development make distinct patterns which vary across Cornwall. As well as the physical elements, how we perceive the landscape is an important element of character. Our memories, senses and associations are all personal to use and allow us to perceive the landscape individually. So the landscape is far more than just what we see.

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

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<sup>1</sup> Council of Europe (2000) European Landscape Convention, Florence, October 2000

<sup>2</sup> Natural England (2014) Approach to Landscape Character Assessment



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- 2.1.5 Landscape Character Assessment takes common headings such as topography, land cover, field pattern, historic features and describes the character of the area under these common headings.
- 2.1.6 The Cornwall Landscape Character Assessment 2007 provides detail of landscape character through 40 landscape Character Areas (LCA). Each of these 40 LCAs is a geographically discrete area which has a 'sense of place' and a distinct pattern of elements that makes one landscape different from another, each is accompanied by a detailed description of the character of the landscape.
- 2.1.7 The Parish of Carlyon is covered by two landscape Character Areas  
 CA39 - St Austell Bay and Luxulyan Valley  
 CA17 - St Austell or Hensbarrow China Clay Area ( a small area in the north west of the area)

However the detailed description of the landscape character within these LCAs covers a larger area than the Parish of Carlyon, and does not provide a sufficient level of detail to underpin policies relating to landscape character in a Neighbourhood Development Plan (NDP). For this reason the Carlyon NDP Steering group wished to undertake a Local Landscape Character Assessment.

<sup>3</sup> Extract from 2004 Natural England – An Approach to Landscape Character Assessment

## 2.2 The Carlyon Local Landscape Character Assessment

- 2.2.1 This Local Landscape Character Assessment (LLCA) describes in detail the special qualities of the landscape which are important to conserve and enhance to retain the unique locally distinct sense of place.
- 2.2.2 The National Planning Policy Framework (NPPF) includes policies that require consideration of the character and special qualities of the area when making planning decisions. It promotes use of landscape character assessments and expects local plans to build on a strong environmental evidence base. Landscape is a strategic planning issue on which there is a duty for local planning authorities to co-operate. Neighbourhood Plans provide an ideal opportunity to identify, conserve and enhance landscape elements that contribute to local distinctiveness and sense of place. A Neighbourhood Plan should contain clear and logical connections between landscape evidence and related policies.
- 2.2.3 This LLCA is an evidence base for community led planning. It provides a factual description of the landscape character of the parish (outside the settlements) explaining the unique combinations of elements and features which come together to create a sense of place and local distinctiveness.
- 2.2.4 The assessment divides the Carlyon NDP area into 5 separate 'landscape types' each with its own distinct character. The boundaries of each of these landscape types has been determined by looking at changes in topography, rather than land use and land cover. The 5 landscape types are as follows. (Map 1 Appendix 1)
- Sloping land and valleys (shaded blue)
  - Valley bottom (shaded purple)
  - Low lying land (shaded brown)
  - Coastal hinterland (shaded green)
  - Cliffs and beaches (shaded yellow)
- 2.2.5 The landscape character of each of these 5 landscape types was gathered using a field assessment record. Once the draft was compiled the NDP Steering Group reviewed the document and added further local detail.
- 2.2.6 The field assessment record uses the same headings found in the supporting descriptions for the 40 LCAs in the 2007 Landscape Character Assessment. This way there is a clear and robust link between the Cornwall wide assessment and this more detailed local assessment.
- 2.2.7 The landscape type descriptions record the local landscape character and also incorporate details relating to landscape, historic, and natural designations. The mapping to support these descriptions can be found on Maps 1-9 in Appendix 1.
- 2.2.8 A visual assessment of the character has also been carried out and photographs are provided through the assessment and also within Appendix 2.
- 2.2.9 The landscape type descriptions record factual detail only, not whether features and elements of the character are good or bad, appropriate or badly

designed. This way the LLCA is an objective factual document. *The detail of the more subjective aspects of the assessment, looking at what and where the local community value and feel is important in the Parish, comes through public consultation. Details of this can be found in Section 5. Can say more here once the consultation has been carried out.*

2.2.10 The Parish has two settlements, Carlyon and Tregrehan Mills. A review of the character of the edges of these settlements has been carried out in Section 4. This section looks at how settlements fit within the wider rural landscape and the impact of current patterns of housing development and land use on the overall landscape character of the area.

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## Section 3 – The Local Landscape Character Assessment of Carlyon Parish

### 3.1 Introduction

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

3.1.2 These landscape types' are distinctly different areas of land, each having the same characteristics which may occur in different areas of the Parish. By using changes in the local topography the following 5 Landscape Types have been identified, and Map 1 Appendix 1 shows their boundaries

- Section 3.2 – Sloping land and valleys (shaded blue)
- Section 3.3 – Valley bottom (shaded purple)
- Section 3.4 – Low lying land (shaded brown)
- Section 3.5 – Coastal hinterland (shaded green)
- Section 3.6 – Cliffs and beaches (shaded orange)

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

- **Key Characteristics** – what are the key elements and features of the landscape character type that make it different from other areas.
- **Topography and Drainage** – what is the overall shape of the land and a description of any water present.
- **Biodiversity** – Elements of the landscape which could support protected species, their location and how they link together
- **Land Cover and Land Use** – What types of vegetation are found across the landscape type and what is the land used for.
- **Field and Woodland Pattern** – The location of trees and woodland, and whether they are designated. The scale of the field pattern, and type of field boundary
- **Building distribution** – beyond the settlements, where are buildings located, and how do they relate to the landscape
- **Public Access : Roads and Public Rights of Way** – the character of the road network, and public rights of way, footpaths, bridleways and byways.
- **Historic Features** – designated and non-designated features of historic importance in the Parish

- **Distinctive Features** – elements and features both man-made and natural which are distinctive
- **Aesthetic and Sensory** – the human experience of being within the landscape type, sight, sound, smell, seasonal change.
- **Condition** – the state and appearance of characteristics of the landscape, as well as an overall assessment
- **Relationship to the adjacent land parcel** – how each landscape type relates to the next landscape type, whether there is a distinct change or more of a transition from one to the next.
- **Views** – key vantage points where the public's attention is focussed in one direction, important vistas, and important visual links between landscape features, such as church spires, burial mounds.
- **Development Pressure affecting Landscape Character** – what future development could potentially have an adverse impact on the character of the landscape.
- **Landscape Management and Development Considerations** – are there beneficial land management practices which need to be continued, or practices which could be altered to preserve or enhance the local landscape character. Consideration also with regard to positive planning for new development.

### 3.2 Landscape Type : Sloping land and valleys



### 3.2.1 Key Characteristics

- Gently sloping topography with arable and pastoral fields
- Cornish hedge boundaries supporting semi mature native broadleaf trees are a very distinct element of the local landscape character
- Significant wildlife value in the Cornish hedges and in particularly the Biodiversity Action Plan woodland habitat and County Wildlife Site
- Isolated farms which integrate into the landscape are found away from the settlement of Tregrehan Mills
- Peaceful and quiet away from the A390 corridor

### 3.2.1 Topography and Drainage

This landscape type is one of shallow sloping valley sides which are slightly steeper on the eastern side, and increase in gradient north of Tregrehan Mills and as you move down the slope to the valley bottom. On the eastern slope the land rises from approximately 50m OD to 115m OD, and on the western slope the difference is 30m OD up to 170m OD on the western parish boundary



The watercourse flowing from the Garkar Valley down the slope above Boscoppa is the Charlestown Leat which forms part of the Cornish Mining World Heritage Site.

### 3.2.2 Biodiversity

The Garkar Valley is designated as a County Wildlife Site a Biodiversity Action Plan habitat woodland. This designation also extends to the woodland on the lower slopes of the valley to the north of Tregrehan Mills. The woodland at Cuddra Fam is also a Biodiversity Action Plan habitat.



The field boundary hedges support diverse wildlife habitats due to their age and the vegetation growth found along them. The lack of lighting in the area and the age of the hedges makes them important foraging routes for bats. Mapping has shown areas of Japanese Knotweed to the western edge of the Garkar Valley and the lower slopes of the valley around Tregrehan Mills.

### **3.2.3 Land Cover and Land Use**

This landscape type is predominantly pastoral and arable farmland with areas of native broadleaf woodland on the lower steeper slopes and on the slope below Higher Tregrehan Farm.

The Garkar Valley has developed into woodland over the last 100 years.

### **3.2.4 Field and Woodland Pattern**

Fields on the eastern side have remained largely unchanged since the 1875 mapping. On the western slopes the original pattern of predominantly rectilinear fields running down the contours has been changed by the removal of original field boundaries. The hedge boundaries which do remain predate the 1875 historic mapping.

The vegetation on the hedges increases in scale as you move down the slopes towards the valley bottom. Hedges on the upper slopes are 2-3m in height and on the lower slopes the height increases to 6m and above. The hedges on the lower slopes support semi mature native trees. Refer to Appendix 1 Map 9.



These hedges are a very distinct element of the local landscape character. Fields are medium in scale an average of 3Ha. Some smaller fields can be found around the settlement of Tregrehan Mills.

The Garkar Valley which was moorland scrub vegetation on the 1875 mapping has now become woodland. Areas of native broadleaf woodland can be found on the lower steeper slopes, on the slope below Higher Tregrehan Farm and around Cuddra Farm. The woodland to the west of Higher Tregrehan Farm is more mixed woodland.

### **3.2.5 Building distribution**

In the northern area of this landscape type, the building form is isolated farms. In the southern area the present building form is still clustered, however planning permission has been granted on appeal for 190 residential properties off Holmbush Road. Presently earthworks have started but no properties have been built. The development will extend the built form of St Austell to the east into the Parish of Carlyon.

The remains of the Vounder and Garker China Clay works, and the Tregrehan Consols Mine can be found on the lower slopes in the north. These buildings have been neglected and are now falling into disrepair and have become overgrown with vegetation

### **3.2.6 Public Access : Roads and Public Rights of Way**

Trenowah Road is the only road which passes through this landscape type, the remaining access is farm tracks and footpaths. Trenowah Road is rural in character with semi mature tree growth on either side of the road as you approach Tregrehan Mills. A wall from the Tregrehan Estate remains on the northern edge of the road ([CHECK this is an estate road](#))

There is a minimal verge on this road, with Cornish hedges or the estate wall up against the edge of the highway. There are a number of highway signs as you approach Tregrehan Mills and no street lights.



There are two footpaths on the western slope. The first connects Boscoppa with the northern edge of Tregrehan Mills ([This route is in part a farm track and then a narrower footpath can you confirm?](#)) The second connects Trenowah Road with Holmbush Road and the road to Tregrehan Mills. This route also follows a farm track which is bounded by mature trees along the hedge boundaries along much of its length.



### 3.2.7 Historic Features

- A Longstone can be found in the field to the north west of Menear Farm on the higher western slope. This historic feature is a Scheduled Monument
- The watercourse flowing from the Garkar Valley down the slope above Boscoppa is the Charlestown Leat which forms part of the Cornish Mining World Heritage Site.
- Buildings chimneys remaining from the Garkar and Vounder China Clay Works and the Tregrehan Consols Mine

Are there any other locally important historic features which are not listed or scheduled?



### 3.2.8 Distinctive Features

- Cornish hedge field boundaries with semi mature and mature tree growth. Where these are found on either side of a track a tree tunnel is created.
- Dense woodland vegetation on the steeper lower slopes of the valley
- A boundary wall on Trenowah Road which marked the edge of the Trenowah estate

Check this is and estate wall

Are there any other locally important distinctive features? These can be man-made or natural distinctive features

### 3.2.9 Condition

A well maintained farmland landscape, with managed hedges containing semi mature and mature trees with areas of woodland on the lower slopes and upper eastern slope.

Areas of Japanese Knotweed have been identified around the Garkar Valley and around Holmbush Road. The detail of these areas is shown on Map 2 – Appendix 1.

### 3.2.10 Aesthetic and Sensory

Away from the A390 this is a very quiet and peaceful landscape in the northern areas with occasional agricultural machinery noise. Both arable and pastoral farmland. Audible bird song throughout the area.

The nature of the tree growth within the field boundary hedges creates shelter and a more intimate character as you move through the landscape.

Seasonal change from the different crops growing in the fields, and the blossom and wild flowers in the hedge vegetation.

Low level light pollution which is also assisted by the tree growth in the hedges.

### **3.2.11 Views**

Views are afforded from the tracks and lanes on the higher ground of the eastern and western slopes. The topography, mature tree growth and high hedges can restrict distant views from public access routes on the lower lying land.

### **3.2.12 Relationship to adjacent landscape character types**

There is a distinct boundary between the 'Sloping land and valleys' landscape character type and the adjacent landscape types of 'Valley bottom' and 'Low lying land'. This landscape type stops where the ground levels out.

### **3.2.13 Development Pressure affecting Landscape Character**

- Expansion of the village of Tregrehan Mills
- Changes in agricultural practice and the traditional management of farmland
- Loss of interconnecting green corridors and semi natural habitat
- Increasing field sizes involving the removal of Cornish hedges
- Construction of large agricultural buildings
- Replacement dwellings, where existing detached properties are replaced with larger buildings which are of a different scale and mass to the character of the properties in the area.
- Suburbanisation of the rural character by cutting roadside verges and planting non native ornamental species in a rural setting
- Light pollution eroding the dark skies

### **3.2.14 Landscape Management and Development Considerations**

- The nature of the topography means that as you leave the valley bottom and the low lying land the prominence of any development will increase as you move up the slopes
- Retain the strong field pattern of Cornish hedges and the native vegetation they support
- Alterations and extensions to dwellings should have appropriate regard to the character of the landscape, in particular to ensure that the scale and design does not dominate or impose on the landscape, and respects the character of the setting
- Ensure any new features match the local vernacular using locally occurring materials
- Reflect the landscape character and settlement pattern, without increasing the prominence of new development in this character type
- Locating development on prominent ridge or sky lines should be avoided.
- Consider the cumulative impact of development, where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Where the total development is greater than the sum of its parts.

- All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan priority habitats and County Wildlife Sites. Consideration needs to be given to suitable buffers to these important areas.
- Consider the importance of trees to landscape character, and the significant benefit they provide in combatting climate change and the ecosystem services they provide. Retain trees as a priority and where possible look to increase the tree canopy of large species trees.
- Consider how light pollution can be minimised, through appropriate design in new development

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### 3.3 Landscape Type : Valley bottom



### 3.3.1 Key Characteristics

- High wildlife value in the historic field boundaries and areas of woodland
- Intimate enclosed character created by the large trees and other vegetation on the surrounding rising ground.
- Tranquil and quiet
- The sound and visual presence of the water in the Tregrehan Stream

### 3.3.2 Topography and Drainage

The valley bottom is not level but rises gently to the north. The lower levels of the valley are to the south at approximately 20m OD and rise to 90m OD on the northern parish boundary. From east to west in the valley bottom, the land is relatively level.



Tregrehan Stream runs through this landscape type is fed by tributaries flowing off the western valley slope. The stream runs parallel to the highway and is a characteristic feature of the valley bottom. Small sections of it are culverted under the road.

There is evidence remaining of the historic leat system of the Vounder and Garker China Clay works at the northern end of the valley.

### 3.3.3 Biodiversity

This is a narrow linear landscape character type of smaller scale fields and woodland which continues into the adjacent character type of Slopping Land and Open Valleys. The boundary hedges are original and remain from the 1875-1901 historic mapping. The age of these hedges means they will support a rich and diverse habitat for wildlife. The lack of any street lighting and a low level of development will mean this is also an important area for bats.

The semi natural habitat broadleaf woodland which comes down the sloping land into the valley bottom is a Biodiversity Action Plan (BAP) priority woodland habitat.

Japanese Knotweed has been identified in a number of locations in this landscape type.

[Are you aware of specific species of wildlife in this area?](#)



#### **3.3.4 Land Cover and Land Use**

The land cover is small scale fields used for grazing, or broadleaf woodland with a scrub understorey. There are individual houses dotted up the valley bottom with the village of Tregrehan Mills to the south.

The Agricultural Land Classification is 3 in the north and 3b in the south.

#### **3.3.5 Field and Woodland Pattern**

There is a small scale field pattern which has not changed since the 1875-1901 historic mapping where fields are bounded by Cornish hedges supporting mature growth. These original hedges are of great value to wildlife and to the landscape character.

There is an area Tree Preservation Order (TPO) in the north of the landscape type and individual tree TPOs to the south in the village of Tregrehan Mills. The hedges contain large trees generally over 6m in height (refer to Appendix 1 - Map 9 – Cornish hedges)



### **3.3.6 Building distribution**

Outside Tregrehan Mills the residential properties are dotted along the highway. Some of these houses date back to the 1875-1901 historic mapping and some have been extended and altered since then. These houses are predominantly set back from the road behind walls/vegetation which retains the rural character of the highway. More modern homes haven been built behind these older properties.

There are some building remains of the Garker China Clay works to the north of the landscape type. These have fallen into disrepair and are now overgrown

### **3.3.7 Public Access : Roads and Public Rights of Way**

The road from Tregrehan Mills to Trethurgy runs along the valley bottom and has a distinctly rural character. Low level street lights are mounted on columns or on telegraph poles, there are no pavements and few road markings. In the northern section the vegetation meets the highway edge, and as you move south the Tregrehan Stream runs in an open channel, culverted in a number of places. Bollards (and occasional speed restriction signs) are the only modern highway infrastructure which have been placed to warn drivers of the road edge to the stream.



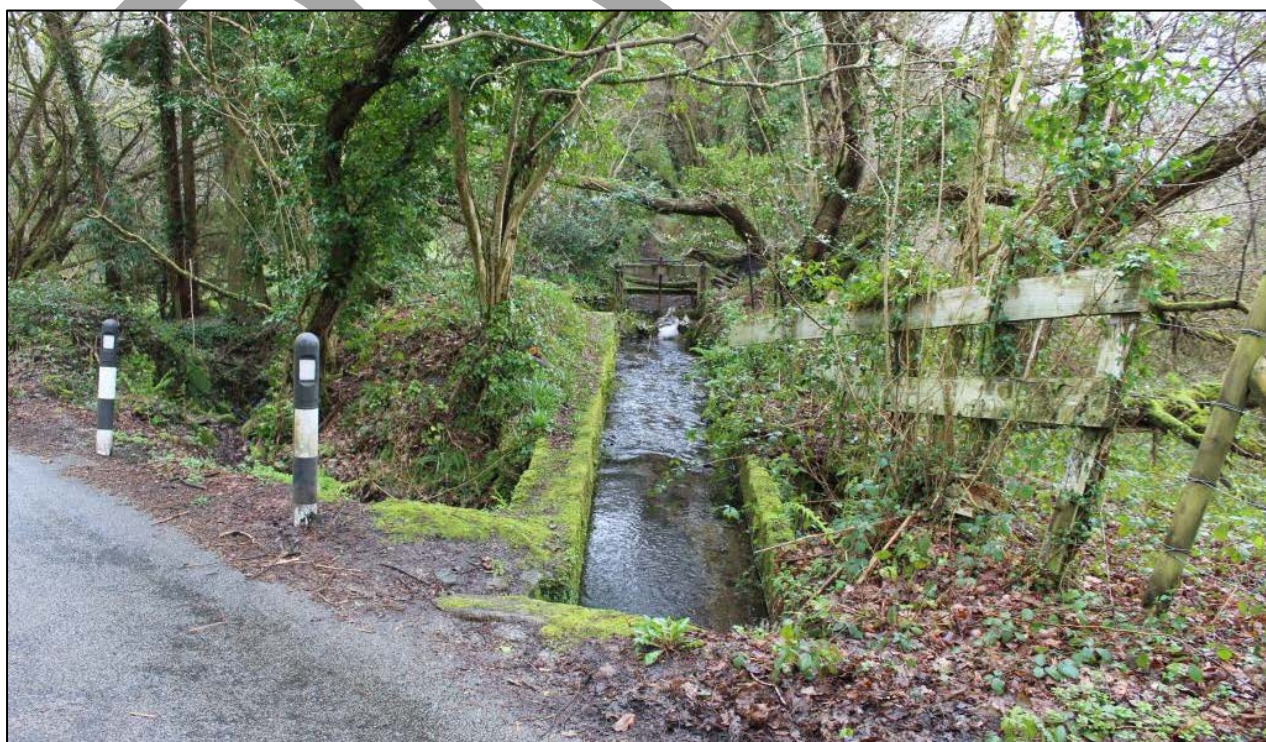
There are only two rights of way in this character type. There is a bridleway to the north which passes through the Garker Valley and onto Trethurgy. A footpath leaves the valley bottom at the north of Tregrehan Mill and connects to Boscoppa Road and onto Boscoppa.

[Are you able to provide a description of the footpath routes?](#)

### 3.3.8 Historic Features

- The remains of the leats and sluice stems from the Garker and Vounder China Clay works can still be found in the north.

[Are there any other historic features which may not be designated but are important locally?](#)



### 3.3.9 Distinctive Features

- The woodland vegetation
- Mature trees in the Cornish hedge boundaries
- Overhead power cables

### 3.3.10 Condition

The fields are well managed but the woodland does not appear to have a current programme of management. The biodiversity value of the woodland would be increased by a planned programme of works. There are also a number of derelict buildings within the woods at the base of the sloping land.



### 3.3.11 Aesthetic and Sensory

This is a very quiet and tranquil area with an intimate quality created by vegetation and the surrounding rising land.

The Tregrehan Stream where it runs in an open channel is a key part of the experience of the valley bottom, particularly after heavy rain.

The broadleaf woodland and trees in the hedges provide lush growth in the summer, and create seasonal variation in leaf cover and light levels through the year.

### 3.3.12 Views

Due to the nature of the topography and the vegetation, views are limited within this landscape character type.

### **3.3.13 Relationship to adjacent landscape character types**

This landscape type has its boundaries to the east and west with the Sloping Land and Valleys landscape type. The boundary on the ground can be determined where the ground level rises sharply from the valley bottom, to the open valley sides.

### **3.3.14 Development Pressure affecting Landscape Character**

- Changes to farming practices
- Removal of vegetation adjacent to the highway opening up views to residential properties
- Removal of Cornish hedges increasing the scale of the field pattern
- Widening of the highway
- Further culverting of the open watercourse
- Introduction or lack of control of the spread of invasive species

### **3.3.15 Landscape Management and Development Considerations**

- Development must consider the potential for adverse effects upon the watercourse
- Prevent any activity which would increase flooding risk
- Set any new development back from the highway retaining the road side vegetation.
- Consider the cumulative impact of development, where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Where the total development is greater than the sum of its parts. Ensure any new features match the local vernacular using locally occurring materials.
- Retain the strong field pattern of Cornish hedges and the native vegetation they support and reflect the field sizes retaining and enhancing the field pattern
- Alterations and extensions to dwellings should have appropriate regard to the character of the landscape, in particular to ensure that the scale and design does not dominate or impose on the landscape, respects the character of the setting
- All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan priority habitats in particular on Maritime Cliff and Slope as well as on County Wildlife Sites. Consideration needs to be given to suitable buffers to these important areas
- Consider the importance of trees to landscape character, and the significant benefit they provide in combatting climate change and the ecosystem services they provide. Retain trees as a priority and where possible look to increase the tree canopy of large species trees.
- Consider how light and sound pollution can be minimised, through appropriate design, in new development
- Control the spread or introduction of invasive species

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### 3.4 Landscape Type : Low lying land



#### 3.4.1 Key Characteristics

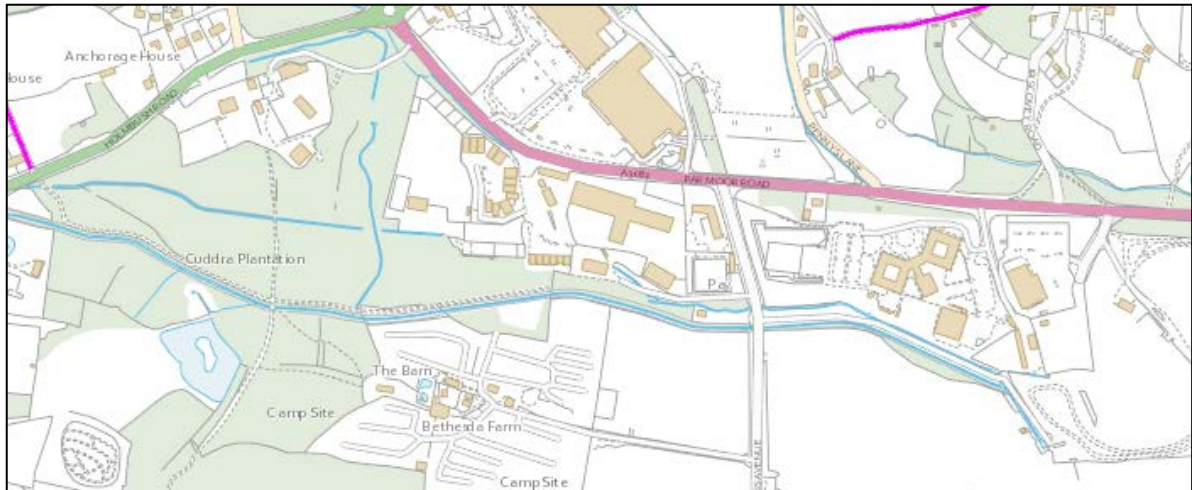
- Generally level land
- Contrasting vegetation cover in extensive areas of woodland and open closely managed grass of the golf course
- Good wildlife linkages
- Concentration of large industrial units along the northern boundary

### 3.4.1 Topography and Drainage

This landscape type is more or less flat and is at the lowest ground level in the parish varying from 10m to 20m OD.

Due to the low lying nature of the topography, the ground is wet in a number of places. Tregrehan Stream and Sandy River run through this area, eventually draining into the sea to the south.

There are also a number of ponds in the area. *It was not possible for me to visit these ponds and I wonder do you have any more detail about them and why they are located where they are?*



### 3.4.2 Biodiversity

This is an important area for wildlife. The presence of standing and running surface water will increase the number of species present in this landscape character type.

The land is a mixture of woodland, improved grassland, arable farmland standing water, disturbed ground and industrial land.

The broadleaf woodland of the Cuddra Plantation and Crinnis Wood is a Biodiversity Action Plan Woodland habitat, and of significant wildlife value.

Few Cornish hedges are now present in this area, the majority have been removed to make way for the golf course and industrial areas. Those which remain vary in character and height, but will be important wildlife habitats linking areas of natural habitat.

Some areas of Japanese Knotweed have been reported (refer to Appendix 1 Map 2)



### 3.4.3 Land Cover and Land Use

This low lying land has a mixed land cover/use of woodland, golf course, camp site and holiday park, and industrial units. It is predominantly Grade 3 agricultural land



### 3.4.4 Field and Woodland Pattern

The broadleaf woodland of the Cuddra Plantation and Crinnis Wood is a Biodiversity Action Plan Woodland habitat, and of significant wildlife value. Areas of coniferous woodland have also been planted, and these are more associated with the industrial units and the golf course. Few Cornish hedges are now present in this Landscape Type, the majority have been removed to make way for the golf course and industrial areas. Those which remain vary in character and height, but all will be important wildlife habitats and link areas of natural habitat (refer to Appendix 1 – Map 9)



#### **3.4.5 Building distribution**

Industrial scale buildings are mainly located to the north of this landscape type. A camp site is located in the central area at Bethesda Farm. Residential properties can be found to the north of the A390 and a Garden Centre to the south.

#### **3.4.6 Public Access : Roads and Public Rights of Way**

Cypress Avenue crosses the landscape type connecting the Par Moor Road (A3082) with the east of Carlyon Bay. This is a well used straight road which is part of the Registered park and Garden of Tregrehan. It has no street lights, and a pavement on the eastern side in the north which switches to the western side as you approach the railway bridge at the Carlyon Bay Holiday Park. The highway character is not rural, but the shrub and tree vegetation along the highway is important in creating more of a rural rather than a suburban character.

Considering the scale of this landscape type, it is surprising that there is only 1 footpath in the north western area of the landscape type. There are a number of tracks though the area but these are not public rights of way. [Can you let me know whether these tracks are used by the public and if so what is their character?](#)



### 3.4.7 Historic Features

- Cypress Avenue is part of the Tregrehan 'Registered Park/ Garden'. To the south of the A390 St Austell Road and opposite the principal entrance to Tregrehan, a drive leads c 950m south-east and south to Carlyon Bay and Crinnis. The northern 375m of this drive survives as a footpath passing through the remains of a late C19 avenue of Wellingtonia and Scots pines; the southern 575m to the south of Par Moor Road is a public road. The extension of the south drive was formed in the mid or late C19 to provide access to the Carlyons' mines at Crinnis
- This drive is terminated to the south by a mid C19 gothic stone arch flanked by turrets which carries the Penzance to Exeter railway line over the road.

Are there any other historic features of local importance which are not listed?

### 3.4.8 Distinctive Features

- The relatively flat topography enclosed by the surrounding rising ground.
- The straight nature of Cypress Avenue is distinctive in a county of winding rural lanes, as this was a designed approach to the Tregrehan Estate

### 3.4.9 Condition

The landscape is generally well managed, although some areas of neglect around industrial units which are not occupied.

#### **3.4.10 Aesthetic and Sensory**

This experience of this landscape type is varied. The eastern golf course and fields to the east of the holiday park are open and have more of an exposed feeling where noise carries from the roads and industrial area to the north. The western wooded areas are much more intimate and tranquil. [I did not manage to visit this area, are all the tracks in the woods accessible by the public?](#)

#### **3.4.11 Views**

Views within this landscape type are very limited due to the topography and the nature of the vegetation.

#### **3.4.12 Relationship to adjacent landscape character types**

The Low Lying Land has boundaries with the Sloping Land and Valleys, and Coastal Hinterland landscape types. The boundary on the ground is marked where the level ground starts to rise making the slope of the 'Open Valleys' and 'Coastal Hinterland' ridge.

#### **3.4.13 Development Pressure affecting Landscape Character**

- Loss of interconnecting green corridors and semi natural habitat
- Further removal of Cornish hedges and natural vegetation creating wildlife linkages
- Further accumulation of modern large structures
- Increased light pollution
- Spread of Japanese Knotweed

#### **3.4.14 Landscape Management and Development Considerations**

- Development must consider the potential for adverse effects upon the watercourses
- Prevent activity which would increase flooding risk
- Development should avoid the significant areas of semi natural habitat rich in wildlife species
- Consider the cumulative impact of development, where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Where the total development is greater than the sum of its parts.
- All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan priority habitats as well as on County Wildlife Sites. Consideration needs to be given to suitable buffers to these important areas
- Consider the importance of trees to landscape character, and the significant benefit they provide in combatting climate change and the ecosystem services they provide. Retain trees as a priority and where possible look to increase the tree canopy of large species trees. Control the spread or introduction of invasive species
- Alterations and extensions to dwellings should have appropriate regard to the character of the landscape, in particular to ensure that the scale and design does not dominate or impose on the landscape, respects the character of the setting
- Consider how light and sound pollution can be minimised, through appropriate design and tree planting, in new development.

### 3.5 Landscape Type : Coastal hinterland



### 3.5.1 Key Characteristics

- Open and exposed
- Closely managed grassed areas
- Extensive views of the coast and St Austell Bay
- Natural coastal habitats
- Interlinking wildlife corridors along the cliff top and railway line which connect to the wider natural habitat network
- Conifers are distinctive vegetation along the golf course

### 3.5.2 Topography and Drainage

To the east this land forms a low open ridge at 30m OD between the coast and the low lying land to the north. To the west this is sloping land between the settlement edge of Carlyon and the cliff edge rising up to 60m OD. No water is present in this landscape type.

### 3.5.3 Biodiversity

This landscape type is predominately closely managed grassland, where the biodiversity and wildlife habitat is limited. However the margins around these areas are of significant value and will support a much greater diversity of wildlife. The natural areas to either side of the railway line and the vegetation along the southern boundary to the Cliffs and Beach landscape type are rich habitats for many species of wildlife forming wildlife corridors. The coastal vegetation on the southern boundary of the landscape type is a Biodiversity Action Plan (BAP) habitat of Maritime Cliffs and Slopes.

In the west deer have been recorded as well as stoats, badgers and slob worms.





#### **3.5.4 Land Cover and Land Use**

The western area of this landscape type is part of Carlyon Bay Golf Course. A large public car park is situated in the centre, and the western area is undeveloped closely managed grassland which is very popular for public recreation.



#### **3.5.5 Field and Woodland Pattern**

This landscape type no longer has a field pattern with hedge boundaries, as these have been removed. There are no areas of woodland, but larger trees

are associated with the railway line corridor. The conifers in this area and on the golf course are notable features in the landscape.

### 3.5.6 Building distribution

The Carlyon Bay Golf Clubhouse is the only building in this landscape type. All other buildings are within the settlement of Carlyon Bay.

### 3.5.7 Public Access : Roads and Public Rights of Way

A short section of highway, Beach Road comes into this landscape type terminating in the large public car park above the beach. This road has a pavement on only one side with a mix of large deciduous and mixed coniferous trees to either side. There are yellow lines painted on the highways and low level street lights.

A number of footpaths cross this landscape type. One route closely follows the southern edge of the landscape type running from east to west. The line of this footpath on the definitive map as it leaves the car park and travels west is not the route which is walked on the ground. The present definitive map indicates the Public Right Of Way (PROW) as running over private land in grounds of the Carlyon Bay Hotel. This will require further investigation, as to divert the legal line of the PROW to the route which is walked by the public a legal order will be required. This is the route of the South West Coast Path.



Further footpaths connect the car park with Sea Road to the north by crossing the golf course (I'm not sure whether this route is possible?) and follow the line of the roadway past the Golf Club and down to the beach; and connect the coast path with Par Moor Road (A3082) crossing the railway line (I'm not sure whether this route is possible?).



**3.5.8 Historic Features**

Are there any historic features in this area I am not aware of ?

**3.5.9 Distinctive Features**

- Coniferous trees
- Open expanses of closely managed grass
- Extensive views both along the coast and out into St Austell Bay.
- The contrast in the intimacy of the coastal footpath to the west and the open grassed areas to the east

**3.5.10 Condition**

This is a heavily managed landscape type, with small areas of more semi natural habitat.



#### **3.5.11 Aesthetic and Sensory**

Expansive views of the St Austell Bay coast. Very peaceful and quiet landscape, where the sensory experience is dramatically affected by the seasonal weather conditions. Clear presence of the sea both visually and in the sound of the waves. Adverse weather and wind blowing in from the sea can be experienced directly through this landscape type

#### **3.5.12 Views**

Scenic and expansive views of the coast of St Austell Bay from the golf course and network of public rights of way.

#### **3.5.13 Relationship to adjacent landscape character types**

This landscape type is bounded to the north by the Low Lying Land, where the boundary is not distinct on the ground but follows the 20m contour line. Here the 'Coastal Hinterland' forms a linear ridge between the 'Low Lying Land' and the 'Cliffs' landscape types.

#### **3.5.14 Development Pressure affecting Landscape Character**

- Coastal erosion
- Expansion of Carlyon Bay
- Tourism access and car parking
- Loss of mature trees which are not replaced.

#### **3.5.15 Landscape Management and Development Considerations**

- Any development within this coastal hinterland will be visually prominent and must not adversely impact on views, biodiversity or valued landscape character

- Locate development away from the coast having regard for the Cornwall Shoreline Management Plan and coastal erosion in this area.
- Avoid development where it is perceived as a prominent element on the skyline.
- Avoid the creation of access tracks across coastal rough ground
- Consider the cumulative impact of development, where a development when considered alongside what has already been constructed has a greater combined impact than as an individual building. Where the total development is greater than the sum of its parts.
- Ensure the use of local materials and vernacular design in any development
- All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan priority habitats as well as on County Wildlife Sites. Consideration needs to be given to suitable buffers to these important areas
- Consider the importance of trees to landscape character, and the significant benefit they provide in combatting climate change and the ecosystem services they provide. Retain trees as a priority and where possible look to increase the tree canopy of large species trees.
- Protect access to and views from all footpaths and public rights of way

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### 3.6 Landscape Type : Cliffs and beaches



### **3.6.1 Key Characteristics**

- Active coastal erosion, unstable cliffs with areas of rock fall
- Important coastal semi natural habitat and wildlife corridor with maritime scrub growth on cliff faces and at the cliff base
- Large sandy beach with abandoned development popular with locals and visitors
- Daily and seasonal drama of the interaction of the land and sea

### **3.6.2 Topography and Drainage**

The western cliffs at Carlyon Bay are designated as a County Geology Site. Much of these cliffs are unstable and there is evidence of rock falls and sections where stabilisation work have been undertaken. The beach is a mixture of sand and small stones.

The Crinnis River discharges onto the back of the beach on the eastern Parish boundary.

### **3.6.3 Biodiversity**

This important coastal semi natural habitat has been designated as a UK Biodiversity Action Plan priority habitat of Maritime Cliffs and Slope.

The mean high water mark is the boundary of the Falmouth Bay to St Austell bay Special Protection Area for birds. Special Protection Areas have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries.

The rocky cliffs are important nesting areas for birds including peregrine falcons and gulls.

### **3.6.4 Land Cover and Land Use**

The area is the wild natural edge to the coast. The cliffs are a Biodiversity Action Plan priority habitat of Maritime Cliffs and Slope. Carlyon Bay is a very popular beach with locals and visitors. There are large storage areas of rock armour in fenced off areas on the beach, and redundant building with fencing.

### **3.6.5 Field and Woodland Pattern**

This landscape type does not have fields or woodland. The cliffs are a mosaic of maritime scrub vegetation.

### **3.6.6 Building distribution**

There are no dwellings or significant buildings within this landscape type

### **3.6.7 Public Access : Roads and Public Rights of Way**

A tarmaced access road runs down the cliff onto the back of the beach and follows the base of the cliff travelling to Shorthorn Beach.

### **3.6.8 Historic Features**

*I am not aware of any historic features?*

### **3.6.9 Distinctive Features**

- Impressive views at close quarters and at a distance along the coast and across the bay.
- Significant man made features/ influence of man and development

- Sandy beach
- Cliffs and rocky outcrops



#### **3.6.10 Condition**

The beach has a feeling of abandoned development rather than a natural section of the coast. Coastal erosion is an issue in this area with further erosion predicted in the next 100 years.

#### **3.6.11 Aesthetic and Sensory**

The presence of the considerable piles of rock armour, and the road to the rear of the beach detract from the natural undeveloped quality which many Cornish beaches have. The cliffs become more rugged as you move to the west where there are a number of small coves only accessible at low tide or by boat.

The beach and cliffs are dominated by the sea and the daily changes of the tide, and the seasonal changes in wind and weather.

#### **3.6.12 Views**

There are open and extensive views along the coast and out into the bay.

#### **3.6.13 Relationship to adjacent landscape character types**

The boundary of the 'Cliffs and Beach' with the 'Coastal Hinterland' landscape type is indicated on the ground where the topography changes from cliff top to vertical cliff.

#### **3.6.14 Development Pressure affecting Landscape Character**

- Removal of vegetation which stabilises the cliffs
- Coastal erosion

- Impact of increased human use of coastal area, including litter, pollution and erosion

#### **3.6.15 Landscape Management and Development Considerations**

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

## Section 4 – Edge of Settlement Assessments

### 4.1 Overview

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

#### **Policy 2 – Spatial Strategy**

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

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

#### **Policy 12 – Design**

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

*1. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:*

- a. character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation.*

*Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and*

*b. layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space; and*

*c. movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections;*

### **Policy 23 – Natural Environment**

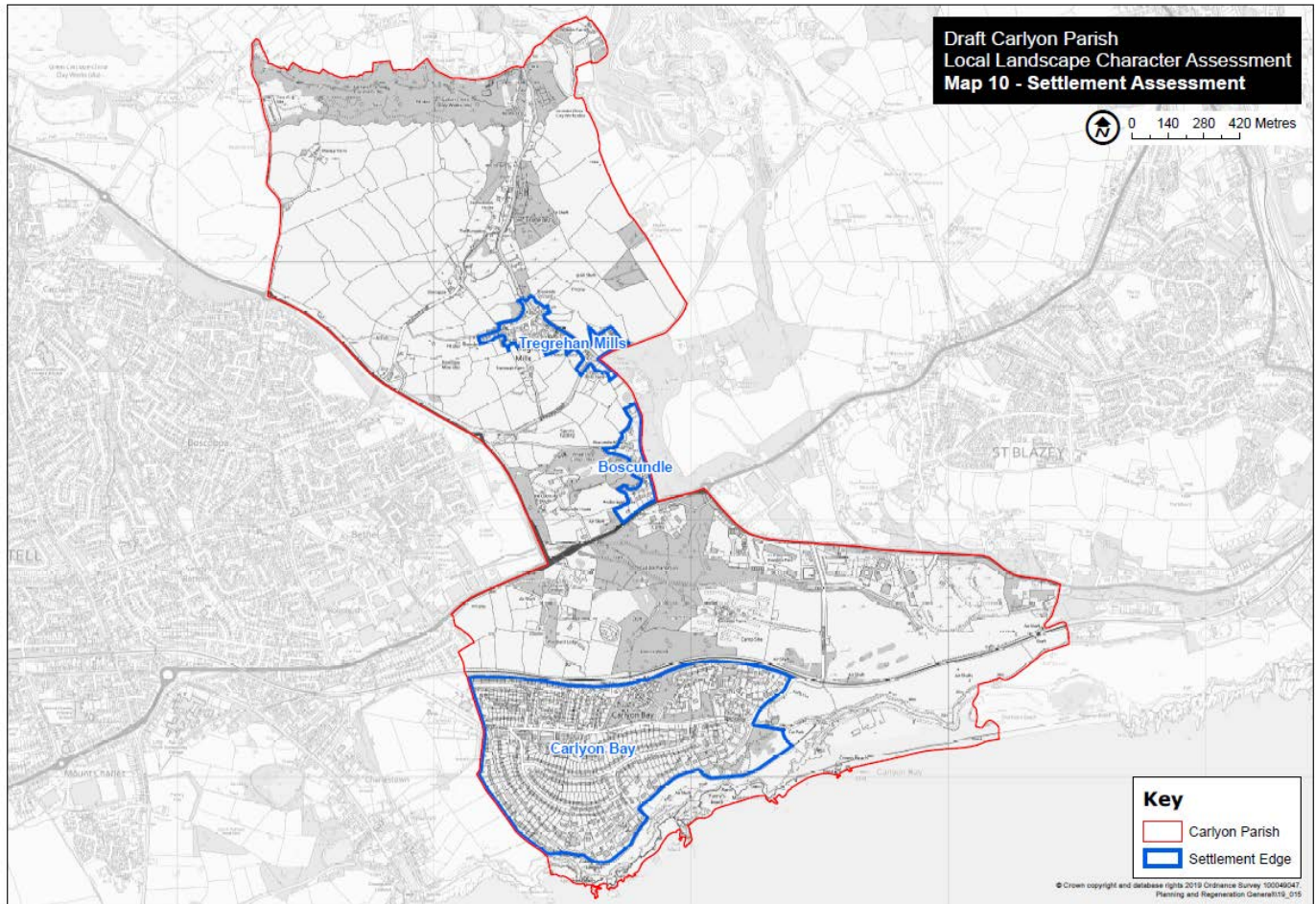
*1. Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.*

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

- 4.1.3 This assessment looks at the local landscape character and views out from, and back to the current built edge of the two villages within the Parish of Carlyon, to record how these settlements fit within the wider open countryside. Cornwall Local Plan states that open countryside is defined as: *'the area outside of the physical boundaries of existing settlements (where they have a clear form and shape). The Plan seeks to ensure that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development'*. para 2.33
- 4.1.4 This assessment looks at the present built edge of the 2 villages, and this boundary may not mirror the proposed settlement boundary within the Carlyon Neighbourhood Development Plan.

4.1.5 The present edges of the following three settlements have been assessed:

- Carlyon Bay
- Tregrehan Mills
- Boscundle



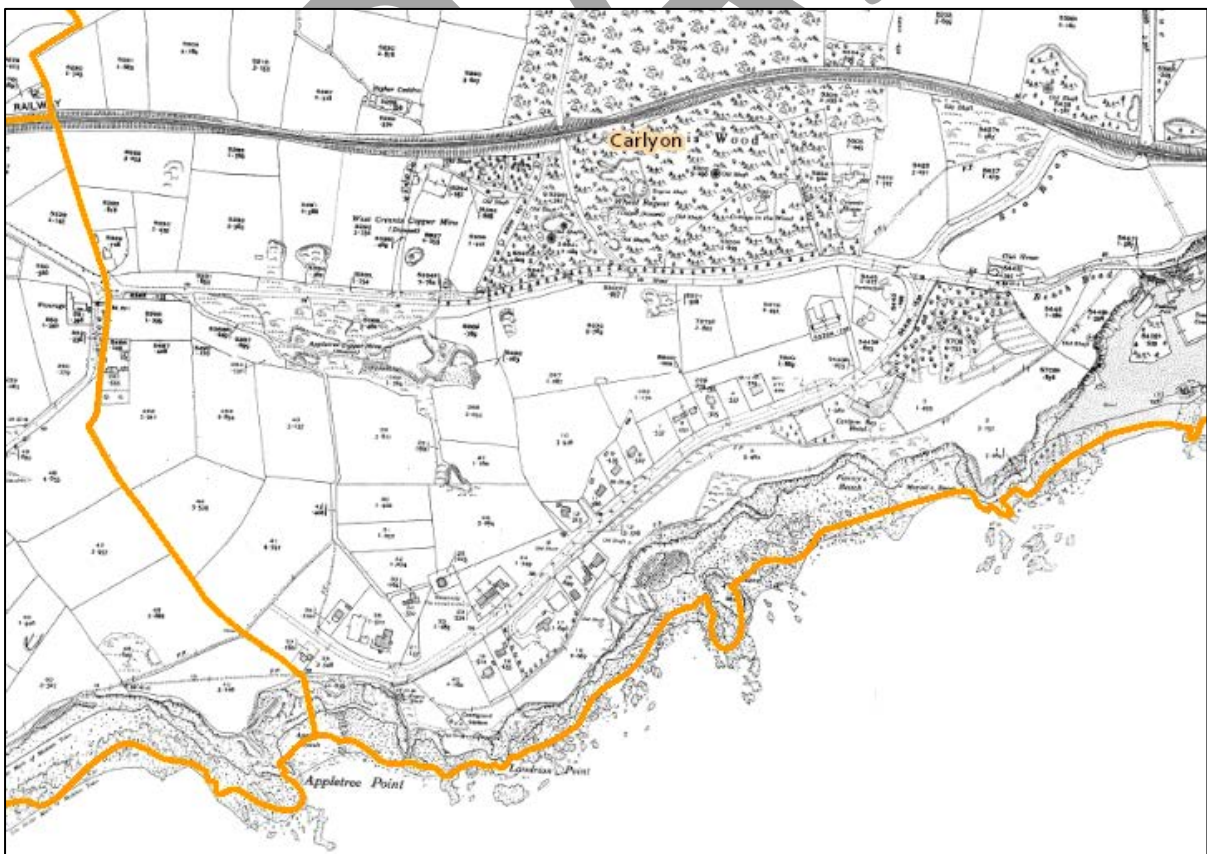
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## 4.2 Carlyon Bay

A photographic record of the edge of the settlement is provided in Appendix 2 with viewpoint locations shown on Appendix 1 Map 11



Carlyon Bay aerial photo from 2016



Carlyon Bay in the 1930s

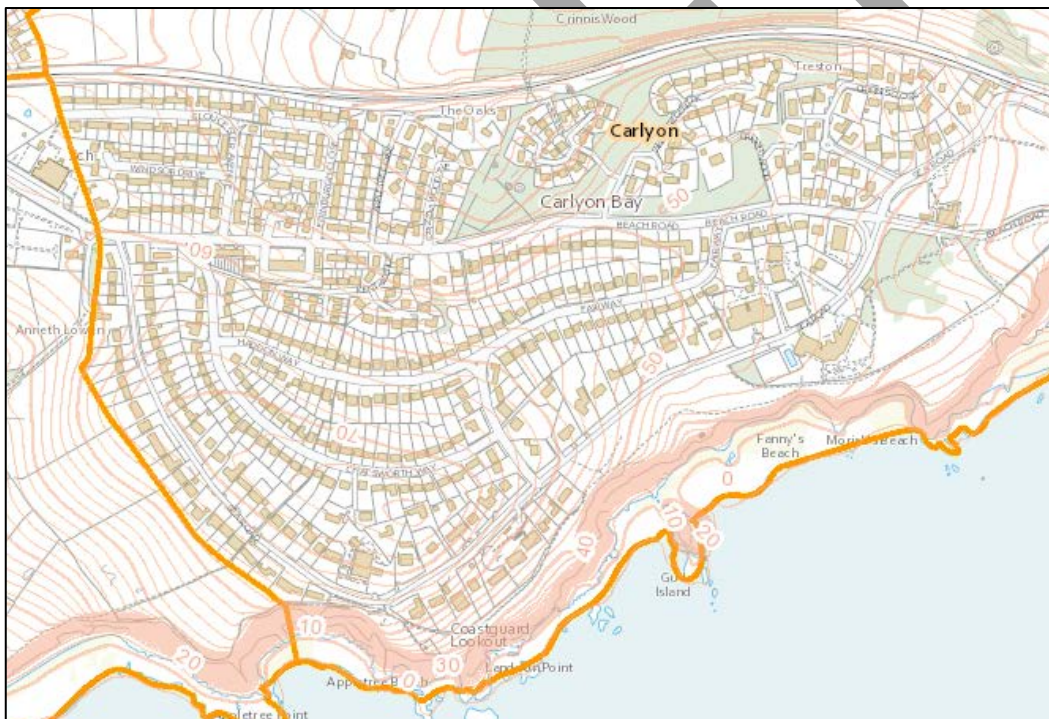
#### 4.3.1 Key characteristics

- Dense solid edge creating a continual line of development
- Settlement constrained by the railway line to the north and cliffs to the south, Sea Road to the east and the Parish boundary to the west
- Visual prominence of the southern settlement edge from the east and west, and the south western edge from the west due to the elevated topography. Increased prominence of large blocks of three storey properties.
- Predominantly 2 storey detached properties on the southern boundary with a greater number of bungalows on the western boundary
- Woodland on the northern boundary which extends into the settlement and links over the railway line to Crinnis Wood

#### 4.3.2 Topography and drainage

The settlement lies on land rising to the south west. This high ground is part of the undulating coastal edge where areas of high ground are broken by open and steep sided valleys falling to the sea. The south western settlement boundary has extended beyond the highest ground and now lies on the western facing slope above Charlestown.

The sea to the south is the only water is present.



#### 4.3.3 Biodiversity

The northern boundary is constrained by the railway line and along this edge there are interconnected habitats of broadleaf and mixed woodland. These link with Crinnis Wood across the railway line to the north. This woodland to the north of Beach Road has been present on the 1875-1901 historic mapping and will have established a diverse range of habitats over this time. There are some small areas of trees within the settlement but these are fragmented and do not connect with areas of natural vegetation on the settlement boundary and out to the wider natural landscape.

There is also an extensive corridor of native scrub vegetation running along the south eastern boundary along the cliff top. Sloe worms, badgers, deer, and peregrine falcons have been observed along this settlement edge. There are known areas of Japanese Knotweed in this southern boundary, and also on the eastern boundary. The eastern boundary is a mosaic of woodland, scrub and areas of bracken which will provide valuable habitat which links the areas inland with the coastal scrub and 'Maritime Cliff' vegetation.

#### **4.3.4 Land use and land cover**

The settlement is constrained by the railway line to the north and the cliff top to the south. The western boundary is farmland of small and medium scale fields within the adjoining parish of St Austell Bay which retain the historic field layout for the 1875-1901 mapping.

#### **4.3.5 Field and woodland pattern**

No field pattern remains on the edge of the settlement within the parish of Carlyon. Fields on the western settlement edge are within St Austell Bay parish and are small to medium in scale and retain the historic field pattern from the 1875 to 1901 mapping. These fields are valuable in maintaining the separation between Carlyon Bay and Charlestown and giving setting to the World Heritage Site

The mixed hardwood and conifer wooded area on the northern boundary is part of an area Tree Preservation Order – Crinnis Wood-St Austell and connects to Crinnis Wood on the northern side of the railway

#### **4.3.6 Public Access : Roads and Public Rights of Way**

A public footpath which is also part of the South West Coast Path (SWCP) runs along the south eastern and southern settlement boundary. This is an unsealed footpath with native coastal scrub to the southern side and rear garden boundaries to the north. In a number of locations rear boundary fences have been erected on the path edge creating an adverse landscape and visual effect where the boundary treatment dominates the experience of the footpath.



In other locations rear boundaries have been set back from the footpath and native scrub growth allowed to grow on in the space between. This is a more beneficial treatment for both the recreational experience and the wildlife corridor created.



A designated public footpath also approaches the eastern settlement edge from the SWCP along Beach Road. This is a more suburban route a tarmac path on a highway which also has road markings, street lights and overhead cables.

#### 4.3.7 Historic features

The Grade II listed Gull Rock House is located on the southern boundary [Are there any other locally important historic features on the settlement edge?](#)

#### 4.3.8 Distinctive features

- Visually prominent development on the southern boundary along the cliff edge and western boundary above Charlestown. Greatest prominence is from the apartment blocks over 2 storeys in height
- Apartment blocks of a different scale to the surrounding residential properties
- Buildings with a sea view on the southern boundary have increased in scale
- Modern development lacks local distinctiveness and sense of place
- Monterey Pines along the skyline and settlement edge

#### 4.3.9 Aesthetic and sensory

The southern settlement edge is very popular with locals and visitors for recreation. With minor residential roads set back from the edge the area is relatively quiet. This southern edge has open and extensive views of St Austell Bay and the coast and is heavily influenced by the sea and coastal weather.

The northern boundary is very tranquil and peaceful apart from the occasional train passing on the main line, although there is no public access along this edge.

The proximity of residential properties introduces light pollution along the cliff edge. [Can I just check this is the case having not visited this area at night?](#)

#### 4.3.10 Development of the settlement

This settlement has developed from previously wooded mining land of West Crinnis Mine, Wheal Regent, Appletree Mine and agricultural farmland with a small scale field pattern. By the 1930s the Carlyon Bay Hotel and houses along the western section of Sea Road, south of Beach Road had been constructed. These original houses have now been replaced with much larger properties.

The majority of properties in Carlyon Bay have been built since 1960. [Can I just check this is correct?](#)

#### 4.3.11 Character of the present edge of the settlement

The settlement has a very different character on its western, southern and eastern edges

The southern edge is dominated by large white rendered two storey detached residential properties with very little vegetation other than individual large Monterey Pines to break up the visual impact of the built form along the cliff top. Many of the large buildings along Sea Road have replaced the much smaller original properties, and now fill a much greater proportion of the building plot, altering the character.



The ground level of the individual properties varies as well as the design and orientation which breaks the solidity of the built edge. The introduction of blocks of apartments of more than 2 storeys is removing this variation and increasing the visual impact of the built form along the cliff top.



New development has been constructed very close to the SWCP with boundary fences on the path edge. These properties elevated above the footpath, and their close board fenced boundaries dominate the footpath. There are sections where the garden boundaries are set back from the coast path and native scrub vegetation has been allowed to grow. This creates a beneficial area for wildlife and a far more attractive recreational experience.



Properties on the western boundary have been built onto and over the highest ground and now lie down the western facing slope above Charlestown, lying right up to the Parish boundary, on the line of a historic field boundary. This creates a solid and continual line of development. This edge is a mixture of bungalows and two storey properties. Here again smaller properties have been replaced with much larger two storey buildings which fill the building plot, leaving little space to allow planting to grow on between the buildings. The edge is visually prominent from both Charlestown where it dominates the skyline, and from the SWCP to the south. There is no public access along this western edge.

The eastern settlement edge has two storey semi-detached and detached properties, generally of a smaller scale than on the southern edge. Sea Road contains this edge where houses are set back from the highway behind hedges and vegetation, and are far less ostentatious than properties on the southern boundary. There is a greater level of vegetation on this edge than the southern and western edges which serves to integrate the housing into the surroundings. The grounds of the Carlyon Bay Hotel form a wooded and natural southern section of the eastern edge.



The northern boundary is well wooded and does not form a solid built edge with the vegetation integrated with the buildings to create a softer transition into the undeveloped land to the north.

#### **4.3.12 Relationship of the settlement to other development in the area**

The western settlement edge lies on elevated ground above the village of Charlestown and rear gardens lie along the parish boundary. There are two fields which separate the settlements and this undeveloped land is key to the setting of Charlestown and its World Heritage Site status.



The Gwallon Keas development to the north of Carlyon Bay is presently under construction, but as yet does not appear on any mapping. This

development of 190 dwellings employment use and public house extends Holmbush into the Carlyon parish. Due to the location of the railway line and the underlying landform, this development is likely to be interpreted as an extension of Holmbush rather than Carlyon Bay. It is understood that trees within hedges in this development site which are covered by a Tree Preservation Order will be retained within the new development.

#### **4.3.13 Visual prominence of the present edge of the settlement**

The southern and western boundaries have the greatest significance of visual prominence when approaching from both the east (golf course and SWCP) and west (SWCP) due to their elevated position, and or location on the cliff top.

The visual prominence will increase further should smaller properties be replaced with larger detached properties and a further introduction of apartment blocks. Many of these buildings are finished with white render which does little to integrate the built form into the landscape setting.



The eastern boundary is the least visually prominent, where properties are set back and sit behind hedges and vegetation both on the plots and beyond on the other side of Sea Road.

The northern boundary lies on land falling to the north and contrasts with the fields and woodland when observed from the rising ground north and north west of Tregrehan Mills



#### 4.3.14 Important views

There are no specific vantage points. However approaching the settlement from the east or west on the nationally important South West Coast Path (SWCP) there are extensive views of St Austell Bay and the coastline. This route is very popular for recreation with locals and visitors .

#### 4.3.15 Opportunities and future development considerations

- Ensure development is appropriate in terms of form, scale, mass, and building materials/finishes/colour
- Encourage design which reflects the character of the local areas and Cornwall and creates a sense of place, rather than a building which does not relate to its's Cornish setting
- Avoid the coalescence of Carlyon Bay with Charlestown
- Set limits on the scale and mass of buildings along the southern boundary to retain the varied built form
- Avoid development which through redevelopment or extension significantly increases the footprint or volume of a property within a plot
- Forward planning for coastal erosion and the recommendations of the Cornwall Council Shore Line Management Plan in any future development proposals and the conservation of the South West Coast Path.
- Ensure continued connectivity of wildlife habitat and encourage new linkages, retaining natural corridors within and on the boundaries of the development which link to the wider rural landscape
- Discourage the erection of fences abutting the coast path, preferring to set boundaries back allowing a buffer of natural vegetation to develop.
- Where possible create new links or enhance existing to reconnect fragmented areas of natural vegetation
- Retain the trees on northern boundary, and encourage the further integration of vegetation between buildings.
- Avoid street lighting on elevated land which would be visually prominent from the wider landscape
- All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan

priority habitats in particular on Maritime Cliff and Slope as well as on County Wildlife Sites. Consideration needs to be given to suitable buffers to these important areas

- Consider the importance of trees to landscape character, and the significant benefit they provide in combatting climate change and the ecosystem services they provide. Retain trees as a priority and where possible look to increase the tree canopy of large species trees.

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### 4.3 Tregrehan Mills

This is an old settlement dating back to before 1870 with the historic core along Riverside Terrace, School Lane and Chapel Lane.

A photographic record of the edge of the settlement is provided in Appendix 2 with viewpoint locations shown on Map 12 Appendix 1



#### 4.3.1 Key characteristics

- Settlement which predominantly nestles in the valley bottom, with increased visibility on rising ground of properties on Linhay Close.
- Predominantly two storey properties with some single storey
- Buildings with varied orientation which visually decreases the apparent building mass
- Mature trees within retained Medieval historic field boundary pattern
- Trees within the settlement breaking up the built form



#### 4.3.2 Topography and drainage

The settlement nestles in the bottom of a shallow sided open valley which is a characteristic landform in the wider local landscape where valleys are found falling towards the sea to the south and south east. The eastern valley side is more steeply sloping than the west.

The Tregrehan Stream runs along the bottom of the valley flowing south to join the Sandy River and discharge into to the sea on Shorthorn Beach. This watercourse runs in an open channel at the side of the road and has been culverted in a number of places. This watercourse has been used to power mining and surface processing in the valley. There are remains of the leat system to the north of the village. The sound of running water is a distinctive natural feature in the village.

#### 4.3.3 Biodiversity

The settlement edge is rich and valuable for wildlife, due in the main to the historic Cornish hedge boundaries and the mature vegetation they support. There will be a reduced level of biodiversity in the arable fields, emphasising the importance of the field boundaries as natural links connecting habitats with the wider rural landscape and the Biodiversity Action Plan woodland

habitats to the north of the settlement and on the Tregrehan Estate which lies on the south eastern Parish boundary. [Is there any important wildlife which needs to be recorded?](#)

#### **4.3.4 Land use and land cover**

The settlement is surrounded by pastoral and arable farmland, with a playing field on the southern edge. Many of the fields remain unchanged in scale since the 1875-1901 historic mapping. Areas of Japanese Knotweed have been treated on the stream boundary, and other areas to the west of the settlement edge have been reported but not as yet surveyed.

The land surrounding the settlement is Grade 3 agricultural land.

#### **4.3.5 Field and woodland pattern**

The Medieval field pattern on the boundaries of the settlement remains largely unchanged from the historic mapping of 1875-1901. The age of these field boundaries means they are valuable diverse wildlife habitats. Map 9 in Appendix 1 shows the scale of the vegetation in the Cornish hedge boundaries, and around the settlement these hedges are more than 6m in height. These hedges and the vegetation they support is a key characteristic of the area where the shelter provided by the topography has allowed the native broadleaf trees to grow to maturity

#### **4.3.6 Public Access : Roads and Public Rights of Way**

A narrow minor road lies in the bottom of the valley adjacent to the Tregrehan Stream running in an open channel, separated by a post and two rail metal fence. The majority of the settlement lies to the south eastern side of the road. Many of the historic residential properties are built onto the edge of the highway or have garden walls which run along the highway edge with the property close behind.

There are no pavements and limited road markings. Street lighting is on low columns or telegraph poles with wires crossing over the road to the residential properties. The narrow road with traffic calming humps slow traffic.

There are no Public Rights of Way which meet the settlement edge.



#### 4.3.7 Historic features

- The largely intact medieval historic field pattern
- Due to the extensive mining in the area the settlement edge is known to have a number of mine shafts.

[Are there any other historic features of local value I am not aware of on the settlement edge?](#)

#### 4.3.8 Distinctive features

- The sound of running water in the Tregrehan Stream is a distinctive natural feature in the village.
- Significant amount of mature trees within retained Medieval historic field boundary pattern
- Trees within the settlement breaking up the built form
- Close relationship of the houses and boundary walls with the highway

#### 4.3.9 Aesthetic and sensory

The sound of running water is a distinctive natural feature on the edge of the village. In general the edge is quiet and tranquil

The mature vegetation in the Cornish hedges brings the rural character into the settlement.

#### 4.3.10 Development of the settlement

The historic settlement lay at the bottom of the valley with buildings along School Lane and Chapel Lane to the west. These roads have since extended and a number of original properties have been extended or replaced. The most recent housing has been built on Linhay Close up the eastern valley side. This extends the built form beyond the historic built edge.

[Happy for you to add more detail here](#)

#### 4.3.11 Character of the present edge of the settlement

Overall the settlement does not have a solid hard edge of development. The edge meanders where properties have been built within the historic field pattern. The Cornish hedge boundaries come right to, and along the settlement edge and mature trees on these hedges have been retained. The present western edge is made up of modern predominantly two storeys houses which have extended out from the historic core. The eastern boundary houses are built onto the edge of the highway, or have stone walls against the edge of the road and the houses close behind. There are few properties set back from the road. The western settlement edge has begun to rise up the valley side, but the retention of trees and Cornish hedges has helped to integrate the development into the landscape. On the eastern side the modern development on Linhay Close is separated from the rest of the settlement by the playing field and rises up the steeper valley side. The lack of mature vegetation within and around this development, with the rising ground means this section of the eastern settlement edge is far more visually prominent than the western edge.

There are no listed buildings or buildings of note on the present settlement edge.



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

The housing areas of Boscoppa and Bethel are located less than half a kilometre to the west of the village, however the A391 forms a defined edge to this area of development. Boscoppa however is visible as a skyline ridge development above the village to the west.

Other development surrounding the settlement are outlying farm buildings on the rising ground to the west and south of the village, and properties

which have been built along the valley bottom since the 1950s. (You may want me to alter the settlement edge to also take in these properties? )

#### 4.3.13 Visual prominence of the present edge of the settlement

Due to the topography and the presence of trees within the Cornish hedge boundaries the village appears to nestle in the bottom of the valley. The development of Linhay Close on the rising ground to the east is has a much greater visual prominence when approaching from the south on Trenowah Road and east due to the topography, building layout and lack of mature vegetation within the built form. It is also visible through gateways on Meanear Road to the west of the village and from the Longstone Schedule Monument north of Meanear Farm. (Check there is visibility from the Longstone )

#### 4.3.14 Important views

There are no important views to the coast or of a significant historical or local feature. The nature of the topography and the vegetated hedge boundaries limit the long range views from within the settlement.

#### 4.3.15 Opportunities and future development considerations

- Site and design development to compliment and enhance the character of the settlement taking a design lead from the unique characteristics of the historic village
- Retain existing hedge boundaries and locate any new development so as to allow the hedges to grow on and not affect the quality of living in the property
- Ensure development allows adequate buffers to retained hedges, particularly those which contain mature trees. Refer to Cornwall Council's Biodiversity Guidance
- Improve the integration of the present edge of the settlement into the wider rural landscape by encouraging the enhancement and improvement of existing native boundary hedges
- Where possible create new links or enhance exiting to reconnect fragmented areas of natural vegetation.
- Ensure development is appropriate in terms of form, scale, mass, and building materials/finishes/colour
- Retain natural corridors within development which link to the wider rural landscape.
- All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan priority habitats as well as on County Wildlife Sites. Consideration needs to be given to suitable buffers to these important areas
- Consider the importance of trees to landscape character, and the significant benefit they provide in combatting climate change and the ecosystem services they provide. Retain trees as a priority and where possible look to increase the tree canopy of large species trees.
- Avoid development which through redevelopment or extension significantly increases the footprint or volume of a property within a plot
- Avoid street lighting on elevated land which would be visually prominent from the wider landscape
- Keep development away from prominent ridge lines

## 4.4 Boscundle

This hamlet has developed from the original Boscundle Farm, located in the position of Boscundle Manor and a series of mines with engine houses, chimneys and processing works which extended further to the west up the rising ground.



### 4.4.1 Key characteristics

- Settlement nestles in the valley bottom.
- Trees within the settlement breaking up the built form and providing direct natural connections with the wider rural landscape

- Predominantly modern two storey properties with some single storey
- Grade II listed Boscundle Manor set within mature trees
- Mature trees surround the hamlet within a retained Medieval historic field boundary pattern

#### 4.4.2 Topography and drainage

The buildings on the southern edge are on flat ground on the valley bottom with the northern areas on the lower slope of the rising ground. The ground across the settlement rises approximately 20m.

No water is present in the area

#### 4.4.3 Biodiversity

The settlement edge is rich and valuable for wildlife, due in the main to the historic Cornish hedge boundaries and the mature vegetation they support. There will be a reduced level of biodiversity in the arable fields, emphasising the importance of the field boundaries as natural links connecting habitats with the wider rural landscape. The land to the west of the settlement is designated as Biodiversity Action Plan woodland and links directly with the wider woodland habitat to the east and south (refer to Map 2 Appendix 1)

Japanese knotweed has been recorded on the southern settlement boundary.

[Is there any important wildlife which needs to be recorded?](#)



Green shading to show the Biodiversity Action Plan woodland

#### **4.4.4 Land use and land cover**

The settlement is surrounded by pastoral and arable farmland to the north and developing woodland to the east and west

The land surrounding the settlement is Grade 3 agricultural land.

#### **4.4.5 Field and woodland pattern**

The Medieval field pattern around the settlement boundary remains largely unchanged from the historic mapping of 1875-1901. The age of these field boundaries means they are valuable diverse wildlife habitats. Map 9 in Appendix 1 shows the scale of the vegetation in the Cornish hedge boundaries, and here the vegetation in these hedges is between 2 and 6m in height. These hedges and the vegetation they support is a key characteristic of the area where the shelter provided by the topography has allowed the native broadleaf trees to grow to maturity

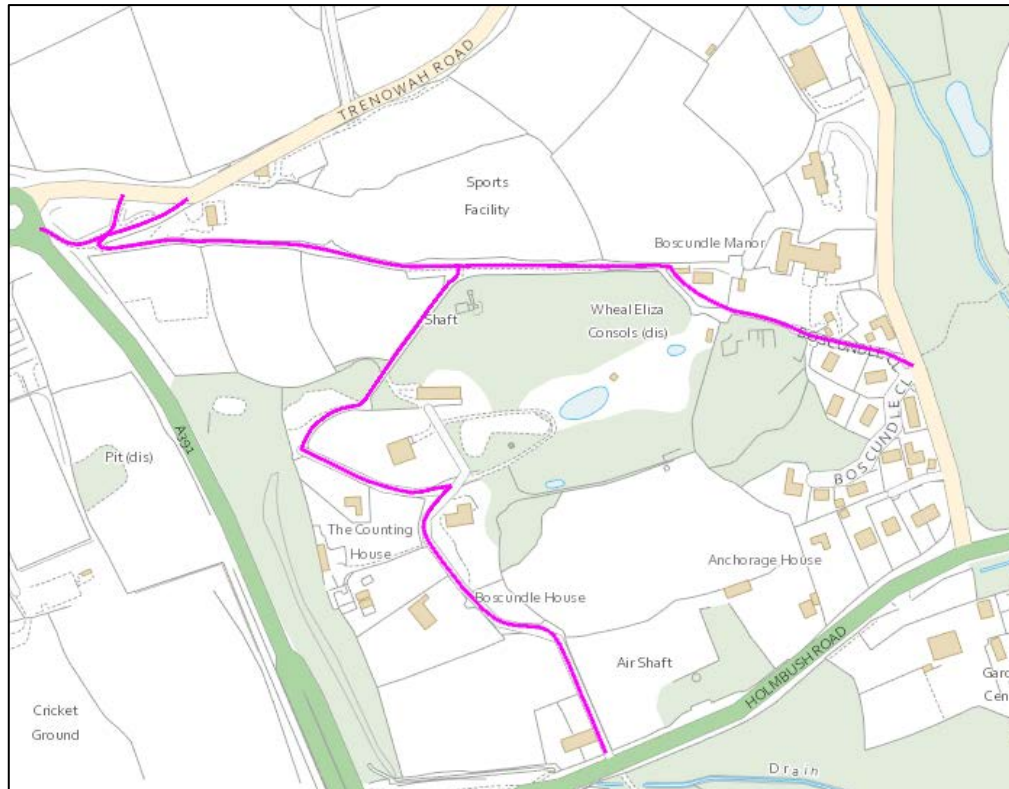
#### **4.4.6 Public Access : Roads and Public Rights of Way**

The settlement is bounded on two sides by highways, the A390 to the south and Tregrehan to Trethurgy Road to the east. The southern boundary to the A390 is well vegetated with mature trees providing a screen to the properties and reducing the suburban character of the main road as it leaves St Austell.



The highway to the east is a much narrower minor road following the valley bottom adjacent to the Tregrehan Stream. The residential properties are set back from the highway behind Cornish hedges and walls retaining the rural highway character. There are no pavements, verges, street lights and limited road markings .

A public footpath runs along Boscundle Close and then west to join Trenowah Road. (as this settlement was added after the field assessment was carried out, I do not have any detail of the character or condition of this public footpath. This detail will need to be added)



#### 4.4.7 Historic features

- Boscundle Manor is a Grade II listed C18 house, now a hotel sited in wooded grounds.
- The largely intact medieval historic field pattern
- Due to the extensive mining in the area the settlement edge is known to have a number of mine shafts.

[Are there any other historic features of local value I am not aware of on the settlement edge?](#)

#### 4.4.8 Distinctive features

- Mature trees within the settlement and on its boundaries
- Trees within the settlement breaking up the built form

#### 4.4.9 Aesthetic and sensory

The village is quiet although influenced by the noise of traffic on the A390 and Tregrehan Road. The presence of mature trees is important in filtering this vehicle noise and bring the rural character into the settlement. The topography plays an important role in sheltering the properties which lie at the bottom of the valley.

#### 4.4.10 Development of the settlement

At the turn of the 20 century this was not a settlement but a large farm and an extensive area of tin mining at Wheal Eliza Consols

[Happy for you to add more detail here](#)

#### 4.4.11 Character of the present edge of the settlement

Overall the settlement does not have a solid hard edge but meanders where properties have been built within the historic field pattern. Properties on the southern boundary are larger two storey properties with more modern single story houses to the north.



The prominence and extent of the built form is reduced by the properties remaining on the lower slope and the extensive number of trees within the settlement.



The rural character has been eroded at the entrance to Boscundle Close where road verges, a pavement and areas of open mown grass have replaced Cornish hedge boundary.

Development has taken a linear form along Tregrehan Road and has therefore had a more extensive impact on the character of the rural highway where the sites have been opened up and vegetation removed.

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

Boscundle is a linear development which has developed along the road to Tregrehan. The settlements of Tregrehan and Boscundle have little separation along the valley floor. There is no defined boundary between the two areas of settlement.

**4.4.13 Visual prominence of the present edge of the settlement**

Due to the rising topography to the west and the presence of trees within settlement the full extent is not apparent from public access points to the east, south, and west.

**4.4.14 Important views**

There are no important views to the coast or views of significant historical or local features. The nature of the topography and vegetation limits all long range views from within the settlement.

**4.4.15 Opportunities and future development considerations**

- Ensure development is appropriate in terms of form, scale, mass, and building materials/finishes/colour
- Ensure any new development respects the local topography and integrates with the rural character of the valley
- Ensure development allows adequate buffers to retained hedges, particularly those which contain mature trees. Refer to Cornwall Council's Biodiversity Guidance
- Consider the importance of trees to landscape character, and the significant benefit they provide in combatting climate change and the ecosystem services they provide. Retain trees as a priority and where possible look to increase the tree canopy of large species trees.
- Site and design development to compliment and enhance the character of the settlement taking a design lead from the unique characteristics of the historic village
- Retain natural corridors within development which link to the wider rural landscape.
- Retain existing hedge boundaries and locate any new development so as to allow the hedges to grow on and not affect the quality of living in the property
- All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan priority habitats as well as on County Wildlife Sites. Consideration needs to be given to suitable buffers to these important areas
- Avoid development which through redevelopment or extension significantly increases the footprint or volume of a property within a plot
- Avoid street lighting on elevated land which would be visually prominent from the wider landscape
- Control the spread of invasive species

## **Section 5 – The Importance of the landscape of the Parish**

*This section can not be completed until there has been a public consultation event to find out what the local community value and consider important about the local landscape.*

DRAFT

DRAFT

## Appendix

DRAFT

DRAFT

## Appendix

### Appendix 1 – Mapping

Map 1 – Landscape Types

Map 2 – Constraints 1

Map 3 – Constraints 2

Map 4 – Constraints 3

Map 5 – ERCCIS Wildlife Resource

Map 6 – ERCCIS Landcover Habitat Interpretation

Map 7 – ERCCIS Designations and Features of Conservation Interest

Map 8 – ERCCIS Biodiversity Action Plan (BAP) Priority Habitat

Map 9 – Cornish hedges

Map 10 – Settlement Assessment

Map 11 - Overview - Carlyon Bay

Map 11.1 – Constraints 1 - Carlyon Bay

Map 11.2 – Constraints 2 - Carlyon Bay

Map 11.3 – 1875-1901 Historic map - Carlyon Bay

Map 11.4 – Aerial photo - Carlyon Bay

Map 12 – Overview – Tregrehan Mills

Map 12.1 – Constraints 1 - Tregrehan Mills

Map 12.2 – Constraints 2 - Tregrehan Mills

Map 12.3 – 1875-1901 Historic map - Tregrehan Mills

Map 12.4 – Aerial photo - Tregrehan Mills

Map 13 – Overview – Boscundle

Map 13.1 – Constraints 1 - Boscundle

Map 13.2 – Constraints 2 - Boscundle

Map 13.3 – 1875-1901 Historic map - Boscundle

Map 13.4 – Aerial photo - Boscundle

### Appendix 2 – Edge of settlement photographs

2.1 Carlyon Bay - refer to Map 10 – Overview assessment Carlyon Bay for viewpoint locations

2.2 Tregrehan Mills - refer to Map 11 – Overview assessment Tregrehan Mills for viewpoint locations

### Appendix 3 – Glossary

DRAFT

## Appendix 1 - Mapping

Map 1 – Landscape Types

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Map 12.4 – Aerial photo - Tregrehan Mills

Map 13 – Overview – Boscundle

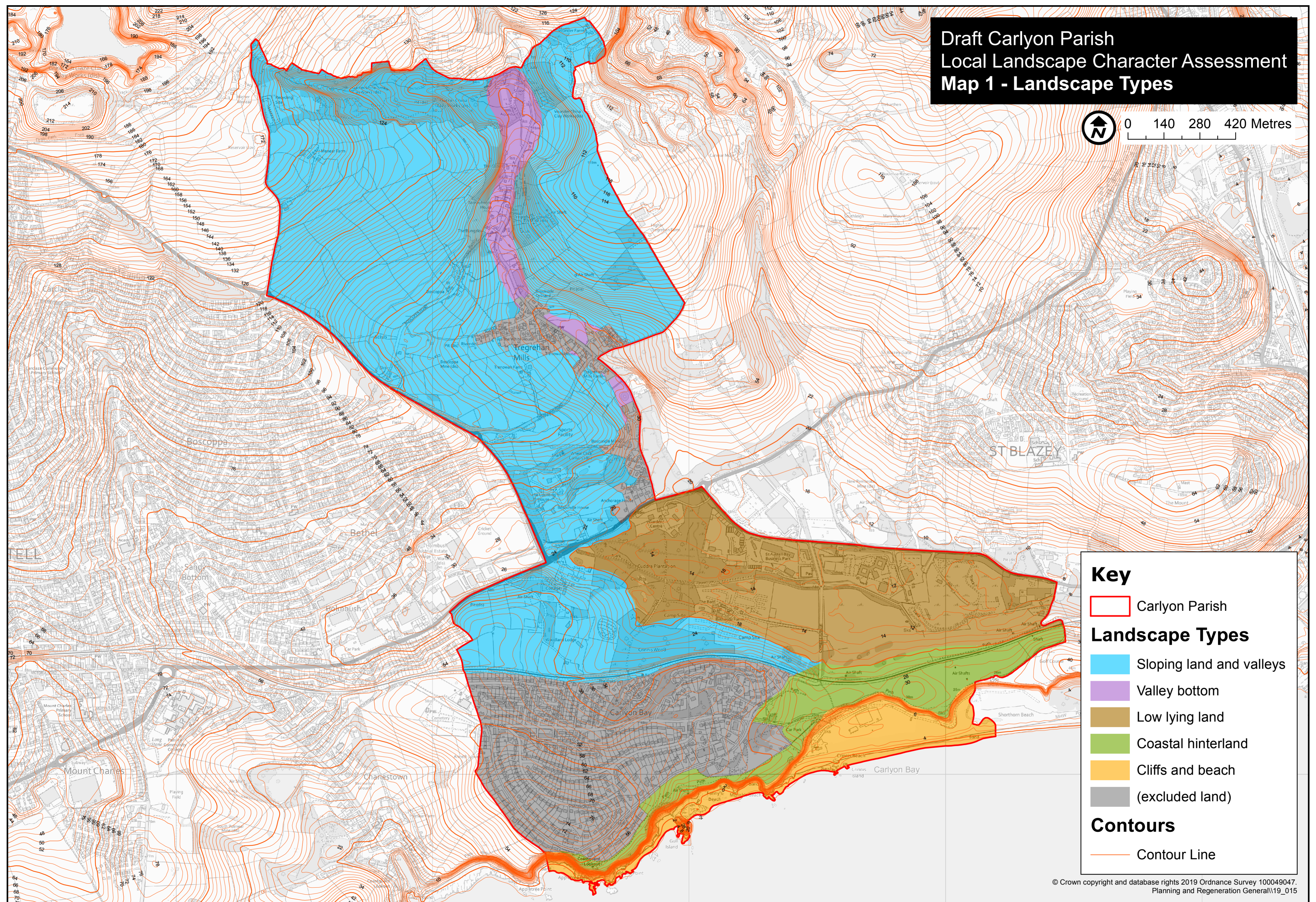
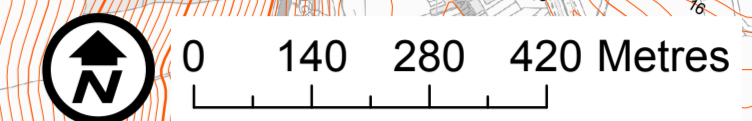
Map 13.1 – Constraints 1 - Boscundle

Map 13.2 – Constraints 2 - Boscundle

Map 13.3 – 1875-1901 Historic map - Boscundle

Map 13.4 – Aerial photo - Boscundle

Draft Carlyon Parish  
Local Landscape Character Assessment  
Map 1 - Landscape Types



**Key**

Carlyon Parish

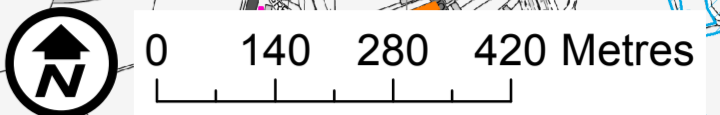
**Landscape Types**

- Sloping land and valleys
- Valley bottom
- Low lying land
- Coastal hinterland
- Cliffs and beach
- (excluded land)

**Contours**

- Contour Line

Draft Carlyon Parish  
Local Landscape Character Assessment  
Map 2 - Constraints 1

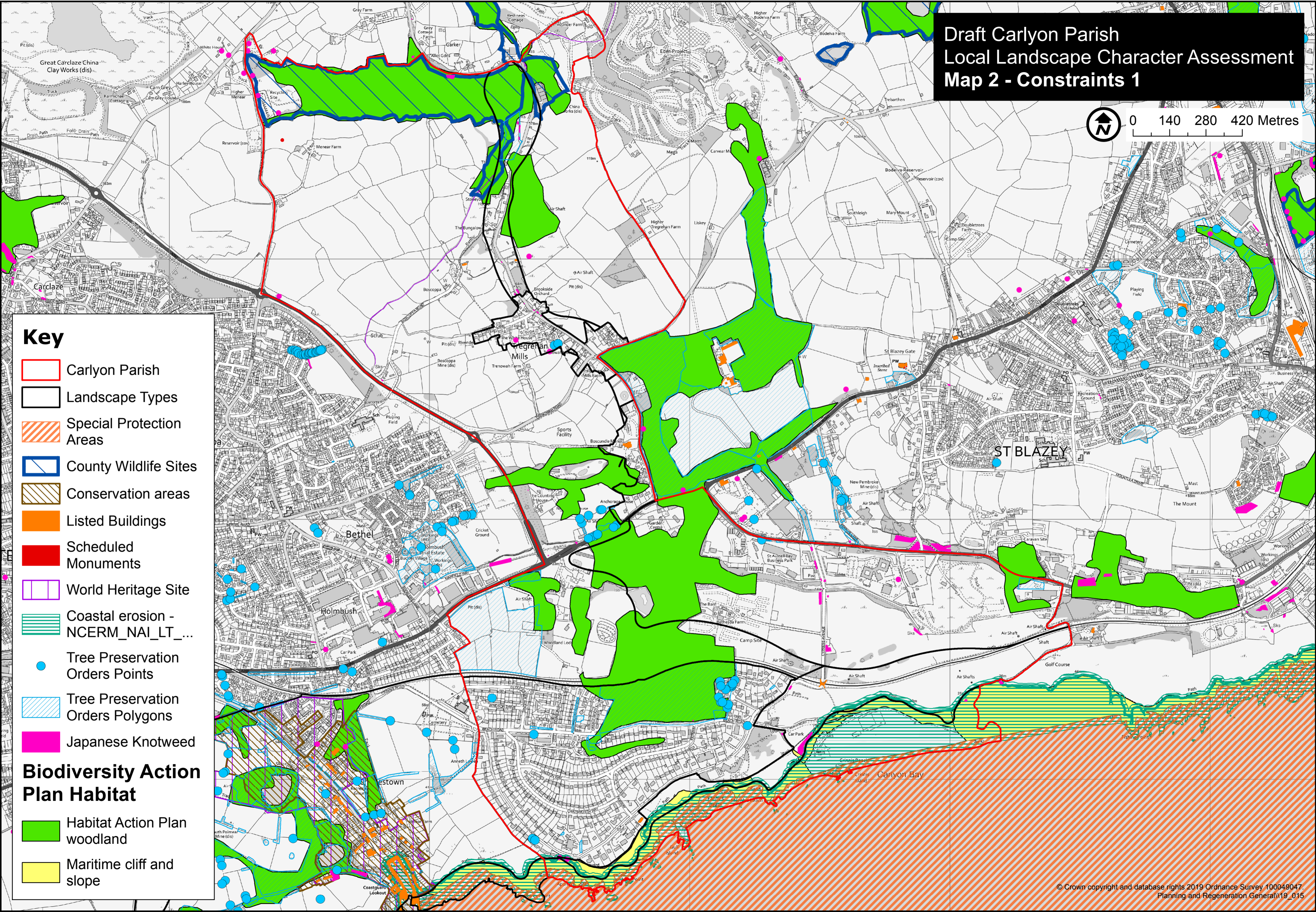


**Key**

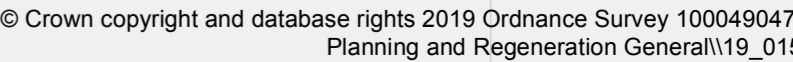
- Carlyon Parish
- Landscape Types
- Special Protection Areas
- County Wildlife Sites
- Conservation areas
- Listed Buildings
- Scheduled Monuments
- World Heritage Site
- Coastal erosion - NCERM\_NAI\_LT\_...
- Tree Preservation Orders Points
- Tree Preservation Orders Polygons
- Japanese Knotweed

**Biodiversity Action Plan Habitat**

- Habitat Action Plan woodland
- Maritime cliff and slope



A north arrow pointing upwards and a scale bar marked from 0 to 420 Metres in increments of 140.



# Draft Carlyon Parish Local Landscape Character Assessment Map 4 - Constraints 3

## Key

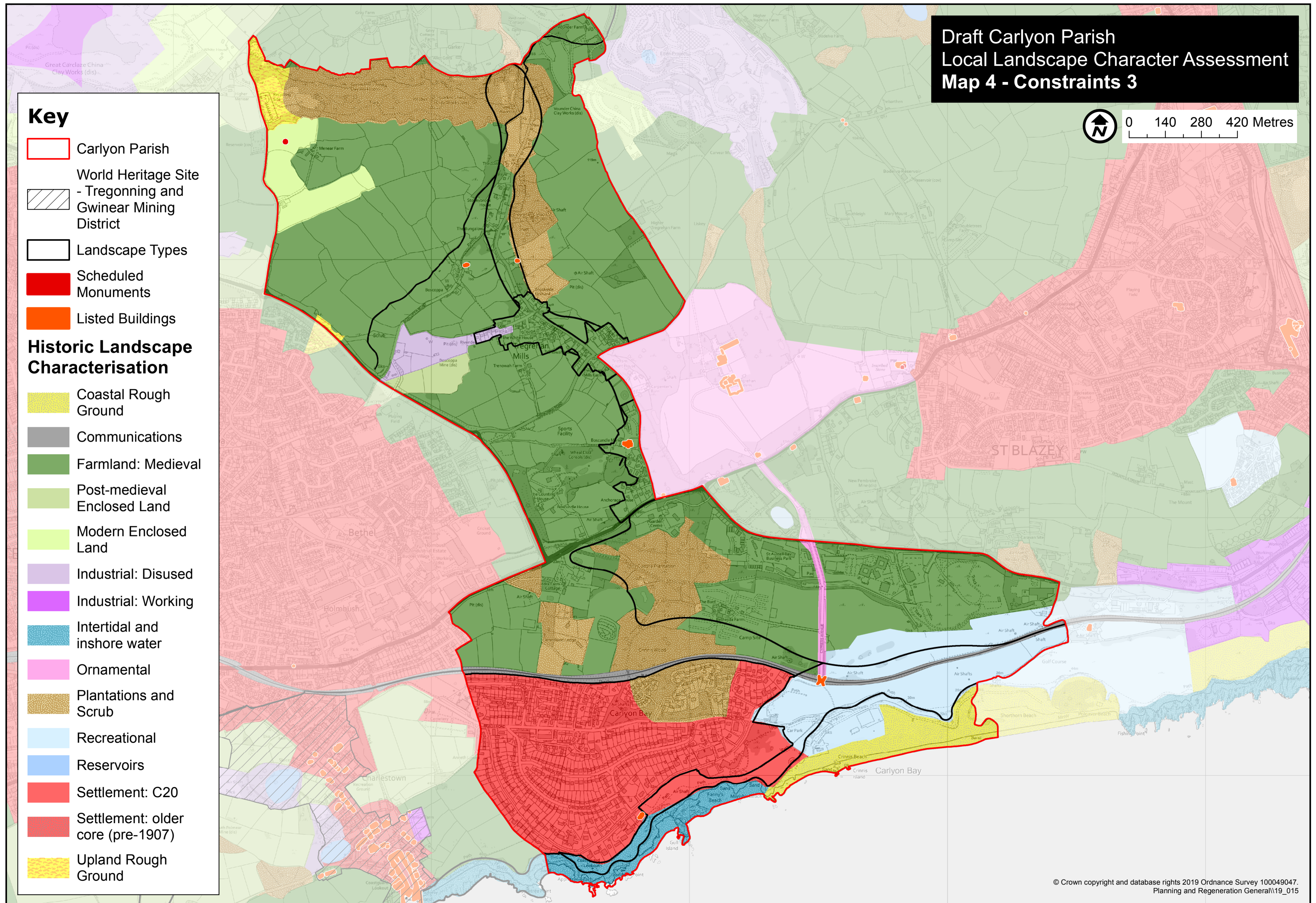
- Carlyon Parish
- World Heritage Site  
- Tregonning and  
Gwinear Mining  
District
- Landscape Types
- Scheduled  
Monuments
- Listed Buildings

## Historic Landscape Characterisation

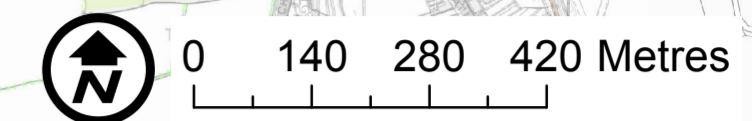
- Coastal Rough  
Ground
- Communications
- Farmland: Medieval
- Post-medieval  
Enclosed Land
- Modern Enclosed  
Land
- Industrial: Disused
- Industrial: Working
- Intertidal and  
inshore water
- Ornamental
- Plantations and  
Scrub
- Recreational
- Reservoirs
- Settlement: C20
- Settlement: older  
core (pre-1907)
- Upland Rough  
Ground



0 140 280 420 Metres



Draft Carlyon Parish  
Local Landscape Character Assessment  
Map 5 - ERCCIS Wildlife Resource



**Key**

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

**Key**

- Carlyon Parish
- Landscape Type

Draft Carlyon Parish  
Local Landscape Character Assessment  
Map 6 - ERCCIS Landcover Habitat Interpretation



0 140 280 420 Metres

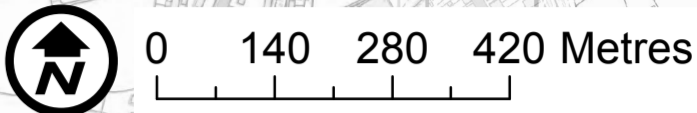
Legend

- Carlyon CP
- Parish2019
- Arable
- Bracken
- Bracken - Scrub mosaic
- Broad-leaved Woodland
- Mixed Woodland
- Broad-leaved Woodland - Scrub mosaic
- Built Environment
- Coastal Intertidal
- Coastland Intertidal
- Coniferous Woodland
- Coniferous Woodland on possibly Unimproved Grassland
- Disturbed Ground
- Improved Grassland
- Open Water
- possibly Unimproved Grassland
- scattered Scrub on possibly Unimproved Grassland
- scattered Bracken on Improved Grassland
- scattered Scrub on Improved Grassland
- Scrub

Key

- Carlyon Parish
- Landscape Type

# Draft Carlyon Parish Local Landscape Character Assessment Map 7 - ERCCIS Designations and Features of Conservation Interest



## Legend

- Carlyon CP
- Parish2019
- Ramsar Sites (Important Wetlands)
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Special Areas of Conservation (Marine) (mSAC)
- proposed Special Areas of Conservation (pSAC)
- Marine Conservation Zones
- Site of Special Scientific Interest (SSSI)
- National Nature Reserves (NNR)
- Local Nature Reserves
- County Wildlife Sites (CWS)
- County Geology Sites (CGS)
- Roadside Audit - Biological Sites
- Roadside Audit - Earth Science Sites
- Ancient semi-natural
- Ancient replanted woodland
- Ancient cleared woodland
- Cornwall Wildlife Trust Reserves
- Woodland Trust Reserves
- RSPB Reserves
- National Trust Ownership

Key

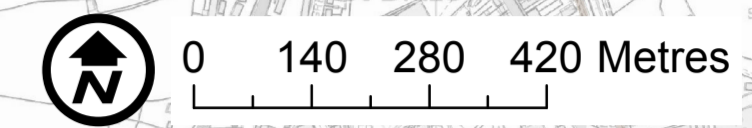
Landscape Type

Carlyon Parish

## Legend

- Carlyon CP
- Parish2019
- Ramsar Sites (Important Wetlands)

Draft Carlyon Parish  
Local Landscape Character Assessment  
Map 8 - ERCCIS Biodiversity Action Plan (BAP)  
Priority Habitat



**Legend**

Carlyon CP

Parish2019

**Purple Moorgrass & Rush Pastures**

**Determinant**

Definitely is

Definitely present but not mappable

Probably is

**Fens**

**Determinant**

Definitely is

Definitely present not mappable

Probably is

**Upland Oak Woodland**

**Determinant**

Definitely is

Definitely present but not mappable

Probably is

**Lowland Woodland Pastures and Parkland**

**Determinant**

Definitely is

Probably is

**Determinant**

Definitely is

**Coastal Sand Dune**

**Determinant**

Definitely is

Definitely present but not mappable

Probably is

**Mudflats**

**Determinant**

Mud and Shingle

Sand and Mud

Sand and Shingle

Mud

Sand

Shingle

**Key**

Landscape Type

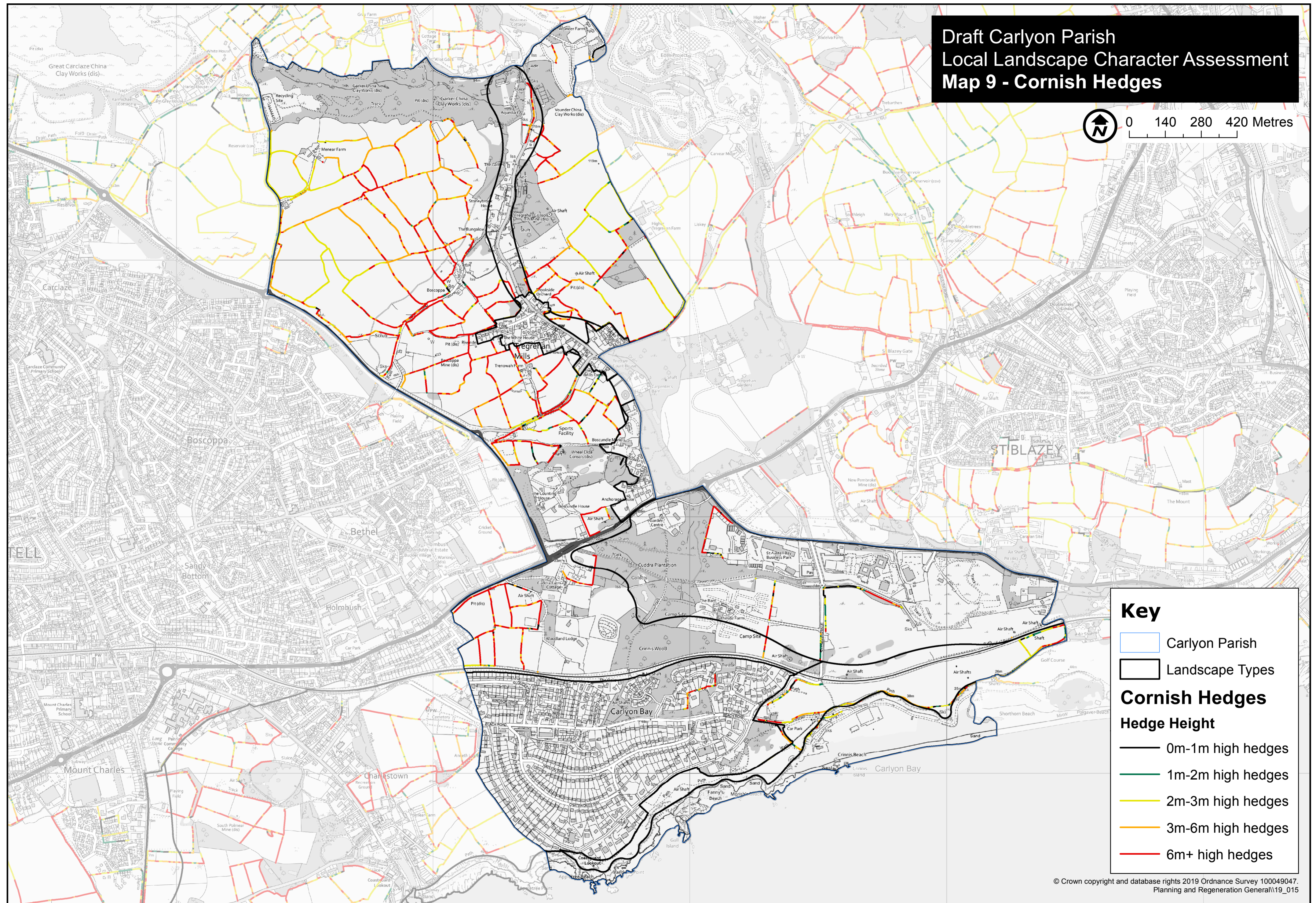
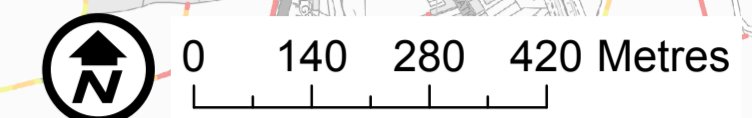
Carlyon Parish

**Legend**

Carlyon CP

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Planning and Regeneration General\19\_015

Draft Carlyon Parish  
Local Landscape Character Assessment  
Map 9 - Cornish Hedges



**Key**

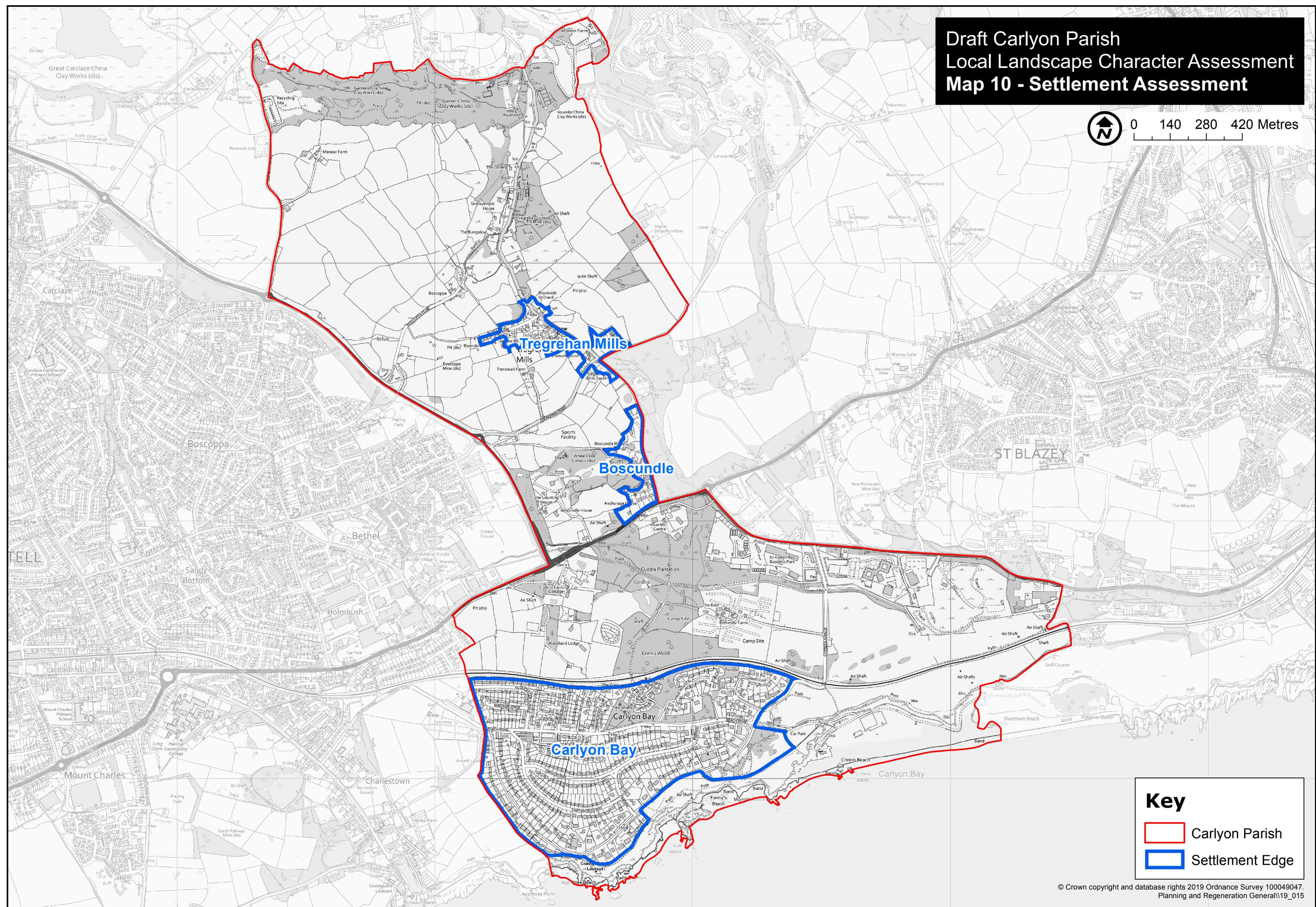
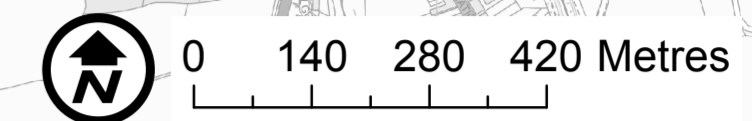
- Carlyon Parish
- Landscape Types

**Cornish Hedges**

**Hedge Height**

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

Draft Carlyon Parish  
Local Landscape Character Assessment  
Map 10 - Settlement Assessment



**Key**

- Carlyon Parish
- Settlement Edge

# Draft Carlyon Parish Settlement Edge Map Carlyon Bay Edge of Settlement Assessment Map 11 - Overview



0 50 100 150 Metres

Gwallon Keas development  
under construction  
Hedgetrees retained

Northern settlement edge  
contained by railway line

Eastern edge contained by  
Sea Road, Buildings predominantly  
set back from road behind vegetation


Golf course

Undeveloped fields are important  
for setting of Charlestown  
and World Heritage Site

Visually prominent western  
settlement edge beyond ridge  
on land falling to southwest

Southern edge visually prominent  
from west and southwest along cliff top.  
Increase in building scale has increased  
visual prominence of edge.

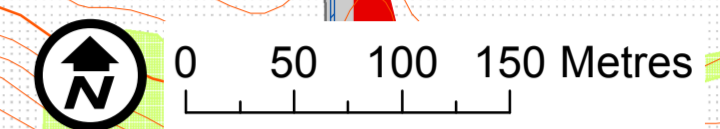
## Key

- Carlyon Parish
- Settlement Edge
- Tree Preservation Orders
-  View Point - refer to photographic record
- Intact historic field pattern
- Contour Line

## Landscape Type

- Cliffs and beach
- Coastal hinterland
- Low lying land
- Sloping land and valleys
- Excluded land

Draft Carlyon Parish  
Settlement Edge Map  
Carlyon Bay Edge of  
Settlement Assessment  
Map 11.1 - Constraints 1



Key

- Settlement Edge
- Contour Line
- Tree Preservation Orders
- Japanese knotweed surveyed
- Cornish Rivers/detailed river network
- Updated flood map for surface water 1 in 30 year
- Updated flood map for surface water 1 in 100 year

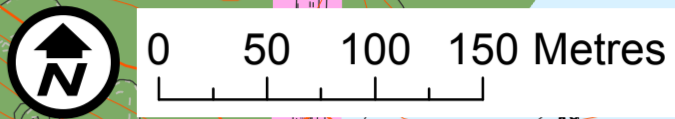
Public Rights of Way

- Footpath

ERCCIS 2005

- Arable
- Bracken
- Broad-leaved Woodland
- Broad-leaved Woodland - Scrub mosaic
- Built Environment
- Coastal Intertidal
- Coniferous Woodland
- Coniferous Woodland on possibly Unimproved Grassland
- Improved Grassland
- Mixed Woodland
- Open Water
- possibly Unimproved Grassland
- Scrub

Draft Carlyon Parish  
Settlement Edge Map  
Carlyon Bay Edge of  
Settlement Assessment  
Map 11.2 - Constraints 2



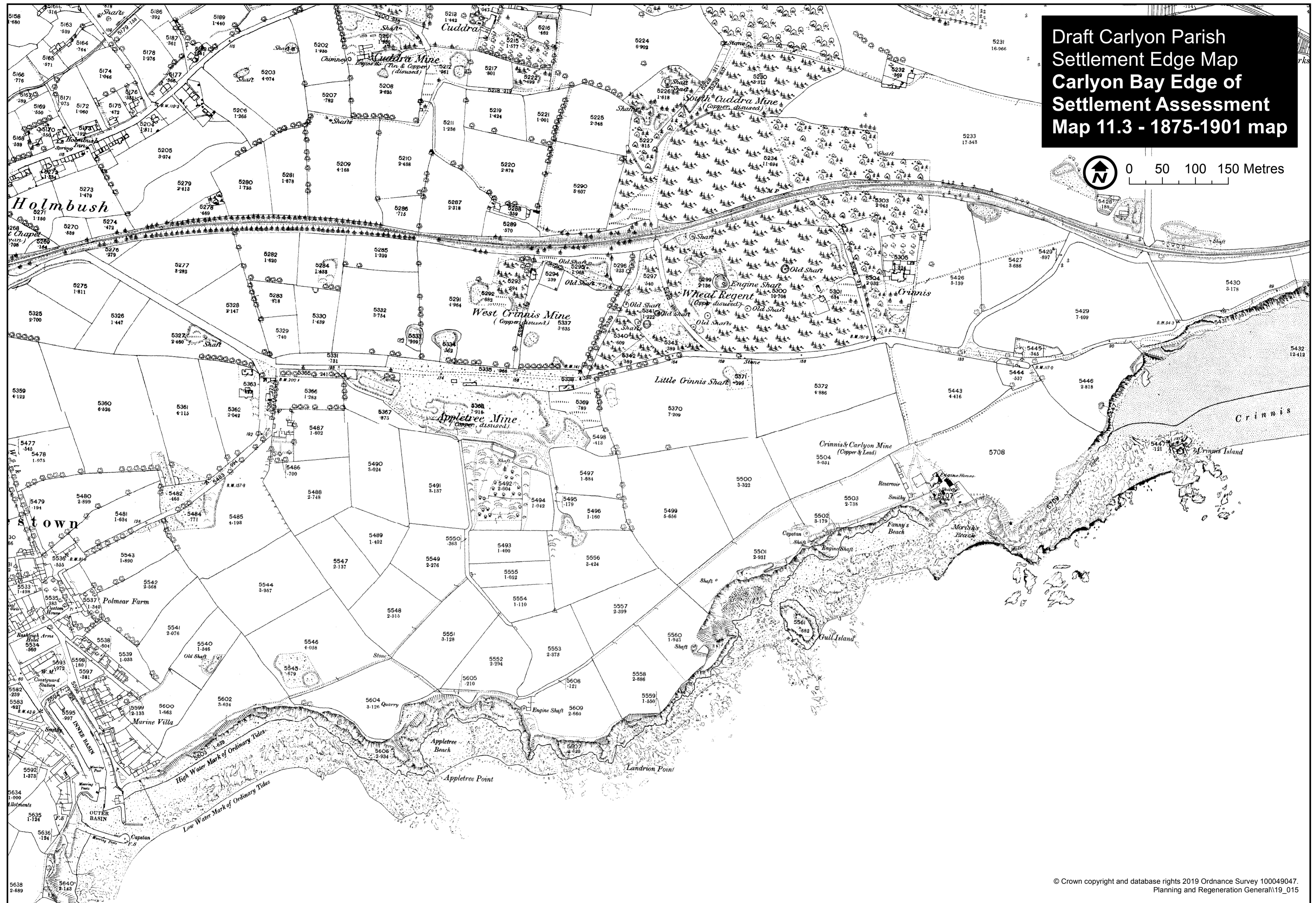
**Key**

- Carlyon Parish
- Contour Line
- World Heritage Site
- Settlement Edge
- Engine Houses
- Mines
- Conservation areas
- Listed Buildings

**Historic Landscape  
Characterisation**

- Coastal Rough Ground
- Communications
- Farmland: Medieval
- Post-medieval Enclosed Land
- Industrial: Working
- Intertidal and inshore water
- Ornamental
- Plantations and Scrub
- Recreational
- Settlement: C20
- Settlement: older core (pre-1907)

Draft Carlyon Parish  
Settlement Edge Map  
Carlyon Bay Edge of  
Settlement Assessment  
Map 11.3 - 1875-1901 map



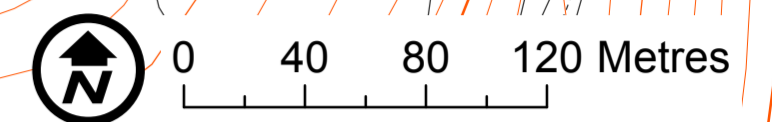
Draft Carlyon Parish  
Settlement Edge Map  
**Carlyon Bay Edge of  
Settlement Assessment  
Map 11.4 - Aerial photo**



0 50 100 150 Metres



Draft Carlyon Parish  
Settlement Edge Map  
Tregrehan Mills Edge of  
Settlement Assessment  
Map 12 - Overview



Historic field boundaries with  
mature trees area key to  
landscape character

Increasing visibility of  
buildings on the rising  
ground.

Settlement boundary integrates  
with landscape through irregular  
edge and retained hedges and trees

Tregrehan Mills

Visually prominent  
settlement edge on  
rising ground

Village has developed from  
historic core which followed the low  
lying land in the valley bottom

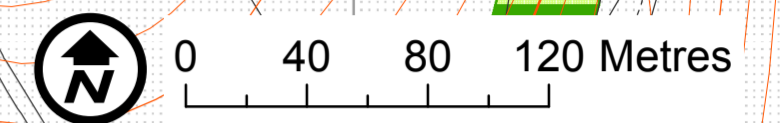
Key

- Carlyon Parish
- Settlement Edge
- Contour Line
- View Point - refer to photographic record
- Strong hedge boundaries with mature trees
- Woodland
- Intact historic field pattern

Landscape Type

- Sloping land and valleys
- Valley bottom
- Excluded land

Draft Carlyon Parish  
Settlement Edge Map  
Tregrehan Mills Edge of  
Settlement Assessment  
Map 12.1 - Constraints 1



**Key**

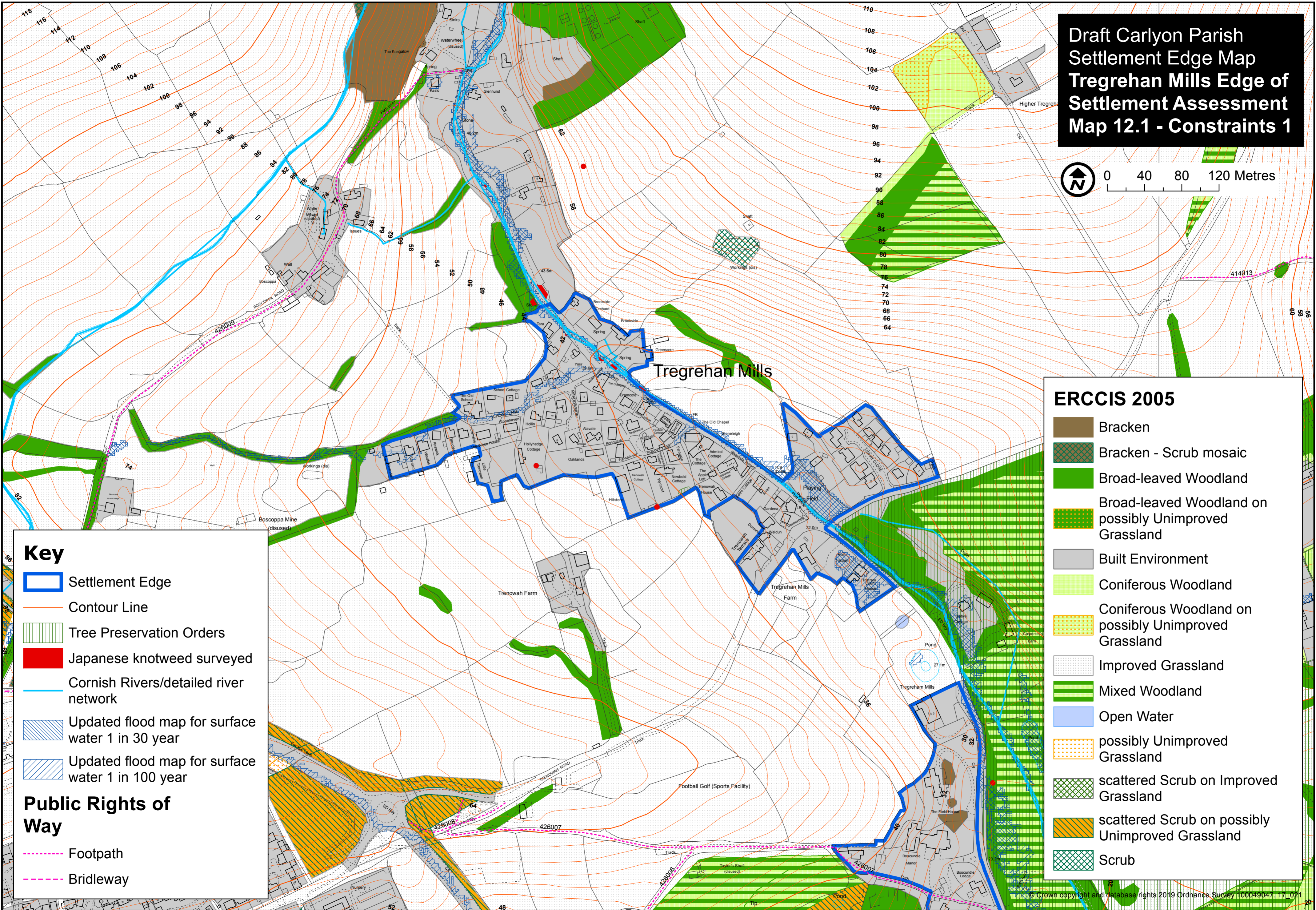
- Settlement Edge
- Contour Line
- Tree Preservation Orders
- Japanese knotweed surveyed
- Cornish Rivers/detailed river network
- Updated flood map for surface water 1 in 30 year
- Updated flood map for surface water 1 in 100 year

**Public Rights of Way**

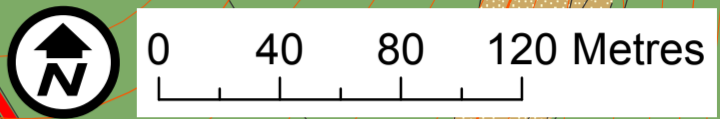
- Footpath
- Bridleway

**ERCCIS 2005**

- Bracken
- Bracken - Scrub mosaic
- Broad-leaved Woodland
- Broad-leaved Woodland on possibly Unimproved Grassland
- Built Environment
- Coniferous Woodland
- Coniferous Woodland on possibly Unimproved Grassland
- Improved Grassland
- Mixed Woodland
- Open Water
- possibly Unimproved Grassland
- scattered Scrub on Improved Grassland
- scattered Scrub on possibly Unimproved Grassland
- Scrub



Draft Carlyon Parish  
Settlement Edge Map  
Tregrehan Mills Edge of  
Settlement Assessment  
Map 12.2 - Constraints 2

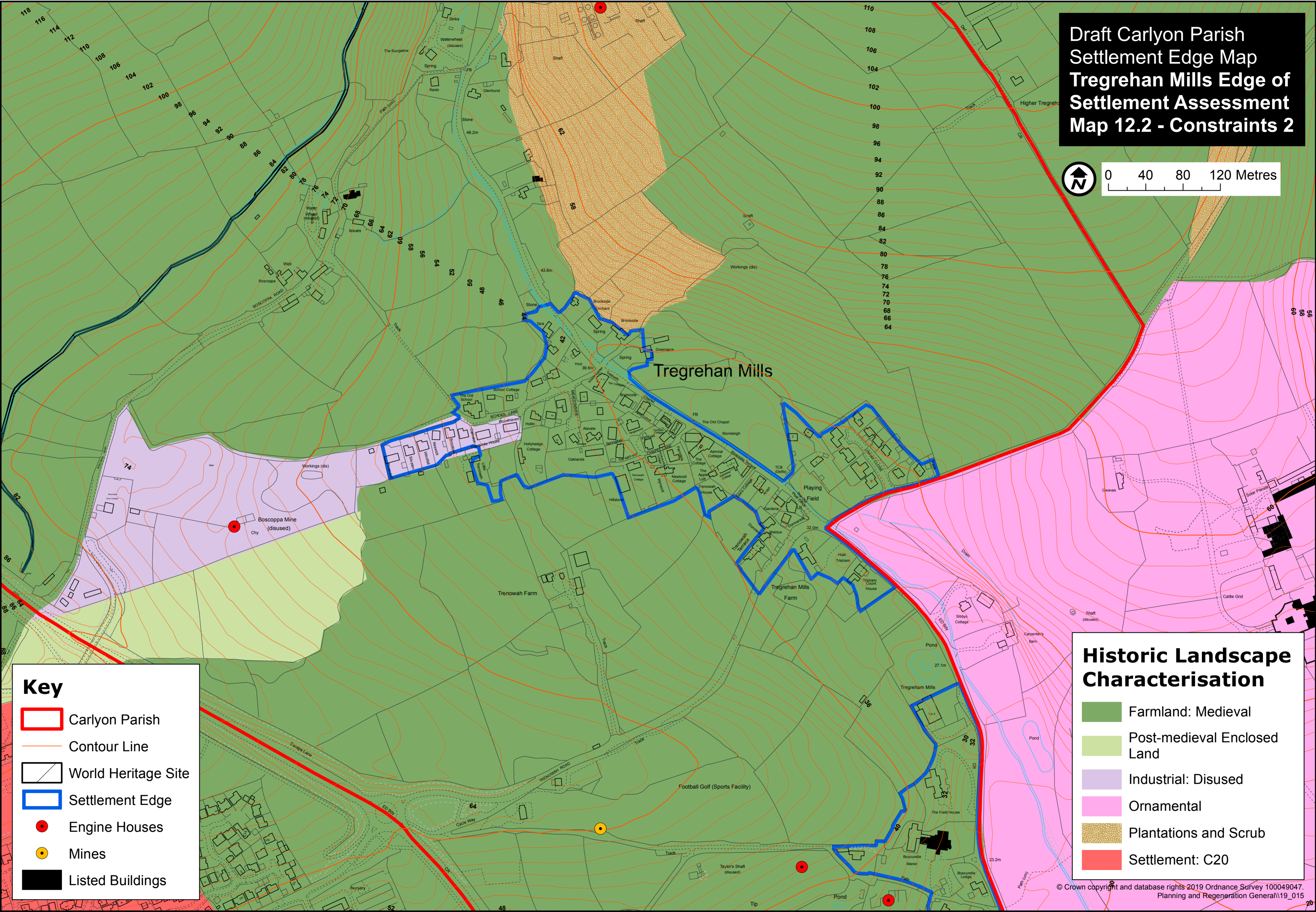


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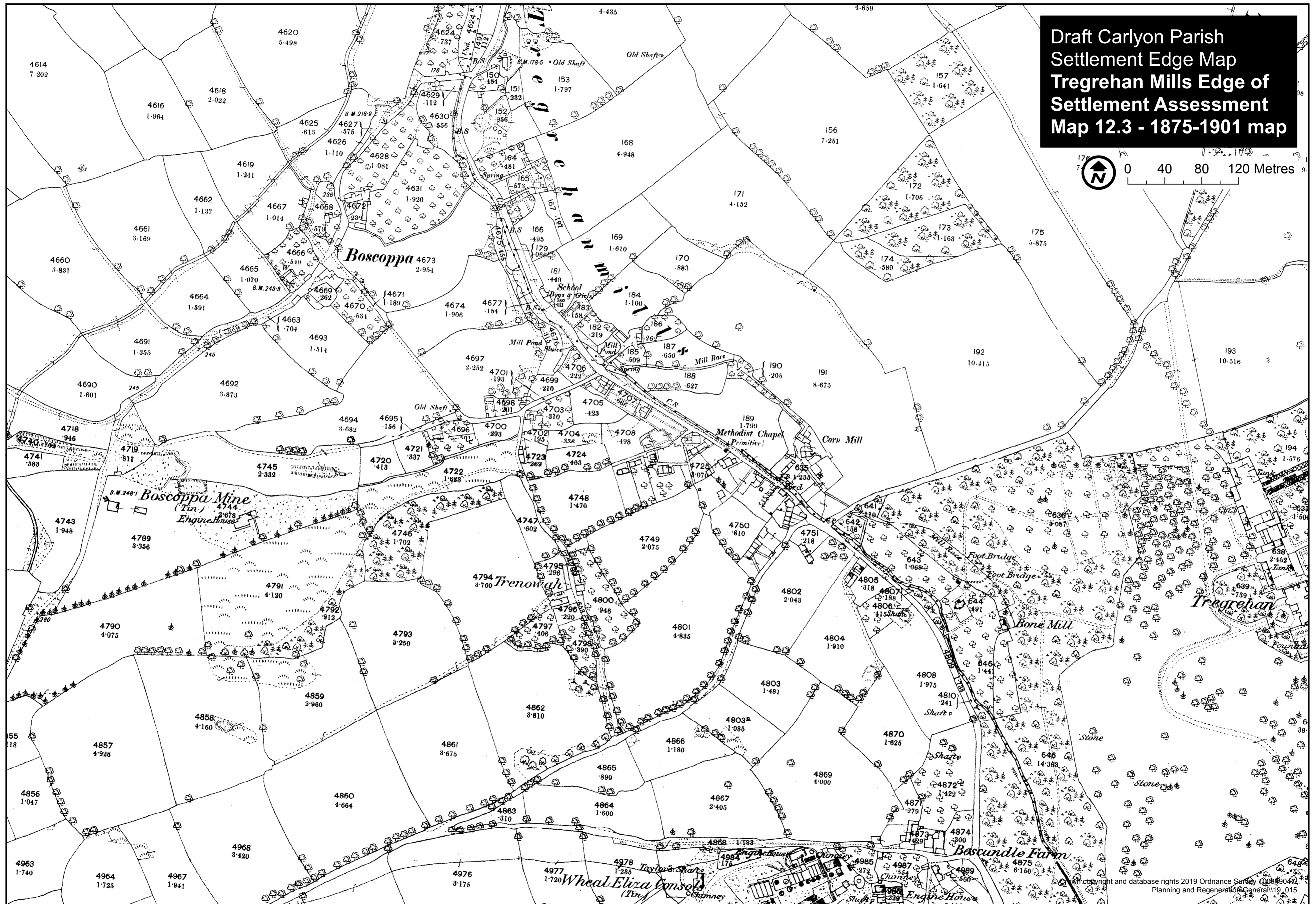
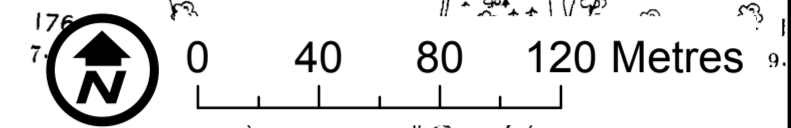
- Carlyon Parish
- Contour Line
- World Heritage Site
- Settlement Edge
- Engine Houses
- Mines
- Listed Buildings

**Historic Landscape  
Characterisation**

- Farmland: Medieval
- Post-medieval Enclosed Land
- Industrial: Disused
- Ornamental
- Plantations and Scrub
- Settlement: C20



Draft Carlyon Parish  
Settlement Edge Map  
Tregrehan Mills Edge of  
Settlement Assessment  
Map 12.3 - 1875-1901 map

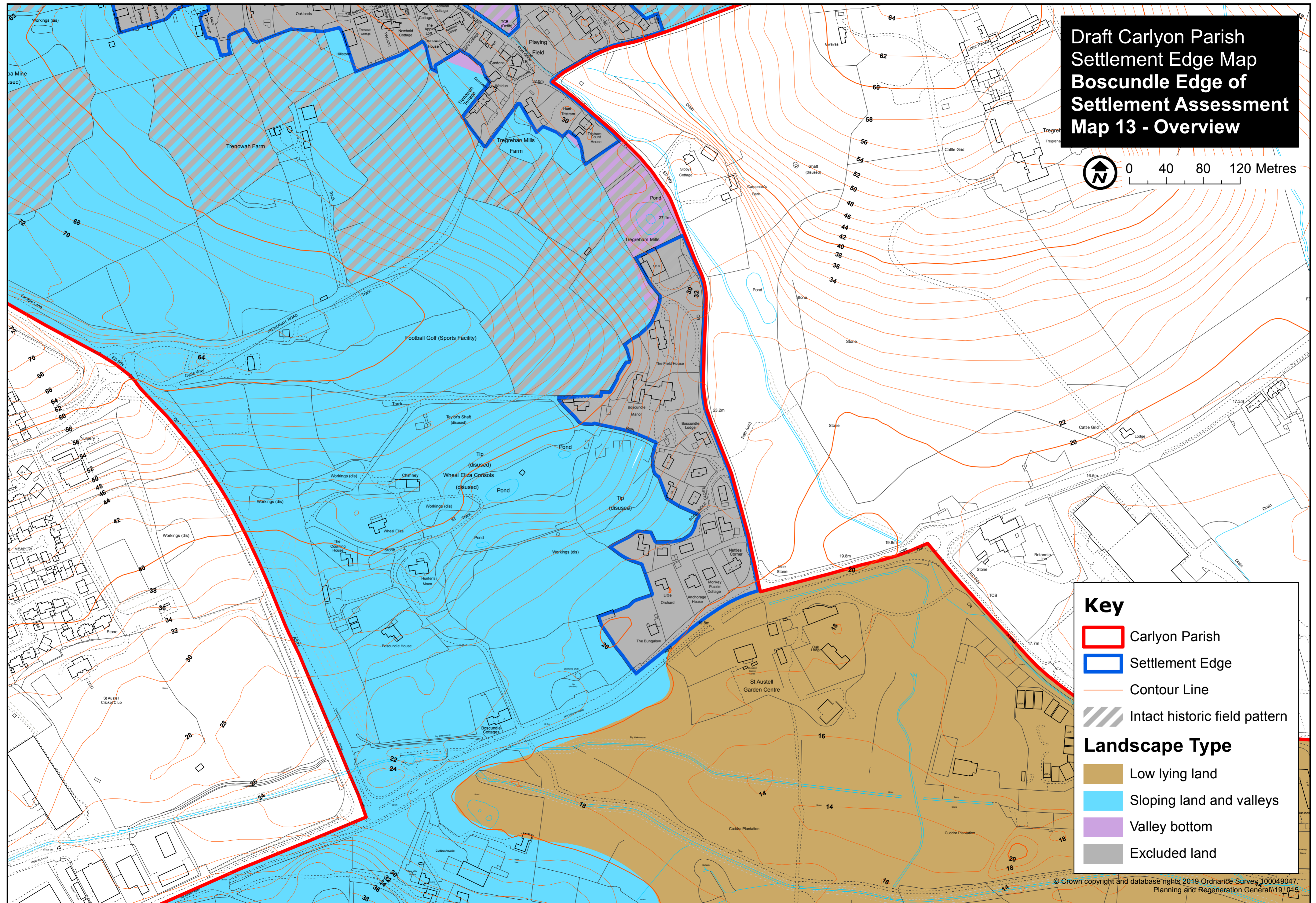


Draft Carlyon Parish  
Settlement Edge Map  
**Tregrehan Mills Edge of  
Settlement Assessment**  
**Map 12.4 - Aerial photo**

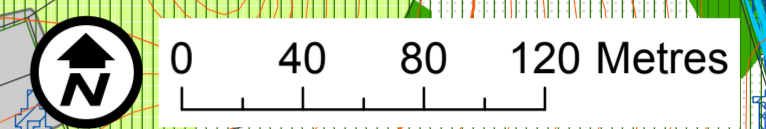


0 40 80 120 Metres





Draft Carlyon Parish  
Settlement Edge Map  
Boscundle Edge of  
Settlement Assessment  
Map 13.1 - Constraints 1

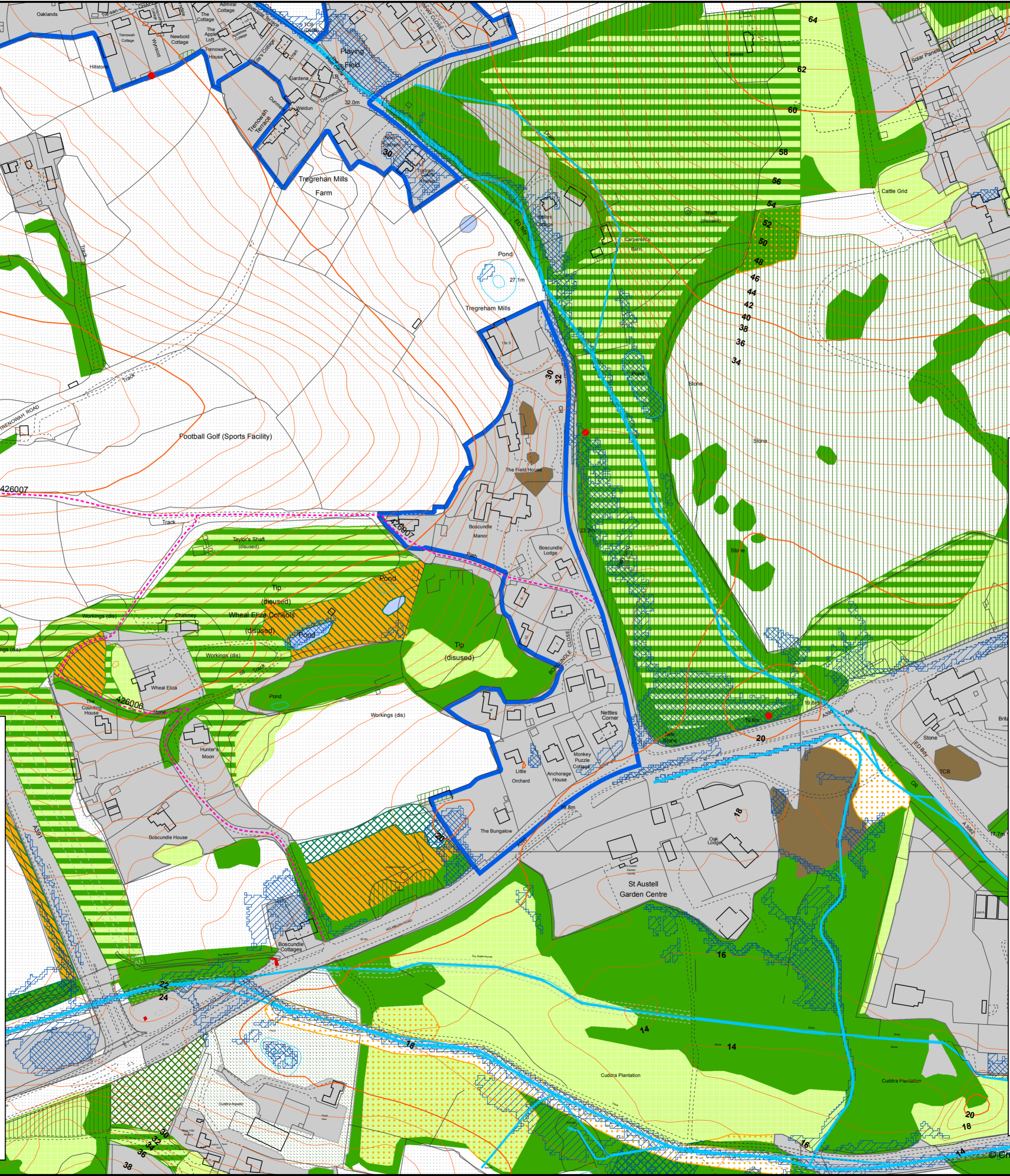


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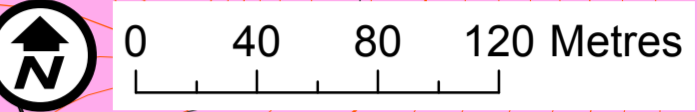
- Settlement Edge
- Contour Line
- Tree Preservation Orders
- Japanese knotweed surveyed
- Cornish Rivers/detailed river network
- Updated flood map for surface water 1 in 30 year
- Updated flood map for surface water 1 in 100 year
- Public Rights of Way
- Footpath

**ERCCIS 2005**

- Arable
- Bracken
- Broad-leaved Woodland
- Broad-leaved Woodland on possibly Unimproved Grassland
- Broad-leaved Woodland - Scrub mosaic
- Built Environment
- Coniferous Woodland
- Coniferous Woodland on possibly Unimproved Grassland
- Improved Grassland
- Mixed Woodland
- Open Water
- possibly Unimproved Grassland
- scattered Scrub on Improved Grassland
- scattered Scrub on possibly Unimproved Grassland
- Scrub



Draft Carlyon Parish  
Settlement Edge Map  
Boscundle Edge of  
Settlement Assessment  
Map 13.3 - Constraints 2

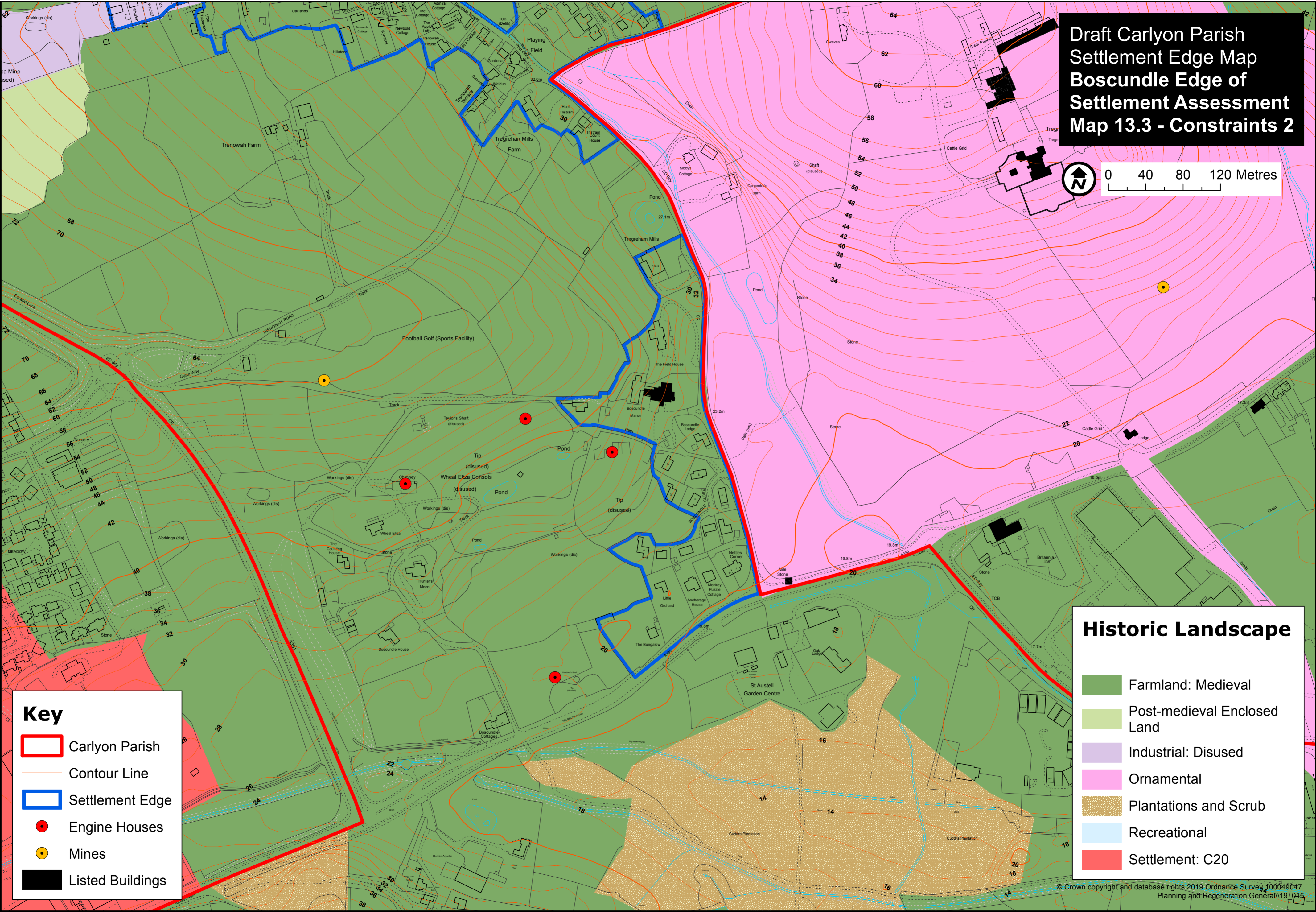


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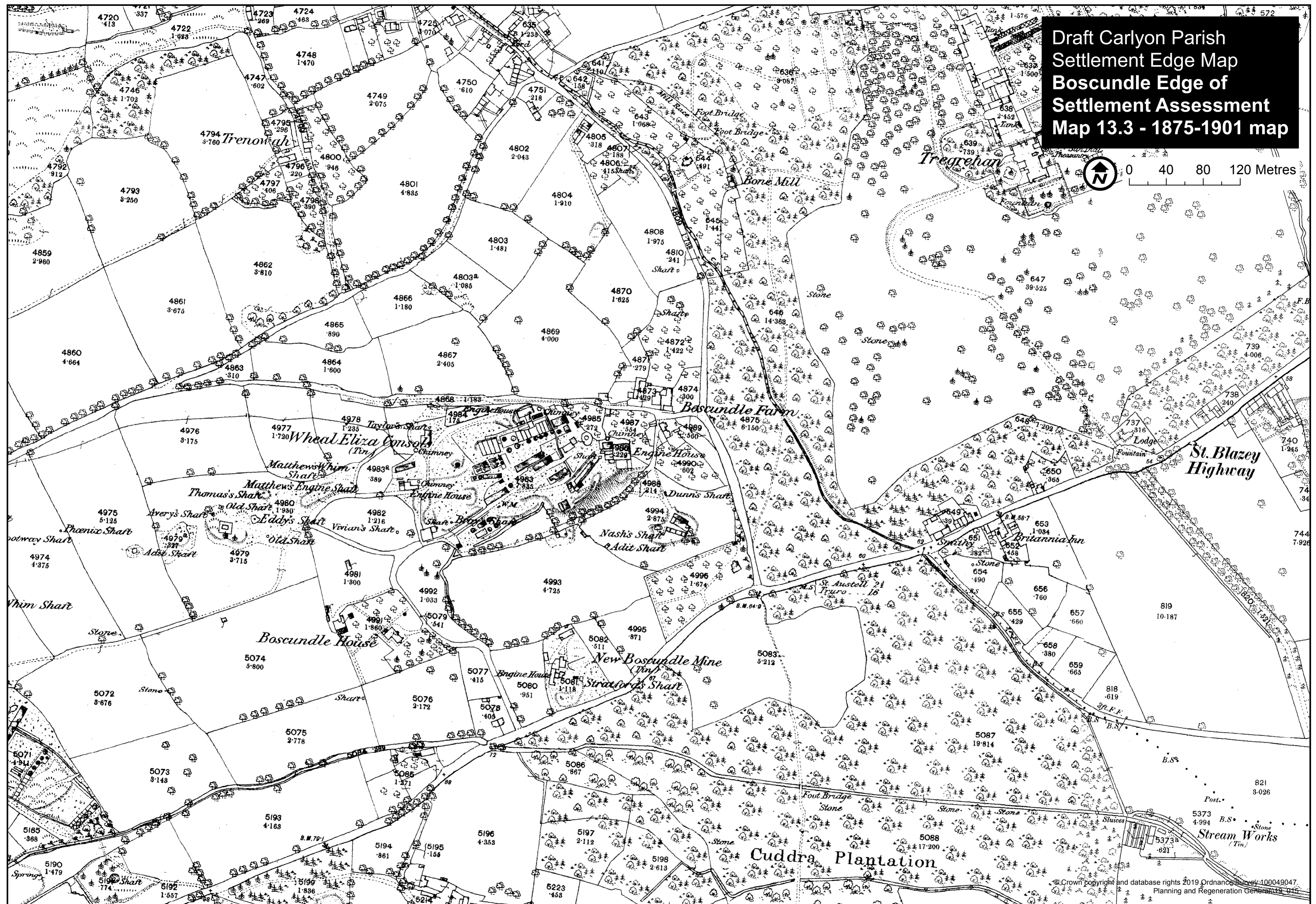
- Carlyon Parish
- Contour Line
- Settlement Edge
- Engine Houses
- Mines
- Listed Buildings

**Historic Landscape**

- Farmland: Medieval
- Post-medieval Enclosed Land
- Industrial: Disused
- Ornamental
- Plantations and Scrub
- Recreational
- Settlement: C20



**Draft Carlyon Parish  
Settlement Edge Map  
Boscundle Edge of  
Settlement Assessment  
Map 13.3 - 1875-1901 map**



Draft Carlyon Parish  
Settlement Edge Map  
**Boscundle Edge of  
Settlement Assessment**  
Map 13.4 - Aerial photo



0 40 80 120 Metres



## Appendix 2 – Settlement Photographs

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## Appendix 2.1 – Carlyon Bay



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

## Appendix 2.2 – Tregrehan Mills



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

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## **Appendix 3 - Glossary**

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## Appendix 3 – Glossary

- AONB** Area of Outstanding Beauty (includes Cornwall AONB; Tamar AONB and Isles of Scilly AONB) The designation gives a formal recognition to an area's landscape importance with the purpose of conserving and enhancing the natural beauty of the area.
- Ancient Woodland** Land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna
- Assessment** Term to describe all the various ways of looking at, analysing, evaluating and describing the landscape
- Biodiversity** The variety of life including all the different habitats and species in the world. Biodiversity Action Plan (BAP)
- Conservation** The protection and careful management of natural and built resources and the environment
- Conservation Area** An area identified and designated as being of special architectural or historic interest, where the preservation and enhancement of its character and appearance is a priority. Within a Conservation Area the local authority has extra controls over demolition, minor developments and works to trees.
- Capacity** (landscape) The ability of a landscape to accommodate different amounts of change or development of the specific type
- Character** A distinct, recognisable and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse
- Characteristics/elements** Features and qualities which make a particular contribution to distinctive character
- Characterisation** The process of identifying areas of similar character, classifying and mapping them and describing their character
- Condition** The degree to which a landscape is soundly managed, is fit for purpose or achieves optimum biodiversity
- Cornish Hedge** Boundary in Cornwall. In the context of this study the term would normally relate to stone faced bank, with or without hedging plants on the top

<b>CWS</b>	<b>County Wildlife Site</b> The most significant areas of semi-natural habitat in Cornwall outside statutory protected sites such as Sites of Special Scientific Interest and Special Areas of Conservation. There are currently 498 County Wildlife Sites in Cornwall covering nearly 33,000 hectares. This is nearly 10% of the county's land area and is under both public and private ownership.
<b>Development</b>	The carrying out of building, engineering, mining or other operations in, on, over or under land, or making of any material change in the use of any buildings or other land (Town and Country Planning Act, 1990).
<b>Element</b>	Individual component parts of the landscape such as field boundaries, woodlands, patches of similar vegetation, outbuildings, structures and rock outcrops
<b>ELC</b>	<b>European Landscape Convention</b> Highlights the importance and need for public involvement in the development of landscapes. It encourages a joined up approach through policy and planning in all areas of land-use, development and management, including the recognition of landscape in law. The Convention promotes landscape protection, management and planning, and European co-operation on landscape issues.
<b>Feature</b>	Prominent eye catching elements e.g. wooded hill top or chapel
<b>Field Boundary</b>	The defined edge of a field whether fence, hedge, bank, ditch or wall
<b>Field Size</b>	Within this document Large: 6 Hectares or more; Medium: approximately 3-5 Hectares; Small: less than 3 Hectares
<b>Geology</b>	The study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state
<b>Ground Type</b>	Expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use
<b>Hedge</b>	A boundary of shrubs or low trees, living or dead, or of turf or stone. Those strictly a row of bushes forming a hedge, hedgerow has been taken to mean the same as a hedge
<b>Hedge bank</b>	Earth bank or mound relating to a hedge

**Heritage Coast** A coastal designation without statutory weight designed to protect the landscape and provide for managed recreation

**GI Green Infrastructure** Strategic networks of accessible, multifunctional sites (including parks, woodland, informal open spaces, nature reserves and historic sites) as well as linkages (such as river corridors and floodplains, wildlife corridors and greenways). These contribute to peoples well-being, and together comprise a coherent managed resource responsive to evolving conditions.

**HLC Historic Landscape Characterisation** a mosaic of blocks of land which are assigned, using a number of systematic sources (mainly maps), to clearly distinguishable historic landscape character types

**Land Cover** Combinations of natural and man-made elements including vegetation that cover the land surface

**Landscape** The inherent character and the visual appearance of the land including its shape, form and colour derived from geology, landform, soils, ecology, archaeology, landscape history, land use, settlement character and pattern and cultural associations

**LCA Landscape Character Areas** Constructed by amalgamating Landscape Description Units with shared common perceptual and other characteristics, and represent the next scale down from the large JCAs

**Landform** Combinations of slope and elevation, the producer shape and form of the land

**Landscape Character** Landscape is about the relationship between people and the land, a combination of distinctive and valued natural and cultural elements, which extend to seascapes and the built environment

**Landscape Character Assessment** A tool for identifying the features that give a locality its 'sense of place' and pinpointing what makes it different from its neighbouring areas. In the context of the European Landscape Convention it is an essential tool for identifying and understanding what makes landscapes important

**Public open space** Space within or on the edge of a settlement accessible to the public such as parks, gardens, playing fields and play areas for the purposes of formal and informal recreation or general amenity.

**SAC**      **Special Area of Conservation**      Areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

**Semi-natural vegetation**      Any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to areas which are reverting to nature due to lack of management

**Sensitivity** (of Landscape)      The inherent sensitivity of the landscape itself, irrespective of the type of change that may occur. In this project, it is divided into cultural, ecological and visual sensitivity

**Sense Of Place**      The unique experience that arises as a result of being in or walking through a particular locality, generally as a response to the specific characteristics and quality of the area.

**Sensory**      That which is received through the senses ie sight, hearing, smell, touch

**Settlement**      All dwellings/habitations, whether single or clustered in towns and villages

**Settlement Pattern**      The predominant pattern of settlement in an area

**SM**      **Scheduled Monument**      nationally important sites and monuments given legal protection by being placed on a list, or 'schedule'. English Heritage takes the lead in identifying sites in England.

**SSSI**      **Sites of Special Scientific Interest**      the county's very best wildlife and geological sites, and include some of the most spectacular and beautiful habitats

**SPA**      **Special Protection Area**      classified sites strictly protected in accordance with Article 4 of the EC Birds Directive, for rare and vulnerable birds, and for regularly occurring migratory species.

**Subjective**      Method of assessment in which personal views and reaction are used in the characterisation process

**Topography**      Term used to describe the features of the Earth's surface

**Vernacular** Built in the local style, from local materials

**WHS** **World Heritage Site** Cornwall and West Devon Mining Landscape World Heritage Site covers select mining landscapes across Cornwall and west Devon inscribed by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) to identify, protect and conserve natural and cultural Sites deemed of Outstanding Universal Value

**Wildland** Land with little or no management for agriculture or for settlement, often remote.

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